1. CONSENT

    Documents:

    9 RIDGE LN ADDITION.PDF
    51 W MIACOMET RD WALL MATERIAL CHANGE.PDF
    5 BLUET CT- SHED.PDF
    9 COW POND REV DECK.PDF
    85 ORANGE STREET HISTORIC DETERMINATION MAIN HOUSE.PDF
    85 ORANGE HISTORIC DETERMINATION REAR HOME.PDF

2. NEW BUSINESS PREVIOUSLY HELD BY THE COMMISSION

    Documents:

    8 N MILL ST MH CHANGES.PDF
    8 N MILL ST HARDSCAPE.PDF
    8 NORTH MILL DRIVEWAY.PDF
    8 NORTH MILL ST EXTRA INFO.PDF
    8 NORTH MILL ST. SUPPORT DATA.PDF

3. OLD BUSINESS COMMISSIONER REQUESTED VIEW 2/24/25

    Documents:

    2 DUKES ROAD DEMO MAIN HOUSE.PDF

4. OLD BUSINESS COMMISSIONER REQUESTED VIEW 3/4/25

    Documents:

    OB 4 EAST CHESTNUT ADD INFO AND VIEW.PDF

5. OLD BUSINESS 3/4/2025

    Documents:

    OB 3 POPS LN MH.PDF
    3 POPS LN. GUEST HOUSE TRACK.PDF
    3 POPS LN. GARAGE TRACKING.PDF
    3 POPS LN. POOL TRACKING.PDF
    3 POPS LN OPPOSITION.PDF
    OB 85 ORANGE FRONT ADDITION.PDF
    OB 85 REAR HARDSCAPE.PDF
    OB 85 R ORANGE HARDSCAPE.PDF
    OB 85 ORANGE FRONT HARDSCAPE.PDF
    OB 27 WILLARD STREET NEW DWELLING.PDF
    OB 11 PINE MAIN HOUSE.PDF
    11 PINE DEMO GARAGE HOLD TO TRACK.PDF
    11 PINE GARAGE HOLD TO TRACK.PDF
    OB 11 PINE SHED.PDF
    OB 4 EAST LINCOLN NUMBER ONE.PDF
    OB 4 EAST LINCOLN NUMBER TWO.PDF
    OB 36 TENNESSEE AVE NEW DWELLING.PDF

6. OLD BUSINESS 3/11/2025

    Documents:

    OB 43 SHERBURNE COMMONS OIH NURSING HOME.PDF
    OB 43 SHERBURNE COMMONS STAFF HOUSING.PDF
    OB 43 SHERBURNE COMMONS HARDSCAPE.PDF
    OB 2 HAMBLIN BOAT BARN.PDF
    OB 14 SILVER ST ALT ADDITION.PDF
    OB 2 L ST MAIN HOUSE.PDF
    OB 2 L ST GARAGE.PDF
    OB 63 HINSDALE RD NEW DWELLING.PDF

7. NEW BUSINESS 1/7/2025

    Documents:

    23 OCEAN AVE ADDITION.PDF
    23 OCEAN AVE VIA SARAH ALGER.PDF
    23 OCEAN AVENUE ARCHITECTURAL HISTORICAL REPORT.PDF

8. NEW BUSINESS 1/21/2025

    Documents:

    10 NEW WHALE DEMO.PDF

9. NEW BUSINESS 2/4/2025

    Documents:

    3 MILES COURT ROOF SOLAR.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

10. NEW BUSINESS 2/18/2025 VIEW

    Documents:

    25A CLIFTON FENESTRATON CHANGES DWELLING.PDF
    36 BASSETT RD RAISE STRUCTURE.PDF
    36 BASSETT RD HARDSCAPE.PDF
    8 NETOWA LN FENESTRATION DORMERS.PDF
    7A CLIFFORD ST SPORT COURT- UPDATED.PDF
    12 BALTIMORE ST NEW GH.PDF
    30 EEL POINT RD NEW DWELLING.PDF
    22 COFFIN ST SIAS-ROOFWINDOW CHANGE.PDF
    22 COFFIN ST SIAS- HARDSCAPING.PDF
    4R JEFFERSON MH REV 10045.PDF
    1 CHERRY ST NEW BUILDING.PDF

11. NEW BUSINESS 2/18/2025

    Documents:

16 KING STREET ADDITION.PDF
25 INDIA SHED DORMER WINDOW.PDF
6 SOUTH PASTURE ADDITION.PDF
26A DAFFODIL LANE PARKING CANOPY SOLAR.PDF
16 WILLIAMS ST SOLAR PACKAGE.PDF
16.5 WILLIAMS ST SOLAR PACKAGE.PDF
3 EVERGREEN WAY SOLAR PACKAGE.PDF
8 SCONSET AVE GARAGE REVS.PDF
33 CLIFF ROAD - NEW GUEST HOUSE.PDF
33 CLIFF ROAD - NEW GARAGE.PDF
63 HULBERT MH FENESTRATION CHANGES.PDF
63 HULBERT GH FENESTRATION AND TRIM CHANGE.PDF
63A HULBERT FENESTRATION TRIM CHANGES.PDF
13 N PASTURE GARAGE.PDF
14 TAUTEMO WAY SHED.PDF
14 TAUTEMO WAY OUTBUILDING.PDF
41 EASTON ROOF TRIM.PDF
17 AMES ADDITION MOVE ADD WINDOWS.PDF
20 N PASTURE LN NEW 2ND DWELLING W ATTACHED GARAGE.PDF
54 ORANGE ST RAILING CHANGE.PDF
2 COTTAGE CT SKYLIGHT MAIN HOUSE.PDF
2 COTTAGE CT GARAGE SKYLIGHTS.PDF
11 CHATHAM RD ROTATE GARAGE REVS.PDF
2 SUMMER ST HARDSCAPE.PDF
159A MAIN ST ODS LK FENCE AND WINDOW.PDF

12. NEW BUSINESS 3/4/25 VIEW

Documents:

8 STONE POST WAY GATE.PDF
16 STONE POST WAY GATE.PDF
11 PINE ST HARDSCAPE.PDF

13. NEW BUSINESS 3/4/2025

Documents:

7 SECOND WY MOVE HOUSE.PDF
24 SURFSIDE NEW OFFICE.PDF
24 SURFSIDE RD HARDSCAPE.PDF
24 SURFSIDE RD HARDSCAPE PLAN.PDF
24 SURFSIDE RD MATERIAL OPTIONS.PDF
117 ORANGE STREET - HDC LANDSCAPE PLAN - UPDATED.PDF
1 CHERRY STREET - HDC LANDSCAPE PLAN - UPDATED.PDF
17 RANGER ROOF WALK.PDF
17 RANGER DOOR WINDOW REVISIONS.PDF
4R JEFFERSON AVE HARDSCAPE.PDF
9 DOC RYDER DR DEMO MOVE.PDF
9 DOC RYDER DR MAIN DWELLING.PDF
9 DOC RYDER DR GUEST HOUSE.PDF
9 DOC RYDER DR GAZEBO CABANA.PDF
9 DOC RYDER DR POOL.PDF
53A ESSEX RD REV 11685 REDUCE SIZE UPDATED.PDF
5 WAYDALE DUPLEX.PDF
3 WAYDALE DUPLEX.PDF
10 STRAIGHT WHARF STORE ADDITION.PDF
20 BROAD ST WINDOW REPLACEMENT REV 11125.PDF

14 TRIPP DR REV 11501 SHIFT HOUSE.PDF
15 MARSH HAWKE HARDSCAPE.PDF
16 QUAKER RD SHED.PDF
16 QUAKER OUTDOOR SHOWER.PDF
35 PLEASANT HOUSE REVS.PDF
4 VAN FLEET DEMO MAIN HOUSE.PDF
4 VAN FLEET DEMO - HOUSE.PDF
4 VAN FLEET MAIN HOUSE.PDF
4 VAN FLEET GUEST HOUSE.PDF
151 SURFSIDE SPA AND PATIO- UPDATED.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

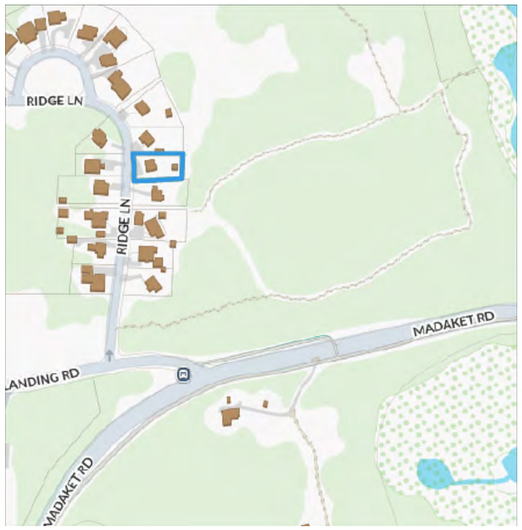

STARDUST
9







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

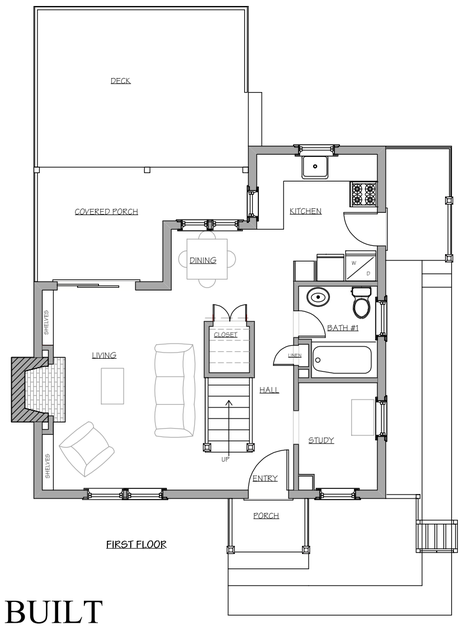
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 02/05/2025
SCALE: AS NOTED

M/P: 38 / 87

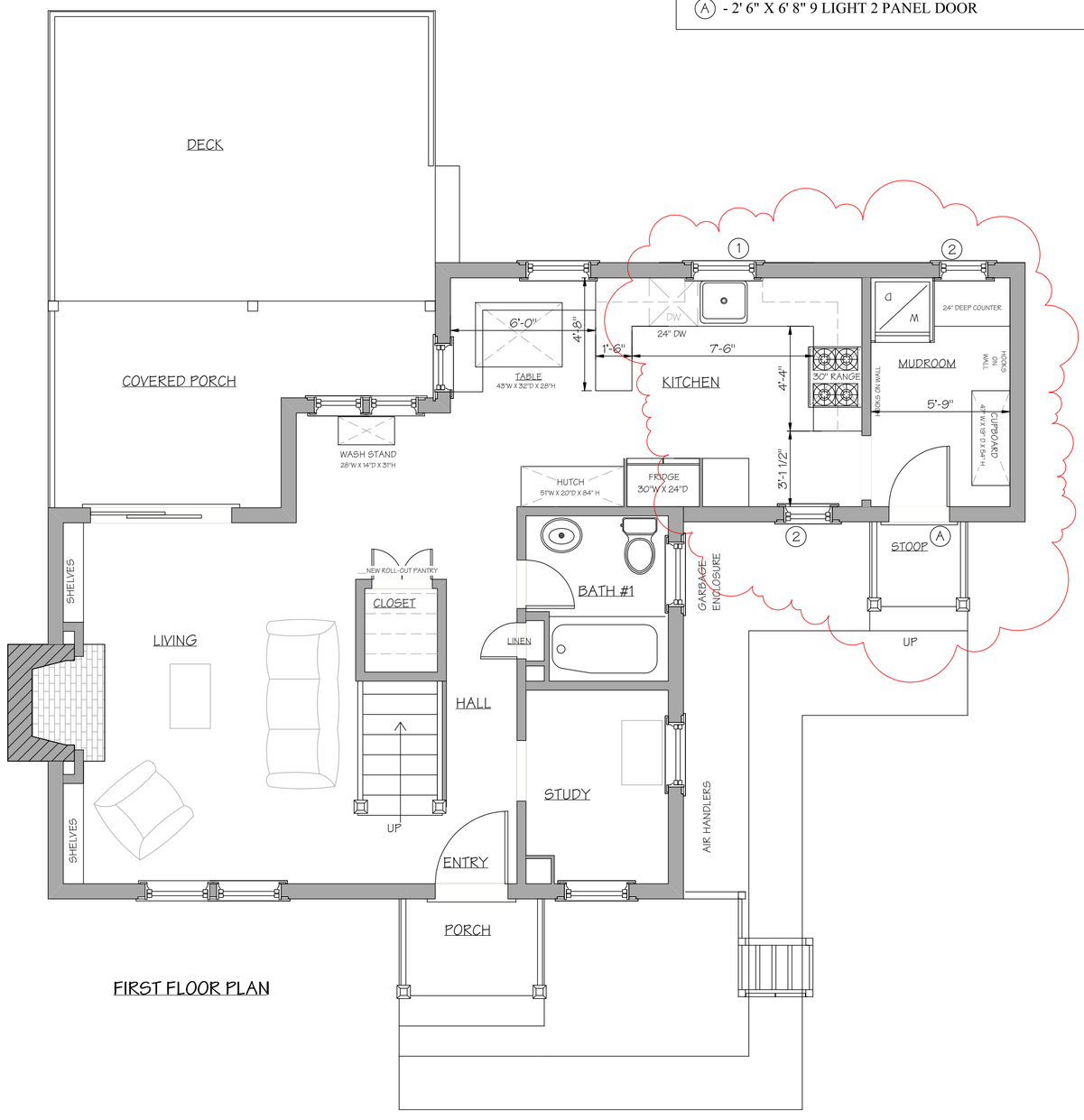
THE CLAYTON ECKERT RESIDENCE
9 RIDGE LN.
NANTUCKET, MA

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

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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

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(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

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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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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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:

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Miroslava Ahern — 01/22/2025

Signature — Date

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

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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°: 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 _____

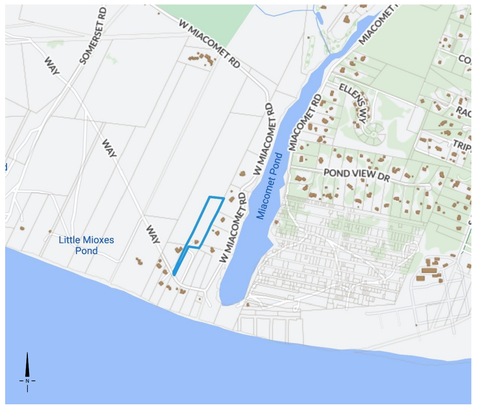
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

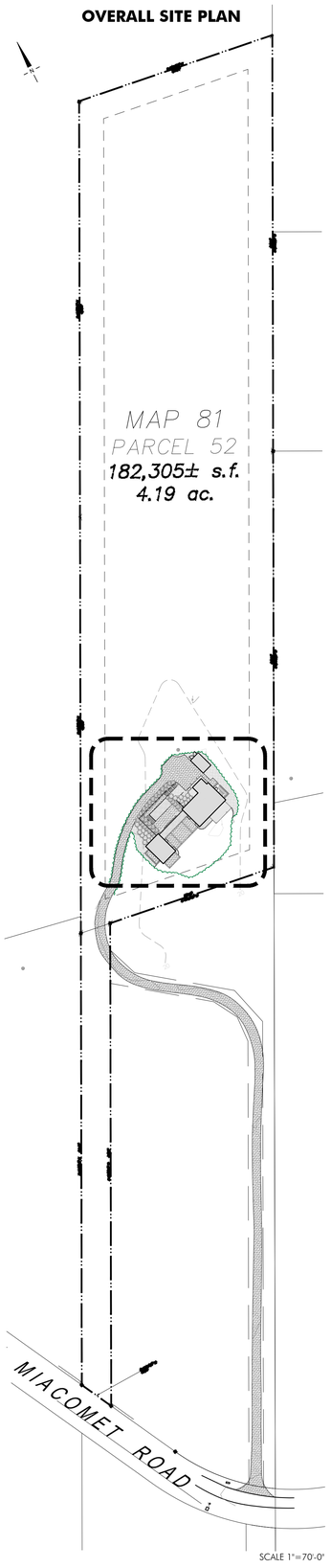


CORTEN WALL

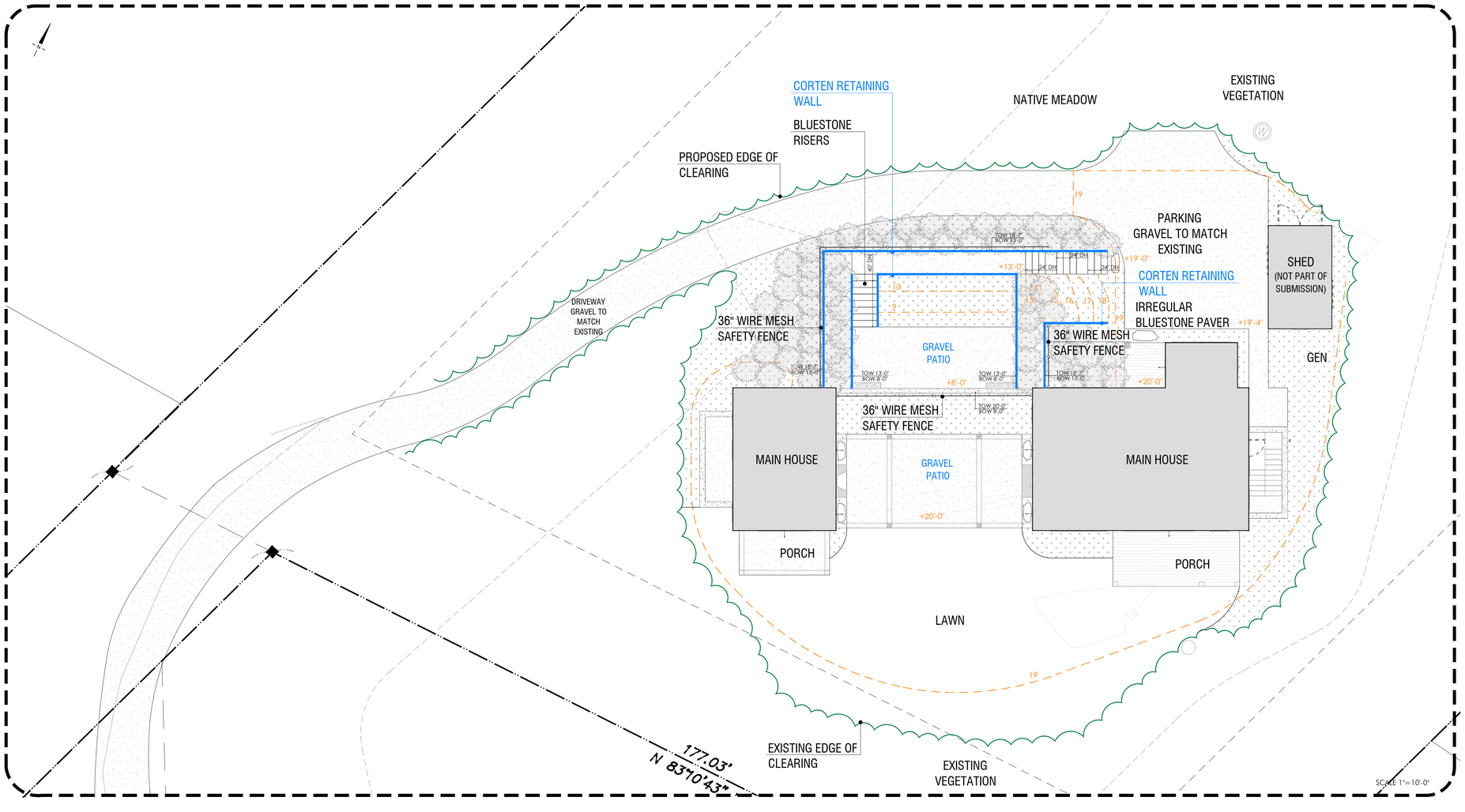


GRAVEL PATIO

OVERALL SITE PLAN



SCALE 1"=70'-0"



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

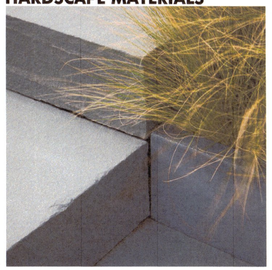
HDC SUBMISSION
REVISION TO CERTIFICATE
HDC2024-03-10143

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

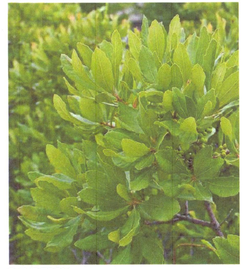

PARGED WALL


IRREGULAR BLUESTONE PAVERS

PLANTING MATERIALS


BLUESTEM

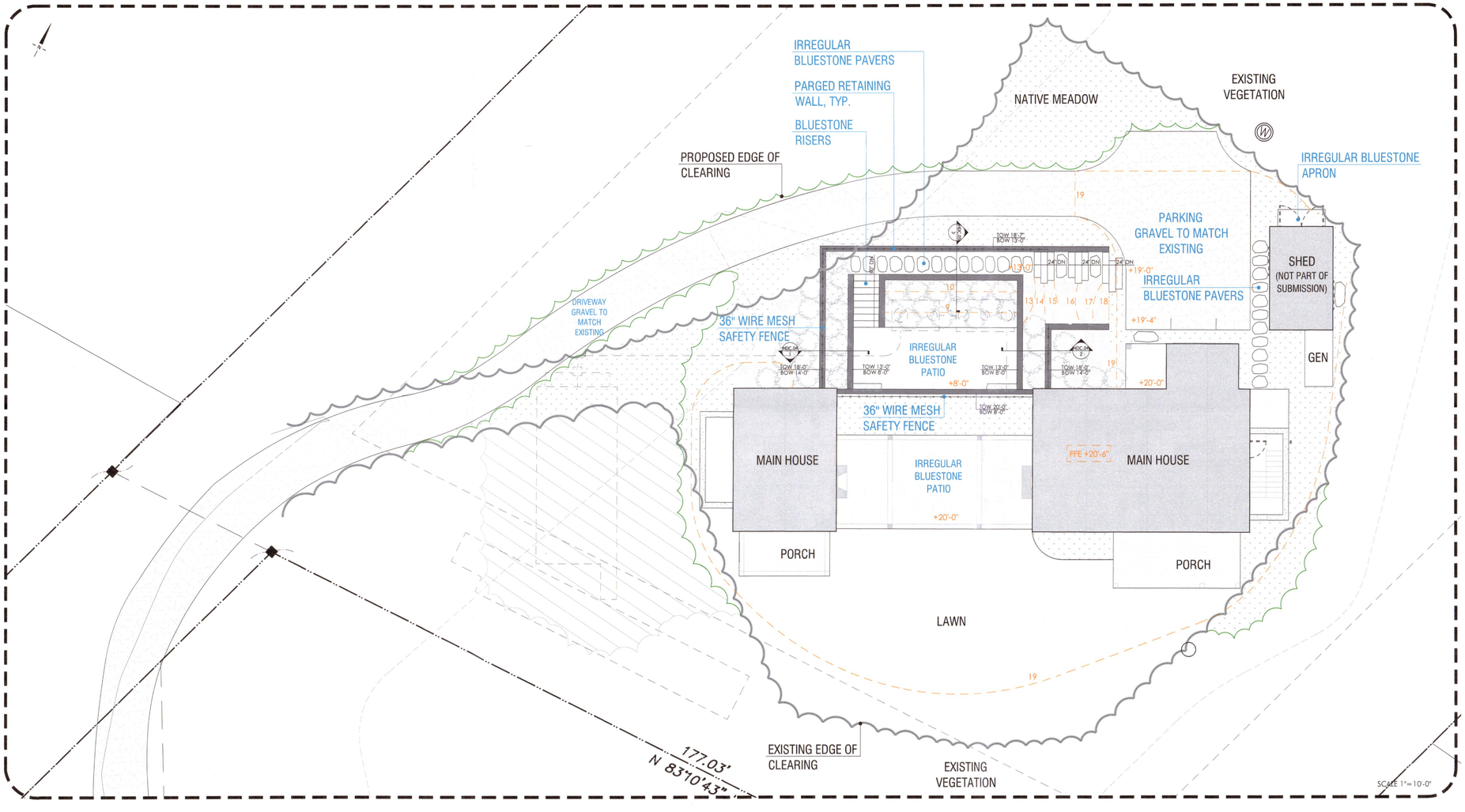

LOWBUSH BLUEBERRY


BAYBERRY

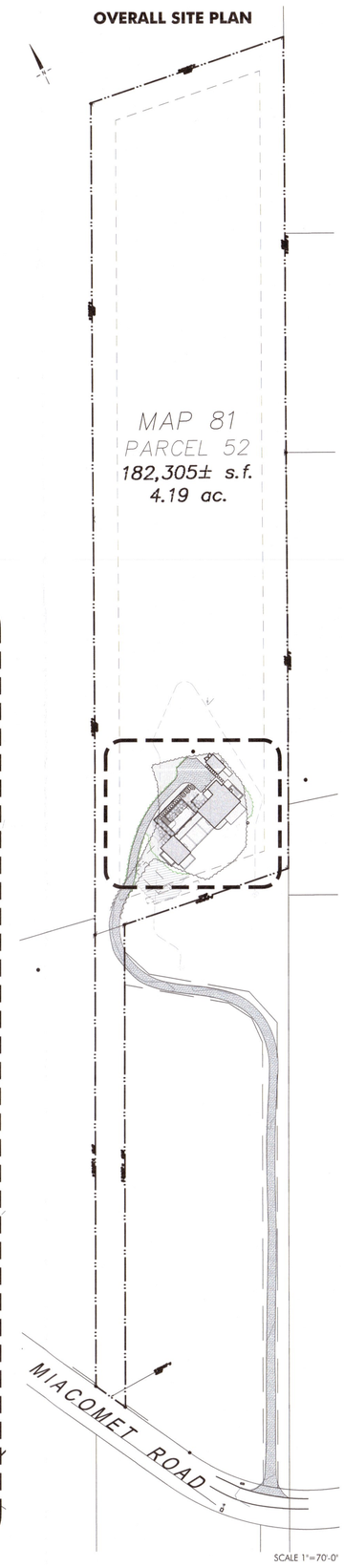

FESCUE


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.

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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:

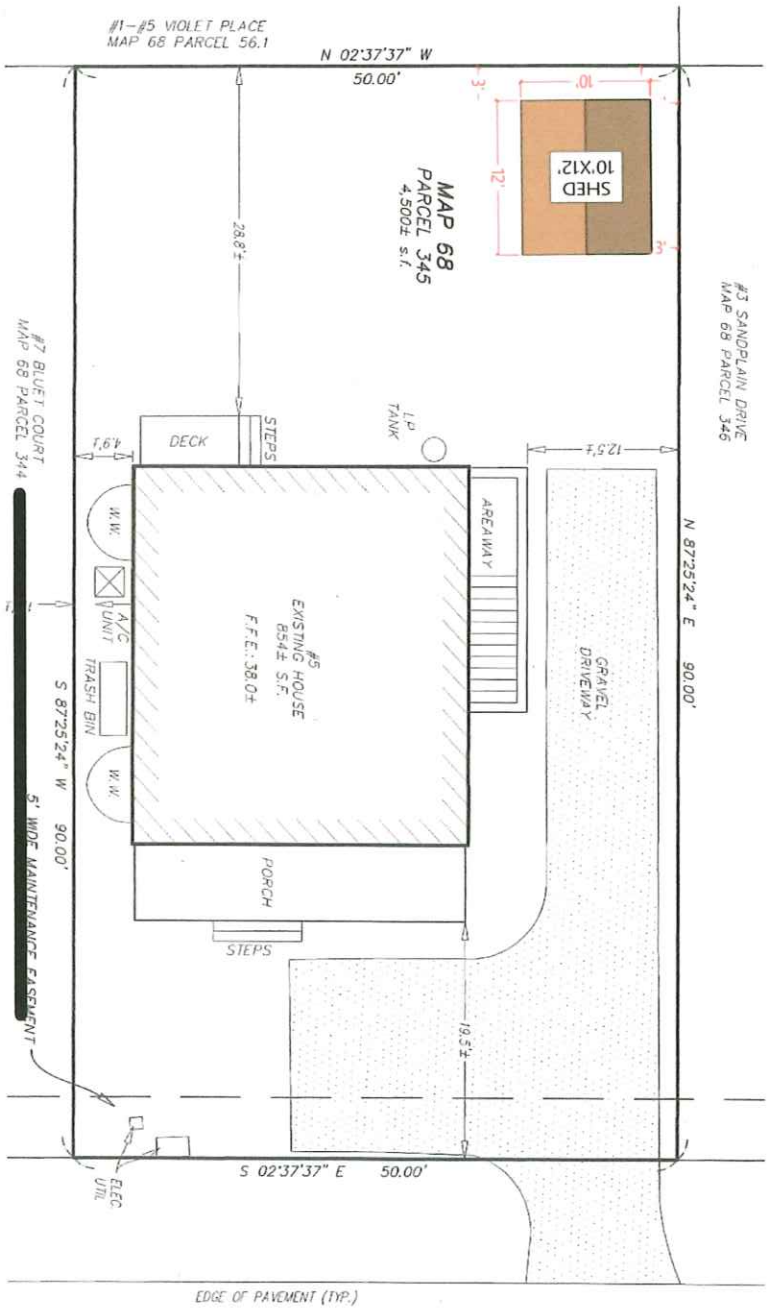
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

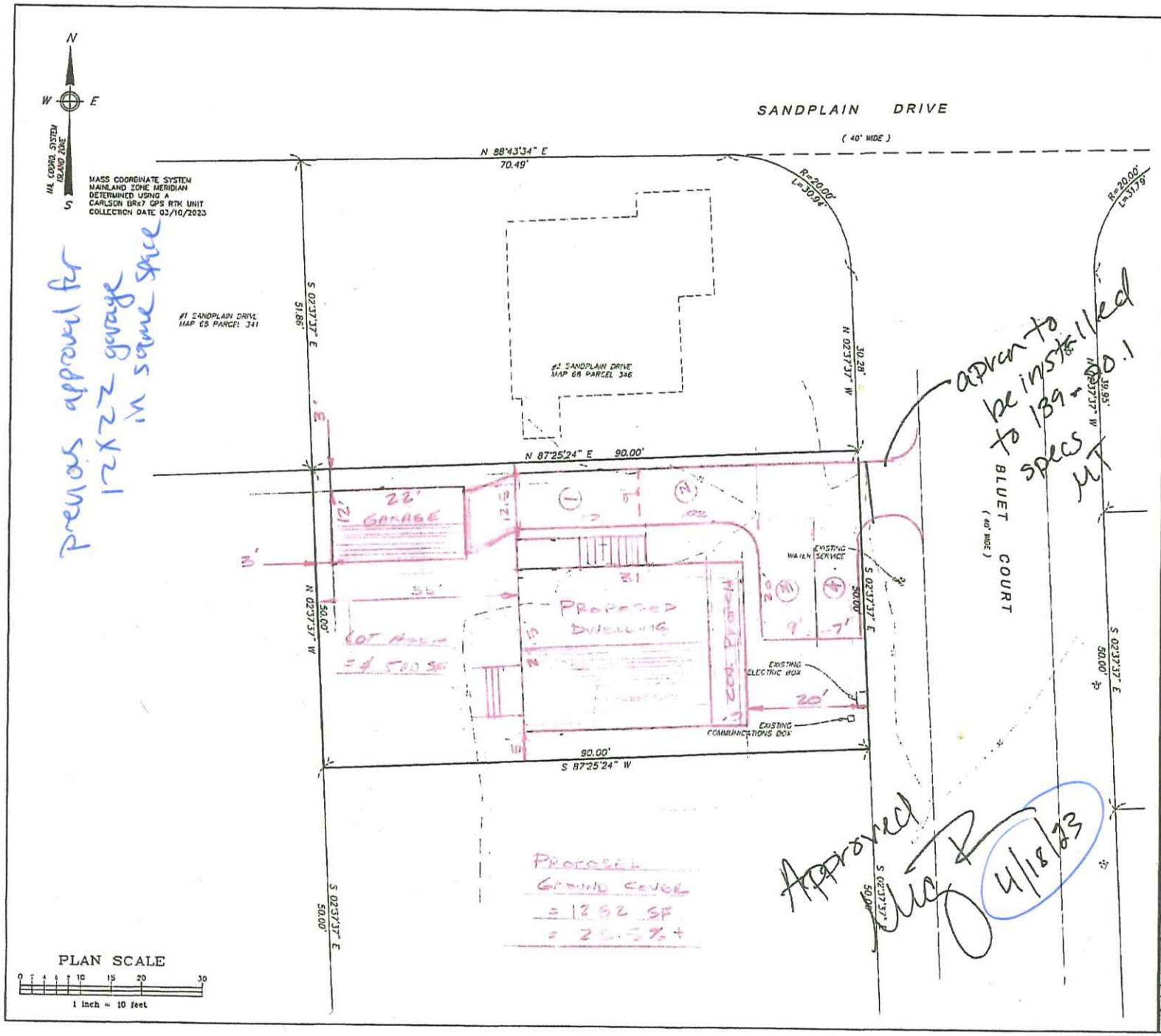
DESIGNED BY JORDAN DENNIS DESIGN AS BUILT BY BRAKEN ENGINEERING INC.

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 [signature] 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

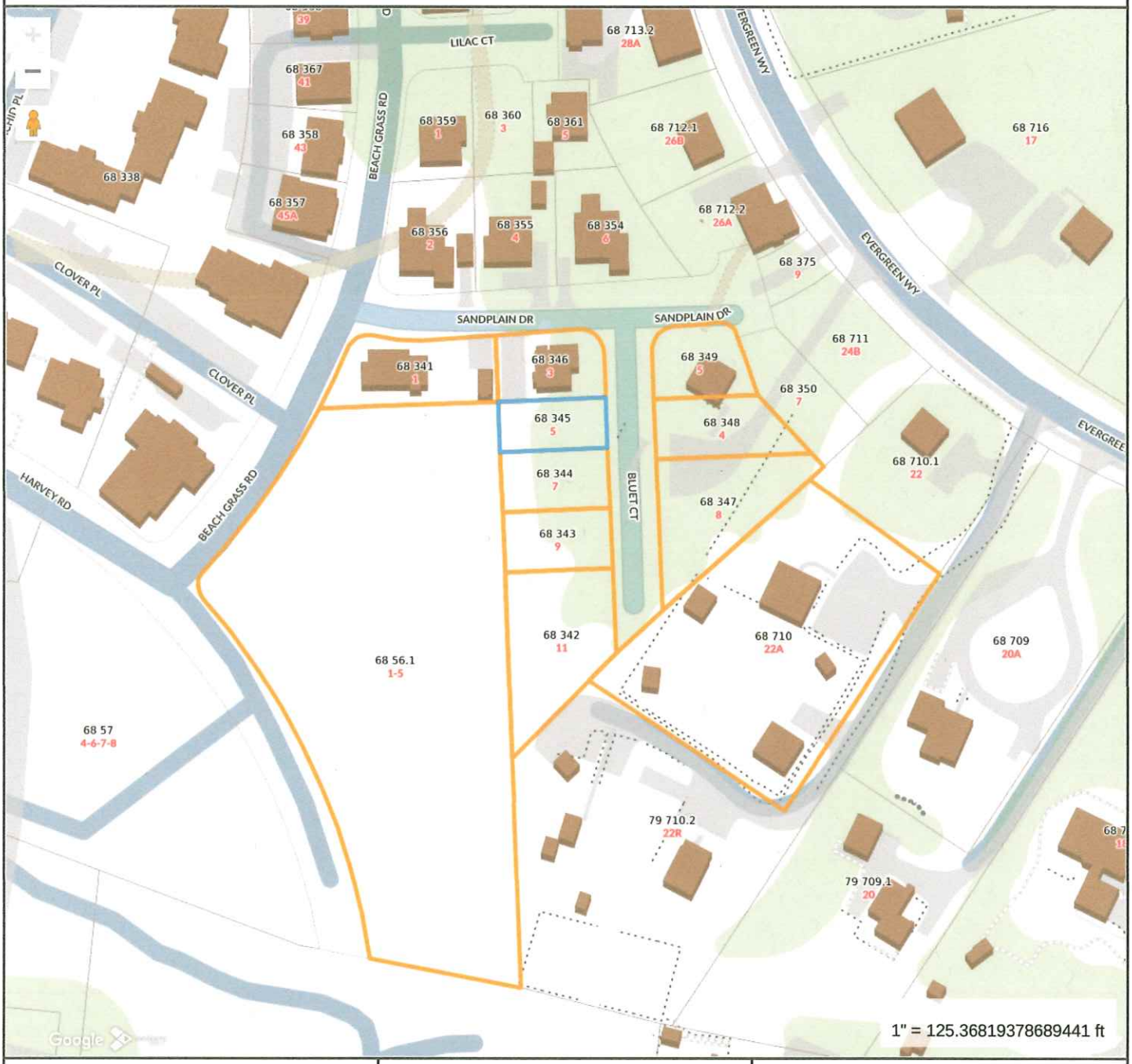
No.	Date	Revision Description	By
3	4/18/23	MOVE GARAGE	MT
2	01/29/23	MOVE GAR. AND GCR	DFB
1	3/24/23	ADD GARAGE	DFB

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

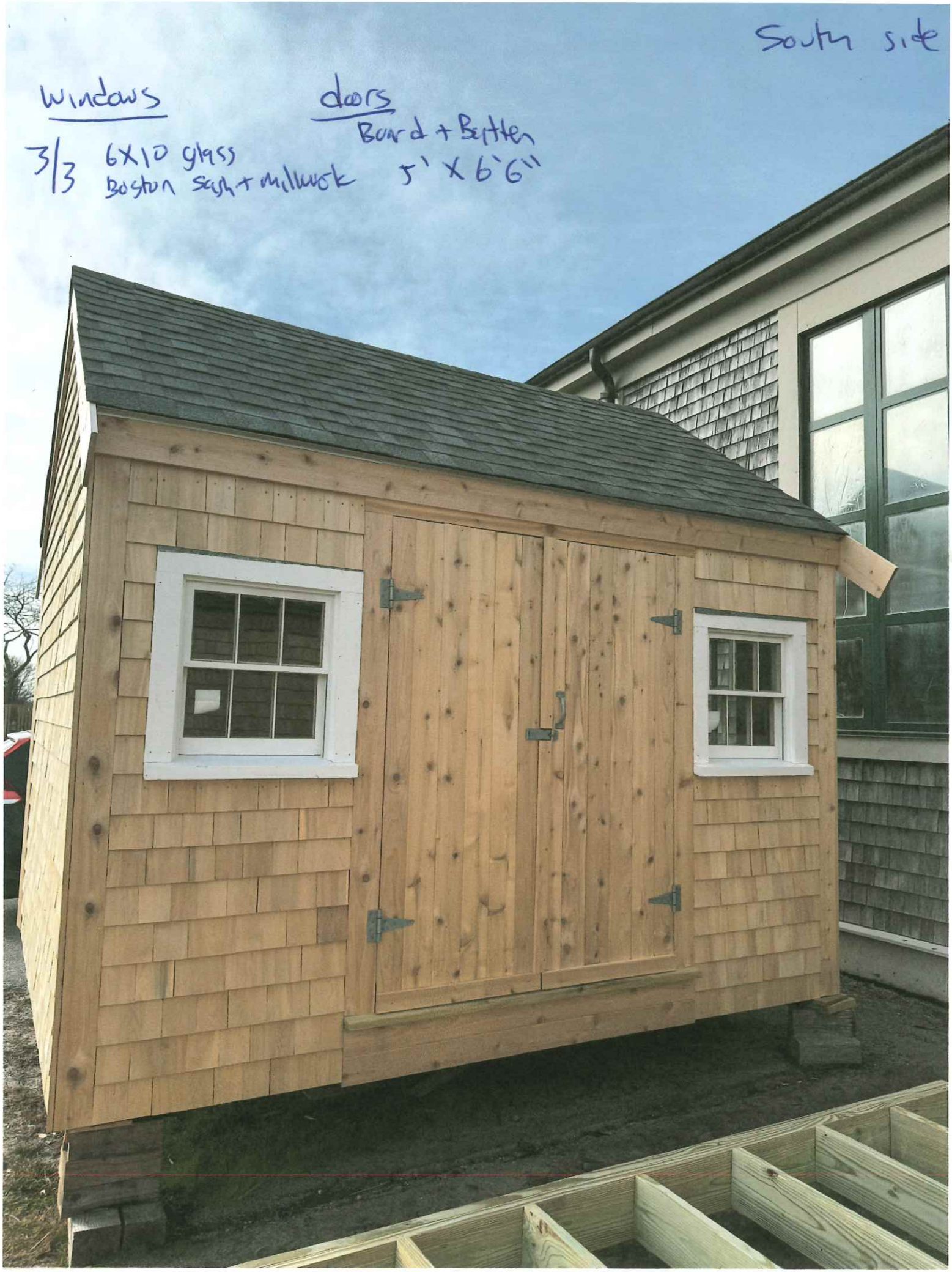
Property ID	191119
Location	5 BLUET CT
Owner	LANAGAN RYAN J

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°. 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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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 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.

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

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 5/4 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

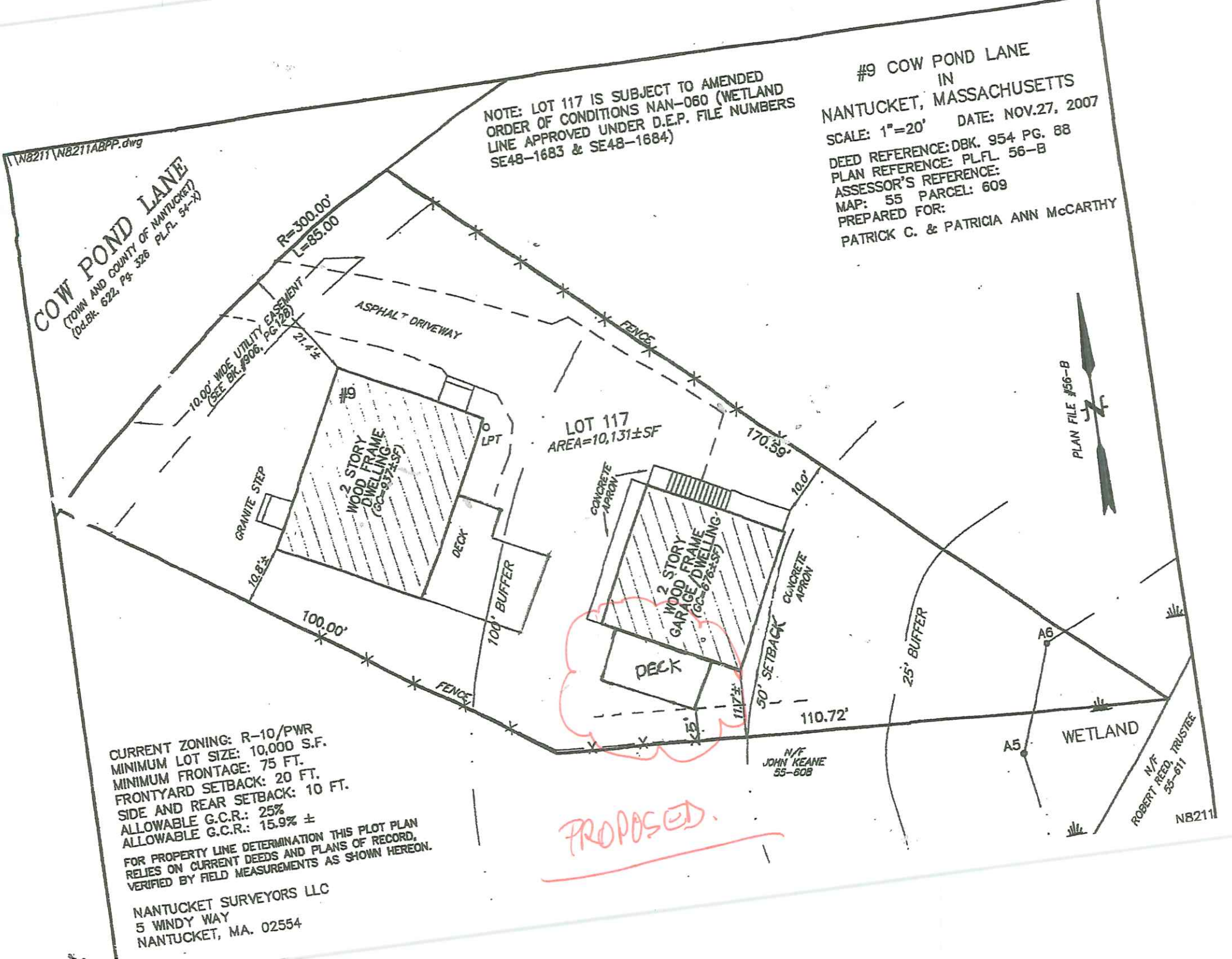
Trim NATURAL RED CEDAR Sash _____ Doors BLUE PAINTED

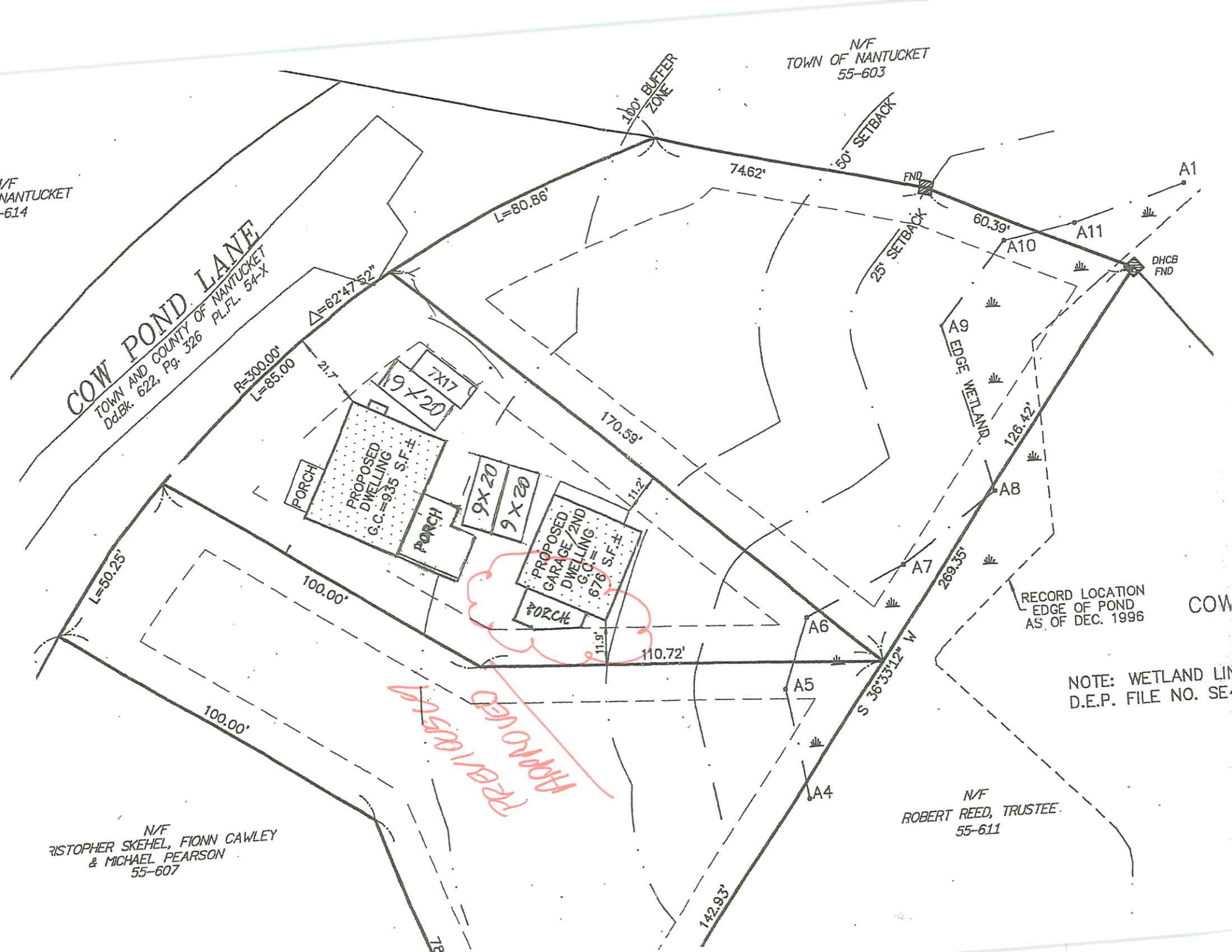
Deck NATURAL MAHOG Foundation CONCRETE GRAY Fence _____ Shutters _____

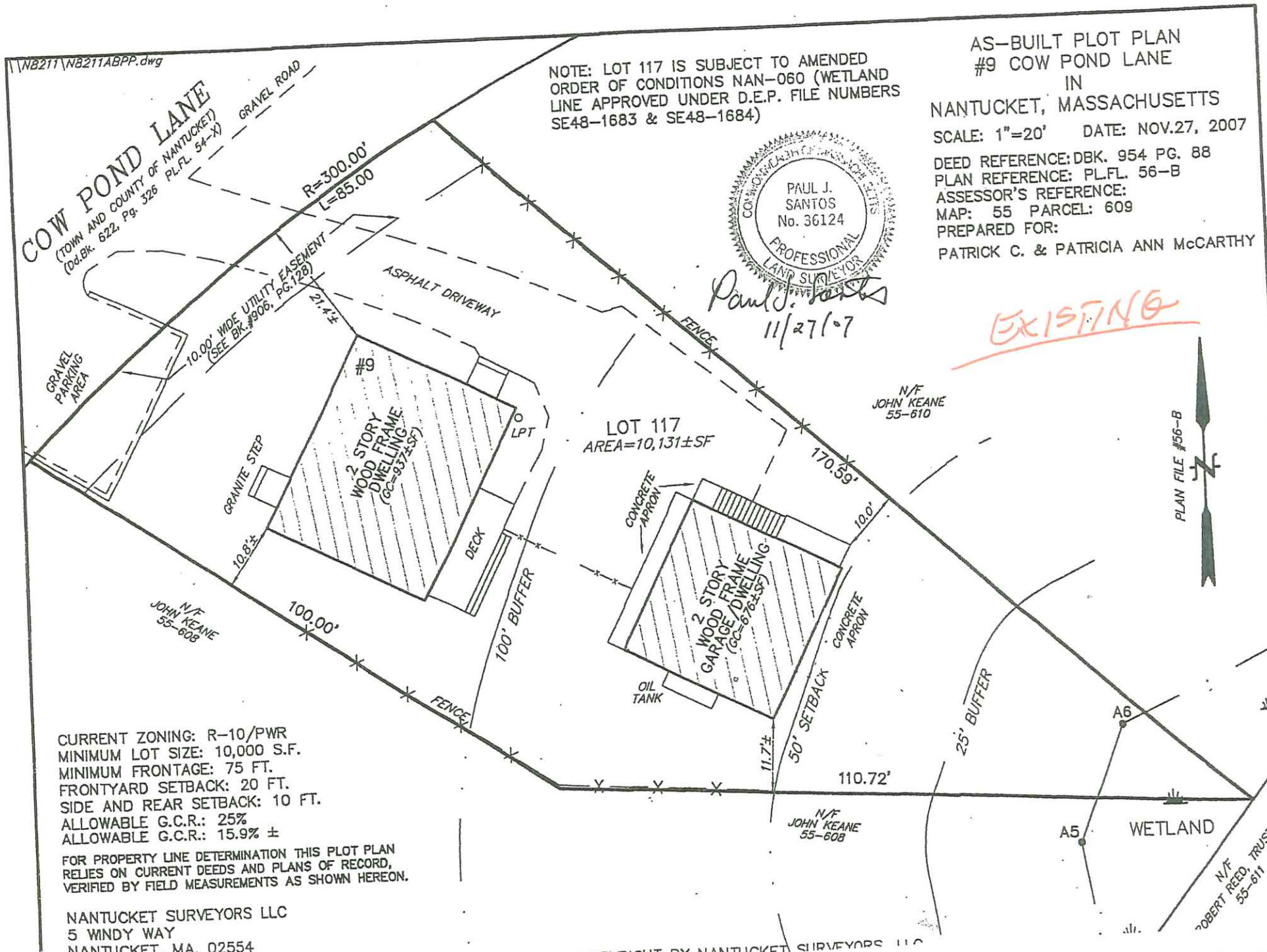
* Attach manufacturer's color samples if color is not from HDC approval list.

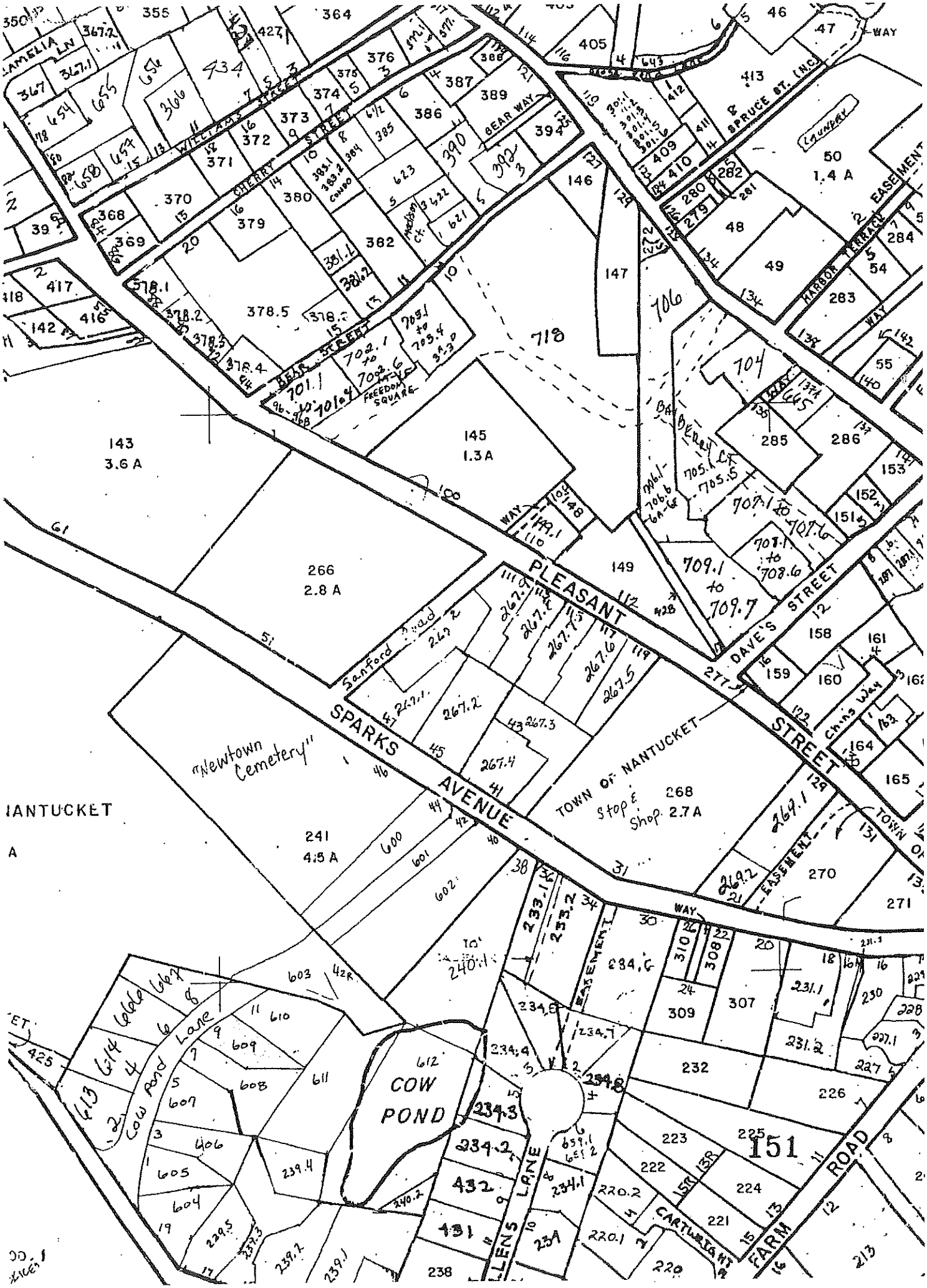
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 12/3/24 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

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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

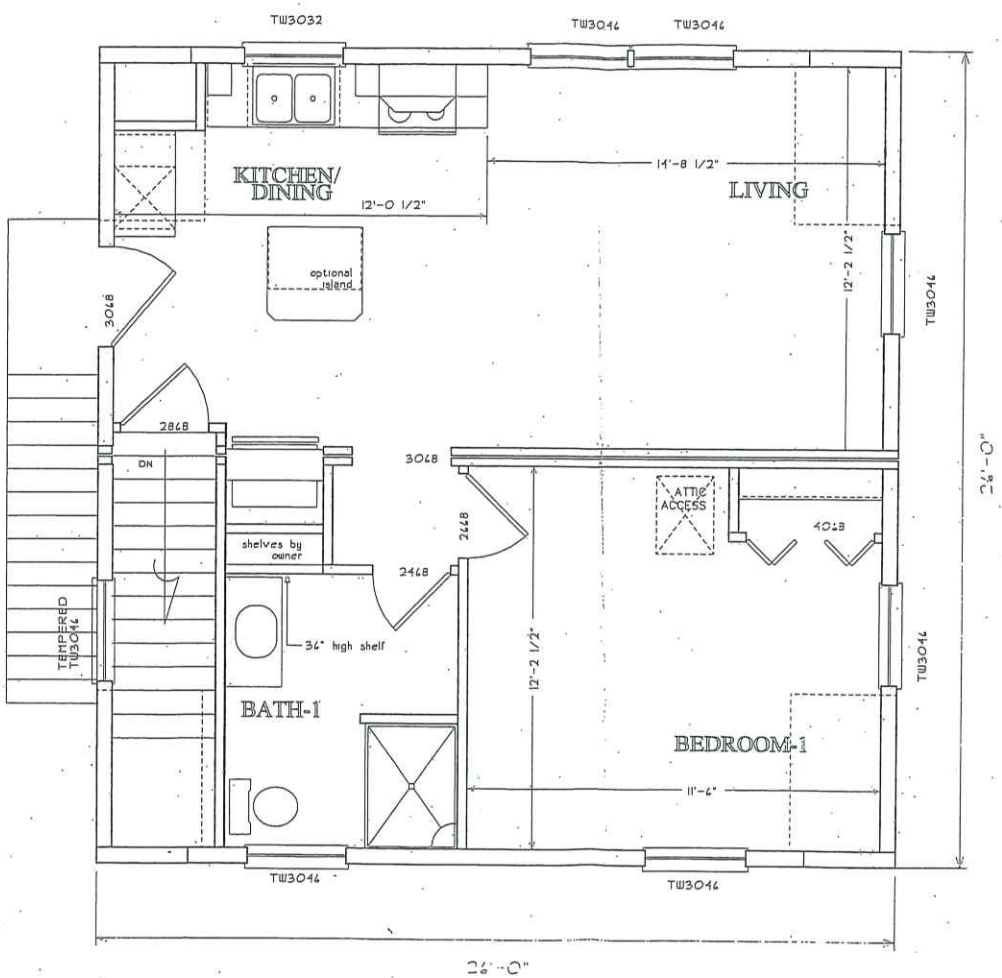
PROJECT # 8825

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

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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"

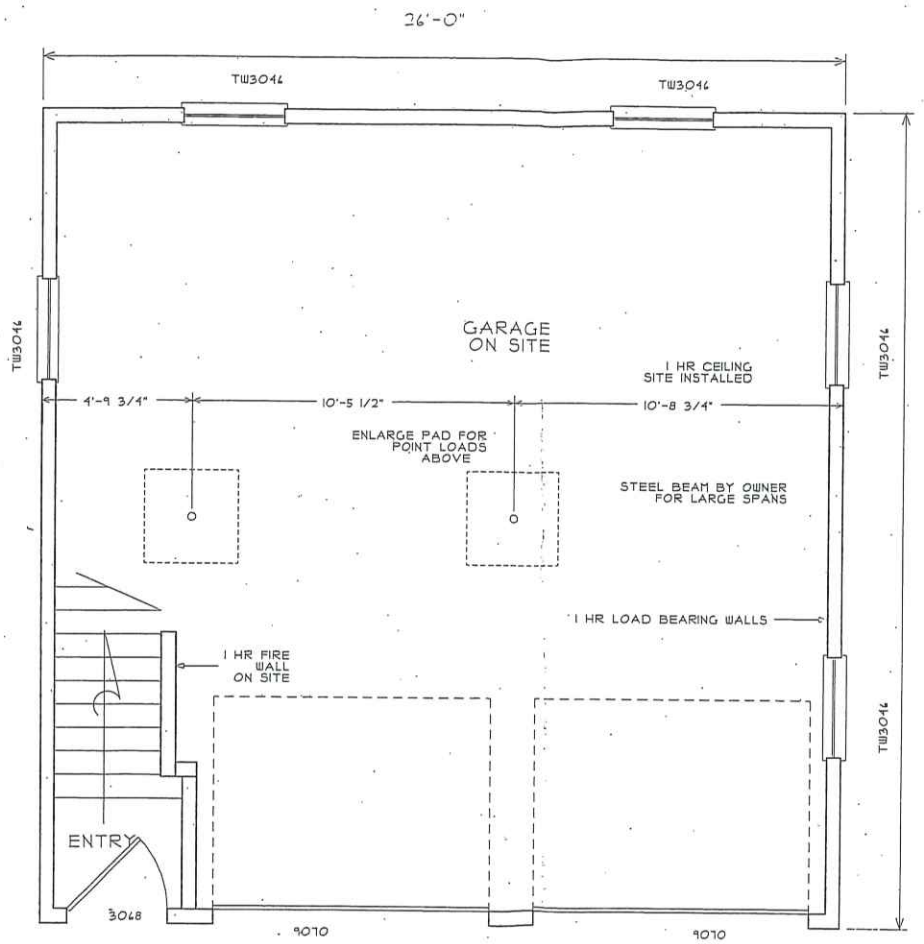
ARCH SECOND FLOOR

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

SEP 2 3 2005

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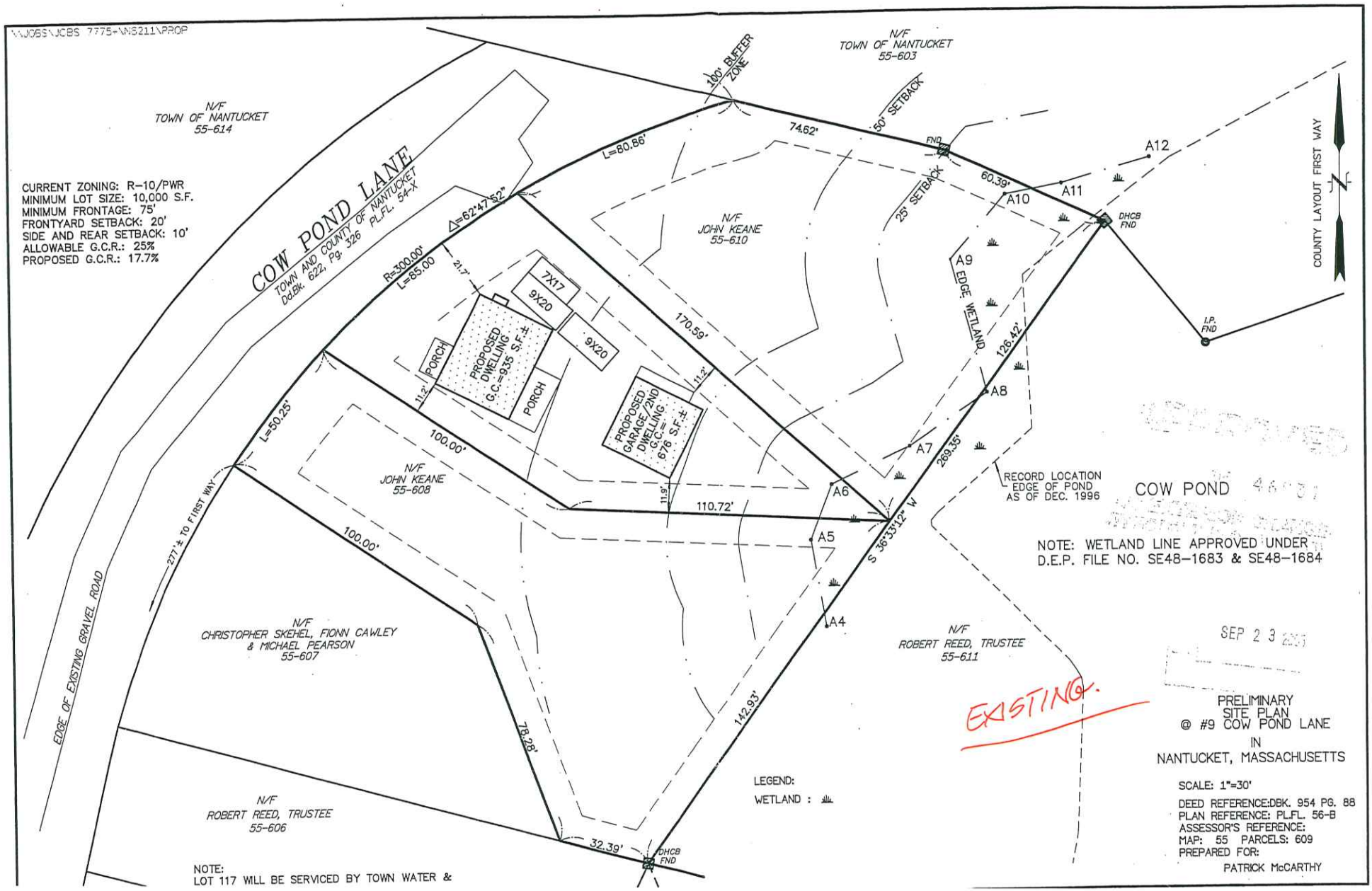
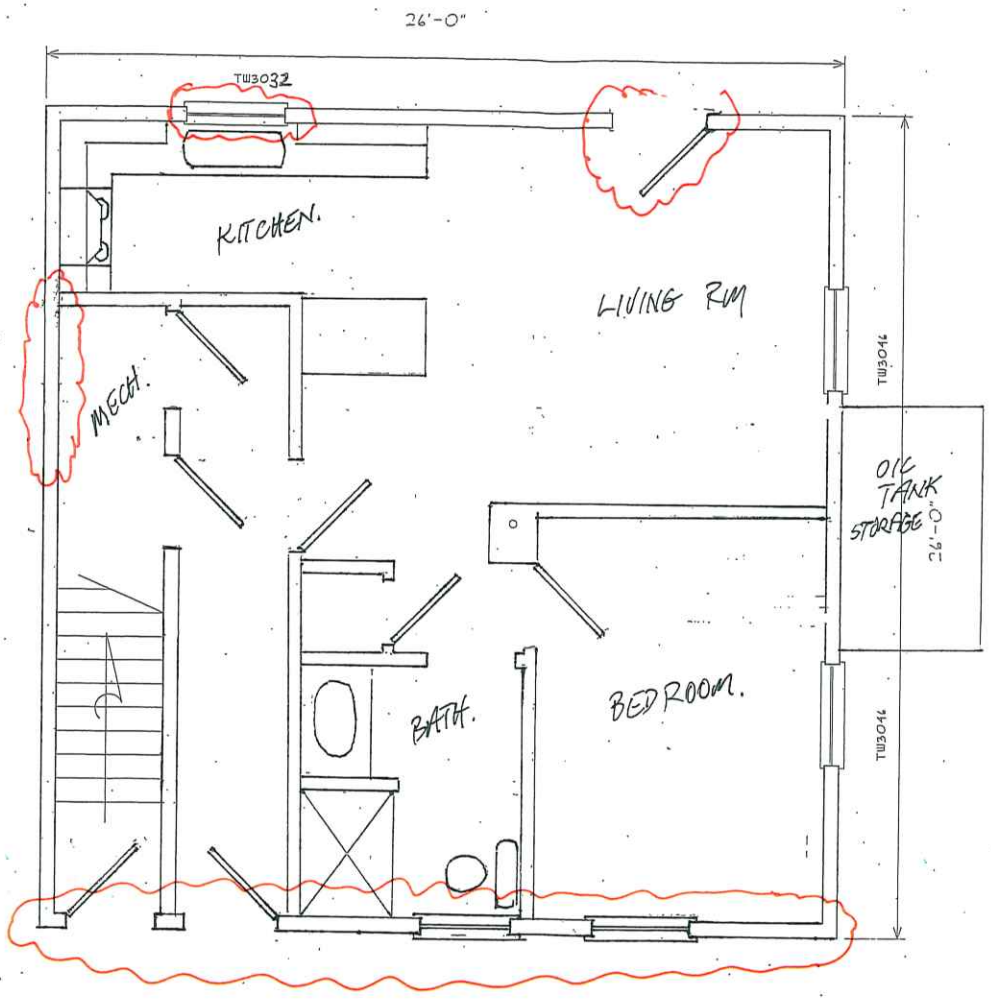
DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	ARCH FIRST FLOOR	McCARTHY GARAGE	SCALE	Drawing No.
RH	7/25/05 REV'D 9/9/05			1/4" = 1'-0"	A-1


\\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

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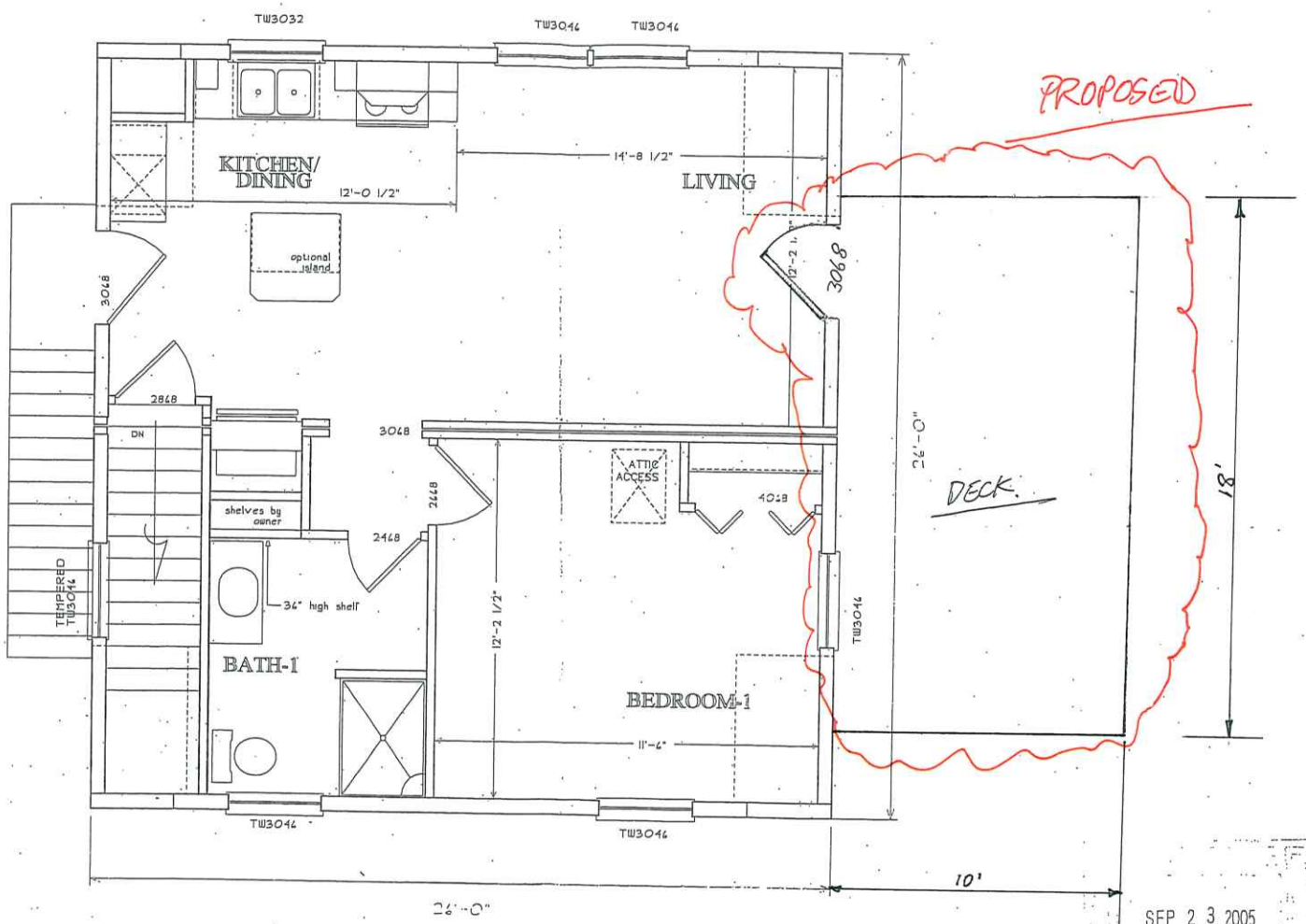
	RH				1/4" = 1'-0"

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

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: RH

DRAWING DATE / REVISIONS: -

RIGHT ELEVATION

MCCARTHY GARAGE

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

Drawing No. EL-3

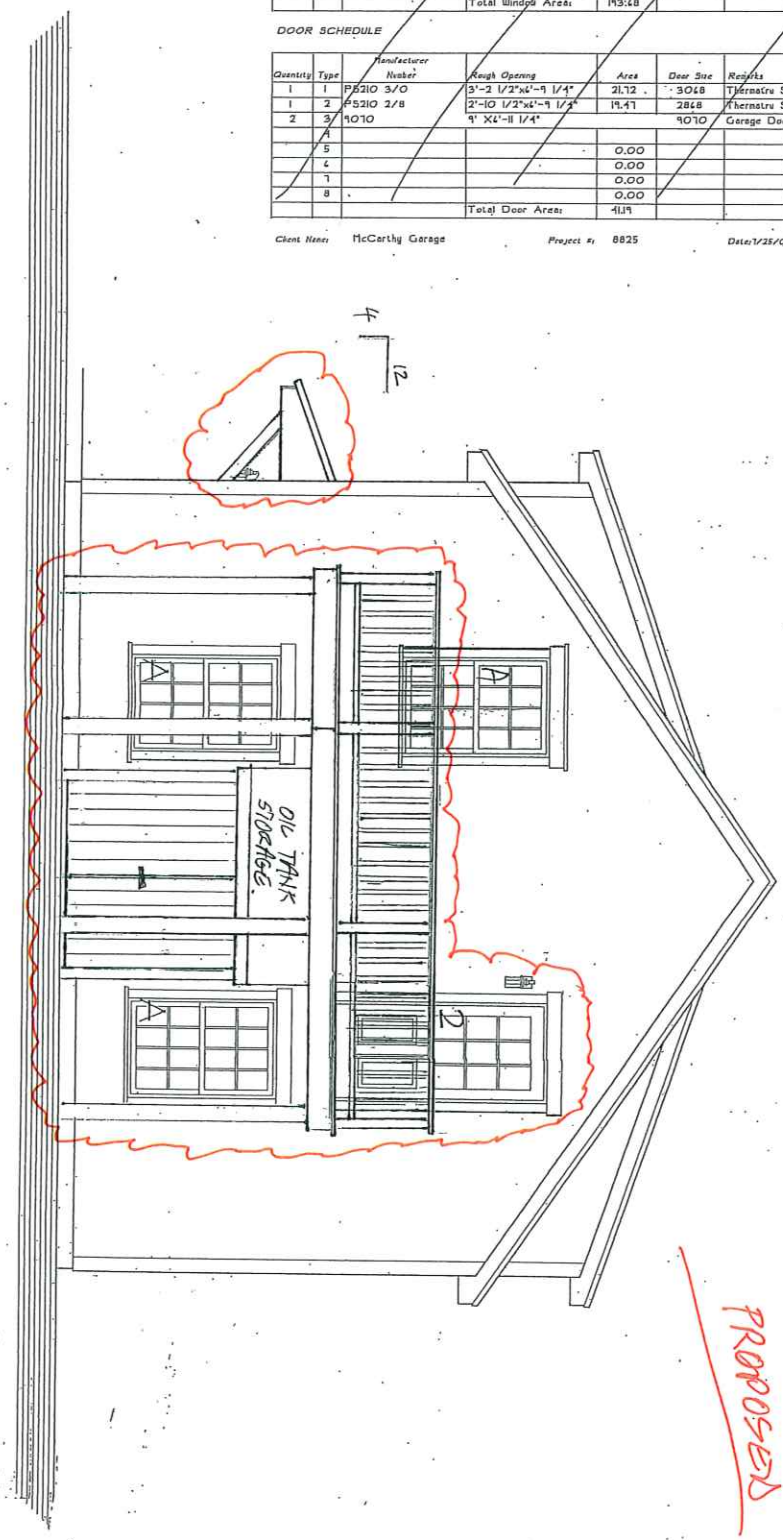
WINDOW SCHEDULE

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
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™

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

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY
RH

DRAWING DATE / REVISIONS

FRONT ELEVATION
Mod

McCARTHY GARAGE

SCALE
1/4" = 1'-0"

Drawing No.
EL-1

PROJECT
8825

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DRAWING DATE / REVISIONS

REAR ELEVATION

McCARTHY GARAGE

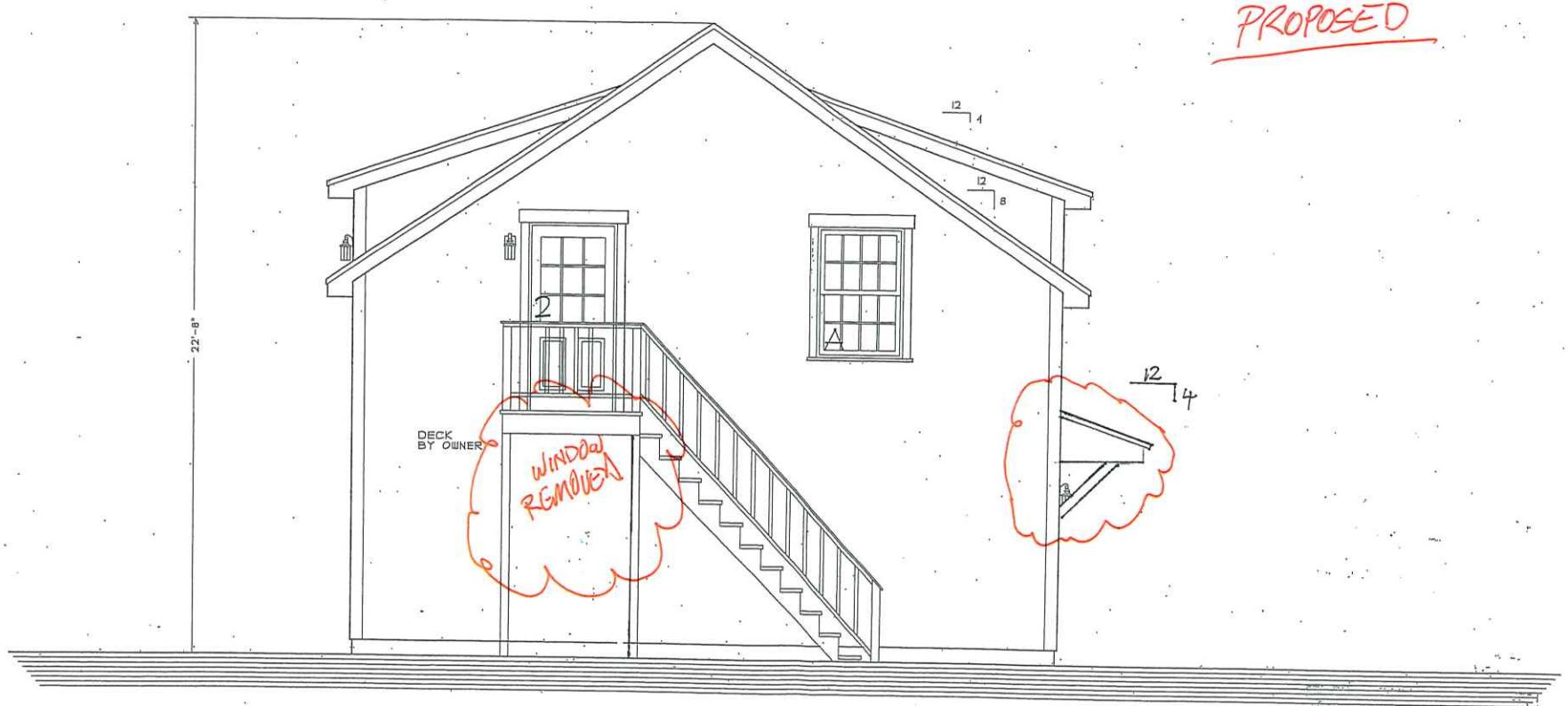
SCALE
1/4" = 1'-0"

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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RH

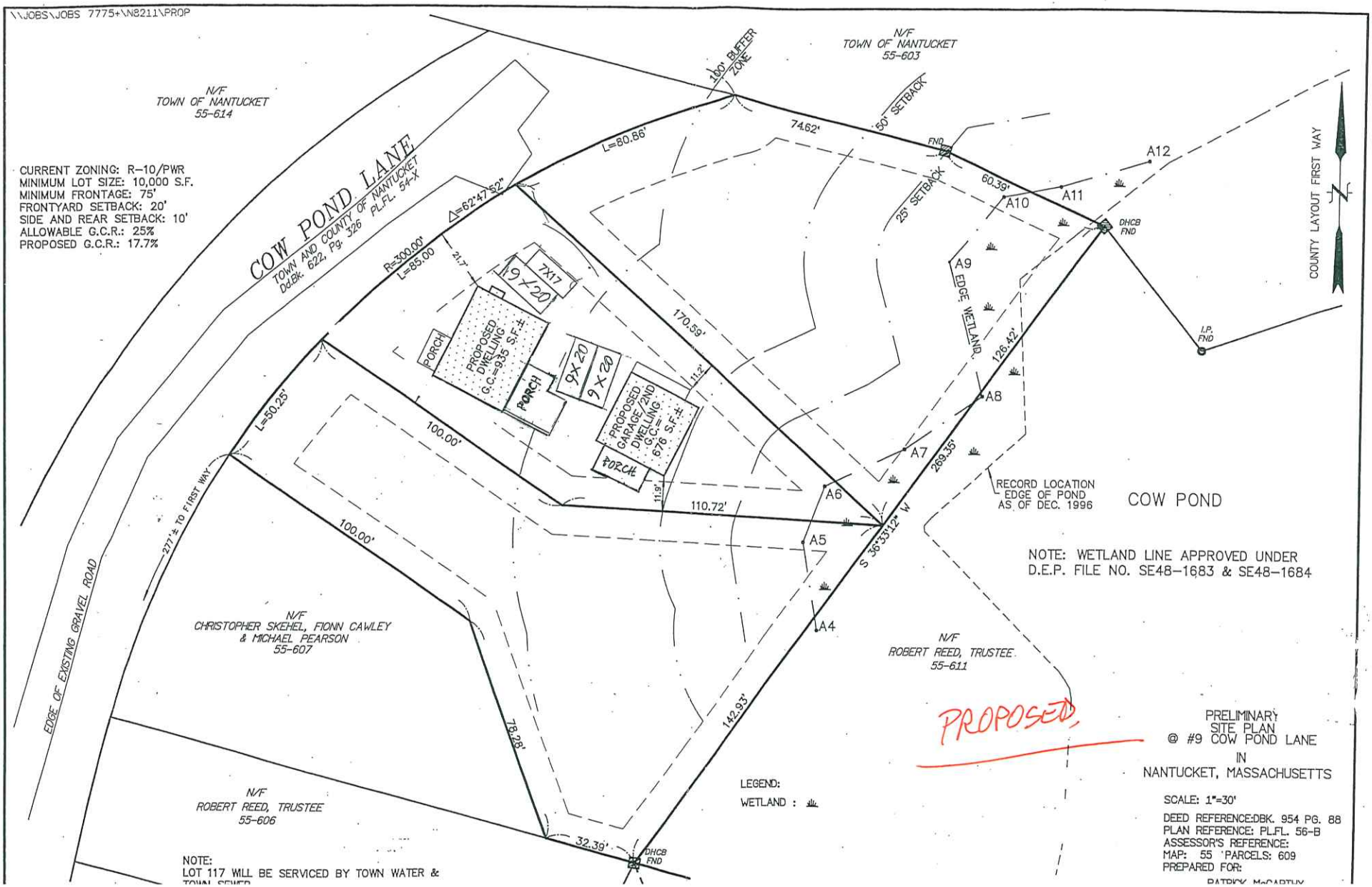
DRAWING DATE / REVISIONS
—

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 &

CERTIFICATE NO: _____ DATE ISSUED: _____

FRONT HOUSE

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 27

Street & Number of Proposed Work: 54 Orange St

Owner of record: 54 Orange LLC

Mailing Address: PO Box 125

Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PX@AOL.com

AGENT INFORMATION (if applicable)

Name: Chris Anderson

Mailing Address: 290 Turnpike Road

Westborough MA 01581

Contact Phone #: 703 731 4763 E-mail: Canderson@hms.llc

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 - main house

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1850

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.

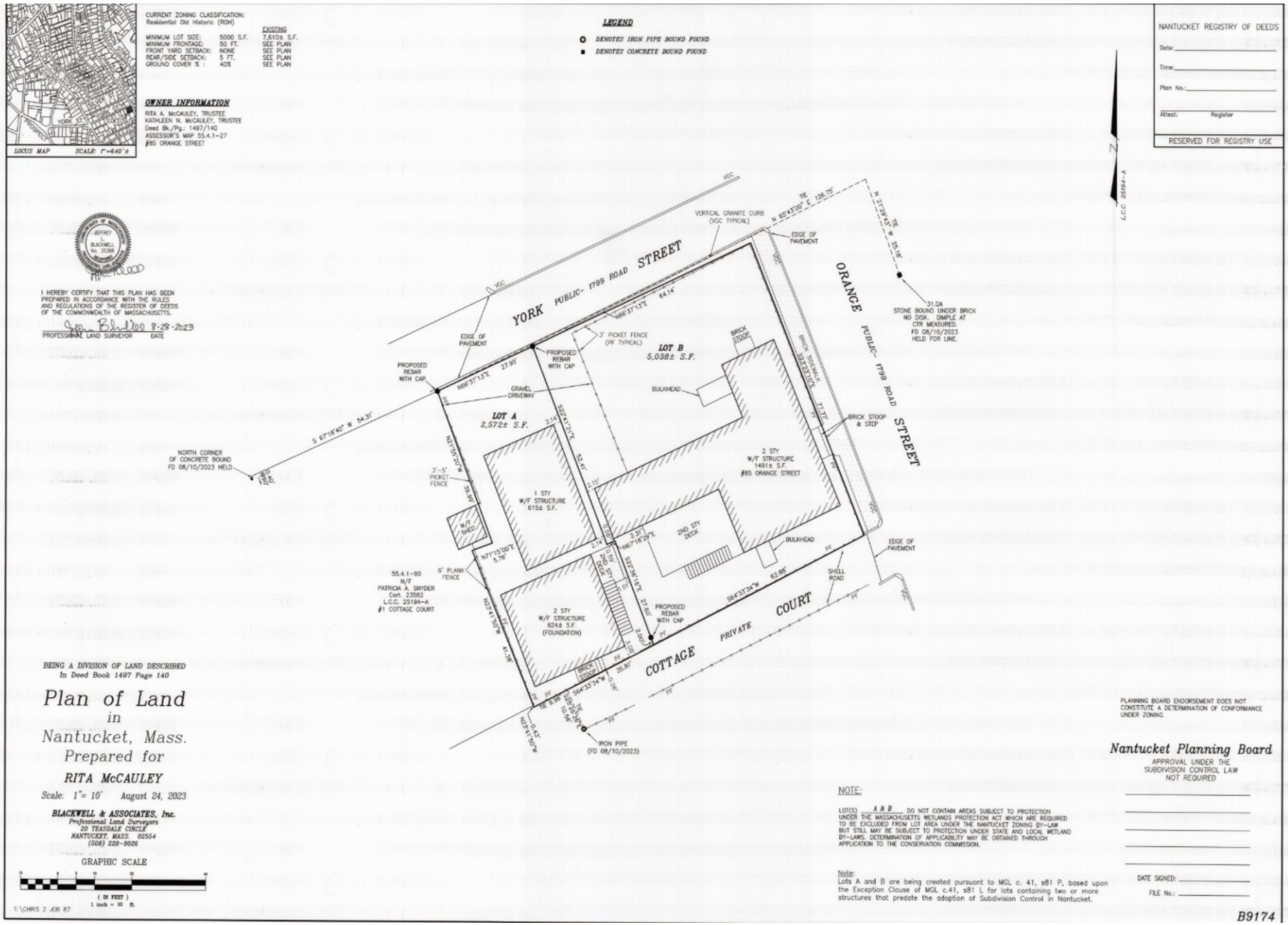
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 7/24/25 Signature of owner of record _____ Signed under penalties of perjury

STATUS REPORT
85 ORANGE STREET
ASSESSOR'S MAP 55.4.1 - PARCEL 27
OCTOBER 8, 2023
DOCUMENTATION OF STRUCTURES – PRIMARY DWELLING/3 UNITS, SECONDARY DWELLING/2 U NITS, GARAGE/WORKSHOP
TO SUPPORT A 41-81L FILING

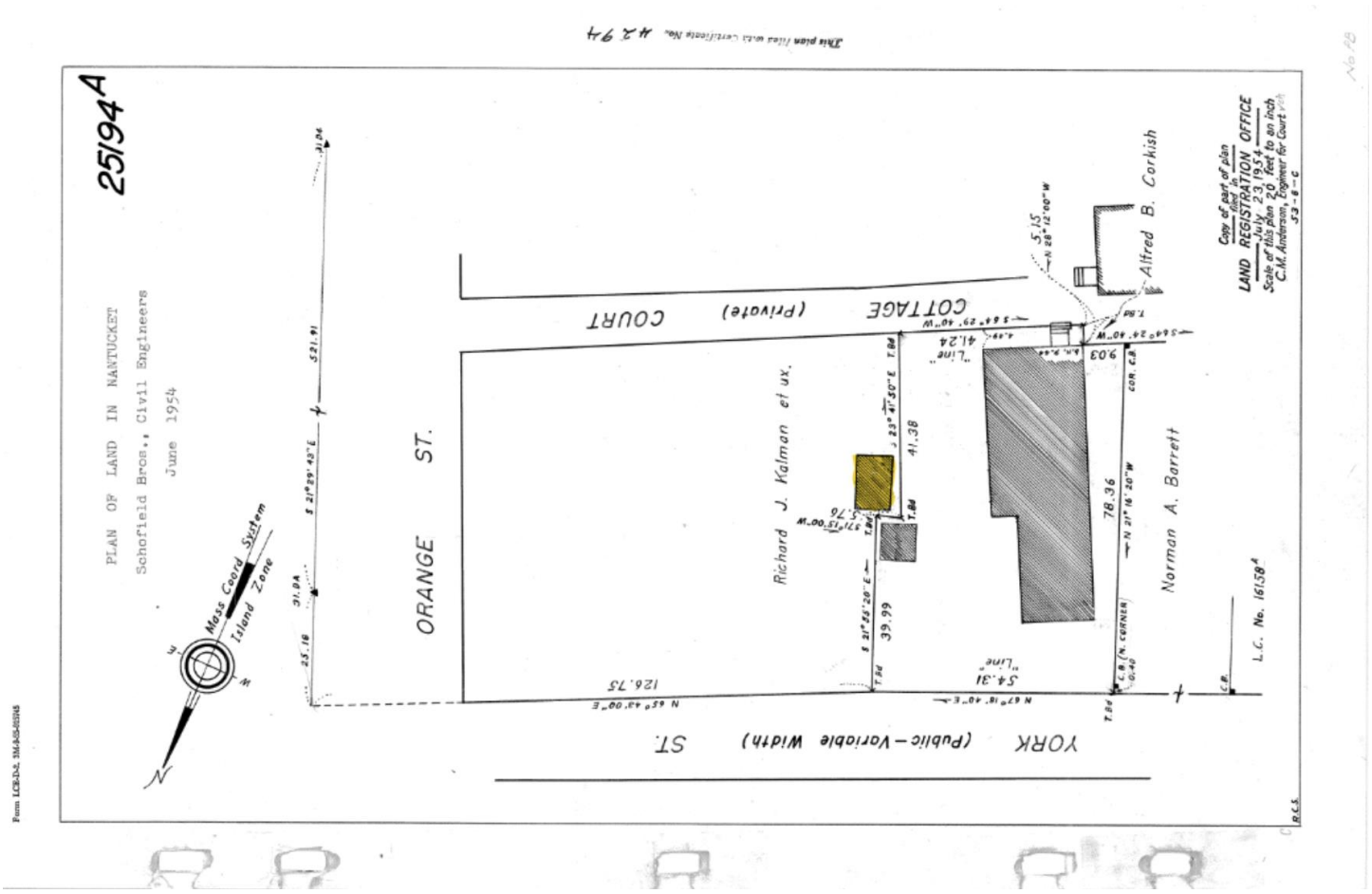
The property contains a 2-story dwelling with three (3) separate dwelling units contained within and that fronts on Orange Street; a separate 2-story dwelling with two (2) separate dwelling units contained within and that fronts on Cottage Court; and, a garage/workshop that fronts on York Street. The property has @7,610 SF of lot area, in the ROH zoning district, which requires a minimum lot size of 5,000 SF. The proposal is to divide the lot into two (2) lots with each containing a pre-1955 structure. Lot A would contain @2,572 SF of lot area with the 624 SF 2-unit dwelling and the 615 SF garage/workshop and Lot B would contain @5,038 SF of lot area with the 1491 SF primary 3-unit dwelling.





PROPOSED 41-81L DIVISION OF THE LOT

1954 LAND COURT PLAN – INDICATES THE GARAGE /WORKSHOP PRESENT ON THE LOCUS



EAST ELEVATION - PRIMARY DWELLING/MULTI-UNIT STRUCTURE



SOUTH ELEVATION





WEST ELELVATION - REAR



NORTH ELEVATION



PRIMARY DWELLING/MULTIPLE UNITS AND REAR GARAGE/SHOP



EAST ELEVATION GARAGE/SHOP



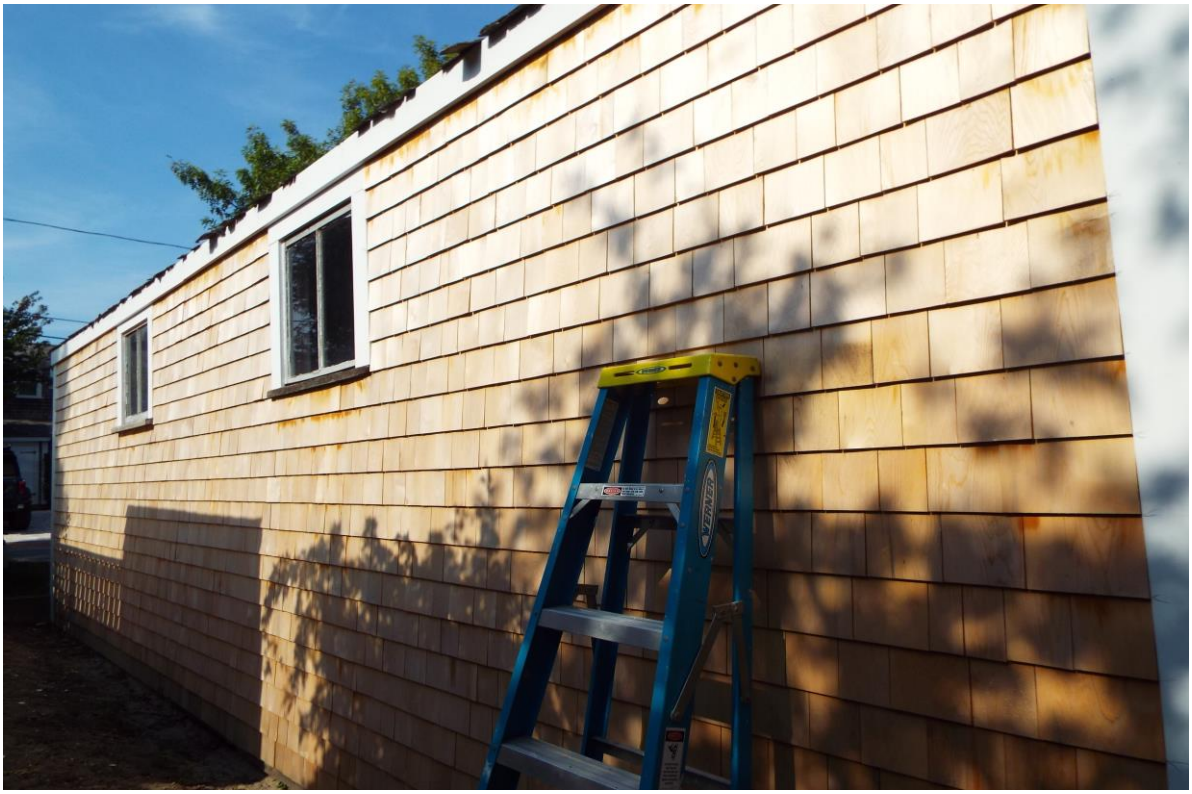




NORTH ELEVATION



WEST ELEVATION



LEFT REAR OF THE PHOTO SHOWS THE SOUTH/REAR OF THE GARAGE/SHOP



2-UNIT DWELLING STRUCTURE FRONTING ON COTTAGE COURT– 1970



AERIAL PHOTOGRAPHS

- The 3-unit dwelling and the garage/workshop (prior to the expansion of the footprint) are shown on the 1938 aerial photograph contained in the Town records in the current locations.
- The 3-unit dwelling and the garage/workshop are shown on the 1957 aerial photograph contained in the Town records in the current locations, the same as shown in the 1938 aerial photograph.
- The 2018 aerial photographs in the Town GIS records clearly shows the 3-unit dwelling and the garage/workshop with the expansion to the east and the garage addition to the north towards York Street, in the same locations as previously shown on the aerial photographs. The current footprints are the same as shown in 1998 and 2018 as well.

TOWN OF NANTUCKET GIS DATA SHEET

- The current property card in the Town GIS data base states that the 3-unit dwelling was constructed in 1850.
- The current property card in the Town GIS data base states that the 2-unit dwelling was constructed in 1970, which corresponds to it not showing on the 1949.
- The current property card in the Town GIS data base does not indicate the age of the garage/workshop.

NHA SANBORN MAPS

- The Sanborn Maps from 1892 through 1909 show the 3-unit dwelling, and garage/workshop in different forms.
- The Sanborn Map in 1923 shows the garage/workshop as it is shown on the 1938 and 1957 aerials. There was no change on the 1949 map.

HISTORIC SURVEY FORMS

- The 1989 Historic District Commission's "Nantucket Island Architectural and Cultural Resource Survey" forms on record with the Town of Nantucket documents the 3-unit dwelling. It is noted as "contributing" and built "by 1834", which is earlier than the GIS data sheet notes as date of construction.
- The 2-unit dwelling is noted as "noncontributing" and constructed in 1970.
- There is no survey for the garage/workshop, which is unusual.

LAND COURT PLAN

- The 1954 Land Court Plan above for the abutting property to the west clearly shows the workshop structure as it is shown on the 1938 and 1957 aerial photographs.

TAX ASSESSOR'S RECORDS

- A review of tax assessor's records contained on microfiche in the Tax Assessor's Office of the Town was done from 1947 to 1960 after a detailed title search was made. All older tax records are found solely based upon an owner at any given time, not property address. Up until July 1, 1974, the fiscal year was January 1 – December 31 of any given year. Thus, any information that is contained on the 1955 tax record is based on January 1 – December 31, 1954. For the purposes of establishing support for a 41-81L application, the structures have to be in existence prior to February 16, 1955 and maintained on the site without a gap to the present. Alterations and additions are allowed and common, including relocation on the lot, provided the structures never were removed from the property in their entirety.
- The 3-unit dwelling is noted clearly through 1955. The garage/workshop is not noted prior to 1955. That is not dispositive as to whether it existed on the lot at that time. It was not uncommon at that time for ancillary buildings not to be noted.

IN CONCLUSION

As both the 3-unit dwelling and garage/workshop have been proven to pre-date the February 16, 1955 adoption of the Nantucket's Subdivision Control Law and have existed without a gap to the present, with modifications made to the dwelling and the garage/workshop over time remaining in their locations since original construction, a 41-81L plan could be endorsed by the Nantucket Planning Board.

SUPPORTING DOCUMENTS:

- **NHA records/aerials**
- **Town of Nantucket aerials**
- **Sanborn Maps**
- **HDC survey records**
- **GIS records/maps**
- **Photographs**
- **Registry of Deeds title research**
- **Assessor's records**

Prepared by Linda F. Williams 10/08/2023

TOWN OF NANTUCKET AERIAL MAP 1938



TOWN OF NANTUCKET AERIAL MAP 1957



1998 GIS AERIAL PHOTO



2018 GIS AERIAL PHOTO



GIS DATA SHEET

Year Built: 1850
Living Area: 2,960
Replacement Cost: $524,213
Building Percent Good: 70
Replacement Cost Less Depreciation: $366,900

Building Attributes	
Field	**Description**
Style:	Family Conver.
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	3
Exterior Wall 1	Wood Shingle

Building Photo



Building Layout

Year Built: 1970
Living Area: 1,248
Replacement Cost: $259,044
Building Percent Good: 84
Replacement Cost Less Depreciation: $217,600

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Family Conver.
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

Building Photo

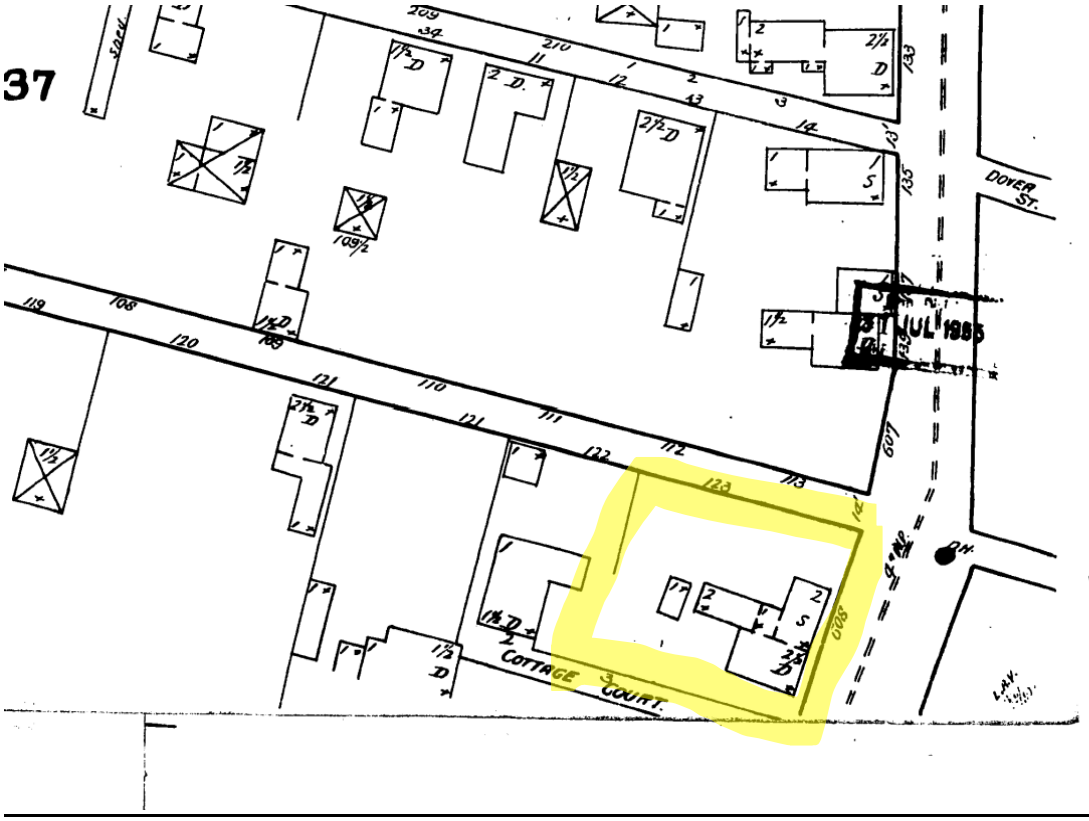


Building Layout

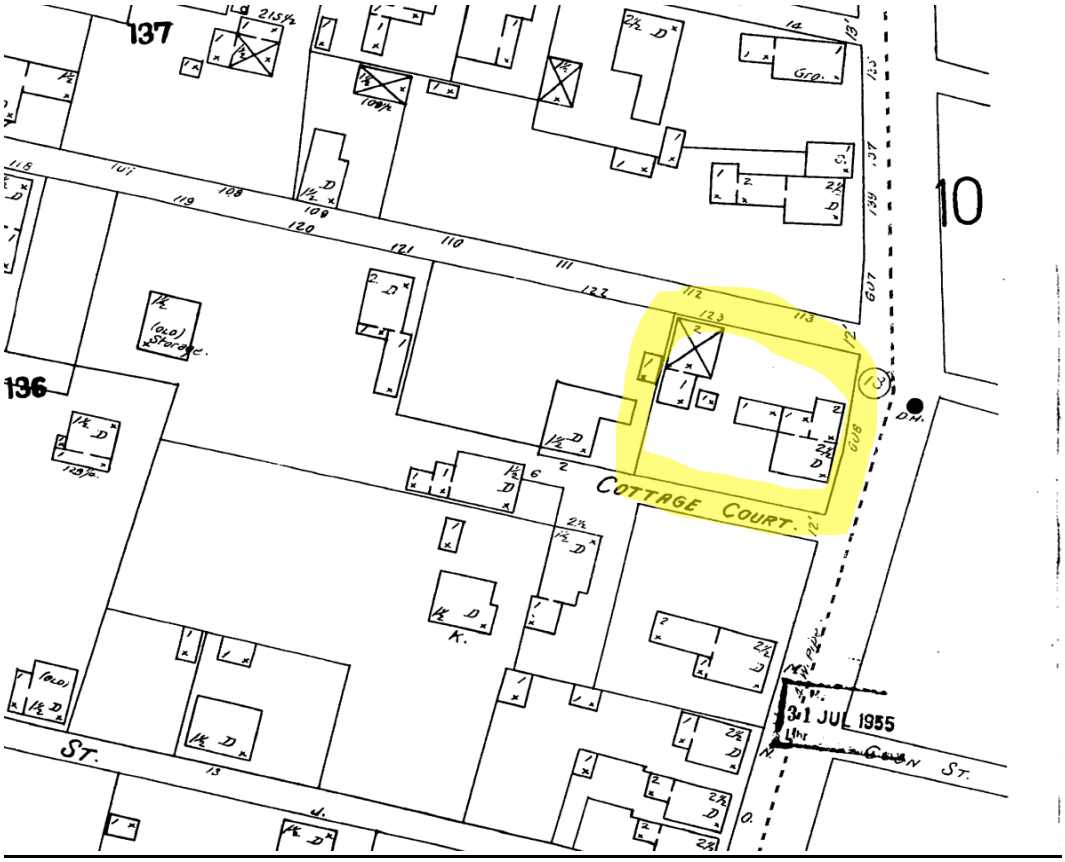
NOTE: The GIS data sheet is silent on the age of the garage/workshop

SANBORN MAPS

1892 – 3-unit dwelling and workshop present



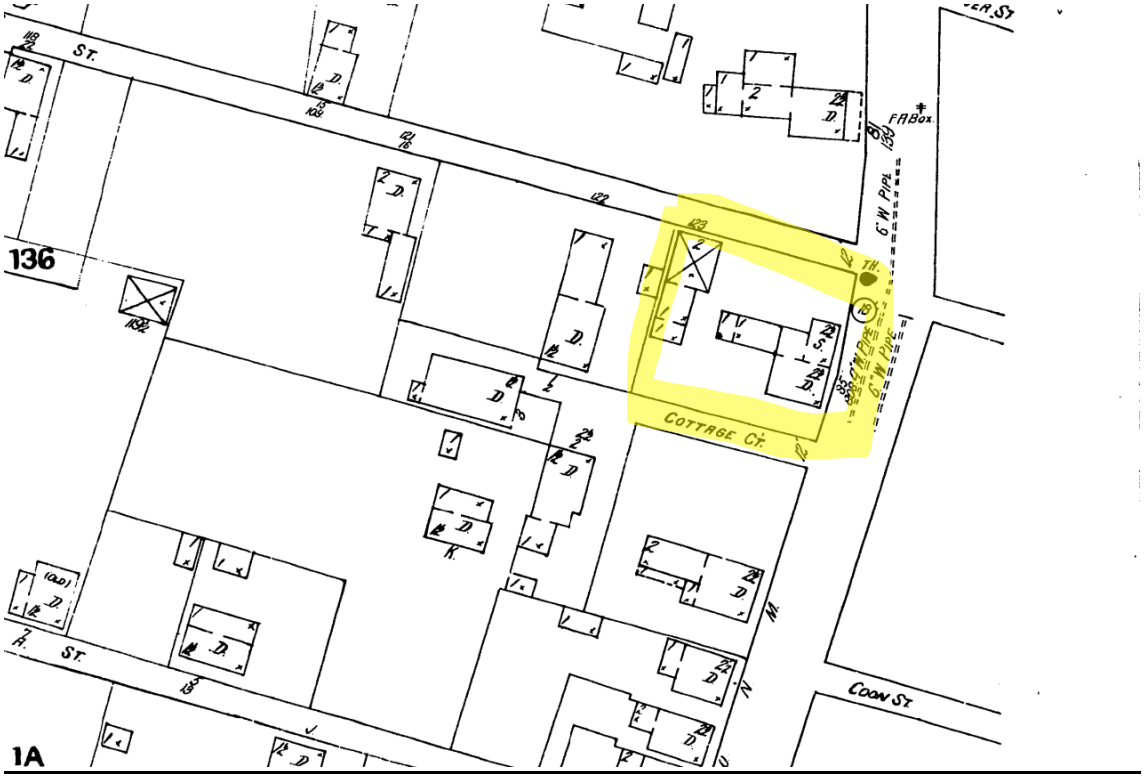
1898 - 3-unit dwelling and workshop expanded north with garage



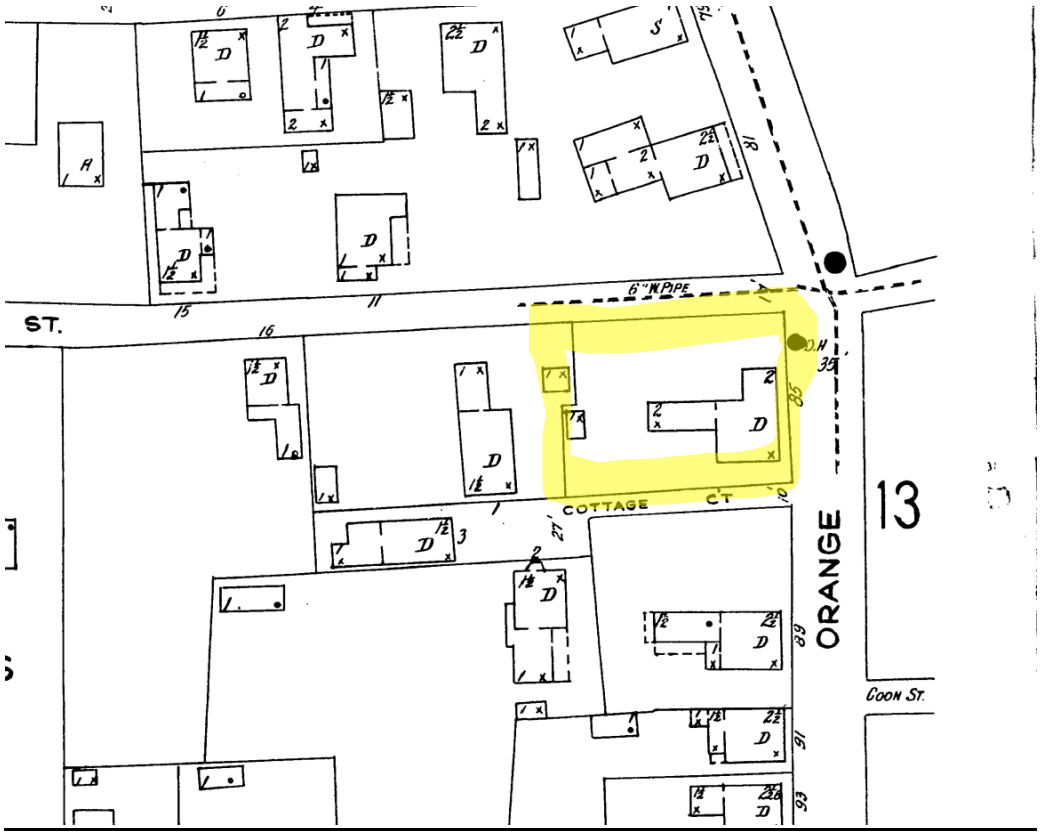
1904 – same as 1898 map



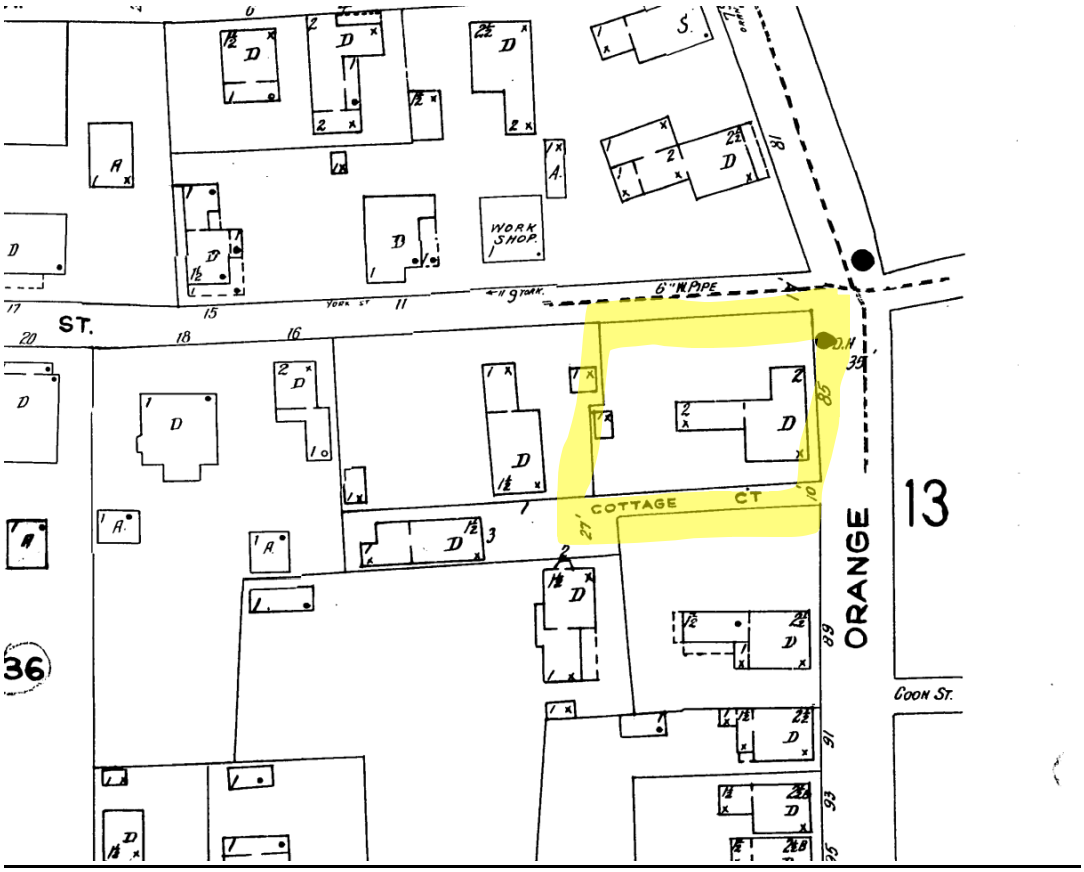
1909 – workshop section expanded



1923 – the garage and additions removed – now matches the 1938 aerial profile



1949 – same as 1923 aerial



@1890 – showing the original addition to workshop





BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ also photos NA I-28, NA XIX-25
FILM ROLL #: NA 1-26
MAP/PARCEL#: 55 4 1 -27

Recorded By: AH Date: 6/10/83 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 85 Orange 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER:

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

6. USE: Original: Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

9



DESCRIPTION:

10. FOUNDATION parged
Ø 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:
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: ○ a. 1 ○ c. 1 3/4 Ø 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:
○ a. brick, unpainted Ø c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: Ø a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one Ø 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

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: expanded N from a 3 bay to 5 bay
(with dates if known) facade, extensive 2 story rear ell with
chimney and side deck and side entrance on York St

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ⊘ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: by 1854 SOURCE: Coffin Map
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

Ø o. other: Late Colonial

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- Ø c. Lancaster, The Architecture of Historic Nantucket, page: 214
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- Ø f. NHA photos: NC92246+2247 (19thC)
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- Ø i. other: 1834 Coffin Map

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: Ø a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

Ø	a. at sidewalk	○	c. 20 feet or less
○	b. 10 feet or less	○	d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled Ø 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): NA 1-29

○	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: _____		Ø	o. other: 2nd dwelling		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

County:	☐ City or Village: ☐ Civil Town: ☐ Unincorporated Community:	Date: 6/10
Film Roll: NA I/XIX	☐ DOT Map: ☐ USGS Map:	Surveyor:

Photo Code: 24, 28/29	MAP 55.4.1 PARCEL 27	Location: 85 Orange
	Common Name:	Historic Name/source:
	Construction Date/source:	Architect or Builder/source:

Map 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: 2½ - original 2 - additions
Orientation:	Roof Shape: side gable	Related Buildings:	☐ CONTRIBUTING ☐ NON-CONTRIBUTING	

SIGNIFICANT INTERIOR:

COMMENTS:

CURRENT USE:

YEAR ROUND USE:

5 bay - originally 3 w/centered chimney - addition w/chimney both

rear deck + addition 2 stor~~y~~

addition entrance - marked 5 - on York St

parged brick chimney

85 ORANGE STREET



Foundation is a mix of older hand formed block and newer block, with some stones

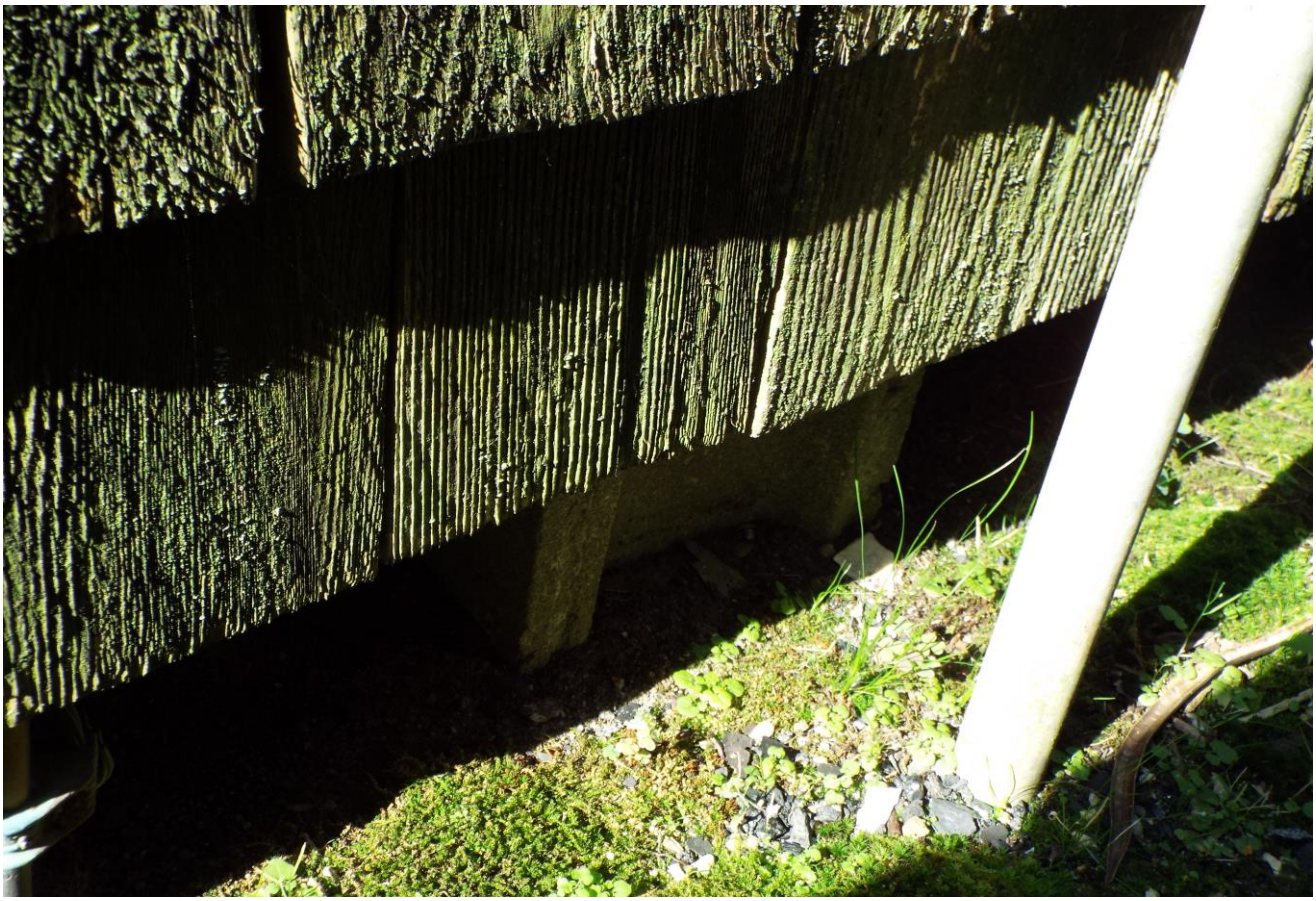












No ramp into the garage as it was largely used as a workshop



WINDOWS – pre-1955 windows







EXTERIOR TRIM – older trim/siding/weather stripping of older section



Older foundation section and wood visible











Change in trim where the addition was constructed

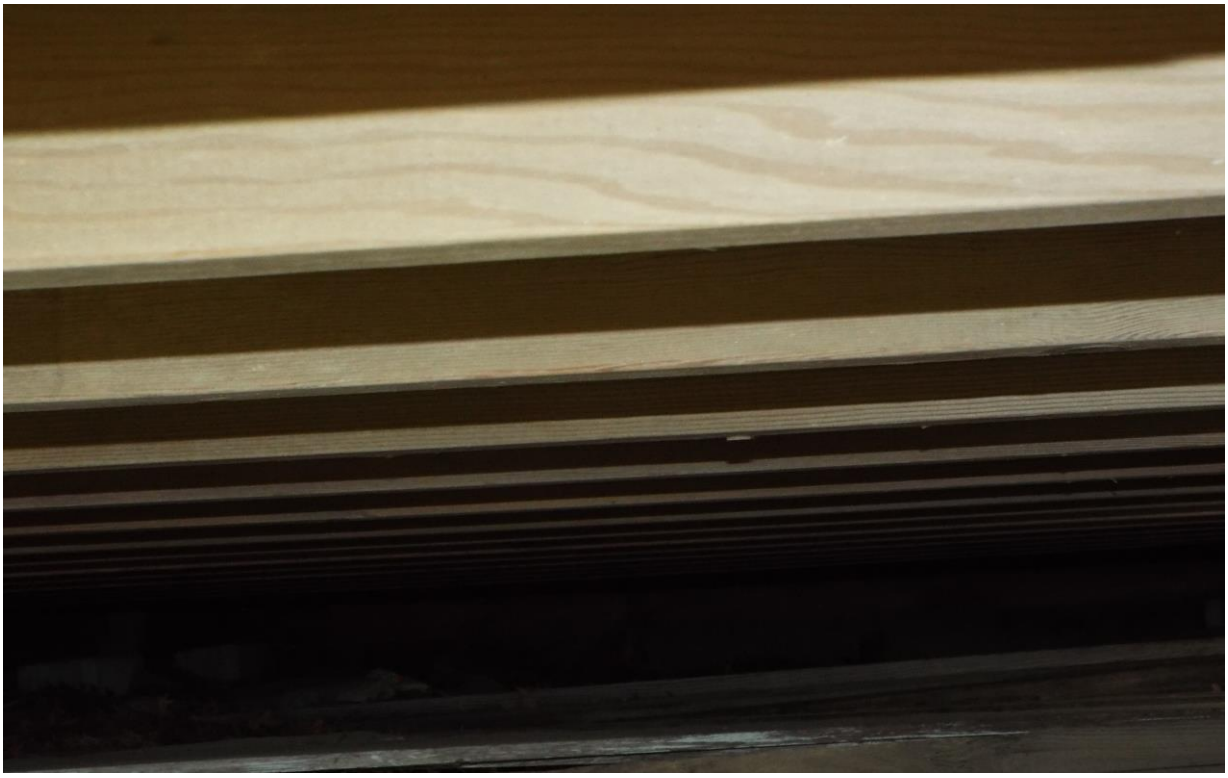


FOUNDATION – UNDER STRUCTURE – older beams on part of the structure remain





Newer joist at the addition

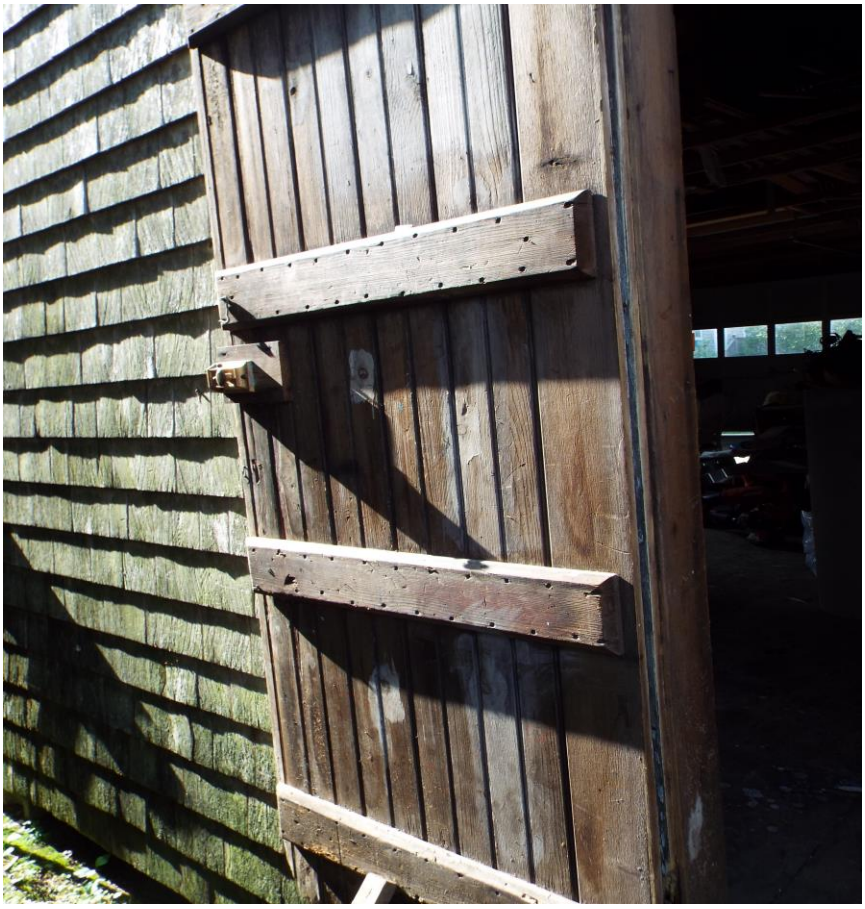


INTERIOR DETAILS – older threshold and flooring clearly visible





Rear door



Flooring differences





WEST WALL - Older section of the garage/workshop







Supports put in around the original studs only on the west wall to stabilize it






LOUISVILLE

When the roof was changed for the additions, the studs did not match



NORTH WALL



WEST AND NEWER SOUTH WALLS – CONSTRUCTION DIFFERENT



NEWER EAST WALL EXPANSION




Rustic



ROOF SYSTEM – Older section



Older section of roof was bolstered and the newer section clearly visible















CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 _____

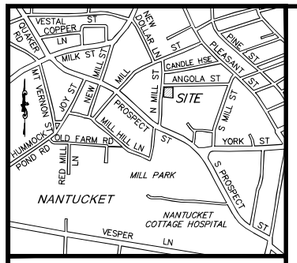
Trim _____ Sash _____ Doors _____

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

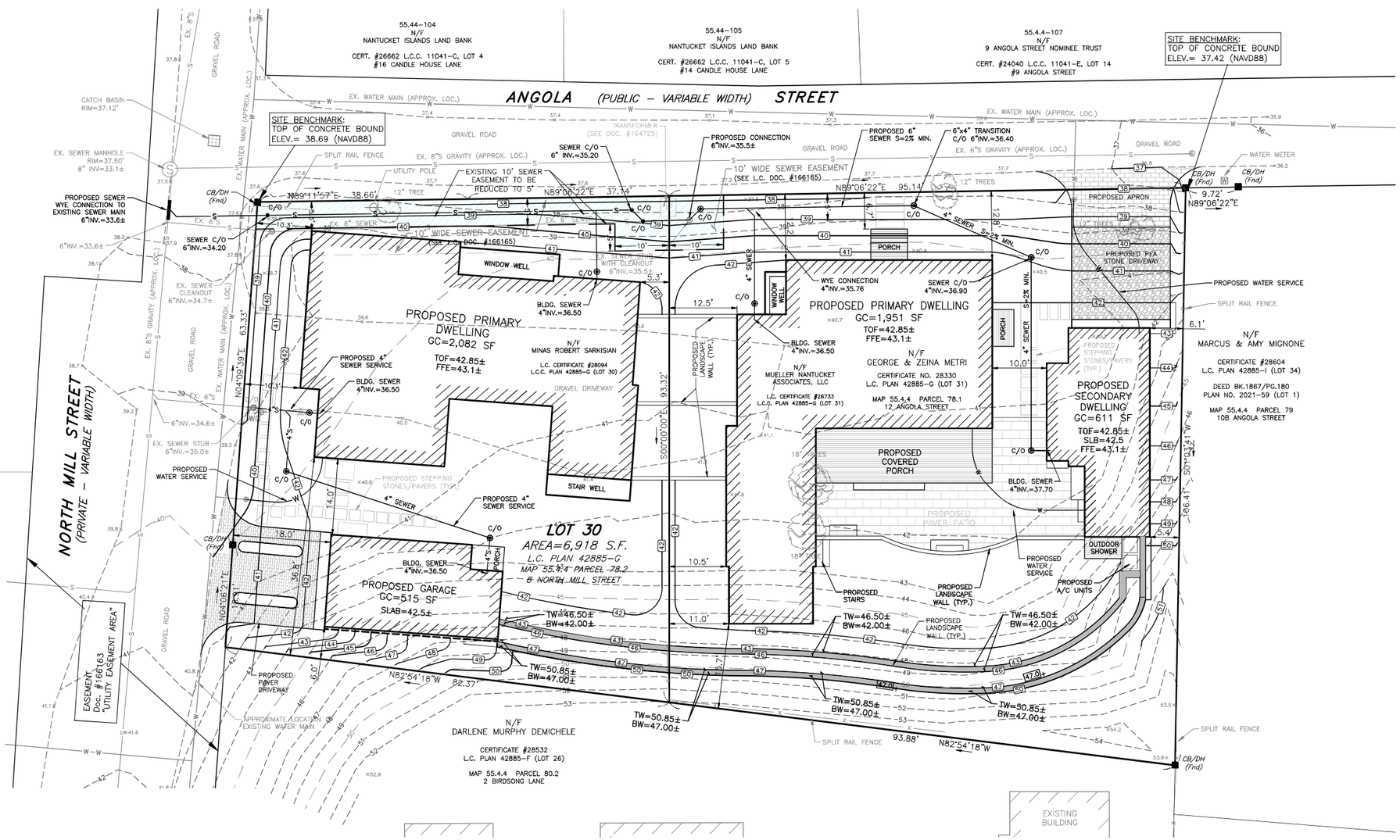
HARBOR WATERSHED PROTECTION (ZONE B)

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

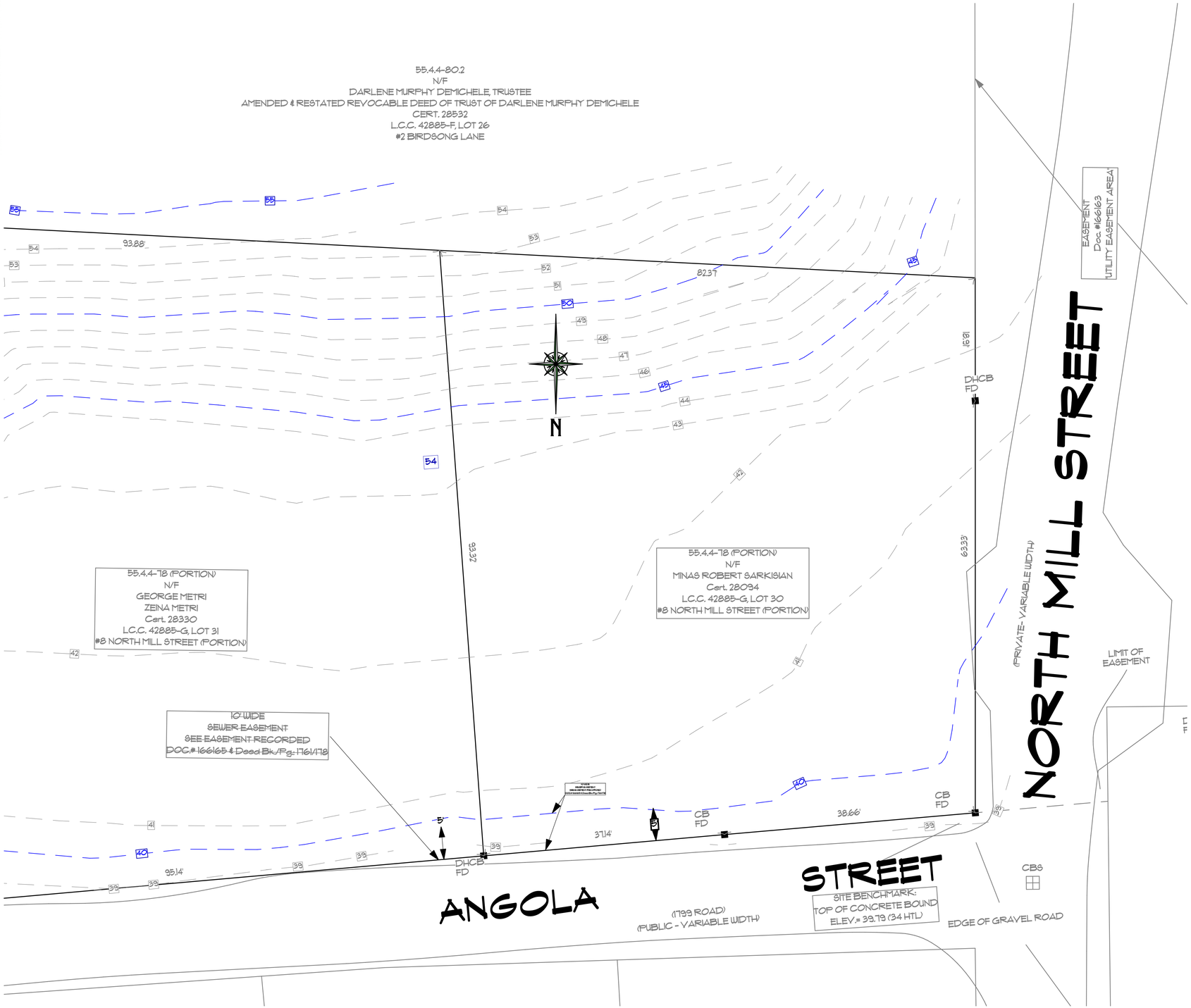
SCALE: 1" = 10'

SHEET NO. 1 OF 1

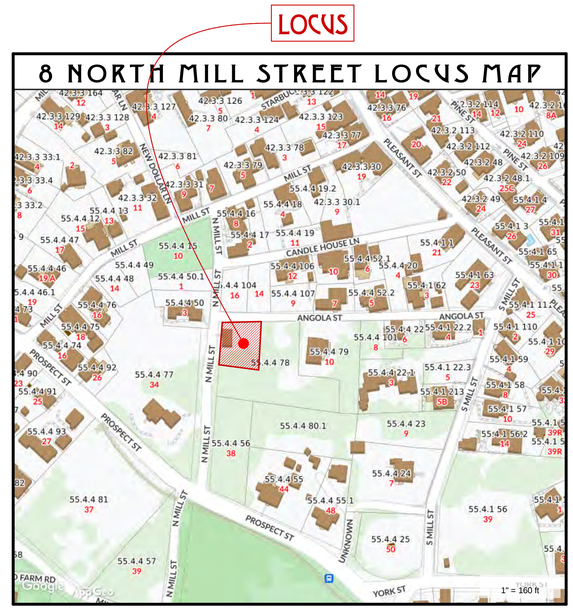
SARKISIAN RESIDENCE

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)

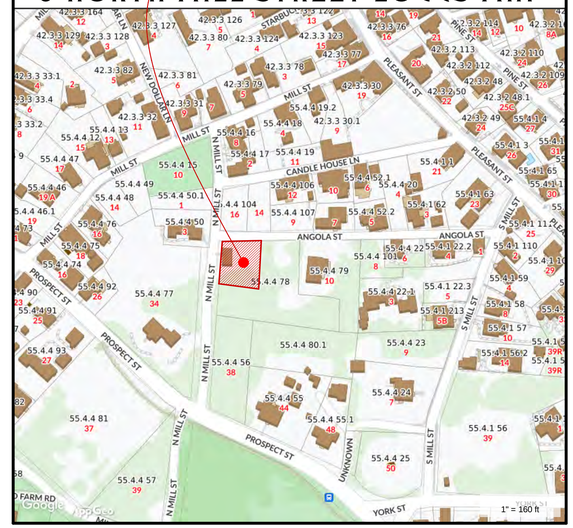
SITE BENCHMARK:
TOP OF CONCRETE BOUND
ELEV.= 39.79 (34 HTL)

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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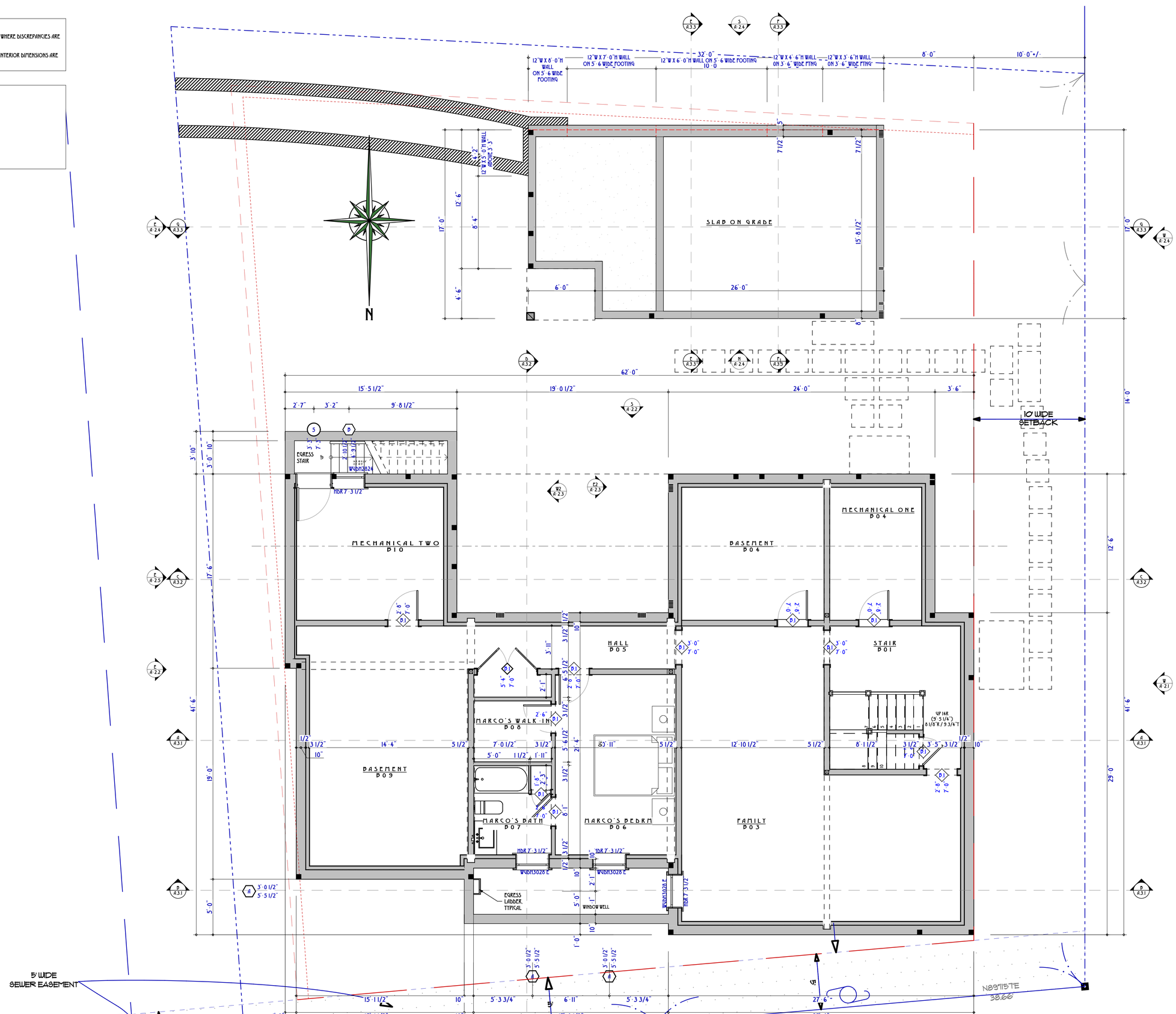
L-1.2

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.
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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

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

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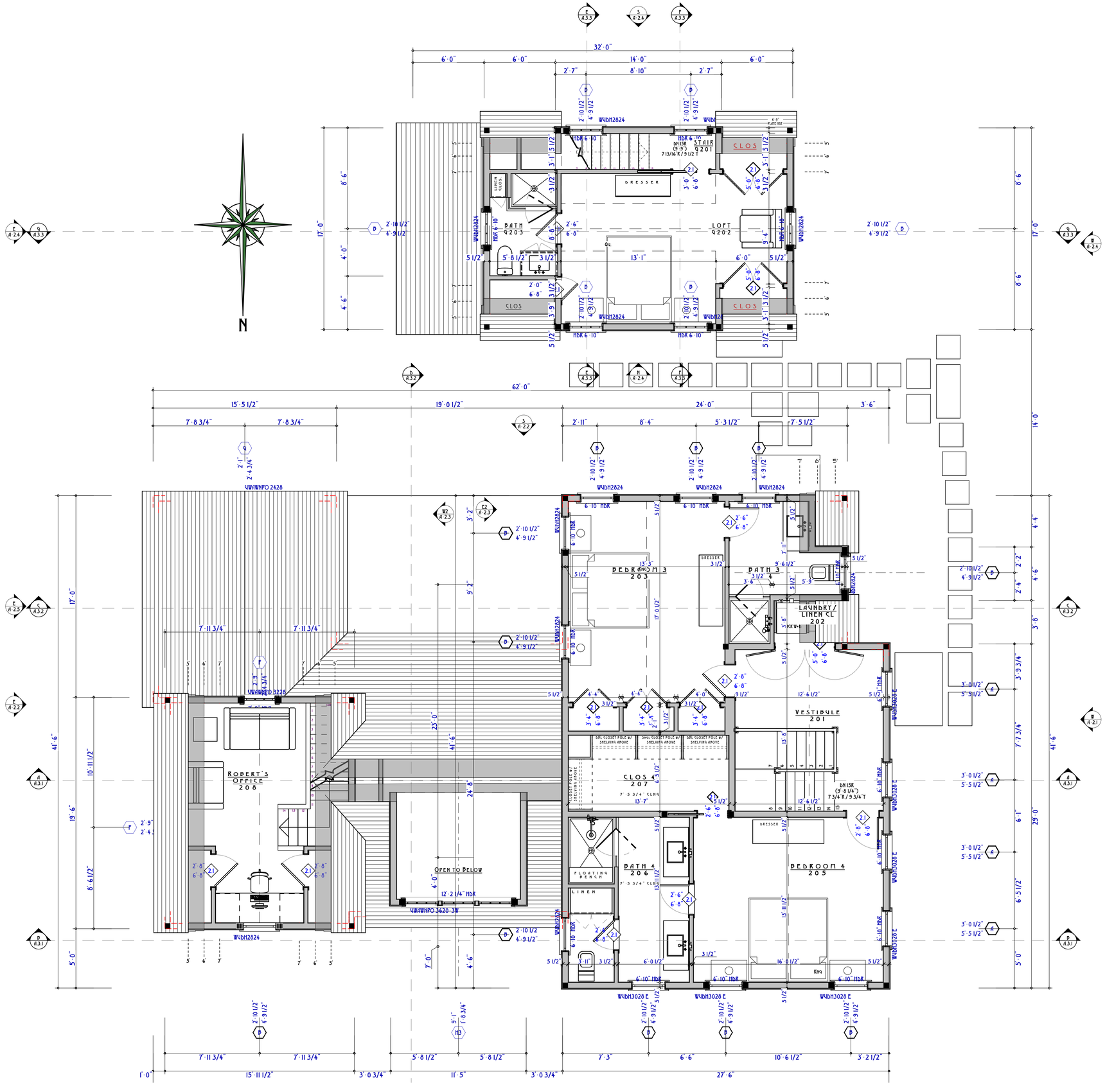
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE

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

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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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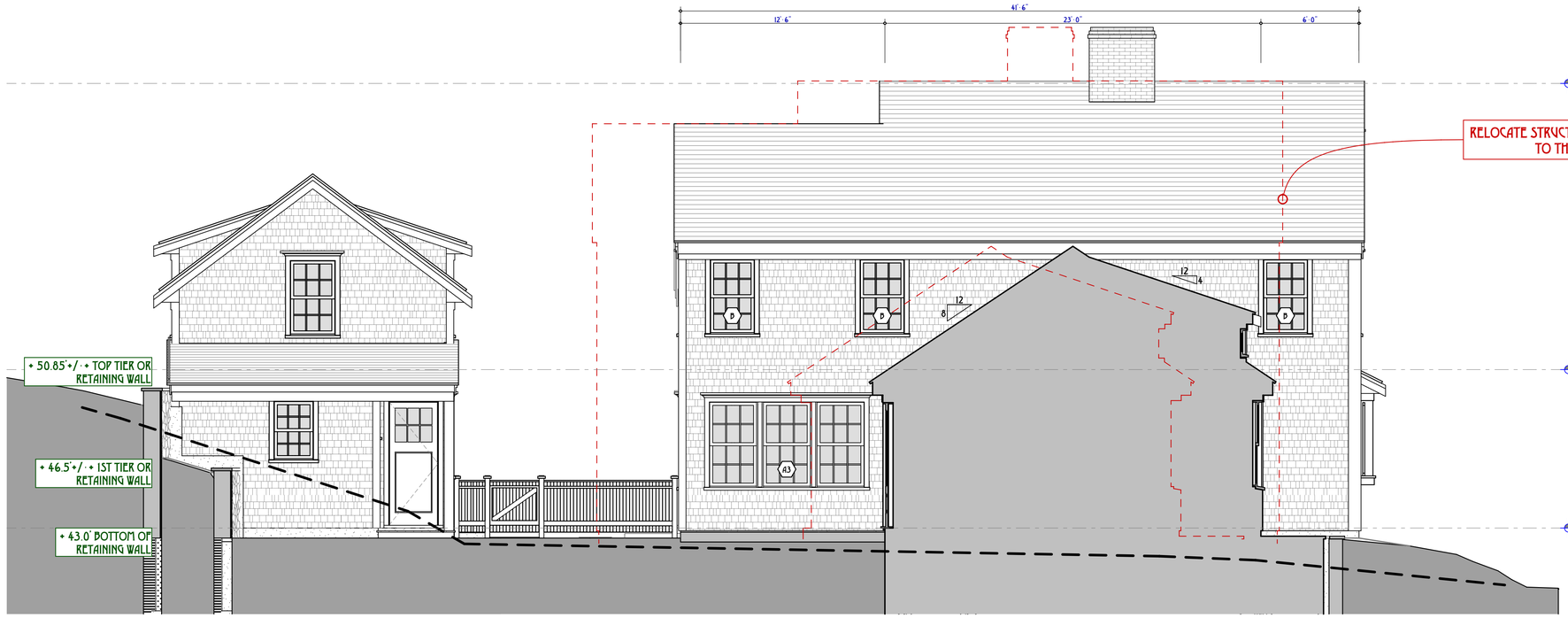
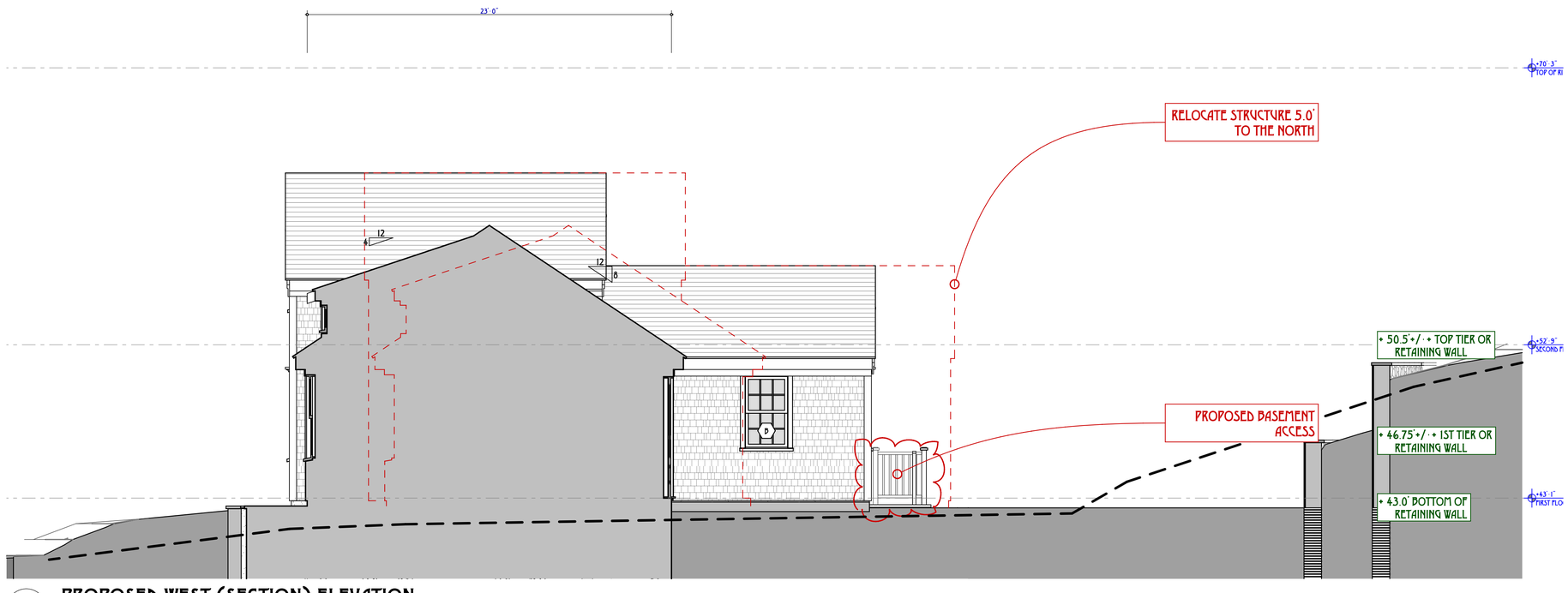
A·2.2



E2 PROPOSED EAST (SECTION) ELEVATION
SCALE: 1/4" = 1'-0"



W2 PROPOSED WEST (SECTION) ELEVATION
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 Hummock Pond Road, Nantucket, MA, 02554,
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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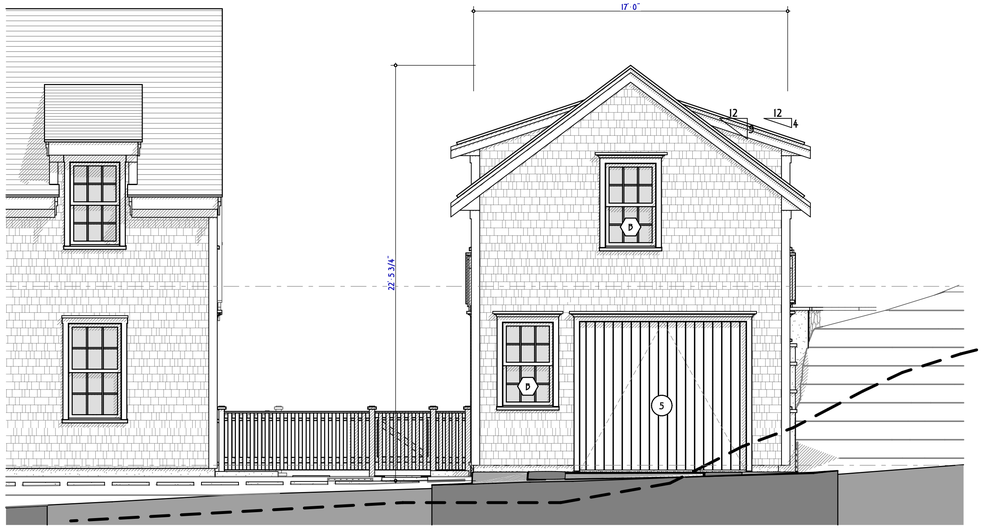
A·2.3

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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
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"

TOPHAM DESIGN, LLC
18 Hummock Pond Road, Nantucket, MA. 02554.
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

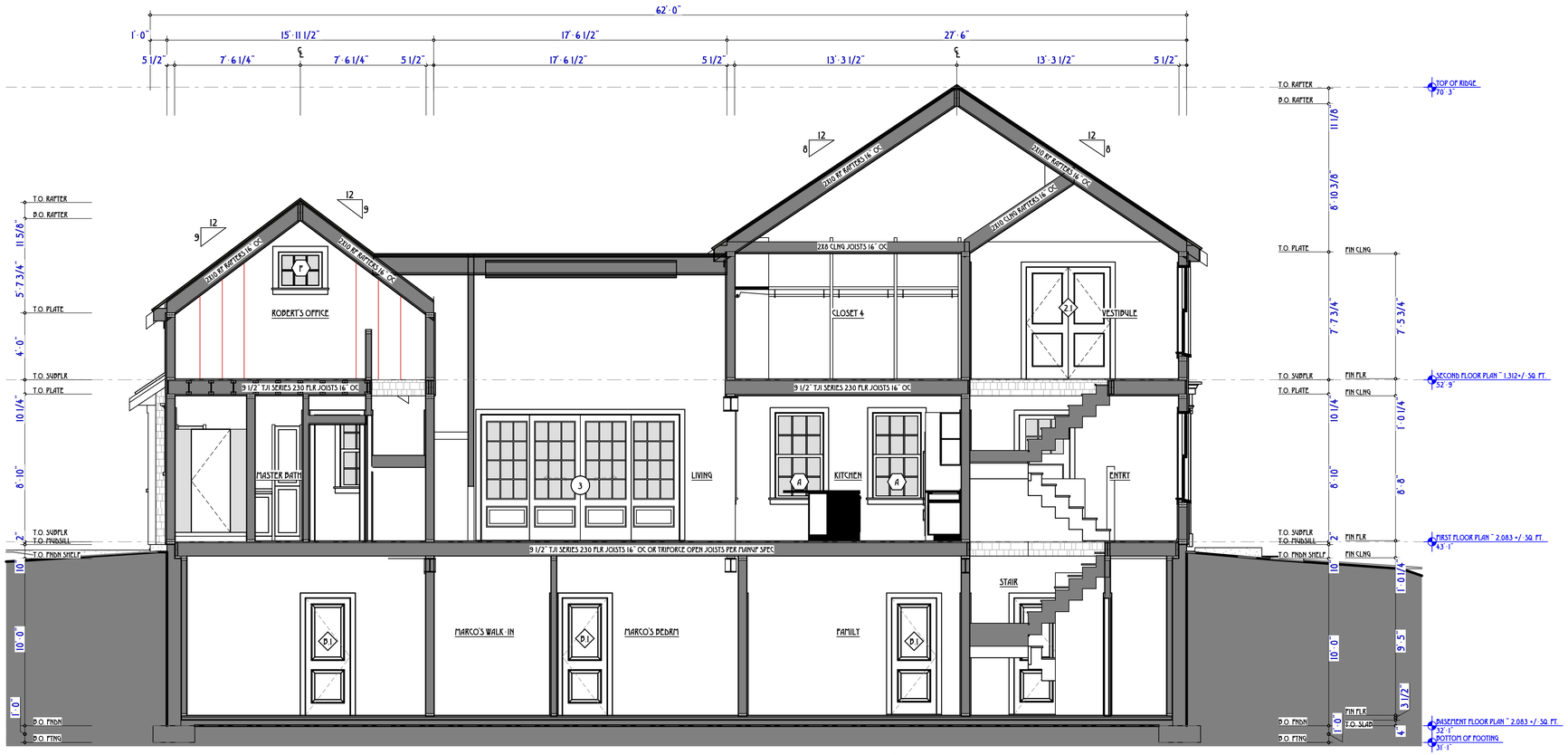
BOTTOM OF FOOTING ELEV. PER TOWN LOCAL - BOTTOM BASIS FOR ARCHITECT'S & SURVEYOR'S NORTH TITLE SURVEY

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

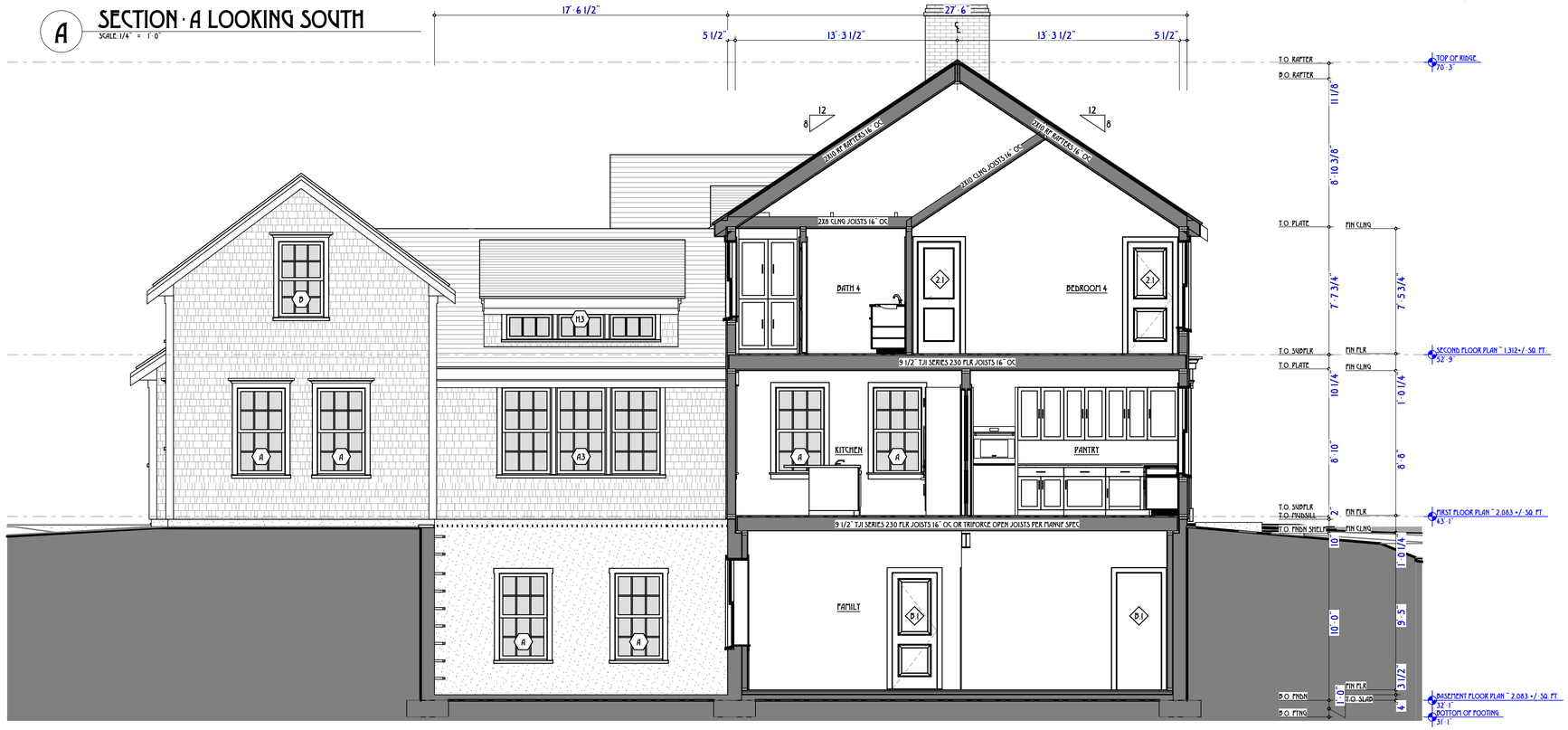
70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2nd FLR PLATE
52'-9 1/4"+/- T.O. 2nd FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MNDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MNDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- 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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING SECTIONS

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO.2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A.3.1

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

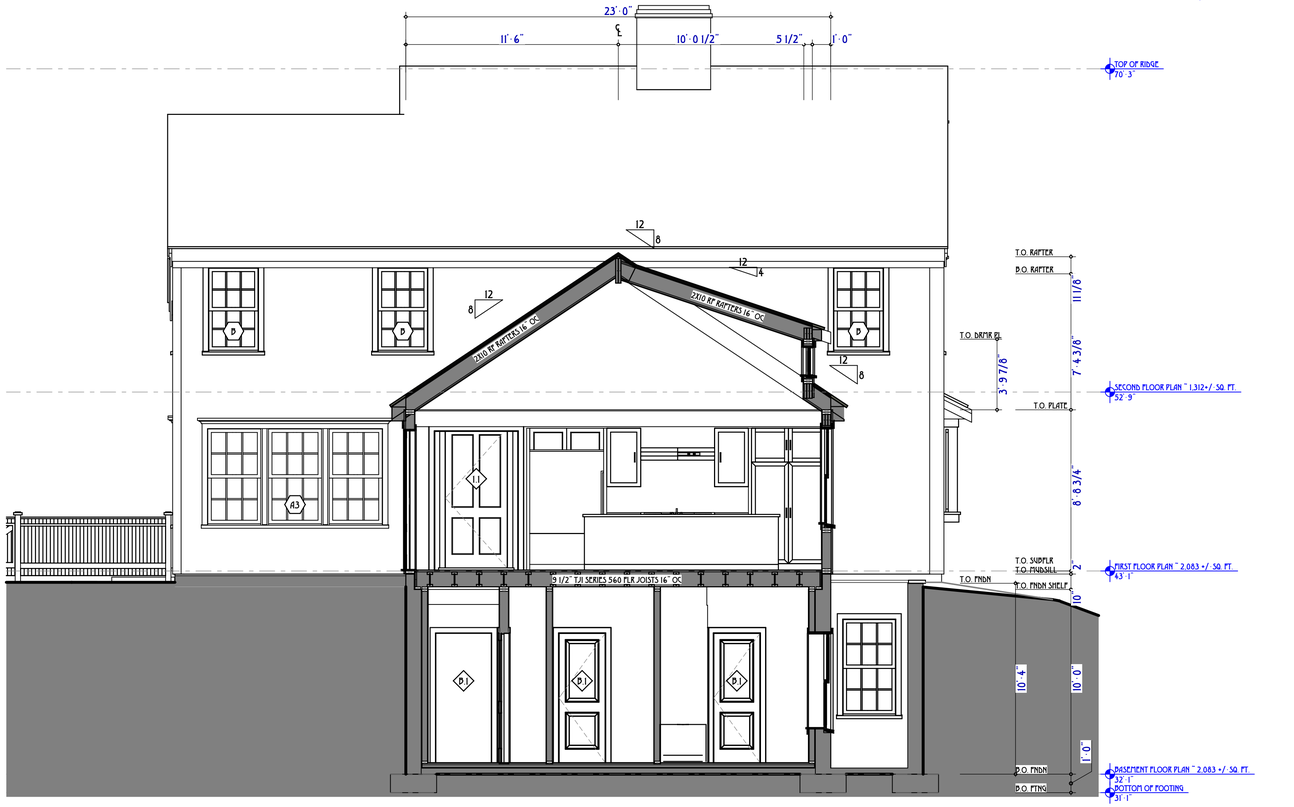
70' 3"+/- T.O. RIDGE
60' 5"+/- T.O. 2nd FLR PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 11"+/- T.O. MNDSILL
42' 5"+/- T.O. FOUNDATION EGRESS WELL
42' 2"+/- T.O. NEW GRADE
42' 1"+/- T.O. FOUNDATION MNDSILL SHELF
32' 7"+/- T.O. SLAB
32' 1"+/- T.O. FOOTING
31' 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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING SECTIONS

BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO.2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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A.3.2

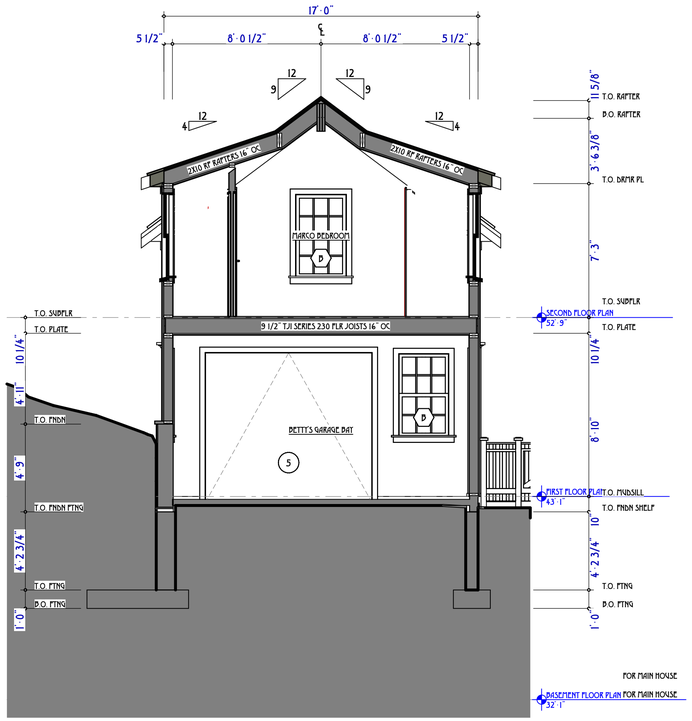
BOTTOM LOG: TOPHAM'S FILE: TMW LOCAL\ BOTTOM LOG FOR ARCHIVED 36\SARKISIAN 8 NORTH MILL ST\PLOTS\ 8 NORTH MILL ST PLOT.DWG 8

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

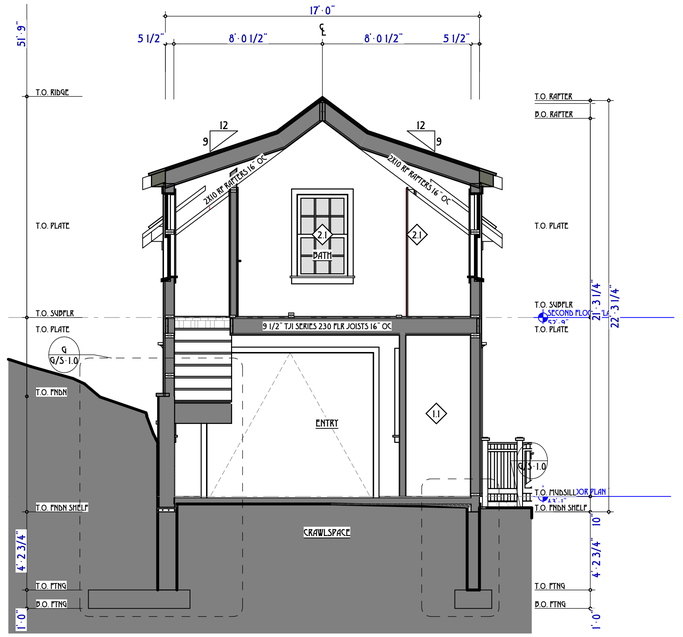
70' 3"+/- T.O. RIDGE
60' 5"+/- T.O. 2nd FLR PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 11"+/- T.O. MNDSILL
42' 5"+/- T.O. FOUNDATION EGRESS WELL
42' 2"+/- T.O. NEW GRADE
42' 1"+/- T.O. FOUNDATION MNDSILL SHELF
32' 7"+/- T.O. SLAB
32' 1"+/- T.O. FOOTING
31' 1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

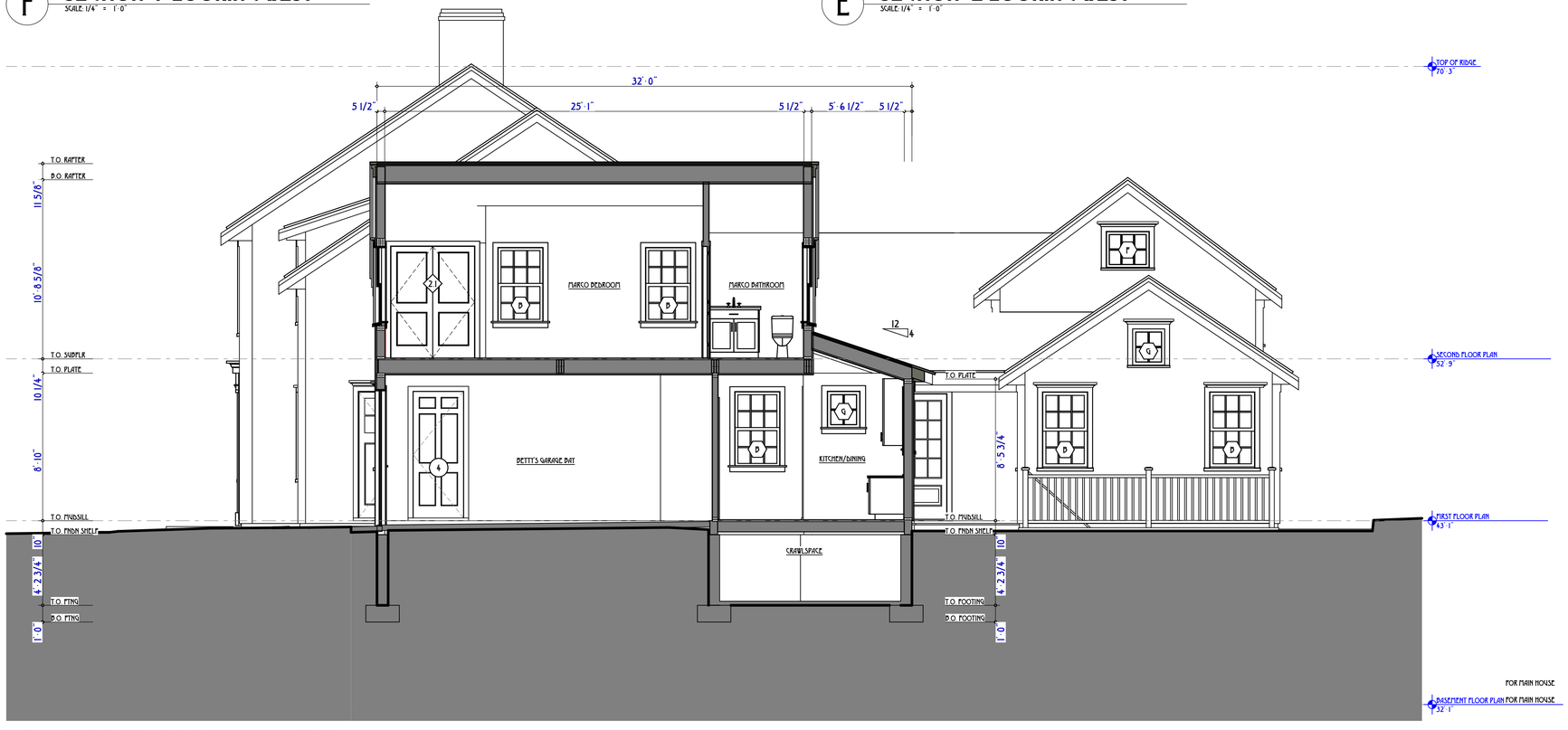
64' 6 1/4"+/- T.O. 2nd DWELLING RIDGE
60' 11 1/4"+/- T.O. 2nd FLR DORMER PLATE
57' 3 1/4"+/- T.O. 2nd FLR KNEEWALL PLATE
52' 9 1/4"+/- T.O. 2nd FLR SUBFLR
51' 11"+/- T.O. PLATE
43' 1"+/- T.O. SUBFLR
42' 10 1/4"+/- T.O. MNDSILL
42' 3"+/- T.O. FOUNDATION MNDSILL LEDGE
42' 2"+/- T.O. NEW GRADE
36' 5 1/4"+/- T.O. CRAWLSPACE SLAB
36' 0 1/4"+/- T.O. FOOTING



F **SECTION · F LOOKING WEST**
SCALE: 1/4" = 1'-0"



E **SECTION · E LOOKING WEST**
SCALE: 1/4" = 1'-0"



G **SECTION · G LOOKING NORTH**
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508 · 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

BUILDING SECTIONS AT GARAGE/STUDIO

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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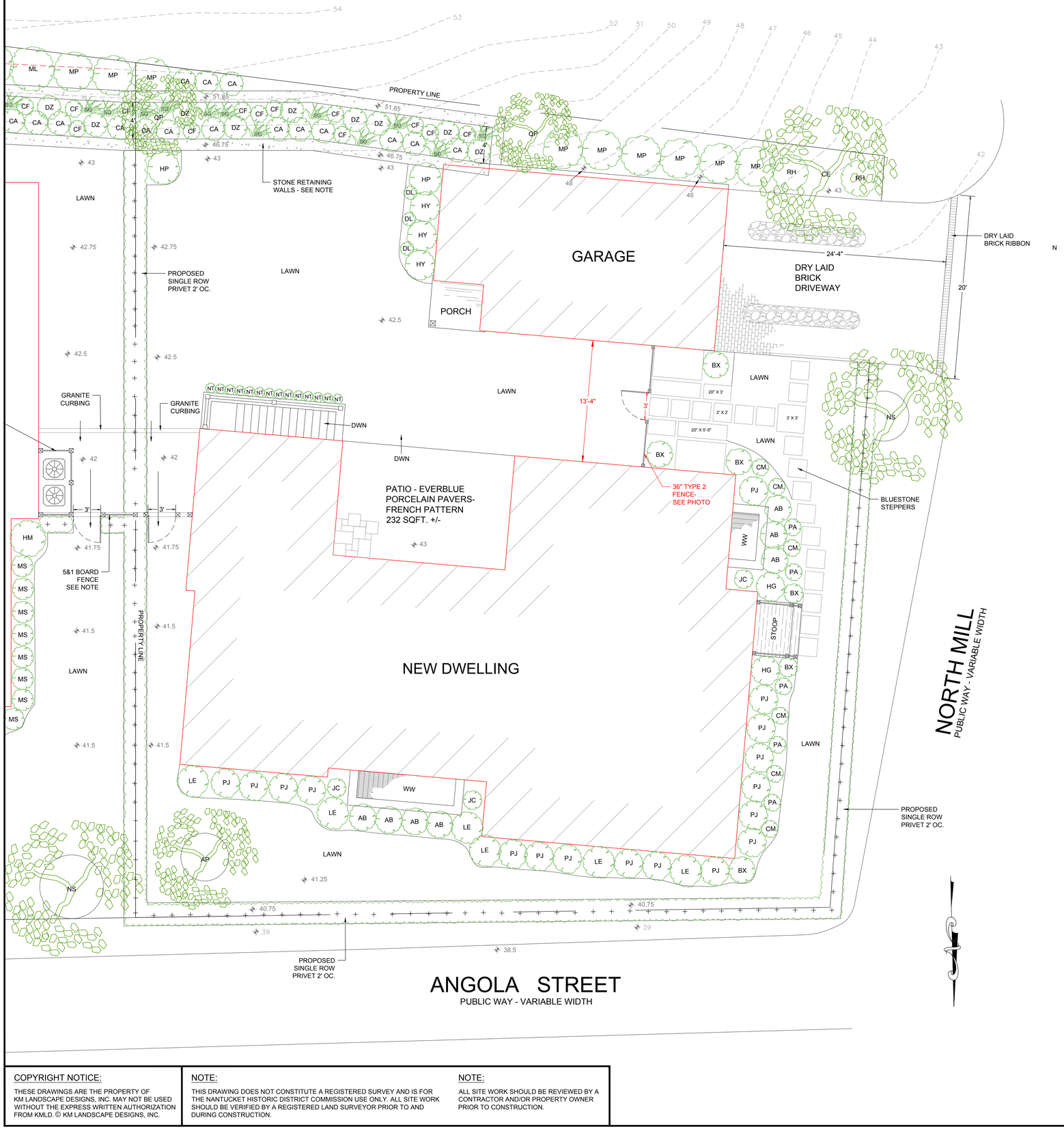
A.3.3





MAP: 54.4.4 PARCEL: 78.2
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: 10'
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



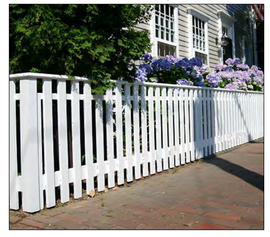
ANGOLA STREET VIEW



PLANTING SCHEDULE
N = NATIVE D = DEER PROOF E = EVERGREEN

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY	
NS	1	NYSSA SYLVATICA	TUPELO (BLACK GUM)	N D
AP	1	ACER PALMATUM	JAPANESE MAPLE 'BLOODGOOD'	
CE	1	ULMUS PARVIFOLIA	CHINESE ELM	
CF	9	OSMUNDA CINNAMOMEA	CINNAMON FERN	N D
DZ	7	DEUTZIA GRACILIS	DEUTZIA 'CHARDONNAY PEARLS'	D
CA	12	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	D E
SG	10	PANICUM VIRGATUM	SWITCHGRASS	N D
QP	2	QUERCUS PRINOIDES	DWARF OAK, CHINQUAPIN	N D
LO	88	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	D
BX	6	BUXUS SEMPERVIRENS	COMMON BOXWOOD (VARIOUS SIZES)	D E
MP	7	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N D
HG	2	OSMANTHUS HETEROPHYLLUS	VARIEGATED HOLLY 'GOSHIKI'	D E
JC	3	JUNIPERUS COMMUNIS	JUNIPER 'GOLD CONE'	E
PJ	17	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'	D E
PA	5	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'	D
NT	14	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	D
RH	2	RHODODENDRON	RHODODENDRON 'AUTUMN CARNATION'	D
LE	6	LEUCOTHOE	DOGHOBBLE 'GIRARD'S RAINBOW'	D E
CM	6	CALAMINTHA	CALAMINTHA 'WHITE CLOUD'	D
HY	3	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ENDLESS SUMMER'	
AB	7	GLOSSY ABELIA	ABELIA 'KALEIDOSCOPE'	D E
HP	2	HYDRANGEA PANICULATA	PEEGEE HYDRANGEA	
DL	6	HEMEROCALLIS	DAYLILIES	

TYPE 2 FENCE



NOTE:
THESE PLANS ARE FOR REFERENCE FOR THE REVISIONS TO THE HOUSE LOCATION AND TO SHOW THE PROPOSED FENCE BETWEEN THE HOUSE AND GARAGE AND FOUNDATION SCREENING ON THE ANGOLA AND NORTH MILL STREET SIDES.

NOTE:
FENCE BETWEEN HOUSE AND GARAGE TO BE 36" TYPE 2, PAINTED WHITE.

NOTE:
REVISIONS TO THE LANDSCAPE APPLICATION TO FOLLOW AND TRACK WITH THE LANDSCAPE APPLICATION FOR 12 ANGOLA STREET.

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

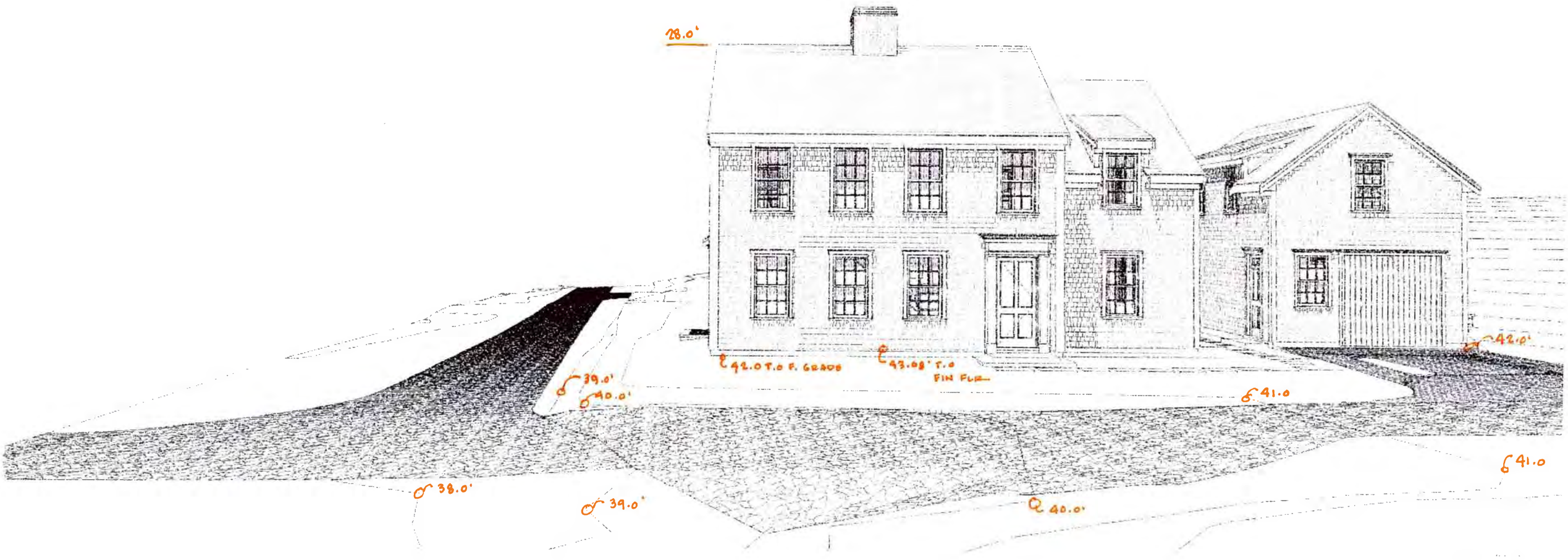
NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

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





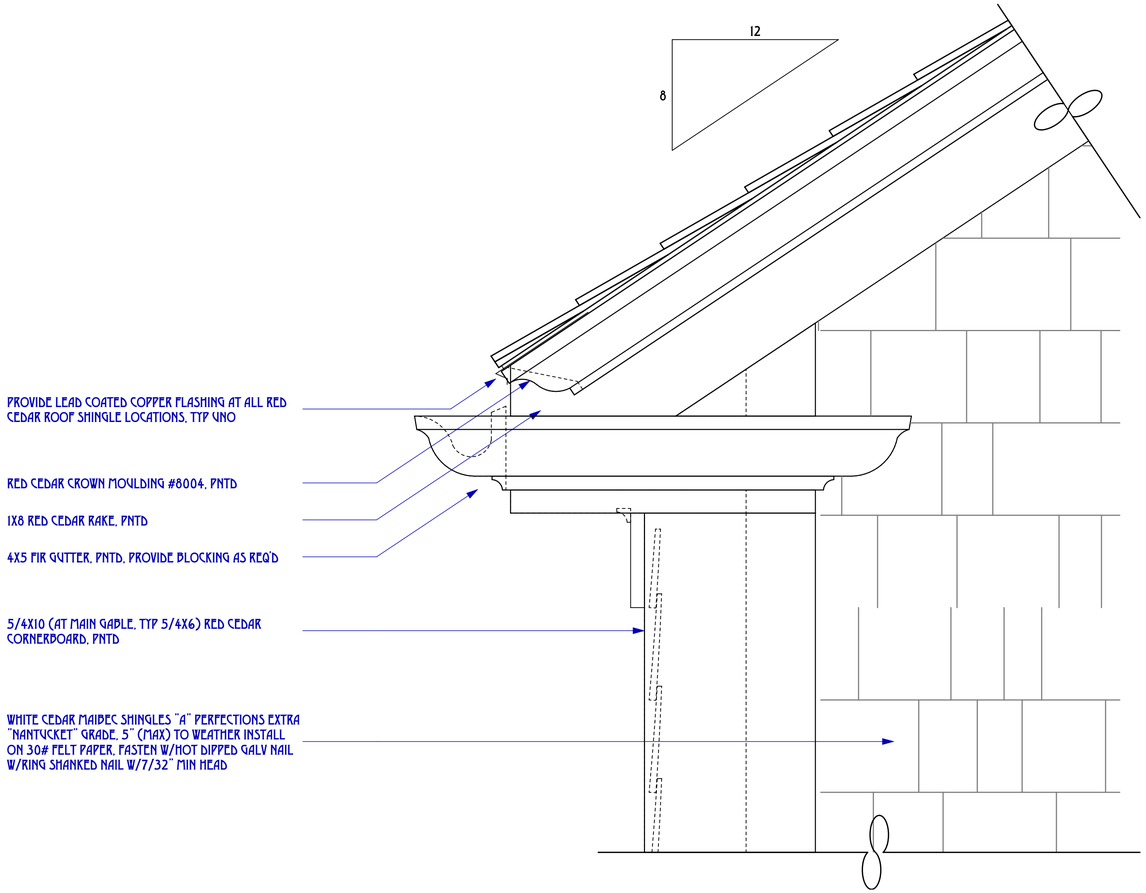




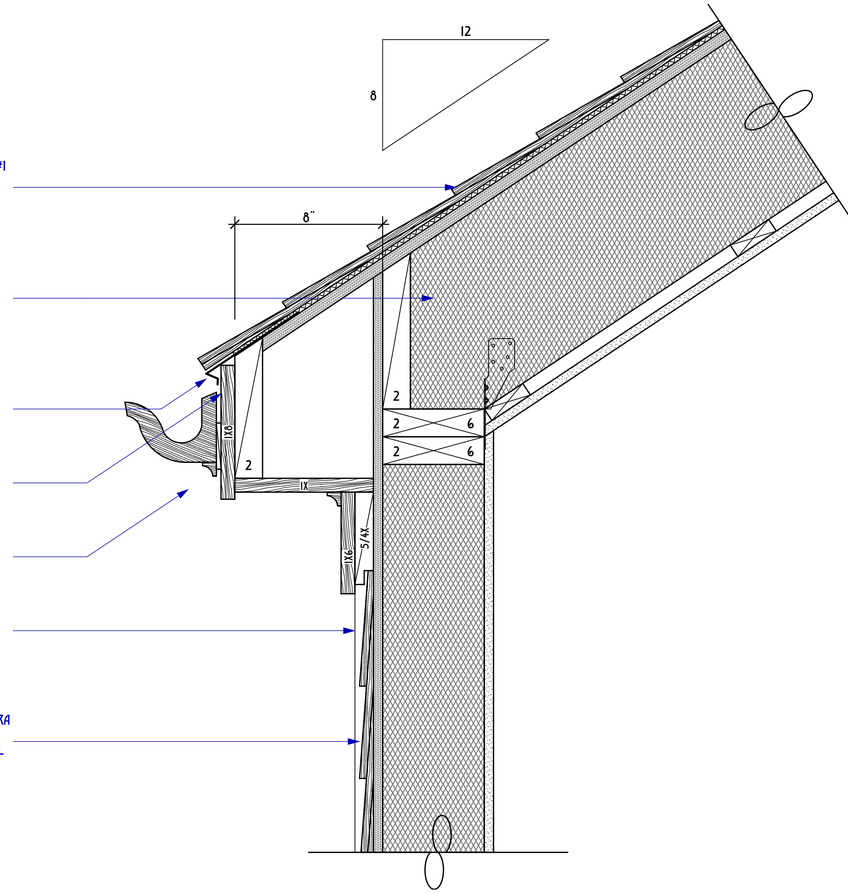

NEW MILL ST



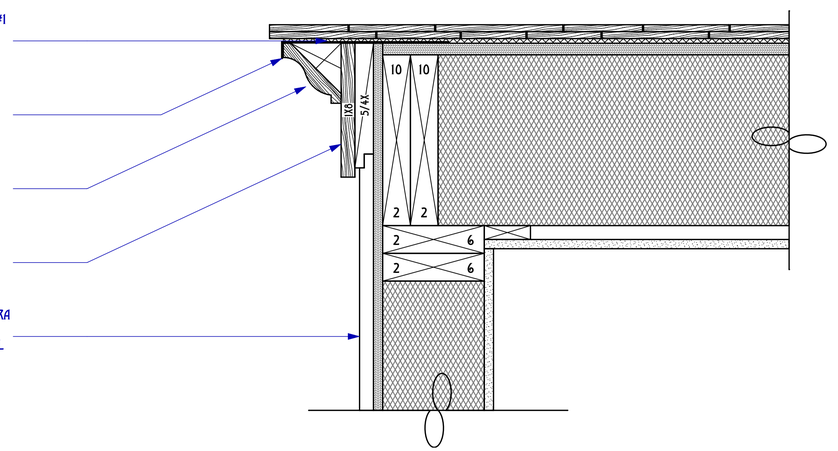
PLOTLOG: TOPHAM'S PLOT, FINAL LOCAL: PLOTLOG BASE FOR ARCHIVED 24/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST PLOT 5



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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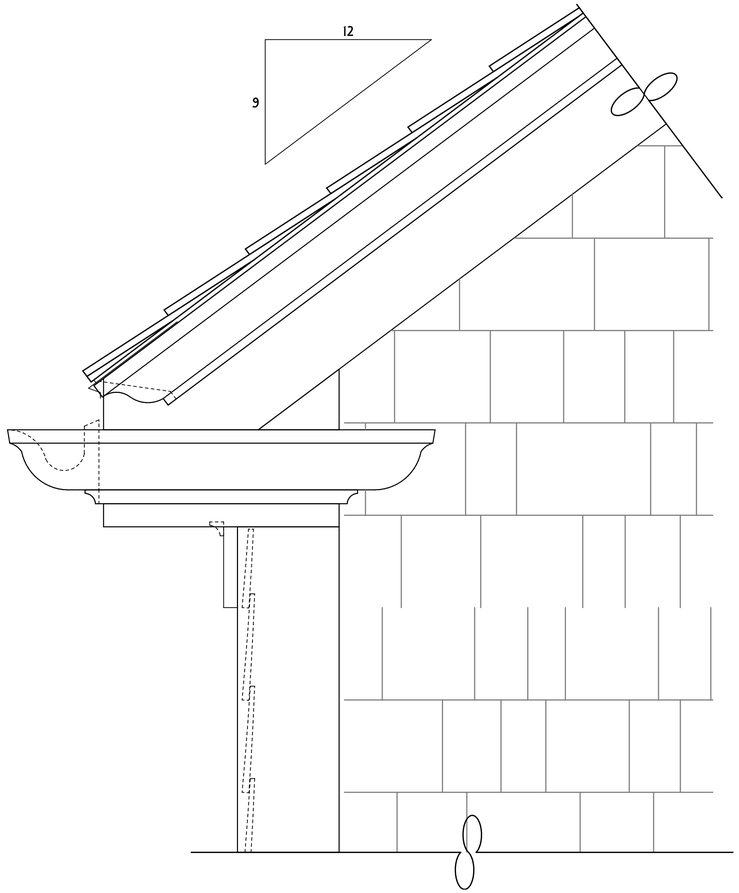
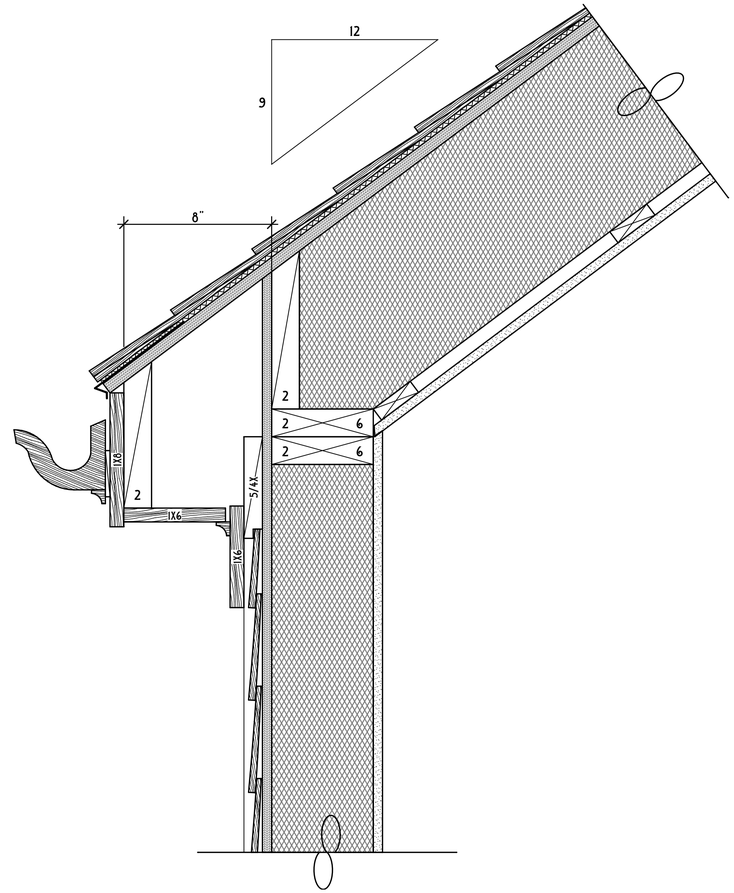
A.4.1

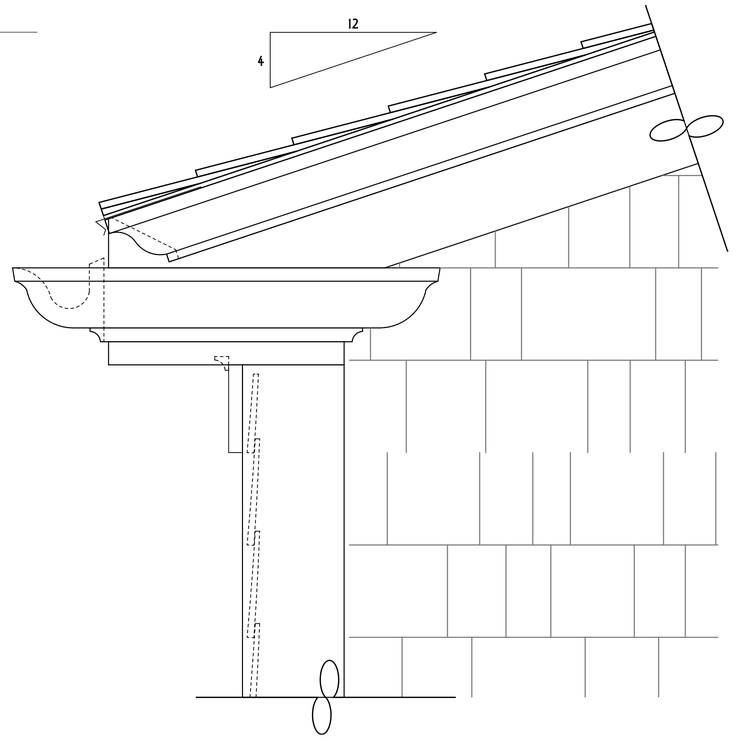
PATH:C:\USERS\TOPHAM\DESIGN\NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN, LOCAL: PATH:C:\USERS\TOPHAM\DESIGN\NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN, DATE:5/6/2024



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

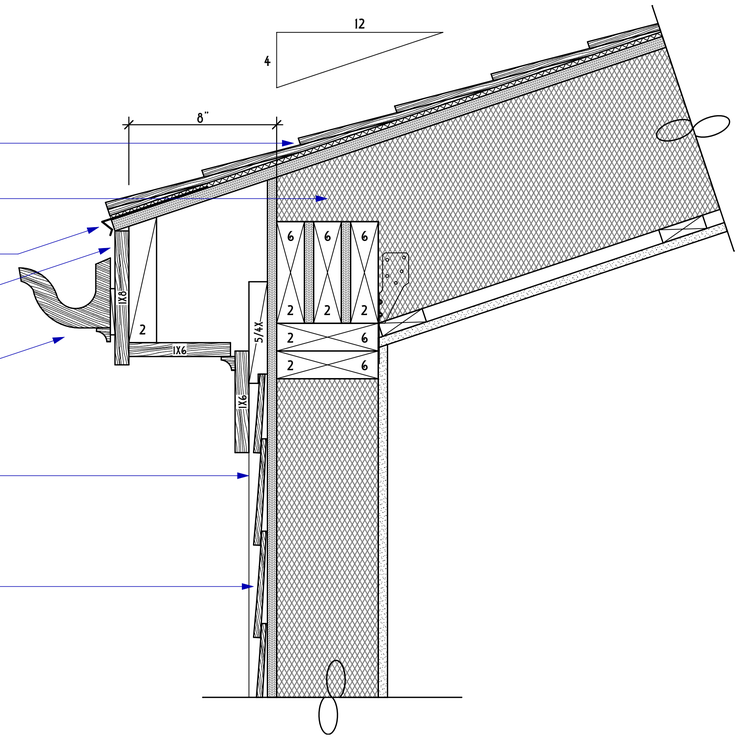
PROVIDE LEAD COATED COPPER FLASHING AT ALL RED CEDAR ROOF SHINGLE LOCATIONS, TYP UNO

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
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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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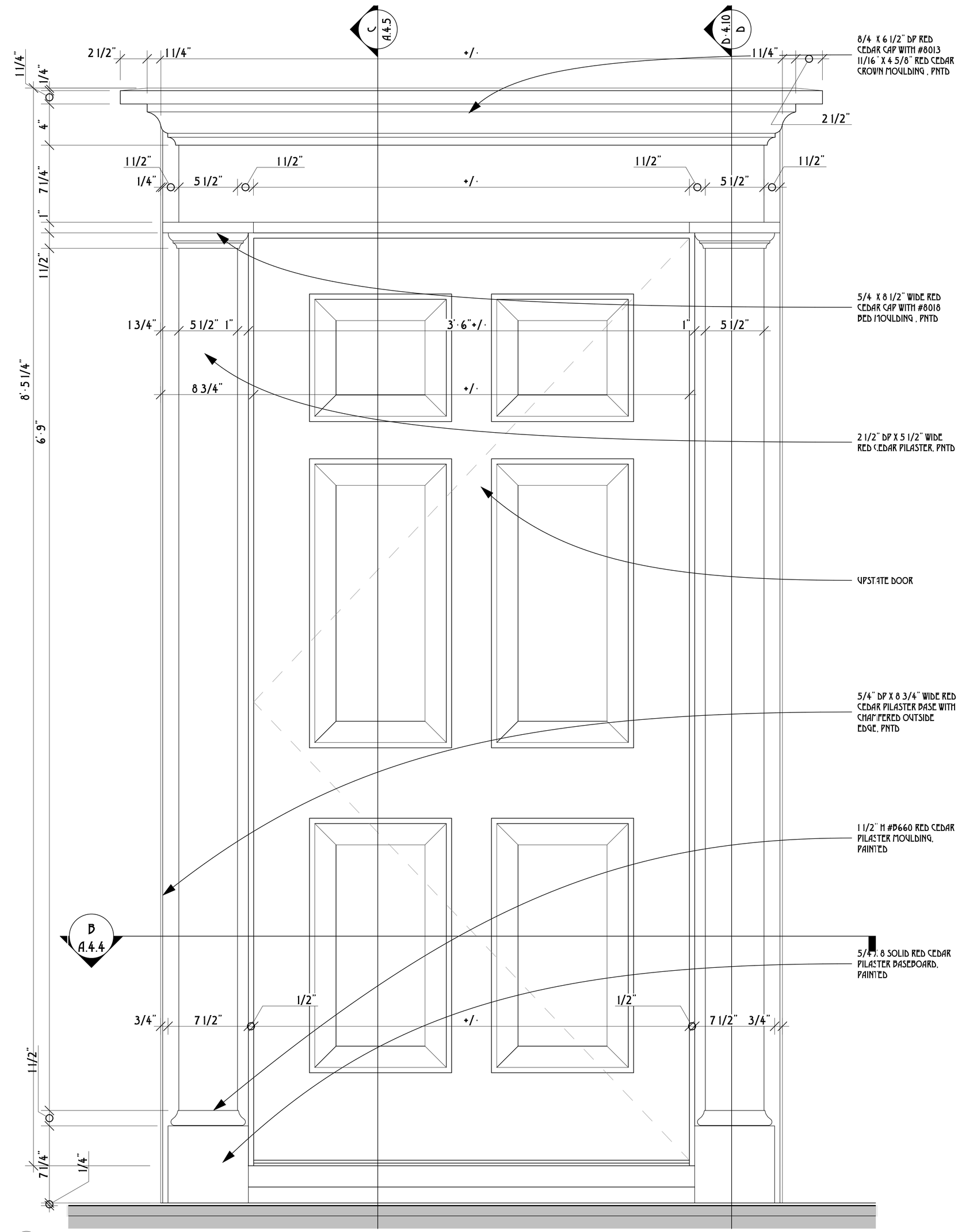

D·4.9 FRONTISPIECE DETAILED ELEVATION · OPTION B
SCALE: 3" = 1'-0"

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
HDC APPROVAL: HDC2023·11·9406 12/19/23 CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
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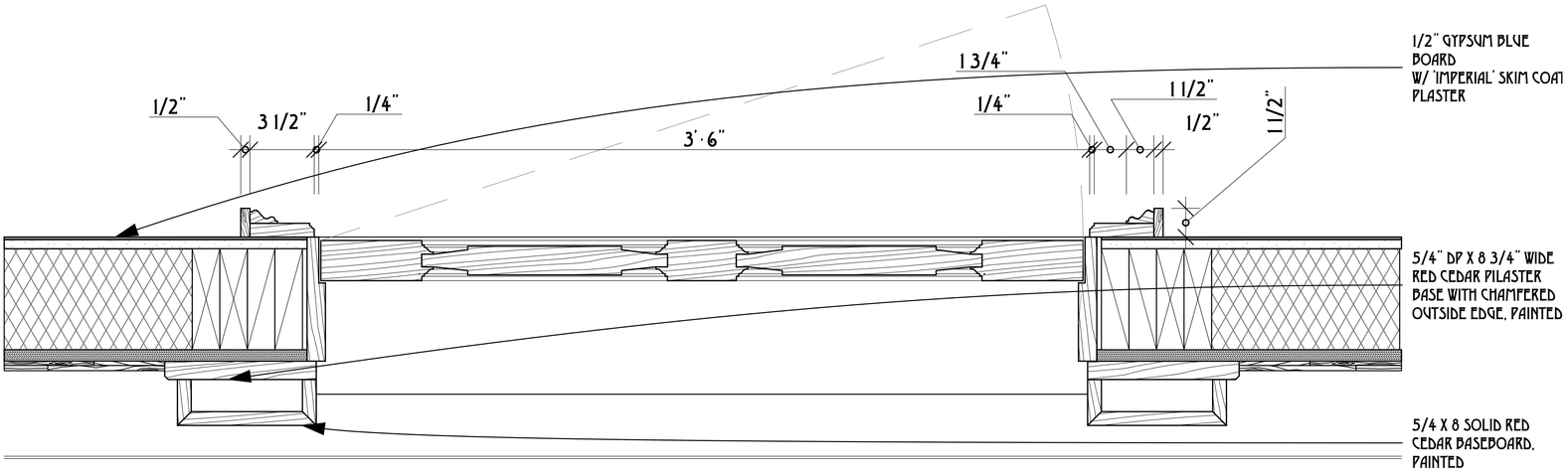
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM



B FRONTISPIECE PILASTER DETAIL · PLAN
SCALE: 3" = 1'-0"

FRONTISPIECE CROSS SECTION PLAN

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11-9406 12/19/23 CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

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

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING: HISTORIC ROH ALLOWABLE G.C.: 40%

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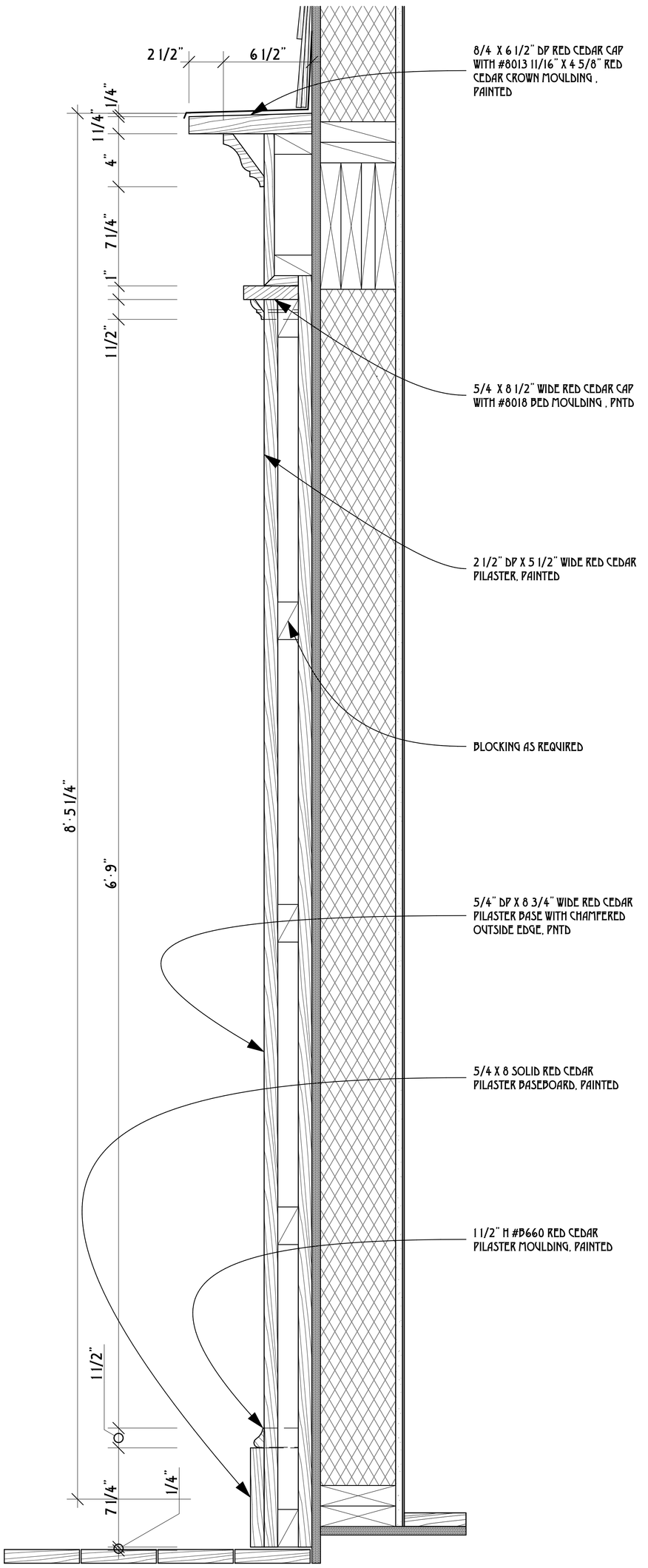
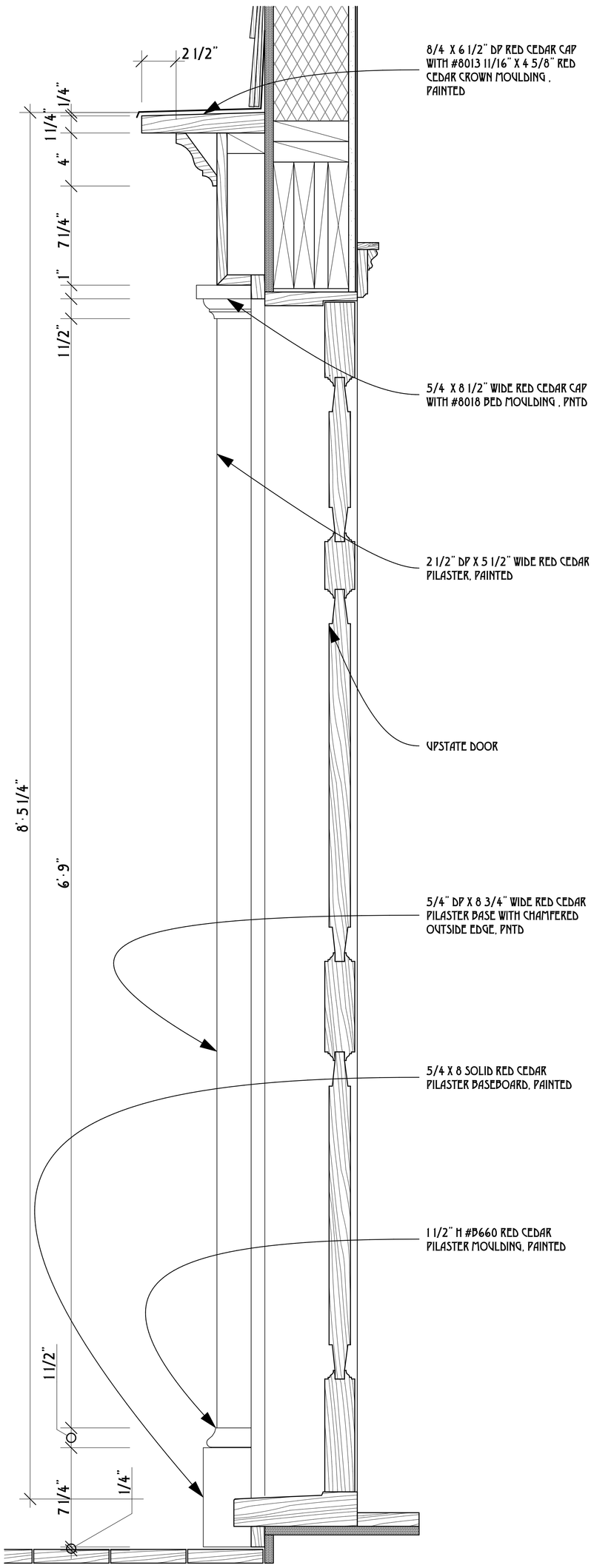
A.4.4



D FRONTISPIECE SECTION DETAIL
SCALE: 3" = 1'-0"



C FRONTISPIECE SECTION DETAIL
SCALE: 3" = 1'-0"

A.4.5

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - HDC STAMPING
9/24/24

PROJECT NO:2021-14

ZONING: HISTORIC ROH ALLOWABLE G.C. 40%
PROP NO: 55.44 PROP NO. 76

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FRONTISPIECE SECTION/DETAILS

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11-9406 12/19/23 CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

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

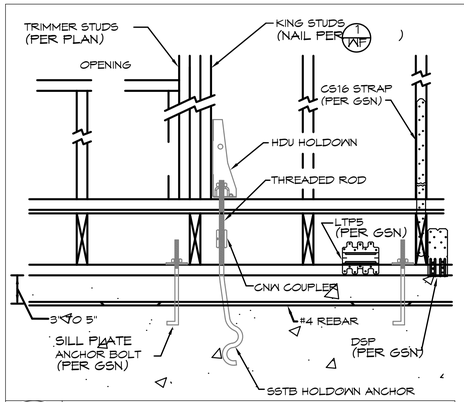
PROJECT ADDRESS:
8 North Mill Street
Nantucket, MA.
02554

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

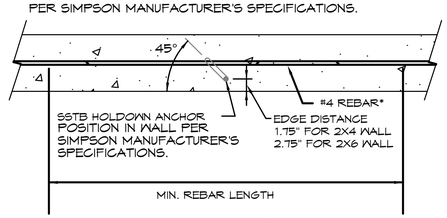
1279 MILLSTONE RD.
BREWSTER, MA 02631
(774) 353-2144

JOB#: xx-xxx	SHEET:
DATE: 00-00-2017	GSN-1.0
SCALE: NONE	



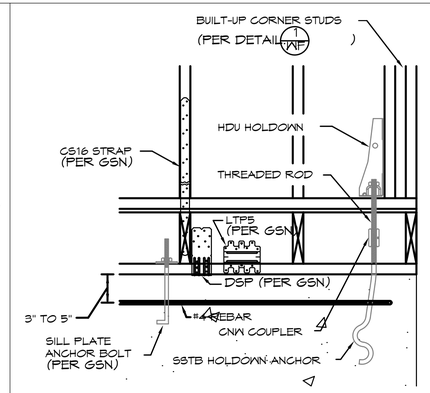
MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 5/8"	50"
SSTB20	5/8	16 5/8"	58"
SSTB24	5/8	20 5/8"	66"
SSTB28	7/8	24 7/8"	74"
SSTB34	7/8	28 7/8"	82"
SB1x30	1	24"	96"

*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



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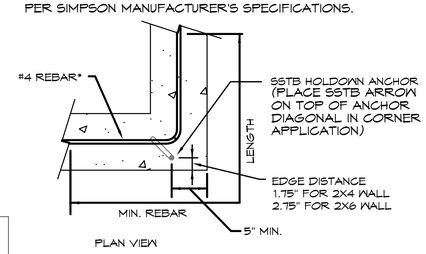
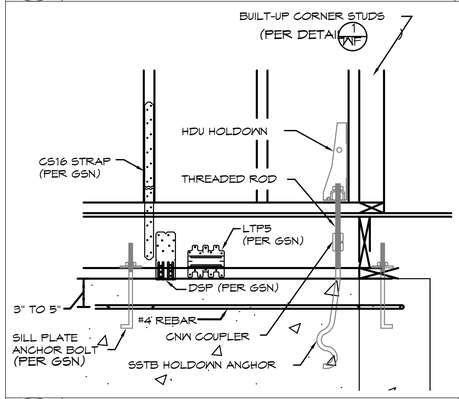
*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW

2 HD — HOLD DOWN AT EXTERIOR BUILDING CORNER



MODEL NO	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
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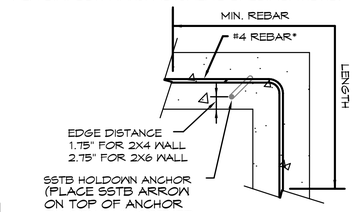
SSTB28	7/8	24 7/8"	74"
SSTB34	7/8	28 7/8"	82"
SB1x30	1	24"	96"

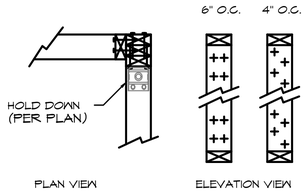
*NOTE : #4 REBAR TO BE CENTERED ON HOLDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL
PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



PLAN VIEW

3 HD — HOLD DOWN AT INTERIOR BUILDING CORNER

2x4 WALL



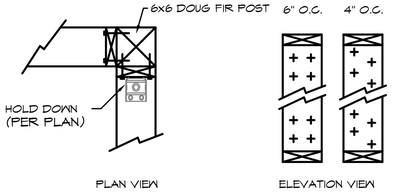
PLAN VIEW ELEVATION VIEW

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



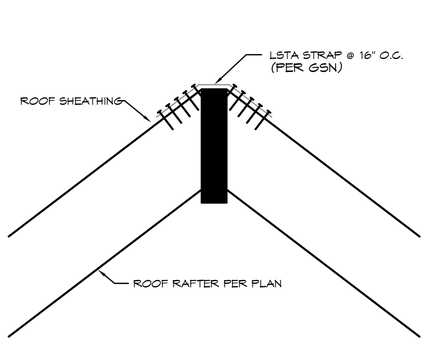
PLAN VIEW ELEVATION VIEW

NOTES :

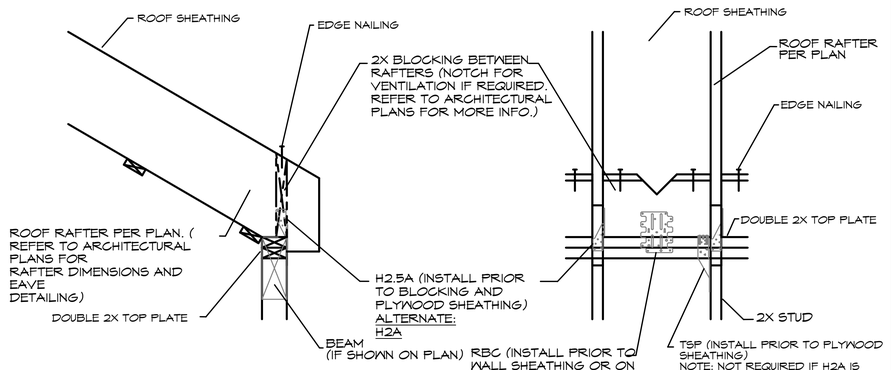
1. ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162"x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.

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.

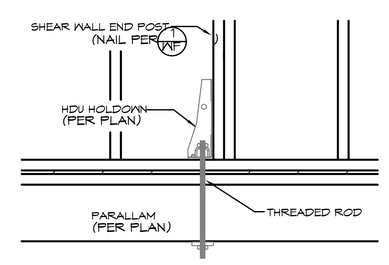
1 WF — BUILT-UP CORNER AT END OF SHEARWALL



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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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
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09/24/2024
STRUCTURAL ONLY

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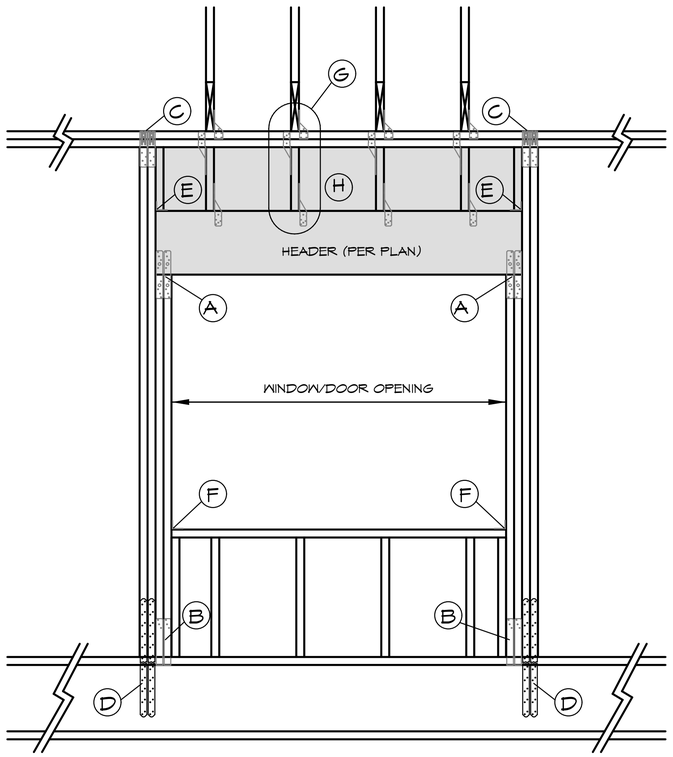


OPTION #1

HEADER SIZE	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4	(1) SSP PER KING	(1) CS 16 - (6) 8D NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	(1) A23	(1) A23	(1) H8 TOP/BOTTOM OF EACH CRIPPLE STUD *NOTE : FOR HEADERS LOCATED DIRECTLY BELOW DOUBLE TOP PLATES, STRAP HEADER TO TOP PLATES WITH (1) CS 16 PER 16" WITH (4) 8D NAILS EACH END OF STRAP. BEND STRAP OVER TOP PLATES AS REQUIRED. ALTERNATE: ATTACH EACH RAFTER TO HEADER WITH (1) H8.	SEE HIGHLIGHTED HEADER *NOTE : STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" O.C. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEARED.
L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4	(1) SSP PER KING		(1) A23	(2) A23		
L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4	(1) SSP PER KING		(1) A23	(2) A23		
L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SPH6	(1) SSP PER KING		(1) A23	(2) A23		
L= 10'-1" TO 16'-0"	(2) ST2122	(2) SPH6	(1) SSP PER KING		(1) A23	(2) A23		

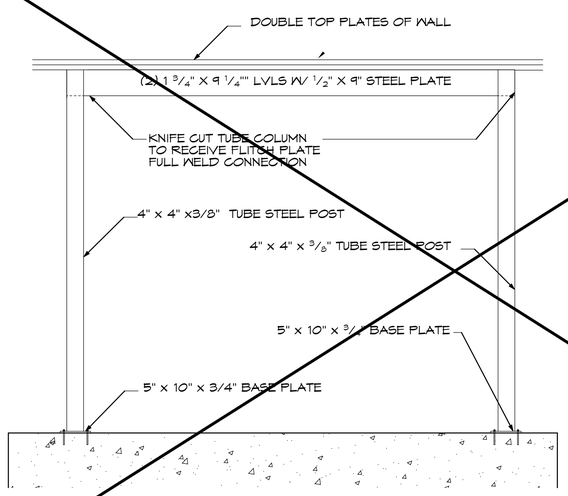
OPTION #2

HEADER SIZE	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
L= 1'-0" TO 4'-0"	(1) - CS 16 W/ (5) 8D EACH END	SEE NOTE '3'	(1) SSP PER KING	(1) CS 16 - (6) 8D NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	(1) A23	(1) A23	(1) H8 TOP/BOTTOM OF EACH CRIPPLE STUD *NOTE : FOR HEADERS LOCATED DIRECTLY BELOW DOUBLE TOP PLATES, STRAP HEADER TO TOP PLATES WITH (1) CS 16 PER 16" WITH (4) 8D NAILS EACH END OF STRAP. BEND STRAP OVER TOP PLATES AS REQUIRED. ALTERNATE : ATTACH EACH RAFTER TO HEADER WITH (1) H8.	SEE HIGHLIGHTED HEADER *NOTE : STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" O.C. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEADER.
L= 4'-1" TO 6'-0"	(2) - CS 16 W/ (5) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23		
L= 6'-1" TO 8'-0"	(2) - CS 16 W/ (6) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23		
L= 8'-1" TO 10'-0"	(2) - CS 16 W/ (8) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23		
L= 10'-1" TO 16'-0"	(2) ST2122		(1) SSP PER KING		(1) A23	(2) A23		

*NOTES :

1. HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER.
2. CONNECTORS SPECIFIED ABOVE SHALL BE ATTACHED DIRECTLY TO 2X FRAMING MEMBERS.
3. NAIL FULL HEIGHT JACK STUDS TO KING STUDS WITH (2)-16D NAILS PER 6" O.C. (JACK STUD TO SOLE PLATE STRAP NOT REQUIRED)
4. STRAP NOT REQUIRED WHERE SHEARWALL HOLDDOWN IS ADJACENT TO OPENING.
5. DETAIL FOR WINDOW AND DOOR FRAMING ONLY. OTHER STRAPS AND TIES NOT SHOWN FOR CLARITY.

3 WF — FRAMING AT WINDOW AND DOOR OPENINGS



CONSTRUCTION NOTES:

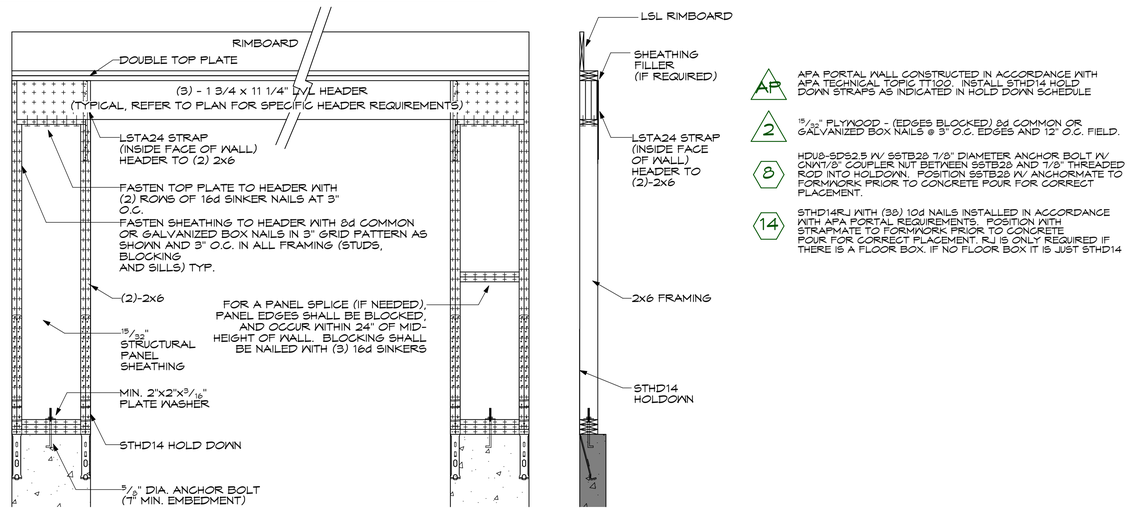
1) WELD BASE PLATES TO VERTICAL TUBE STEEL POSTS. POSTS TO BE ATTACHED TO CONCRETE FOUNDATION WITH (4) 5/8" THREADED ROD WITH SIMPSON SET EPOXY WITH 10" MIN. EMBEDMENT.

2) FLITCH PLATE BEAM TO BE CONNECTED VIA KNIFE CUT INTO TUBE STEEL COLUMN. FULL WELD KNIFE CONNECTION.

3) CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

4) ADJACENT SHEAR WALLS CAN BE CONNECTED TO TUBE COLUMNS TO ACT AS HOLD DOWNS. USE SELF TAPPING SCREWS TO ATTACH WALL STUD END TO STEEL TUBE (2) EA. PER 6" ON CENTER

1 MF — STEEL MOMENT FRAME (NOT TO SCALE)



2 MF — APA PORTAL WALL DETAIL

STRUCTURAL DETAILS 2

PROJECT:

TOPHAM DESIGN, llc - SARKISIAN RESIDENCE

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-1.2
SCALE: NONE	

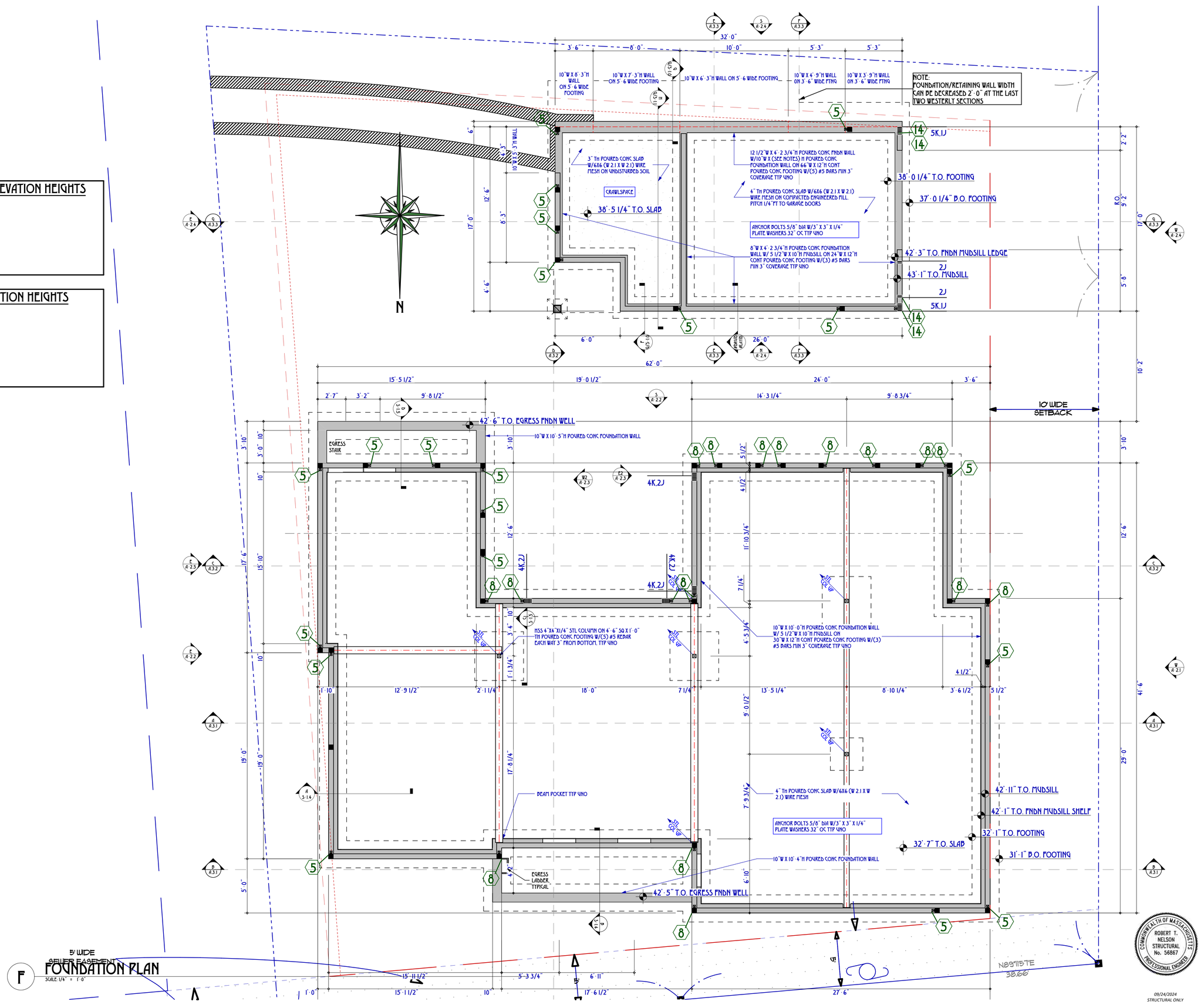
BOTTOMS TOPMOST PLAT TIMELOCAL BOTTOMS BASIC FOR ARCHIVED N/SARKISIAN 8 NORTH TELL ST/SARKISIAN 8 NORTH TELL ST.PLOT.DWG

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2ND FLR PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MUDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MUDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64'-6 1/4"+/- T.O. 2ND DWELLING RIDGE
60'-11 1/4"+/- T.O. 2ND FLR DORMER PLATE
57'-3 1/4"+/- T.O. 2ND FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
43'-1"+/- T.O. MUDSILL
42'-3"+/- T.O. FOUNDATION MUDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
36'-5 1/4"+/- T.O. CRAWLSPACE SLAB
36'-0 1/4"+/- T.O. FOOTING
37'-0 1/4"+/- B.O. FOOTING



F FOUNDATION PLAN

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

09/24/2024
STRUCTURAL ONLY

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

FOUNDATION PLAN

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023·11 9406 12/19/23 CERTIFICATE NO.:

BUILDING PERMIT NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE O.C.:40%

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S·1.0

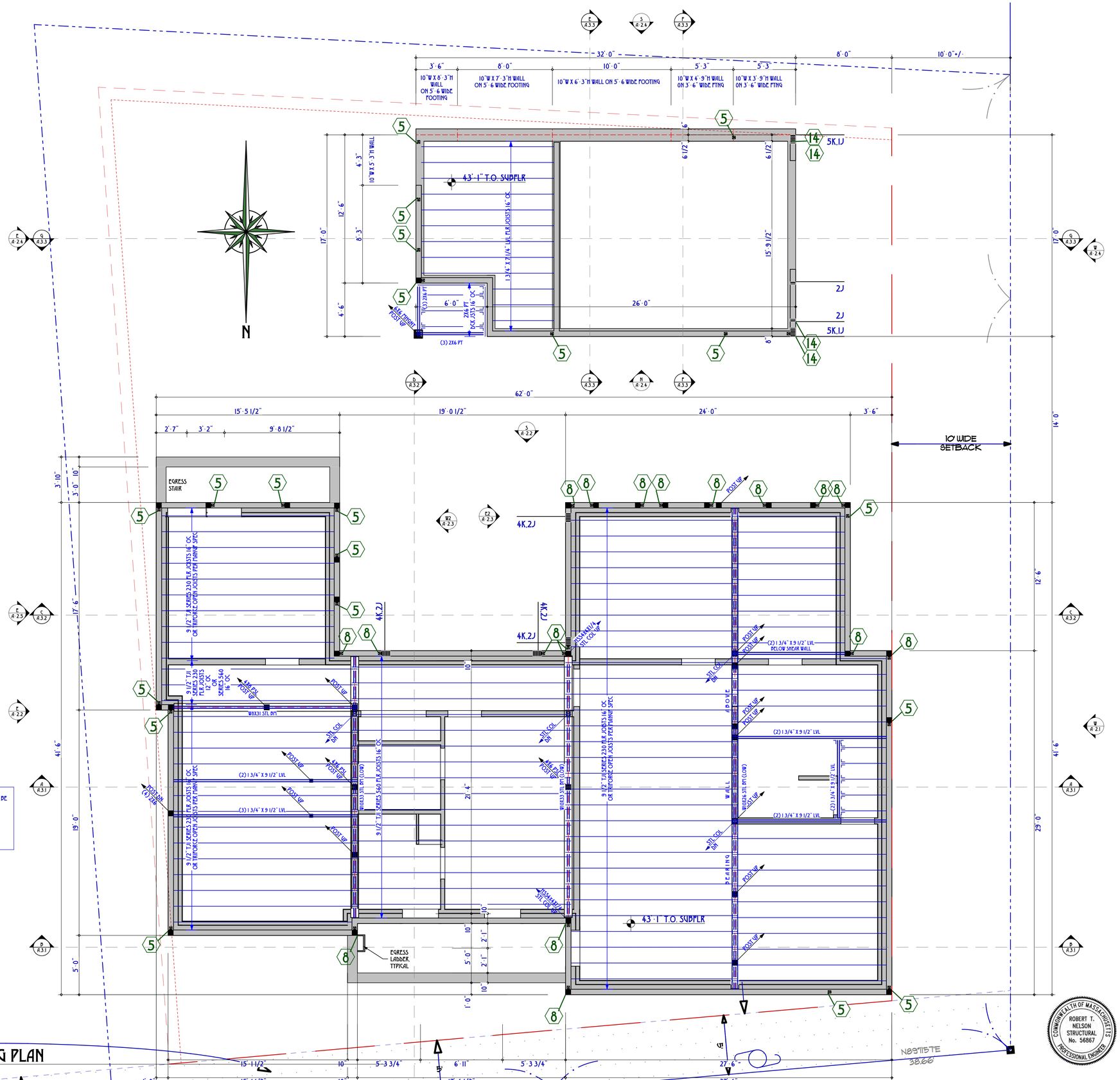
BOTTOM OF TOPMOST FLR. FINISH LOCAL. BOTTOM BASIS FOR ARCHVIEW 36 SARKISIAN 8 NORTH MILL ST\SARKISIAN 8 NORTH MILL ST.PLN3D 3

SARKISIAN MH (MAIN GABLE) ELEVATION HEIGHTS

70'-3"+/- T.O. RIDGE
60'-5"+/- T.O. 2ND FLR PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
42'-11"+/- T.O. MNDSILL
42'-5"+/- T.O. FOUNDATION EGRESS WELL
42'-2"+/- T.O. NEW GRADE
42'-1"+/- T.O. FOUNDATION MNDSILL SHELF
32'-7"+/- T.O. SLAB
32'-1"+/- T.O. FOOTING
31'-1"+/- B.O. FOOTING

SARKISIAN 2ND DWELLING ELEVATION HEIGHTS

64'-6 1/4"+/- T.O. 2ND DWELLING RIDGE
60'-11 1/4"+/- T.O. 2ND FLR DORMER PLATE
57'-3 1/4"+/- T.O. 2ND FLR KNEEWALL PLATE
52'-9 1/4"+/- T.O. 2ND FLR SUBFLR
51'-11"+/- T.O. PLATE
43'-1"+/- T.O. SUBFLR
43'-1"+/- T.O. MNDSILL
42'-3"+/- T.O. FOUNDATION MNDSILL LEDGE
42'-2"+/- T.O. NEW GRADE
36'-5 1/4"+/- T.O. CRAWLSPACE SLAB
36'-0 1/4"+/- T.O. FOOTING
37'-0 1/4"+/- B.O. FOOTING



FIRST FLOOR FRAMING NOTES:
1. AT WINDOW AND DOOR OPENINGS IN FOUNDATION WALL, RIMBOARD TO BE CONTINUOUS OVER OPENING.
2. PROVIDE SQUASH BLOCKS IN THE FLOOR BOX BELOW POSTS, TYP.
3. WHERE REQUIRED, 9 1/2" TJI SERIES 230 I-JOISTS TO HAVE SIMPSON HUS2 37/9.5 HANGERS.
4. PROVIDE (2) DAYS OF TJI, LVL OR LSL BLOCKING @4'-0" O.C. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALL, TYP.
5. AT STEEL COLUMNS, PROVIDE PLI/2X DEAM WIDTH X 12" CAP PLATE.

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

TOPHAM DESIGN, LLC
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MARK	DATE	DESCRIPTION
	/ /	

FIRST FLOOR FRAMING PLAN

BUILDING PERMIT NO.:
CERTIFICATE NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023·11·9406 12/19/23

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

S·1.1

BOTTOMLOAD TOPMOST FILE: ITEMLOCAL: BOTTOMLOAD BASIC FOR AUTOCAD 26/SARKISIAN 8 NORTH MILL ST/SARKISIAN 8 NORTH MILL ST.PLOTTABLE 5

TOPHAM DESIGN, LLC
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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
ZONING : HISTORIC ROH ALLOWABLE O.C.:40%

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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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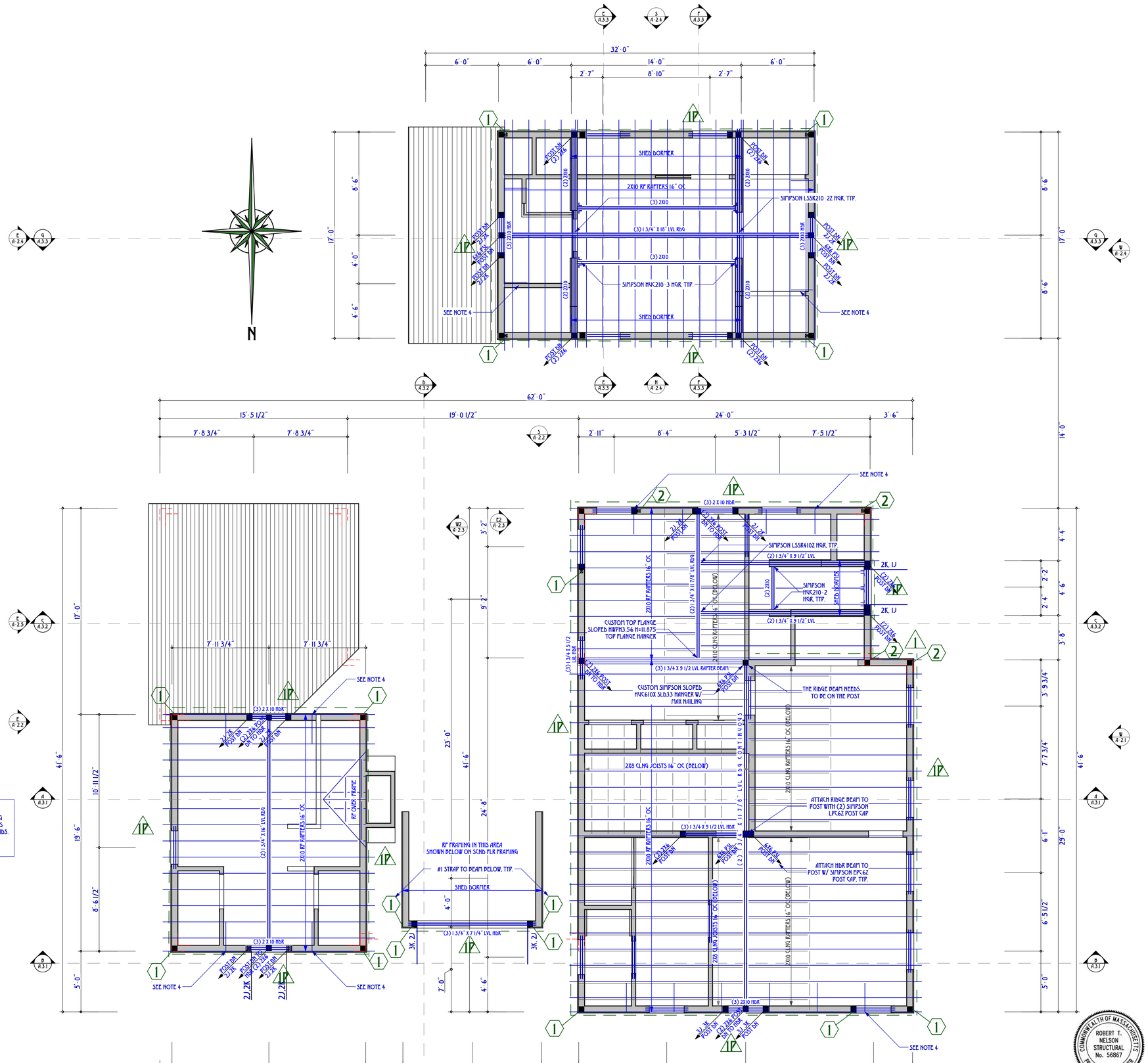
SECOND FLOOR FRAMING NOTES:
1. HEADERS TO BE (3) 2X8, UNLESS NOTED OTHERWISE ON PLAN.
2. WINDOW AND DOOR JAMBS TO BE (1) 2X6 JACK STUD AND (2) 2X6 KING STUDS UNLESS NOTED OTHERWISE ON PLAN BY #J #K, WHERE #J INDICATES NUMBER OF 2X6 JACK STUDS AND #K INDICATES NUMBER OF 2X6 KING STUDS.
3. PROVIDE SQUASH 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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

MARK	DATE	DESCRIPTION
	/ /	

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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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
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PROFESSIONAL ENGINEER

09/24/2024
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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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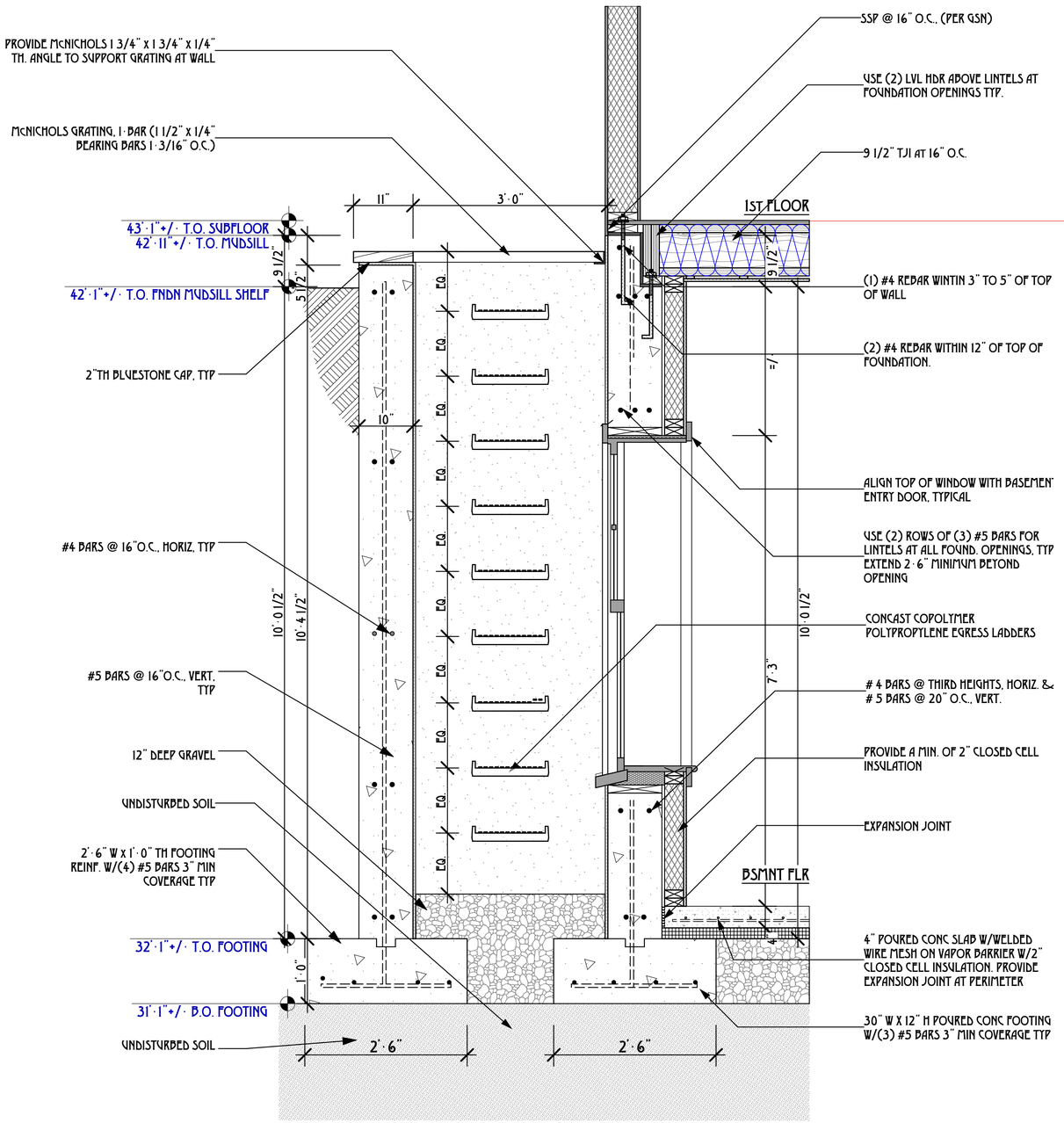
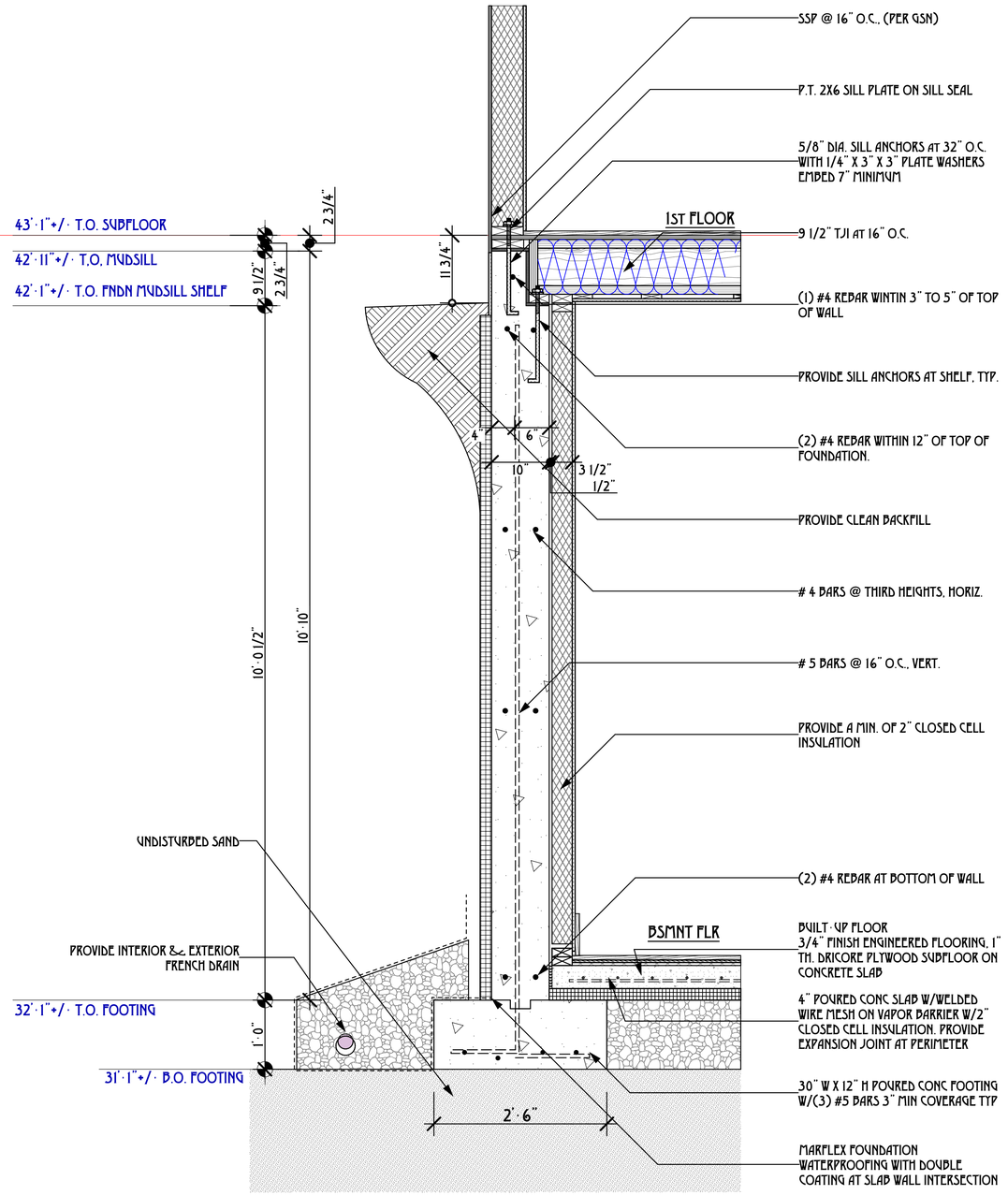


B D-1.2 FOUNDATION WALL AT WINDOW WELL
SCALE: 1" = 1'-0"



A D-1.1 A FOUNDATION WALL DETAIL - TYPICAL
SCALE: 1" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554,
TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

FOUNDATION WALL / STRUCTURAL DETAILS

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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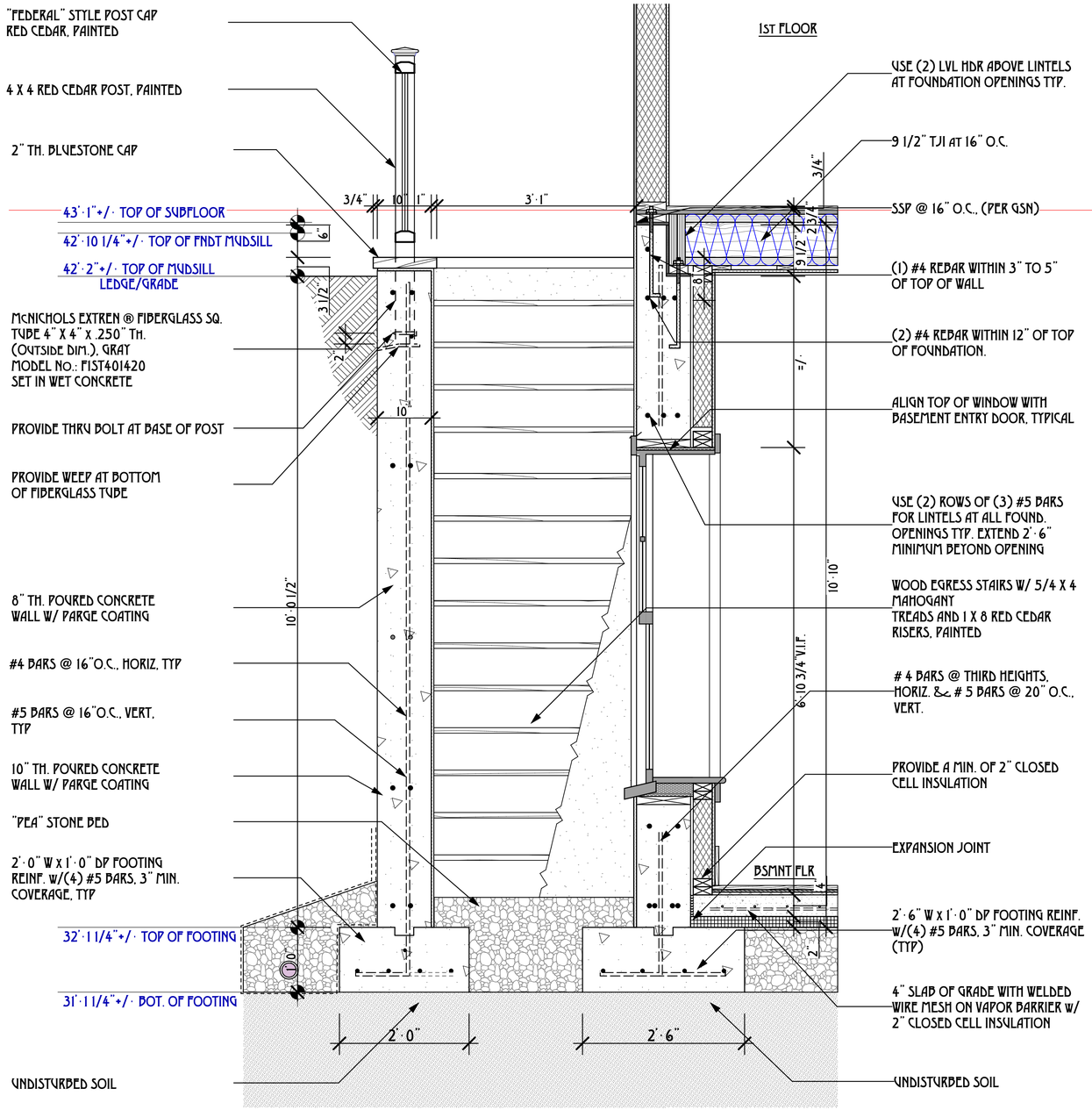
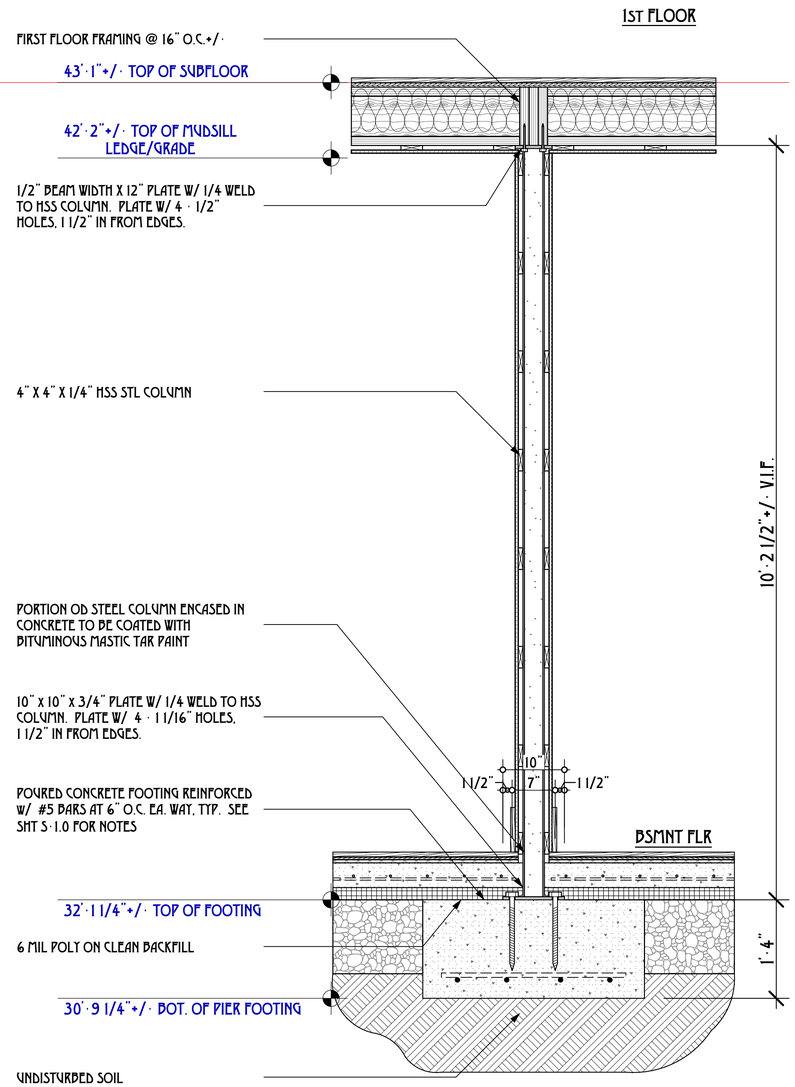
S-1.4

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
STRUCTURAL
No. 56867
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL ENGINEER

09/24/2024
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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
	/ /	

FOUNDATION WALL / STRUCTURAL DETAILS

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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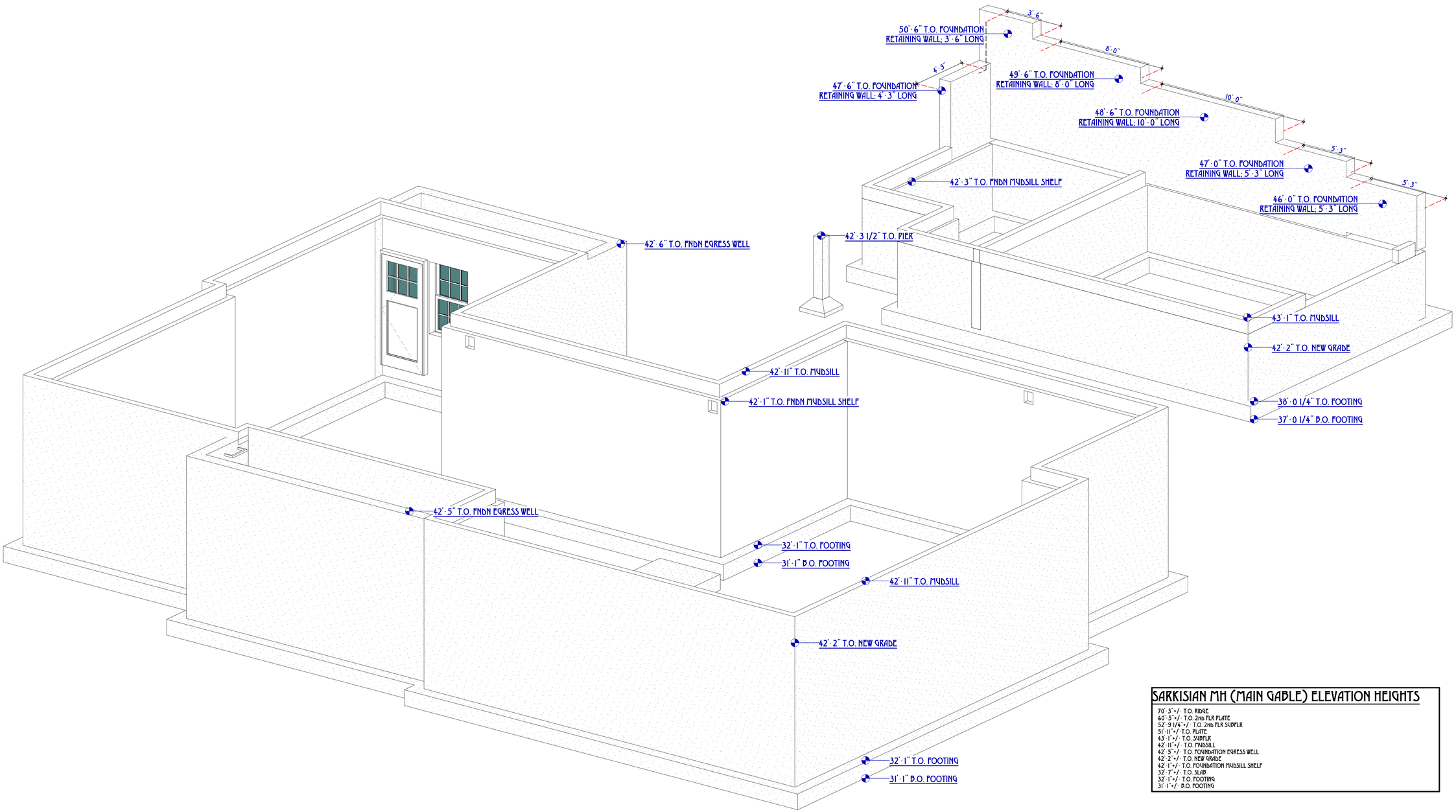
S · 1.5

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

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

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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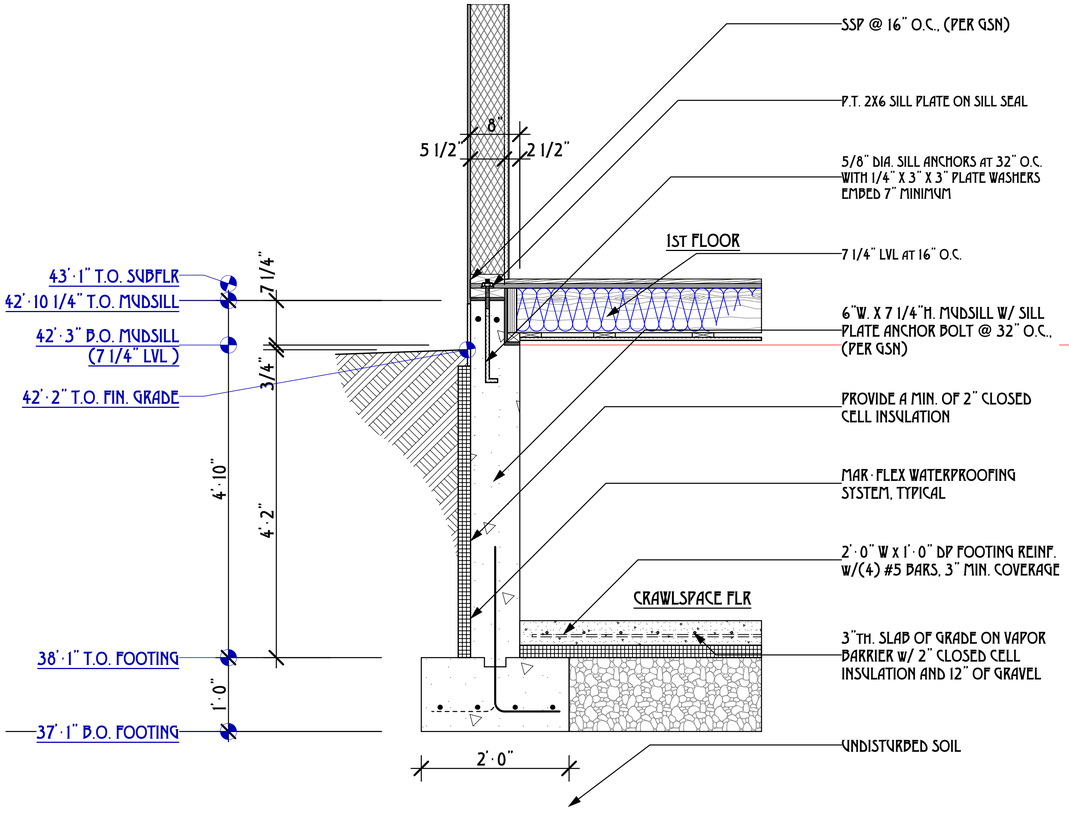
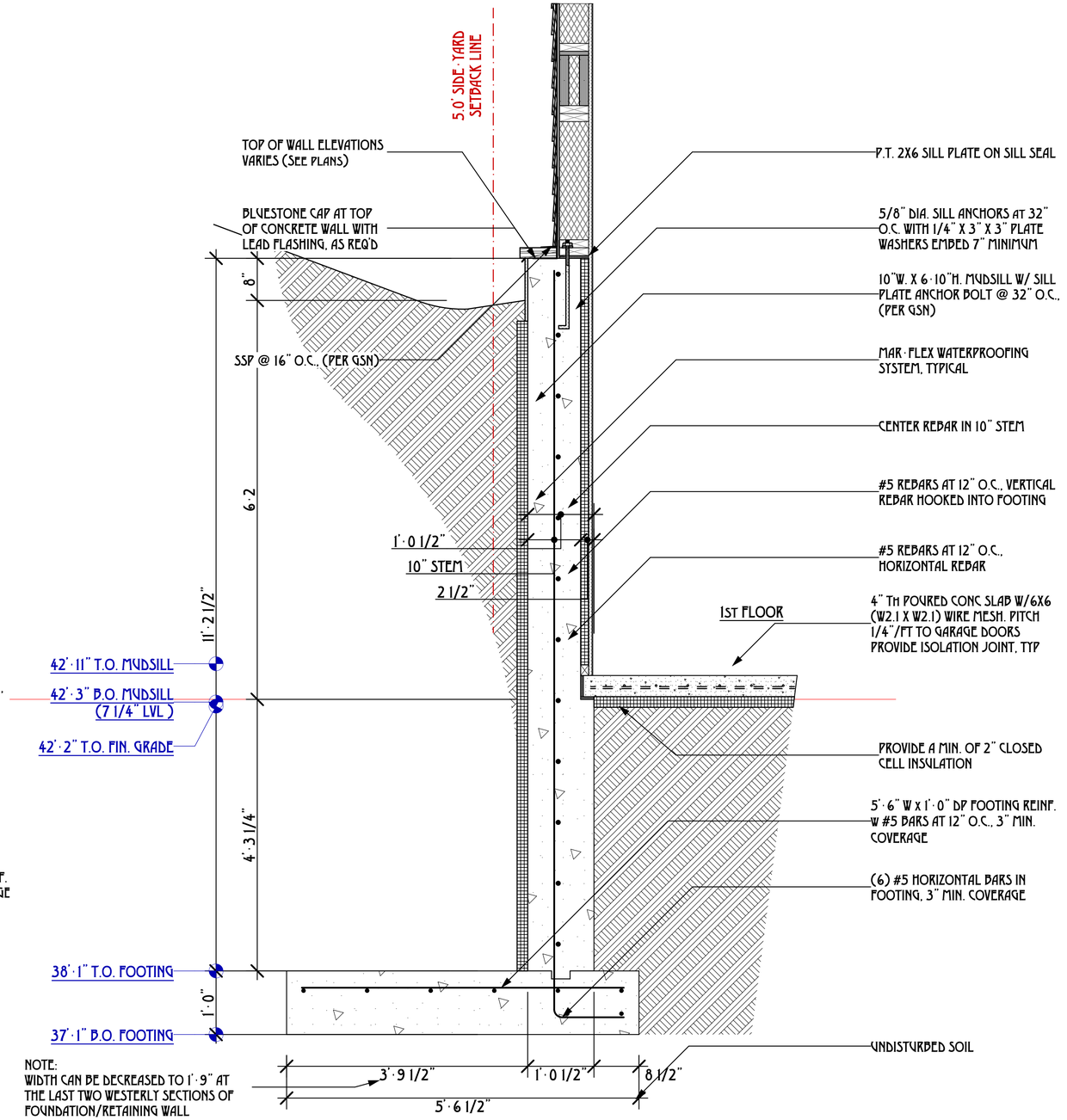
S·1.6

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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TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

FOUNDATION WALL / STRUCTURAL DETAILS

BUILDING PERMIT NO:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55 4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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G/S-1.0

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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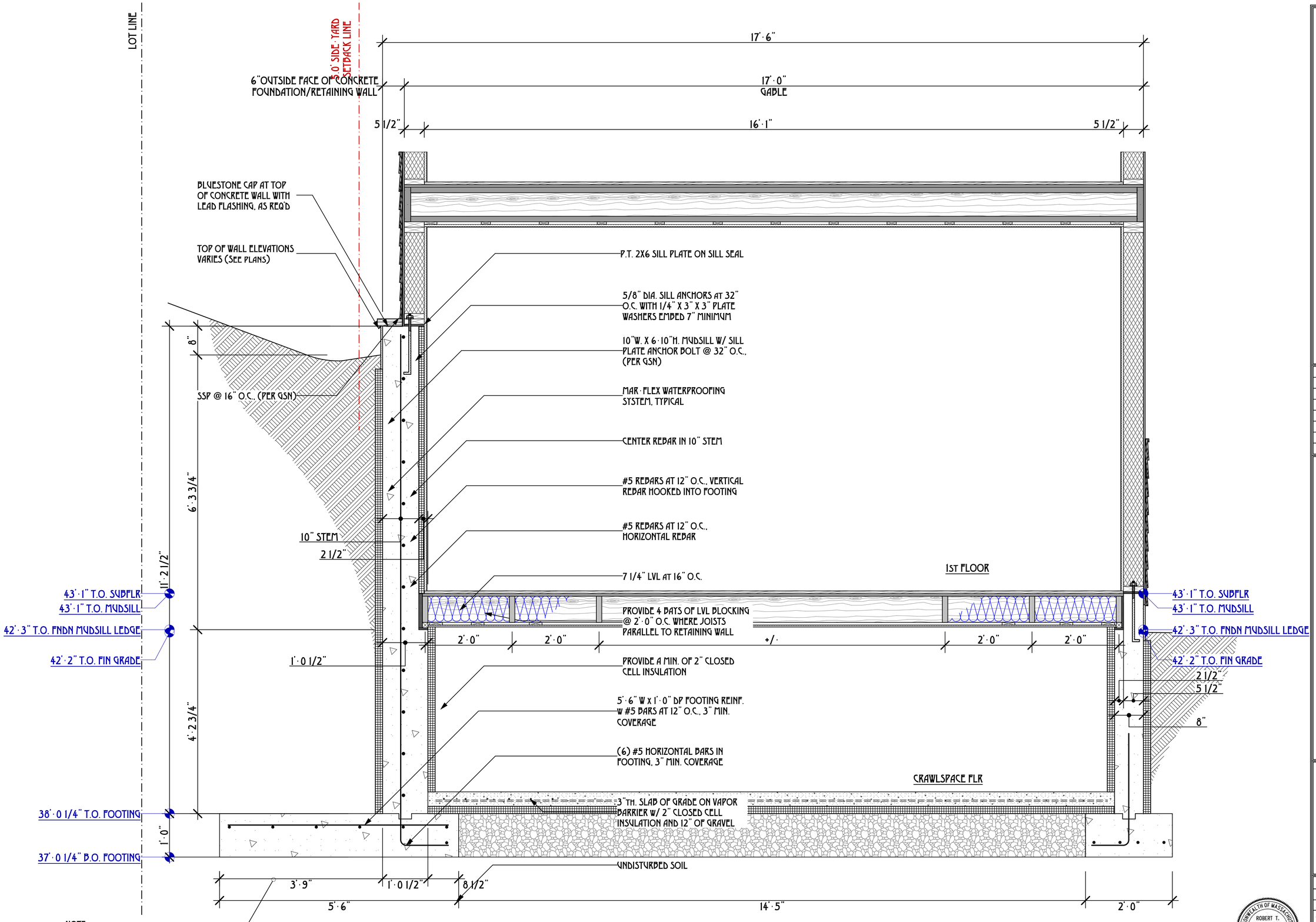

NOTE:
WIDTH CAN BE DECREASED TO 1'-9" AT THE LAST TWO WESTERLY SECTIONS OF FOUNDATION/RETAINING WALL

H GD-1.8 GARAGE CRAWLPSPACE FOUNDATION/RETAINING WALL CROSS SECTION THRU GARAGE
SCALE: 1" = 1'-0"

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CROSS SECTION THRU GARAGE 1" = 1'

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11-9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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G/S-1.1

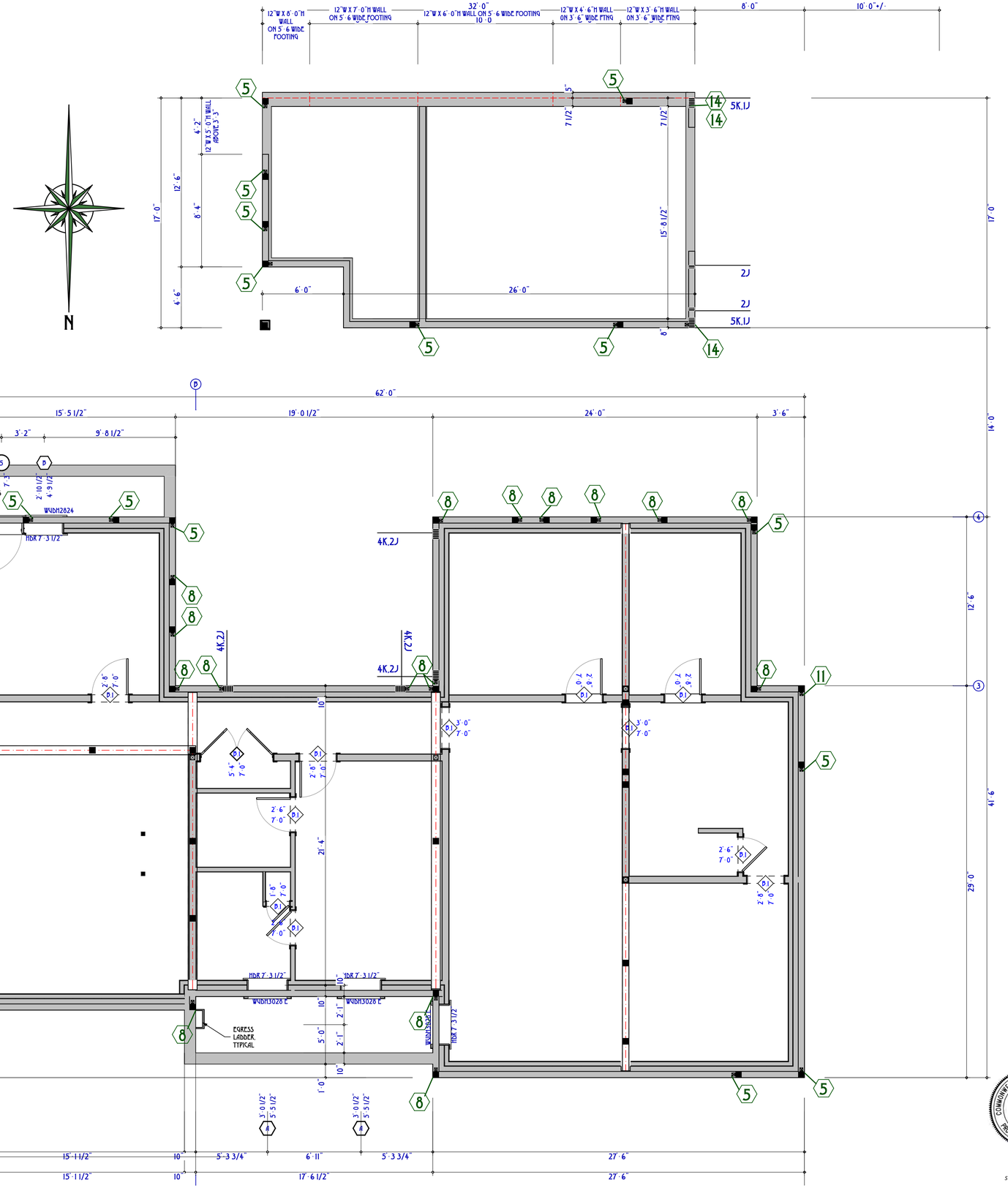
BOTTOMS TOPMOST PLAT: MAP/LOCAL: BOTTOMS BASE FOR ARCHIVED 36"X48"SARKISIAN 8 NORTH MILL ST//SARKISIAN 8 NORTH MILL ST PLOT# 5

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



F FOUNDATION HOLD-DOWN PLAN

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

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	/ /	

FOUNDATION FLOOR HOLD-DOWN PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023-11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT - MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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COMMONWEALTH OF MASSACHUSETTS
ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
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SW·1.0

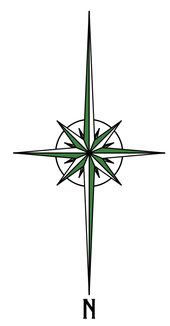
BOTTOMS TOPPED TOP FINISHED FLOOR BOTTOMS BASE FOR ARCHED 36" DARKSKIN 8 NORTH TILL 37 DARKSKIN 8 NORTH TILL 37 FLOOR 5

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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MARK	DATE	DESCRIPTION
	/ /	

FIRST FLOOR SHEAR WALL PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023.11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021·14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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PROFESSIONAL ENGINEER

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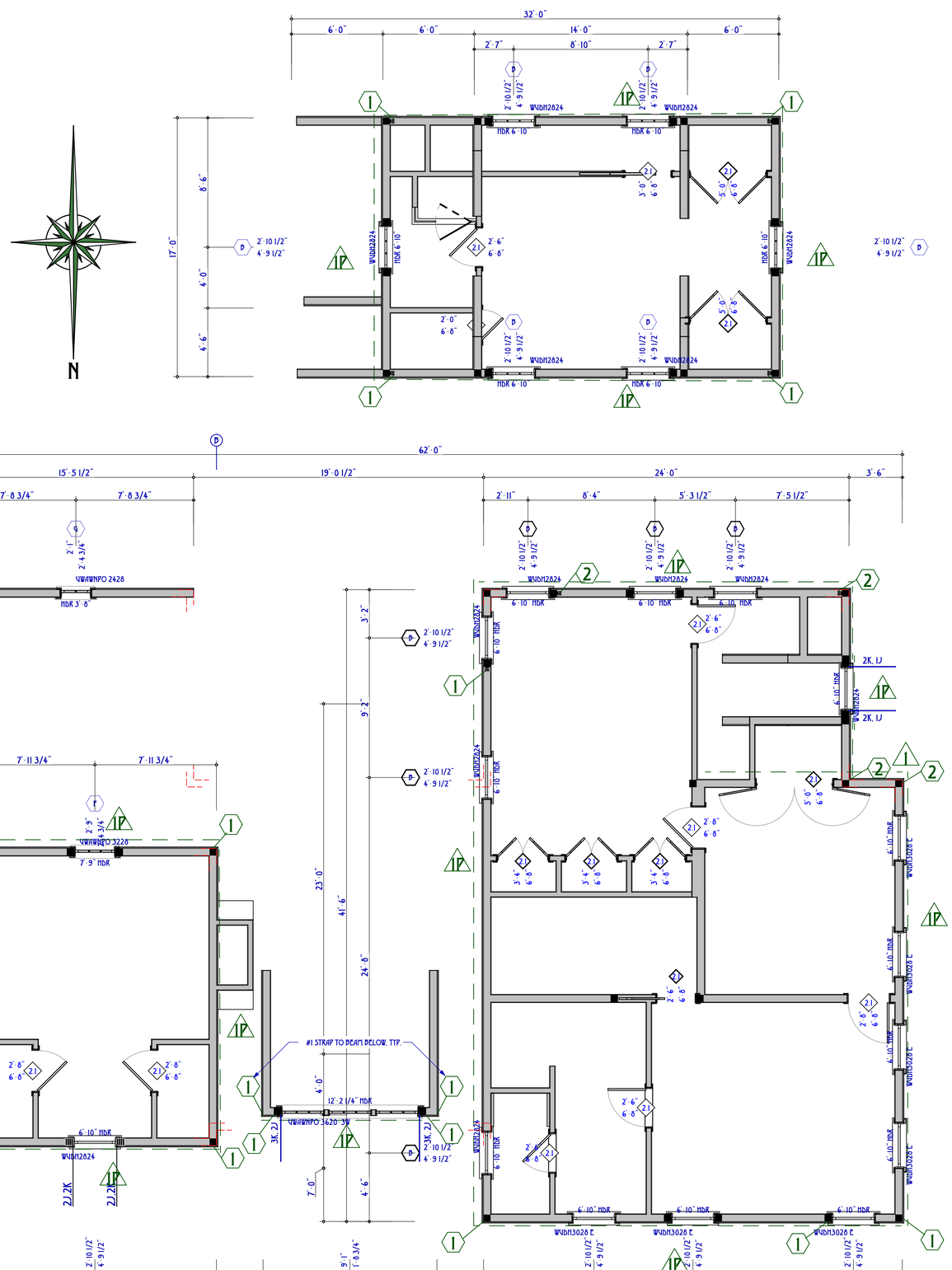
BOTTOMS TOPMOST FOR FINISH LOCAL BOTTOMS BASE FOR ARCHVIS 26 SARKISIAN 8 NORTH TILL 37 SARKISIAN 8 NORTH TILL 37 MORE 5

GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.
2. EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (STUD TO STUD). TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



2 SECOND FLOOR SHEAR WALL PLAN

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

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MARK	DATE	DESCRIPTION
	/ /	

SECOND FLOOR SHEAR WALL PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: HDC2023 11 9406 12/19/23 CERTIFICATE NO.:

SARKISIAN RESIDENCE

8 NORTH MILL STREET
NANTUCKET, MA 02554

BUILDING PERMIT · MEC STAMPING
9/24/24

PROJECT NO:2021-14

MAP NO.:55.4.4 MAP NO.: 78

ZONING : HISTORIC ROH ALLOWABLE G.C.:40%

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ROBERT T. NELSON
STRUCTURAL
No. 56867
PROFESSIONAL ENGINEER

09/24/2024
STRUCTURAL ONLY

SW · 1.2

CERTIFICATE NO: _____ STAFF (exhibit A) DATE ISSUED: 12/19/23

HDC2023103-8052

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 5544 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 North Mill St

Owner of record: Minas Robert Sarkasian

Mailing Address: 24 Macy Lane Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Rd Nantucket, Ma 02554

Contact Phone #: 508.335.5890 E-mail: brenda@tophamdesign.com

FOR OFFICE USE ONLY

Date application received: 11/6/23 Fee Paid: $ 623.70 442

Must be acted on by: 4/4/24 12/31/23 758.60

Extended to: _____

Approved: ✓ Disapproved: _____ over 8%

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions: EXHIBIT A

CORNICE + AXE COUNTERBOARDS TO REMAIN

CORNERS & LOWER ROOF MASS - TRIPLE WINDOWS, CENTER WINDOW CENTERED ON CENTER WINDOW BELOW; WINDOWS MAY BE MODIFIED (AS TO SIZE) TO ACCOMPLISH MODS

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 62' Sq. Footage 1st floor: ~~2588 sf~~ 2082 sf Decks/Patio: Size: ~~20'0"~~ 19'X 12.5" ☑ 1st floor ☐ 2nd floor

Width: ~~35'-4"~~ 41'-6" Sq. Footage 2nd floor: ~~1265 sf~~ 1393 sf Size: ~~[illegible]~~ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 28' 25'-6" 22'6" 28'

Difference between existing grade and proposed finish grade: North ridge ~~[illegible]~~" South ridge ~~[illegible]~~" East Ridge ~~[illegible]~~" West Ridge ~~[illegible]~~"

Height of ridge above final finish grade: North ~~4" to 7"~~ 6" South ~~7'6" to 5'3"~~ East ~~10'-5½"~~ 6" West ~~1'8" to 8"~~ 0'

Additional Remarks IN FILL IN OHD

Historic Name: _____

Original Date: _____

Original Builder: _____

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" - 1'-4" ☐ Block ☐ Block Parged ■ Brick (type) WATERSTRUCK (VENEER) ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 4x4 RED CEDAR w/ PVC

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x8/10 Frieze 1x6

Window Casing 8/4x4 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 5/4x6 8x8

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

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

Doors* (type and material): ■ TDL ☐ SDL Front WOOD / GLASS Rear WOOD / GLASS Side WOOD / GLASS

Garage Door(s): Type [redacted] OVERHEAD Material WOOD / GLASS

Hardscape materials: Driveways PEA STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TO WEATHER

Trim WHITE Sash WHITE Doors ~~WHITE~~ NEWPORT BLUE

Deck TO WEATHER Foundation GREY Fence WHITE Shutters _____

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

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

Date 12/23/23 Signature of owner of record M. Robert Sarkasian Signed under penalties of perjury

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	- Shared a similar situation at their house with a steep hill. - Suggested having the first retaining walls in the back be two and a half to three feet and then letting the rest of the hill remain natural. - Express a preference for a naturalistic approach with grasses or vegetation that grows naturally. - Proposed considering an alternative where the garage doors are present, but the space is not used for parking, allowing for a more gradual and natural cut into the grade with stone steps. - Recommended breaking up the consistency of the retaining wall, even if overhanging plants are present, to achieve a more naturalistic look. - Encouraged exploring options that work with the existing landscape and maintain a rural feel. **Pohl** - Highlighted the HDC's risk-averse nature and the need for tangible evidence rather than taking things on faith. - Suggested being cautious about assumptions related to the visibility of retainage and emphasized the importance of concrete information. - Encouraged considering alternatives and architectural solutions to mitigate the amount of retainage. - Mentioned the possibility of revisiting the issue with more context after the construction progresses. - Acknowledged the challenge of eliminating 100% of retainage but emphasized the goal of mitigation. - Supported the idea of expediting the process by presenting minimized retainage options in the next submission. - Reiterated the importance of providing concrete solutions that address the concerns raised during the discussion.
Motion:	**Motion to hold for revisions and additional information. (Made by: Welch) (01:55:26)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Camp, Thornewill | Certificate #HDC2023 – **09-8496**

APPROVED
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

6. Robert Sarkisian 03-8052	8 North Mill St	MH addition & alterations	55.4.4/78.2	Topham Designs
Voting:	Pohl, Welch, Camp, Coombs, Patten			
Alternates:	Paul, Thornewill			
Recused:	Oliver			
Representative:	Joe Topham			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus,** Preservation Planner - Emphasized the importance of the west and north elevations, which face North Mill and Angola Street, respectively. - Recommended simplicity for the north elevation in the main block, avoiding gang windows or bay windows. - Suggested incorporating bay windows in the additive masses instead of the main block for historical appropriateness. - Discouraged the "creating history" component but acknowledged historical appropriateness for bay windows in additive masses around the 1920s. - Advocated for reducing the height of the gable and rear mass, acknowledging the appreciated reduction in the middle mass's ridge height. - Expressed concern about the visibility of ganged French doors on the south elevation from North Mill and stressed appropriateness if screened from public view.			
Public Comments:	**Mickey Rowland,** Historic Structures Advisory Group - Pointed out that the sighting of the garage remains a problem due to its proximity to North Mill Street, suggesting a solution by rotating the house to face Angola Street. - Advocated for facing Angola Street to address the alignment issue with the adjacent building at 12 Angola Street, creating a more orderly appearance. - Mentioned that facing Angola Street would result in the low addition to the right of the main mass softening the corner view, as it would be facing the intersection of the two streets. - Criticized the architecture of the connector piece, stating that it does not follow typical additive massing for the Old Historic District (OHD) and suggested correcting it to telescope down more naturally. - Critiqued the saltbox roof on the south elevation, suggesting that it is facing the wrong way and proposing a symmetrical Gable with flush dormers for a more normal appearance. - Concurred with Holly's comment about inappropriateness of gang windows facing Angola Street. - Expressed disapproval of window wells on both sides facing both streets, stating that window wells are not appropriate in the Old Historic District when facing the street. **Ann Davis** - Expressed agreement with Mickey's comments and highlighted shared sentiments.			

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	- Strongly advocated for the new house to follow the example set by the houses around the Garden of the Sea, emphasizing features such as window wells, ganged windows, and small additive masses that speak to the vernacular. - Stressed the importance of the new house aligning with the established architectural tone in the area.
Concerns:	**Camp** - Advocated for the front of the house to face Angola Street, emphasizing the visual appeal when the two houses are side by side. - Expressed unease with the appearance of the other house coming off North Mill, suggesting that side-by-side placement would look better. - Suggested a "broke back" style for the house facing North Mill, with a simpler and more historic telescoping back approach. - Noted concerns about competing gables in the current design and recommended a quieter facade with a broke back design. - Proposed simple and old-fashioned Federal style windows for a more historically accurate appearance. - Emphasized the prominence of the location and the belief that simplicity is key to achieving a more appealing and historic look. **Welch** - Appreciated the success of the box window in the design. - Mentioned incongruity with a typical connector and expressed openness to alternative images or suggestions regarding the dormer. - Emphasized the need to simplify fenestration or eliminate the dormer. - Discussed potential design options for the north-south orientation, considering variations in gable styles and their impact on the overall appearance. - Acknowledged the diversity of structures in the Nantucket historic district, highlighting the importance of appropriateness rather than strict adherence to typical styles. - Expressed a pragmatic approach, recognizing that a variety of structures contributes to the character and setting of the area. **Coombs** - Stressed the importance of considering appropriateness based on the location, mentioning that what works on North Liberty Street may not be suitable for Angola Street. - Inquired about the screening of three mold windows on the first floor, expressing concerns about their heaviness for the house. - Suggested breaking apart the three mold windows if visibility from Angola is an issue. - Discussed the idea of turning the front door to face Angola Street, with Joe explaining that North Mill is expected to be the predominant street. - Expressed agreement with Joe's reasoning for having the frontage face North Mill. - Raised a concern about the shed dormer on the right side of the west elevation, suggesting its removal. - Asked about the elevation going up the street and whether it follows the natural contour or is softer. - Encouraged the separation of triple windows and two windows on the north elevation to provide a more authentic and fitting appearance. - Recommended separating the windows by about a foot for a more historical feel. **Patten** - Expressed appreciation for the west elevation, which will face North Mill Street. - Indicated support for the minor revisions suggested by Stephen. - Overall, expressed satisfaction with the design, stating that it looks good. **Pohl** - Not concerned about the reverse saltbox design, finding it reasonable and functional. - Requested the removal of the light well on the main mass facing North Mill, as it is positioned on the formal front face of the building. **Welch** - Requested suggestions for modifications to the dormer fenestration configuration to improve its overall appearance. **Pohl** - Mentioned not liking the shingle course between the two windows. **Topham** - Confirmed the suggestion and acknowledged the possibility of changing the configuration to a three-light ganged window. **Camp**

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	- Advised making the fenestration on the main mass more consistent to potentially create the impression of a front-facing building, considering the bumped-out window might otherwise give the appearance of a side-facing structure.
Motion:	**Motion to approve, with Exhibit A (through staff) focusing on the North elevation, in addition the connector triple set double-hung windows will be made the same size as the A-windows; the dormer will have a top plate header, a slightly lower roof mass, no corner boards, and triple windows; and the window in the center will be on the center line of the window below. (Made by: Welch) (02:39:55)**
Roll-Call Vote:	Carried – 3:2 // Pohl, Welch, Patten (Aye) // Camp, Coombs (Nay) — Certificate #HDC2023 – **03-8052**

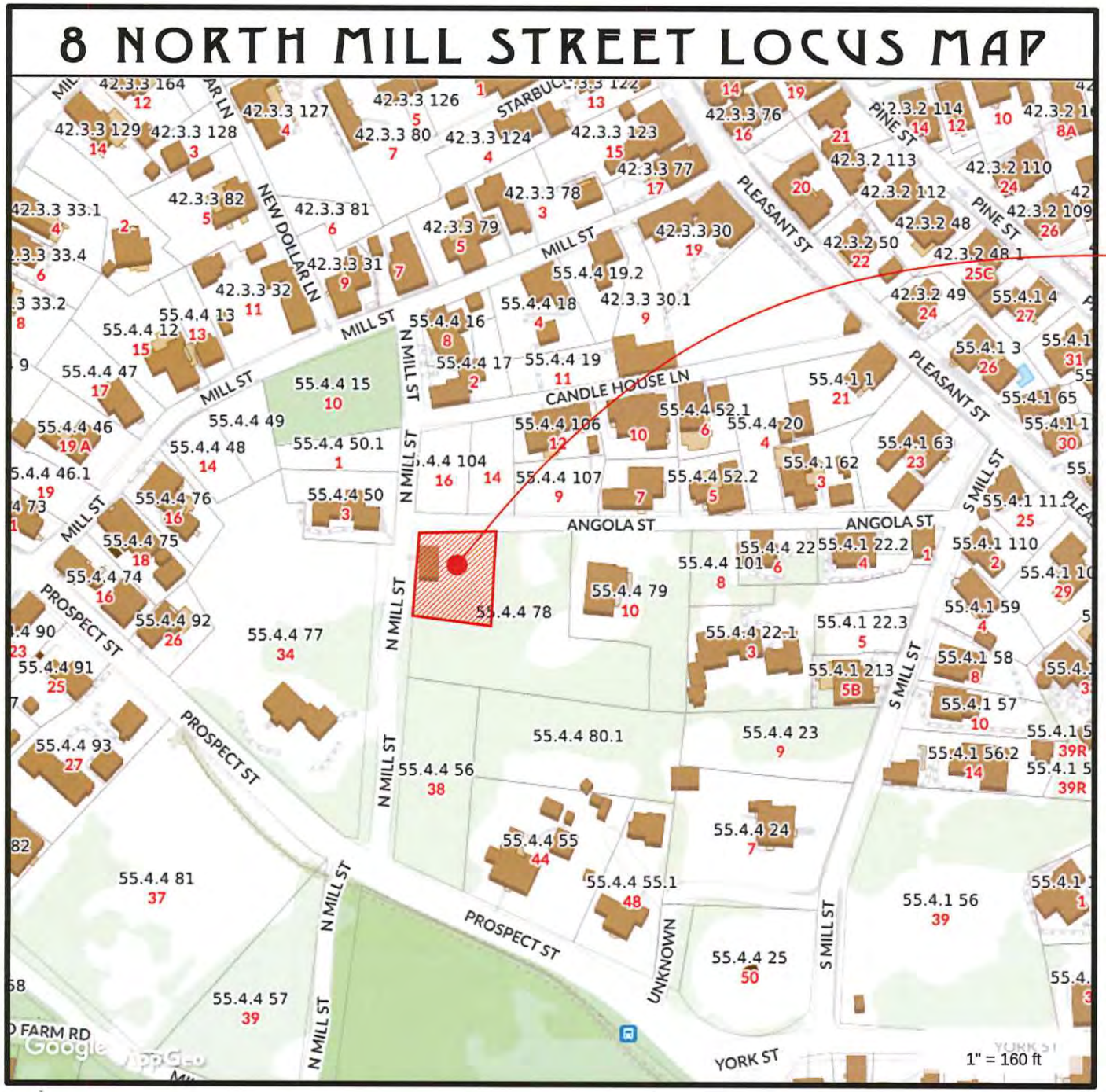
7. Robert Sarkisian- **11-9406** 8 North Mill St Free Standing Studio/ Garage 55.4.4/78.2 Topham Designs

Voting:	Pohl, Welch, Camp, Coombs, Patten
Alternates:	Paul, Thornewill
Recused:	Oliver
Representative:	Joe Topham
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus,** Preservation Planner - The site plan needs revision without the connector between the two infill lots. - Consider reducing the height of the connector if possible. - The connector should be pushed back further from the facade of the main home. - Garage doors for both infill lots should be windowless, carriage-style doors, or baton doors. - The fenestration and dormers seem odd; consider smaller dormers and windows more in line with the neighborhood.
Public Comments:	**Mickey Rowland,** Historic Structures Advisory Group - Noted that the garage is nearly parallel to the facade of the house. - Referred to "Building With Nantucket in Mind" and suggests pushing the garage to the back of the lot. - Encouraged consistency in the Commission's approach regarding the placement of garages, particularly in the old historic district.
Concerns:	**Welch** - Agreed with the concern about the distance from the street for the garage and expresses appreciation for the door choice, finding it appropriate. **Camp** - Agreed with the concern about the garage's proximity to the main house and suggested simplifying the front fenestration and doors, opting for a simpler garage door with batten doors, and possibly a smaller, simpler window above. **Patten** - Agreed with the suggestions to push the garage back, possibly bring it down a bit, and eliminate windows on the garage doors. **Coombs and Pohl** - Concurred with the previous comments. **Topham** - Explored the possibility of bringing the house forward to address some of the issues. - Mentioned a 9-foot separation between the two structures and proposed having the garage gable four feet back from the secondary mass. - This adjustment would have created a more even stagger and resulted in the garage being approximately 20 feet off the street. - Expressed the challenge posed by the 10-foot front setback requirement in the zoning regulations.
Motion:	**Motion to approve, with Exhibit A (through staff) to remove the deck from the site plan, shift the garage back from the street by 7 feet, and specify the garage doors to be of "B-Groove" style. (Made by: Welch) (02:51:33)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Patten (Aye) // Camp (Nay) — Certificate # HDC2023–**11-9406**

8. Robert Sarkisian 8 North Mill St Hardscape 55.4.4/78.2 Topham Designs

- **No discussion or action taken.**

8 NORTH MILL STREET LOCUS MAP



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18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
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'

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 SITE PLAN

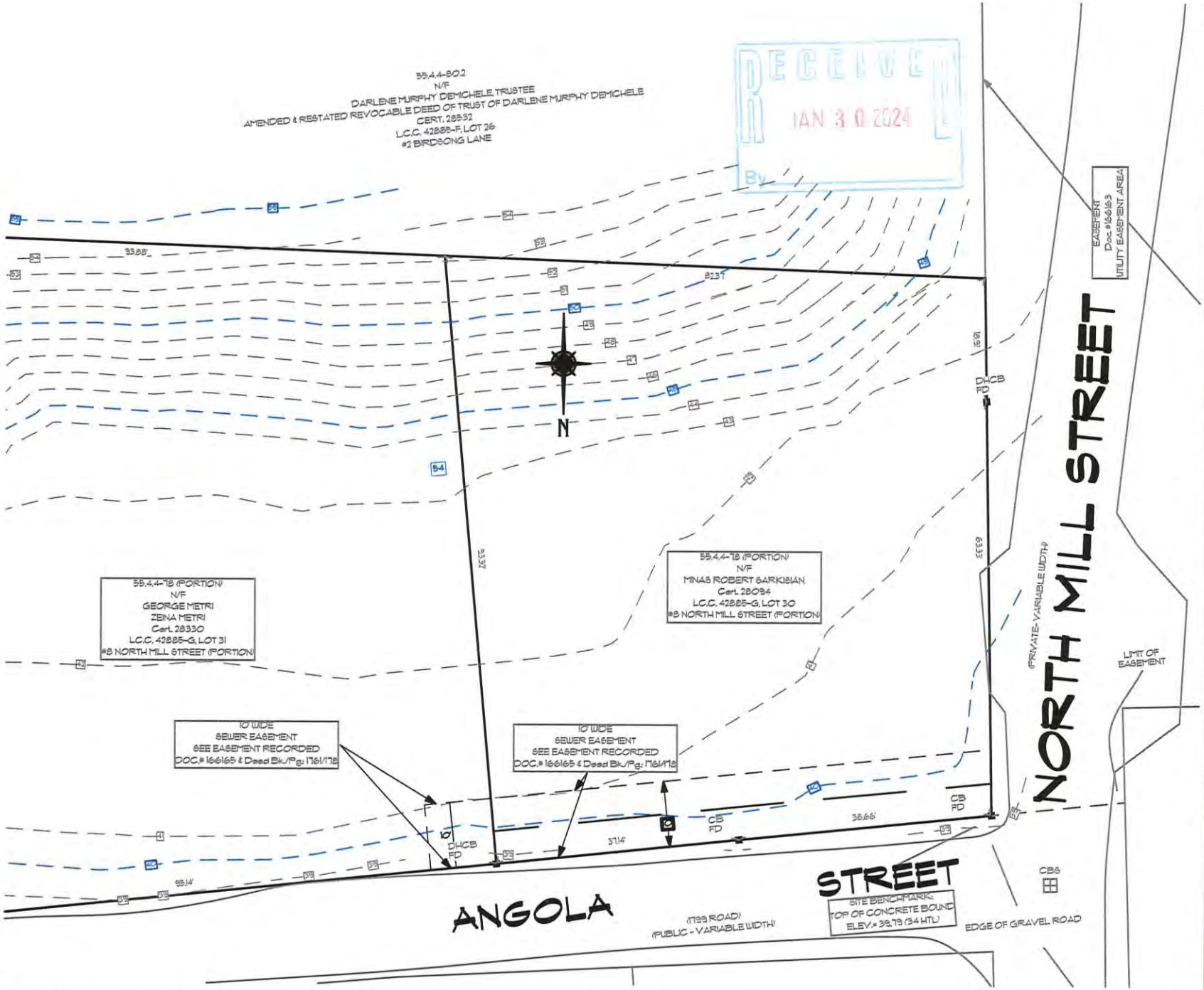
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL: PLACE 4 YR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

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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18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

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

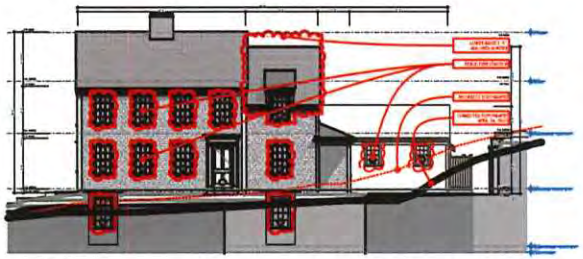
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:55.4.4 MAP NO.: 78
ZONING : R-OH ALLOWABLE % C.40%

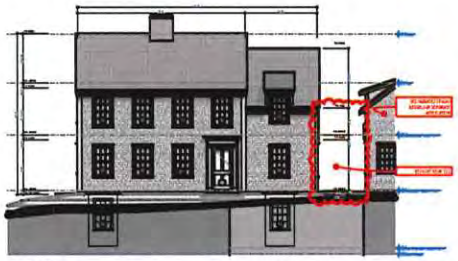
HDC 0.2

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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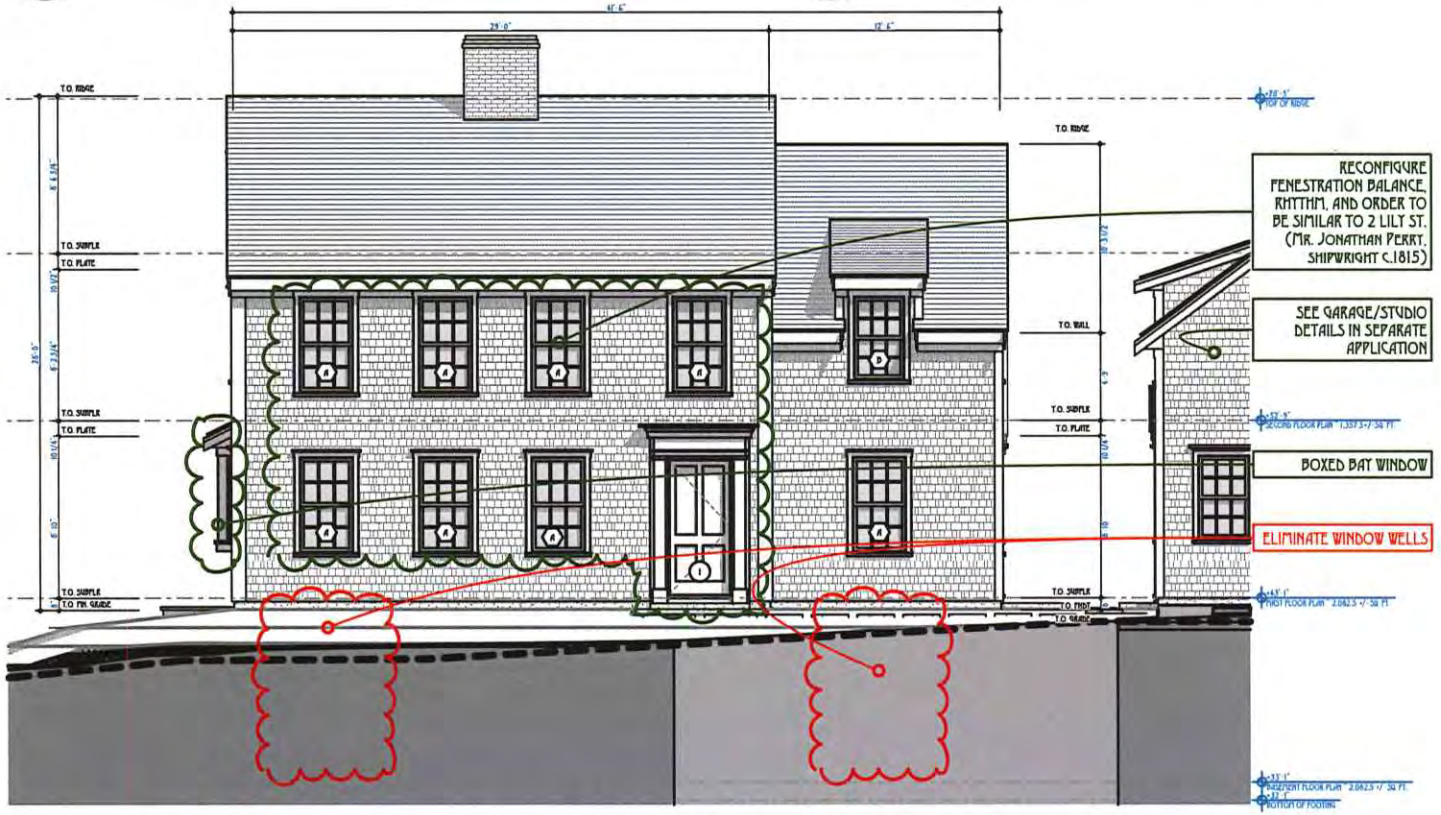
By



W PROPOSED WEST (NORTH MILL ST) 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 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

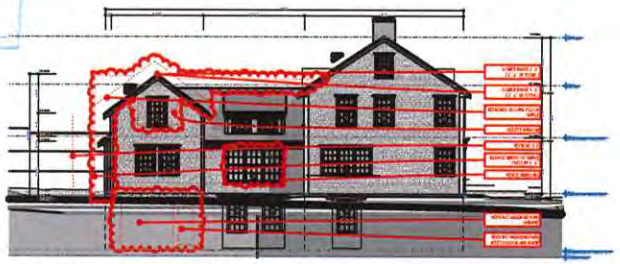
APPROVED
HDC 2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JAN 3 0 2024
By

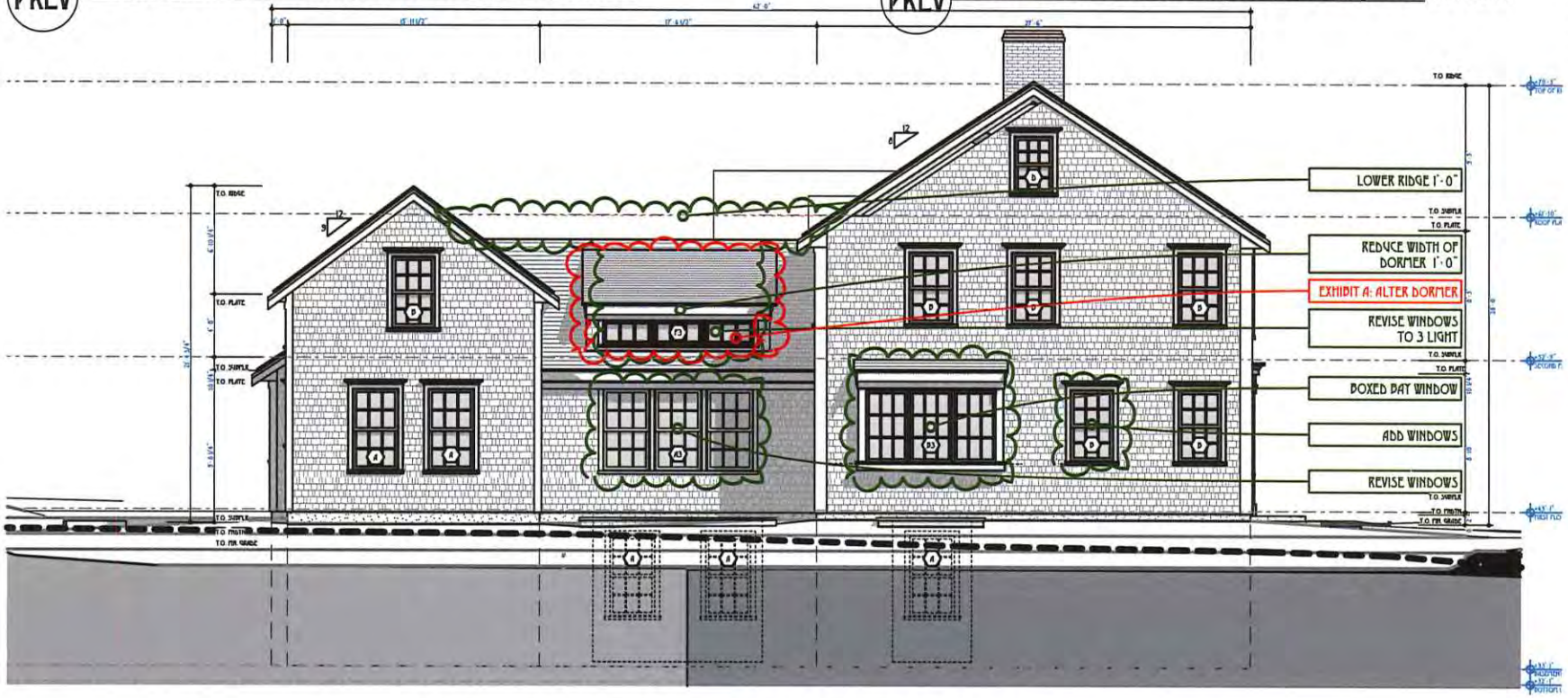
REVISIONS: 19 JANUARY 2024
1. EXHIBIT A: ALTER DORMER



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



N PROPOSED NORTH (ANGOLA ST) ELEVATION
SCALE: 1:126.32

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

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

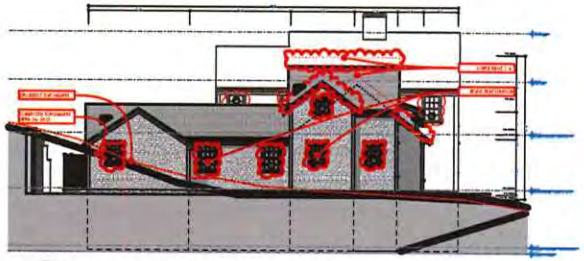
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO.2021-14
MAP NO.: 55.4.4 MAP NO.: 78
ZONING: R-OH ALLOWABLE G.C.40%

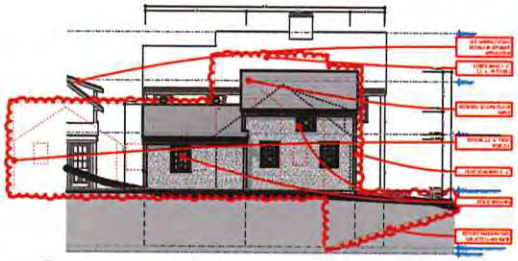
HDC 2.2

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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JAN 30 '24
By

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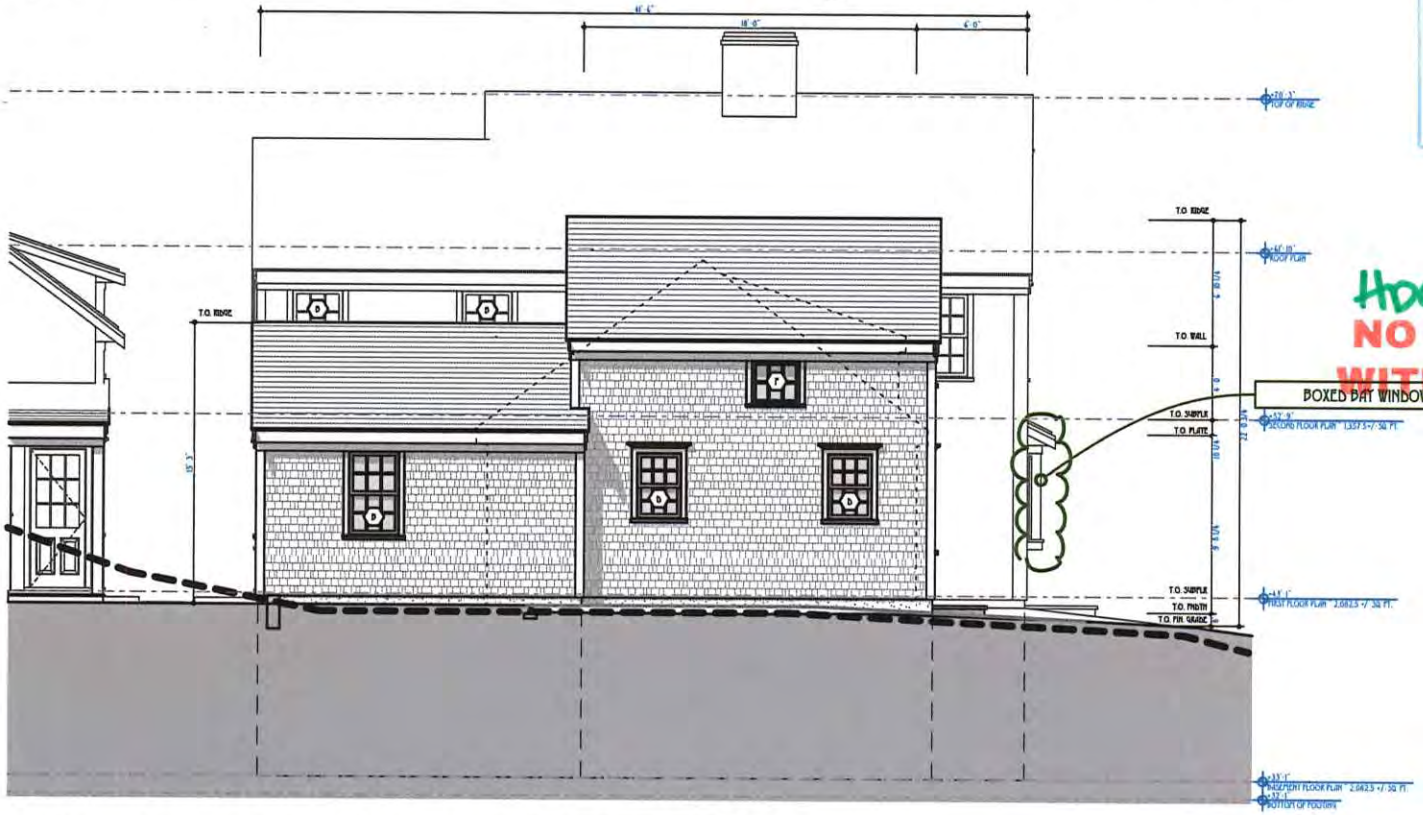
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



E PROPOSED EAST ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
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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)

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JAN 30 2024
By

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HDC 2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



S PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1:126.32

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MARK	DATE	DESCRIPTION
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PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

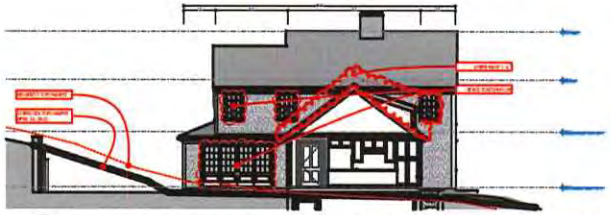
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:55.4.4 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"



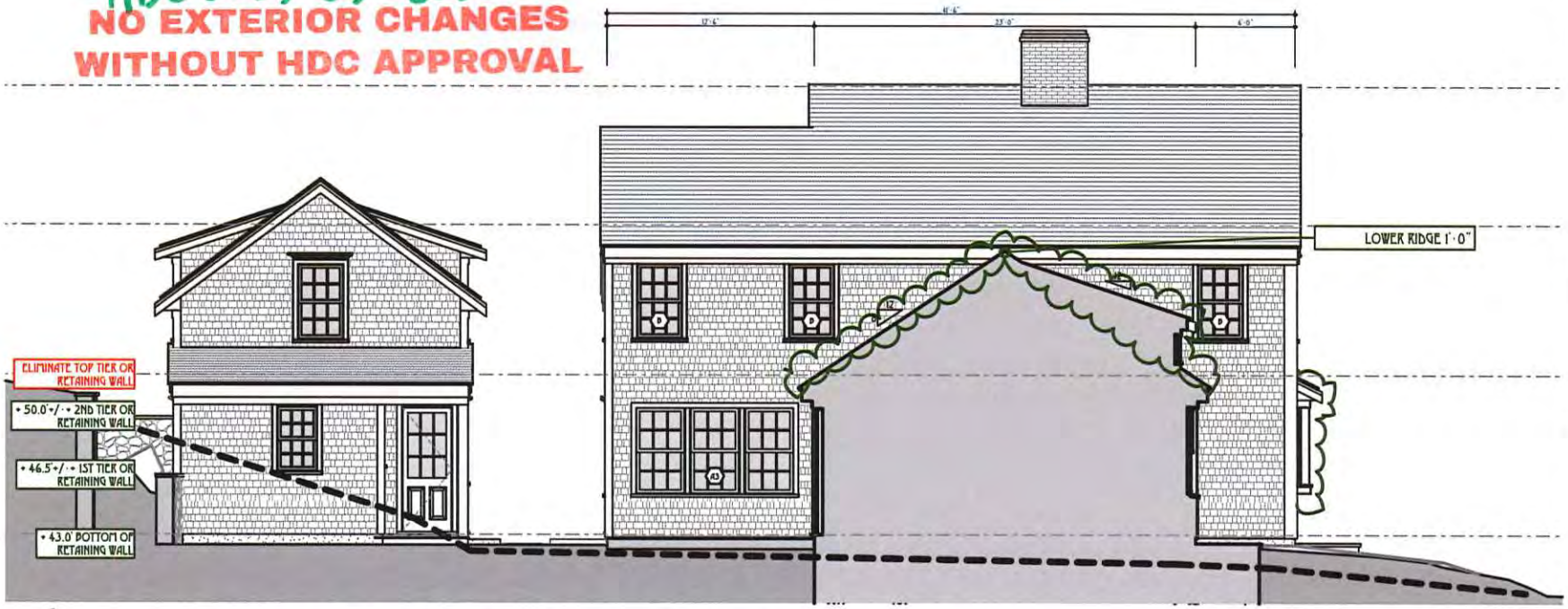
PREV PROPOSED EAST (SECTION) ELEVATION



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
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TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
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PROPOSED HDC EAST (CROSS SECTION) ELEVATION

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE VR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

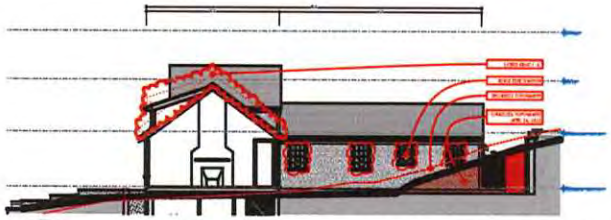
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

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"



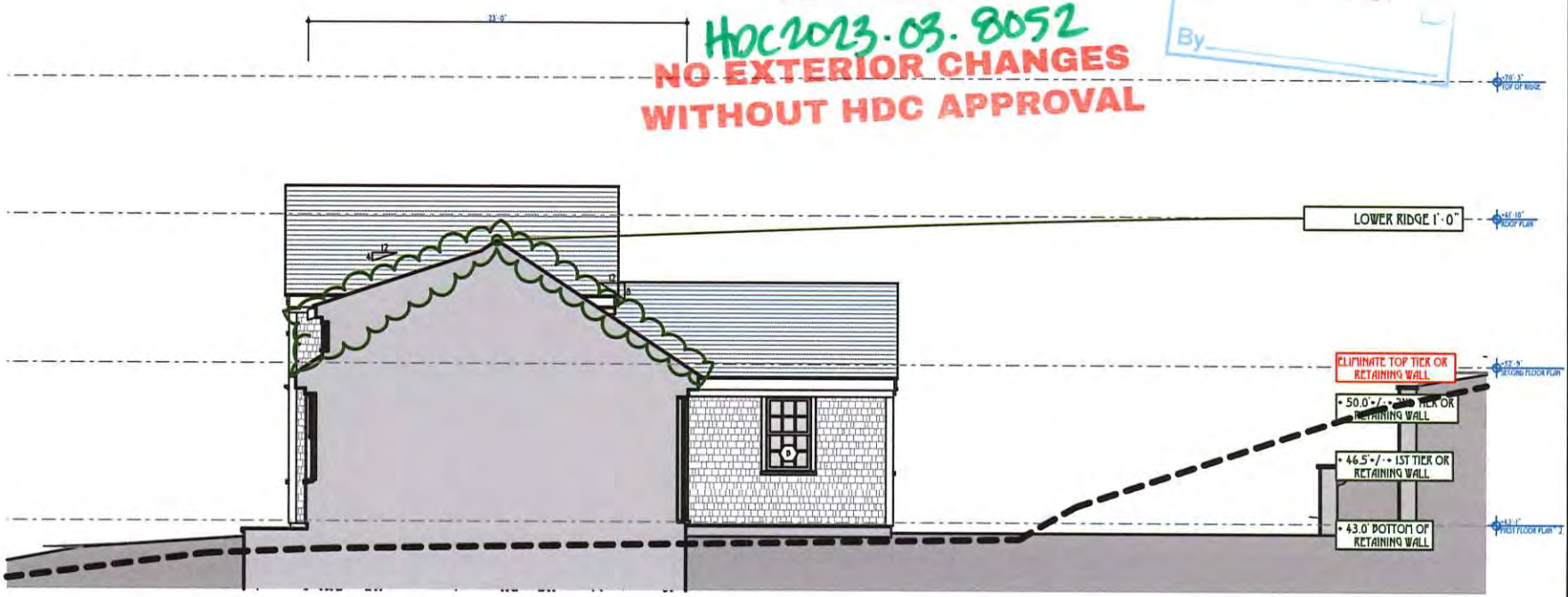
PREV PROPOSED WEST (SECTION) ELEVATION



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

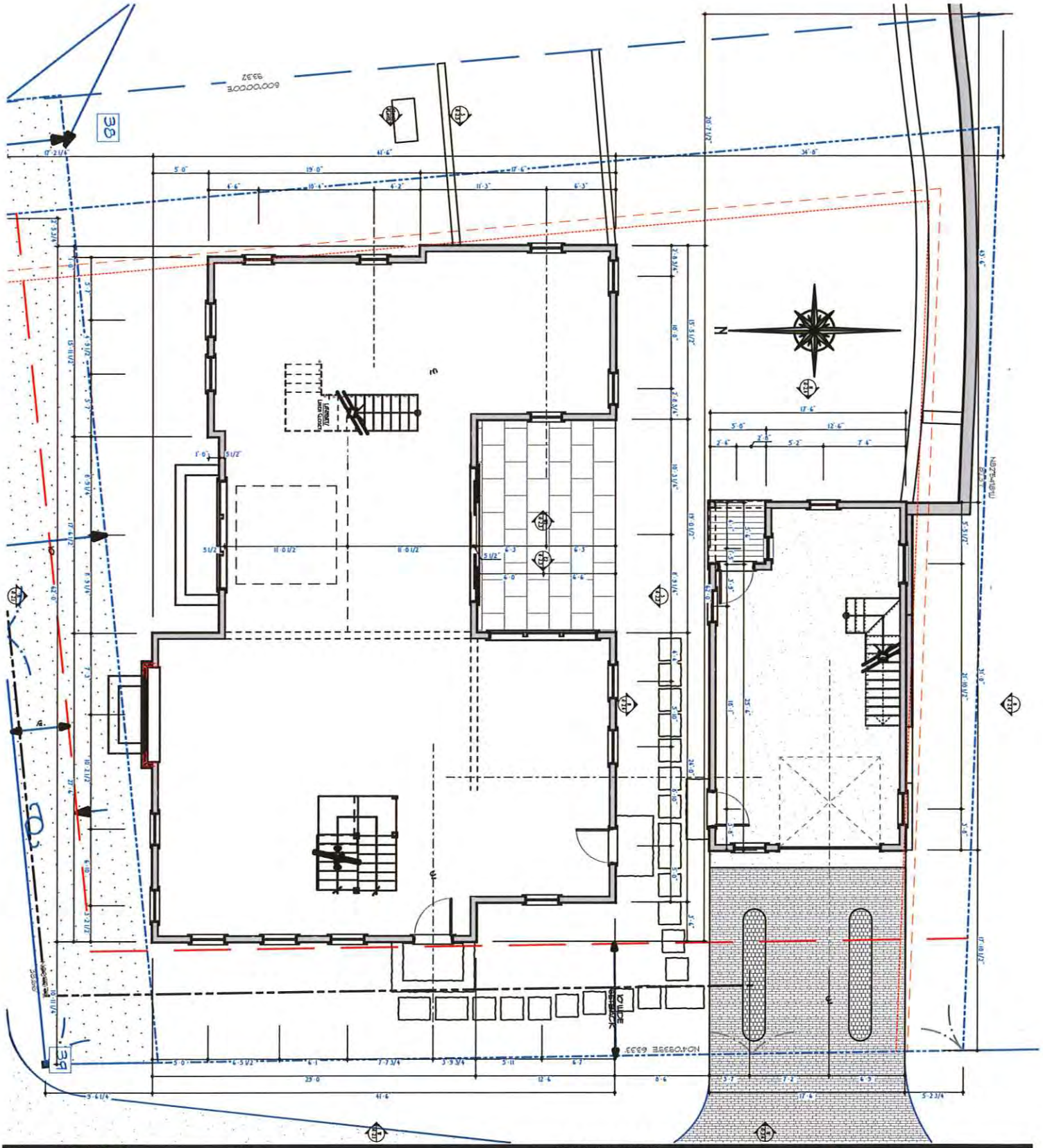
BUILDING PERMIT NO.:
HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL: PLACE 4R DETS CERTIFICATE NO.:

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 4R DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
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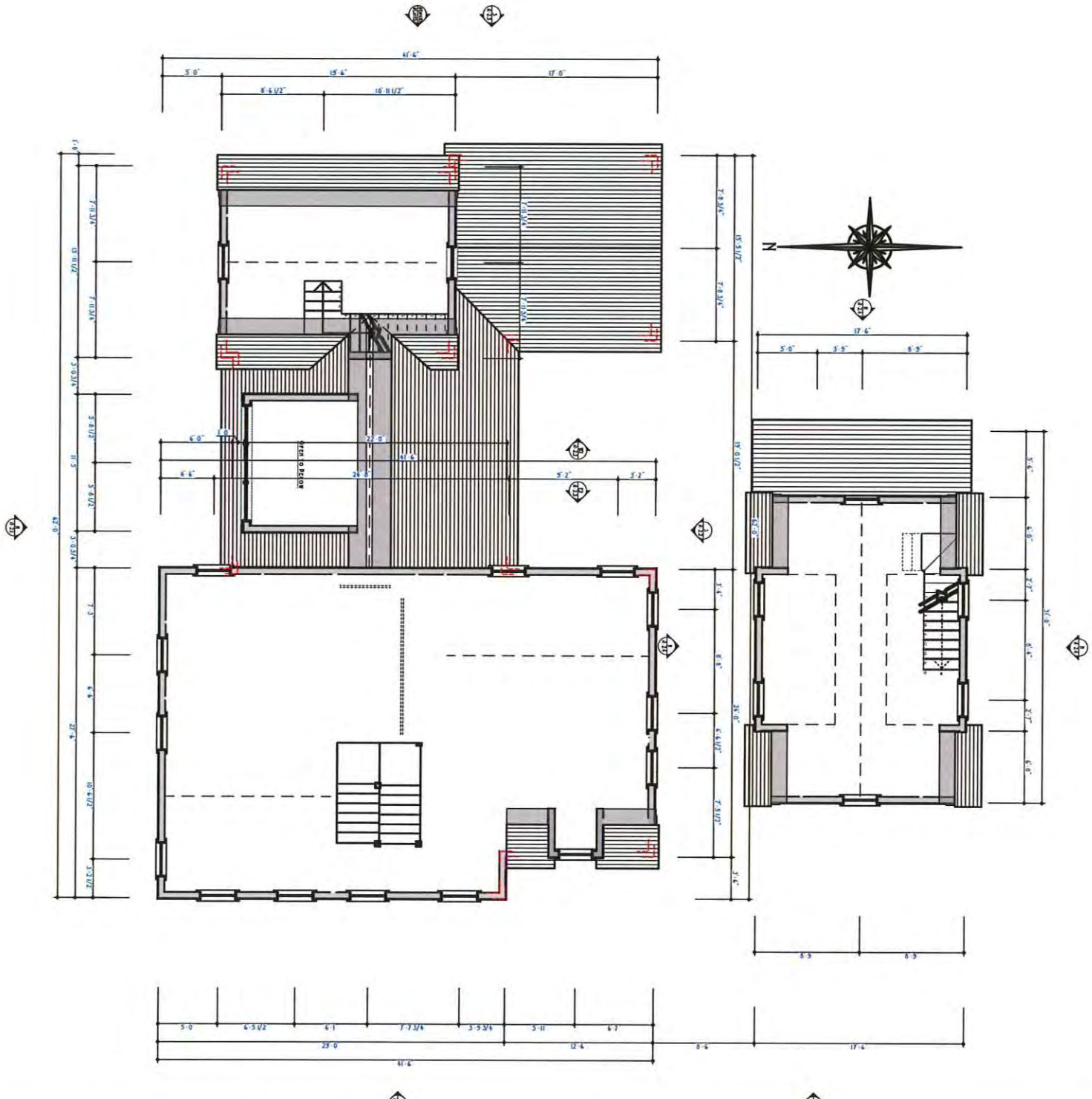
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

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
	/ /	

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SARKISIAN RESIDENCE

8 North Mill St, Nantucket, MA. 02554

Window & Exterior Door Schedule

May 3, 2023

MARVIN Window Schedule

All Windows to be Marvin - Ultimate Double-Hung, Fixed or Awning style units as noted per schedule. All units to be White 7/8" Simulated Divided Light w/Spacer Bar.
Double-Hungs to have White Sash Locks only, no finger or sash pulls. Awnings to have White Tilt-Turn type handles. All exterior window casings to be 5/4X4 Red Cedar side casing & 5/4X6 head casing per drawings.
All screens to be bronze screen framed, with Hi Transparency mesh screening. Full screens to match on Awnings.
Interiors to be primed Wood. Contractor to determine all jamb widths and extension jamb needs where necessary.

NO.	Type	Manuf	Frame Size	Rough Opening	Lights	Comments
A	Double-Hung	Marvin	2'-11 3/8" x 5'-5"	3'-0 3/8" x 5'-5 1/2"	6 Over 6	WUDH3028 E
A3	Double-Hung-3W	Marvin	2'-11 3/8" x 5'-5"-3W	8'-11 1/8" x 5'-5 1/2"	6 Over 6	WUDH3028 E-3W
B	Double-Hung	Marvin	2'-9 3/8" x 4'-9"	2'-10 3/8" x 4'-9 1/2"	6 Over 6	WUDH2824
D	Double-Hung	Marvin	2'-5 3/8" x 3'-9"	2'-6 3/8" x 3'-9 1/2"	6 Over 6	WUDH2418
F	Awning/Push Out	Marvin	2'-8" x 2'-8 1/16"	2'-9" x 2'-8 9/16"	6	UWAWN 3232
G2	Awning/Push Out-2W	Marvin	2'-8" x 2'-4 1/16"-2W	5'-5" x 2'-4 9/16"	6	UWAWN 3228-2W

Exterior Door Schedule

Marvin Exterior Doors, swing per plan. All exterior surfaces to be Painted Hamilton Blue, Benjamin Moore. Hinged doors to have Baldwin, Swinging Multi Point locking hardware, in Stainless Steel. All units interior to be painted White. Hinged doors to have Swinging Multi Point locking hardware, in Stainless Steel. All exterior door casings to be 5/4X4 mahogany side casing & 5/4X6 head casing per drawings.
Provide Adjustable Hinges in Stainless Steel. Provide Mahogany Swinging Screen doors, Bronze Screening.
Contractor to determine all jamb widths and extension jamb needs where necessary.

NO.	Location/Type	Manuf	Slab Size	Rough Opening	Lights	Comments
1	Front	Upstate Door	3'-4" x 7'-6"	3'-7" x 7'-9"	6 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
2	Side/French	Upstate Door	3'-0" x 7'-8"	3'-3" x 7'-11"	9 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
3	Side/French	Upstate Door	2'-8" x 7'-8"	2'-11" x 7'-11"	12 Lt/1 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
4	Ultimate Sliding French	Marvin	3'-0" x 7'-8"-4W	12'-0" x 7'-9"	12 Lt/1 Pnl	WUSF14492
5	Basement	Upstate Door	2'-8" x 6'-10"	2'-11" x 7'-0 1/2"	4 Pnl	to be Upstate Dr or Nantucket Millworks, Inc, Mahogany
6	Garage Overhead	Custom	9'-0" x 8'-0"	9'-2" x 8'-2"	8+8	Faux Dbl 4'-6" x 8'-0" 8 Lt 1 Pnl

General Notes

1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor will verify all rough opening sizes and quantities on site during rough framing, & before placing window order.
3. All windows and doors will be double glazed w/5/8" SDL by Marvin Window Co. Provide Low E Storm glass panel, typ. Muntin config. as shown on drawings. Min. U-value of .29 and DP30 Rated.
4. Mount storm screen units on blind stop.
5. Provide all windows, including sidelights, transoms, and fixed windows, with storm/screens by Marvin color to match note above.
6. Crowley Entry door will be flat panel, 1 3/4" thick mahogany (single glaze) with mahogany threshold. Oil thresholds after installation.
7. Sizes with equal sash that meet or exceed clear opening area of 3.7 sq. ft., clear opening width of 20" and clear opening height of 24".
8. All exterior doors will be provided with custom mahogany storm screen doors (except Front Entry door), including French doors.
9. No finger joints on casings or sill. Back primed jamb, casing and sill.
10. Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Revisions:

SARKISIAN WINDOW & DOOR SCHEDULE

TOPHAM DESIGN, LLC
18 Hummock Pond Road, Nantucket, MA. 02554.
Tel.: 508·325·5890 email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:
HDC SUBMISSION 23 APRIL 2023
HDC APPROVAL: PLACE HDC DATE CERTIFICATE NO.:

SARKISIAN RESIDENCE
8 North Mill Street
Nantucket, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2021-14
MAP NO.:55 4 4 | MAP NO.: 76
ZONING: R-OH | ALLOWABLE % C. 40%

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STAFF APPROVAL CHECKLIST

RECEIVED
JAN 30 2024
By

Planning and Land Use Services

Historic District Commission
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

Main House
Barn
8 North Mill St
55.4.4 / 78.2

This checklist MUST be submitted with your Staff Approval.

1-26-23	Sign In submission at Front Desk
	Address & HDC case number: (ex. HDC2020-XX-XXXX) 8 North Mill St HDC.2023.03.8052
✓	Meeting Approval Date: 12.19.23
✓	Copy of Minutes (application item circled)
✓	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
✓	One set reduced plans: 8 ½ x 11
✓	Additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
1.26.23	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

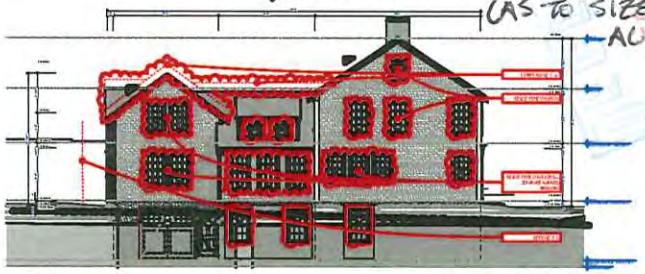
EXHIBIT A

@ "A" DORMER - AXE CORNERBOARDS FOR WOVEN CANTERS & LWR ROOF MASS
- TRIPLE WINDOWS IN TWR CENTER WINDOW CENTERED ON CENTER WINDOW BELOW; WINDOWS MAY BE MODIFIED (AS TO SIZE) TO ACCOMPLISH MODS

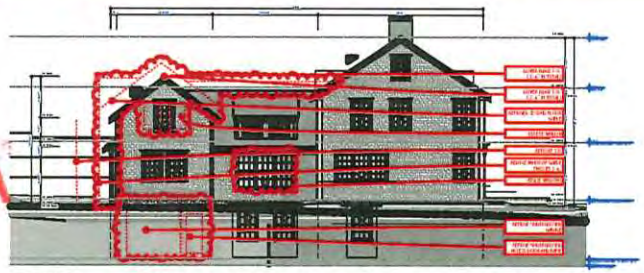
REVISIONS: 22 NOVEMBER 2023

1. LOWER CONNECTOR RIDGE 1'-0"
2. MAKE DORMER 1.0" NARROWER & REVISE TO 3 LIGHT WINDOWS
3. ADD BOX BAY WINDOW
4. MAKE WINDOWS SMALLER & ADD STUD POCKET

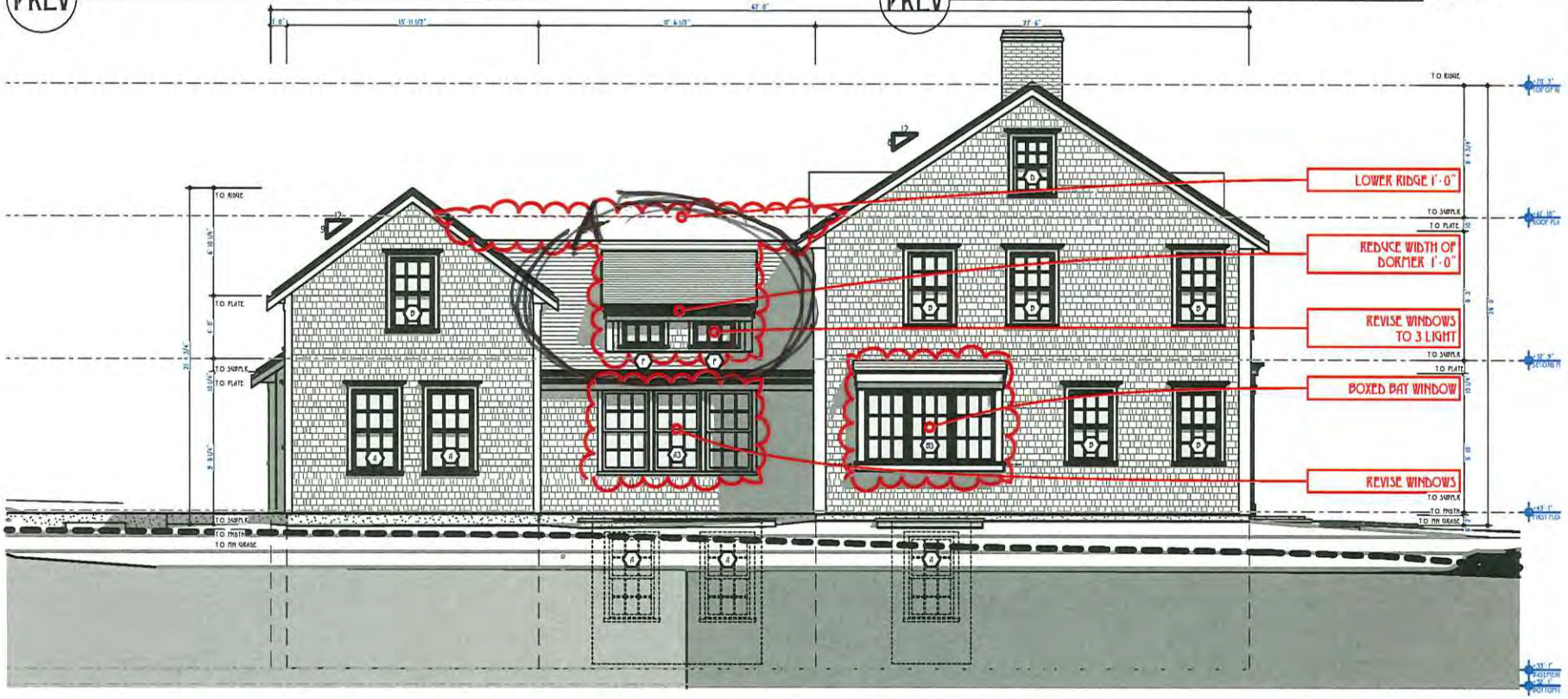
EXHIBIT A



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



N PROPOSED NORTH (ANGOLA ST) ELEVATION

SCALE: 1:126.32

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554,
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

HDC SUBMISSION: 22 APRIL 2023
HDC APPROVAL PLACE CARDS

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
11/22/23

PROJECT NO:2021-14
Map No.:55.4.4 Plat No.: 76
ZONING - R-OM ALLOWABLE O.C.:40%

HDC 2.2

CERTIFICATE NO: _____ DATE ISSUED: 5/21/24

HDC2024-04-10333

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 N. Mill Street

Owner of record: Robert Sarkasian

Mailing Address: _____

Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KMLD - Katy Mitchell

Mailing Address: 116B Amelia Drive

Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: 4/22/24 Fee Paid: $ 50 105

Must be acted on by: 6/7/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Apron depth must extend to 10" for Zoning Compliance. and Shown on the Site plan.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

See Plans + Photos

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Peastone w/ Cobble Walkways _____ Walls _____

* Note: Complete door and window schedules are required. Apron

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/28/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

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

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°: 55.4.4 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 NORTH MILL ST

Owner of record: ROBERT SARKISIAN

Mailing Address: 24 MACYS LANE
NANTUCKET, MA 02554

Contact Phone #: 508-292-0665 E-mail: ROBERT@ISLAND PROPERTIES.COM

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. 2023-11-
☐ Pool (Zoning District ____) ☐ Roof ☐ Other (Driveway) => 2024-04-10333 - 9409

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

REVISE HARDSCAPE REQUIRED DUE TO CHANGE IN LOCATION OF DWELLING

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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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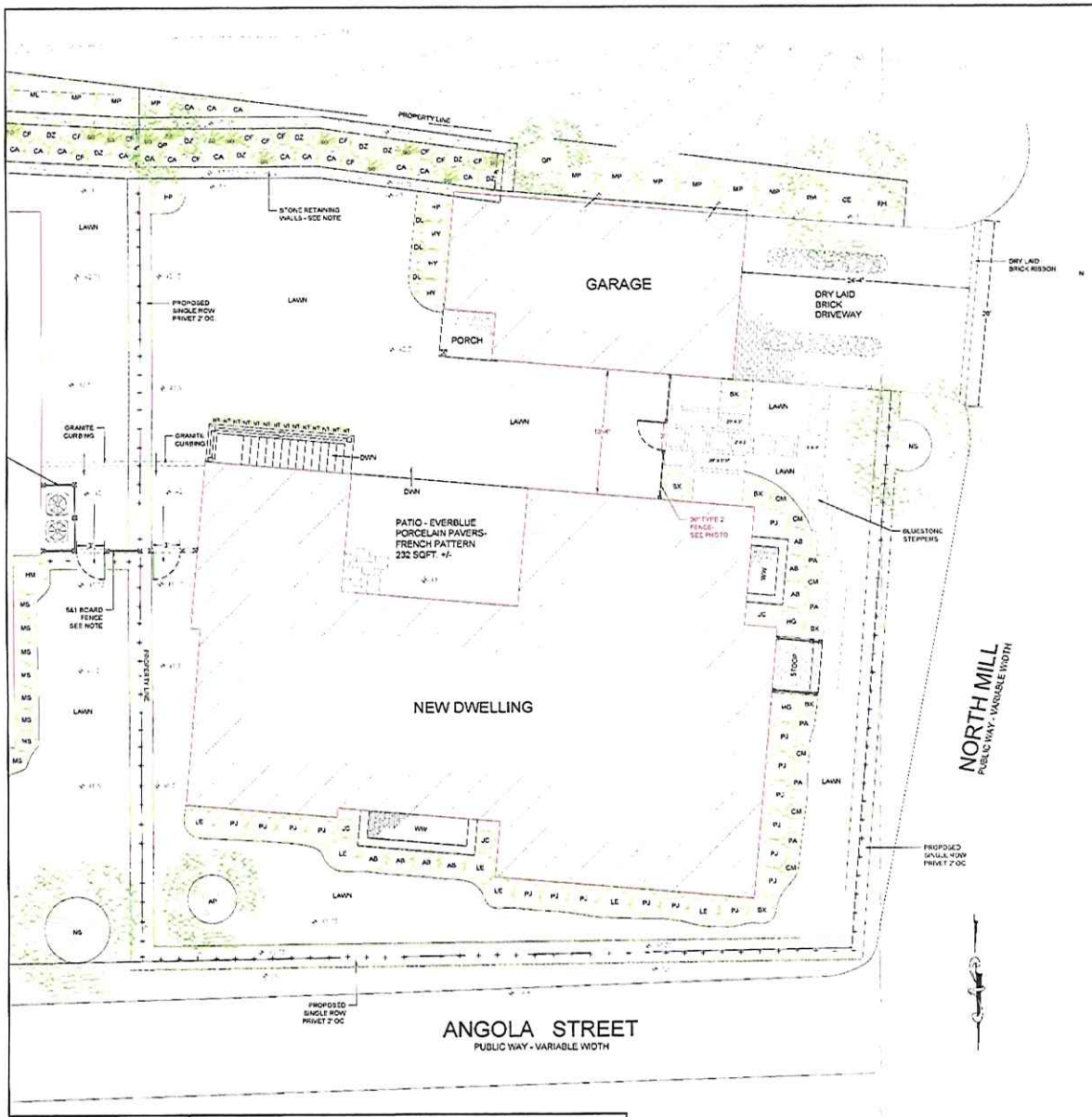
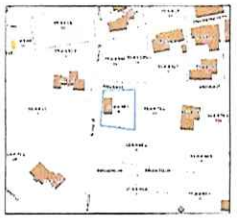
Date 2/23/2025 Signature of owner of record _____ Signed under penalties of perjury





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



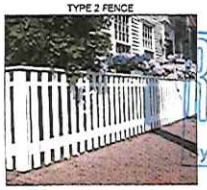
ANGOLA STREET VIEW



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 PRINCIDES	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 ALOPECUROIDES	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



RECEIVED
FEB 6 2025

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.

COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF KM LANDSCAPE DESIGNS, INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM KMLD © KM LANDSCAPE DESIGNS, INC.

NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

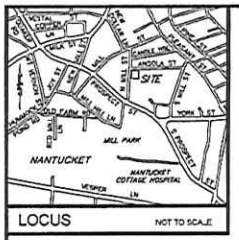
NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

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



LOCUS NOT TO SCALE

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 250239 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%

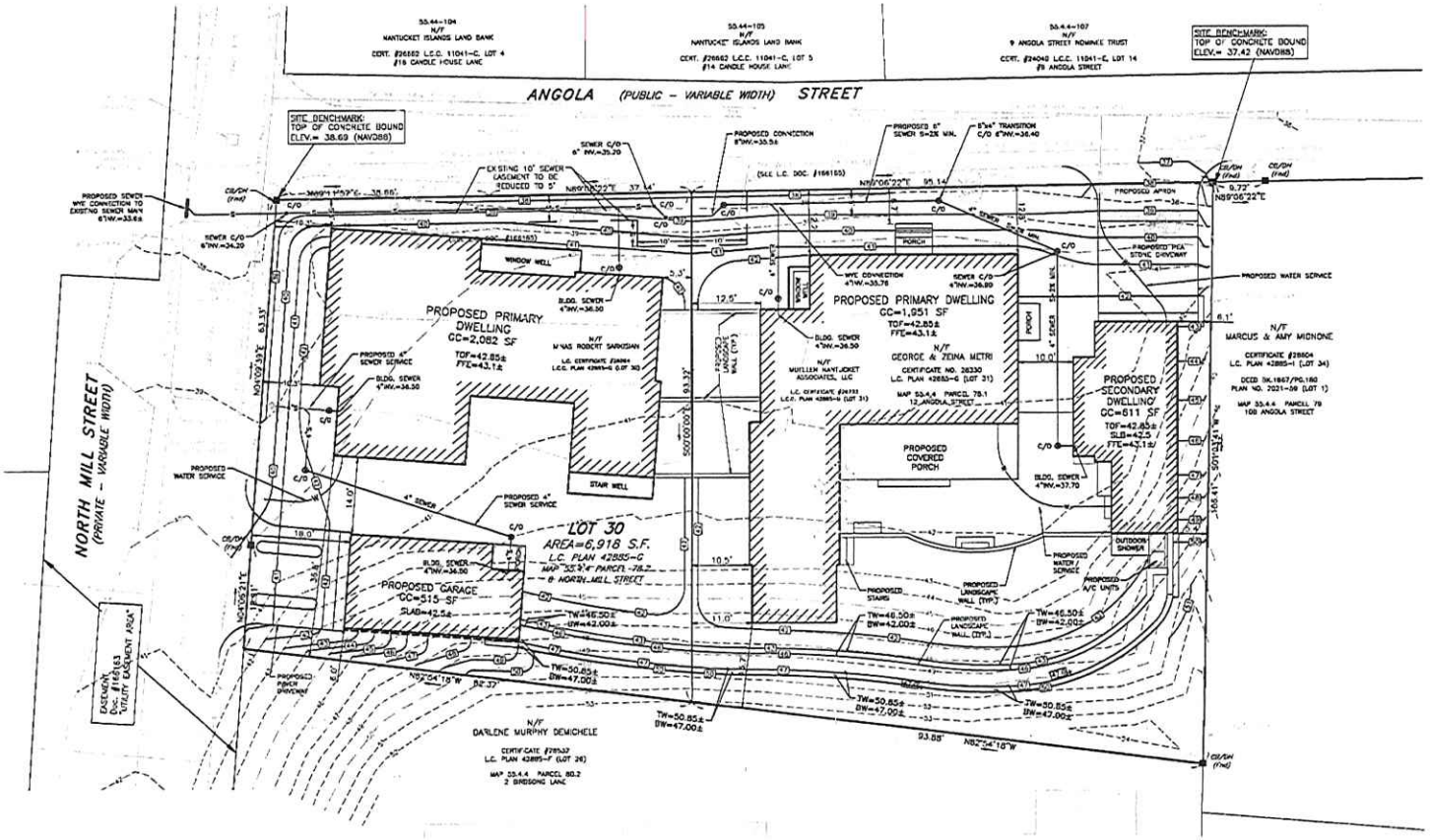
OVERLAY DISTRICT APPLICABILITY

TOWN OVERLAY DISTRICT
HOC OLD HISTORIC DISTRICT
CORE SEWER DISTRICT
HARBOR WATERSHED PROTECTION (ZONE II)
MASSWILDLIFE/TNC BIOMAP CORE HABITAT (PARTIAL)
NHESP NATURAL COMMUNITIES (PARTIAL)

LEGEND

- CB/DH — CONCRETE BOUND W/DRILL HOLE
- FENCE (SPLIT RAIL)
- SPOT ELEVATION
- TREE
- UTILITY POLE
- WATER GATE

LAND COURT PLAN 42885-G



APPROVED
DEC 11 2024
NANTUCKET PLANNING BOARD
David C Gray Sr.

10 0 5 10 20
SCALE: 1 INCH = 10 FEET

NO	DATE	DESCRIPTION	APPROVED
2	10/1/24	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

DANIELS MULLIN GRAY NO. 41757

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

Robert Sarkisian <robert@islandpropertiesre.com>

Re: Question on your sketch

1 message

Joseph Topham <joseph@tophamdesignack.com>
To: Robert Sarkisian <robert@islandpropertiesre.com>

Robert,

What are you guys talking about?

I gave you HDC dimensions from my Architectural Drawings that were submitted with every drawing set to the PLUS Department so as not to provide two different dimensions. Malloy elevations' heights are very close to mine but off by 1/2", plus or minus. If the HDC is going top finish floor difference, then it is time for me to leave the profession.

Here is the breakdown, to which I have the breakdown in side-by-side columns, with dimension in decimal points and feet and inches, and the variable. I hope it makes complete sense to you and Genadi.

	SITE ENGINEERING - DAN MULLOY ELEVATION IN FEET DECIMALS	TOPHAM DESIGN, LLC ELEVATION IN FEET DECIMALS	SITE ENGINEERING - DAN MULLOY ELEVATION IN FEET & INCHES	TOPHAM DESIGN, LLC ELEVATION IN FEET & INCHES	COMMENTS
TOP OF FINISH FLOOR (TFF)	43.1'+/- (PROVIDED TO HDC)	43.14'+/- (NOT PROVIDED TO HDC)	43'-1 3/16"+/- (PROVIDED TO HDC)	43'-1 3/4"+/- (NOT PROVIDED TO HDC)	1/2"+/- OR WITHIN ALLOWABLE (R
TOP OF FIRST FLOOR SUBFLOOR	43.03'+/- (NOT PROVIDED TO HDC)	43.08'+/- (PROVIDED TO HDC)	43'-0 7/16"+/- (NOT PROVIDED TO HDC)	43'-1"+/- (PROVIDED TO HDC)	1/2"+/- OR WITHIN ALLOWABLE (R
TOP OF FOUNDATION MUDSILL ELEVATION (TFE)	42.85' +/- (PROVIDED TO HDC)	42.91'+/- (NOT PROVIDED TO HDC)	42'-10 3/16"+/- (PROVIDED TO HDC)	42'-11"+/- (NOT PROVIDED TO HDC)	13/16"+/- OR WITHIN ALLOWABLE
TOP OF FINISH GRADE (TFG)	42.0'+/- (PROVIDED TO HDC)	42.0'+/- (PROVIDED TO HDC)	42'-0"+/- (PROVIDED TO HDC)	42'-0"+/- (PROVIDED TO HDC)	0"+/- OR WITHIN ALLOWABLE (ref.

Here is the definition of allowable tolerances from the Portland Cement/ Concrete book, which I used during my college studies:
FOUNDATION/ RETAINING WALLS: A "margin of error" when pouring a foundation refers to the acceptable range of deviation from the exact planned dimensions of the foundation, usually specified in inches, within which the concrete pour is considered acceptable and mee "tolerance" allowed for slight variations in measurements during construction, ensuring the foundation remains structurally sound even with minor discrepancies.

Key points about margin of error in foundation pouring:

- Depends on building codes and project specifics:
  (1) Local building codes and the complexity of the project will determine the acceptable margin of error

• Typical tolerances:
(2) For residential construction, a margin of error for foundation dimensions might be ***around 1/2 inch to 1 inch in levelness and alignment.***

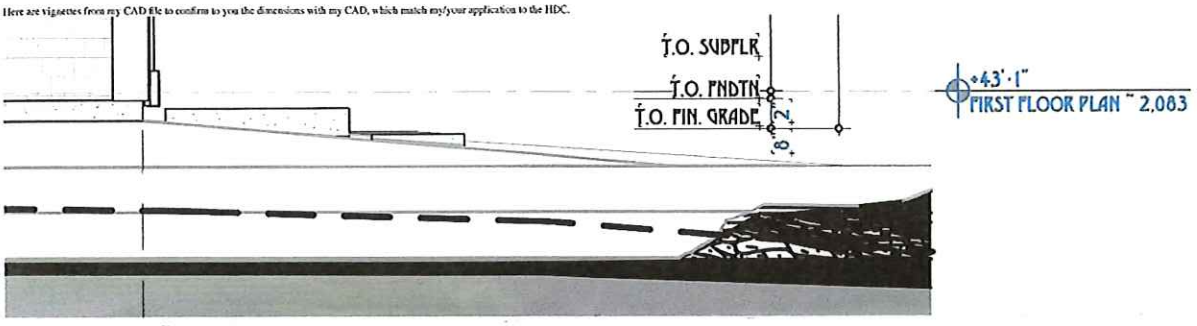
LANDSCAPING: A "margin of error" for landscaping elevations typically refers to a small, acceptable range of deviation from the planned elevation, usually could be ***around 1-2 inches depending on the project complexity*** and desired precision.

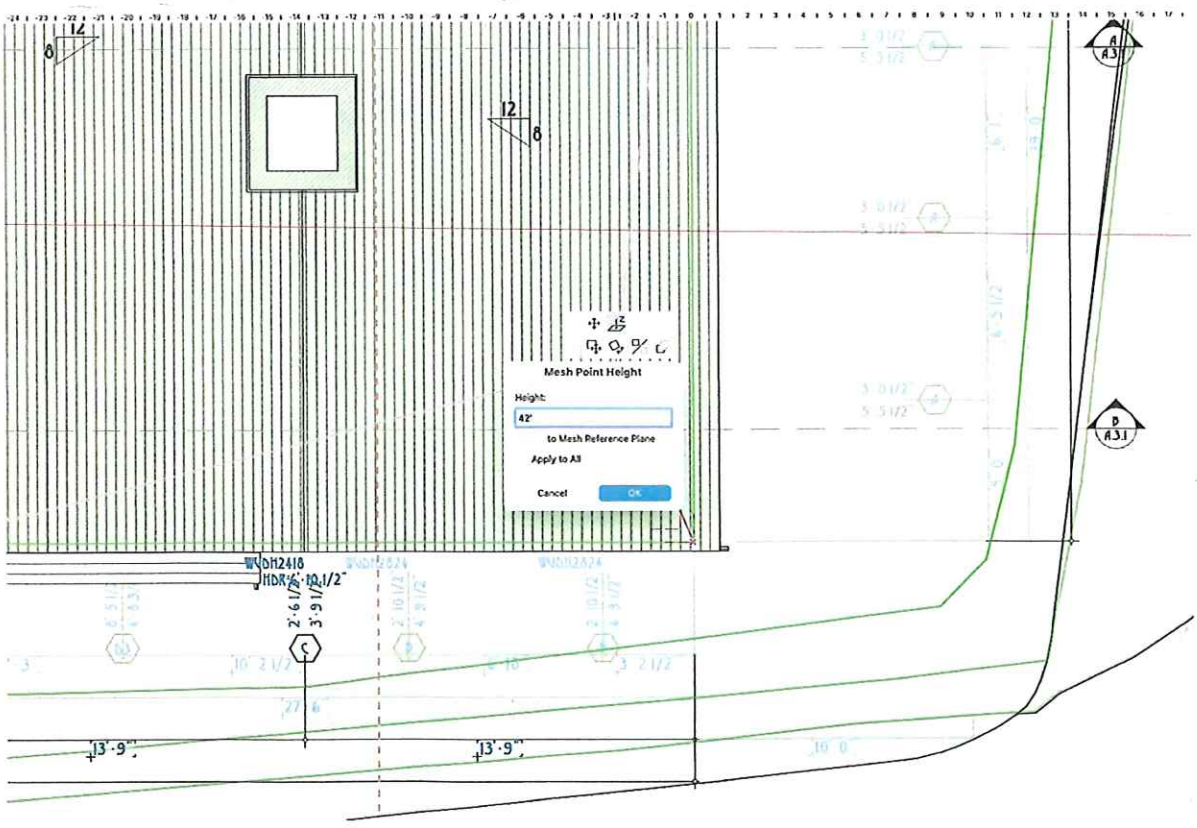
But if I am an educator for Genadi, on concrete tolerances, you are in a bad place and he is way, way over his toes. But stop right here for minute; if I hear one comment coming back to me that Genadi is bad-mouthing me or my drawing, inform him I will schedule a sit-down wit where he has slandered my name and my drawings.

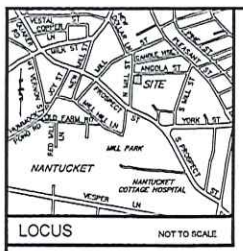
To educate you, my friend; to an experienced, well-seasoned framer can mean either to finish of finish floor or top of the subfloor. Each local framer uses their own standard, and different architectural firms or engineering firms use different standards. For your house, that is a tole

At every site meeting with a framer review common definitions to confirm we use same definitions during construction. Because Policarpa Cruz, or Dwuane Minto, or Gordon Jones, or Santos Chinchilla use different terms more common to their language, so I adapt preferred to be ***1/8 inch and a max of 1/4 inch.*** Interior finishes tolerances are preferred to be ***1/32 inch and a max of 1/8 inch.***

Here are vignettes from my CAD file to confirm to you the dimensions with my CAD, which match my/your application to the HDC.







LOCUS NOT TO SCALE

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RESIDENTIAL OLD HISTORIC (ROH) ZONING DISTRICT

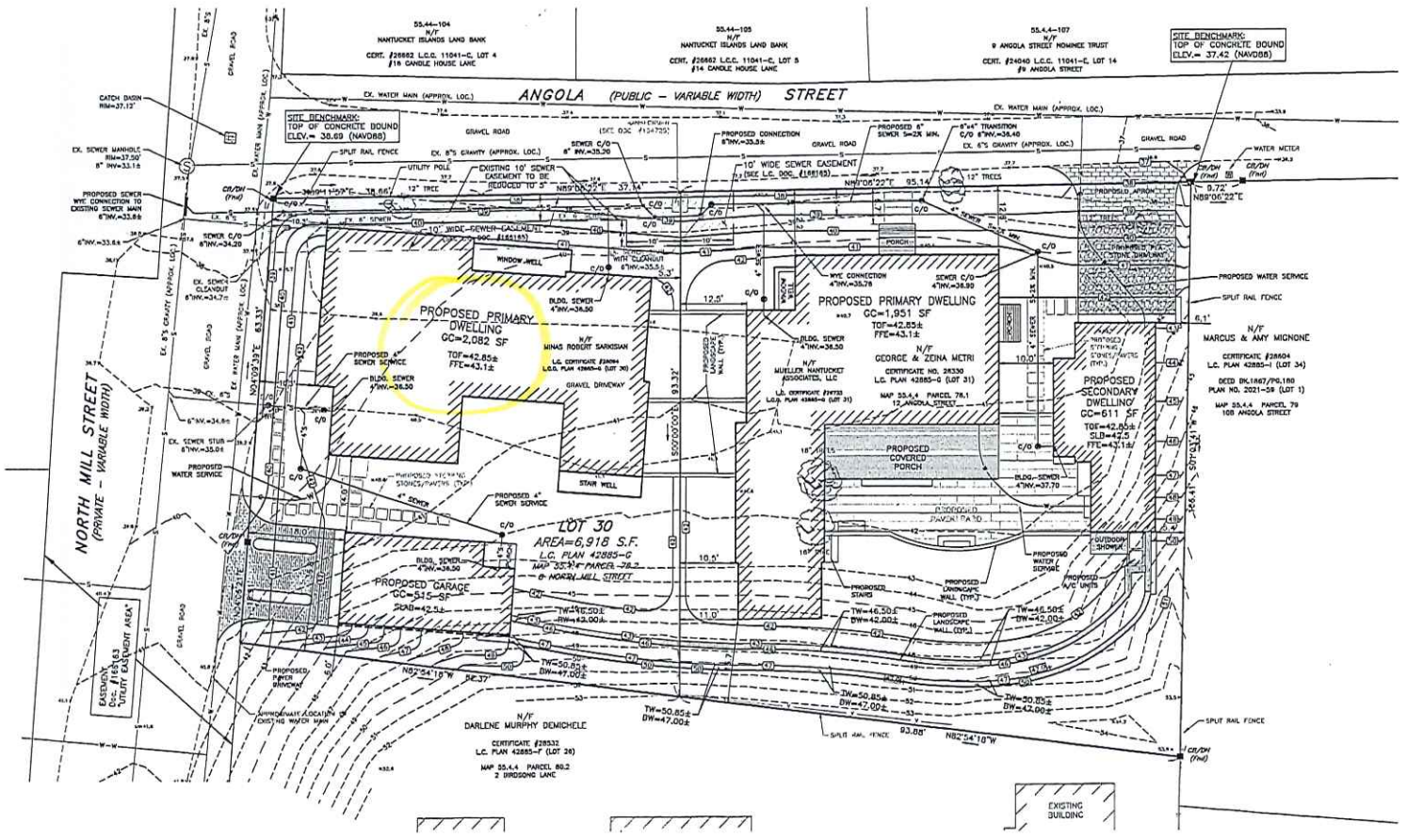
REGULATION	REQUIREMENT
MIN. LOT AREA	5,000 SQ. FT.
LOT FRONTAGE	50 FT.
FRONT SETBACK	0 FT.
SIDE SETBACK	5 FT.
REAR SETBACK	5 FT.
MAX. LOT COVERAGE	40%

OVERLAY DISTRICT APPLICABILITY

TOWN OVERLAY DISTRICT
HDC OLD HISTORIC DISTRICT
CORE SEWER DISTRICT
HARBOR WATERSHED PROTECTION (ZONE D)
MASSWILDLIFE/TNC BIOMAP CORE HABITAT (PARTIAL)
NHESP NATURAL COMMUNITIES (PARTIAL)

LEGEND

- CB/DH — CONCRETE BOUND W/DRILL HOLE
- —x— FENCE (SPLIT RAIL)
- 45 — SPOT ELEVATION
- TREE
- UTILITY POLE
- 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	
2	11/13/24	REVISED SEWER CONNECTION LOCATIONS	DCM
1	9/21/24	ADJUSTED BUILDING LOCATIONS AND GRADING	DCM
			APPROVED

PLAN REVISIONS

DATE: JULY 10, 2024

DRAWN BY:	DESIGN BY:	CHECK BY:
RLM /RT	RT	DCM

PROJECT NO. 24040

ISSUED FOR: APPROVAL

DANIEL C. MULLEY 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

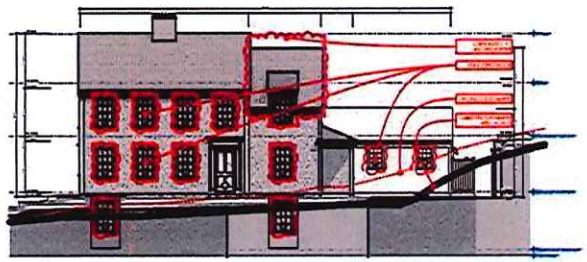
DRAWING TITLE: SITE PLAN

SCALE: 1" = 10'

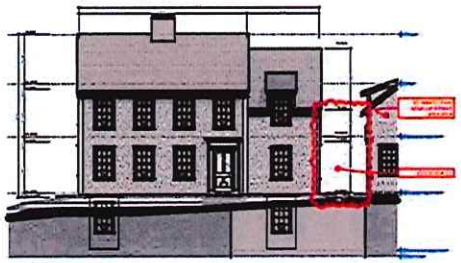
SHEET NO. 1 OF 1

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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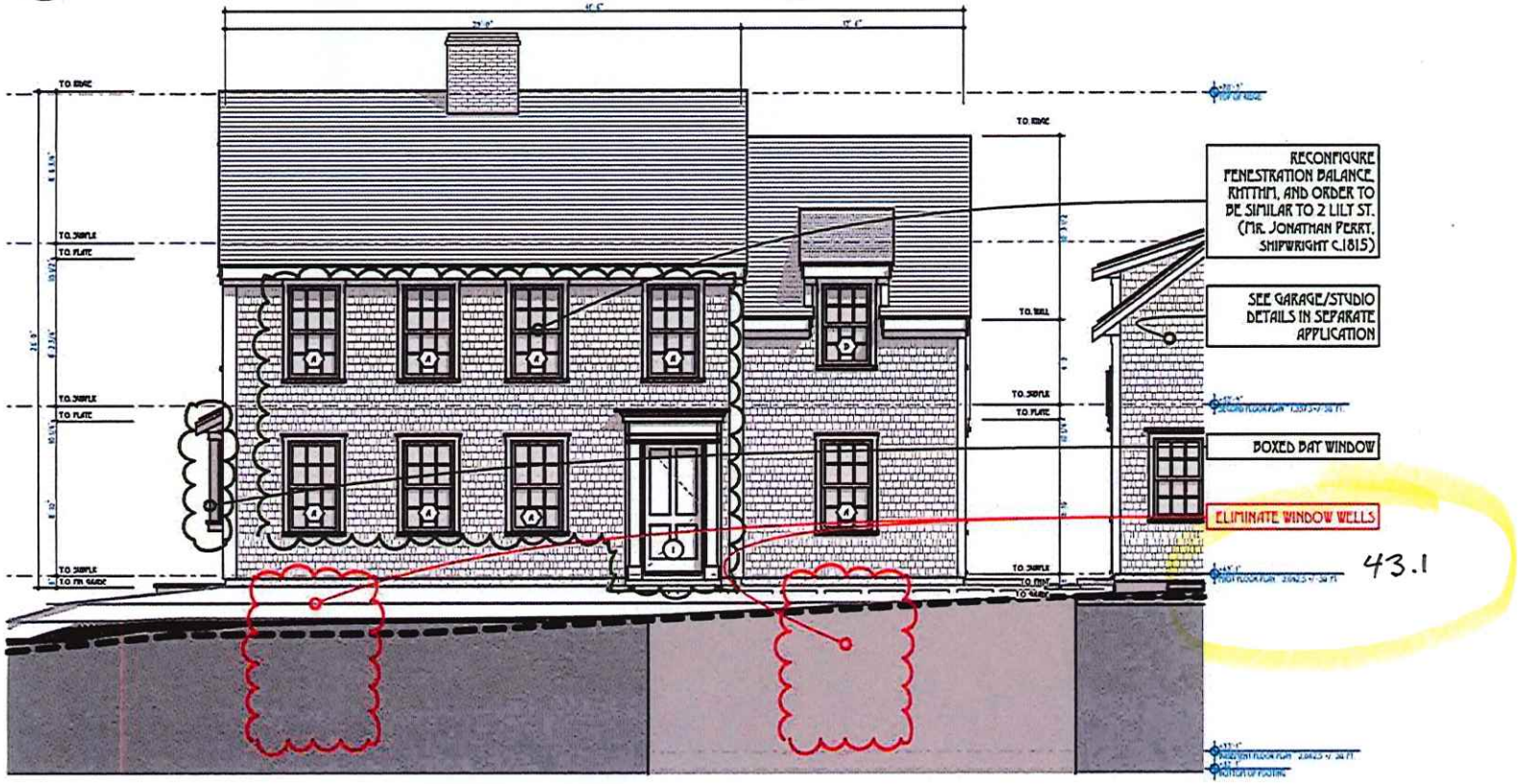
JAN 30 2024
By



W PROPOSED WEST (NORTH MILL ST) ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUNTTOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508-325-5690 EMAIL: JOSEPH@TOPHATDESIGNACK.COM

MARK	DATE	DESCRIPTION
	1/1	

PROPOSED WEST (NORTH MILL) ELEVATION

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

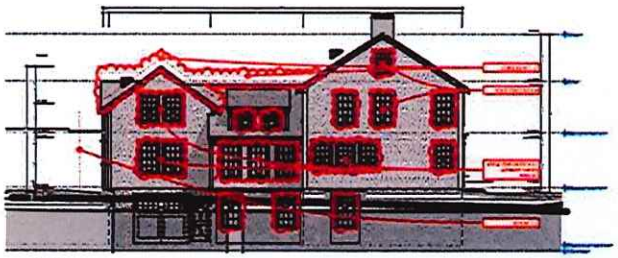
PROJECT NO.2021-14
MAP NO.55 44 MAP NO.: 28
ZONING - R-CH ALLOWABLE @ C.40%

HDC 2.1

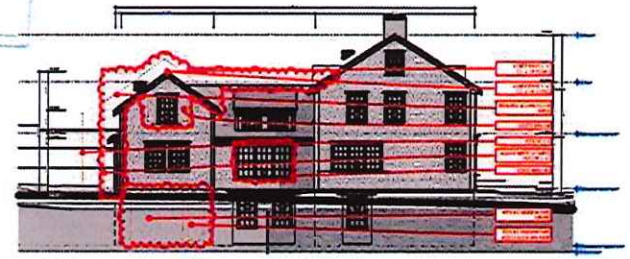
APPROVED
HDC 2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JAN 30 2024
By

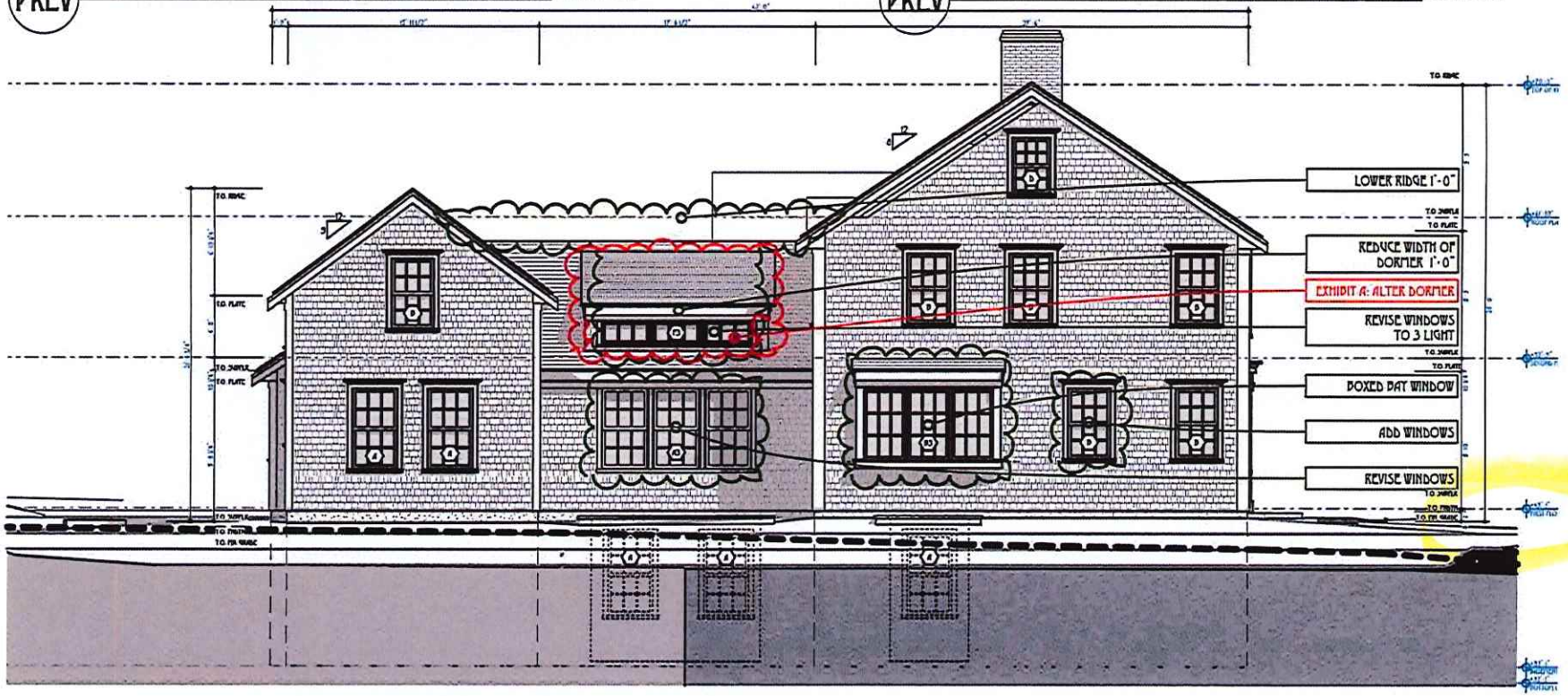
REVISIONS: 19 JANUARY 2024
1. EXHIBIT A: ALTER DORMER



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



PREV PROPOSED NORTH (ANGOLA ST) ELEVATION



N PROPOSED NORTH (ANGOLA ST) ELEVATION
SCALE: 1:126.32

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

43.1

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

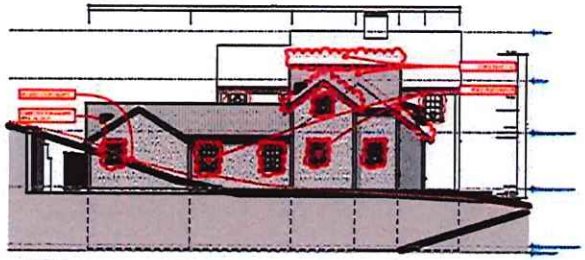
HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO:2023-14
MAP NO: 55 4 4 LOT NO: 76
ZONING: R-OH ALLOWABLE %C-40%

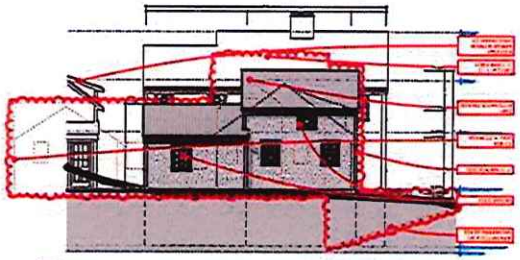
HDC 2.2

REVISIONS: 22 NOVEMBER 2023

1. ADD BOX BAY WINDOW
2. SEE GARAGE/STUDIO DETAILS IN SEPARATE HDC APPLICATION

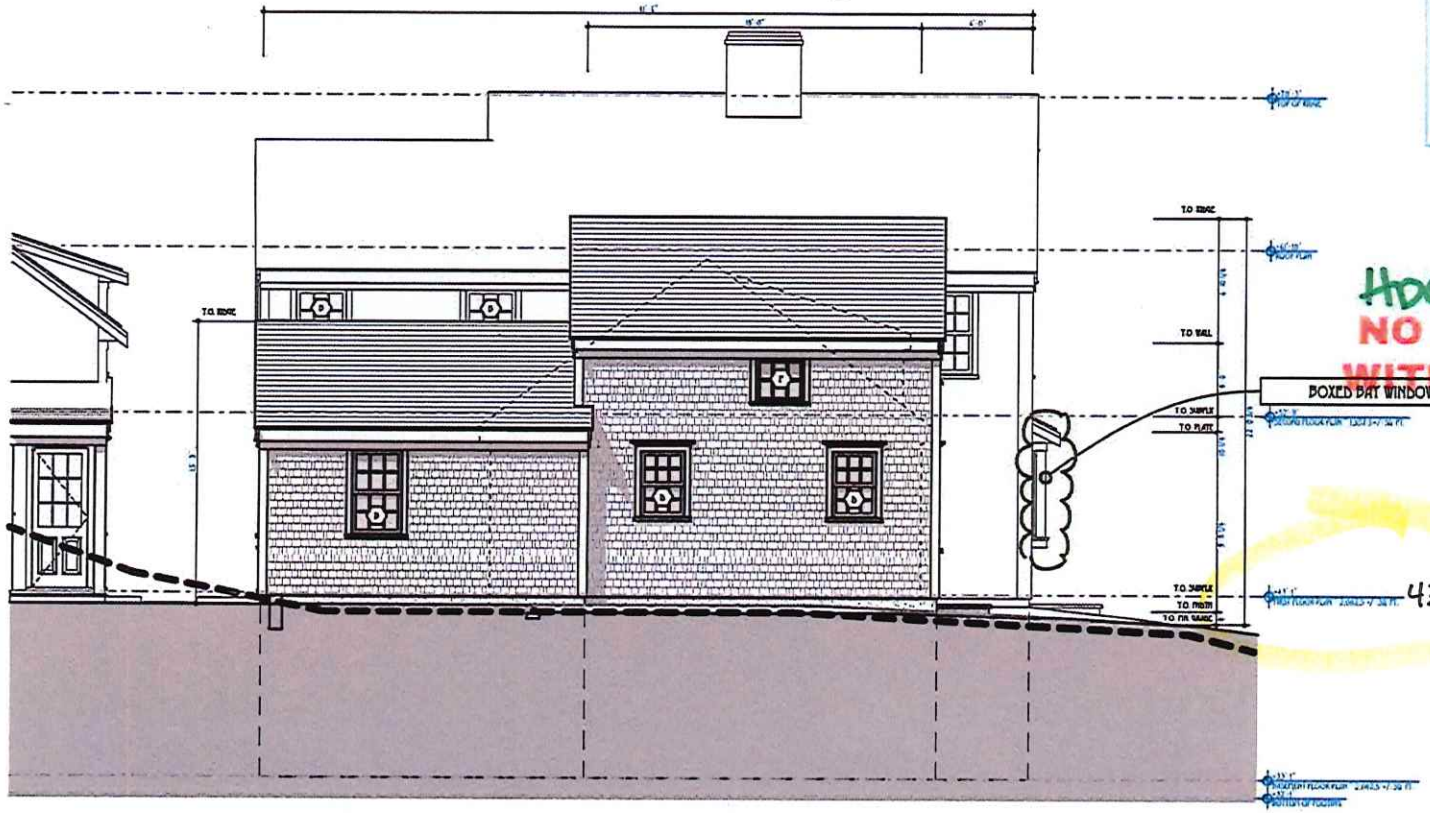


PREV PROPOSED EAST ELEVATION



PREV PROPOSED EAST ELEVATION

RECEIVED
JAN 30 '24
By



APPROVED
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

E PROPOSED EAST ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

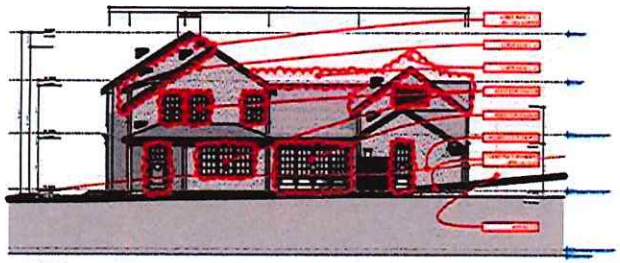
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/15/24

PROJECT NO.2021-16
PLAT NO.5544 LOT NO.: 76
ZONING "R-OH" ALLOWABLE O.C.-40%

HDC 2.3

REVISIONS: 22 NOVEMBER 2023
1. LOWER CONNECTOR RIDGE 1'-0"



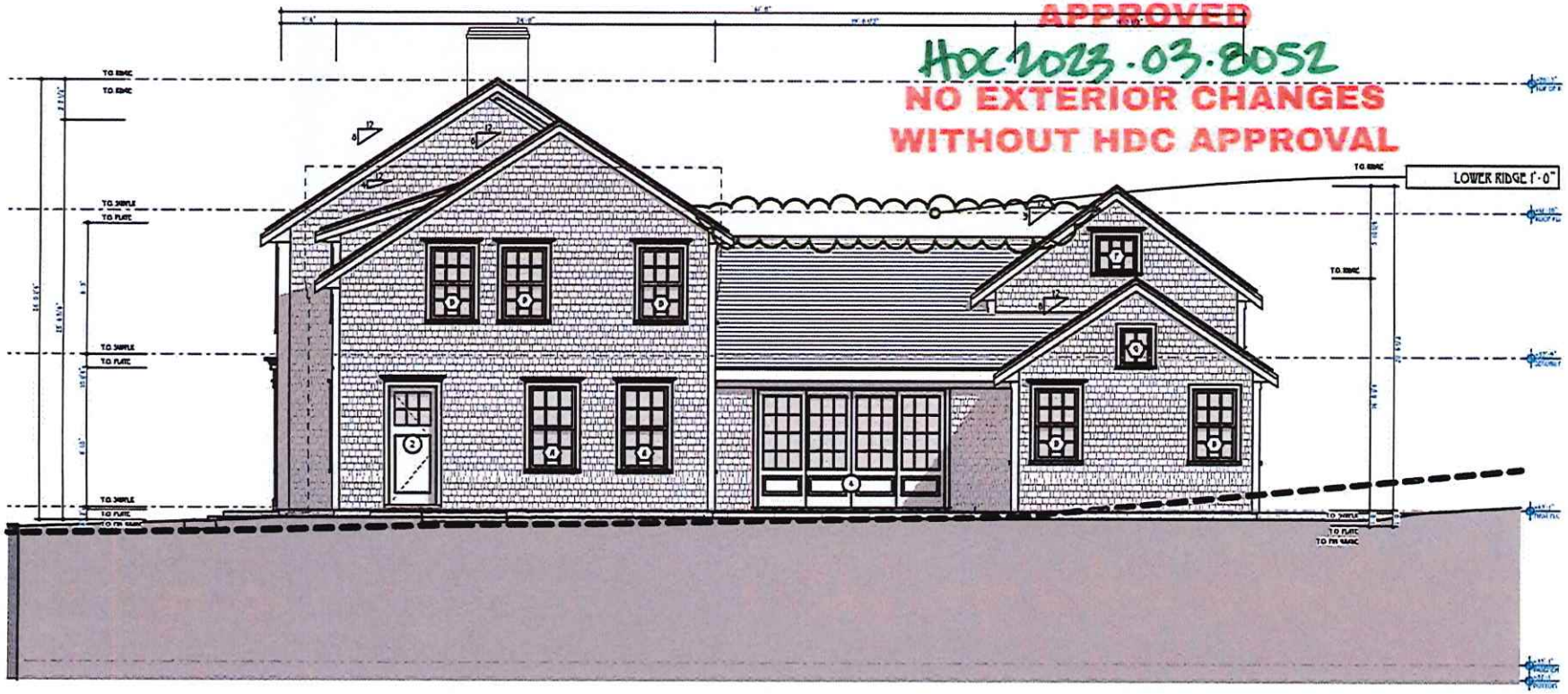
PREV PROPOSED SOUTH ELEVATION (REAR)



PREV PROPOSED SOUTH ELEVATION (REAR)

RECEIVED
JAN 30 2024
By

APPROVED
HDC 2023.03.0052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



S PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1:126.32

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508-325-5690 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

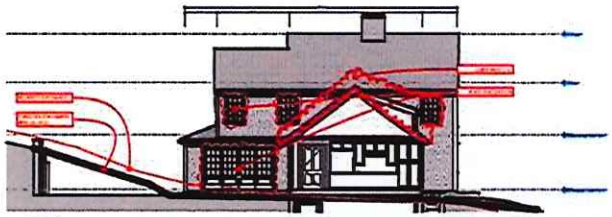
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

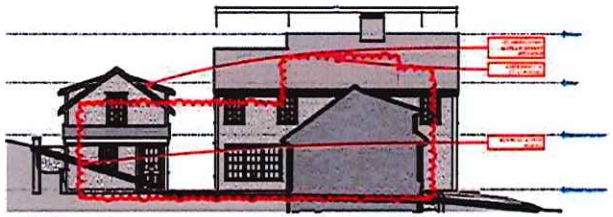
PROJECT NO 2021-14
MAP NO: 55.4.4 PAR NO: 78
ZONING: R-OH ALLOWABLE %: 40%

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

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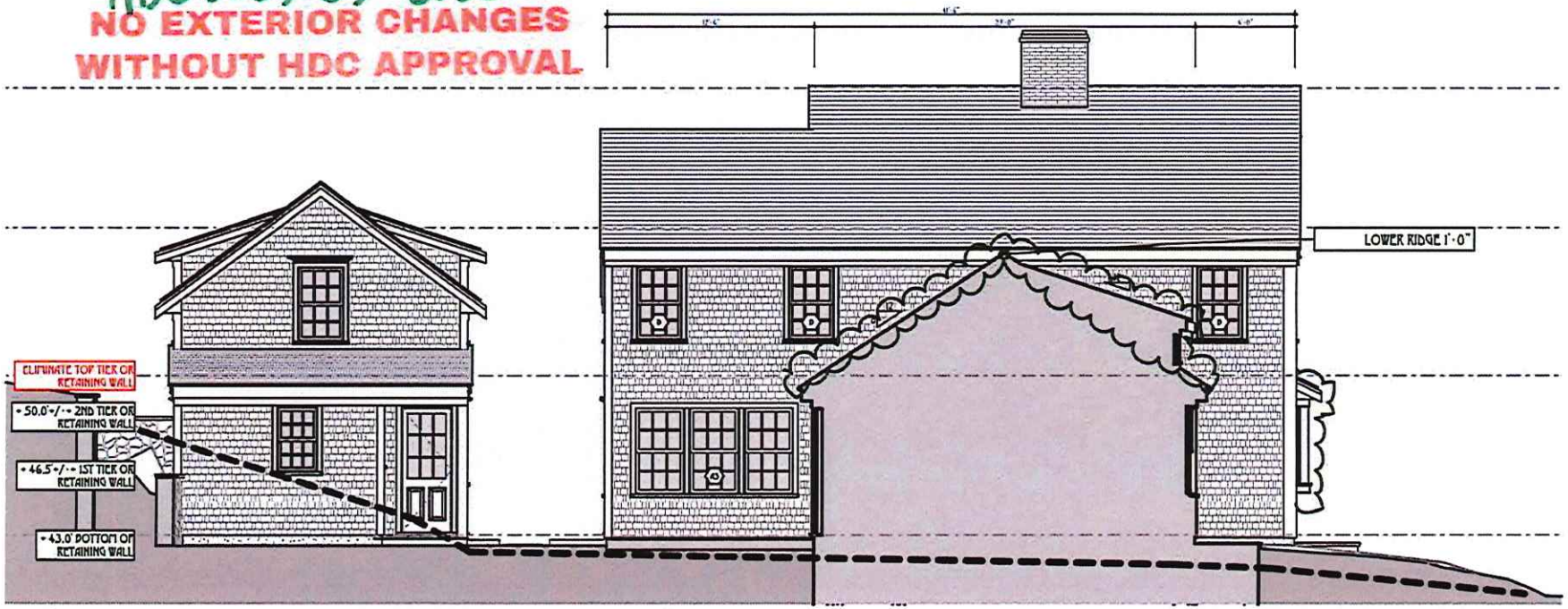
JAN 30 2024
By

APPROVED
HDC 2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



E PROPOSED EAST (SECTION) ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUNTTOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508-325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST (CROSS SECTION) ELEVATION

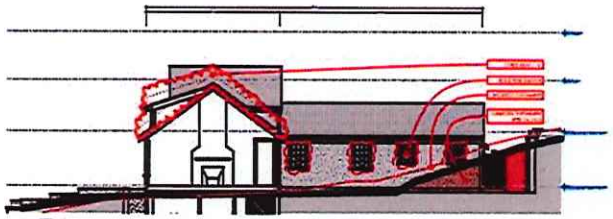
SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

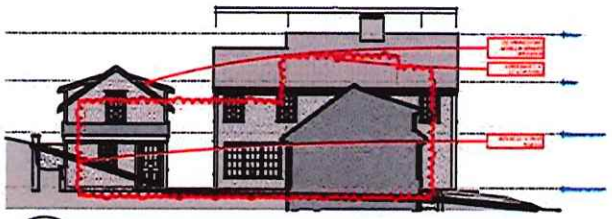
PROJECT NO:2021-14
MAP NO:5544 LOT NO: 76
ZONING - R-CH ALLOWABLE % C.40%

HDC 2.5

REVISIONS: 22 NOVEMBER 2023
1. LOWER RIDGE 1'-0"



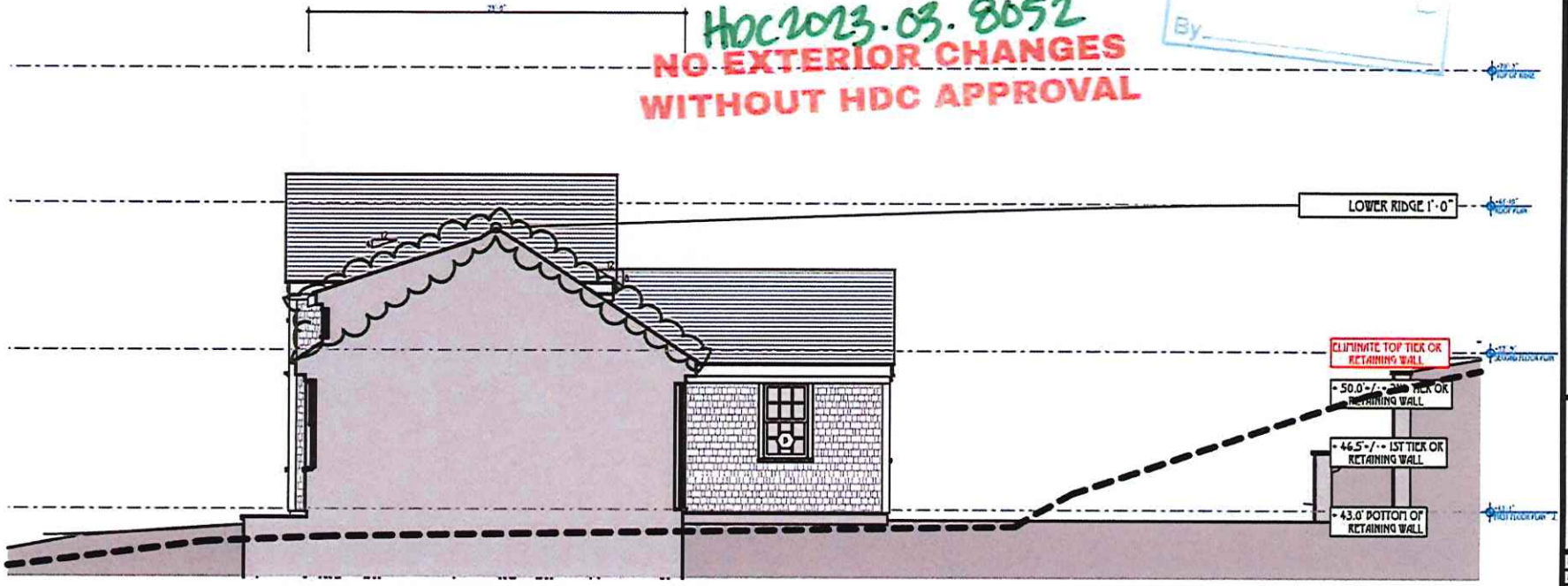
PREV PROPOSED WEST (SECTION) ELEVATION



PREV PROPOSED EAST (SECTION) ELEVATION

APPROVED
HDC2023.03.8052
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

JAN 30 2024
By



W PROPOSED WEST (SECTION) ELEVATION
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA. 02554.
TEL.: 508·325·5690 EMAIL: JOSEPH@TOPHAMDESIGNJACK.COM

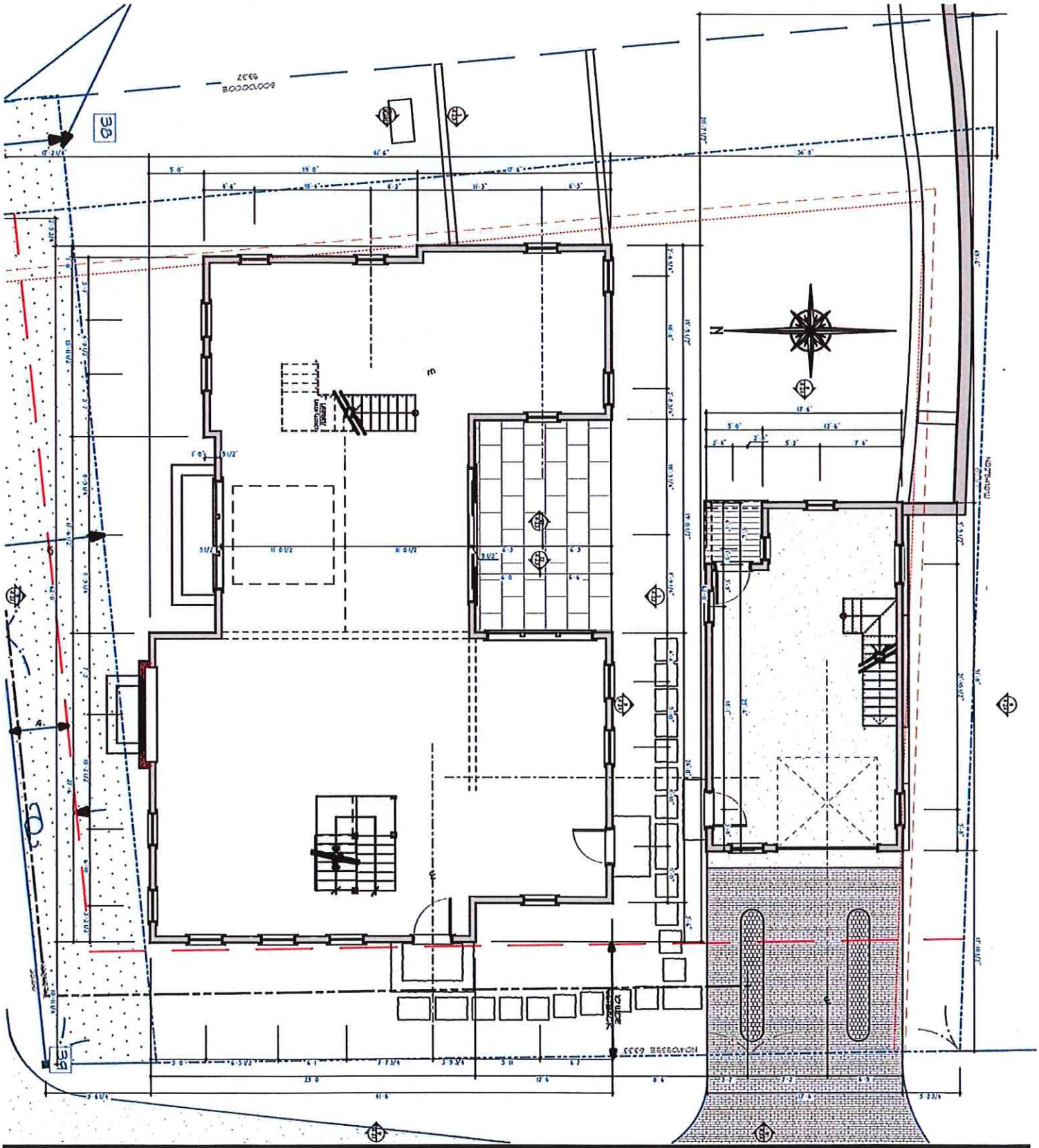
INDEX	DATE	DESCRIPTION
	//	

PROPOSED HDC WEST (CROSS SECTION) ELEVATION

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-CH ALLOWABLE G.C. 40%

HDC 2.6



HDC 1.1

SARKISIAN RESIDENCE
8 NORTH MILL STREET
NANTUCKET, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

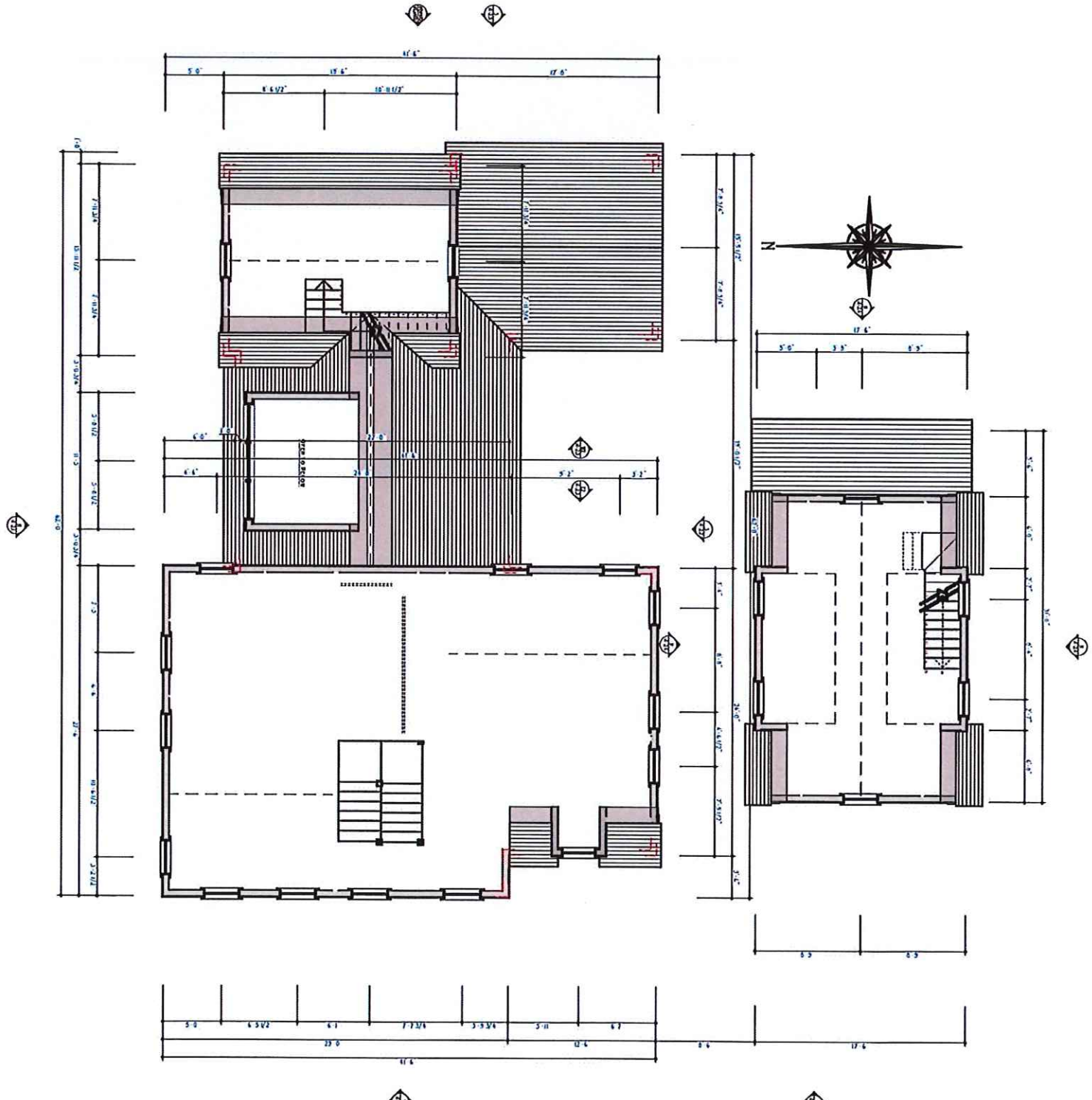
PROJECT NO:2021-14
MAP NO: 5544
MAP NO: 78
ZONING: R-CH
ALLOWABLE @ C-40%

PROPOSED FIRST FLOOR PLAN ~ 2,0832.5+/- SQ. FT.

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL: PLACE 48 DAYS CERTIFICATE NO.:
DRAWING PERMIT NO.:

PAGE	DATE	DESCRIPTION
	/ /	

TOPHAM DESIGN, LLC
18 HUMMOCK POND ROAD, NANTUCKET, MA, 02554.
TEL.: 508·325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM



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-CH
ALLOWABLE: 0.C-40%

PROPOSED SECOND FLOOR PLAN ~ 1,393.5+/- SQ. FT.

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL MAKE-UP DATE 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

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JAN 30 2024
By

SARKISIAN RESIDENCE

8 North Mill St, Nantucket, MA. 02554

Window & Exterior Door Schedule

May 9, 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:

TOPHAM DESIGN, LLC
18 Hummock Pond Road, Nantucket, MA. 02554.
Tel.: 508-325-5890 email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

PLANNING BOARD SUBMISSION 12 APR 2023
HDC SUBMISSION 22 APR 2023
HDC REVISIONS 11.22.2023
PLANNING BOARD SUBMISSION 1/19/24

SARKISIAN RESIDENCE
8 North Mill Street
Nantucket, MA 02554

HDC REVISIONS 11.22.2023
1/19/24

PROJECT NO 2021-14
Plat No: 55 & 4 Plat No: 78
Zoning: R-CH Allowable 9C 40%

W&D

SARKISIAN WINDOW & DOOR SCHEDULE

STAFF APPROVAL CHECKLIST





Planning and Land Use Services

Historic District Commission
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

Mary Howell
Parkerman
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.

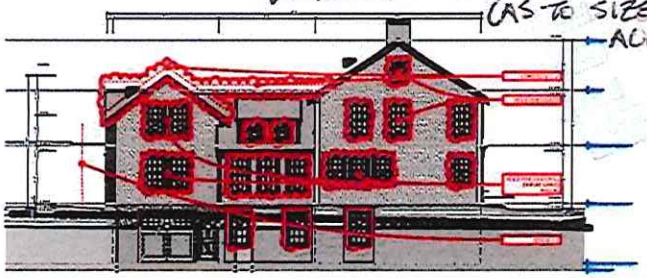
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

EXHIBIT A

"A" DORMER - AXE CORNERBOARDS FOR WOVEN CORNERS & LWR REAR MASS
- TRIPLE WINDOWS IN TOTAL 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

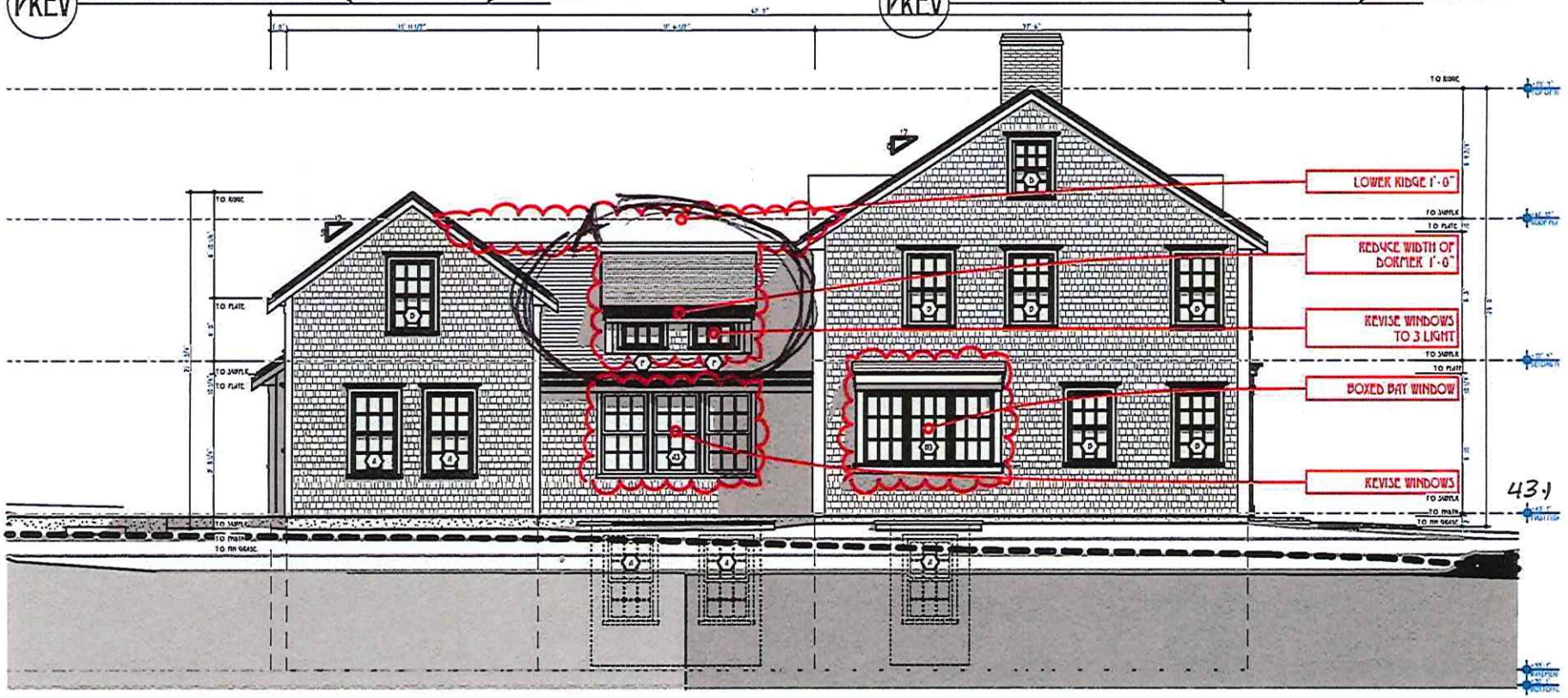


PREV PROPOSED NORTH (ANGOLA ST) ELEVATION

EXHIBIT A



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 CERTIFICATE NO.:
BUILDING PERMIT NO.:

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 MAP NO. 78
ZONING: R-OM ALLOWABLE G.C. 40%

HDC 2.2

CERTIFICATE NO: _____ DATE ISSUED: 12/1/23

HDC20230103-8052

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 #: 508.325.5892 E-mail: brenda@tophamdesign.com

FOR OFFICE USE ONLY

Date application received: 11/6/23 Fee Paid: $ 625.- 442 758.60

Must be acted on by: 1/11/24 12/31/23

Extended to: _____

Approved: V Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions: EXHIBIT A
CORNICE & AXE COURSE TRIM TO MATCH
CORNERS & LOWER ROOF MASS - TRIPLE
WINDOWS, CENTER WINDOW CENTERED ON
CENTER WINDOW BELOW; WINDOWS MAY BE
MODIFIED (AS TO SIZE) TO ACCOMPLISH THIS

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☐ Other 2082 ft 19X12.5

Size of Structure or Addition: Length: 60' Sq. Footage 1st floor: ~~2588 sf~~ Decks/Patio: Size: ~~20'0"~~ ☐ 1st floor ☐ 2nd floor

Width: ~~35'-4"~~ 41'-6" Sq. footage 2nd floor: ~~1365 sf~~ 1393 ft Size: ~~12'6"~~ 22'6" ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 28' 25'-6"

Difference between existing grade and proposed finish grade: North ridge ~~#N/A~~" South ridge ~~#N/A~~" East ridge ~~#N/A~~" West ridge 28' ~~#N/A~~"

Height of ridge above final finish grade: North ~~4'-0" to 9'-0"~~ 6" South ~~7'6" to 5'-3"~~ East ~~10'-5½"~~ 6" West ~~4'8" to 8'-8"~~ 0'

Additional Remarks IN FILL IN OHD

Historic Name: _____

Original Date: _____

Original Builder: _____

Is there an HDC survey form for this building attached? ☐ Yes X 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" - 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 5/4x8/12 Frieze 1x6

Window Casing 8/4x4 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 2067

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 11/23/23 Signature of owner of record _____ 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

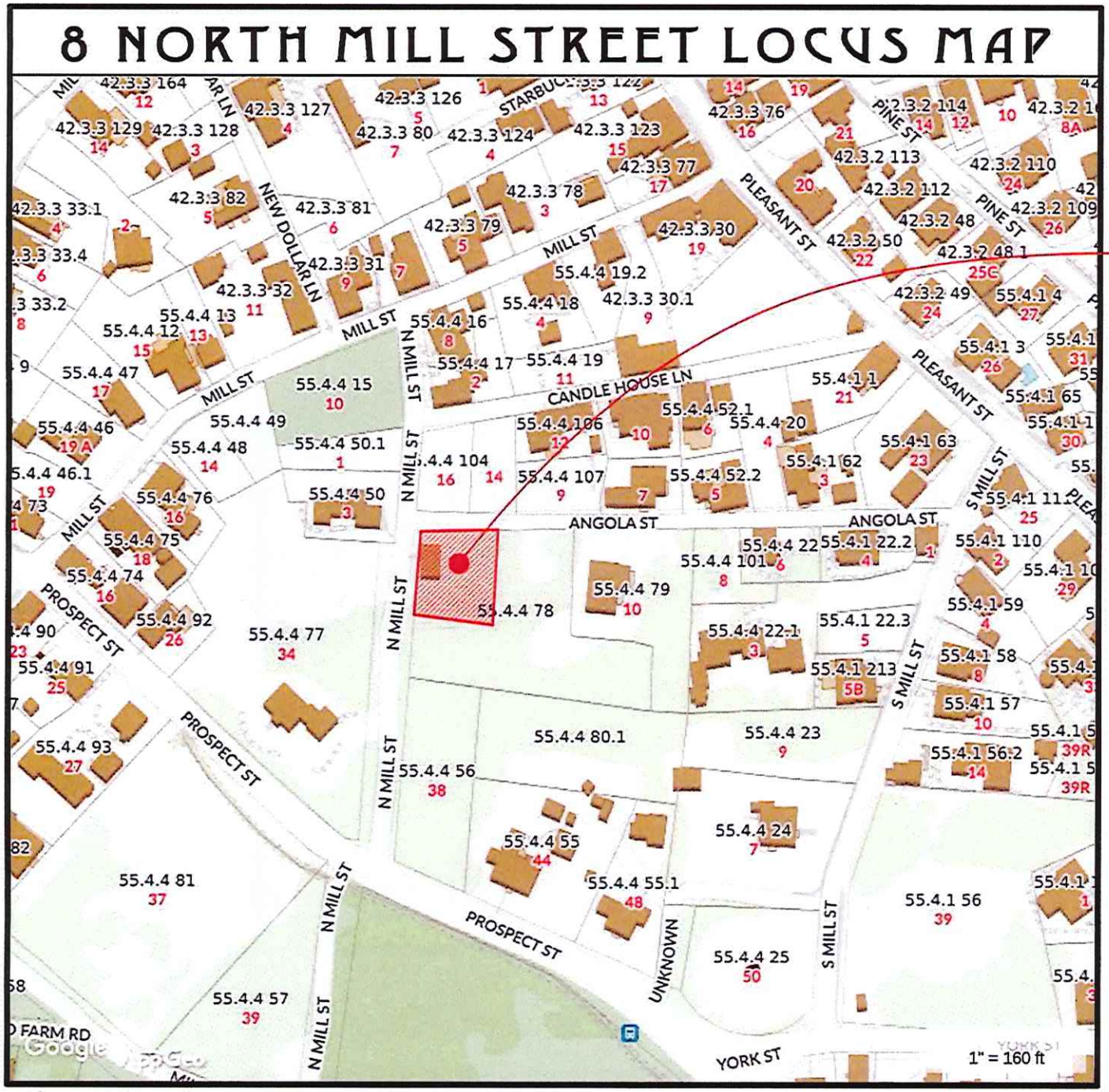
7. Robert Sarkisian- 11-9406 — 8 North Mill St — Free Standing Studio/ Garage — 55.4.4/78.2 — Topham Designs

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

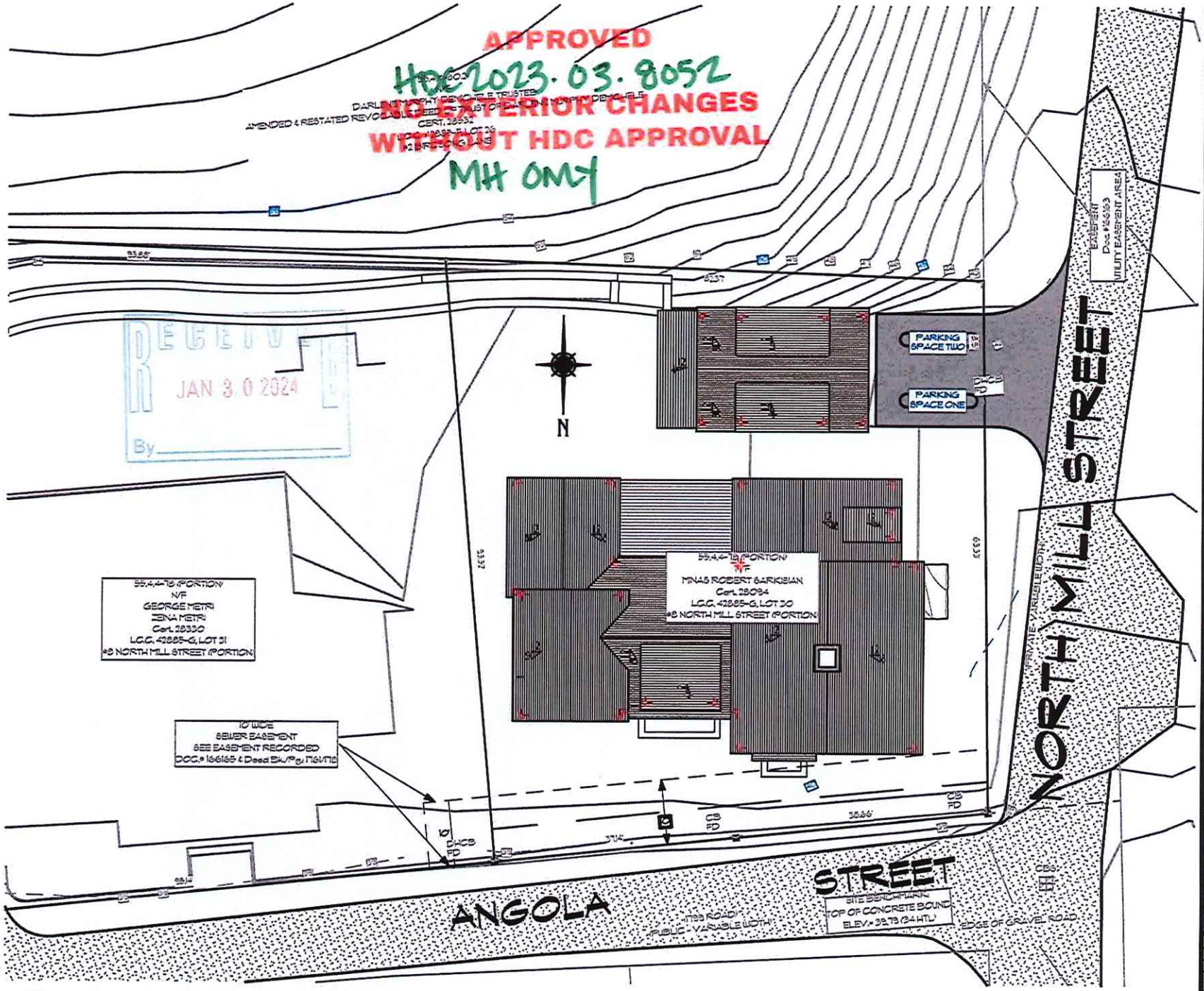
HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PURCHASE REQUEST CERTIFICATE NO.:
PLANNING BOARD NO.:

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 R.C. 40%

HDC 0.1



S

PROPOSED HDC SITE PLAN (R·OH)

SCALE: 1" = 20'

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 SITE PLAN

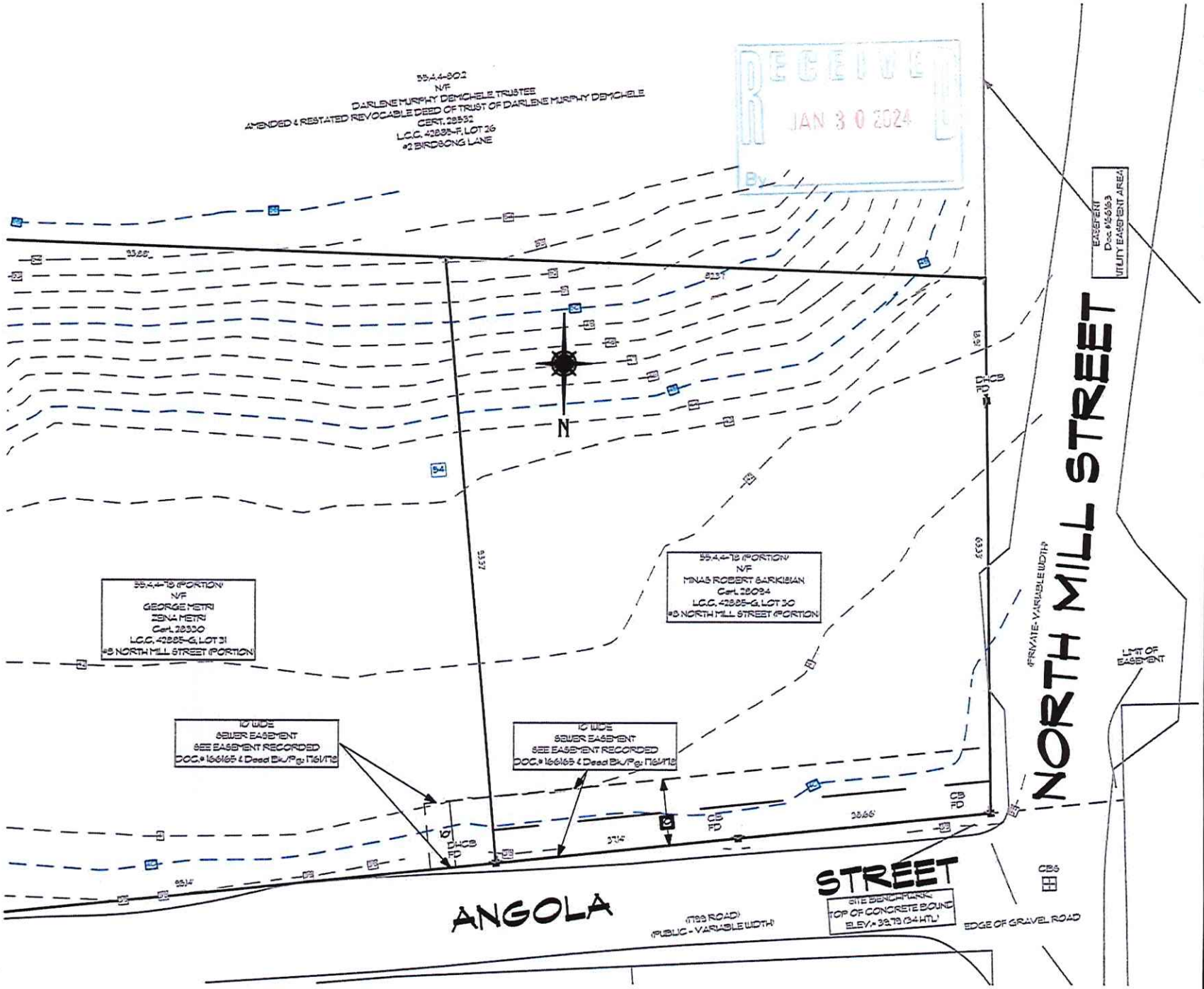
HDC Submission 22 APR 2023
HDC Approval: 11 APR 2023 Certificate No.:
Building Permit No.:

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: 9 C.40%

HDC 0.2



S

EXISTING BLACKWELL SITE PLAN (R·OH)

SCALE: 1" = 20'

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 EXISTING TOPOGRAPHY
SITE PLAN

HDC SUBMISSION 22 APRIL 2023
HDC APPROVAL PLACE HOLDERS 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

8 NORTH MILL STREET – RE-SITING ON LOT – 5 FT. CLOSER TO ANGOLA ST.

NO OTHER CHANGES TO HDC APPROVED STRUCTURE

BOUND MARKER VISIBLE AT ELEVATION 38+



GRADING MATCHES EXISTEING GRADE ON SOUTH SIDE OF ANGOLA ST. AND AT 10B ANGOLA ST IMMEDIATELY ABUTTING LOCUS TO THE EAST











WEST ELEVATION – FRONT FACING NORTH MILL STREET






ZIPsystem

SOUTH ELEVATION





EAST ELEVATION







EXISTING GRADE FOR IMMEDIATE ABUTTER AT 10B ANGOLA ST TO THE EAST





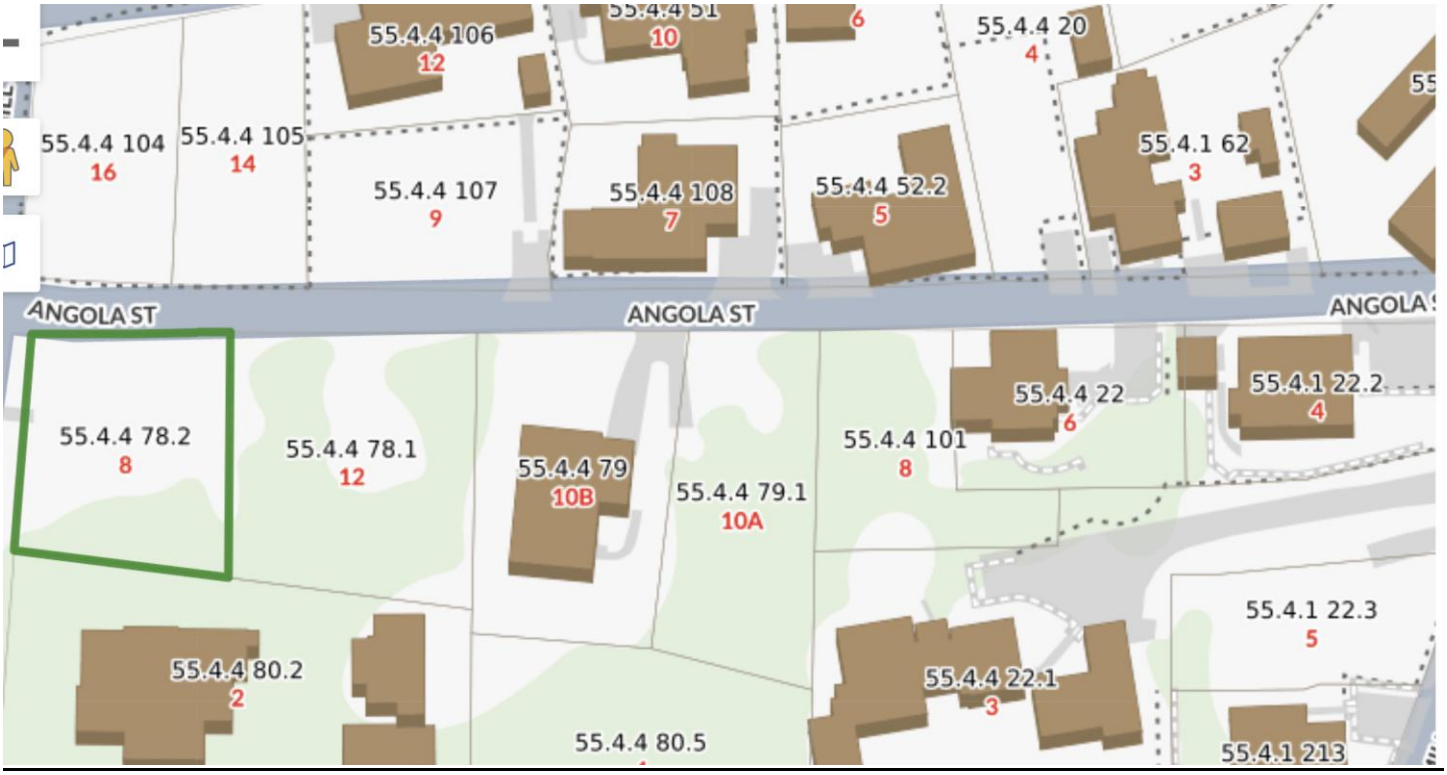


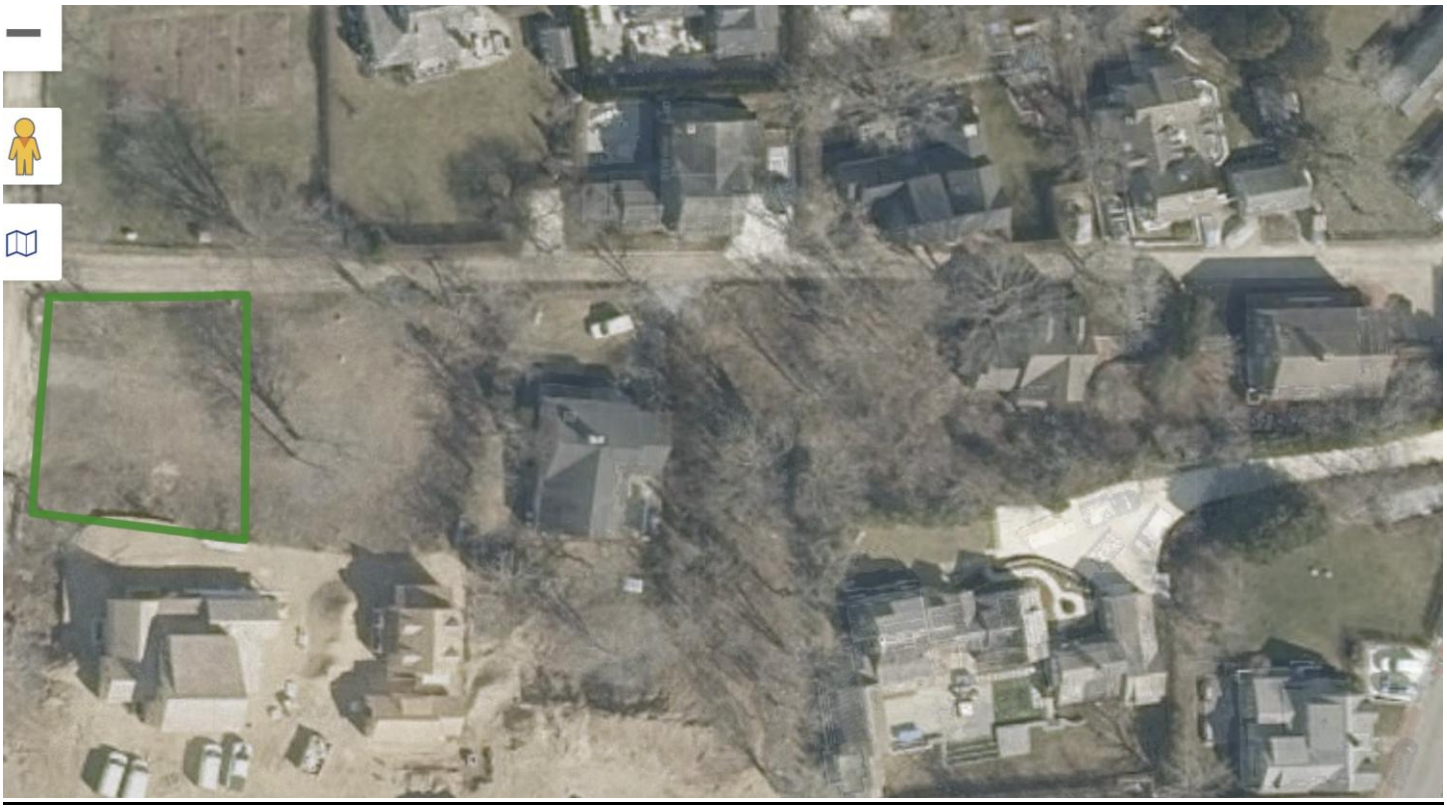
GRADE CHANGE GOING SOUTH UP NORTH MILL ST. TOWARDS PROSPECT ST.





8 NORTH MILL STREET – REVISIONS – RELOCATE ON SITE



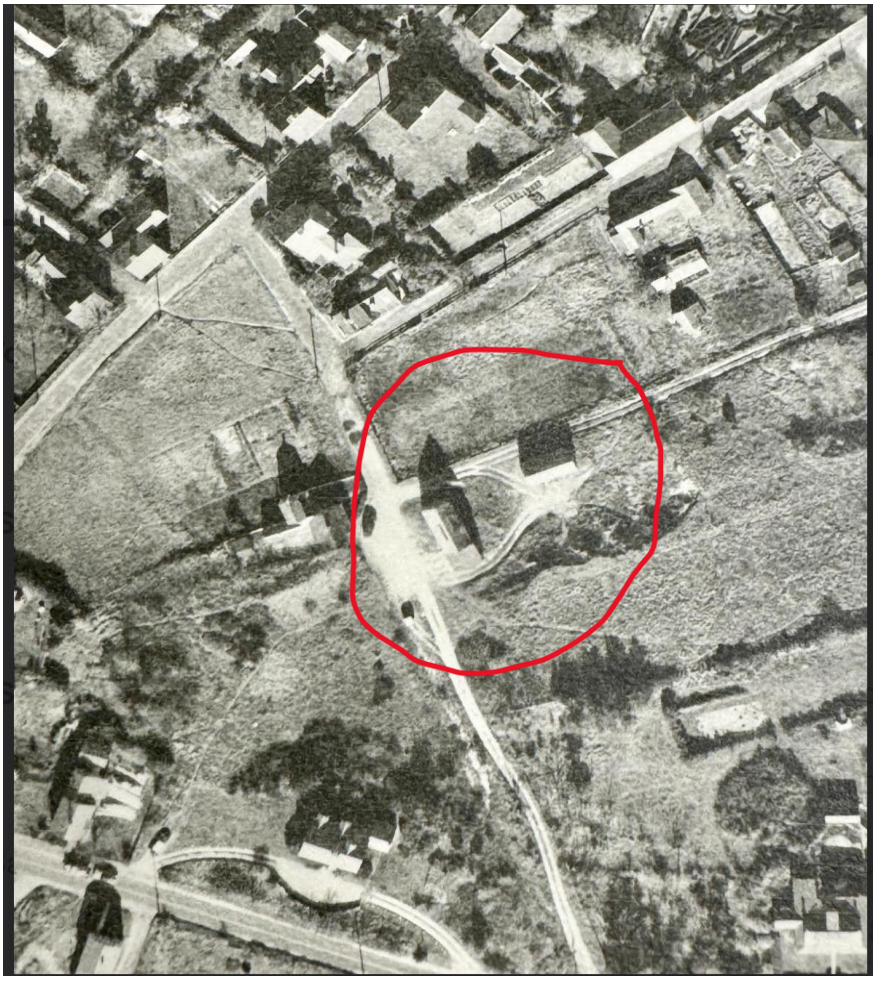


1938 AERIAL – BUILDINGS ON BOTH 8 NORTH MILL ST AND ON ABUTTING 12 ANGOLA ST.

GRADE CARVED OUT OF THE SLOPE TO ACHIEVE TWO FLAT LOTS ABOVE ANGOLA ST. WITH



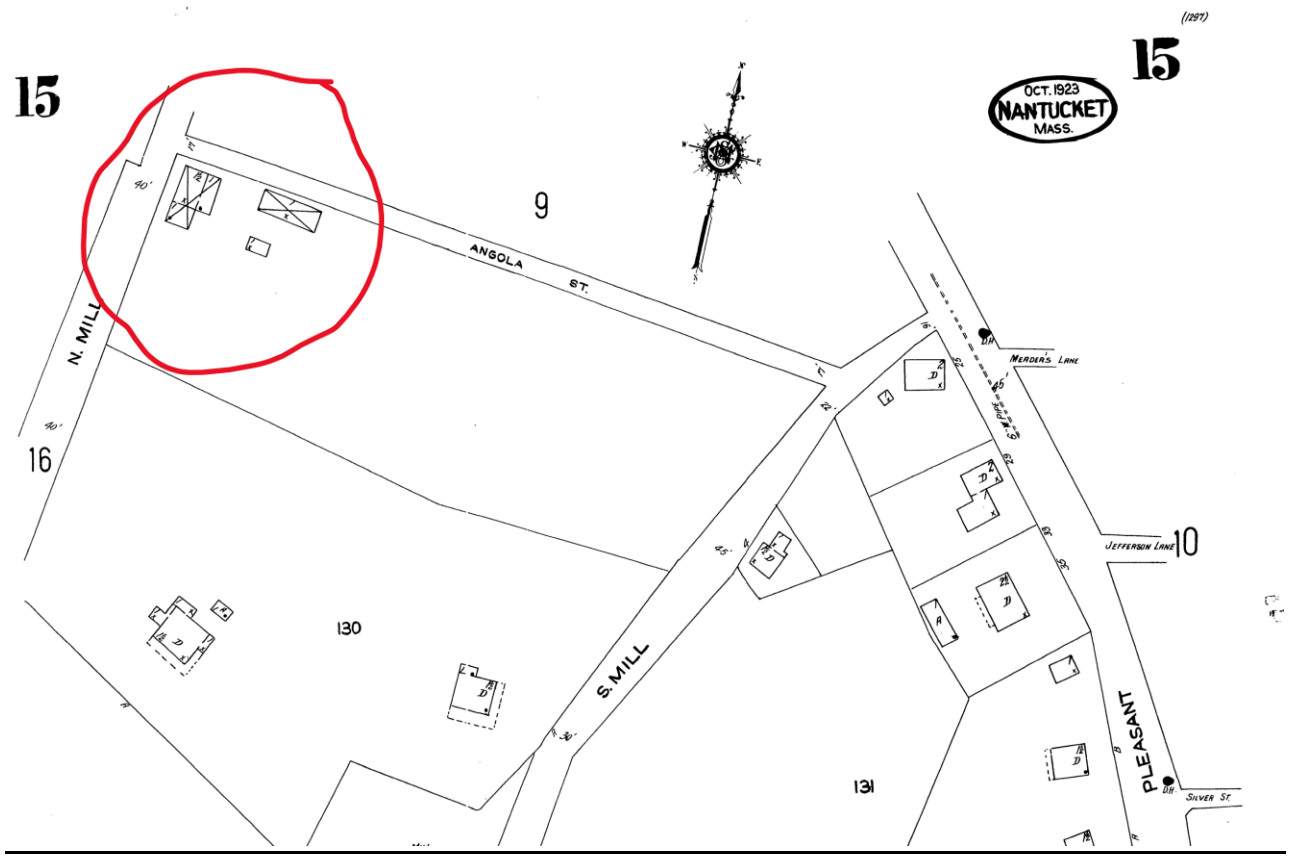
1957 AERIAL - BUILDINGS ON BOTH 8 NORTH MILL ST AND ON ABUTTING 12 ANGOLA ST



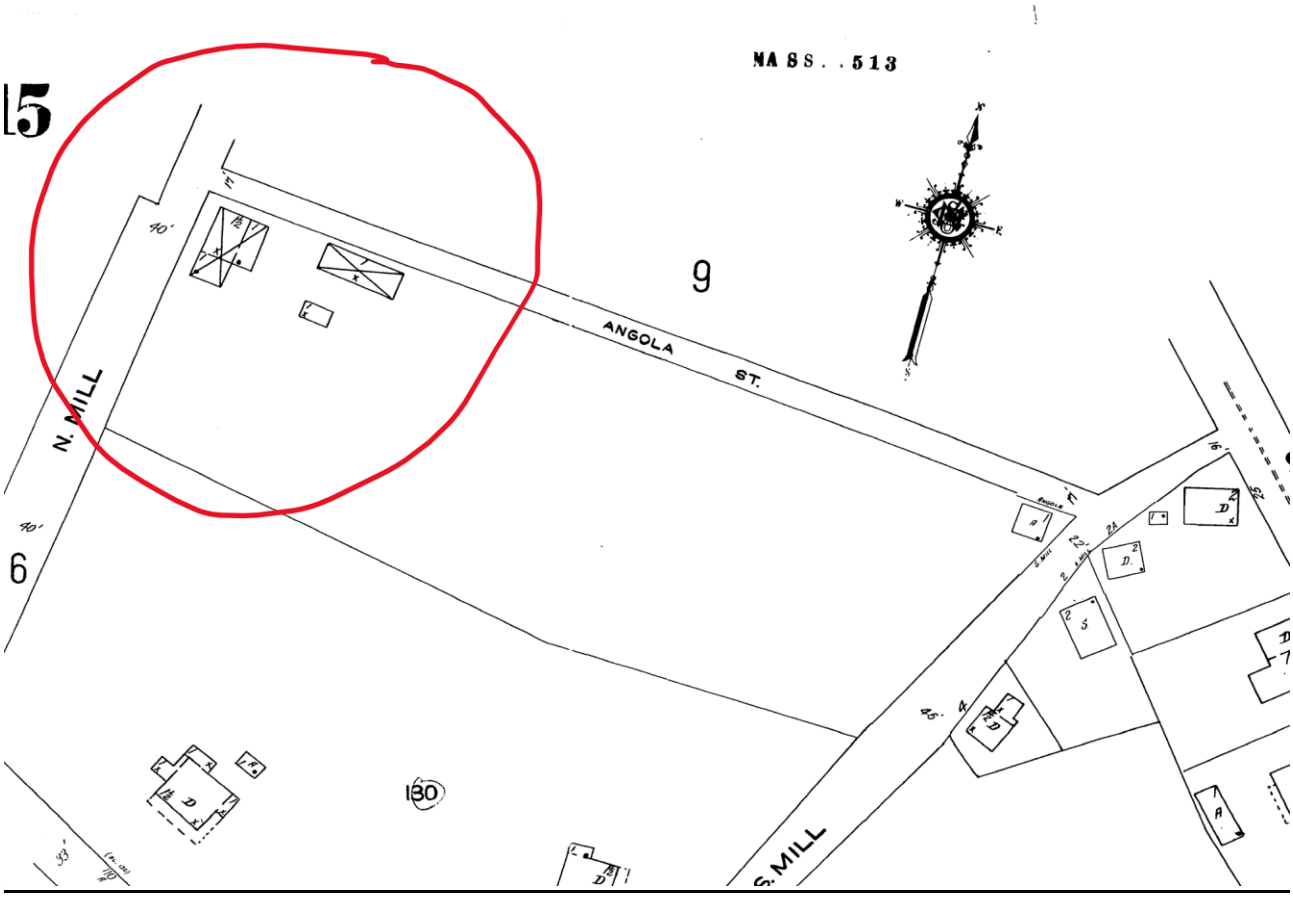
1998



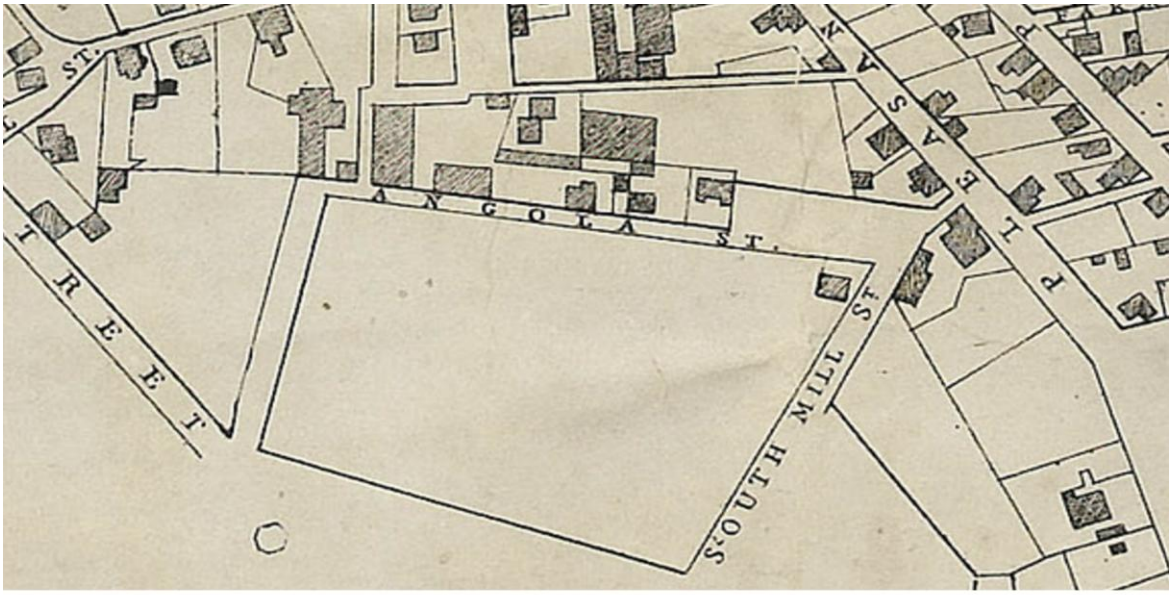
NHA 1923 SANBORN MAP



NHA 1949 SANBORN MAP



STRUCTURES IN THE PONY FIELD AND THE OTHER LAND BANK OPEN FIELD



Coffin's 1834 map of Nantucket, courtesy of the Nantucket Historical Associat

GARAGE THAT REPLACED ORIGINAL BUILDING AT 8 NORTH MILL STREET – 1993 – REMOVED IN 2018





BEFORE NORTH MILL WAS IMPROVED AND MUELLER PROPERTY SIBDIVIDED

SIGNIFICANT GRADE CHANGES SHOWN





SOUTH SIDE - 10B ANGOLA STREET



6 ANGOLA STREET







4 ANGOLA STREET



PROXIMITY TO ANGOLA STREET – NORTH SIDE - 7 ANGOLA STREET



5 ANGLOA



3 ANGOLA STREET



MILL STREET RAISED FOUNDATIONL EXAMPLES



1800 HOUSE









PLEASANT STREET HEAD OF MILL STREET INTERSECTION







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

9589 0710 5270 2432 8096 78

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Short Hills, NJ 07078

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

JAN 13 2025

01/13/2025

Sent To: TM106 MGR LLC
Street and Apt. No., or PO Box No.: 30 Chatham Road #644
City, State, ZIP+4®: Short Hills, NJ 07078

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

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Nantucket, MA 02554

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

0056 03

Postmark Here

JAN 13 2025

01/13/2025

Sent To: Mark Ray, Michael Ray + Ingela Ray Life Est
Street and Apt. No., or PO Box No.: 57 Vestal Street
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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Miami, FL 33146

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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

JAN 13 2025

01/13/2025

Sent To: 4 Dukes Realty LLC
Street and Apt. No., or PO Box No.: 124 South Alhambra Circle
City, State, ZIP+4®: Coral Gables, FL 33146

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

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

0056 03

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JAN 13 2025

01/13/2025

Sent To: Thimberly DeCosta Olney TR KDO Trust
Street and Apt. No., or PO Box No.: PO Box 804
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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Key Largo, FL 33037

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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

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

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

9589 0710 5270 2432 8096 85

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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	$5.58

0056 03

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JAN 13 2025

01/13/2025

Sent To: Panther Holdings LLC
Street and Apt. No., or PO Box No.: 289 Oenoke Ridge
City, State, ZIP+4®: New Canaan, CT 06840

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

Registered No. RF575887985US

Date Stamp

0056
03

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $ .75	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00	Total Postage & Fees $ $23.00
☐ Return Receipt (electronic) $ $0.00	
☐ 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).

OFFICIAL USE

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

Copy 1 - Customer
(See Information on Reverse)

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $ $4.85	0056 03
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $ $0.73	01/13/2025
Total Postage and Fees $ $5.58	

Sent to: Holly E. MacDonald trust 24 Madaket Rd Nant NS
Street and Apt. No., or PO Box No.: PO Box 884
City, State, ZIP+4®: Nantucket, MA 02554

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust; Steven Cohen Trustee

Description of Proposal: Demolish existing dwelling

Anticipated HDC Submission Date: January 13, 2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Dukes Road Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

SUBMITTED BY: Levesque Builders

SEE ATTACHED PAGES

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

January 6, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.01.06 13:12:08 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	57		RAY MARK & MICHAEL & RAY INGELA LIFE EST		57 VESTAL ST	NANTUCKET	MA	02554	57 VESTAL ST
41	58	2	MIOL MOR LLC		30 CHATHAM RD # 644	SHORT HILLS	NJ	07078	61 VESTAL ST
41	185	2	OLNEY KIMBERLEY DECOSTA TR	KDO TRUST	PO BOX 804	NANTUCKET	MA	02554	55 VESTAL ST
41	188		4 DUKES REALTY LLC		727 SOUTH ALHAMBRA CIR	CORAL GABLES	FL	33146	4 DUKES RD
41	301		PANTHER HOLDINGS LLC		289 OENOKE RIDGE	NEW CANAAN	CT	06840	21 MADAKET RD
41	305		ERNST CHARLES A IV & KAREN G TRST		24 DOCKSIDE LN PMB 152	KEY LARGO	FL	33037	22 MADAKET RD
41	306		MACDONALD HOLLY E TRST	24 MADAKET RD NOM TRUST	PO BOX 884	NANTUCKET	MA	02554	24 MADAKET RD
41	602		ROSENBERG JOHN C & RACHEL J		123 HAMILTON TERRACE	LONDON		NW8 9QR	15 HEDGEBURY LN
Count:	**8**								

RAY MARK & MICHAEL & RAY INGELA LIFE EST
57 VESTAL ST
NANTUCKET, MA 02554

MIOL MOR LLC
30 CHATHAM RD # 644
SHORT HILLS, NJ 07078

OLNEY KIMBERLEY DECOSTA TR
KDO TRUST
PO BOX 804
NANTUCKET, MA 02554

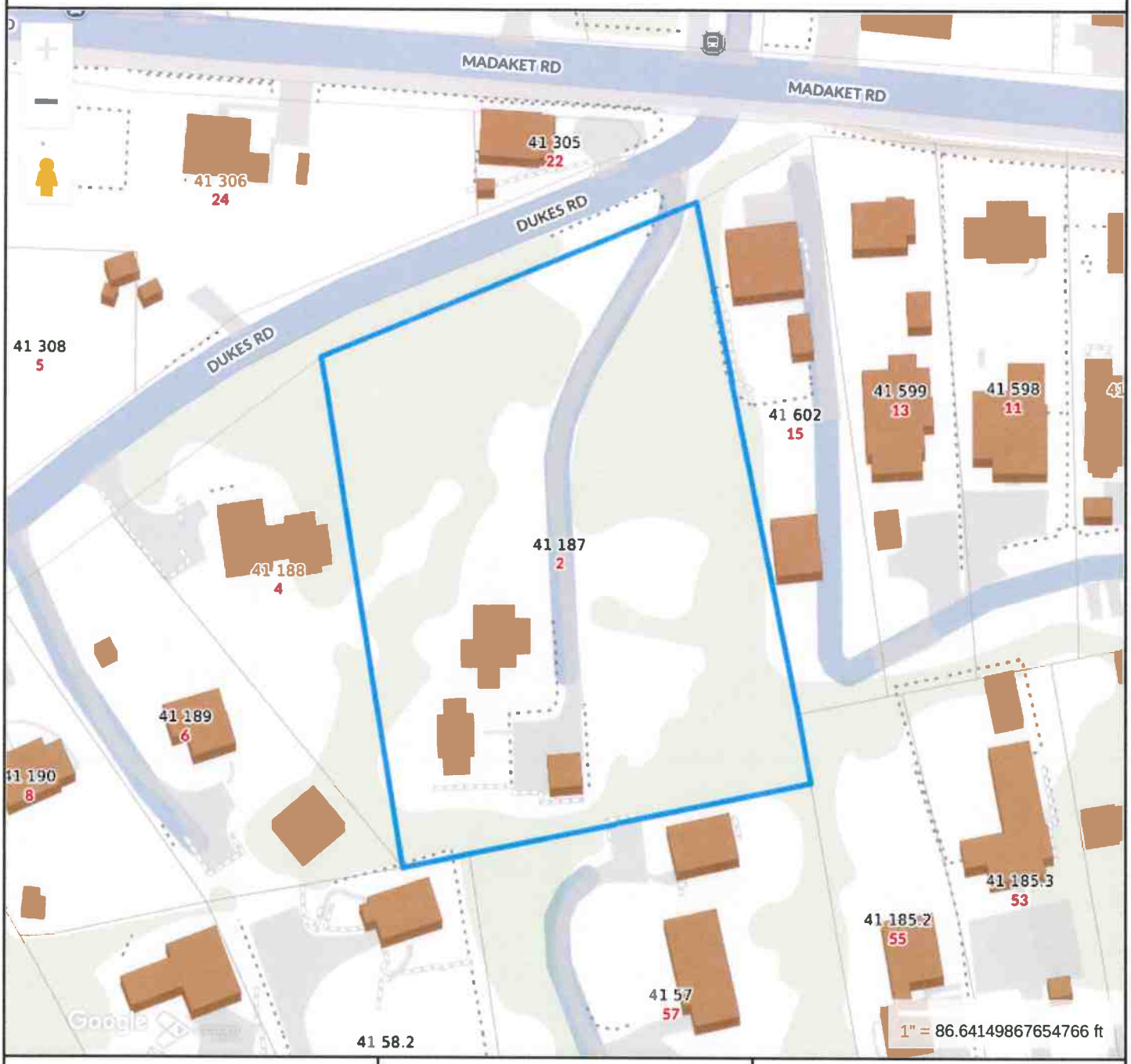
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

PANTHER HOLDINGS LLC
289 OENOKE RIDGE
NEW CANAAN, CT 06840

ERNST CHARLES A IV & KAREN G TRST
24 DOCKSIDE LN PMB 152
KEY LARGO, FL 33037

MACDONALD HOLLY E TRST
24 MADAKET RD NOM TRUST
PO BOX 884
NANTUCKET, MA 02554

ROSENBERG JOHN C & RACHEL J
123 HAMILTON TERRACE
LONDON, NW8 9QR



Property Information

Property ID	1931
Location	2 DUKES RD
Owner	COHEN STEVEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

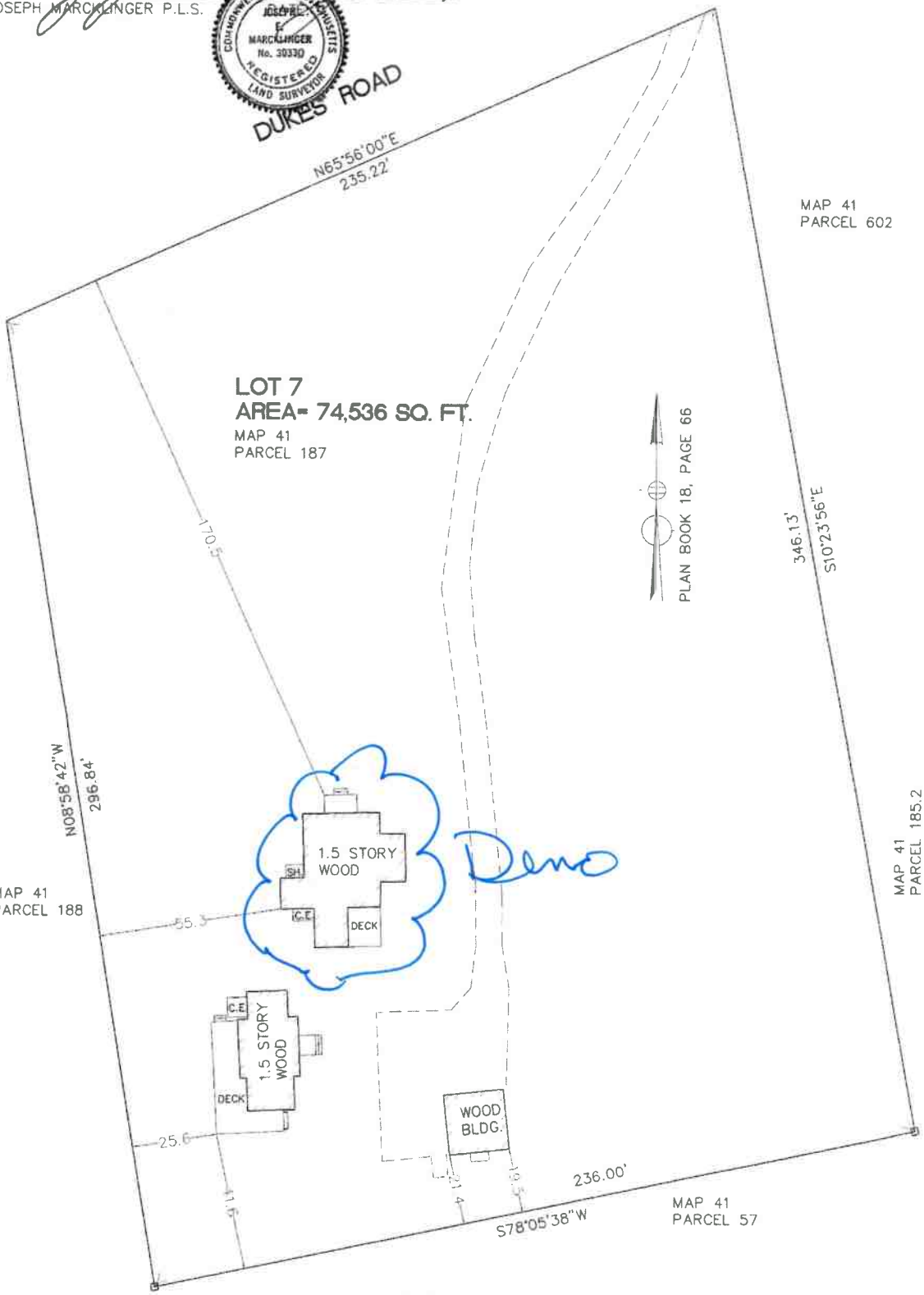
Geometry updated 10/16/2024
Data updated Jan. 2021

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

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON.

JOSEPH MARCKLINGER P.L.S. 3/14/11

COMMONWEALTH OF MASSACHUSETTS JOSEPH F. MARCKLINGER No. 39330 REGISTERED LAND SURVEYOR



ZONING CLASSIFICATION: R-2

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO 12.5%
EXISTING GROUND COVER RATIO = 2.52%

"AS-BUILT" PLOT PLAN
NANTUCKET, MA.

2 DUKES ROAD
(NANTUCKET COUNTY)
MAP 41, PARCEL 187

SCALE 1 IN.= 30 FT.
MARCH 7, 2011

ON-ISLAND SURVEY, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(508) 228-8031

2 DUKES RD

Location	2 DUKES RD	**Mblu**	41/ / 187/ /
Acct#	00001931	**Owner**	COHEN STEVEN L TR
Assessment	$2,012,700	**PID**	1931
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,197,300	$815,400	$2,012,700

Owner of Record

Owner	COHEN STEVEN L TR	**Sale Price**	$5,501,000
Co-Owner	DUKES ROAD TRUST	**Certificate**	
Address	PO BOX 786 NANTUCKET, MA 02554	**Book & Page**	1956/341
		Sale Date	11/02/2023
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
COHEN STEVEN L TR	$5,501,000		1956/341	1O	11/02/2023
ODDLEIFSON JANNA M & ERIC TRS	$0		0604/206	99	12/21/1998
ODDLEIFSON JANNA MARTIN	$0		0600/211	99	11/24/1998
ODDLEIFSON ERIC & JANNA MARTIN	$0		0142/263		07/01/1973

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	1,435
Replacement Cost:	$825,499
Building Percent Good:	84
Replacement Cost Less Depreciation:	$693,400

Building Attributes

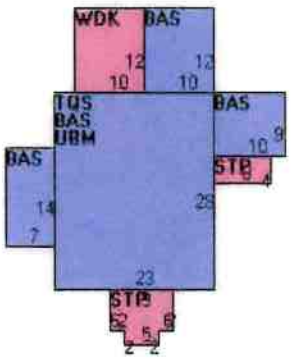
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0036\2%20dukes

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1931_22

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	952	952
TQS	Three Quarter Story	644	483
STP	Stoop	96	0
UBM	Basement, Unfinished	644	0
WDK	Deck, Wood	120	0
		2,456	1,435

Building 2 : Section 1

Year Built: 1996
Living Area: 831
Replacement Cost: $550,625
Building Percent Good: 87
Replacement Cost Less Depreciation: $479,000

Building Attributes : Bldg 2 of 2	
Field	Description

2 Dukes Road 1957



Town images

Madaket Road at the intersection of Dukes Road. Flight scal...

AP1957-9

1957



Creator

- Eastern Aerial Surveys, Boston (browse 29 records)

Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Madaket Road at the intersection of Dukes Road. Flight scale 1 : 3600.

Hierarchy

[Collection] Town images

↳ [Item AP1957-9] [notitle], 1957

Acquisitions information

Town

Scans gift of the Town of Nantucket in March 2006

Subject - name

- Madaket Road (browse 78 records)
- Dukes Road (browse 19 records)

Subject - topical

- Aerial views, 1957 (browse 30 records)


NO
TRESPASSING





Schustik: Shantyman returns for music series

(Continued from page 5B)

Series is scheduled for Thursdays through Sept. 7. Each week, a different island band will showcase their own selection of shanties and folk songs. The last night will be a performance by Schustik himself and his collection of Nantucket songs and stories, which he has been gathering throughout his career.

He is partial to a story about Ichabod Paddock, a folk tale he often tells. Paddock was brought to Nantucket by the Quakers to teach them how to kill whales, and Schustik's favorite legend about the whale hunter involves a love story.

"He falls in love with a witch that lives inside a whale, and the whale is Crookjaw, who lives out of Nantucket Sound," he said.

The whale is enchanted so that Paddock cannot kill it, and every harpoon he casts glances off. Paddock's wife begins to realize that her husband is out long hours, but doesn't seem to be killing any whales. She creates a harpoon made of silver and instructs Paddock to strike Crookjaw with the silver harpoon. What the hunter doesn't know is that the silver will break the enchantment.

"He's out there, and he has to go after Crookjaw, but he figures that they're close enough friends, the whale's going to understand that (the harpoon) is going to glance off. He casts it. It doesn't glance off, it goes through the heart," Schustik said, choking up. "For me, it's an allegory of life. He kills what he loves the most, but he doesn't know."

He tells this story and sets it to instrumentals, following the emotional ups and downs, creating the "narrative." He has other performances that involve songs with lyrics, filled with allusions to the island, stories of mills and fog, northeast winds and far-off shores. One of his original songs, called "Going Home," is written about Nantucket.

"For home's a place I'm going to/or often coming from/where friends still greet you in the street/and know that you've been gone," the song goes.

"I was walking up the street (the other day), and thinking everything has so changed. And I heard this voice literally saying, 'welcome home, Bill'."

While Schustik didn't grow up on Nantucket, he said that it holds a special place in his heart, helping him to hone his craft and giving him opportunities he wouldn't have found elsewhere. And, coming to the island for over six decades, he has seen it change with the tides.

"I just had my first drive around places that I remember as open moors and forest and now is intense urbanization scattered throughout. I'm still getting over it, I really am," he said.

Another song Schustik loves to sing is Allen Bell's "Windmills," which is one of the troubadour's Nantucket favorites. He will be performing it on Sept. 7, guitar in hand and crooning vocals.

"Around and around and around/go the big sails turning the shaft/and the great wooden wheels/creaking and groaning/the millstones kept turning/grinding to flour/the great corn of the fields," the song goes.

"It goes on about these ships of land, and their sails. That, to me, is high mass. Singing that song with the double bass and violin and people just singing. It's a religious experience," he said.

Though he doesn't plan to retire any time soon, the "realities" have been catching up to him, Schustik said. He has a hard time playing steel-string guitars, which brought him back to the classical guitar he started singing with, all those years ago at the Jared Coffin House.

Thankfully for Schustik, this career was never built on guitar chords. It was built on love.

"I've had a very lucky life. I'm not rich or anything, but, boy, the people I've met, the people I've touched and that have touched me. It's a two-way street, as a troubadour to an audience. It all becomes larger than the song, because of the energy of the audience and the spirit that comes out of that. It's metaphysical," he said. "In a way, I'll do it until I can't. You can't retire from something you love. Otherwise you die."

Skyward: New telescope creating 3D models

(Continued from page 5B)

ly smaller than the 21-foot diameter mirror of NASA's James Webb telescope. While Euclid is smaller, its strength is the very large field of view of its cameras, one in the visible and one in the infrared.

In a single shot, the telescope will observe a patch of sky approximately equal to the size of two full moons

of dark matter and dark energy.

Together, dark matter and dark energy make up about 95 percent of the mass and energy in our universe. Yet we do not know what they are.

One of the major goals of the Euclid mission is to use weak gravitational lensing to better understand the distribution of dark matter in the

tant galaxy, creating multiple images of that distant galaxy or stretching its light out into a dramatic arc. This effect is dubbed strong gravitational lensing.

The same principle applies on a smaller scale, either when the foreground mass is smaller or farther away, in projection, from the background galaxy. Instead of creating a large arc or multi-

ent to the shape of the galaxy itself, is a challenge.

With a large enough sample of background galaxies, however, one can use statistics to measure the weak lensing signal across a large field of view. This is what makes weak lensing such a powerful technique. It enables the study and mapping of matter on the largest, cosmological scales.

The Inquirer and Mirror
Essential Nantucket Since 1821

NOTICE OF PUBLIC MEETING

In accordance with MGL Chapter 131, Section 40, and pursuant to Regulation 310CMR10.05, et seq., and with Nantucket By-Law Chapter 136, Section 3D, the Nantucket Conservation Commission will hold a public meeting hearing on Thursday August 17, 2023 at 5:00 PM to consider the Request for Determination of Applicability filed by Leslie E. Bains to determine whether proposed work is subject to the Wetlands Protection Act or Nantucket Wetlands Bylaw at 16 Tautemo Way; Map: 83 Parcel: 14. The meeting will be held via remote participation via Zoom and YouTube. Information on viewing the meeting can be found at https://www.nantucket-ma.gov/138/Boards-Commissions-Committees.

G70 NANTUCKET CONSERVATION COMMISSION

INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), a cottage and house located at 2 Dukes Rd. are being made available to any interested party subject to the ability to move the structure within 60 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to **Larry Maury 54 Old South Rd., Nantucket 02554** or by email at larrymaury@gmail.com with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

G71

NANTUCKET MEMORIAL AIRPORT REQUEST FOR PROPOSALS FOR AIRPORT EMPLOYEE HOUSING VIA MODULAR CONSTRUCTION

The Nantucket Memorial Airport invites sealed price and non-price proposals from qualified Respondents for a new Single story, Type V construction, dormitory structure with attached apartment encompassing 3,500 square feet of finished space over a full, partially finished, foundation. The dormitory component will include eight sleeping rooms with ensuite baths and a common living, kitchen, dining, laundry, and utility spaces. Proposals can be obtained online at www.nantucket-ma

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jessie Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist

Billy Saad
Land Use Specialist

HDC Liaison
Molly Buchan
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Patrick Levesque

AS AGENT FOR Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

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

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

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

Signature

1/13/25

Date

ADDRESS: 4 E. Chestnut
DATE HEARD: 3/4/25
SITTING BOARD: RP/AC/VO/AM/CP ALT - CT

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 3/6/25
	Address & HDC Case Number (ie HDC2020-05-0265): 11887
	Copy of Minutes (application item circled) N/A
	Reduced (8 ½ x 11) copy of application ✓
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Town Restaurant
4 E Chestnut Street
Owner: John Keane
Application for Inclined Platform Lift
Addendum to Original Application

Enclosed are 4 images of a scale model of the elevator mounted to the building along with the required tracks.

The intent is to raise the deck 5.5" so it is flush with the doorsill to allow a smooth transition from the elevator to the restaurant.

We appreciate your time and consideration of this plan. We believe it will be the most efficient solution for both our patrons and the restaurant.






4




OFFICIAL
USE
ONLY
F150

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

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 01/21/2021

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

MARK CUTONE
ARCHITECTURE +

23 January 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 3 Pops Lane Trust – Old Business

Dear Commissioners,

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

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

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

We look forward to your consideration of these revisions.

Thank you,

Mark Cutone

_____
Mark Cutone, Architect MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

WILLKIE FARR & GALLAGHER LLP

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

January 16, 2025

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

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

Dear Mr. Welch:

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

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

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

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

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

WILLKIE FARR & GALLAGHER LLP

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

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

Thank you,

Michele M. Mulrooney

Michele M. Mulrooney, Esq.

MMM: lm
Enclosure

cc: Nancy Dubuc Kizilbash
Michael R. Kizilbash
Matthew Burke

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTLINE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

SEE DRAWINGS

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

* Note: Complete door and window schedules are required.

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

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

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

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

THE POP'S LANE HOLDINGS TRUST
TRUSTEE DELEGATION

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

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

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

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

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

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

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

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

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

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

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

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

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

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

WITNESS my hand and official seal.

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

Signature

(SEAL)

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

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

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

ARTICLE VI

POWERS OF TRUSTEE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

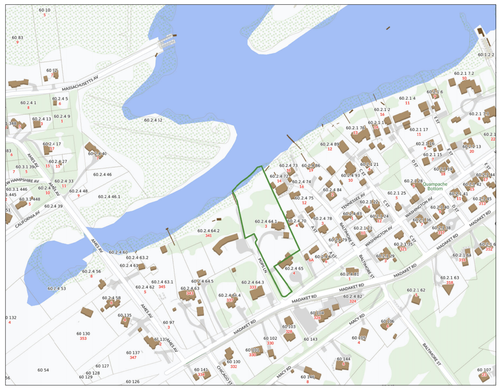
in-fact stating that such Trustee has become incapacitated for purposes of this instrument and has automatically resigned, or, if no such attorney-in-fact is then acting, by the execution of a written declaration signed under penalty of perjury by the remaining Trustee or, if none, the next successor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

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

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

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

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

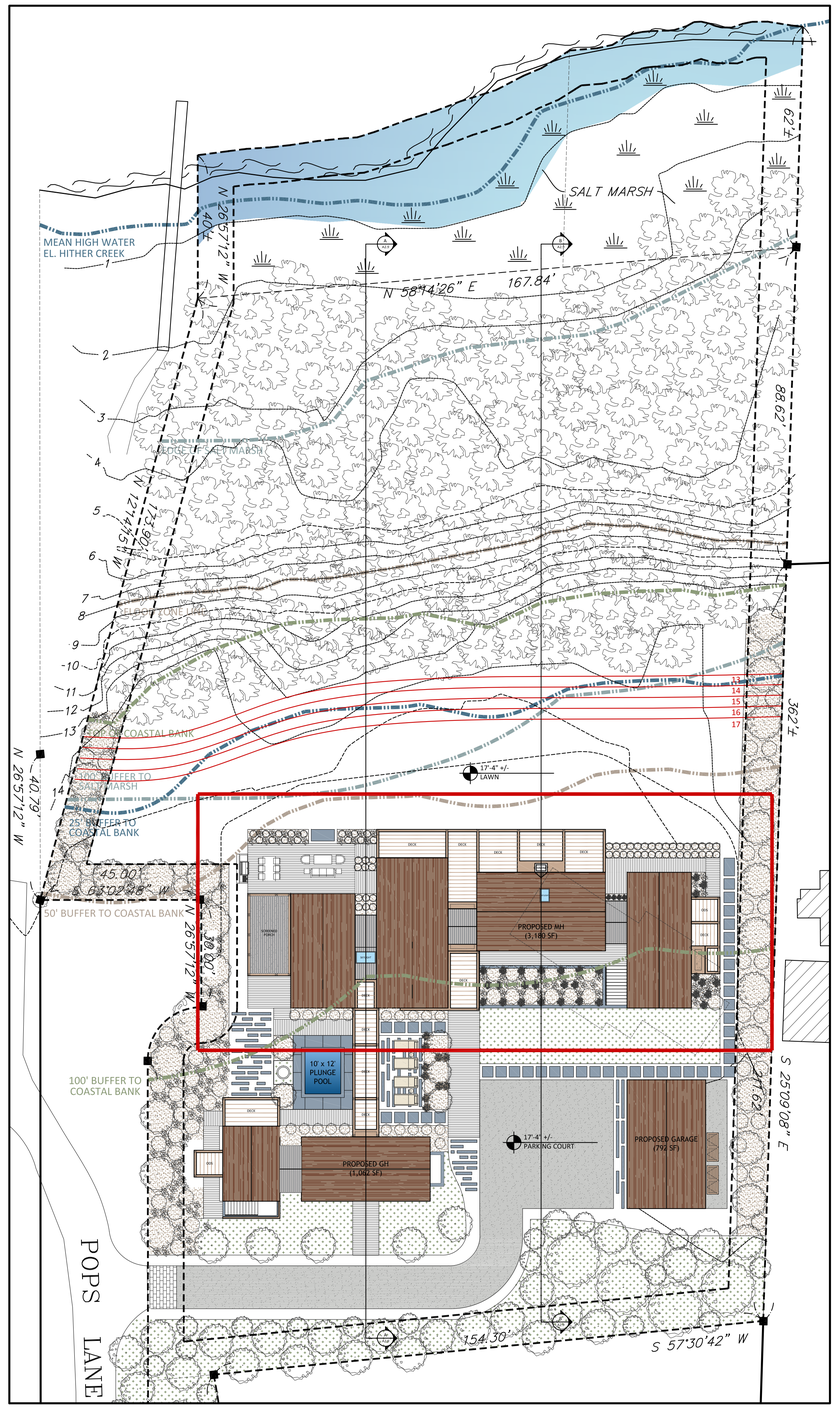
C1.1 SITE PLAN

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

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

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

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508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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FALMOUTH, MA 02541
508.457.6794

PROPOSED MAIN HOUSE

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

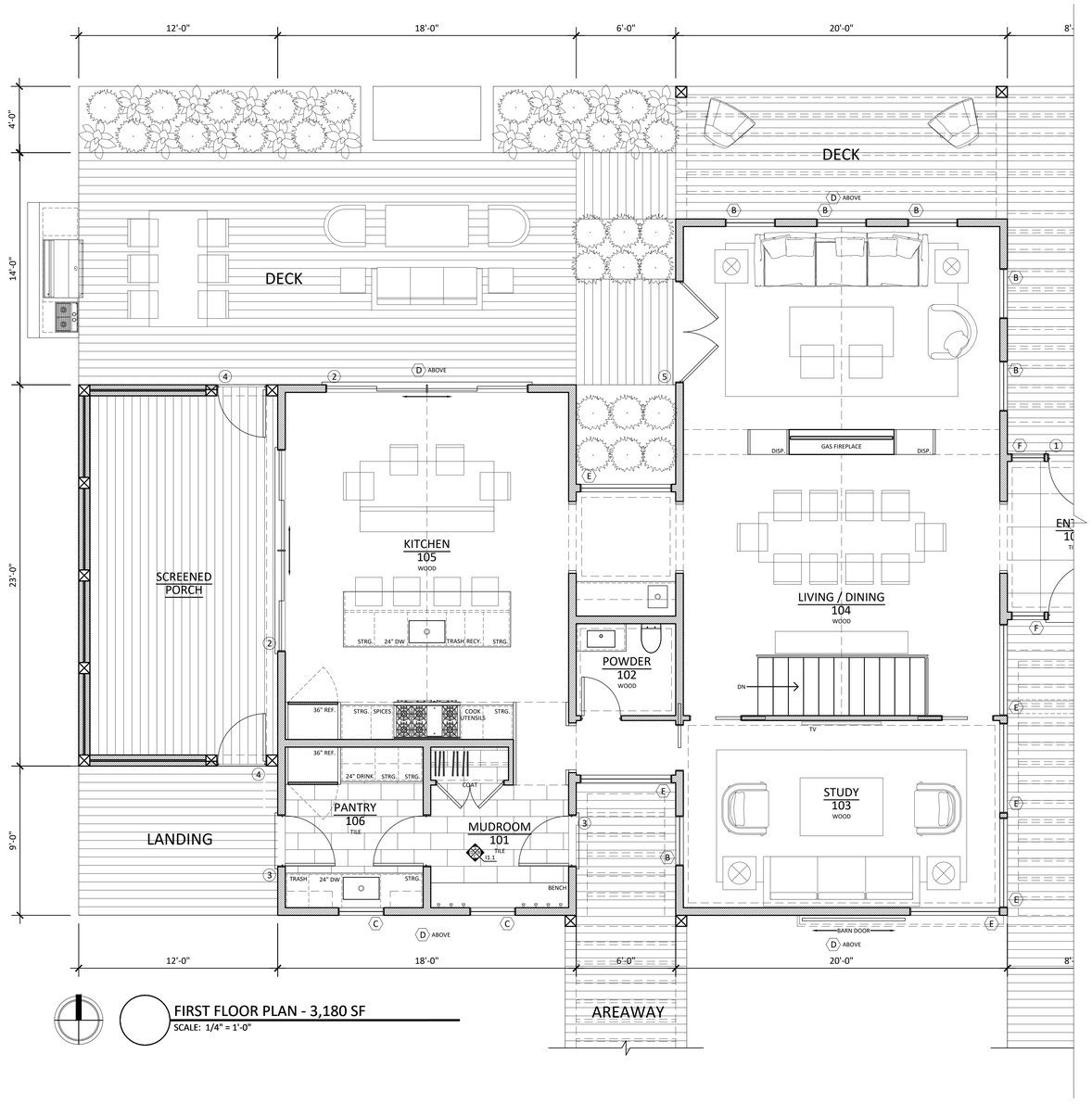
COVER SHEET

C1.1

27 JANUARY 2025

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

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



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

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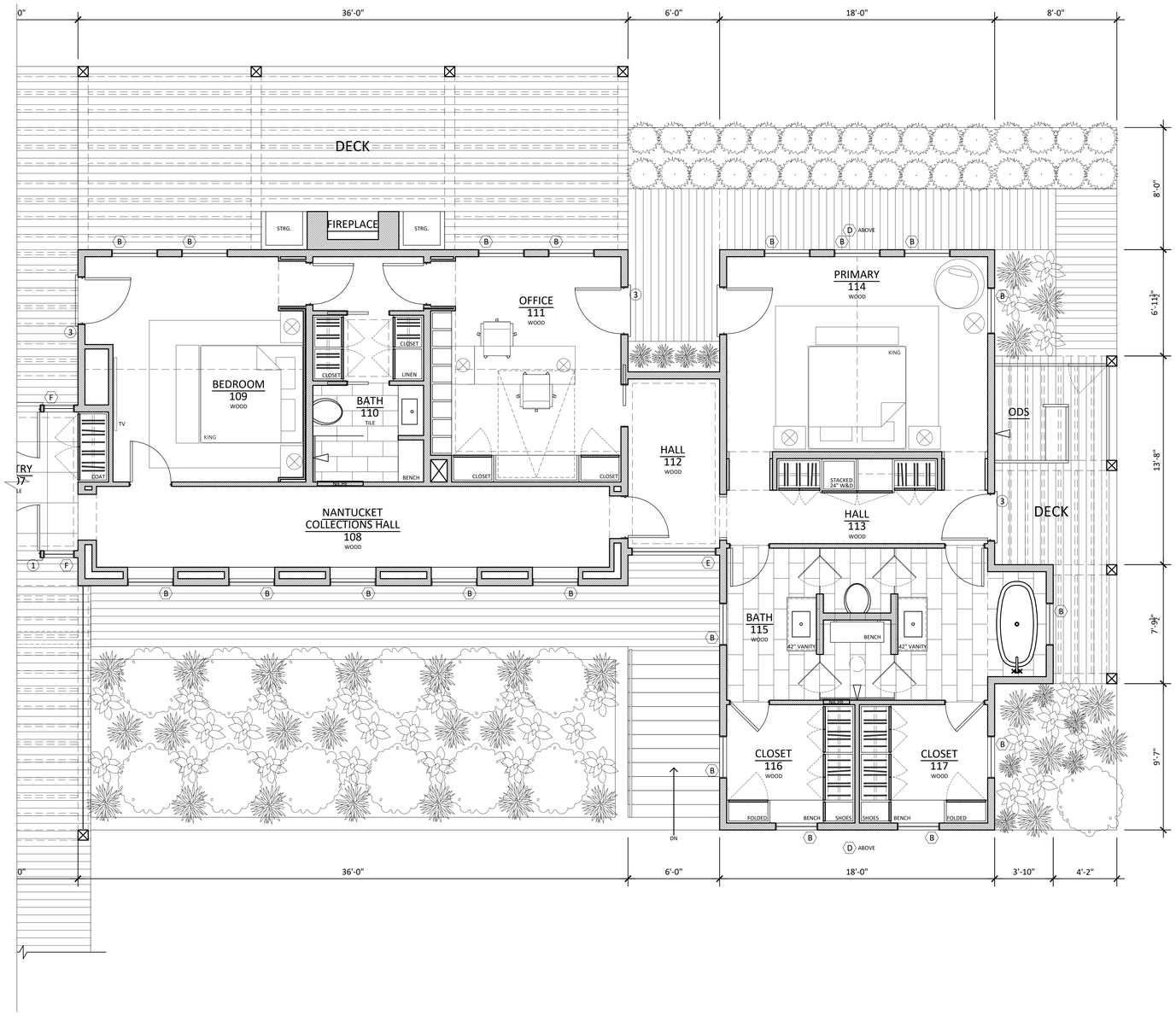
PROPOSED MAIN HOUSE

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

FIRST FLOOR PLAN

A1.1a

27 JANUARY 2025



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DUBUC
3 POPS LANE
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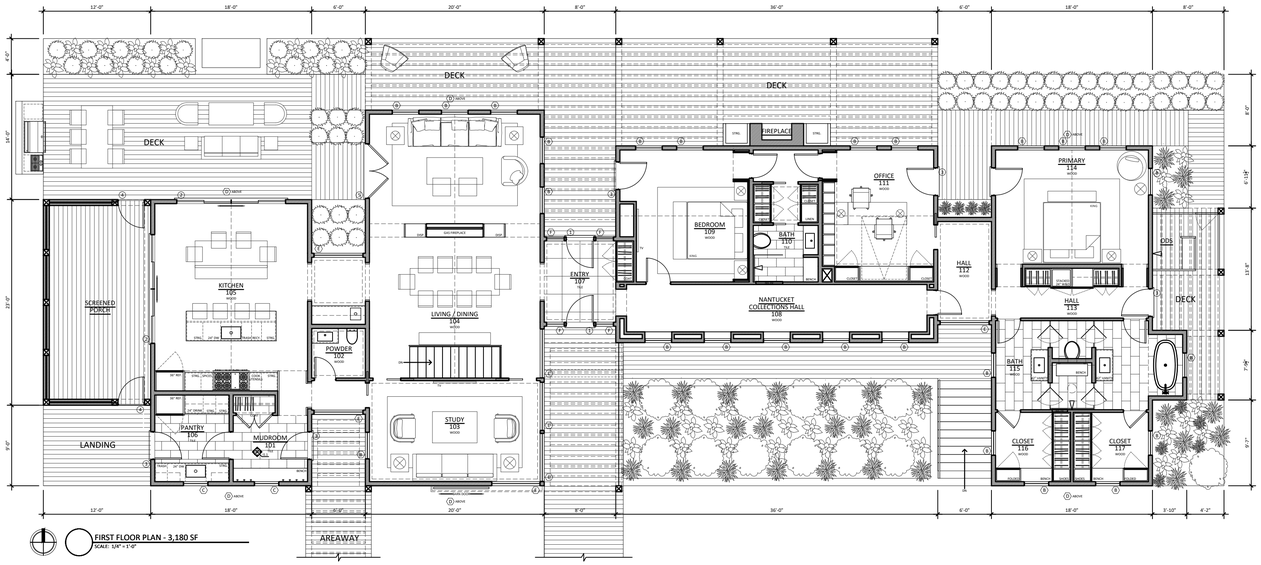
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN CONTINUED

A1.1b

27 JANUARY 2025



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3 POPS LANE
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MAP: 60.2.4 PARCEL: 64.1

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

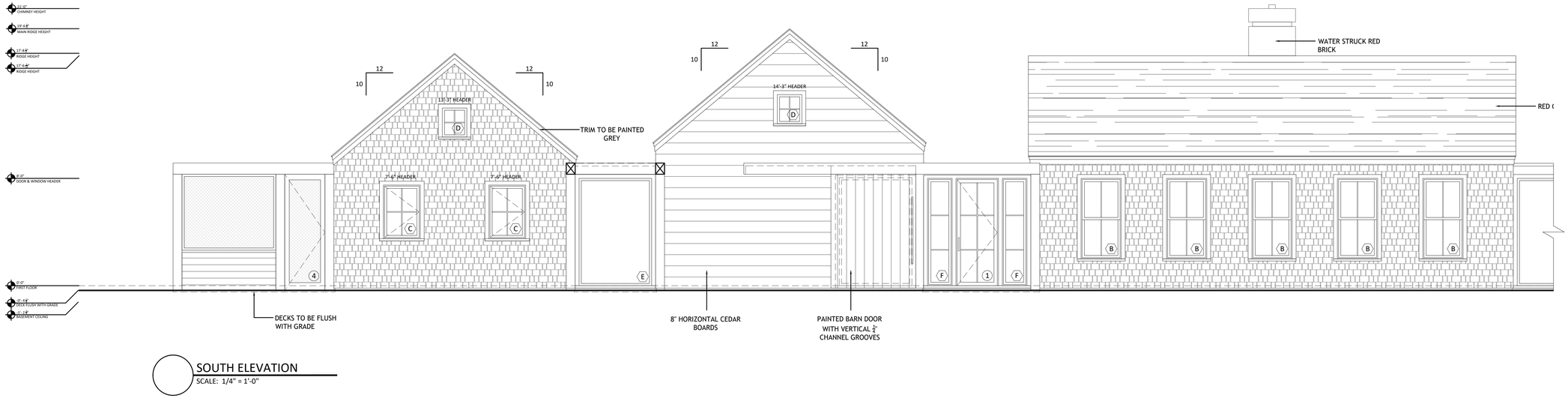
A1.2

27 JANUARY 2025

PREVIOUS SUBMISSION



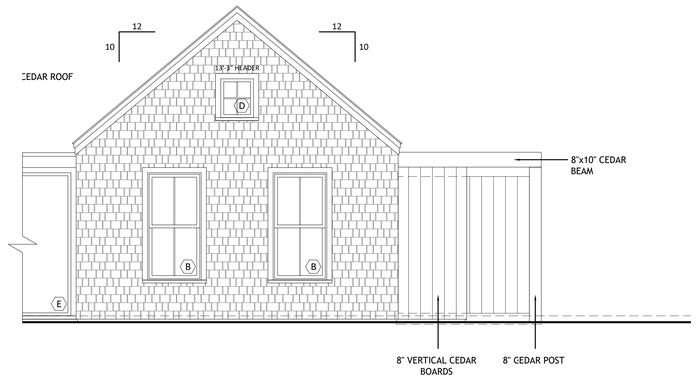
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

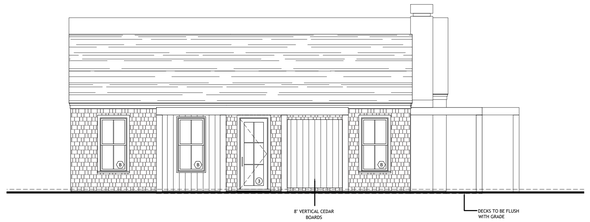
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

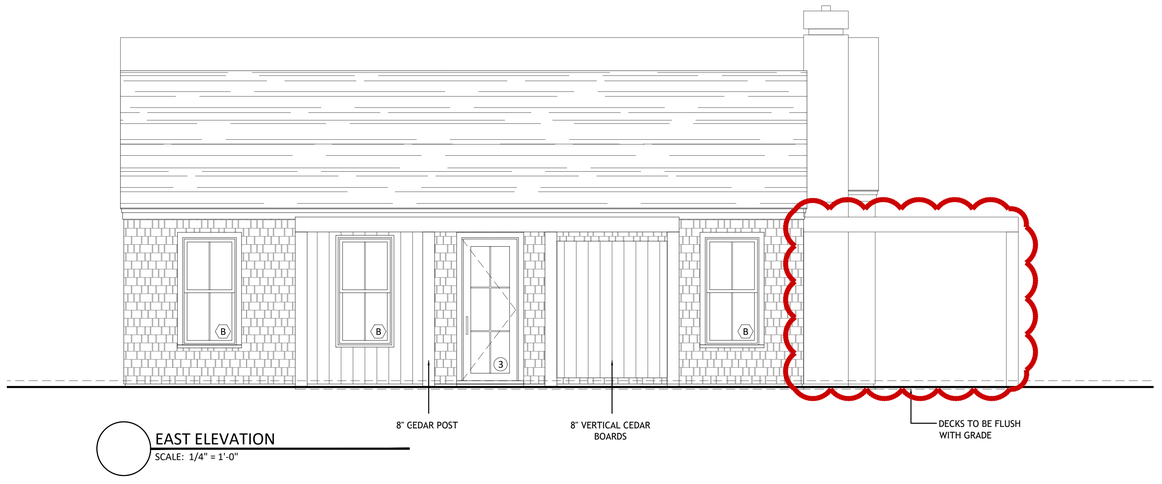
A2.1

27 JANUARY 2025

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

DUBUC

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

ELEVATIONS

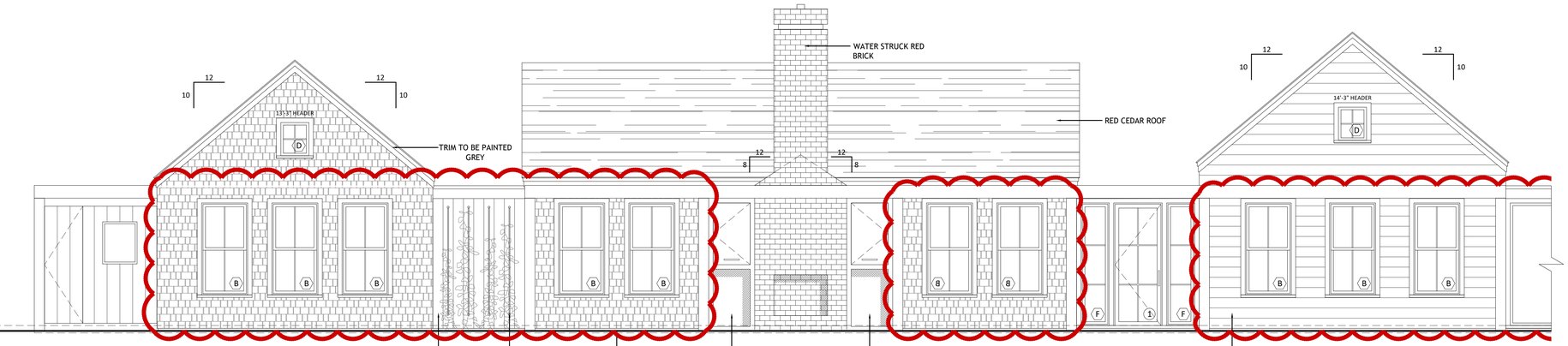
A2.2

27 JANUARY 2025

PREVIOUS SUBMISSION

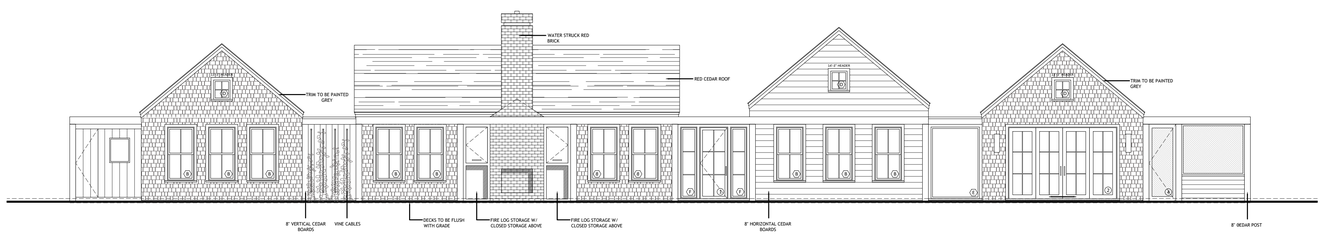


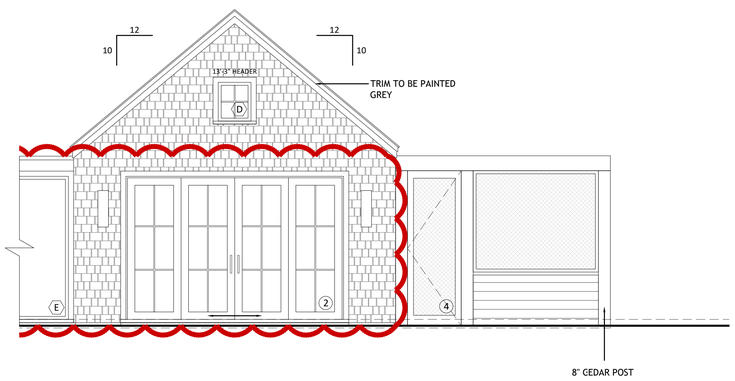
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

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

ELEVATIONS

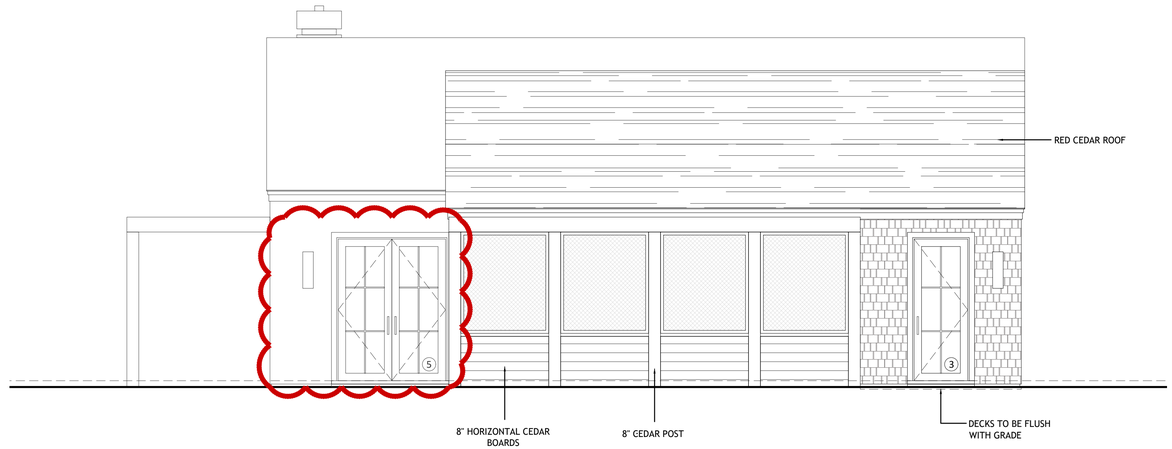
A2.3

27 JANUARY 2025

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

DUBUC
3 POPS LANE
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MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.4

27 JANUARY 2025



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

PROPOSED MAIN HOUSE

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

BOAT PERSPECTIVE

A2.5

27 JANUARY 2025



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED MAIN HOUSE

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

HITHER CREEK
AERIAL 01

A2.6

27 JANUARY 2025



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508.833.0070

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508.457.6794

PROPOSED MAIN HOUSE

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

HITHER CREEK
AERIAL 02

A2.7

27 JANUARY 2025



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NANTUCKET, MA 02554
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SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED MAIN HOUSE

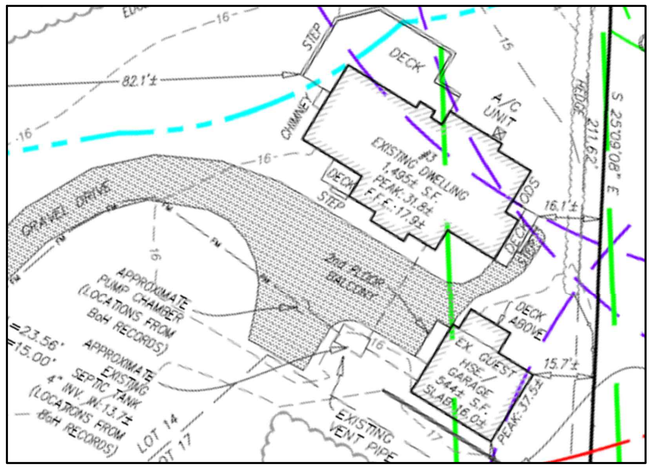
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

POPS LN.
PERSPECTIVE

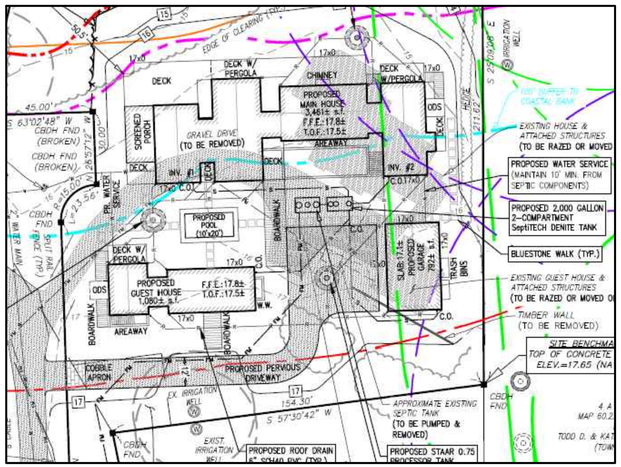
A2.8

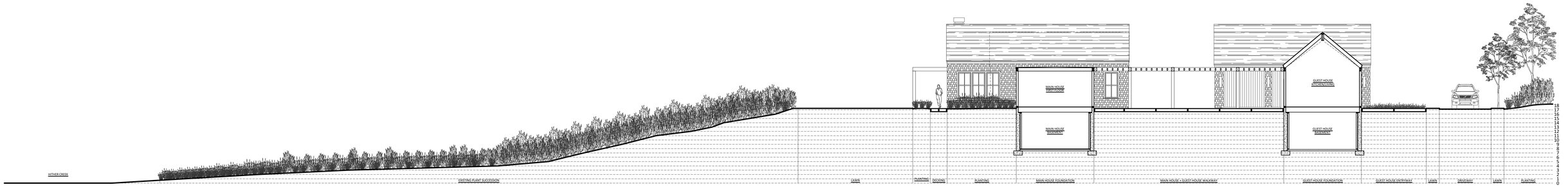
27 JANUARY 2025

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

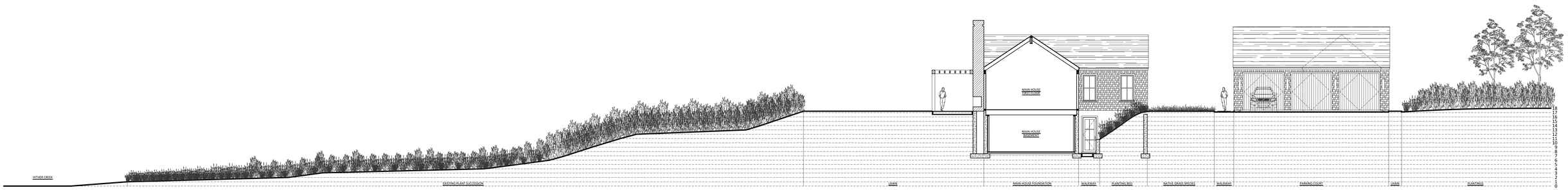


PROPOSED - F.F.E. 17.8 +/-





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



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

SITE SECTIONS

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

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

SECTIONS

A2.9

27 JANUARY 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type — Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

Trim GREY Sash BLACK Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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

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

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WHELDEN REALTY TRUST
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City, State, ZIP+4® NANTUCKET, MA 02554

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

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

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328 MADAKET RD
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State, ZIP+4® NANTUCKET, MA 02554

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

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Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

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MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











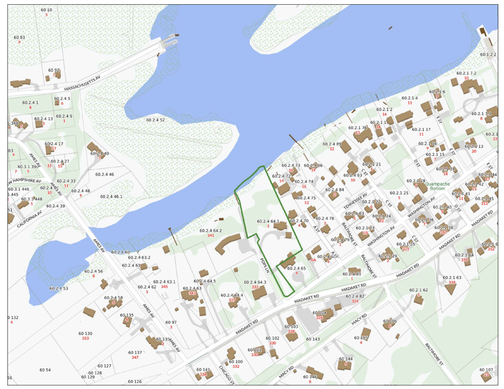


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

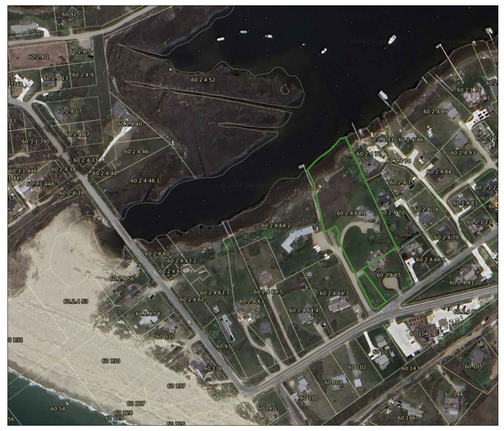
EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

ROOFING

METAL ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

PLANTING BED

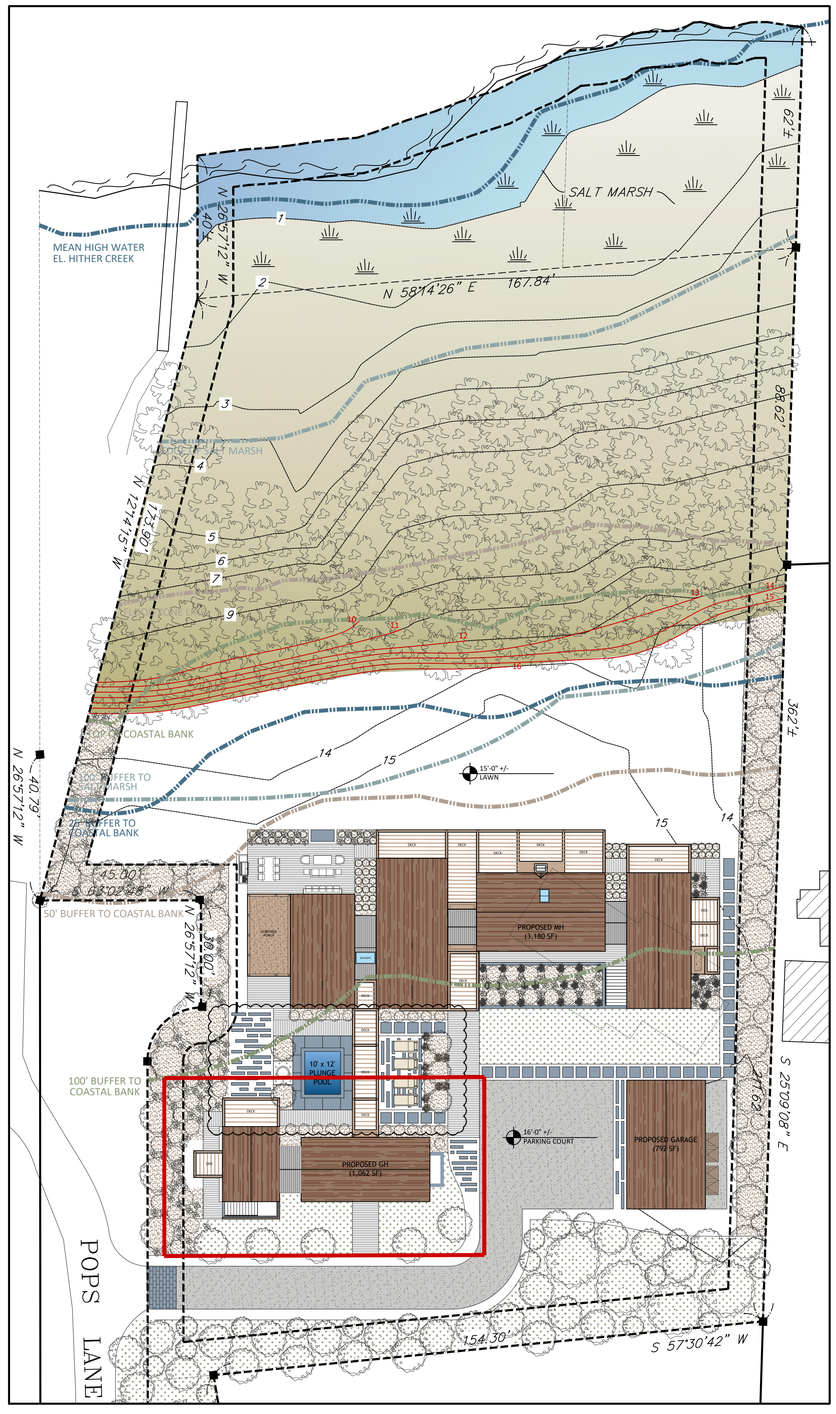
WILD GRASSES

CURED LAWN

PLUNGE POOL

BRUSH

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
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508.833.0070

STRUCTURAL DESIGN

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

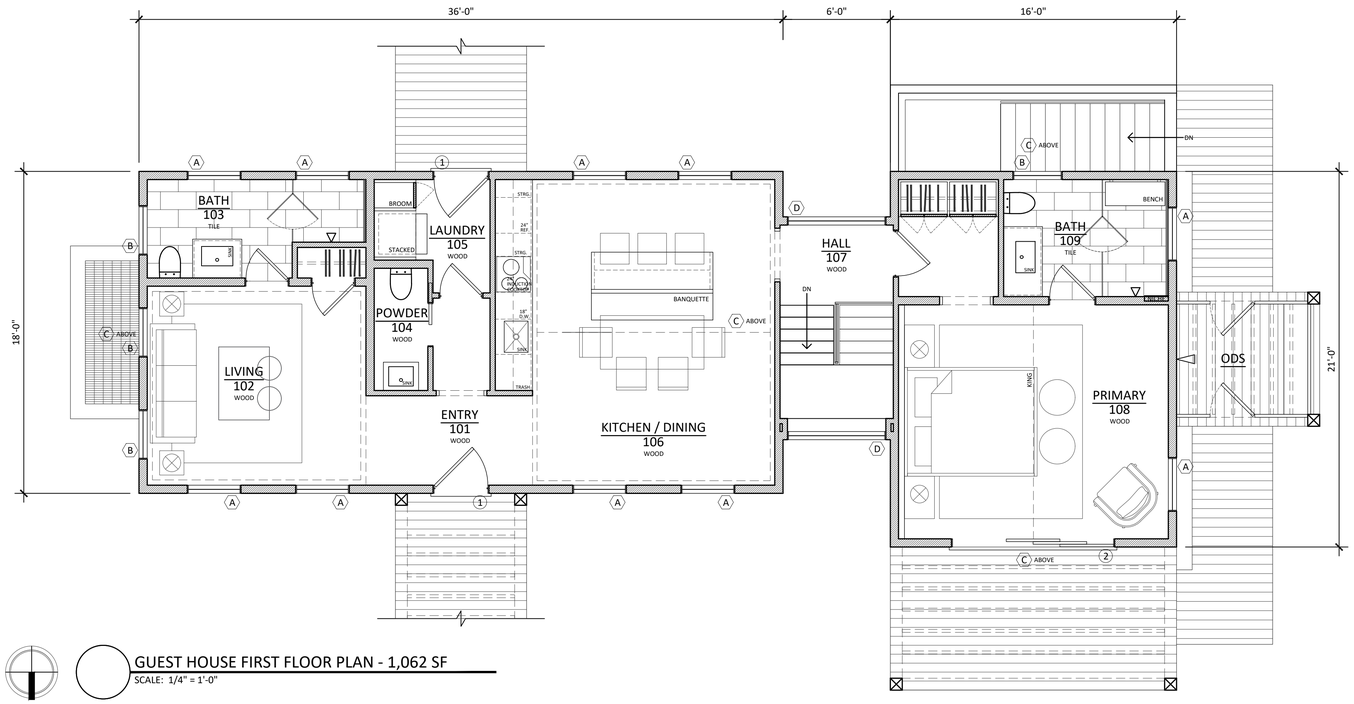
PROPOSED GUEST HOUSE

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

COVER SHEET

C1.1

9 DECEMBER 2024



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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STRUCTURAL DESIGN

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508.457.6794

PROPOSED GUEST HOUSE

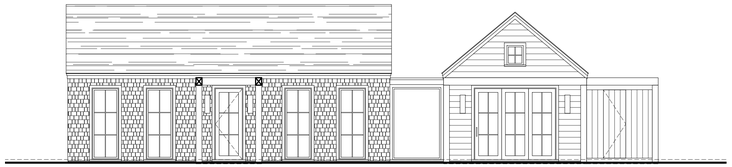
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

A1.1

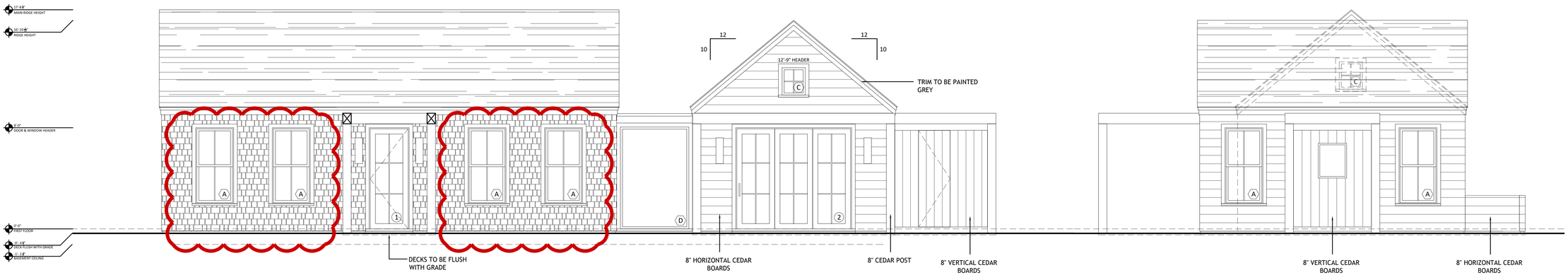
9 DECEMBER 2024

PREVIOUS SUBMISSION



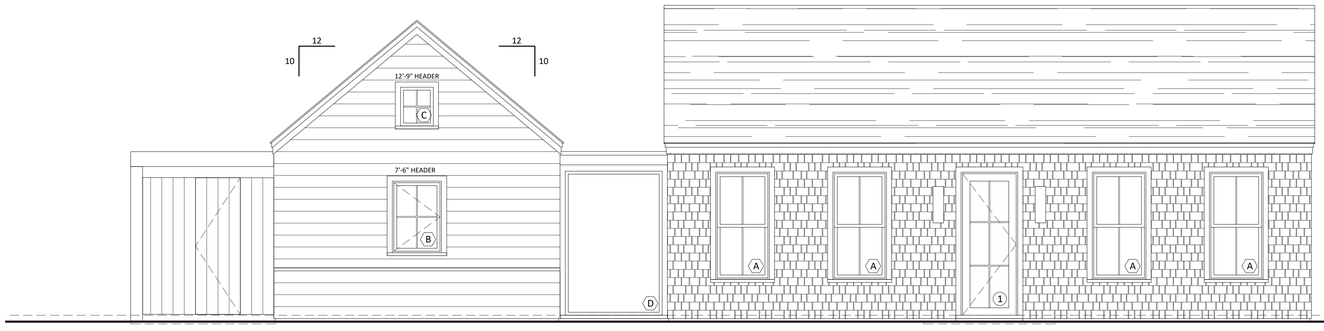
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED



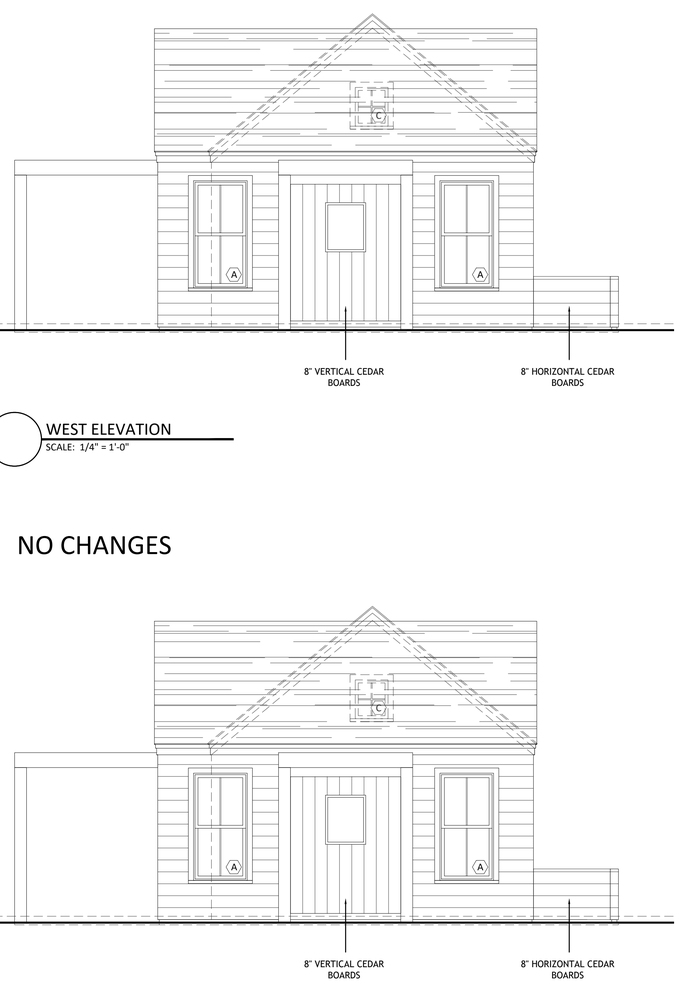
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO CHANGES



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

NO CHANGES



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

ELEVATIONS

A2.1

9 DECEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): —

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

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

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

Deck — Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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

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

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

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

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

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

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

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

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Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

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MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











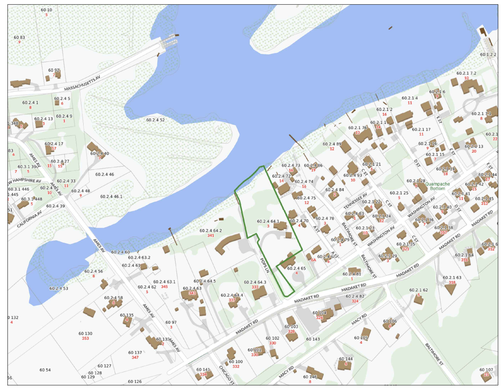


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

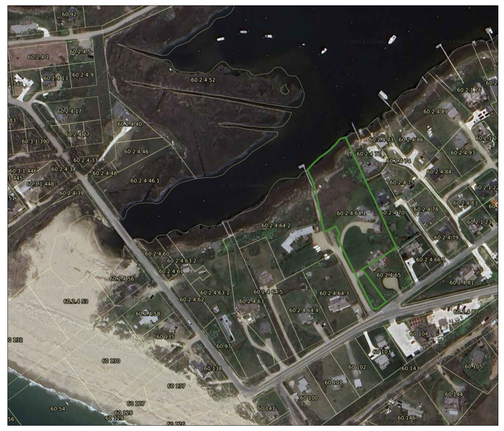
EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.0 GARAGE PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

ROOFING

METAL ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

PLANTING BED

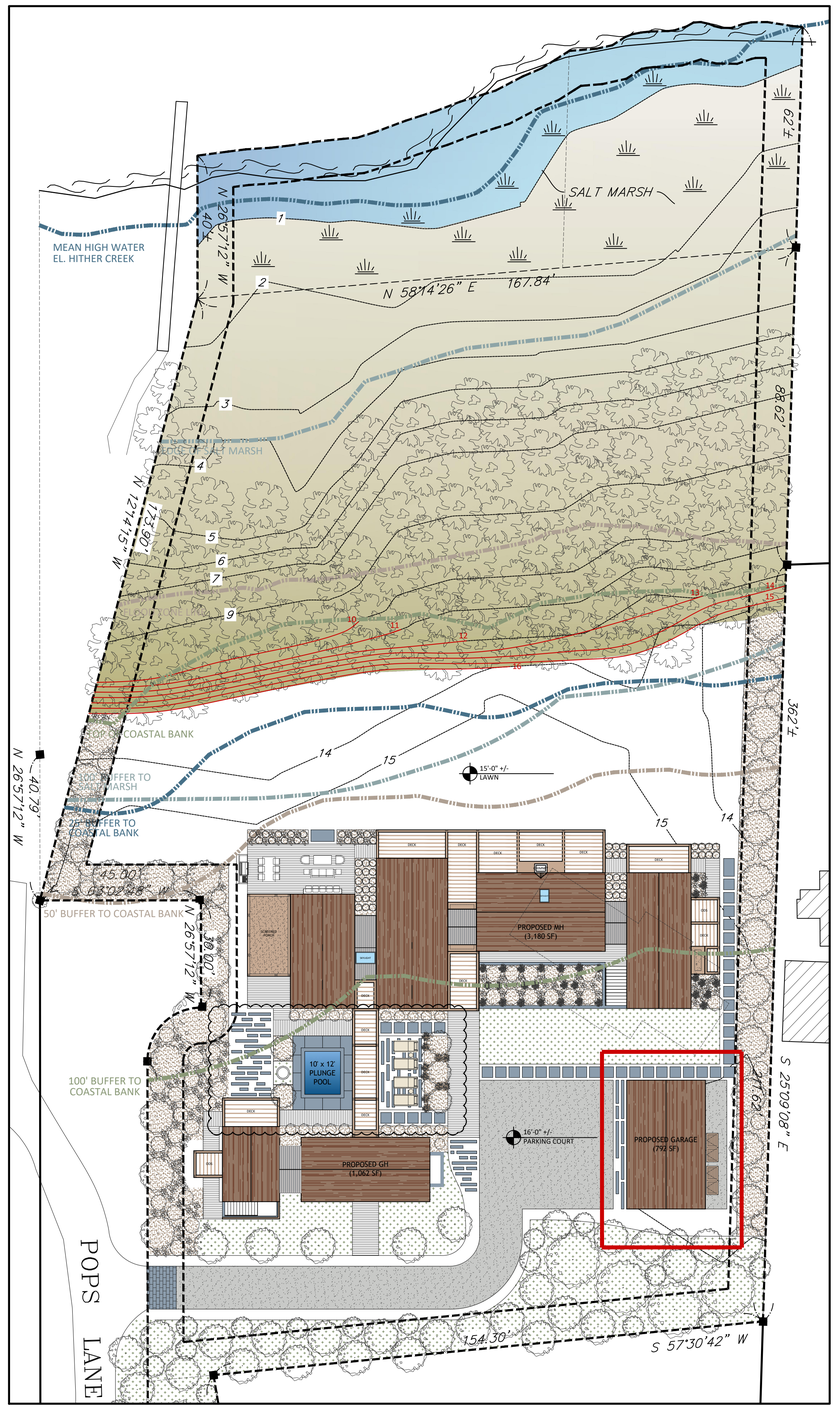
WILD GRASSES

CURED LAWN

PLUNGE POOL

BRUSH

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

COVER SHEET

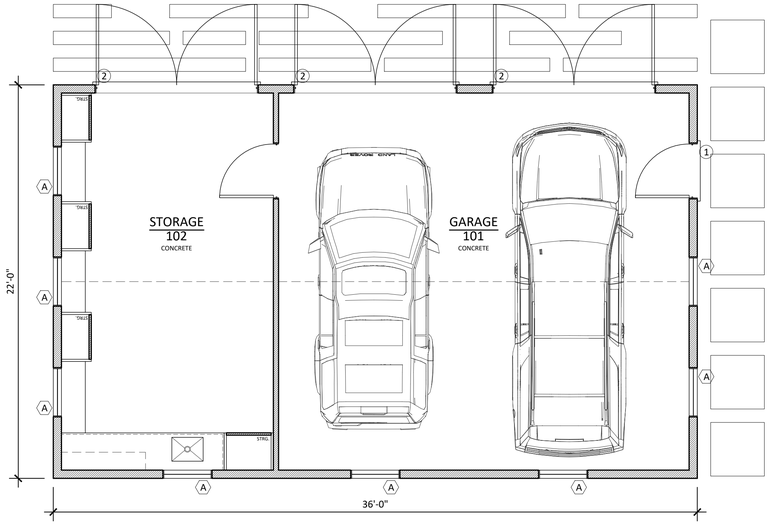
C1.1

9 DECEMBER 2024

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

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

*** SLAB ON GRADE**



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

MARK CUTONE
ARCHITECTURE +

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NANTUCKET, MA 02554
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PROPOSED GARAGE

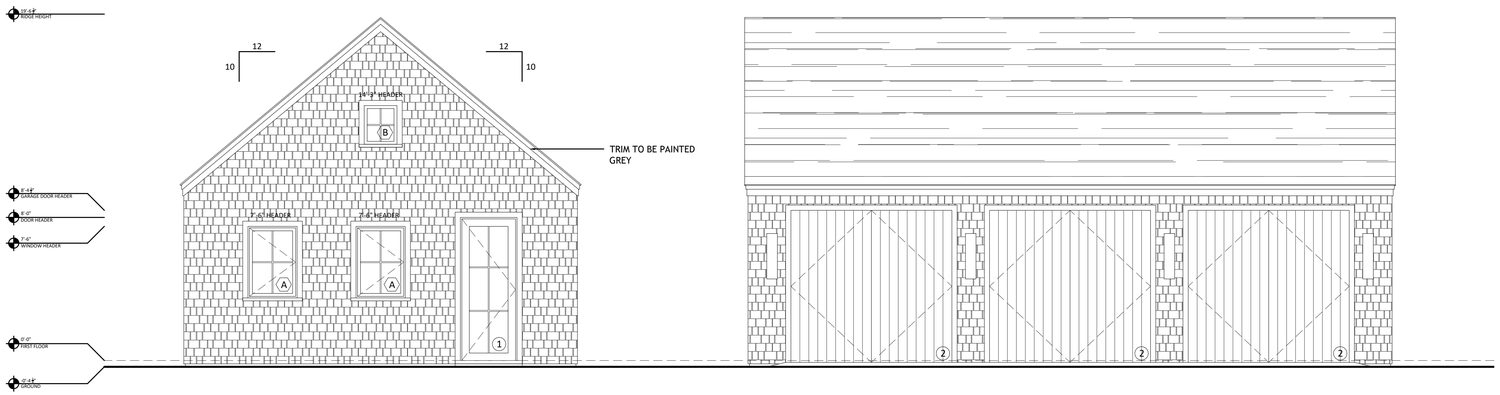
DUBUC

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

FIRST FLOOR PLAN

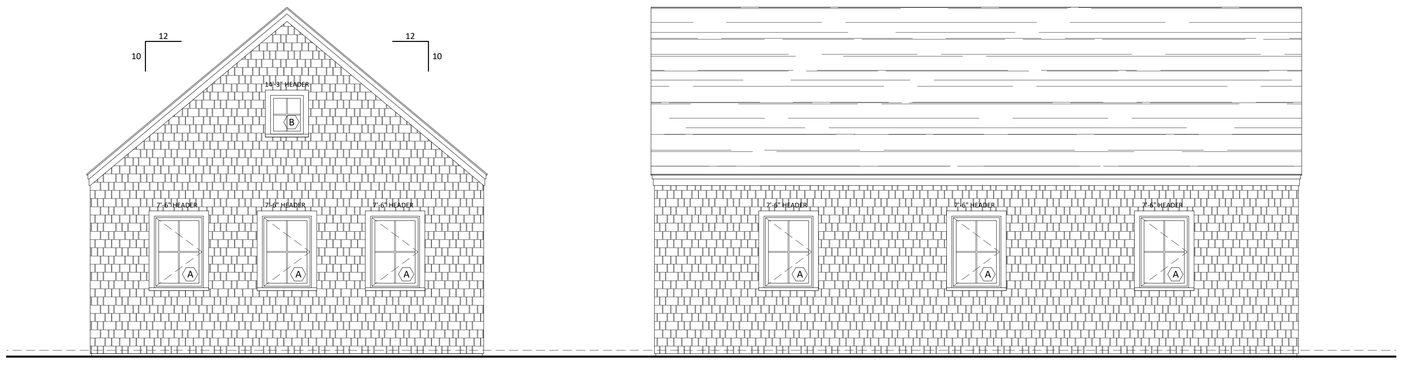
A1.0

9 DECEMBER 2024



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

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



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

ELEVATIONS & SECTION

A2.1

9 DECEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: —

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

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

POOL

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

✓ 4. **Hardscaping Plans (4 copies):** To legible 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.

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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ANDERSON NOMINEE TRUST
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City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2060

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

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

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

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

7021 0350 0000 0871 2077

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

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

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33 TAYLOR CROSS WY
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☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
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MCA
2 Broad St
Nantucket MA 02554

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

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MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM











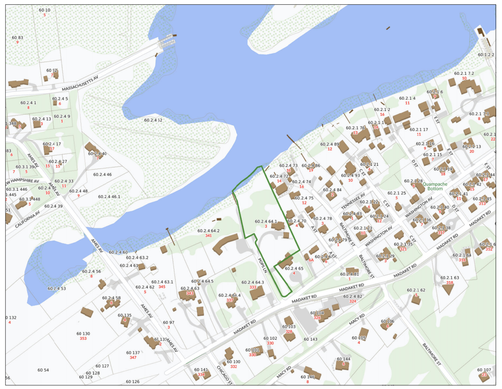


DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

EXISTING PHOTOS

9 DECEMBER 2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



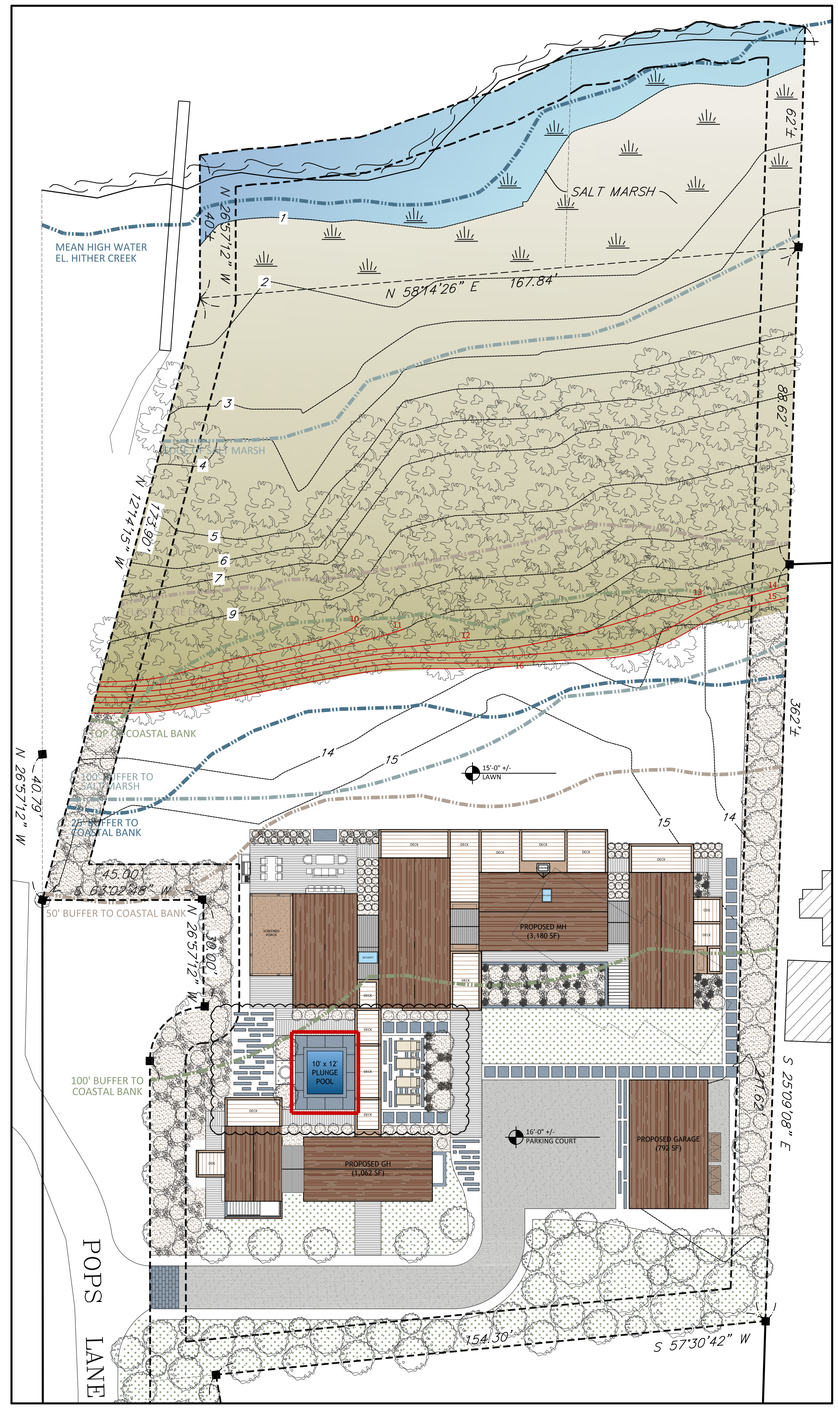
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

9 DECEMBER 2024

HDC Meeting – March 4, 2025
(Opposition Memo by Abutters to Application(s) for Proposed New Construction – 3 Pop's Lane)

In re: 3 Pop's Lane – Map 60.2.4, Parcel 64.1 / Land Court Registered Property

I. HDC Application(s) Procedural Issues and Irregularities:

A. HDC Board Member Joseph (Joe) Paul – There is an appearance of a conflict of interest. T he Applicant's representative is Mark Cutone of BPC Architecture. There has been no disclosure of part business relationship between Joe Paul (sitting Commissioner) and Mr. Cutone and Mr. Paul were partners in BPC (Belanger, Paul & Cutone). There is also a failure to disclose that Mr. Paul was Co-Manager with Mark Cutone of a Massachusetts organized and registered (now dissolved) limited liability company operating as ACK Orange LLC. An appearance of conflict of interest is a serious matter and this needed to be put on the record.

B. Owner of Record – not as shown on HDC Application(s) for Proposed New Construction / 3 Pop's Lane Holding Trust does not exist and is not the Owner of Record / Nancy Dubuc is not the person with legal title and does not have record authority to sign HDC Application(s) as "Signature of Owner of Record" / the legal title owner of record is Matthew Burke, Trustee of The Pop's Lane Holdings Trust, under Declaration of Trust dated September 20, 2021, and registered on December 2, 2021- as shown by Certificate of Title No. 28599.

The Willkie Farr & Gallagher LLP letter dated January 16, 2025 as submitted by Applicant purports to provide retroactive Trustee delegation of authority by legal title owner of record Matthew Burke, Trustee to Nancy Dubuc to sign HDC Application(s) effective as of September 1, 2024 / the Trustee Delegation document attached to the attorney's letter is undated yet is notarized on January 16, 2025 and the Trustee Delegation cites authority under Paragraph 5.6 of the Trust dated September 20, 2021; however, the Trust provision cited as authority is not contained in the Declaration of Trust instrument (Document No. 172113 – dated September 20, 2021) recorded at the Nantucket Registry of Deeds and the pages of a trust instrument attached thereto are not a part of the Declaration of Trust instrument (Document No. 172113 – dated September 20, 2021) / the Declaration of Trust instrument recorded at the Nantucket Registry of Deeds does not provide such "Trustee Delegation" authority relied upon by Applicant in its submission to the HDC / note: the Applicant filed a separate Application and Notice of Intent before the Nantucket Conservation Commission on October 31, 2024 in connection with the property locus at 3 Pop's Lane and such submission correctly referenced the applicant and property owner as Matthew Burke, Trustee of The Pop's Lane Holdings Trust and such application to the Conservation Commission was signed by Matthew Burke, Trustee of The Pop's Lane Holdings Trust on October 22, 2024, as legal record title owner.

[The Application(s) should be denied to allow for (i) proper seating of impartial and unbiased Board Members reviewing and making a determination and decision of approval or denial of the Application(s) for 3 Pop's Lane and (ii) the true and correct legal title Owner of Record to re-notice and re-submit correct and accurate HDC Application(s) for proposed New Construction at 3 Pop's Lane as signed by the Owner of Record, namely, Matthew Burke, Trustee of The Pops' Lane Holdings Trust.]

II. HDC Application(s) Substantive Issues and Insufficiency of Information and Materials:

A. Inappropriate Proposed New Construction – the proposed footprint and plan design for the several structures (Main House / Guest House / Garage / Pool) is inappropriate for the Old Madaket area and particularly uncharacteristic of highly and distant visibility of residential properties sited on the coastal bank bluff overlooking Hither Creek.

B. Revisions to Application(s) – Notwithstanding the concerns and comments by the HDC Board Members, the Applicant has made no material revisions to the Application(s) for proposed new construction to the Guest House / Garage / Pool (other than relocation). Moreover, the Applicant has made little effort to adequately and substantively respond to the concerns and comments by the HDC Board Members to the Application for proposed new construction of the Main House. Minor revisions have been made but not to the overall plan.

The size, scale and sprawling footprint design and layout physically encompasses and essentially runs east to west from lot line setback to lot line setback with a ground cover footprint in excess of 5,000 square feet is modernistic and contemporary in design in an area of simple and compact construction. The proposed new construction provides for non-traditional additive (linear with no breaks) massing of several connected structures; provides for north to south facing gables uncharacteristic of the Old Madaket neighborhood with primarily eaves that are low and run parallel with the Creek; proposes an arrangement and proportion of fenestration not typical in the area and proposes inappropriate flat roofing and glass connectors and installation of non-reflective glass and an oversized skylight.

The Applicant initially proposed a 24"+/- change in grade elevation (without supporting grade/scale plans) from existing grade to finished grade. Such grade change proposal is contrary to and inconsistent with the Application submitted to the Conservation Commission for the locus property new construction which stated that there would be minimal or no grade change. Such grade manipulation and alteration would be inappropriate and risks topographical instability, erosion and runoff issues along the protected Coastal Bank and Salt Marsh resource areas and the neighboring land of the abutting property owners. Further, the application was changed to reflect no grade change without explanation. This appears to be case of embellishing the setting in order to gain approval.

The Applicant failed to submit basement plans (in proposed revisions to the Main House Application) with proposed new construction of above-ground windows facing south as initially submitted in the original Main House Application. This has been requested a few times, particularly as the initial submission contained that information.

It must be noted that on the submitted renderings many tall mature trees are shown to mitigate the setting's negative impact. There are no such trees as evidenced by the attached photographs. There never have been trees and it is an entirely open landscape that will be filled in a straight line for over 124 feet. A comment was made that you would be able to see through the atypical glass attachments between elements, without a main mass. That will not be possible, as there are structures behind those glass flat-roofed element, i.e., garage, pool, secondary dwelling, as well as the Moran's house directly behind.

The Application(s) for proposed new construction should be denied and determined to be inappropriate especially considering the location of the locus property and the proposed size, scale, scope, design, massing and footprint and not responsive to the concerns and comments by the HDC Board Members and the public. In the alternative, holding for more responsive revisions would be appropriate. In addition, as the HDC has jurisdiction over the view from the waterside/the Creeks, it would advisable to take a viewing from the water prior to making a decision.

LOT IS VERY VISIBLE AS IT IS AT THE ENTRANCE TO MADAKET CREEEKS







AERIAL VIEW OF CREEKS TO TH EAST



Transfer Certificate of Title

Cert No:28599
Doc No:172112

From Transfer
Certificate No. 28476 Originally Registered September 15, 2021 at the Registry District of Nantucket County

This is to Certify that

MATTHEW BURKE, Trustee of the POPS LANE HOLDINGS TRUST u/d/t September 20, 2021 and registered as Document No. 172113 at the Registry District of Nantucket County

of 6345 Balboa Blvd., Building 4, Ste. 375, Encino in the State of California 91316 is the owner, in fee simple, of that land situated in Nantucket, in the County of Nantucket and Commonwealth of Massachusetts described as follows:

Lots 14, 15, 17 and 18 on Land Court Plan 14672-G, drawn by Nantucket Surveyors Inc., Surveyors, dated December 3, 2004, and filed with Certificate of Title No. 21,791 at the Registry District of Nantucket County.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

MATTHEW BURKE, Trustee of the POPS LANE HOLDINGS TRUST

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting, and subject also as aforesaid; and to any and all public rights legally existing in and over the same below mean high water mark.

Any term in any instrument or document affecting anyone's right, title or interest in the lands affected by this certificate of title that purports to forbid or restrict the conveyance, encumbrance, occupancy, or lease of such lands to individuals of a specified race, color, religion, national origin or sex is void. Any condition, restriction or prohibition, including a right of entry or a possibility of reverter, contained in any instrument or document affecting anyone's right, title or interest in such lands that directly or indirectly limits the use for occupancy of real property on the basis of race, color, religion, national origin or sex is void, excepting a limitation on the basis of religion on the use of real property held by a religious or denominational institution or organization or by an organization operated for charitable or educational purposes which is operated, supervised or controlled by or in connection with a religious organization.

Witness **GORDON H. PIPER,** Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the second day of December in the year two thousand and twenty-one at 11 o'clock and 58 minutes in the forenoon.

Jennifer H. Ferreira

Attest, with the Seal of said Court, _____
Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 3 Pop's Lane

Land Court Case No. 14672

CERTIFICATE OF TITLE NO. **28599**

2021 00172113
Cert: 28599 Doc: DOT
Registered: 12/02/2021 11:58 AM

DECLARATION OF TRUST

THIS DECLARATION OF TRUST made as of the 20th day of September, 2021 at Nantucket Town and County, Massachusetts, by Matthew Burke, Trustee (hereinafter called the Trustee), which term and any pronoun referring thereto shall be deemed to include any successor Trustee hereunder and to include more than one Trustee if in the future there should be more than one, wherever the context so permits),

WITNESSETH THAT

ARTICLE I. The Trust hereby created shall be known as THE POP'S LANE HOLDINGS TRUST and under the name so far as legal, convenient and practicable, shall acts of the Trustee be made and all instruments in writing by the Trustee be executed.

ARTICLE II. All property, real and personal, tangible and intangible, conveyed to the Trustee hereunder (hereinafter called the "Trust property") shall vest in the Trustee as Trustee of this Trust, in trust to manage, administer and dispose of the same for the sole benefit of the beneficiary from time to time hereof with the powers and subject to the limitations hereinafter contained concerning same.

ARTICLE III. Section 1. Any Trustee may resign at any time by instrument in writing signed and acknowledged in the manner required in Massachusetts for the acknowledgement of Deeds and such resignation shall take effect upon the recording of such instrument with the Nantucket Registry of Deeds. Unless the beneficiary agrees otherwise, there shall be one Trustee. The beneficiary shall name a successor Trustee, if and whenever (a) there shall be no Trustee in office hereunder, or (b) the beneficiary hereof desires to appoint an additional Trustee hereunder, a succeeding and/or additional Trustee or Trustees shall be appointed by (i) an instrument in writing signed and acknowledged (in the manner required for the recording of Deeds in Massachusetts) by the beneficiary, and delivered to the then Trustee or Trustees, if any, hereunder, and (ii) an acceptance of such appointment, signed and so acknowledged by the person or persons so appointed. Any such appointment and acceptance, or a certificate by any Trustee, naming the Trustee or Trustees so appointed or removed, and, in the case of appointment, the written acceptance of the Trustee so appointed, shall become effective upon the recording thereof with the Nantucket Registry of Deeds and the person or persons so accepting shall then be and become such Trustee or Trustees and shall be vested with title to the Trust property, jointly with the remaining or surviving Trustee or Trustees, if any, without the necessity of any act of transfer or conveyance. The foregoing provisions of this Section to the contrary not withstanding despite any vacancy in the office of Trustee, however caused and for whatever duration, the remaining or surviving Trustee or Trustees, if any, shall continue to exercise and discharge all of the powers, discretions and duties hereby conferred or imposed upon the Trustee.

Section 2. No Trustee named or appointed as hereinbefore provided, whether as original Trustee or a successor to or as substitute for another,

3 POPS LANE CONTEXT PICTURES

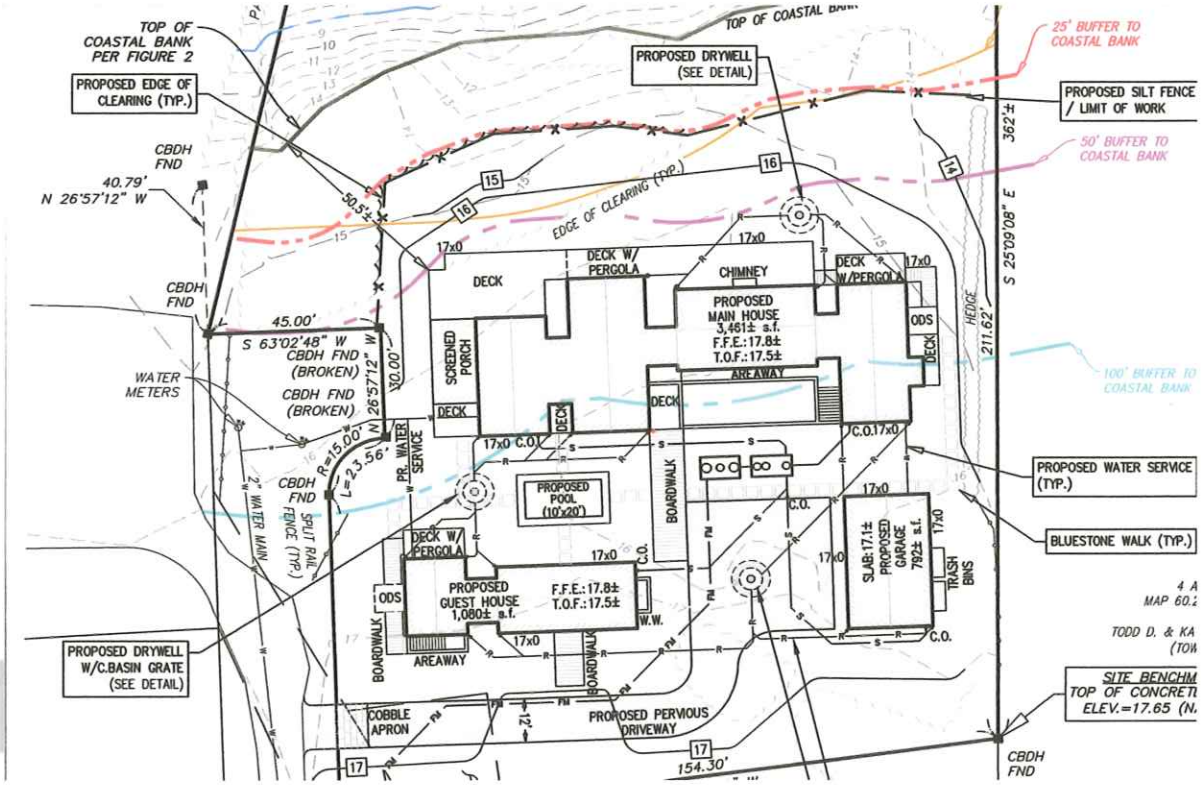


PHOTO FROM POPS LANE – NO TREES



NEW HOUSE WILL COVER THE ENTIRE OPEN SPACE IN ONE LINEAR VIEW





NO TREES – LOOKING FROM HEAD OF POPS LANE TO WASHINGTON AVENUE



LOOKING EAST TO ABUTTING PROPERTY FROM POPS LANE SCRUB VEGETATION – NO TREES



SETTING/OPEN SPACE TWILL BE ENTIRELY NEGATIVELY IMPACTED WITH 124' OF STRUCTURE ALONG WITH OTHER ANCILLARY STRUCTURES TO THE REAR – NO SEE THROUGH EFFECT



POPS LANE LOOKING NORTH



END OF POPS LANE – HENDRICKS' PROPERTY ON THE LEFT – LOCUS ON THE RIGHT



LOOKING BACK AT WASHINGTON AVENUE INTERSECTION WITH POPS LANE FROM END OF POPS LANE – NO TREES



NEW HOUSE LAYOUT CLOSE TO POPS LANE – SETBACK TO SETBACK





NOT 130 FEET LINEAR ON THE CREEKS IN OLD MADAKET – EAVES ARE LOW AND HORIZONTAL AND WINGS ARE ANGLED BACK AWAY FROM THE CREEKS. MAIN MASS EASILY SEEN. HDC HAS JURISDICTION FROM THE WATER/ ENTRANCE TO MADAKET CREEKS - SUBSTANTIAL VEGETATION IN FRONT OF HOUSE UNLIKE 3 POPS LANE – TRADITIONAL MASSING









FROM MILLIE'S BRIDGE



HOUSE WILL SPAN THE ENTIRE REMAINING OPEN SPACE IN A STRAIGHT LINE





OTHER HOUSES ALONG THE CREEKS























VIEW FROM OTHER SIDE OF MILLIE'S BRIDGE



VIEW FROM MILLIE'S COTTAGE



VIEW FROM BARRETT'S PIER/TOWN LANDING











ADDRESS: 85 Orange Street 55.4.1/27

DATE HEARD: 1/14/25

SITTING BOARD: Welch, MacLeod, Paul, Thornewill, Alt Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 2/6/2025
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10613 85 Orange Street Addition
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
×	One set reduced plans: 8 ½ x11
×	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
×	Submit documents to PLUS at 2 Fairgrounds Road
×	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9/4/24

oak
DEVELOPMENT
& DESIGN

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



85 Orange St Renovation Proposal

To the HDC,

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



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

Front elevation
85 Orange Street
02/05/25

before



EXISTING ELEVATION EAST

after



PROPOSED ELEVATION EAST

85
MAIN HOUSE

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

07/25/24

476_85 Orange Street
Nantucket MA PJ

NOTE: 11" x 17" DRAWING SIZE
IS NOT TO SCALE

BOWDON Engineering, LLC
Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ◦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Front Elevation

85 Orange Street Nantucket, MA — DRAWING NUMBER A1

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Side Elevation
York Street
02/05/25

before



EXISTING ELEVATION WEST
YORK STREET SIDE

after

PROPOSED ELEVATION WEST
YORK STREET SIDE

REVISION 3
Issued for Building Permit
01/30/25

COMMONWEALTH OF MASSACHUSETTS
PAUL BONARRIGO
STRUCTURAL
NO. 47448
REGISTERED PROFESSIONAL ENGINEER

07/25/24

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Nantucket MA PJ

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1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

West Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A4

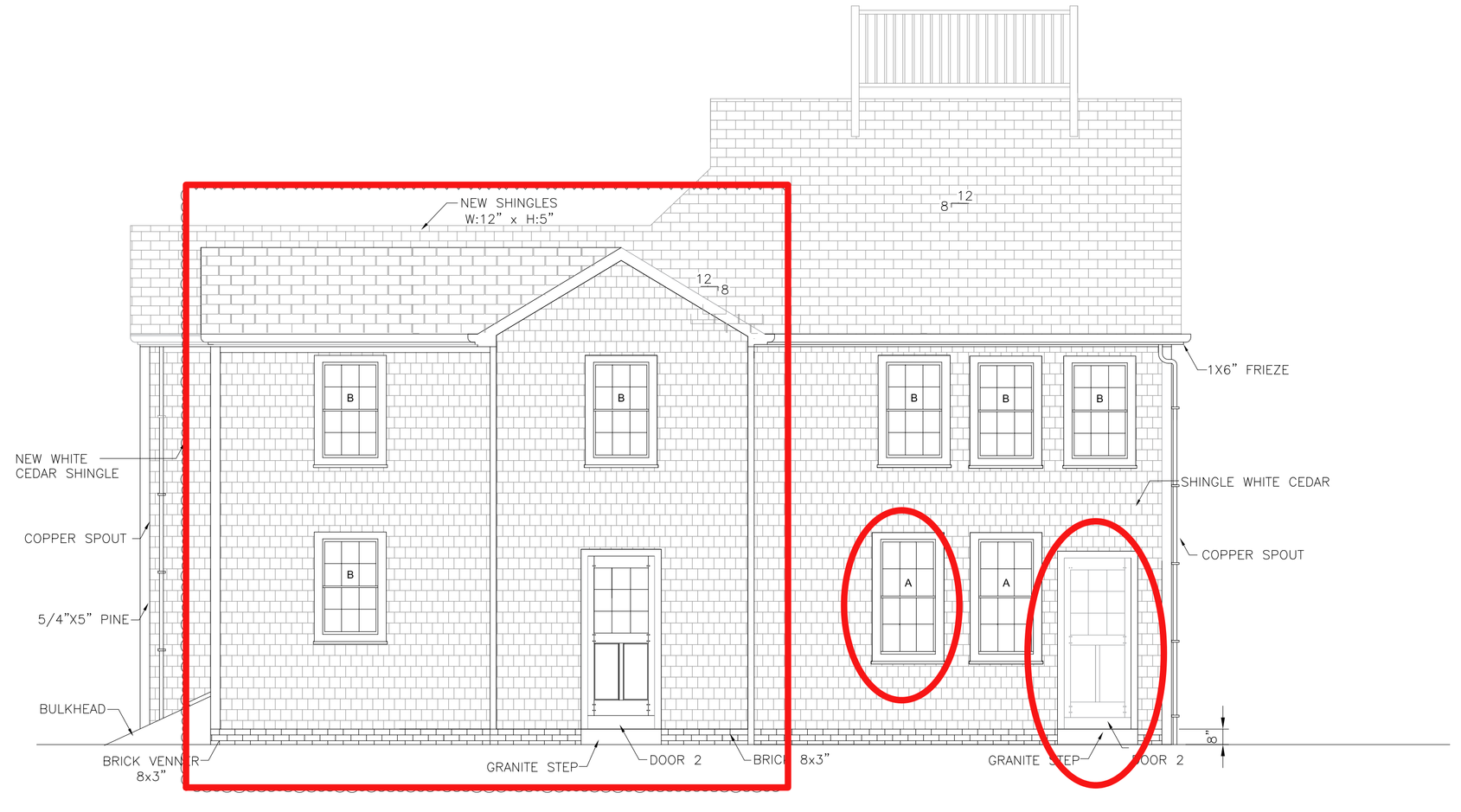
Back Elevation
85 Orange Street
02/05/25

before



EXISTING ELEVATION WEST
REAR ELEVATION

after



PROPOSED ELEVATION WEST
REAR ELEVATION

07/25/24

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07/10/24		Reviewed By:

East Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A3

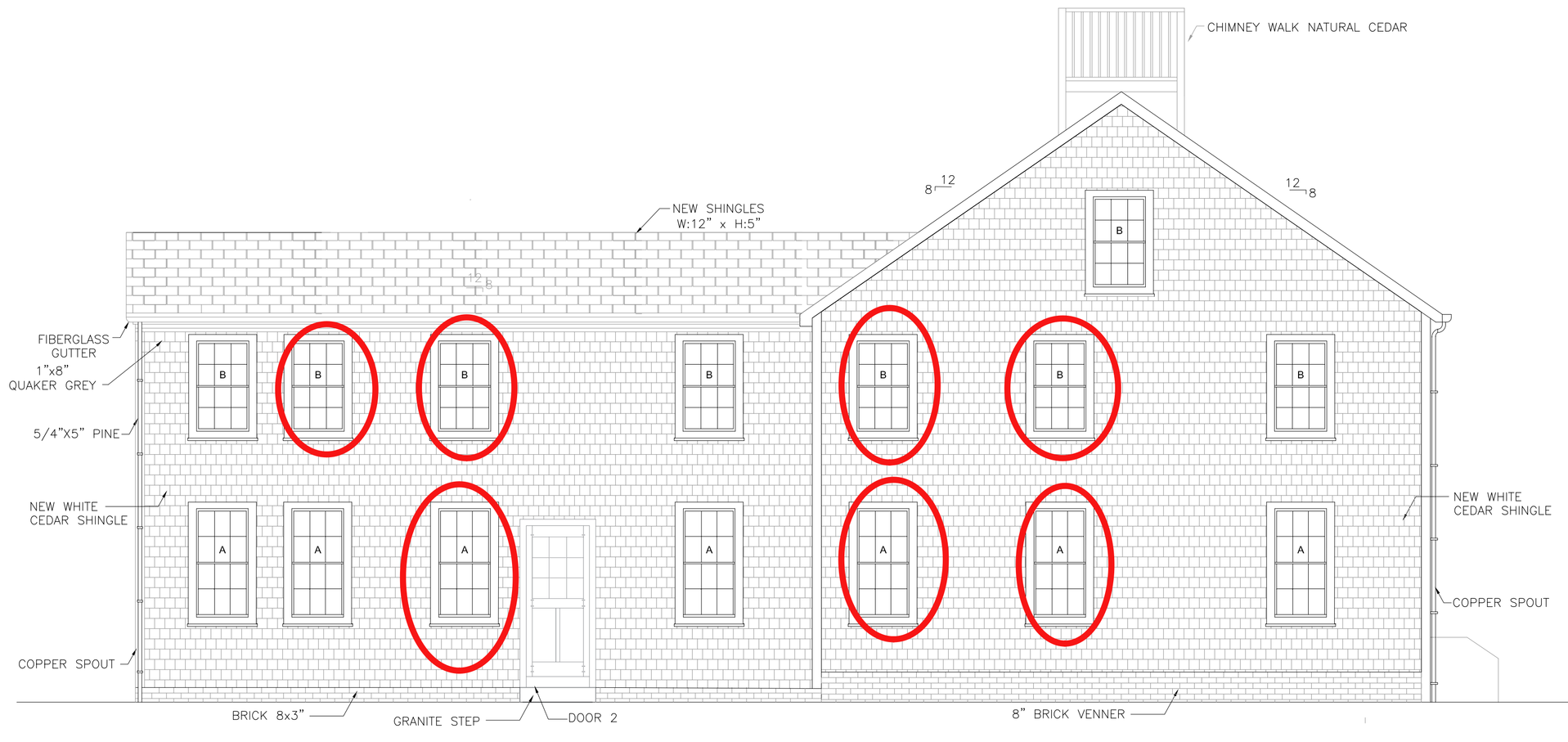
Side elevation
Cottage Court
02/05/25

before



EXISTING ELEVATION SOUTH
COTTAGE COURT SIDE

after



PROPOSED ELEVATION SOUTH
COTTAGE COURT SIDE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. BONARRIGO
STRUCTURAL
NO. 47448
REGISTERED PROFESSIONAL ENGINEER

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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07/10/24		Reviewed By:

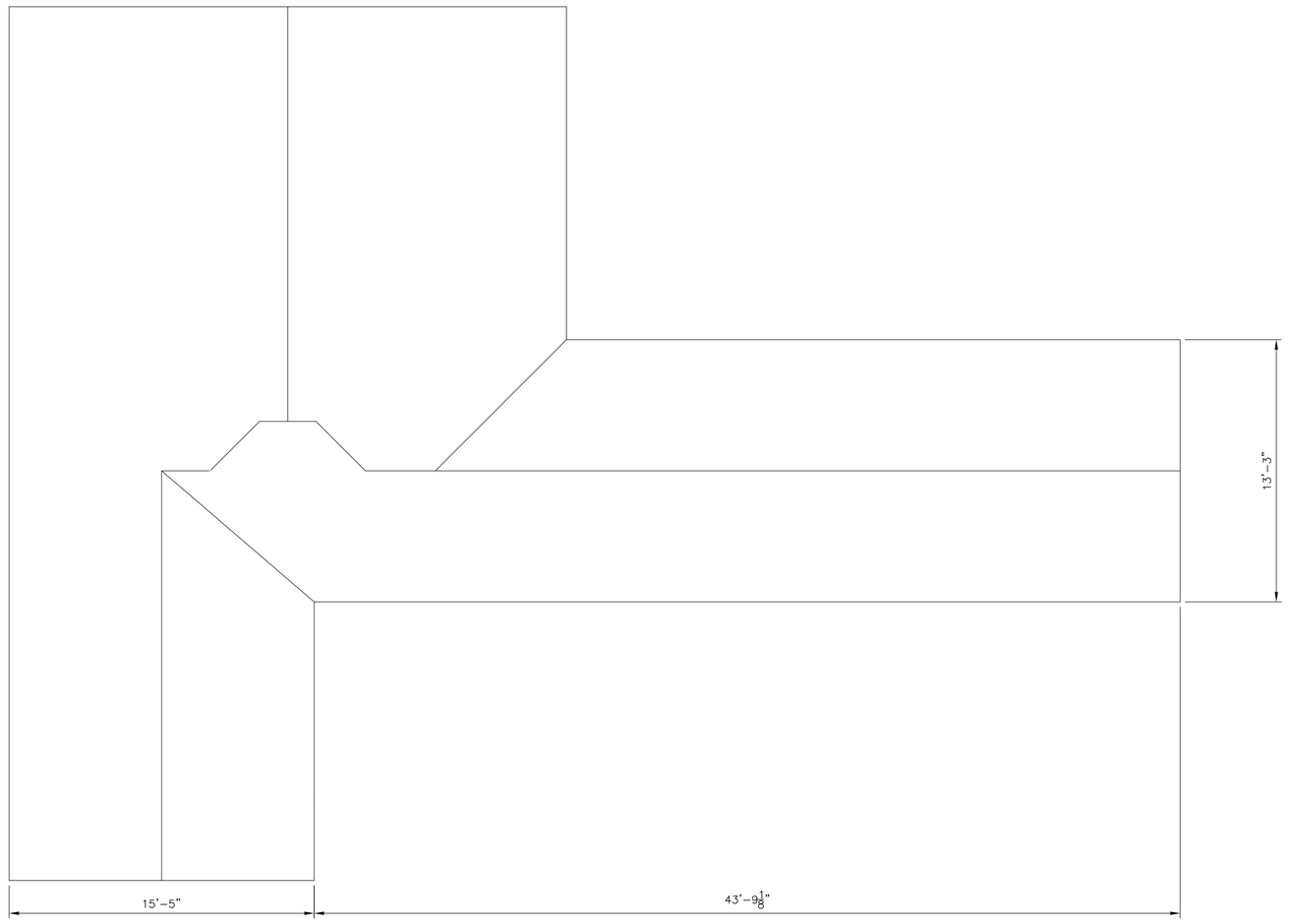
South Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A2

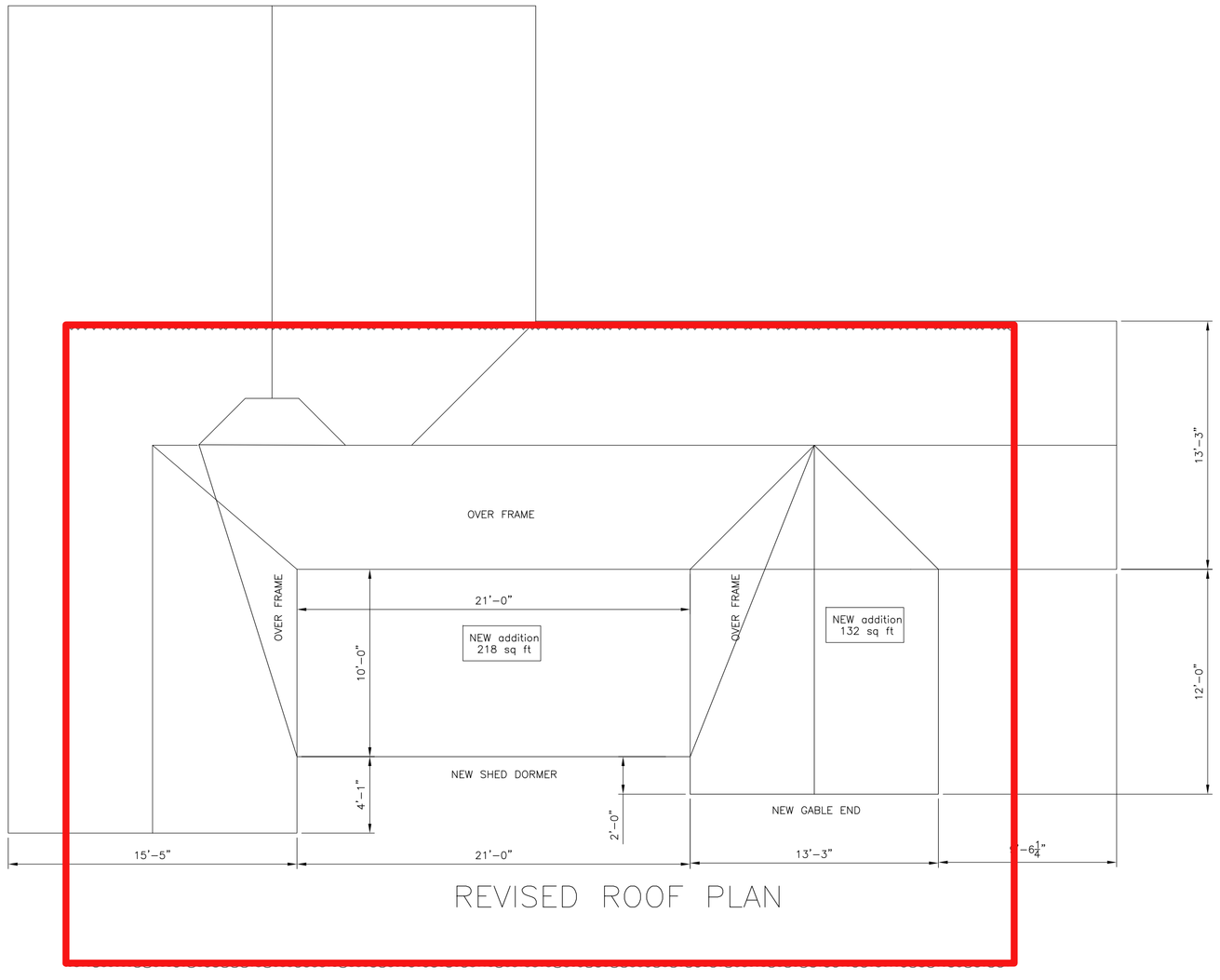
REVISED ROOF
02/05/25

before



EXISTING ROOF PLAN

after



REVISED ROOF PLAN

07/25/24

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Nantucket MA PJ

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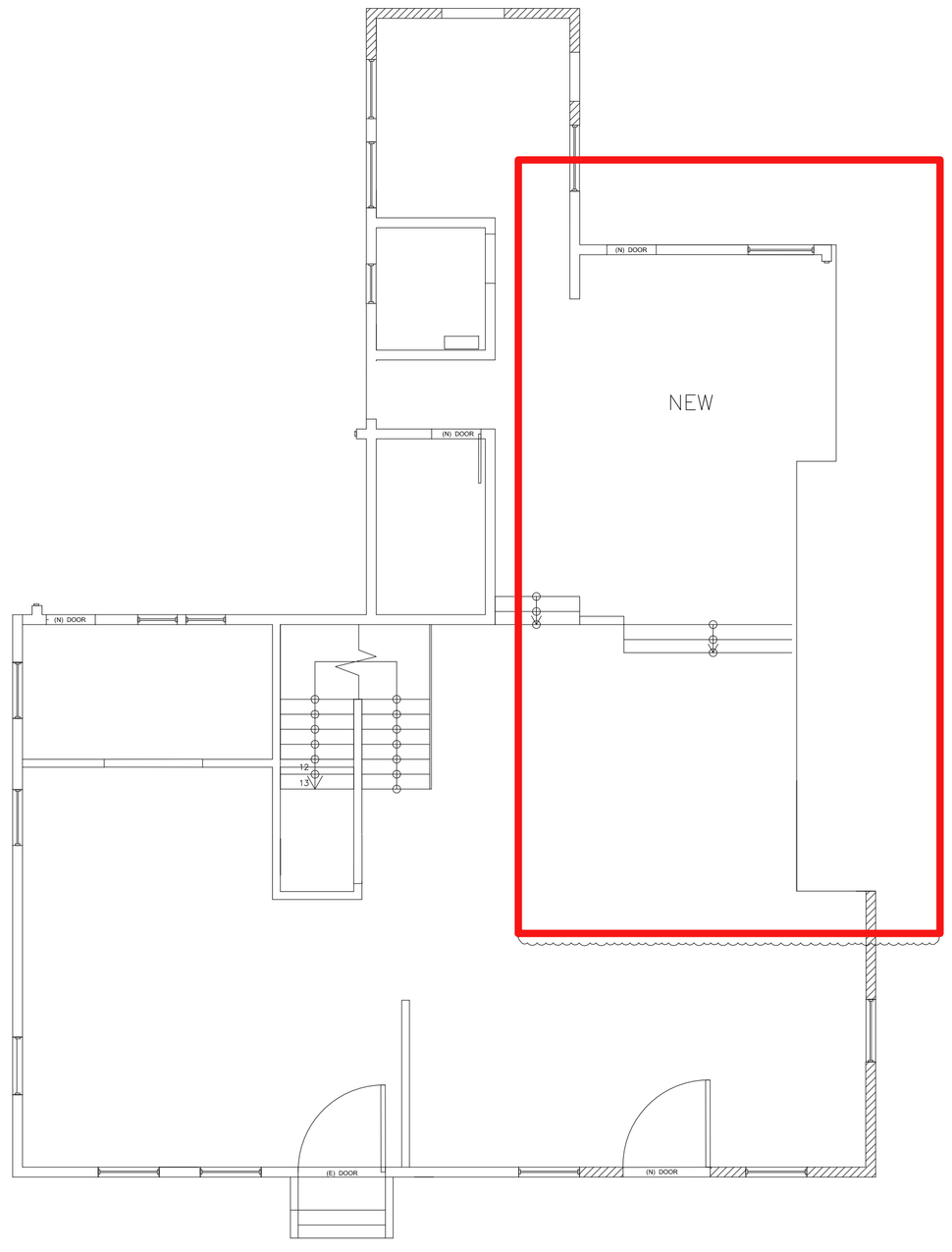
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Roof Plans

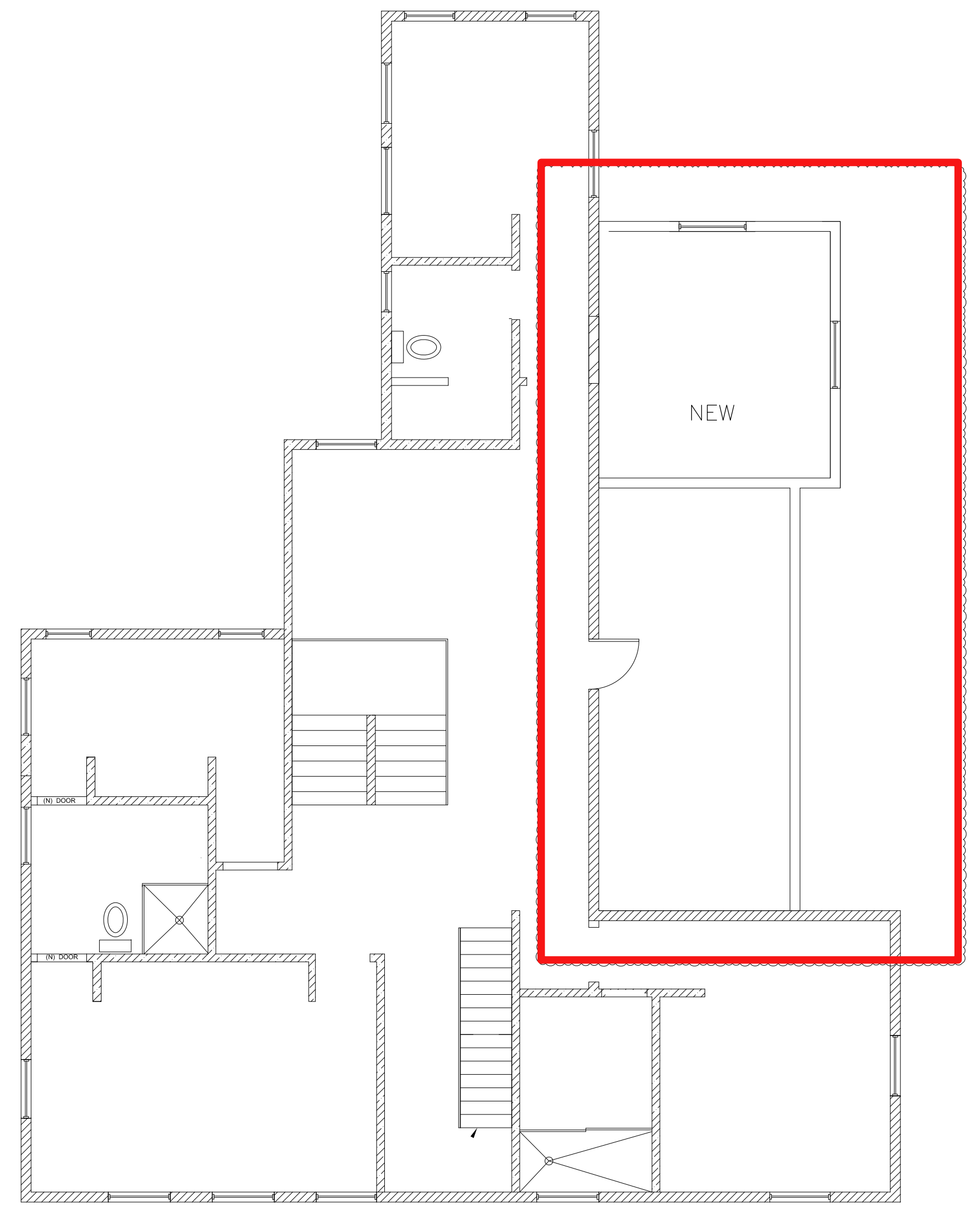
85 Orange Street Nantucket, MA

DRAWING NUMBER A4

Revised floor plans
02/05/25



REVISED FIRST FLOOR PLAN
85 Orange Street
Front of house



REVISED SECOND FLOOR PLAN
85 Orange Street
Front of house

COMMONWEALTH OF MASSACHUSETTS
PAUL J. BONARRIGO
No. 47449
STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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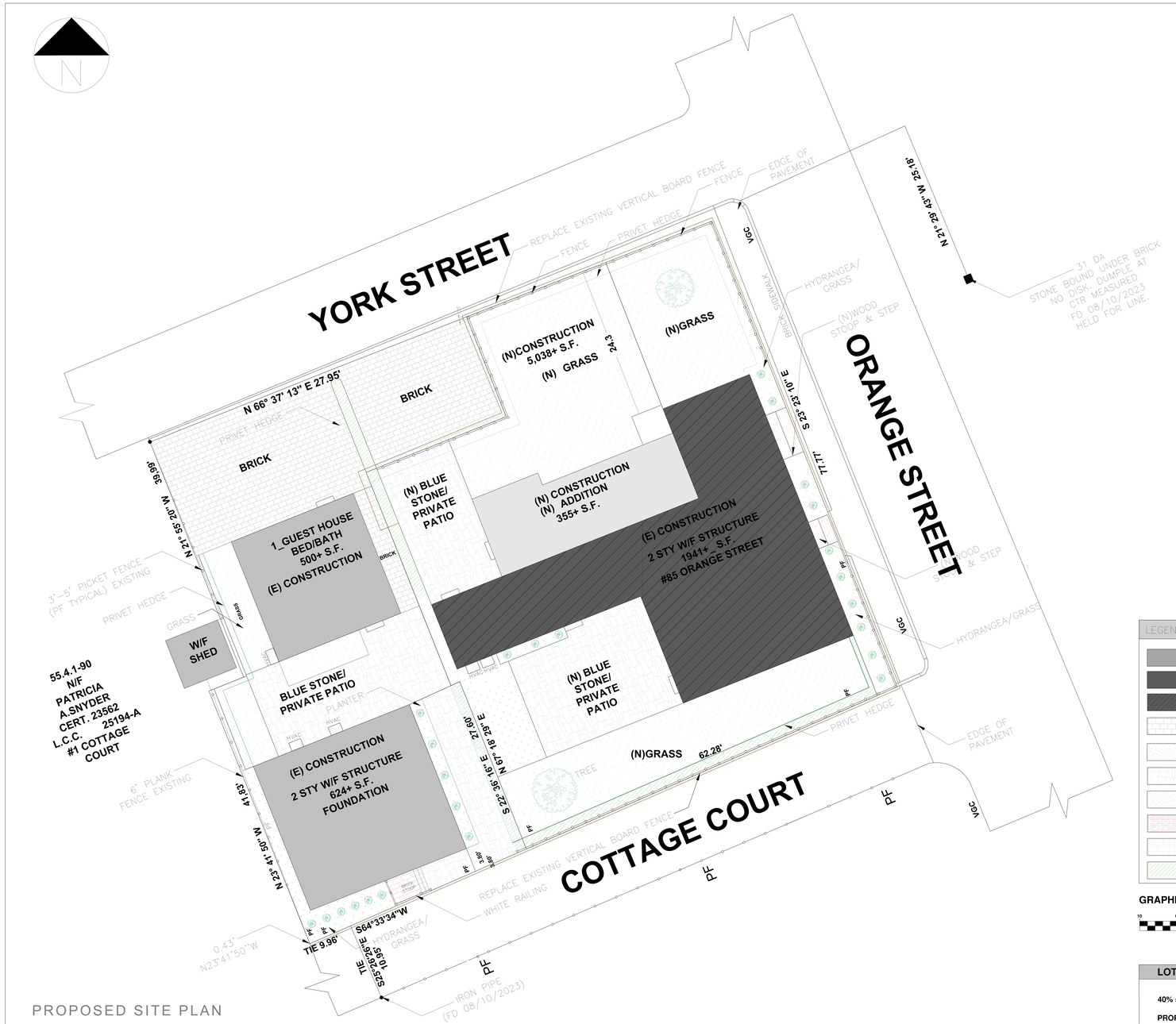
07/10/24		Reviewed By:

Revised Floor Plans

85 Orange Street Nantucket, MA

DRAWING NUMBER A6



PROPOSED SITE PLAN

SCALE: 1/2 = 1'-0"

LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

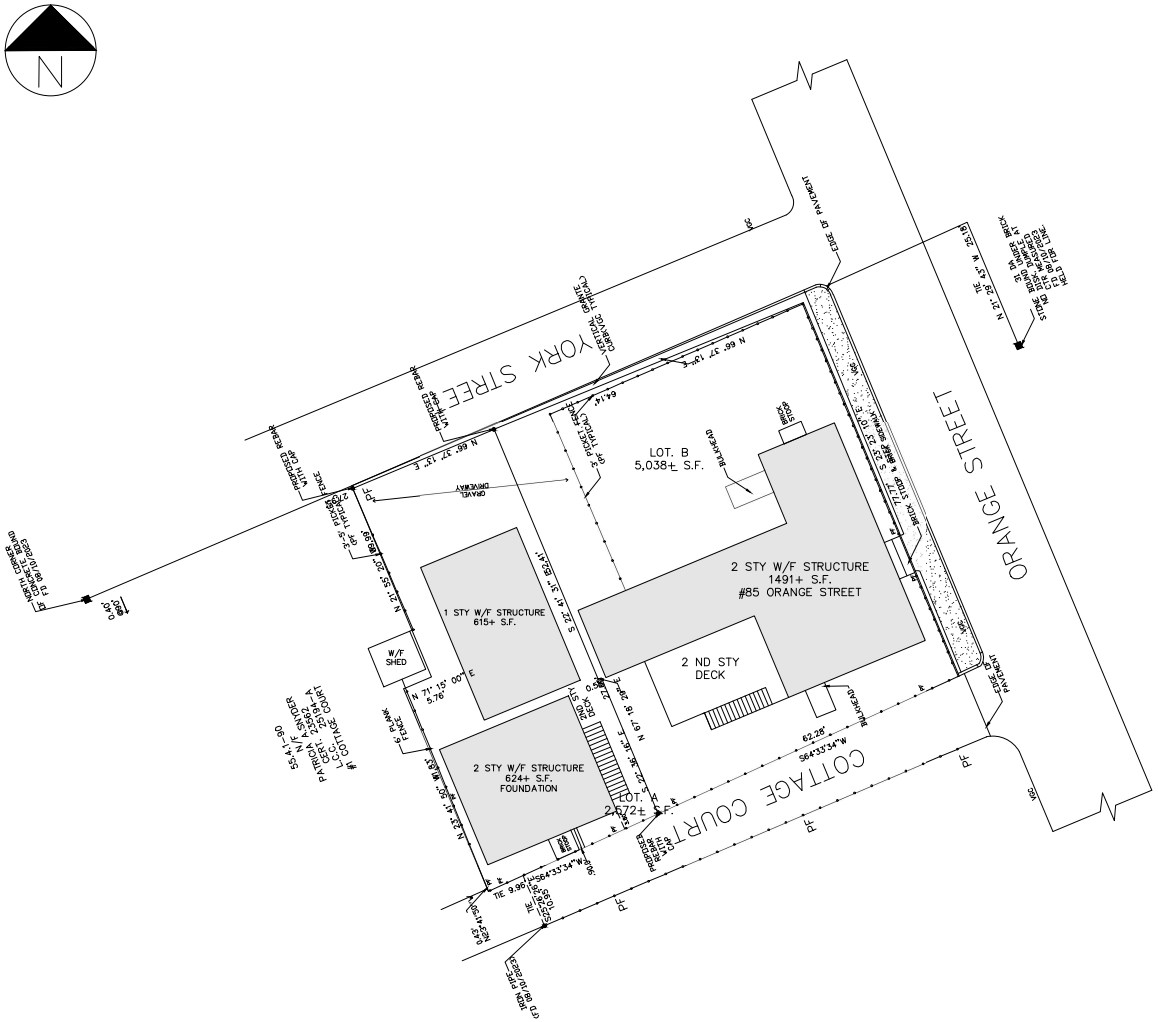
TITLE SHEET

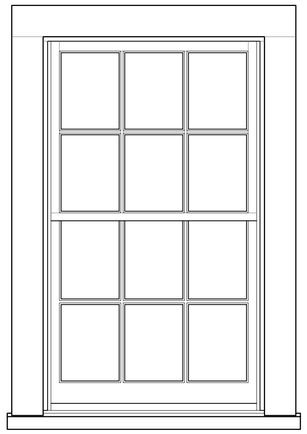
PROPOSED SITE PLAN

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

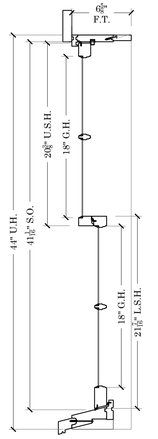
SHEET

A1-1

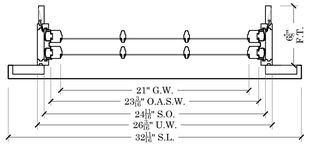

N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615+ S.F.
W/F
SHED
2 STY W/F STRUCTURE
624+ S.F.
FOUNDATION
LOT.
2,672± S.F.
DRIVEWAY
BRICK
STONE
PROPOSED REPAIR
PROPOSED CLEAN OUT
PROPOSED CAP
PROPOSED REPAIR
PROPOSED REPAIR
PROPOSED REPAIR



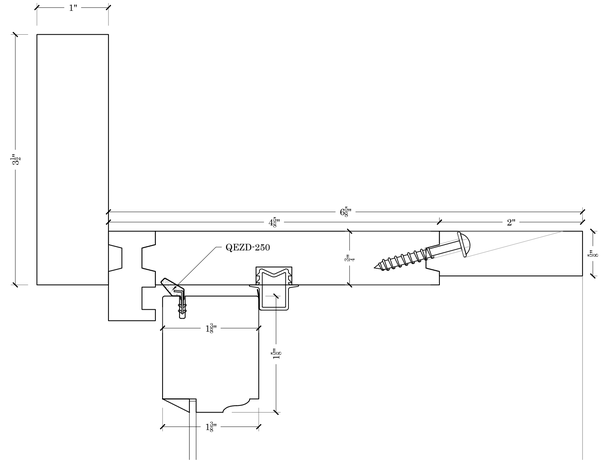
1 / 1 ELEVATION
SCALE 1-1/2"=1'

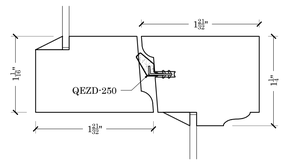


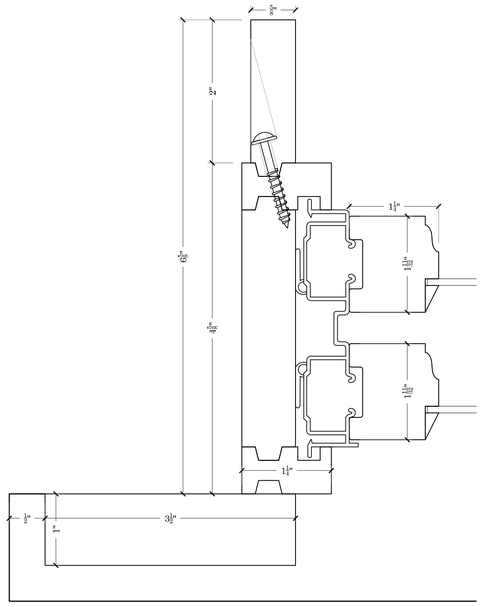
B / 1 SECTION
SCALE 1-1/2"=1'

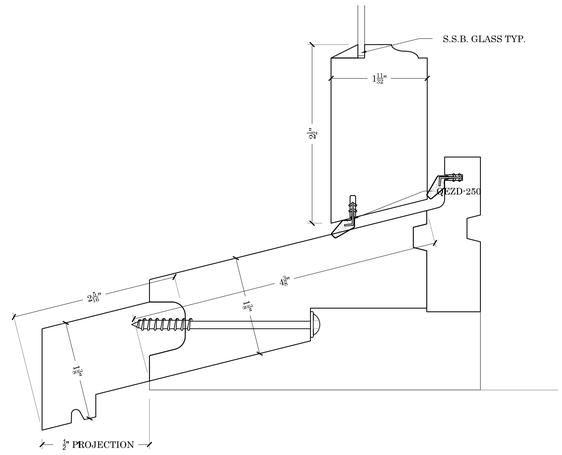


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

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

EGRESS INFO.

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

STANDARD

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

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

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

GENERAL NOTES

-

GLASS SCHEDULE

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

MATERIAL AND FINISH SCHEDULE

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

SIGN OFF NOTES

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

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

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

HARDWARE

-	-

SUB./REVISION

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

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1



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SITTING BOARD:

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×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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oak
DEVELOPMENT
& DESIGN

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



85 Orange St Renovation Proposal

To the HDC,

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



85 Orange Existing Home



Rear Home



Orange St Frontage - East

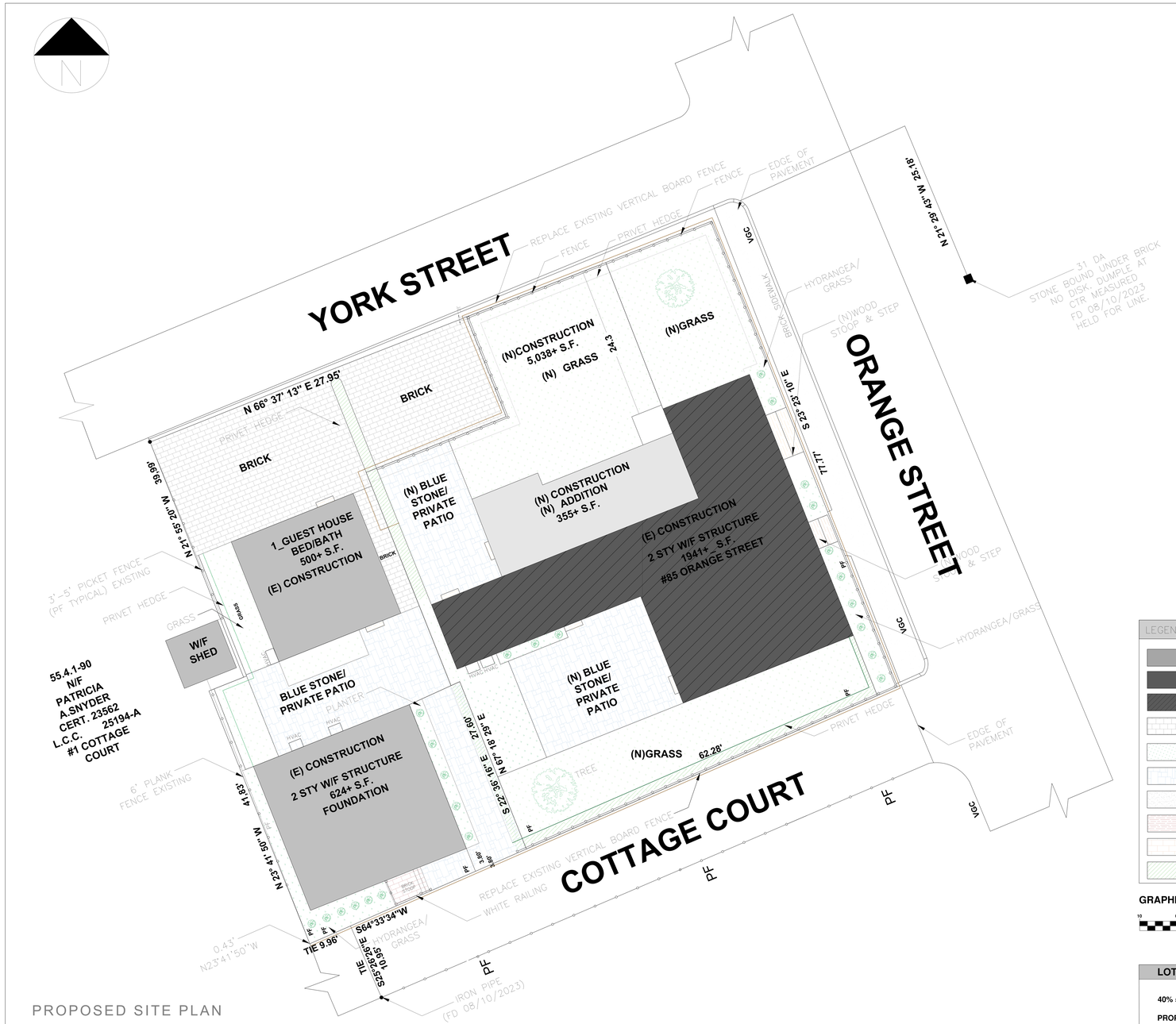


Cottage Court Frontage (private) - South





York St Frontage - North



PROPOSED SITE PLAN

SCALE: 1/2 = 1'-0"

LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
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Nantucket house remodel

LOCATION

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FOR:

OAK

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ARCHITECT PROJECT MANAGER

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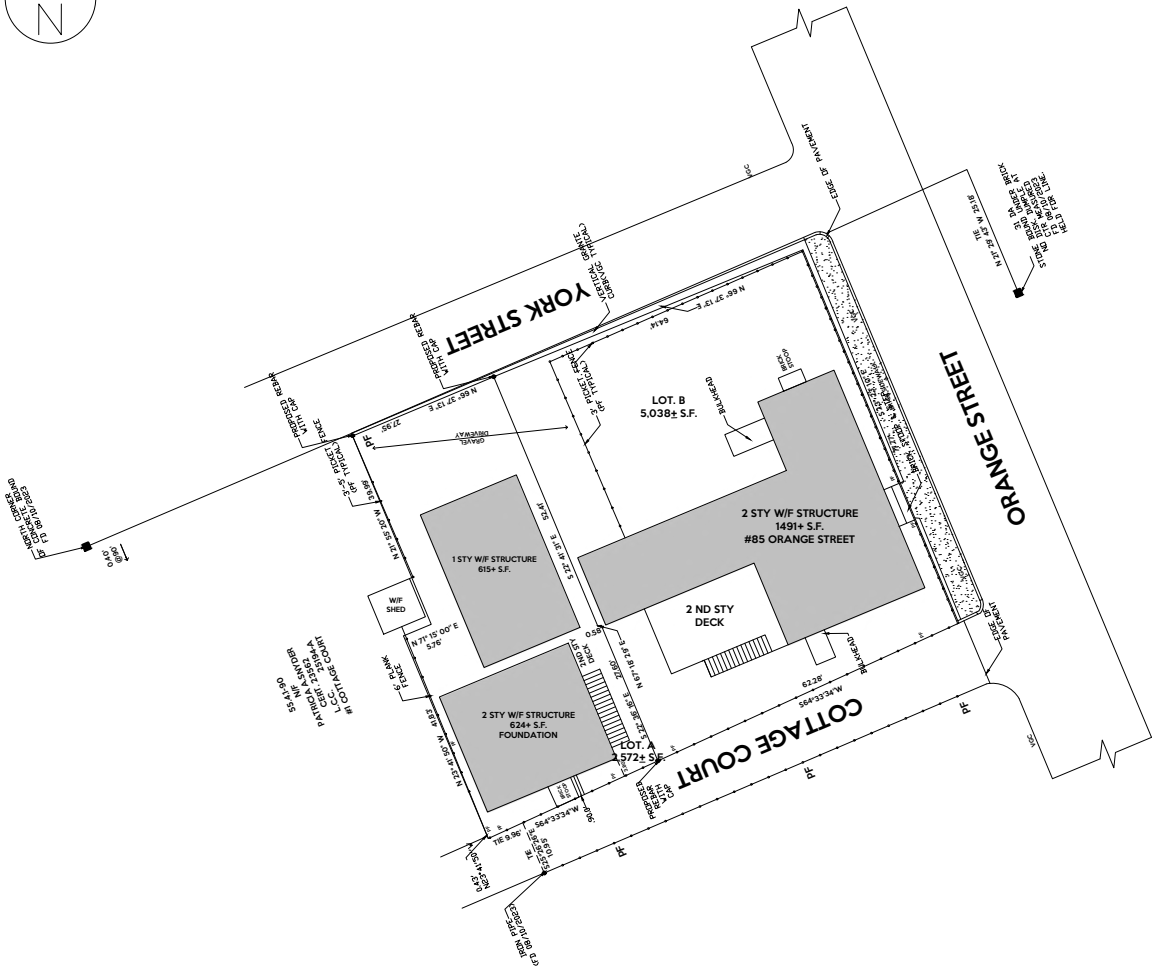
PROPOSED SITE PLAN

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

SHEET

A1-1



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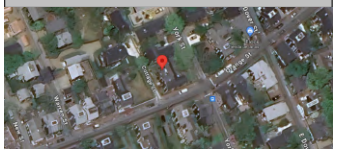

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oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
p.j@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

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

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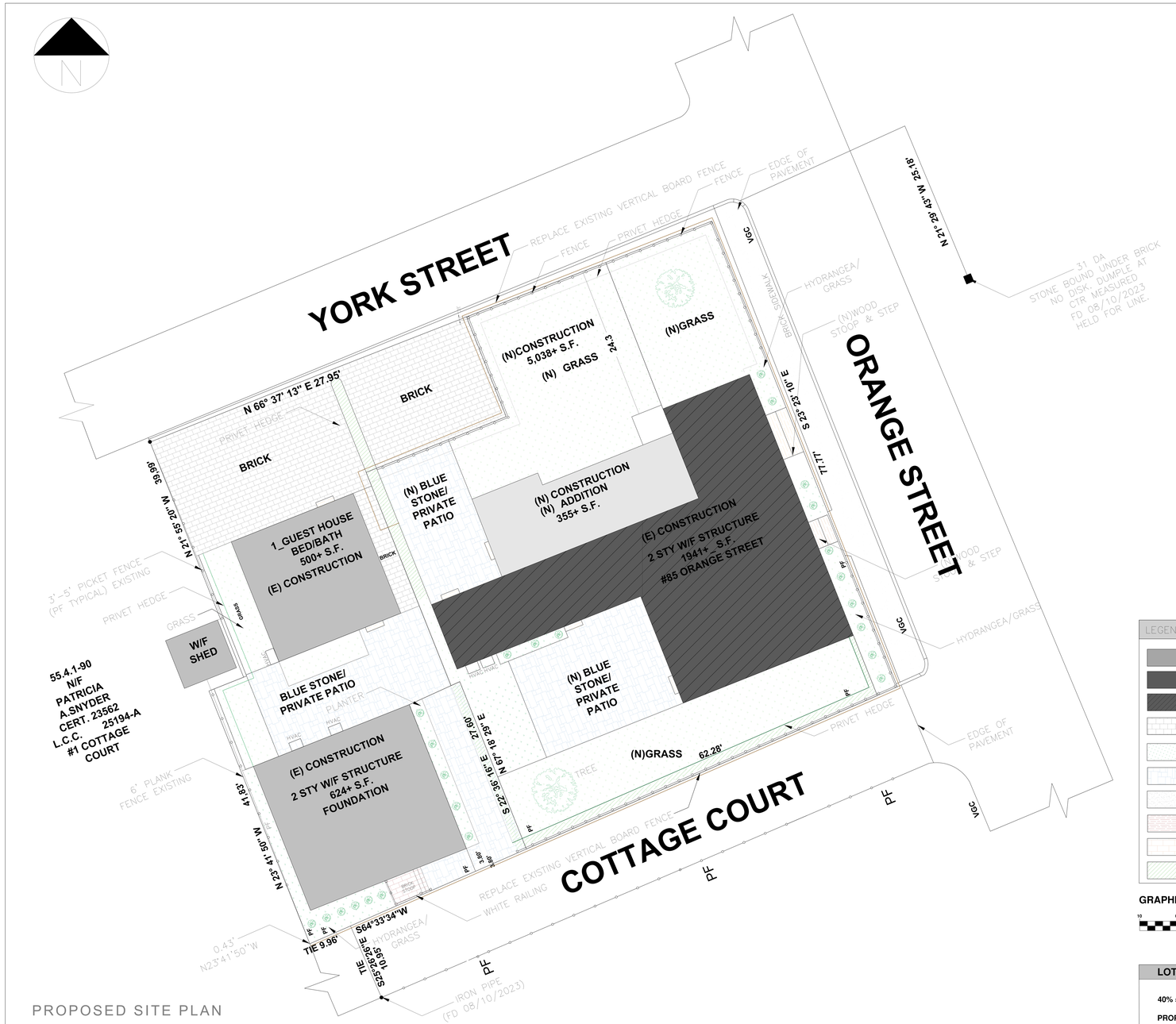

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SCALE: 1/2 = 1'-0"

LEGEND

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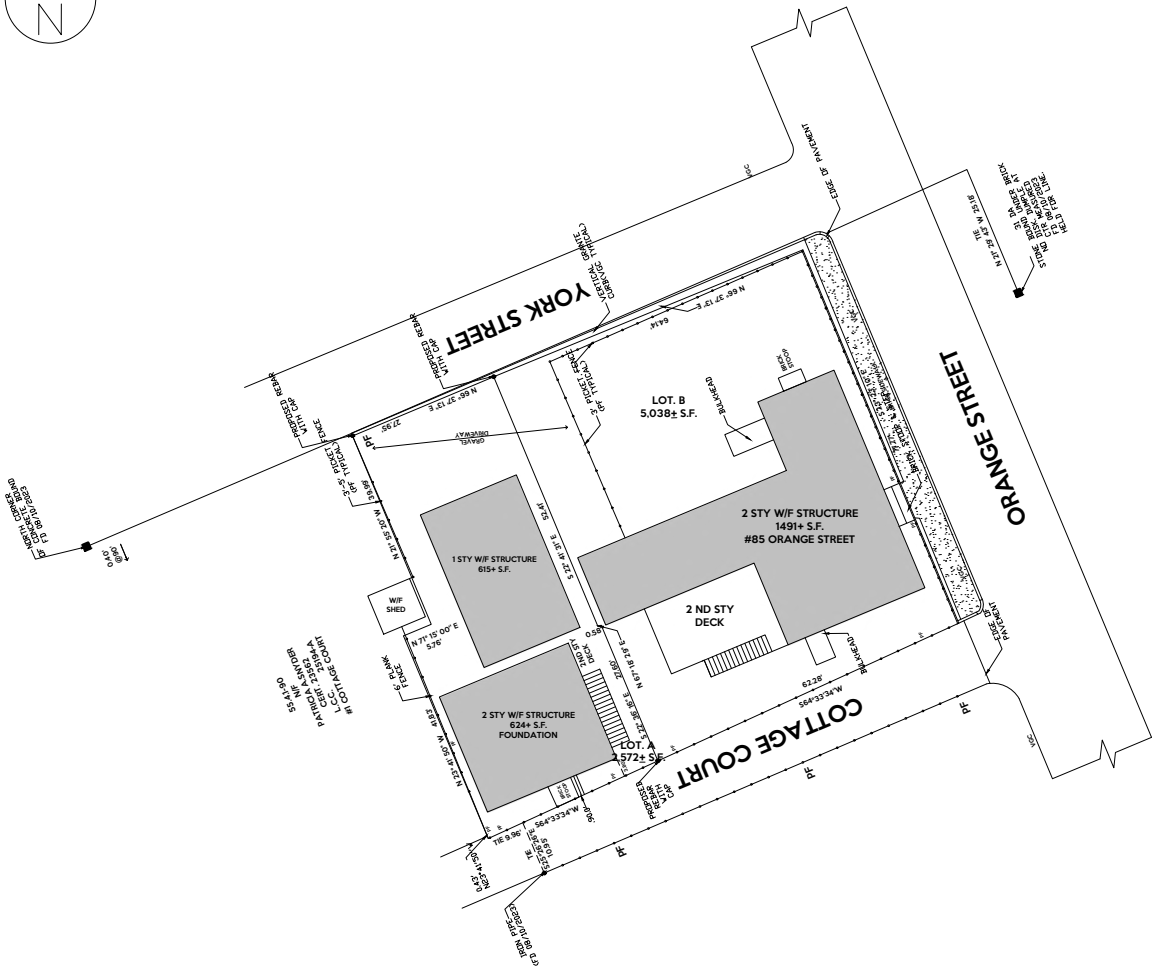
SCALE: 1/4" = 1'-0"

SHEET

A1-1



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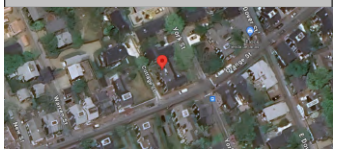

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oak

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PROJECT NAME

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LOCATION

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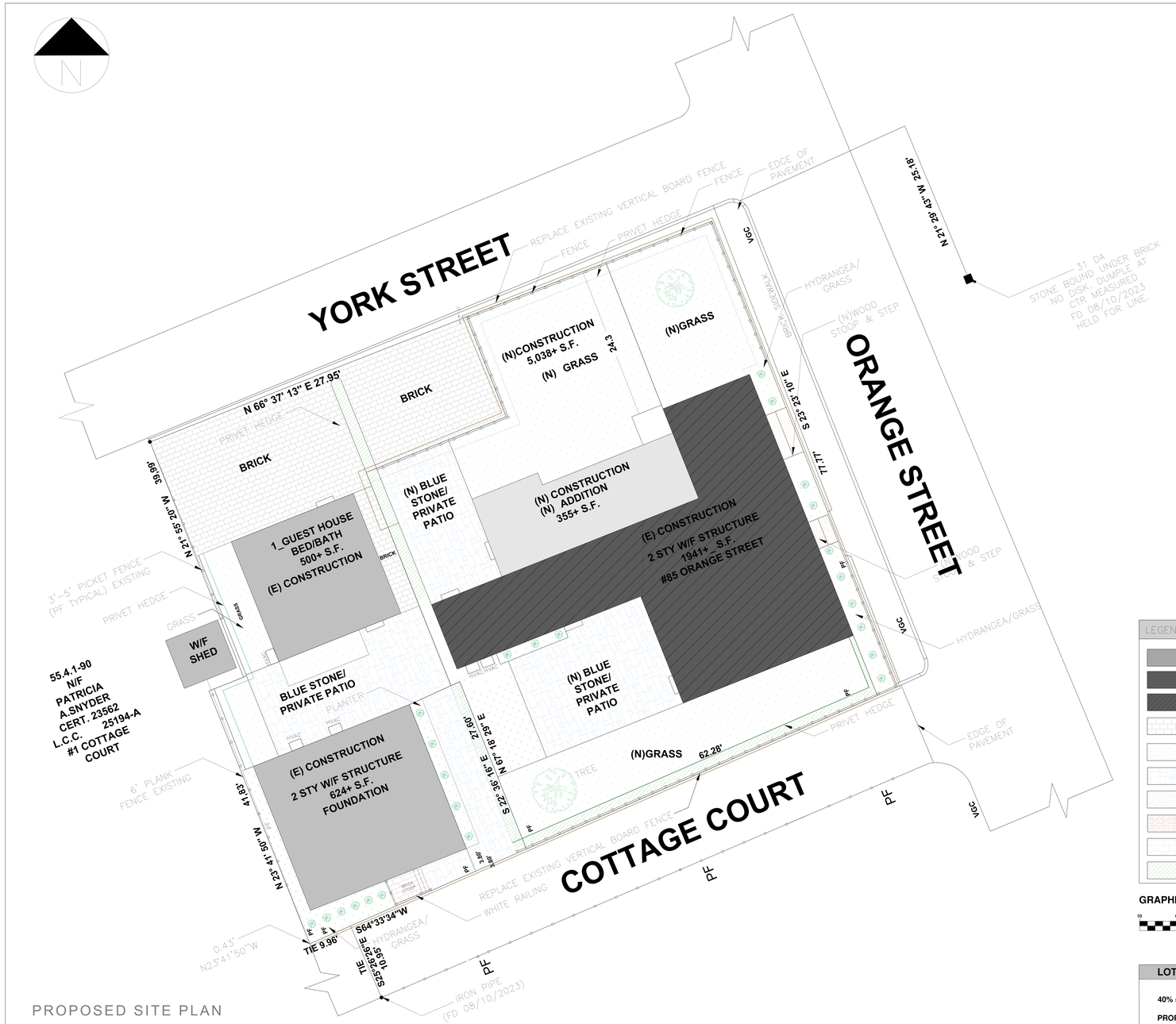

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SCALE: 1/2 = 1'-0"

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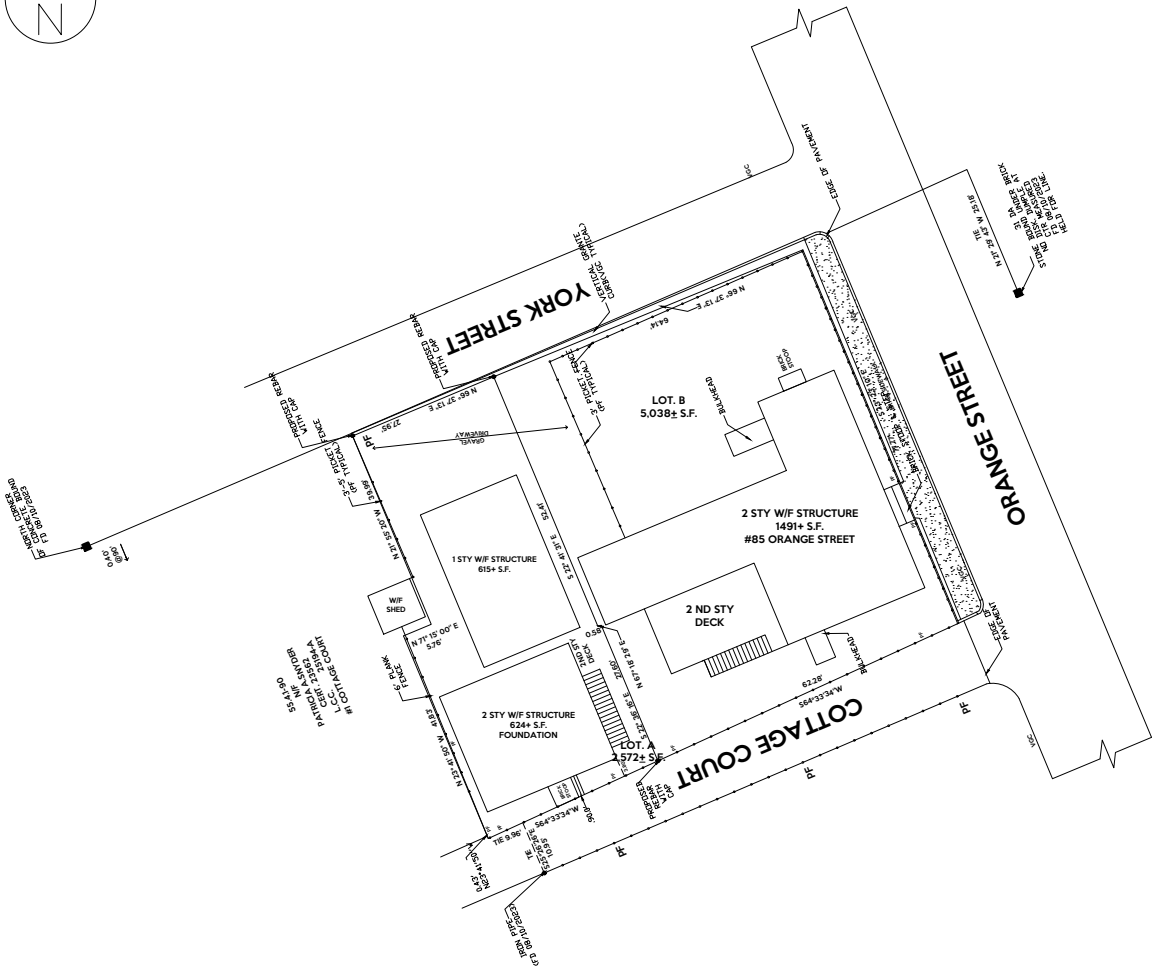

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A1-0

oak
DEVELOPMENT
& DESIGN

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



85 Orange St Renovation Proposal

To the HDC,

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



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North



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.

ADDRESS: 27 Willard Street
DATE HEARD: 2/11/25
SITTING BOARD: Stephen, Joe, Angus, Connie, Val

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 2/24/25
	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 2/24/25

Meeting Minutes 2.11.2025

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

Board: Stephen, Val, Angus, Connie and Joe

Mickey Roland: Style and simplicity are good. Rear massing is larger than the front. Plate height in rear should drop. Front facing shed dormer should not overlap adjacent gable. Shed dormers should be broken up. Triple window on second floor should be two separate windows.

Val: agrees about the triple windows becoming two. Add shingled space to dormers, maybe remove a window. West elevation fits nicely with the neighborhood.

Angus: seems conflicted gable or shed? Gable forward shed dormer should have return.

Connie: agrees with what has been said

Joe: agrees with what has been said, south dormer needs more shingle.

Stephen: would like to see shed roof separated from gable and bring footprint down by 5% to help with density in the area.

Motion to hold for revisions.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 72.2

Street & Number of Proposed Work: 27 Willard Street

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

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: 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: 53'-6½" Sq. Footage 1st floor: 1468
Width: 34'-6" Sq. footage 2nd floor: 1373
Sq. footage 3rd floor: _____

Decks/Patio: Size: 569 sf ☒ 1st floor ☐ 2nd floor
Size: 130 sf ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 29'-11" South 29'-11" East 29'-11" West 29'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper, 3" diameter

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

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 1 Lite | 2 Panel Rear 6 Lite, French Side 6 Lite, French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

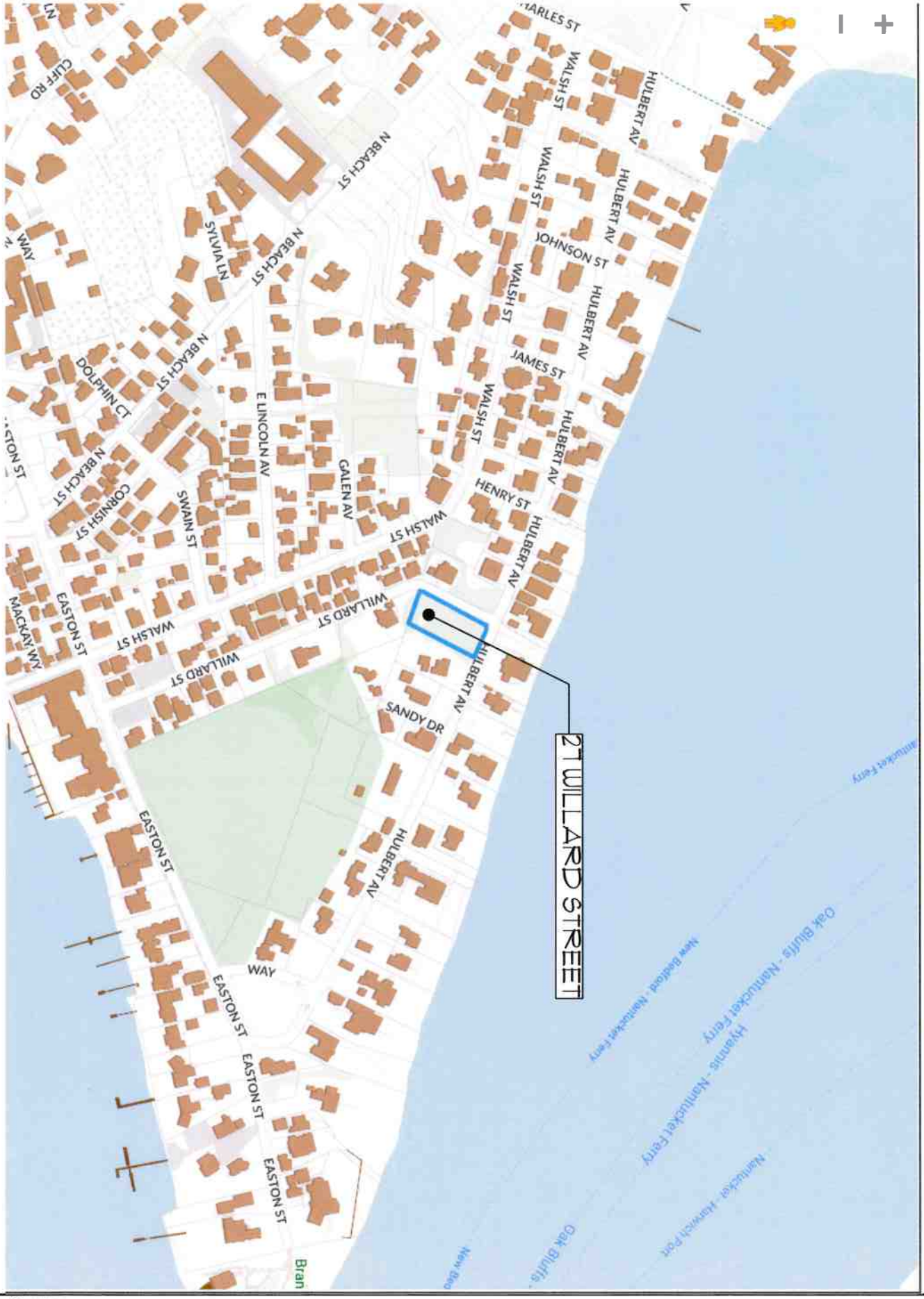
COLORS

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

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

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

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



ID# L-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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

Locus Plan

DATE	REVISIONS

BOTTICELLI & POHL

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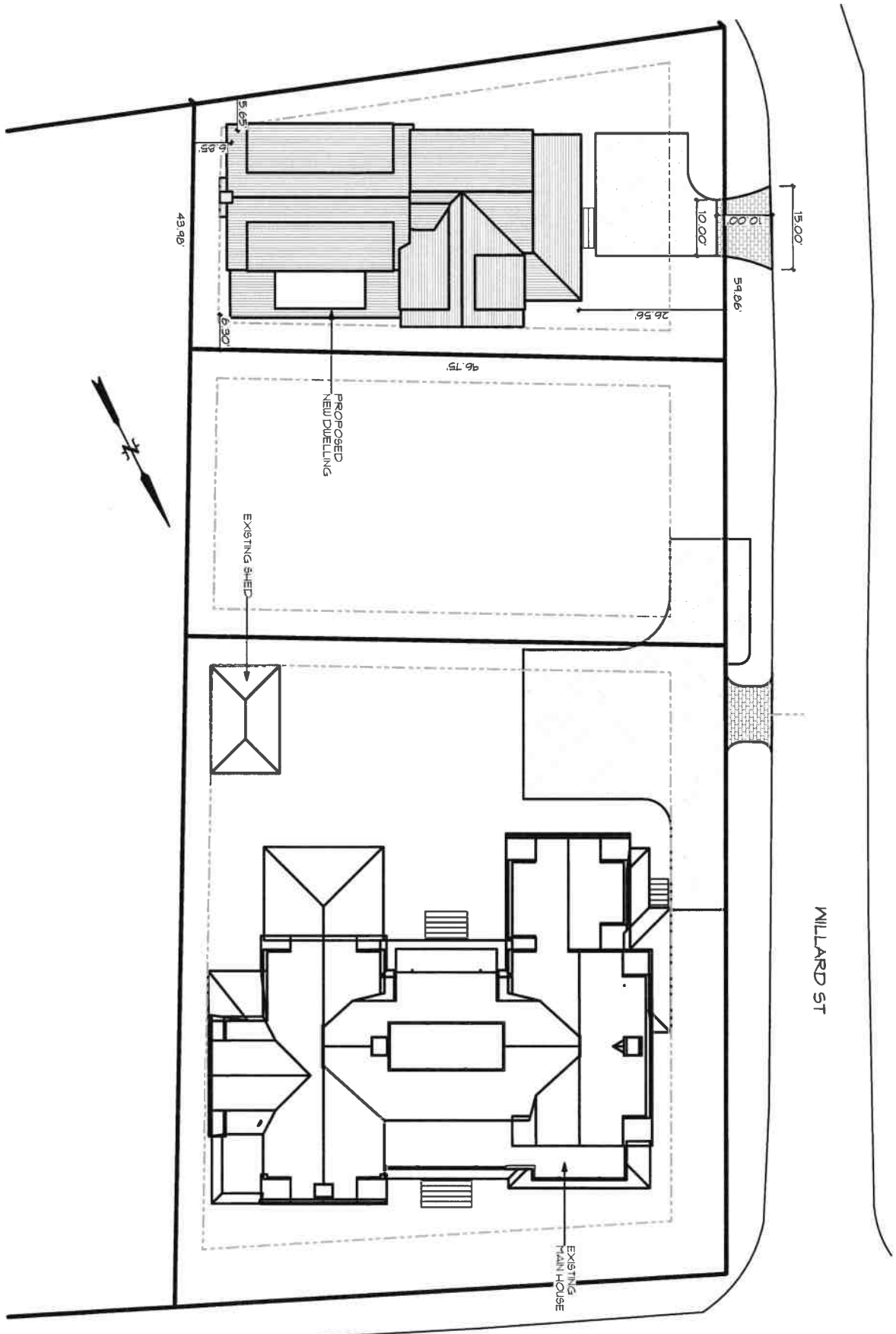
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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Site Plan

DATE	REVISIONS

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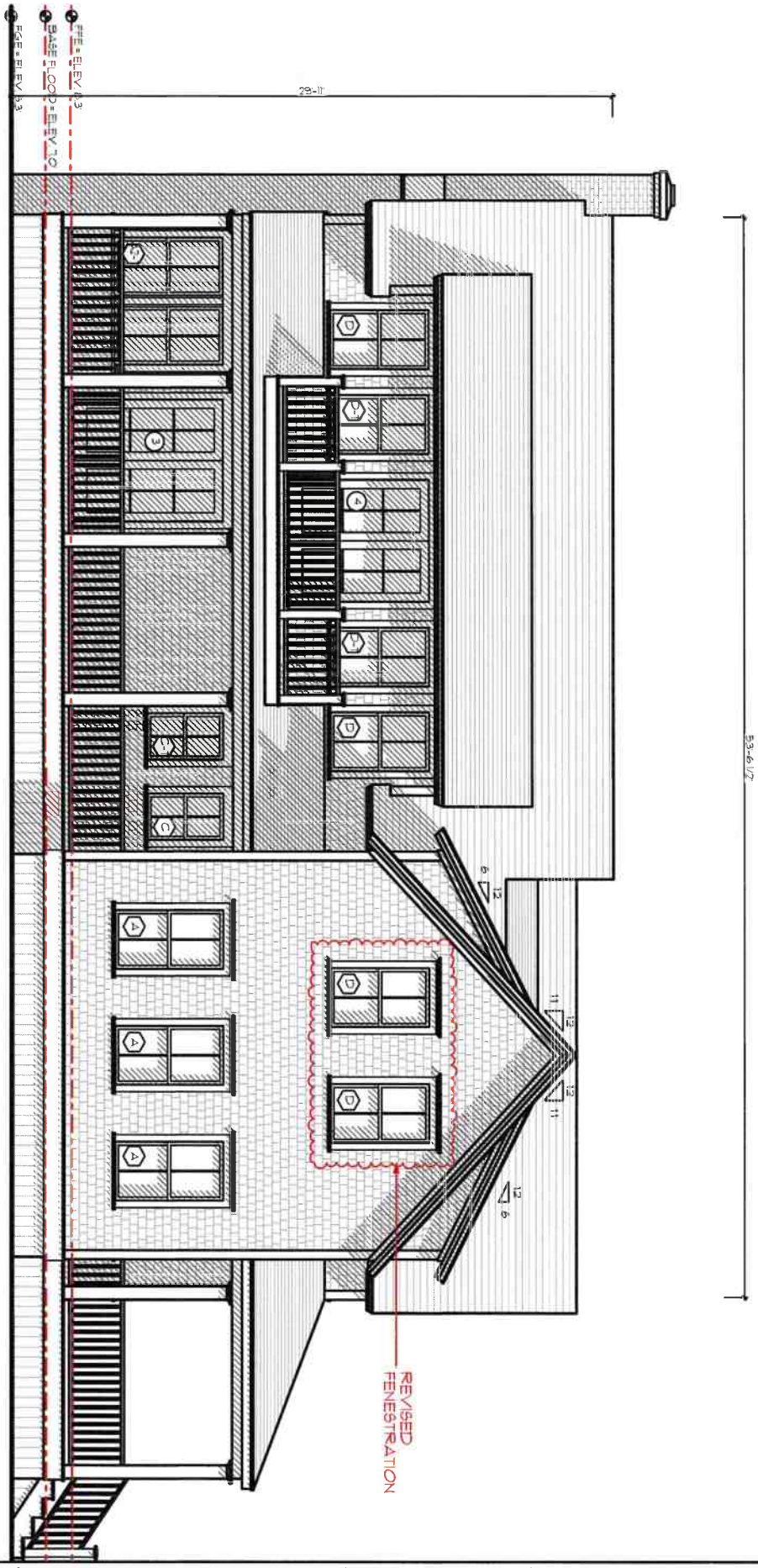

ID# A-2.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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North Elevation

DATE	REVISIONS

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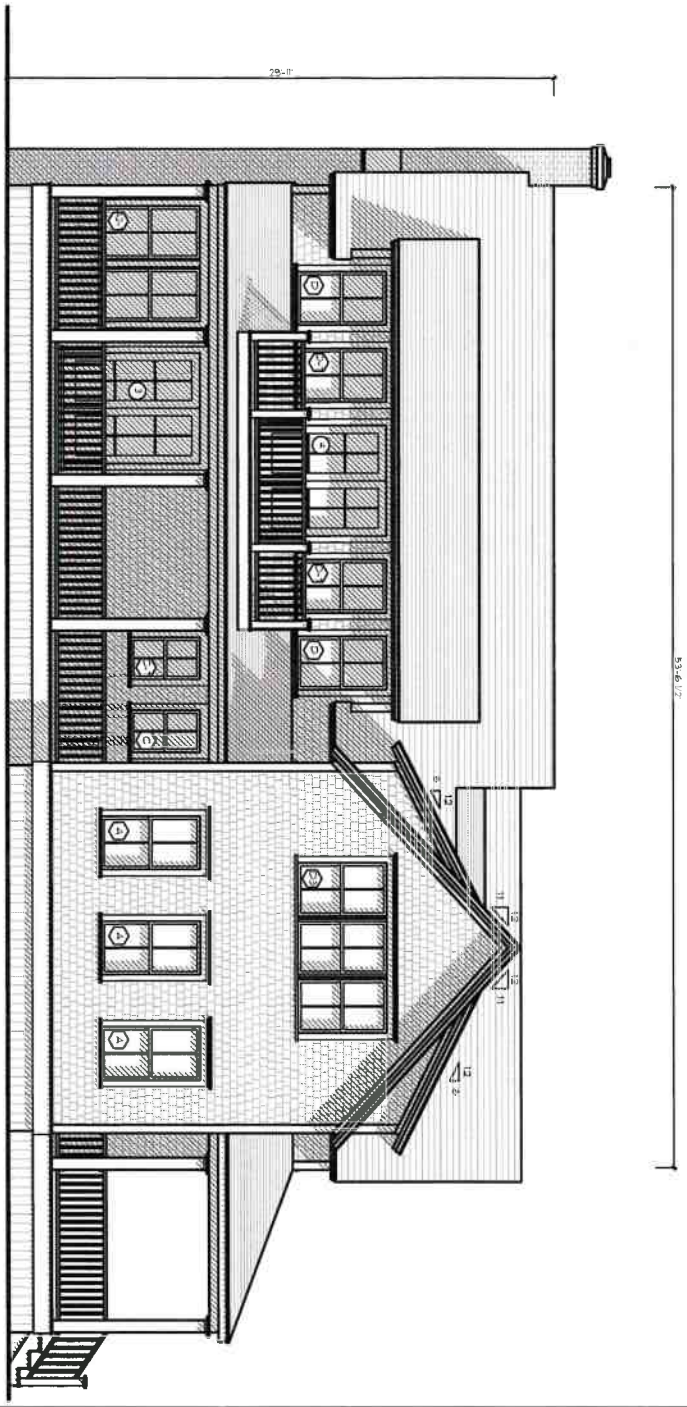

Previous Submission

ID# A-2.1	New Dwelling 27 Willard Street Nantucket, MA 02554 MAP NO: 29 ZONING WFO R-1 PARCEL NO: 72.2 PROJECT NO: 75 REVISED 12/13/24	North Elevation	DATE REVISIONS

BOTTICELLI & POHL

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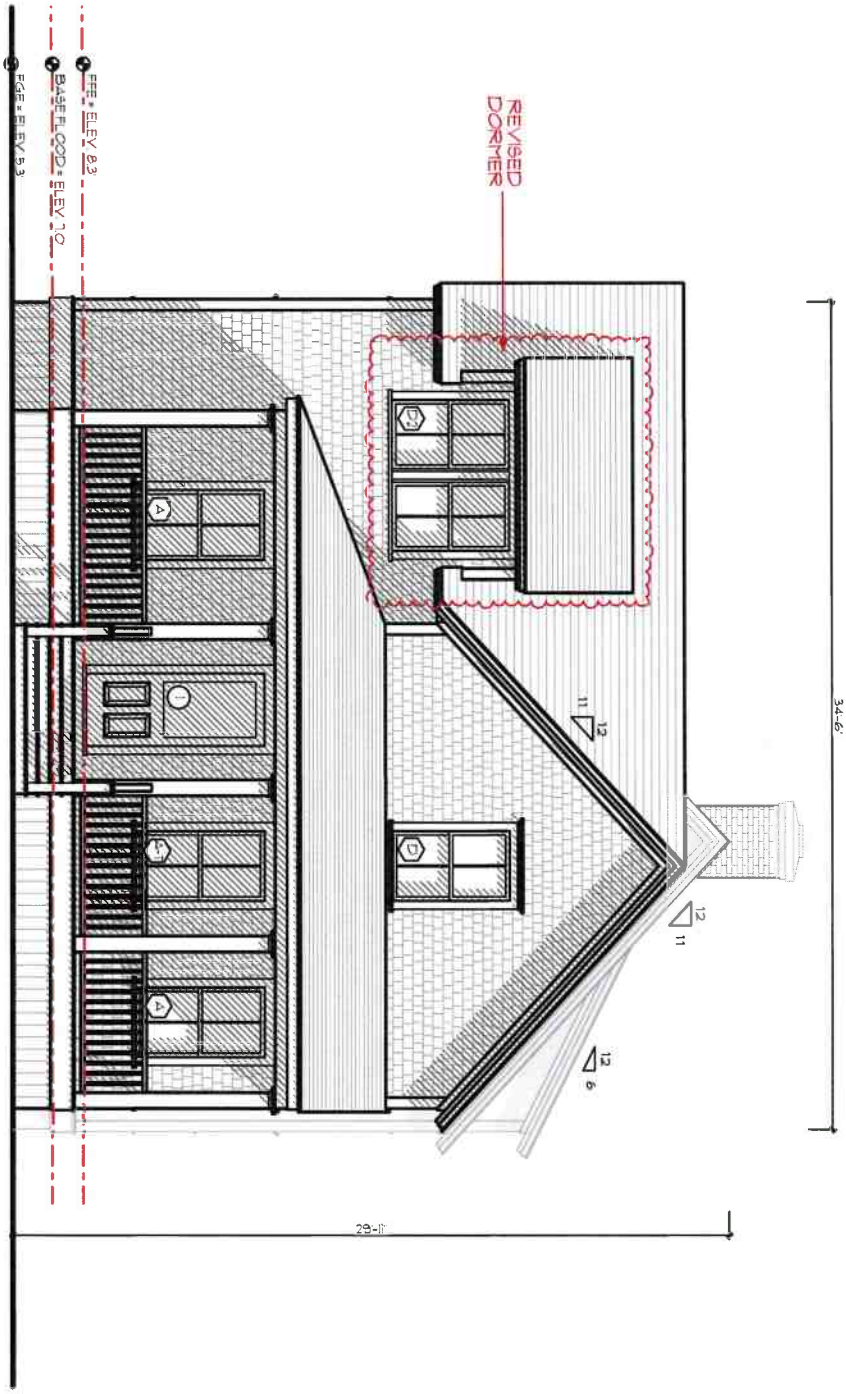

ID# A-2.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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West Elevation

DATE REVISIONS

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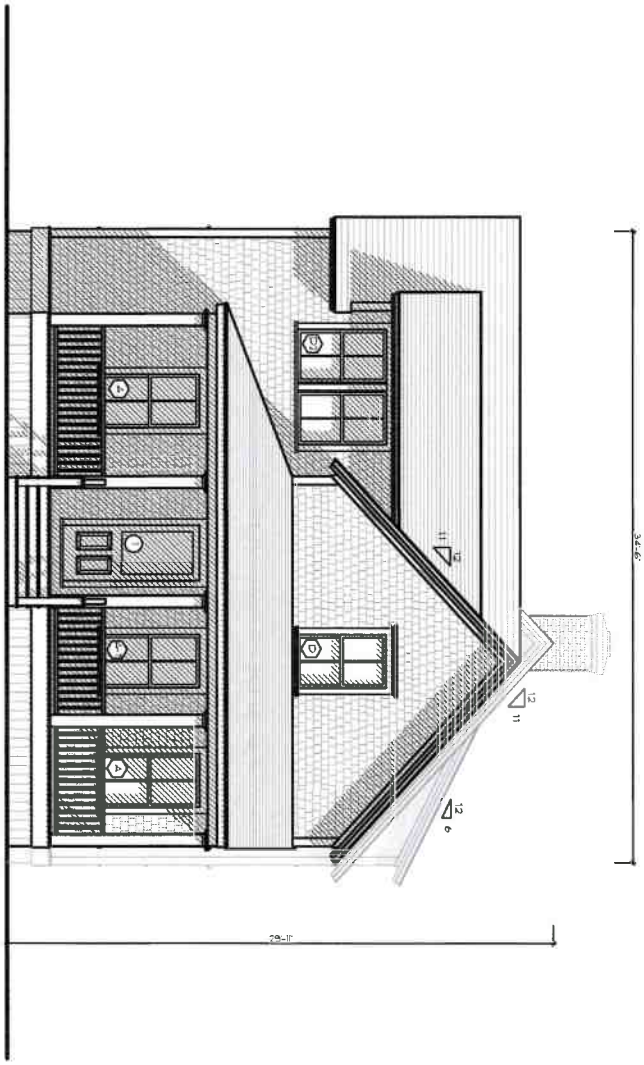
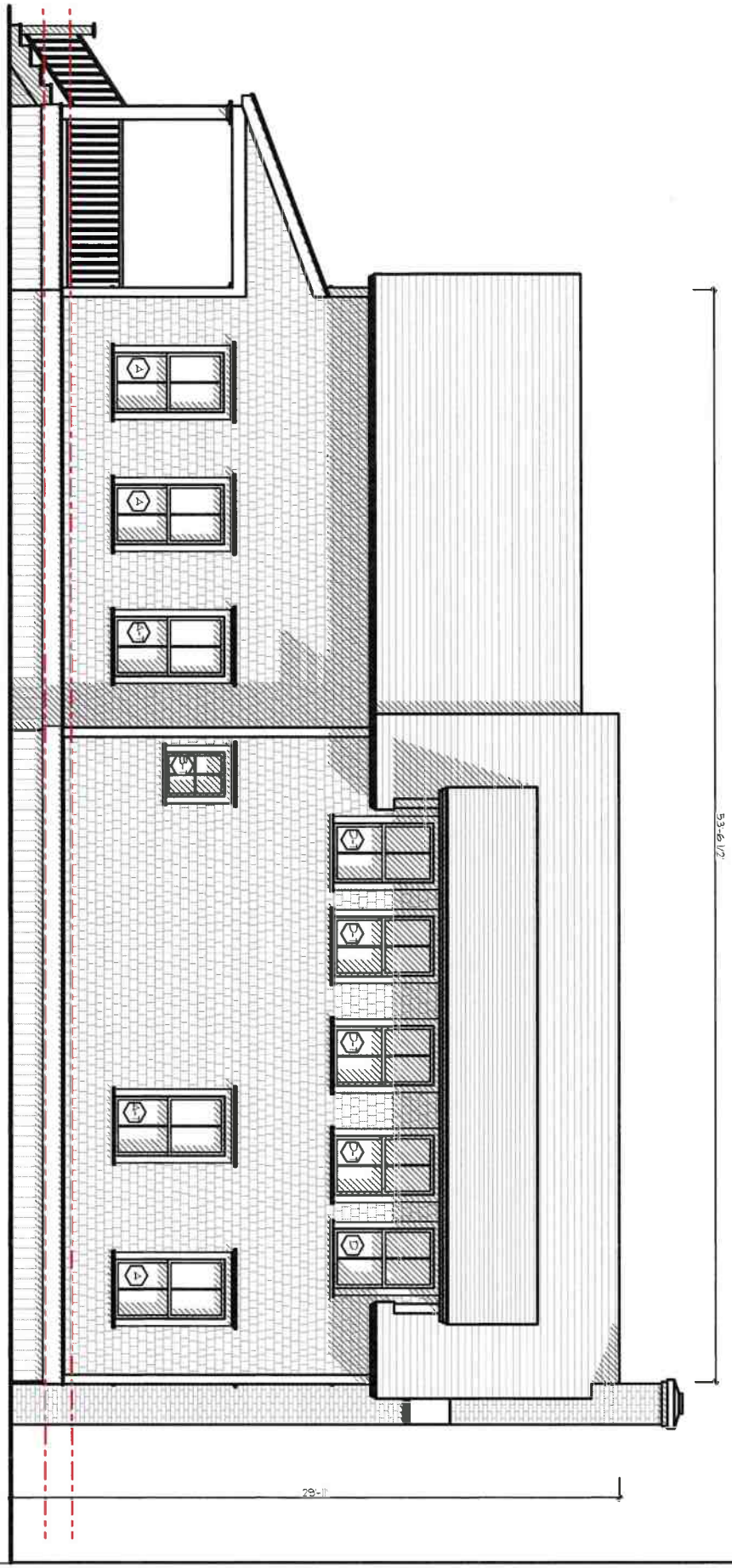


Previous Submission

SHEET NO. A-2.2	New Dwelling 27 Willard Street Nantucket, MA 02554 MAP NO: 29 ZONING INFO: R-1 PARCEL NO: 79.3 PROJECT NO: 79 REVISED: 12/13/24 All drawings and designs contained are the sole property of Botticelli & Pohl, PC. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, PC.	West Elevation	DATE REVISIONS	BOTTICELLI & POHL 11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4545 | BOTTICELLIANDPOHL.COM



A-2.3

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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South Elevation

DATE	REVISIONS

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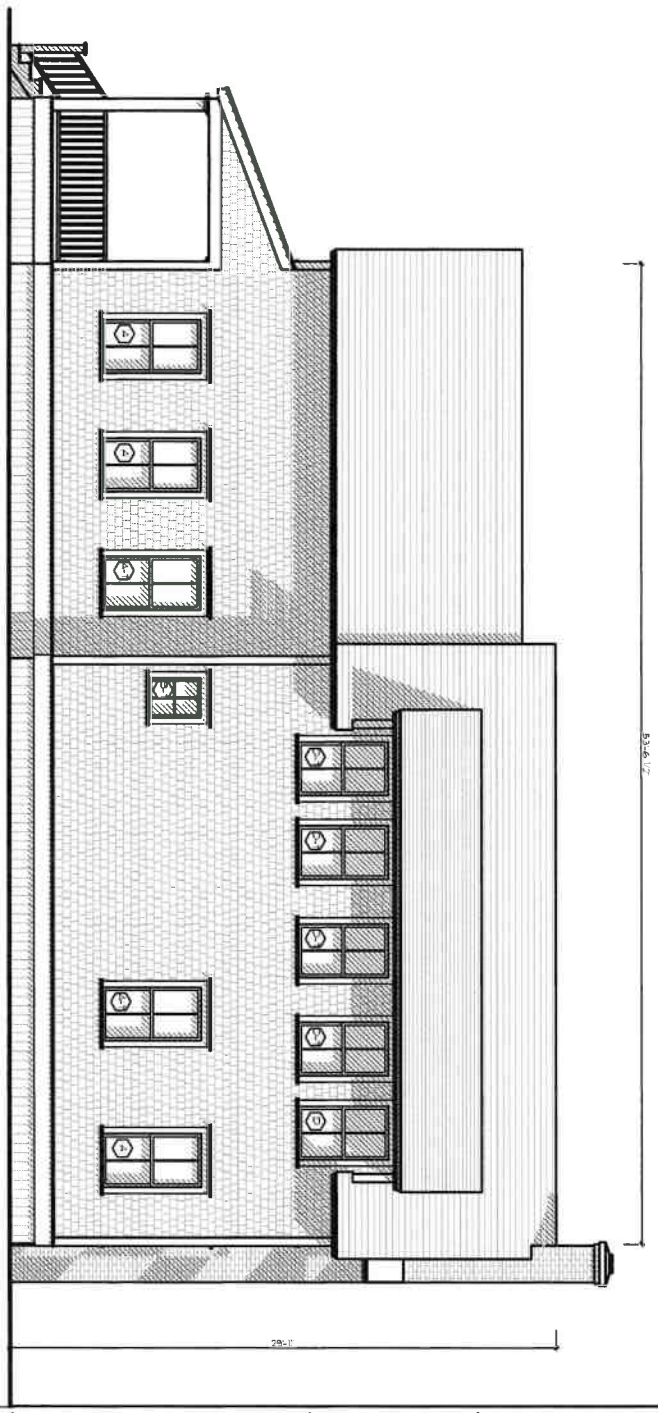

Previous Submission

ID# A-2.3

New Dwelling
27 Willard Street
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72.2 PROJECT NO: 76 REVISED: 12/12/24

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South Elevation

DATE	REVISIONS

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ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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East Elevation

DATE	REVISIONS

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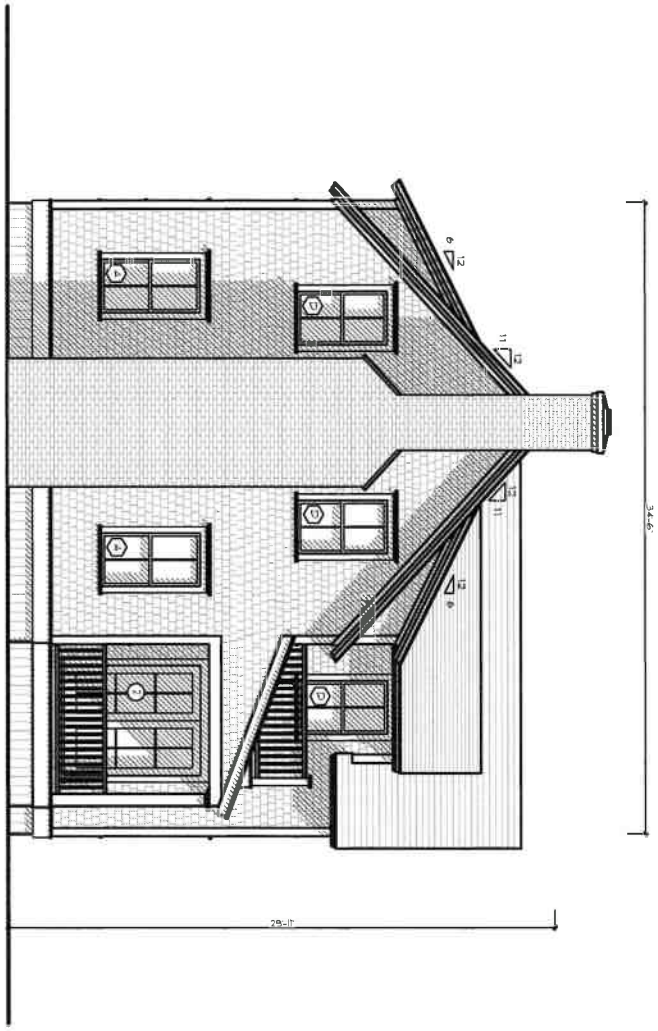

Previous Submission

ID# A-2.4

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

East Elevation

DATE REVISIONS

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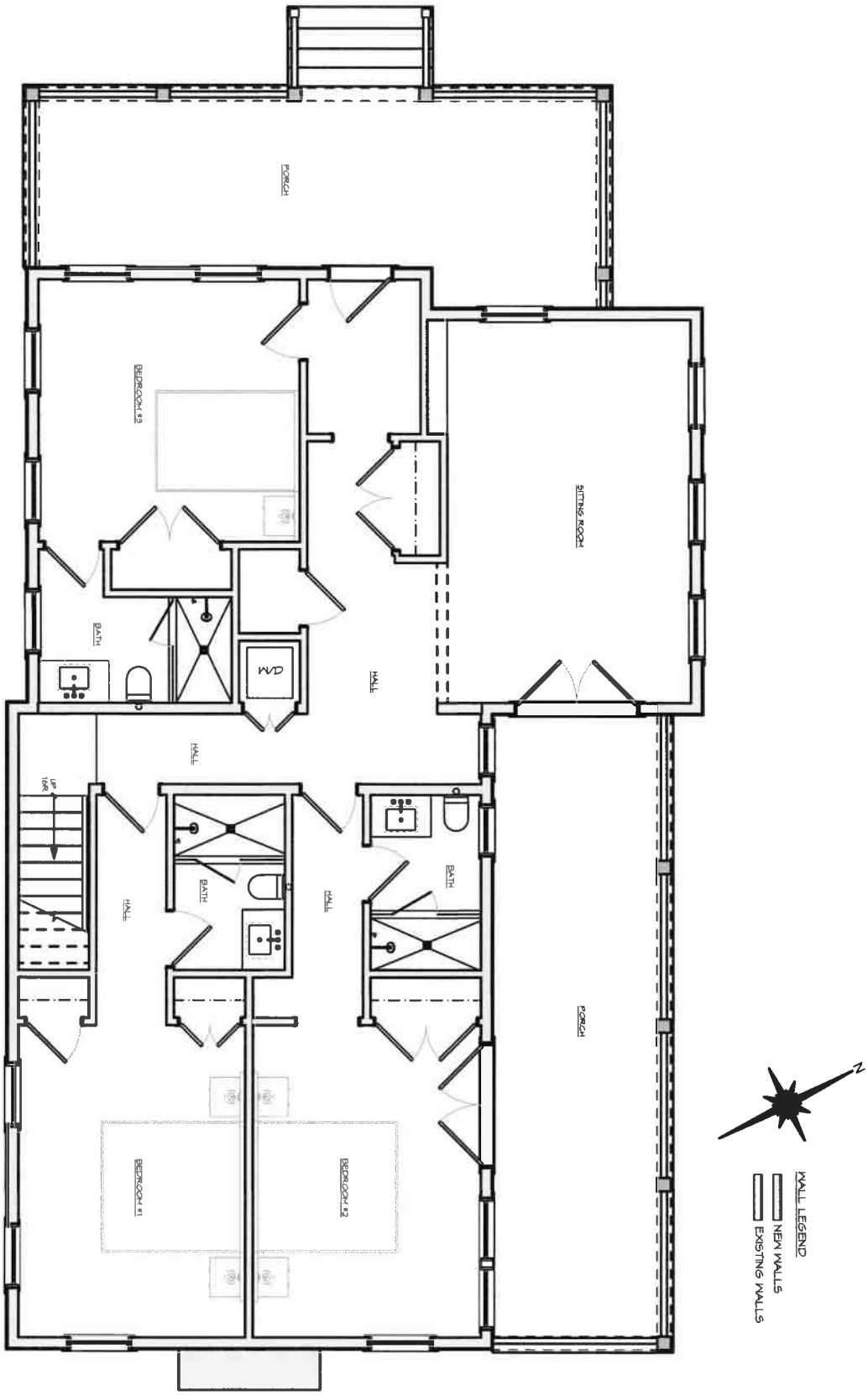

ID# A-1.1

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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First Floor Plan

DATE	REVISIONS

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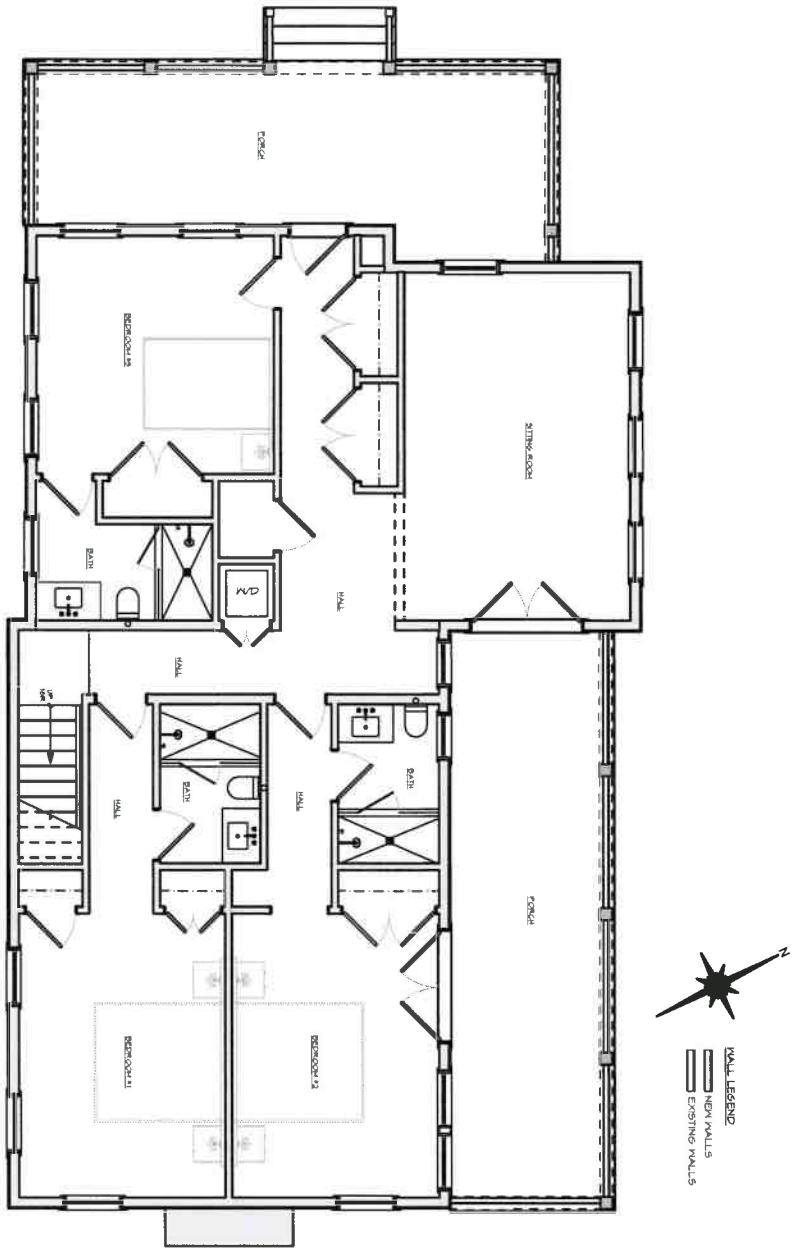

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New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

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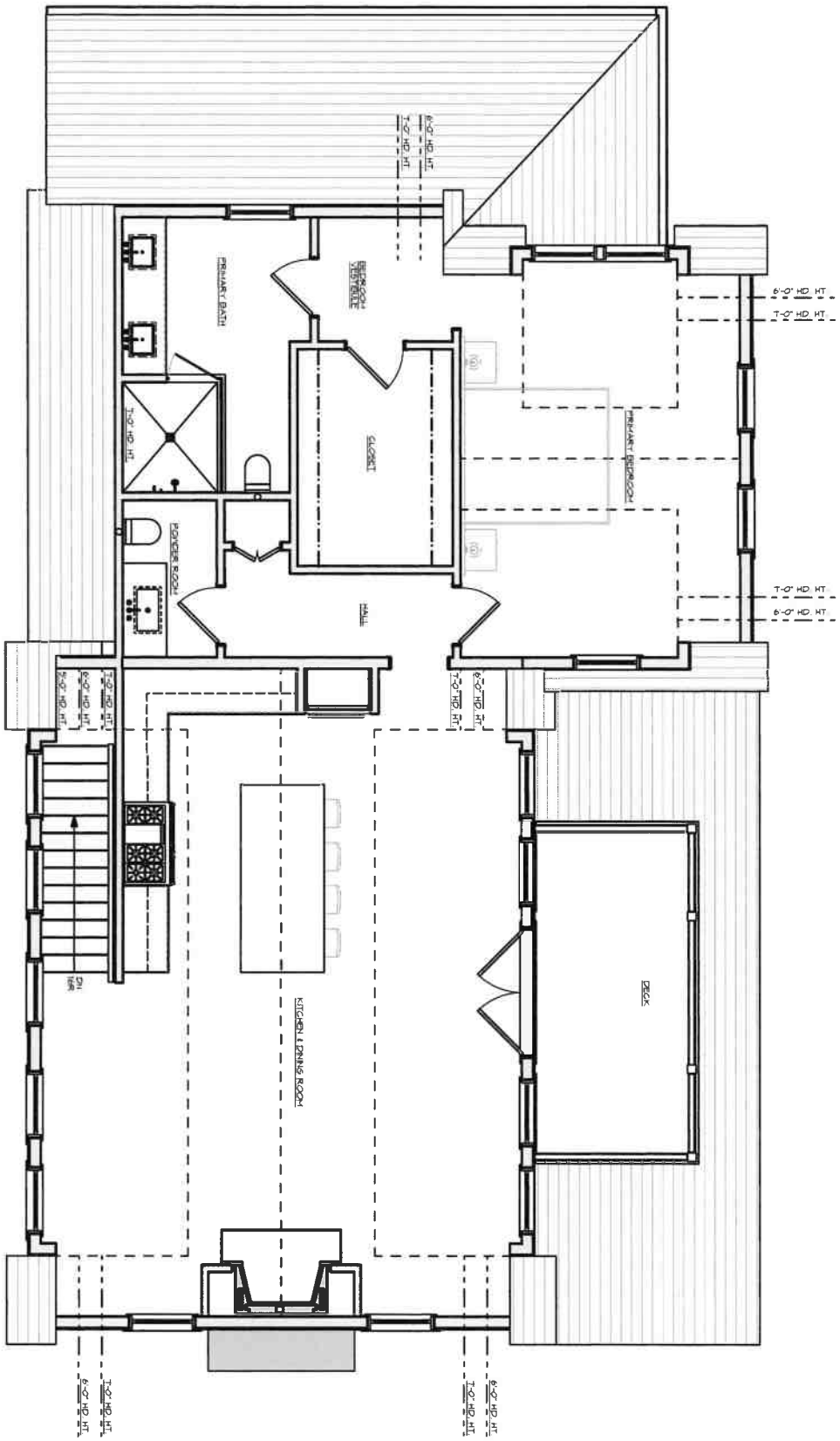
Previous Submission



ID# A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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Second Floor Plan

DATE	REVISIONS

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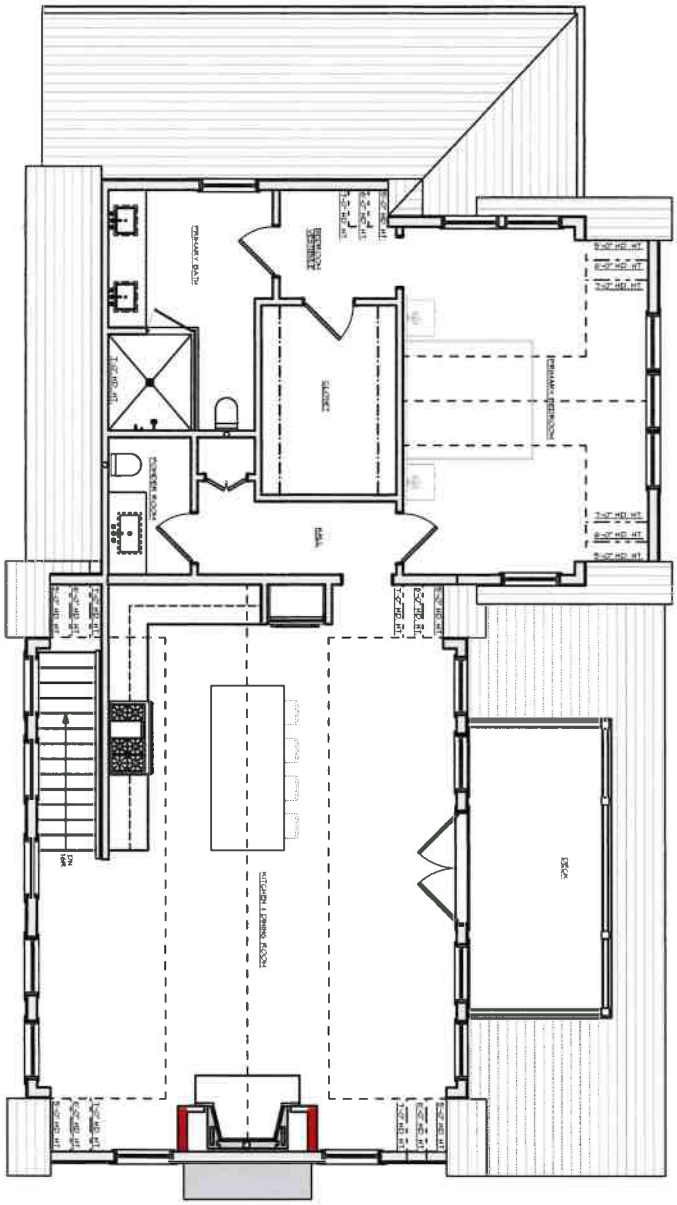

Previous Submission

A-1.2

New Dwelling
27 Willard Street
Nantucket, MA 02554

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

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Second Floor Plan

DATE REVISIONS

BOTTICELLI & POHL

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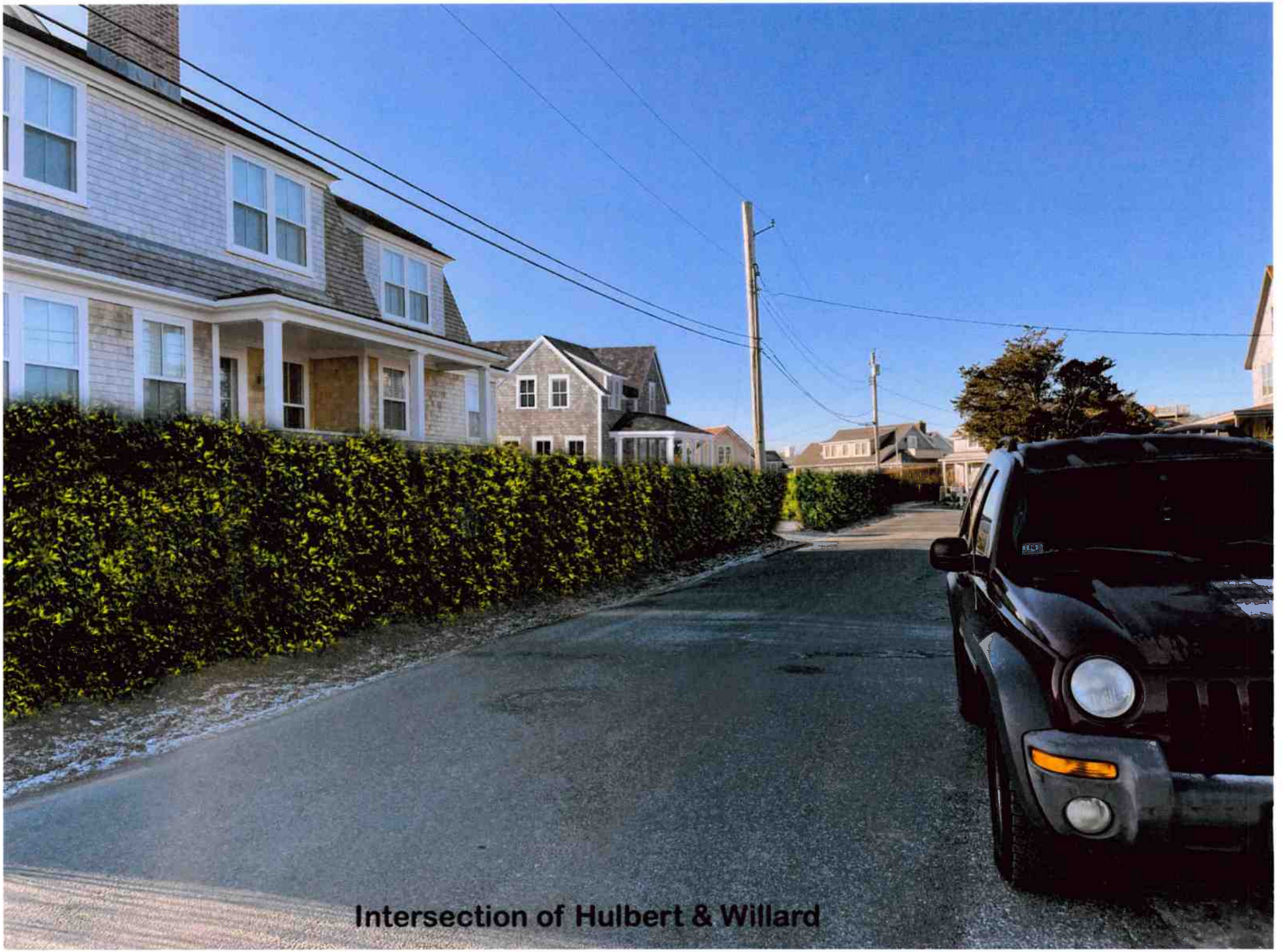
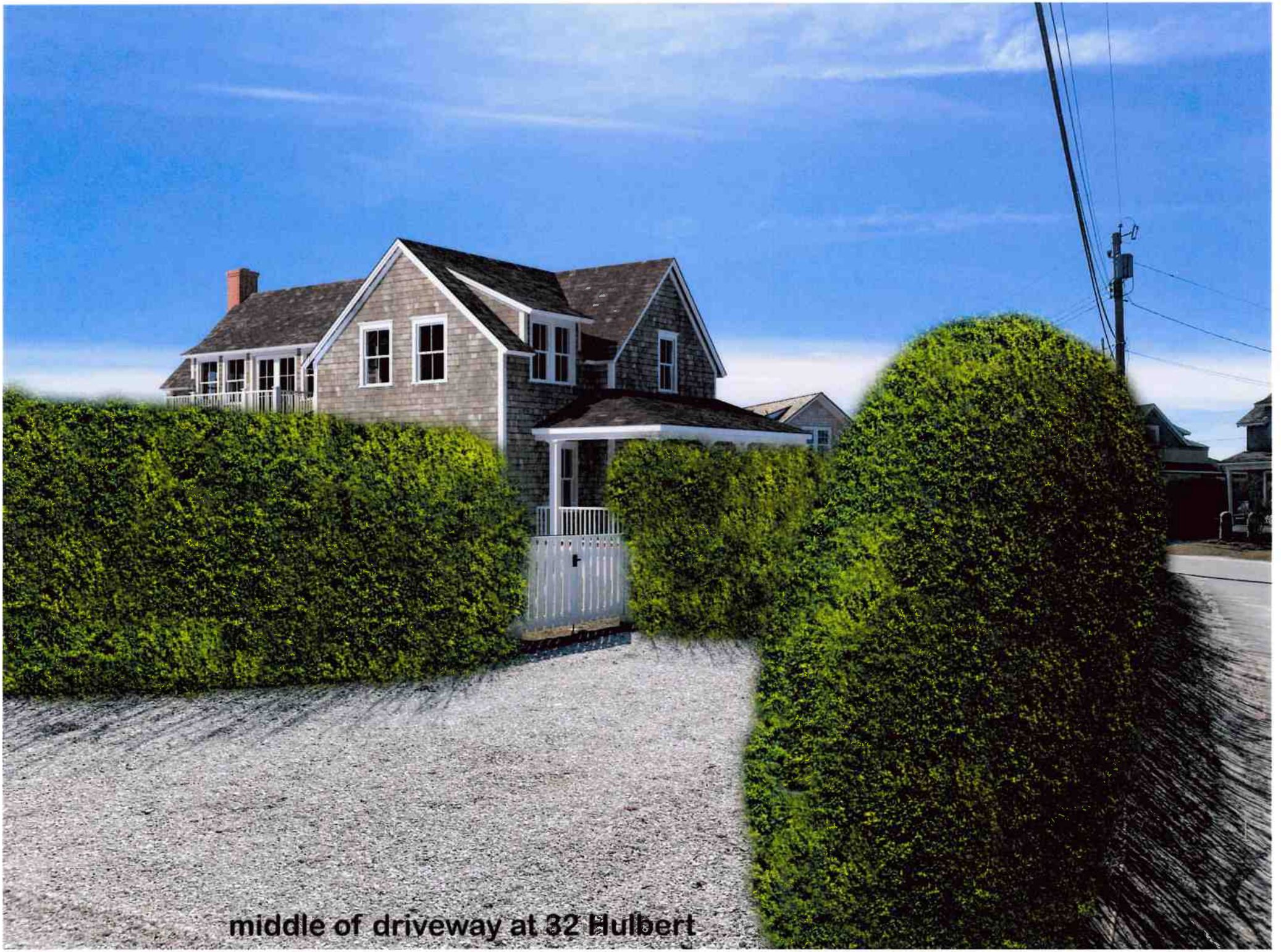

Intersection of Hulbert & Willard


middle of driveway at 32 Hulbert



from driveway across the street from 27 Willard

from 26 Willard

NANTUCKET ENGINEERING & SURVEY, PC

August 26, 2022

Nantucket Historical District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 32 Hulbert Ave
Map 29 Parcel 72
Structure Height

Dear Commissioners:

On behalf of the current property owner, 32 Hulbert Trust, Steven L. Cohen, Trustee, we are writing to provide you verification that the proposed height of the dwelling does not exceed the minimum standard as set forth in the Ninth Edition of the MA State Building Code 780 CMR.

The current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the area containing locus depicts a portion of the lot within Flood Hazard Zone AE9 (design flood elevation 9.3) and Zone AE7 (design flood elevation 7.3), with the vertical datum referenced to NAVD88.

The minimum first floor for the dwelling based on the code and flood hazard zones is established at elevation 10.3, assuming a first-floor system of approximately one-foot thickness.

I trust that this information addresses your request, though please feel free to contact me with any questions or concerns regarding this matter.

Sincerely,
Nantucket Engineering & Survey, P.C.
By: Arthur D. Gasbarro, PE, PLS

Arthur D. Gasbarro

Cc: Steven L. Cohen, Trustee
Lisa Botticelli

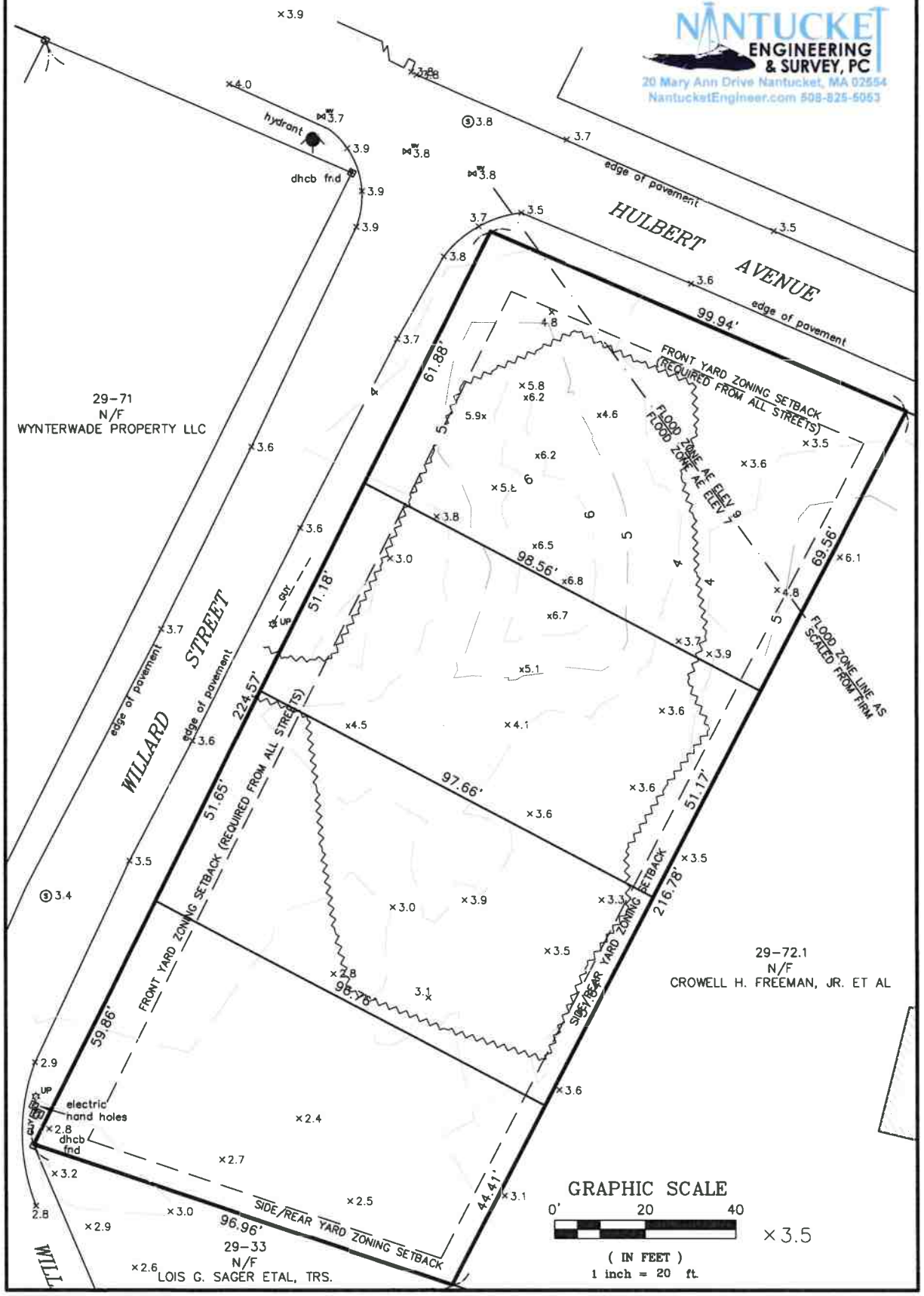
20 Mary Ann Drive • Nantucket, MA 02554
508-825-5053 • www.NantucketEngineer.com

OWNER: 32 HULBERT AVENUE REALTY TRUST
ADDRESS: 32 HULBERT AVENUE
ASSESSOR MAP 29 PARCEL 72
DEED REFERENCE: LC CERTIFICATE 24577
PLAN REFERENCE: LCPL 11454-C

SITE PLAN OF LAND

IN NANTUCKET, MA
PREPARED FOR
32 HULBERT TRUST
32 HULBERT AVENUE
JULY 27, 2022
SCALE: 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 02/06/2025
	Address & HDC Case Number (ie HDC2020-05-0265): 11 PINE STEET, NANTUCKET, MA
	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.) SEE DRAWINGS FOR ADDITIONAL INFO.
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.04.09

Meeting Date: February 4, 2025
Property: 11 Pine Street
Nantucket, MA 02554

HDC Meeting Minutes
HDC Case No.

11 Pine Street - Main House, Garage Demo, New Garage, and Shed

Sitting Board:

- Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
- Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Adoption of Agenda:

A. Main House
    1. **Motion to hold for minor revisions** (Made By: Abby)
        i. The header trim on front door should be bigger
        ii. Concerns about the stacked window on the north elevation
        iii. Vote: Carried 5-0
B. Demo Garage
    1. **Motion to hold for more information including photos** (Made By: Val)
        i. Provide close-up images/info on the interior conditions and elevational photos to prove if viable to save
        ii. Vote: Carried 3-2, Val and Connie voted no
C. New Garage
    1. **Motion to hold application to track with demo Garage** (Made By: Val)
        i. Vote: Carried 5-0
D. Shed
    1. **Motion to hold Shed for revisions** (Made By: Abby)
        i. Concerns about French doors facing street
        ii. Concerns about appropriateness of pergola
        iii. Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

11P - RENOVATION OF EXISTING COTTAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
BOSTON, MA 02111

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☒ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ 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 16'-0" x 17'-0"" ☒ 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 24'-8" South 24'-8" East 24'-8" West 24'-8"

Additional Remarks

Historic Name:

Original Date: Built in 1987

Original Builder:

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

REVISIONS* (describe)

A. Mulled windows separated
B. Front door adjusted to remove side lights and add transom
C. More separation to widows on lower mass
D. Upper lites reduced from mulled unit in back with no visibility

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 3/4"/12 Secondary Mass 10 /12 Dormer _____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 5 Rake 1 x 5 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck 1X4 MAHOGANY Foundation _____ Fence _____ Shutters _____

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

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

Date 12/23/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

11P RENOVATION TO EXISTING HOUSE

REVISION 1

11 PINE STREET
NANTUCKET, MA 02554
02/06/2025

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY



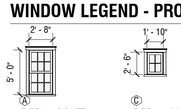
PHOTOGRAPH FROM PINE STREET



DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION	02/06/2025 HDC REV 1
HDC-00	COVER SHEET	•	•
HDC-00	COVER SHEET	•	•
HDC-01	GENERAL NOTES	•	
HDC-01	GENERAL NOTES	•	
HDC-02	HISTORICAL INFORMATION	•	
HDC-02	SITE PLAN	•	•
HDC-03	HISTORICAL INFORMATION	•	
HDC-03	BLDG. ELEVS. & FL. PLANS	•	•
HDC-04	EXISTING CONDITIONS	•	•
HDC-05	EXISTING CONDITIONS	•	•
HDC-06	EXTERIOR VIEWS	•	•
HDC-07	EXISTING SURVEY	•	•
HDC-08	SITE PLAN	•	•
HDC-09	EXIST. WINDOW - ELEVS.	•	
HDC-10	EXIST. WINDOW - PLANS	•	
HDC-11	EXIST. WINDOW - SCHEDULE	•	
HDC-12	BUILDING ELEVATIONS	•	•
HDC-13	BUILDING ELEVATIONS	•	•
HDC-14	FIRST FLOOR PLAN	•	•
HDC-15	SECOND FLOOR PLAN	•	•
HDC-16	ROOF PLAN	•	•
HDC-00	COVER SHEET	•	•
HDC-00	COVER SHEET	•	
HDC-01	GENERAL NOTES	•	
HDC-01	HISTORICAL INFORMATION	•	
HDC-02	EXISTING CONDITIONS	•	
HDC-02	HISTORICAL INFORMATION	•	
HDC-03	SITE PLAN	•	
HDC-03	EXISTING SURVEY	•	
HDC-04	BLDG. ELEVS. & FL. PLANS	•	
HDC-04	EXISTING PHOTOS	•	

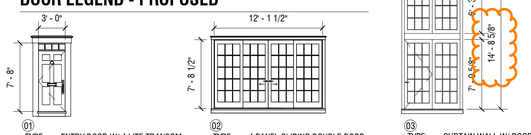
WINDOW LEGEND - PROPOSED



Ⓐ
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

Ⓒ
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

DOOR LEGEND - PROPOSED



01
TYPE: ENTRY DOOR W/ 4 LITE TRANSOM
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

02
TYPE: 4 PANEL SLIDING DOUBLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

03
TYPE: CURTAIN WALL W/ DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

ZONING INFORMATION

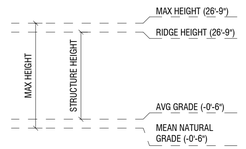
Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF

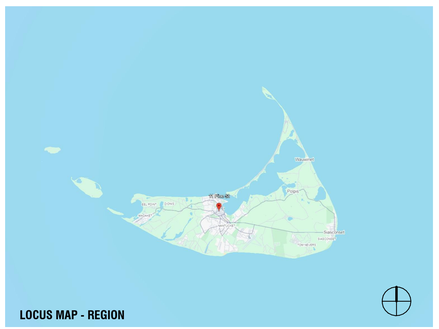
EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	WHITE	WHITE
PRPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024









NANTUCKET, MA - ZONING ANALYSIS

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

11P
RENOVATION TO EXISTING HOUSE
11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION
2	02/06/2025	HDC REV 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	02/06/2025
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

COVER SHEET

HDC-00

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AERIAL VIEW - 11 PINE STREET



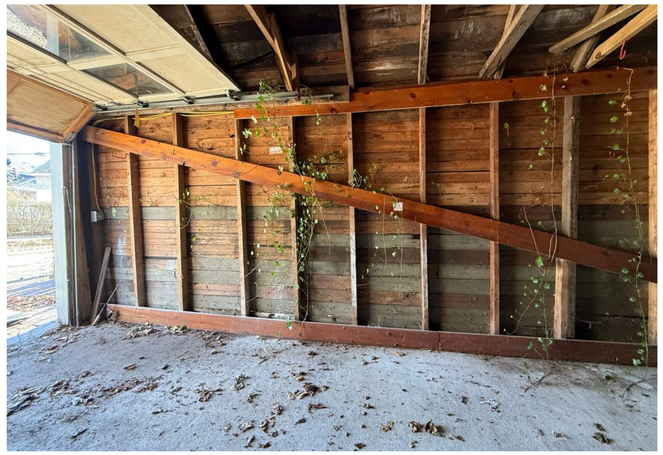
A. FRONT VIEW FROM PINE STREET



B. SIDE APPROACH FROM PINE STREET



GARAGE EXISTING CONDITIONS



GARAGE EXISTING CONDITIONS



GARAGE EXISTING CONDITIONS



GARAGE EXISTING CONDITIONS

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DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-04

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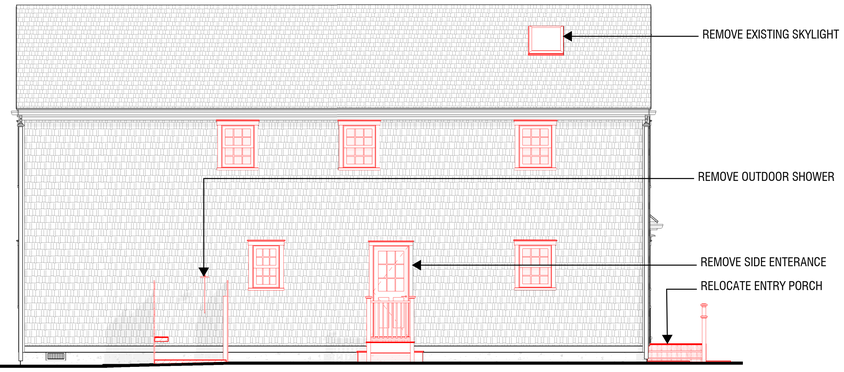
4 EXISTING ELEVATION - EAST

3/16" = 1'-0"



3 EXISTING ELEVATION - SOUTH

3/16" = 1'-0"

TRIM REFERENCE

EXISTING TRIM

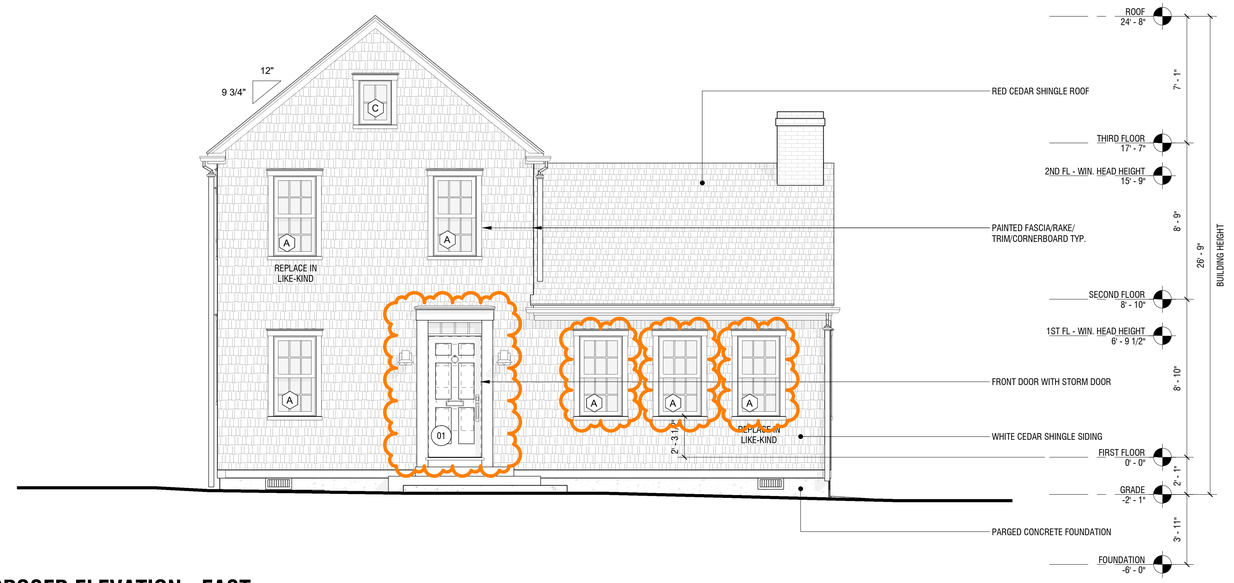


PROPOSED TRIM



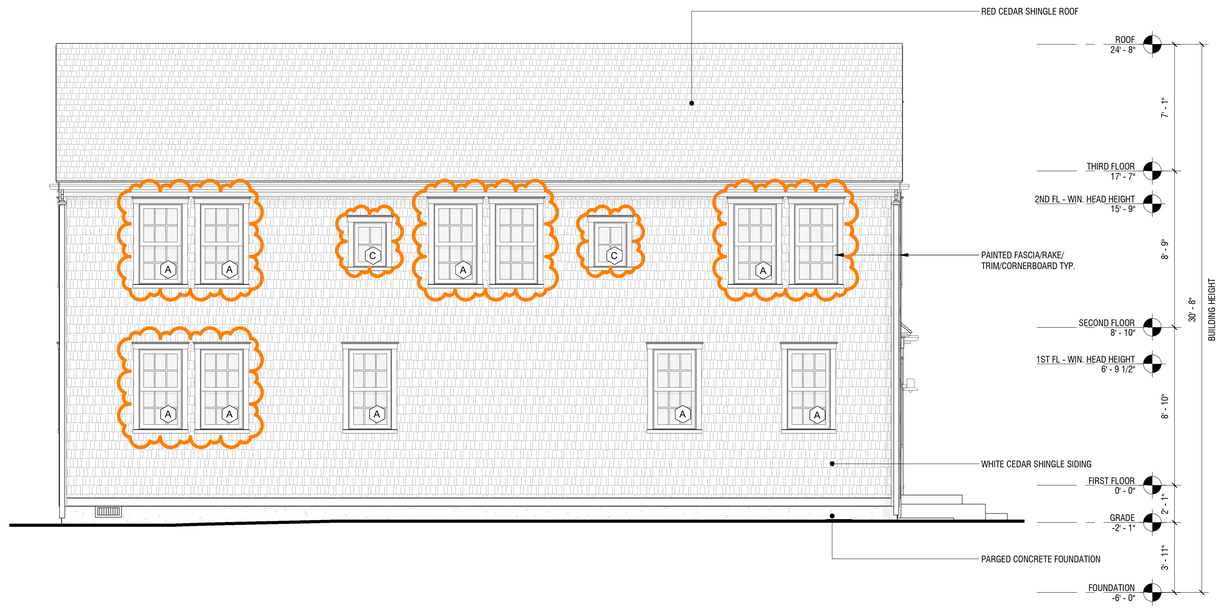
PROPOSED ENTRY





2 PROPOSED ELEVATION - EAST

1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

11P

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REVISIONS

02/06/2025	HDC REV 1

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION
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BUILDING ELEVATIONS

HDC-12

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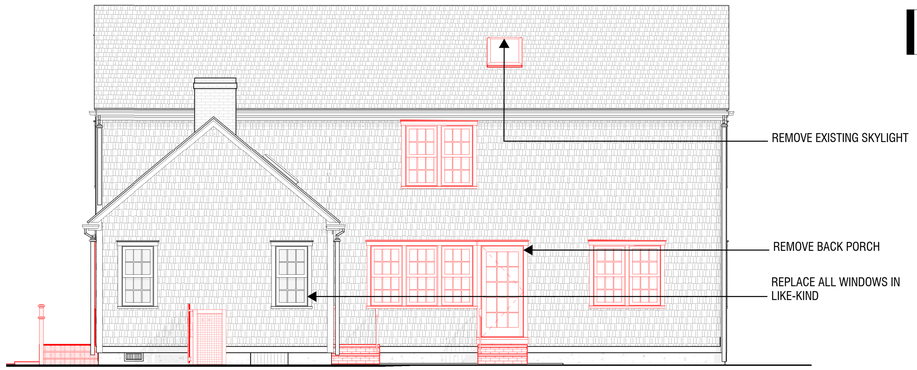
4 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"



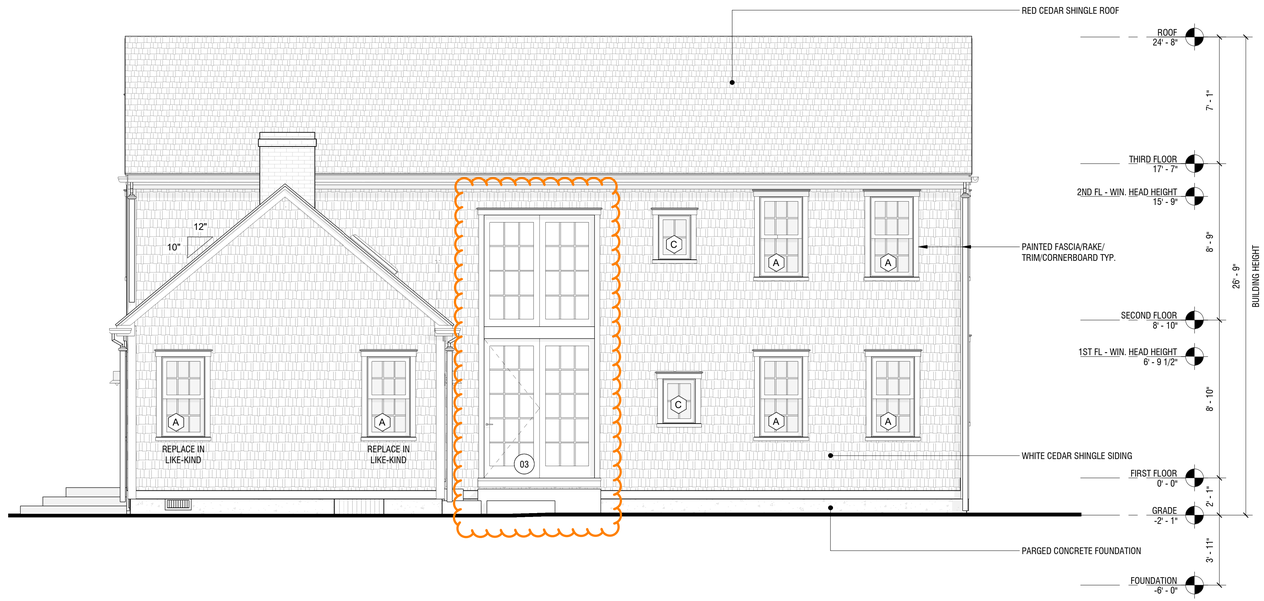
3 PROPOSED ELEVATION - WEST

1/4" = 1'-0"



2 EXISTING ELEVATION - NORTH

3/16" = 1'-0"



1 PROPOSED ELEVATION - NORTH

1/4" = 1'-0"

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NANTUCKET, MA 02554

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REVISIONS

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SIGN & SEAL

ISSUES

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BUILDING ELEVATIONS

HDC-13

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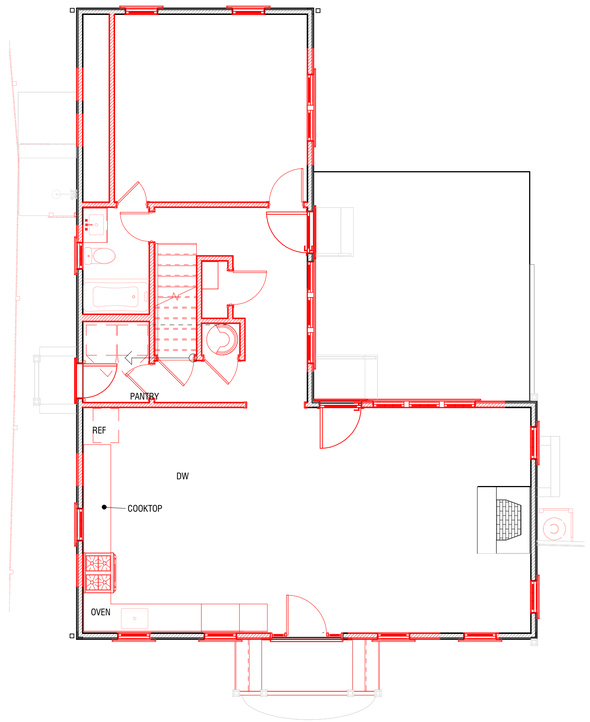
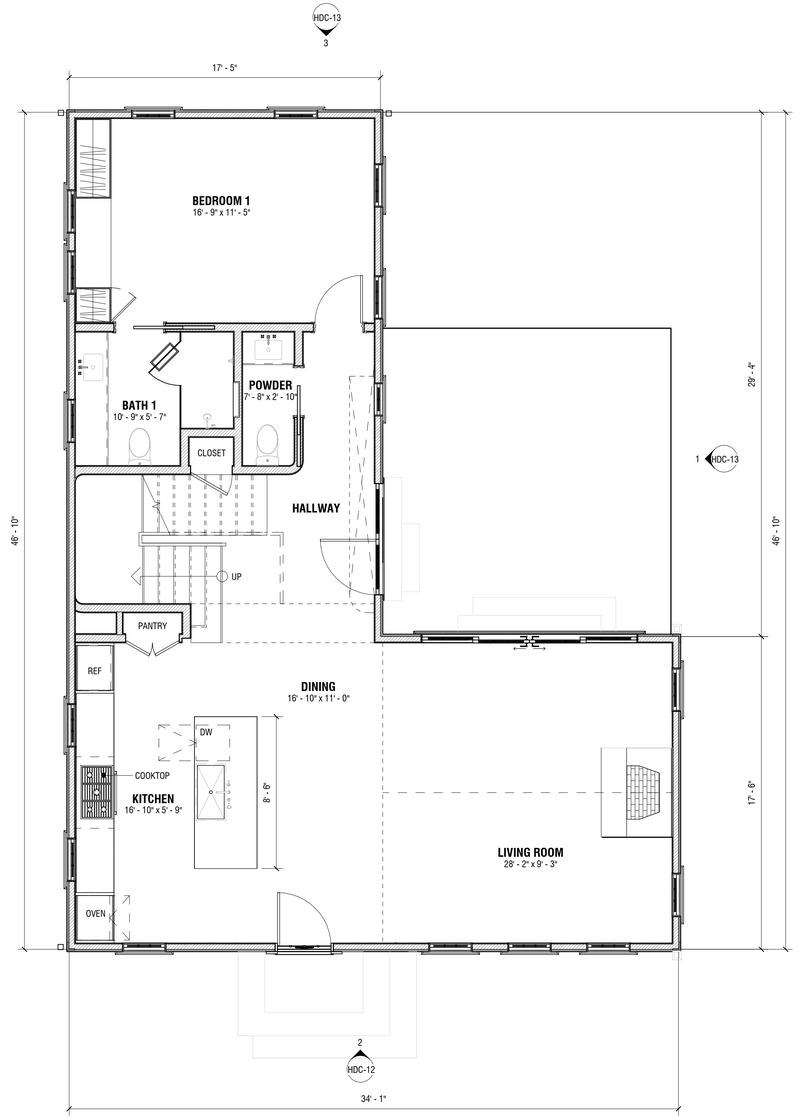


3 EXISTING PLAN - FIRST FLOOR

3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

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

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION
2	02/06/2025	HDC REV 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

FIRST FLOOR PLAN

HDC-14

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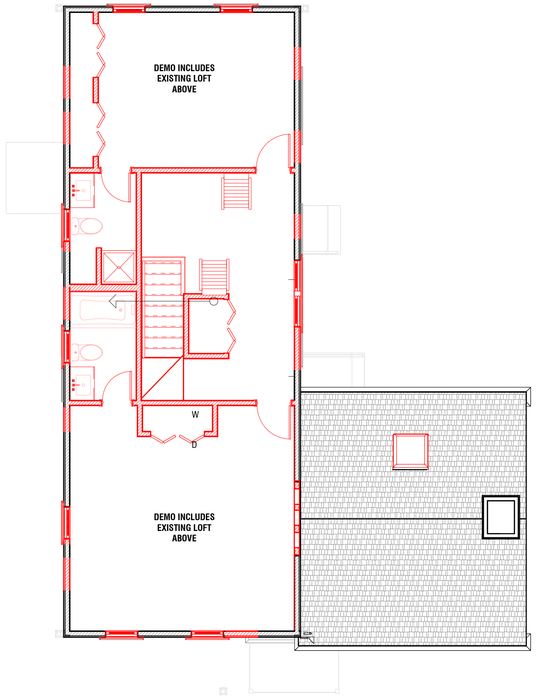
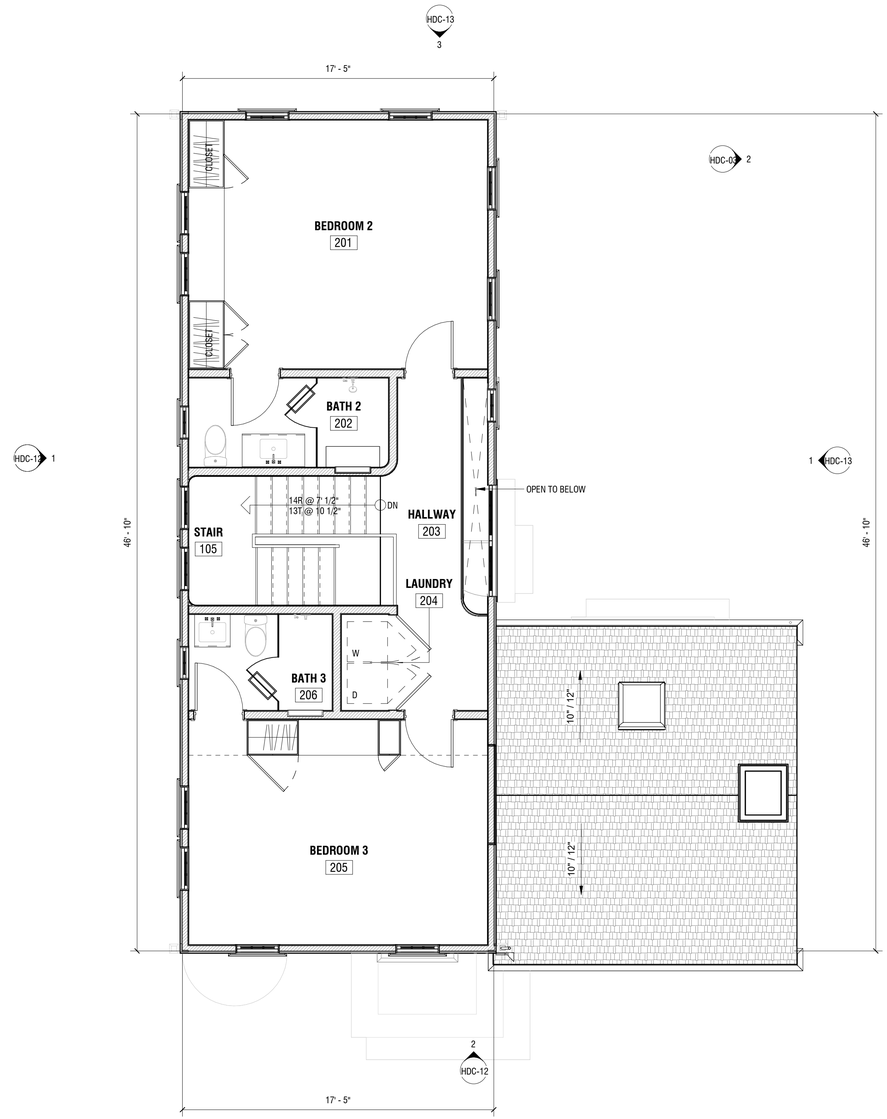


2 EXISTING PLAN - SECOND FLOOR

3/16" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
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MEP ENGINEER

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SIGN & SEAL

ISSUES

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2	02/06/2025	HDC REV 1

DRAWING INFO

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DRAWN BY:	DAJ
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DATE:	11/06/23
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

SECOND FLOOR PLAN

HDC-15

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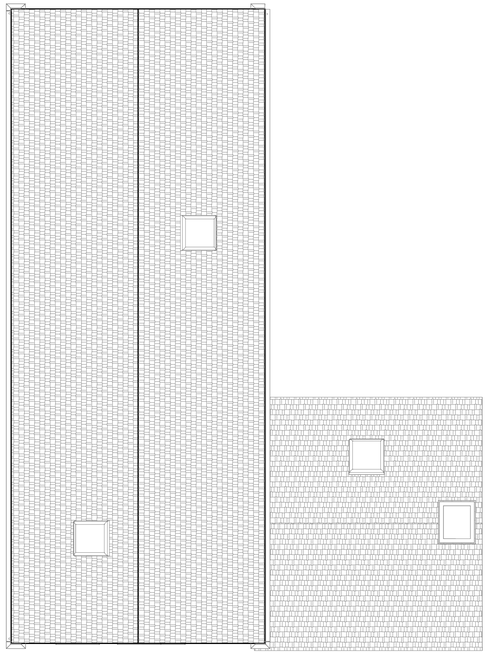
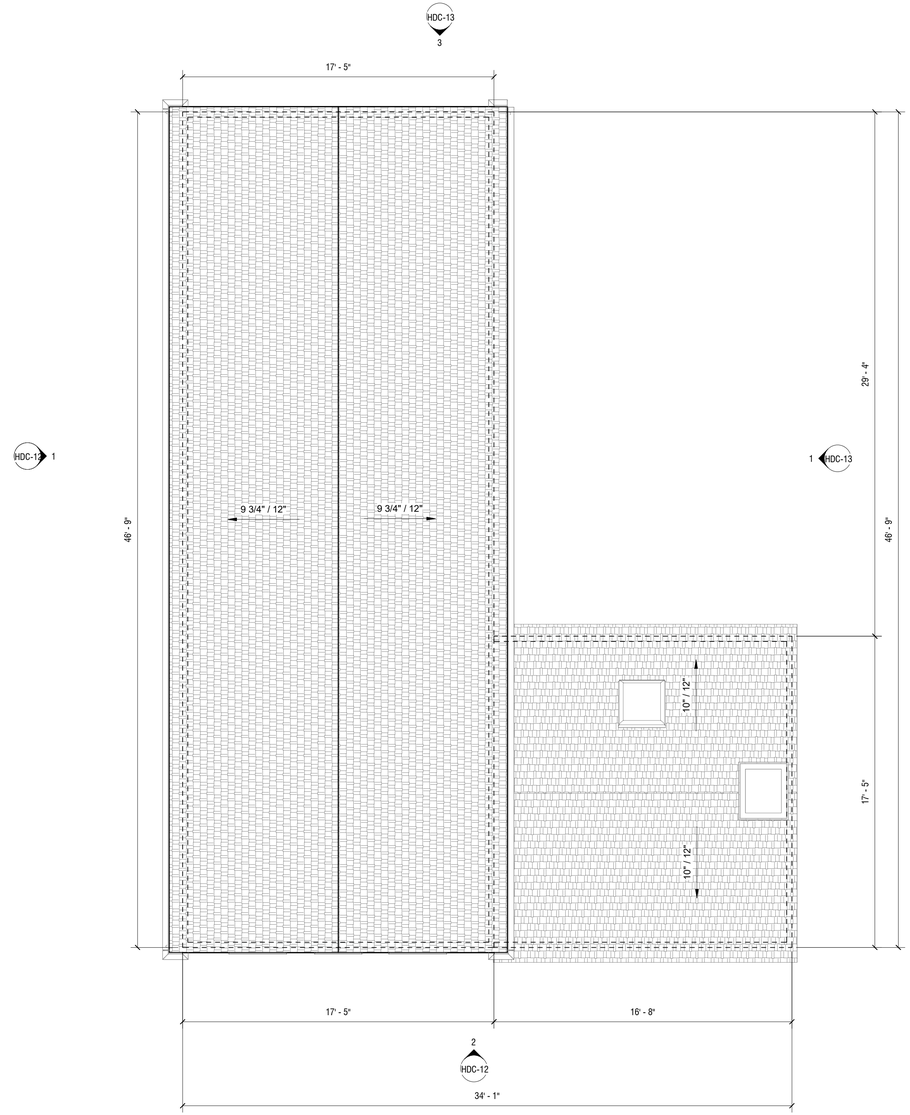


2 EXISTING PLAN - ROOF

3/16" = 1'-0"



1 PROPOSED ROOF PLAN

1/4" = 1'-0"

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

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2 Avery Street, #PH 2C Boston, MA 02111

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(508) 228-2786

STRUCTURAL ENGINEER

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MEP ENGINEER

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SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

ROOF PLAN

HDC-16

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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: _____

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.04.09

Meeting Date: February 4, 2025
Property: 11 Pine Street
Nantucket, MA 02554

HDC Meeting Minutes
HDC Case No.

11 Pine Street - Main House, Garage Demo, New Garage, and Shed

Sitting Board:

- Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
- Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Adoption of Agenda:

A. Main House
    1. **Motion to hold for minor revisions** (Made By: Abby)
        i. The header trim on front door should be bigger
        ii. Concerns about the stacked window on the north elevation
        iii. Vote: Carried 5-0
B. Demo Garage
    1. **Motion to hold for more information including photos** (Made By: Val)
        i. Provide close-up images/info on the interior conditions and elevational photos to prove if viable to save
        ii. Vote: Carried 3-2, Val and Connie voted no
C. New Garage
    1. **Motion to hold application to track with demo Garage** (Made By: Val)
        i. Vote: Carried 5-0
D. Shed
    1. **Motion to hold Shed for revisions** (Made By: Abby)
        i. Concerns about French doors facing street
        ii. Concerns about appropriateness of pergola
        iii. Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

11P - DEMO
GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
BOSTON, MA 02111

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 12/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... 11 Pine Street Realty Trust

MAILING ADDRESS..... 2 Avery Street #PH2C Boston, MA 02111

PROPERTY LOCATION..... 11 Pine Street

ASSESSORS MAP/PARCEL..... 42.3.3 / 24.1

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:46:57 -05'00'
Adobe Acrobat version: 2024.005.20320

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 11 Pine Street

Tax Map Number: 42.3.3 Parcel Number: 24.1

Owner of Record: 11 Pine Street Realty Trust

Description of Proposal: Exterior Renovation of existing home and construction of new Garage and Shed. Demolish existing garage.

Anticipated HDC Submission Date: 12/23/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

NESTER JOHN ROBERT II ETAL
400 OLD LOCKE LANE
RICHMOND, VA 23226

TOLL BRUCE E & ROBBI S
1000 MEETINGHOUSE RD
RYDAL, PA 19046

SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

GILCHRIST RICHARD I
32 SHORERIDGE
NEWPORT COAST, CA 92657

KS BLAKE REVOCABLE TRUST
29 LINCOLN STREET
LEXINGTON, MA 02421

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

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COOLIDGE
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SUMMER PINE LLC
C/O GREENEBAUM JOHN S
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RICHMOND, VA 23226

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PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

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RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

11P DEMOLITION OF EXISTING GARAGE

HDC SUBMISSION

11 PINE STREET
NANTUCKET, MA 02554
12/23/2024

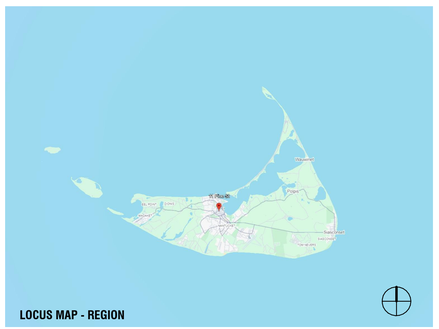
DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION
HDC-00	COVER SHEET	•
HDC-01	HISTORICAL INFORMATION	•
HDC-02	HISTORICAL INFORMATION	•
HDC-03	EXISTING SURVEY	•
HDC-04	EXISTING PHOTOS	•

EXISTING PHOTOGRAPHS OF GARAGE







LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

ZONING INFORMATION

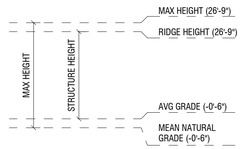
Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF

EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	NATURAL	NATURAL
PROPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



11P
DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
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MEP ENGINEER
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SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

COVER SHEET

HDC-00

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PROPERTY INFORMATION

NANTUCKET ACCESSORS OFFICE - PROPERTY RECORD CARD

11 PINE ST

Location 11 PINE ST
Mblu 4233/ / 24/1 /
Acct# 00009969
Owner ACK 11 PINE LLC
Assessment $3,215,600
PID 9969
Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$888,200	$2,327,400	$3,215,600

Owner of Record

Owner ACK 11 PINE LLC
Co-Owner
Address 12 POND VIEW DR
NANTUCKET, MA 02554

Sale Price $3,000,000
Certificate
Book & Page 1962/270
Sale Date 12/21/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ACK 11 PINE LLC	$3,000,000		1962/270	00	12/21/2023
SUMMER PINE LLC	$0		1381/305	99	04/24/2013
GREENEBAUM JOHN S & MARY	$0		0522/319	1F	12/18/1996
GREENBAUM JOHN S & MARY	$0		0139/139		10/24/1972

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,192
Replacement Cost: $1,003,844
Building Percent Good: 86
Replacement Cost Less Depreciation: $863,300

Building Attributes

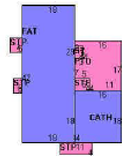
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\13\01.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9969_114

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,134	1,134
FUS	Upper Story, Finished	846	846
FAT	Attic, Finished	846	212
PTO	Patio	240	0
STP	Stoop	111	0
		3,177	2,192

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$10,500	1

Land

Land Use

Use Code 1010
Description Single Fam M01
Zone ROH
Neighborhood 950
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.13
Frontage 0
Depth 0
Assessed Value $2,327,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			400.00 S.F.	$14,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$888,200	$2,327,400	$3,215,600
2023	$646,600	$2,216,400	$2,863,000
2022	$484,000	$2,014,900	$2,498,900
2021	$484,000	$1,611,900	$2,095,900
2020	$509,000	$1,746,300	$2,255,300

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11P

DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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

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(508) 228-2786

STRUCTURAL ENGINEER
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MEP ENGINEER
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LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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REVISIONS

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	
PROJ. NO.	PROJECT NUMBER

HISTORICAL INFORMATION

HDC-01

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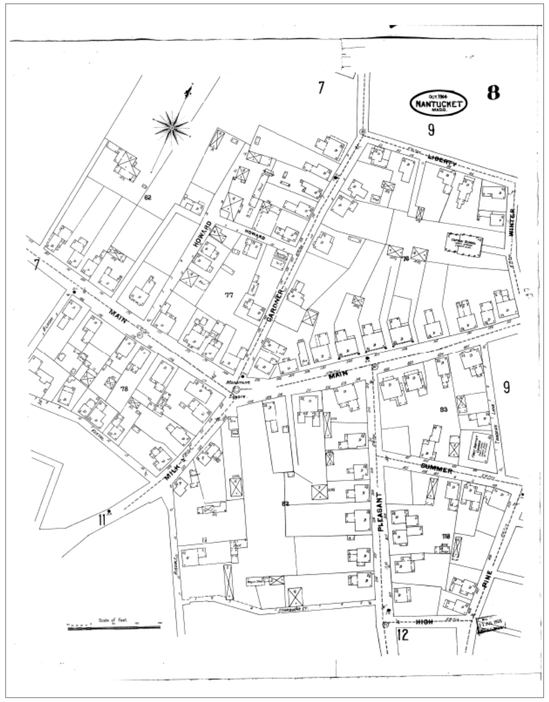
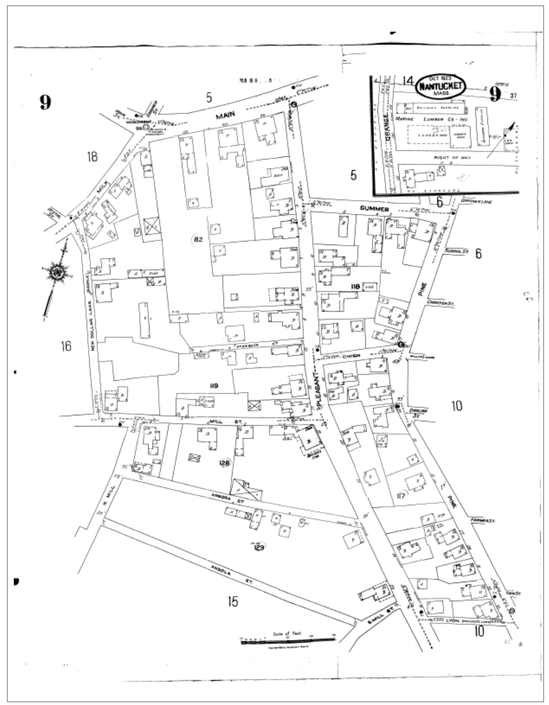
SANBORN MAPS

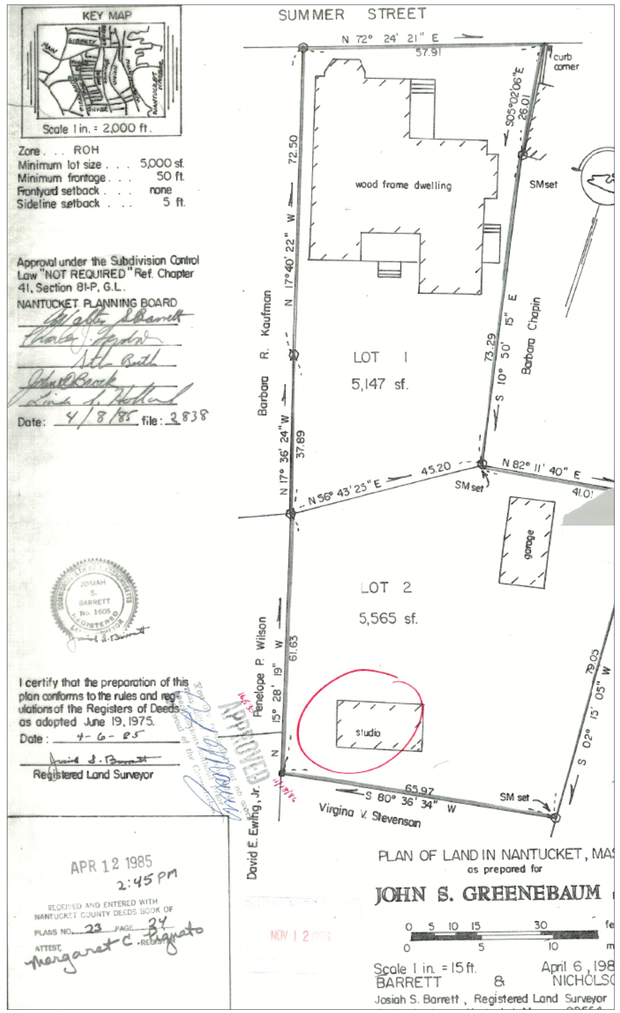
1904 NHA SANBORN MAP



1949 NHA SANBORN MAP



DOB SCAN - 1985

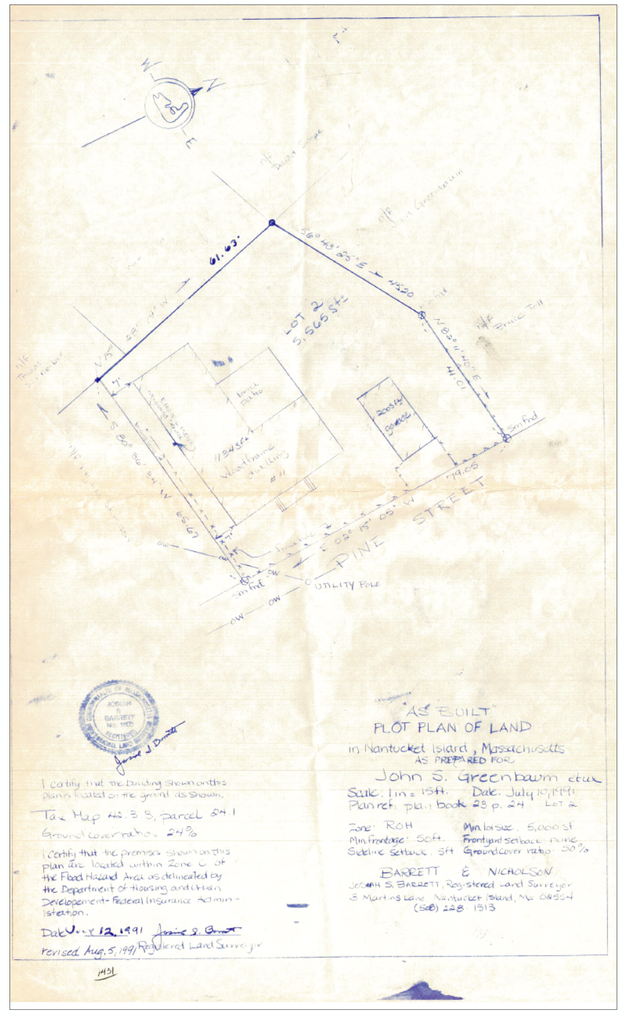


AERIAL PHOTOS

1998



DOB SCAN - 1991



11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

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T: (212) 273-9712 info@workshopapd.com

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7 Windy Way
Nantucket, MA 02554
(508) 228-2786

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MEP ENGINEER

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SURVEYOR

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Nantucket, MA 02554
T: (508) 325-0044

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MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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1	12/23/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS

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CHECKED BY:	SCS/TDW/ARK/MLW
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PROJ. NO.	PROJECT NUMBER

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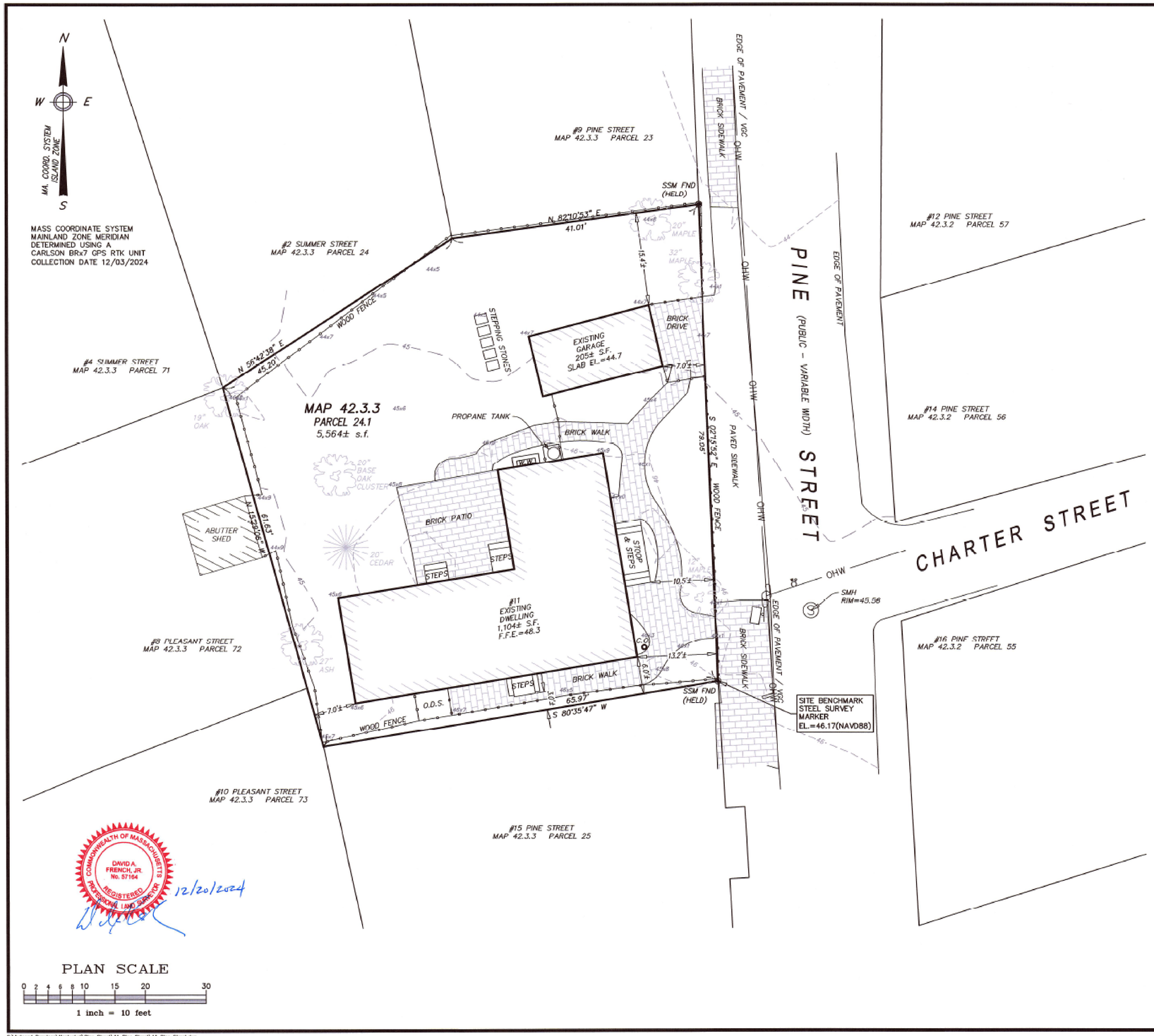

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

S:\Autocad Drawings\Nantucket\Pine Street\11 Pine Street\11 Pine Street.dwg

1 EXISTING SURVEY (GARAGE DEMO)

1/2" = 1'-0"

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #11 PINE STREET
   MAP 42.3.3 PARCEL 24.1
2. OWNER: RACHEL LYNN KALIN, Trustee of
   11 PINE STREET REALTY TRUST
   c/o BASS, DOHERTY & FINKS, P.C.
   1380 SOLDIERS FIELD ROAD
   BOSTON, MA. 02135-1023
3. DEED REF: BK: 1989 PG: 278
4. PLAN REF: Bk; 23 PG: 24 (LOT 2)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,564± s.f.
FRONTAGE:	50'	79.05'
FRONT YARD:	0'	10.5'±
SIDE YARD:	5'	3.0'±
REAR YARD:	5'	7.0'±
GROUND COVER:	40% (MAX)	23.5% (1,309± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

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

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

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

11 PINE STREET REALTY TRUST

#11 PINE STREET

MAP 42.3.3 PARCEL 24.1

No.	Date	Revision Description	By
1	12/20/24	NOTES REVISED	DF

Date:	Drawn:	Checked:	Sheet:
DECEMBER 17, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

11P

DEMOLITION OF EXISTING GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

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

CONTRACTOR

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STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

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REVISIONS

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SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

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CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING SURVEY

HDC-03

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EXISTING CONDITION - PHOTOS



AERIAL VIEW LOOKING NORTHWEST



A. VIEW LOOKING WEST FROM PINE STREET



B. VIEW LOOKING NORTHWEST FROM PINE STREET



C. VIEW LOOKING NORTHEAST FROM BACKYARD



1. INTERIOR VIEW, SOUTH



2. INTERIOR VIEW, WEST



3. INTERIOR VIEW, EAST



4. INTERIOR VIEW, CEILING

11P

DEMOLITION OF EXISTING GARAGE

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NANTUCKET, MA 02554

OWNER

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CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	12/23/2024
SCALE:	12" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING PHOTOS

HDC-04

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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: _____

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.04.09

Meeting Date: February 4, 2025
Property: 11 Pine Street
Nantucket, MA 02554

HDC Meeting Minutes
HDC Case No.

11 Pine Street - Main House, Garage Demo, New Garage, and Shed

Sitting Board:

- Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
- Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Adoption of Agenda:

A. Main House
    1. **Motion to hold for minor revisions** (Made By: Abby)
        i. The header trim on front door should be bigger
        ii. Concerns about the stacked window on the north elevation
        iii. Vote: Carried 5-0
B. Demo Garage
    1. **Motion to hold for more information including photos** (Made By: Val)
        i. Provide close-up images/info on the interior conditions and elevational photos to prove if viable to save
        ii. Vote: Carried 3-2, Val and Connie voted no
C. New Garage
    1. **Motion to hold application to track with demo Garage** (Made By: Val)
        i. Vote: Carried 5-0
D. Shed
    1. **Motion to hold Shed for revisions** (Made By: Abby)
        i. Concerns about French doors facing street
        ii. Concerns about appropriateness of pergola
        iii. Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

11P - NEW GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
BOSTON, MA 02111

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 12'-3" Sq. Footage 1st floor: 245 SF Decks/Patio: Size 9'-7" X 6'-0" ☒ 1st floor ☐ 2nd floor
Width: 20'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 13'-9" South 13'-9" East 13'-9" West 13'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 7 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck 1X4 MAHOGANY Foundation _____ Fence _____ Shutters _____

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

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

Date 12/23/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... 11 Pine Street Realty Trust

MAILING ADDRESS..... 2 Avery Street #PH2C Boston, MA 02111

PROPERTY LOCATION..... 11 Pine Street

ASSESSORS MAP/PARCEL..... 42.3.3 / 24.1

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

12-17-2024

DATE

Rob Ranney

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor, email=rranney@nantucket-ma.gov, c=US
Date: 2024.12.17 10:46:57 -05'00'
Adobe Acrobat version: 2024.005.20320

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 11 Pine Street

Tax Map Number: 42.3.3 Parcel Number: 24.1

Owner of Record: 11 Pine Street Realty Trust

Description of Proposal: Exterior Renovation of existing home and construction of new Garage and Shed. Demolish existing garage.

Anticipated HDC Submission Date: 12/23/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

RONDEAU KIM K TRST
PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

PINE CHARTER LLC
C/O NANCY GILLESPIE
1000 S POINT DR APT 2902
MIAMI BEACH, FL 33139

NESTER JOHN ROBERT II ETAL
400 OLD LOCKE LANE
RICHMOND, VA 23226

TOLL BRUCE E & ROBBI S
1000 MEETINGHOUSE RD
RYDAL, PA 19046

SUMMER PINE LLC
C/O GREENEBAUM JOHN S
2233 DOUGLASS BLVD
LOUISVILLE, KY 40205-1903

GILCHRIST RICHARD I
32 SHORERIDGE
NEWPORT COAST, CA 92657

KS BLAKE REVOCABLE TRUST
29 LINCOLN STREET
LEXINGTON, MA 02421

TYLER REAL ESTATE LLC
C/O LORING WOLCOTT & COOLIDGE
230 CONGRESS STREET
BOSTON, MA 02110

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
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COOLIDGE
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PINE STREET 16 NOM TRUST
114 EXETER ROAD
HAMPTON FALLS, NH 03844

11P GARAGE

HDC SUBMISSION

11 PINE STREET
NANTUCKET, MA 02554
12/23/2024

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY



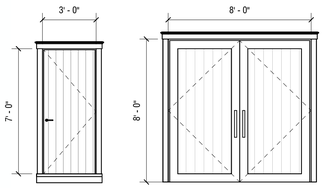
PHOTOGRAPH FROM PINE STREET



DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION
HDC-00	COVER SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	EXISTING CONDITIONS	•
HDC-03	SITE PLAN	•
HDC-04	BLDG. ELEVS. & FL. PLANS	•

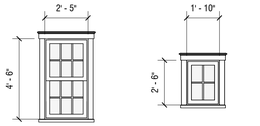
DOOR LEGEND



01
TYPE: SINGLE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

02
TYPE: GARAGE DOOR
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND

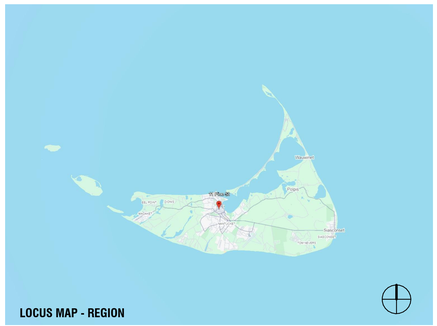


A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

B
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

ZONING INFORMATION

Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

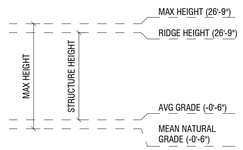
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

EXTERIOR COLORS

	SASH	TRIM
EXISTING COLORS	NATURAL	NATURAL
PRPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: DAJ
CHECKED BY: SCS/TDW/ARK/MLW
DATE: 12/23/2024
SCALE: As indicated
PROJ. NO. PROJECT NUMBER

COVER SHEET

HDC-00

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GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE RENOVATION OF AN EXISTING 2 STORY 2,192 SF SINGLE FAMILY RESIDENCE WITH A DETACHED GARAGE ON A SLAB ON GRADE FOUNDATION AND A SHED ON A SLAB ON GRADE FOUNDATION.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32"-0 C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE. SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL,50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE. NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
4. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
5. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. WHEN REQUESTED, SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
6. ANY REQUIRED PLUMBING OR GAS LINE DIAGRAM DRAWINGS ARE TO BE PREPARED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICATION.
7. PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, RISER DIAGRAMS AND CALCULATIONS AS REQUIRED BY THE BUILDING DEPARTMENT
8. PLUMBING CONTRACTOR SHALL CONNECT NEW FIXTURES TO EXISTING SANITARY LINE IN BASEMENT

GYPSUM WALLBOARD NOTES

1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE ON METAL STUDS SET 16" O.C. TYPICALLY, EXCEPT WHERE NOTED. ALL OTHER MATERIALS SHALL BE RECOMMENDED BY THE WALLBOARD MANUFACTURER.
2. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY LOCAL AND NATIONAL CODES TO SUPPORT DRYWALL AT OPENINGS AND CUTOUTS AND TO SUPPORT BUILT-IN ANCHORAGE AND ATTACHMENT DEVICES FOR OTHER WORK. PROVIDE BLOCKING FOR ALL TRIM WORK AS REQUIRED.
3. INSTALL GYPSUM WALLBOARD AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. IN ANY LOCATION WHERE METAL "J" BEAD IS NECESSARY AS AN ENDING TO DRYWALL (I.E. G.W.B.) REQUIRED BY COMMON PRACTICE, OR SPECIFIED BY DETAIL THE "J" BEAD SHALL BE A U.S. GYPSUM #200-A METAL TRIM "J" BEAD FOR 5/8" THICK G.W.B., UNLESS OTHERWISE SPECIFIED.
5. HOLD JOINTS BACK AT LEAST 8" FROM CORNERS OF DOORFRAMES. SPACE SCREWS NOT MORE THAN 16" O.C.
6. REINFORCE ALL JOINTS AT TAPERED EDGES AND INTERIOR CORNERS WITH JOINT REINFORCING TAPE SET IN JOINT COMPOUND.
7. ALL TRIMMED OPENINGS AND OTHER OPENINGS SHALL BE FRAME REINFORCED WITH A PAIR OF WOODEN 2 X 4'S, UNLESS OTHERWISE INDICATED.
8. FILL ALL JOINTS, FASTENER HEADS, TRIM RECESSES, CRACKS AND OTHER DEPRESSIONS WITH 3 COATS OR MORE OF JOINT COMPOUND. FINISH SMOOTH AND FLUSH AS RECOMMENDED BY MANUFACTURER SO THAT LOCATION OF JOINTS, SCREWS AND OTHER ITEMS WILL NOT BE VISIBLE AFTER PAINTING.
9. WORK TO INCLUDE PLASTER PATCHING OR GWB PATCHING OF ANY HOLES OR OPENINGS MADE IN THE COURSE OF THE PROGRESS OF THE WORK. HOLES CUT FOR ELECTRICAL WIRING, OR ANY OTHER ASPECTS OF THE WORK SHALL BE PATCHED TO MATCH ADJACENT SURFACES.
10. AS APPLICABLE, THE GYPSUM WALLBOARD USED IN THE KITCHEN AND BATHS SHALL BE MOISTURE RETARDANT TYPE (WR). USE CEMENTITIOUS WALL BOARDS IN SHOWERS, TUBS AND SPA AREAS AND CERAMIC BOARDS UNDER TILED FLOORS.
11. ALL NEW GYPSUM WALLS, CEILINGS, AND SOFFITS TO HAVE COMPLETE LEVEL 4-5 SKIM COAT COVERAGE IN ORDER TO ELIMINATE TAPE JOINTS AND WAVINESS.
12. ALL GYPSUM WALLS IN AFFECTED FLOORS, BOTH NEW AND EXISTING, TO RECEIVE TRIMS AROUND BASES AND OPENINGS AS PER TYPICAL DETAILS.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

PAINTING NOTES

1. PAINT TO BE LATEX BASE BY BENJAMIN MOORE OR EQUAL. PAINTED TRIM, MILLWORK, DOOR PANELS TO BE SATIN FINISH. WALL SURFACES TO BE MATTE WASHABLE (LOW LUSTER). CEILINGS TO BE FLAT.
2. ALL SURFACES SHALL BE PROPERLY AND THOROUGHLY PRIMED. PRIMER FOR GWB SURFACES TO BE BENJAMIN MOORE ACRYLIC PRIMER OR EQUAL. PRIMER FOR WOOD SURFACES TO BE BENJAMIN MOORE ALKYD ENAMEL UNDERBODY OR EQUAL.
3. ALL INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 150 G/L. FLAT FINISH INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 50 G/L.
4. ALL SURFACES TO BE PAINTED ARE TO BE CLEANED OF ALL DIRT, OIL OR OTHER FOREIGN SUBSTANCE PRIOR TO PAINTING.
5. ALL COLORS TO BE APPLIED TO COVER FULLY AND COMPLETELY TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR AND APPEARANCE. ANY SUBSTRATE WHICH IS STILL VISIBLE AT THE COMPLETION OF PAINTING SHALL BE CONSIDERED UNACCEPTABLE. ALL NEW SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO FINISH COATS.
6. ALL CANS OF INDIVIDUAL COLOR TO BE INTERMIXED TO ASSUR



AERIAL VIEW - 11 PINE STREET



A.15 PINE STREET



B. 9 PINE STREET



C.17 PINE STREET



COMPOSITE ELEVATION - EXISTING



COMPOSITE ELEVATION - PROPOSED

11P

RENOVATION TO EXISTING HOUSE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

ARCHITECT

WORKSHOP/APD

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

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	1/2" = 1'-0"
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS

HDC-02

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1 SITE PLAN
3/16" = 1'-0"

11P
GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-03

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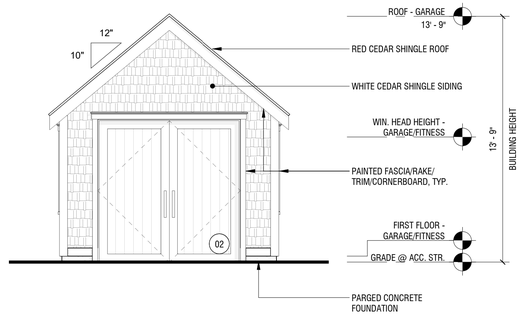
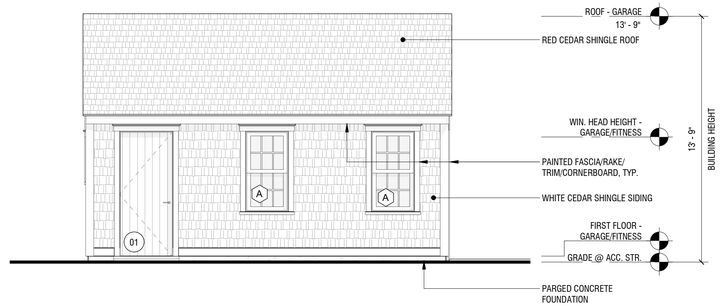


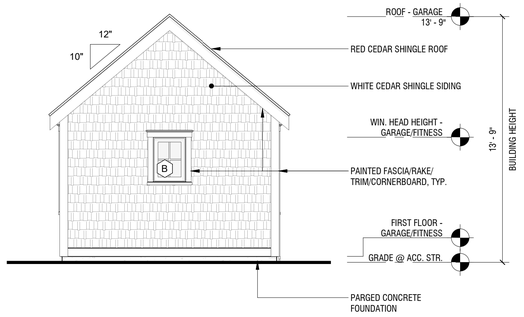
1 EAST ELEVATION - GARAGE

1/4" = 1'-0"



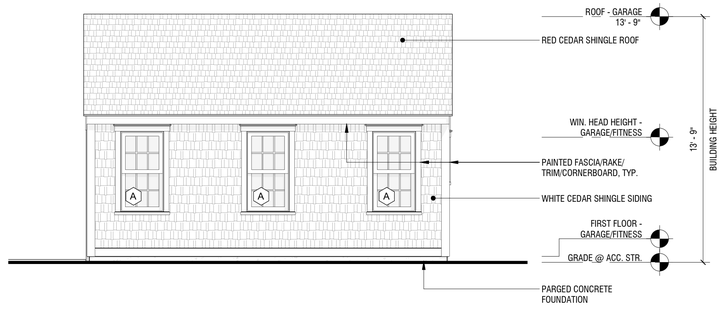
2 SOUTH ELEVATION - GARAGE

1/4" = 1'-0"



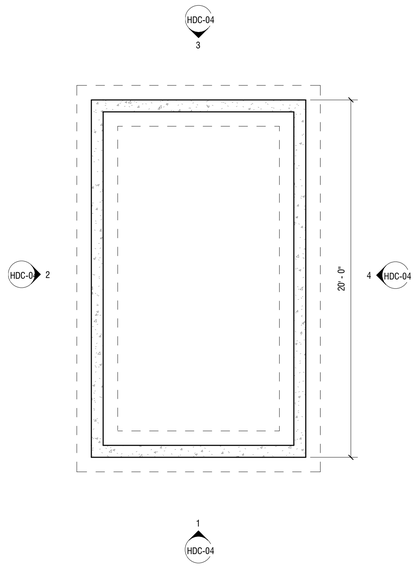
3 WEST ELEVATION - GARAGE

1/4" = 1'-0"



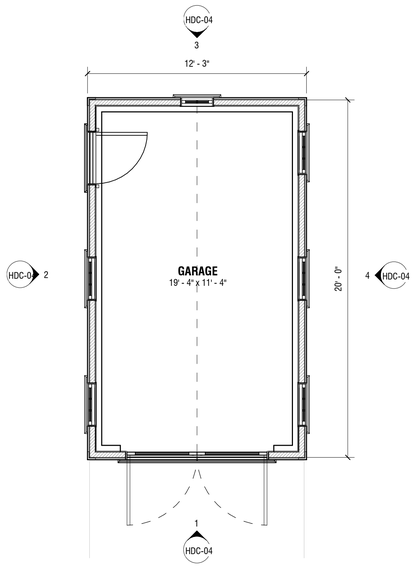
4 NORTH ELEVATION - GARAGE

1/4" = 1'-0"



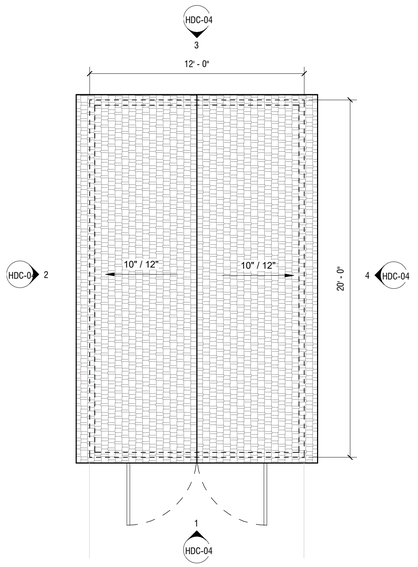
5 FOUNDATION PLAN - GARAGE

1/4" = 1'-0"



6 FIRST FLOOR PLAN - GARAGE

1/4" = 1'-0"



7 ROOF PLAN - GARAGE

1/4" = 1'-0"

11P

GARAGE

11 PINE STREET
NANTUCKET, MA 02554

OWNER

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2 Avery Street, #PH 2C Boston, MA 02111

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NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
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PROJ. NO.	PROJECT NUMBER

BLDG. ELEVS. & FL. PLANS

HDC-04

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 02/06/2025
	Address & HDC Case Number (ie HDC2020-05-0265): 11 PINE STEET, NANTUCKET, MA
	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.) SEE DRAWINGS FOR ADDITIONAL INFO.
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

HDC MEETING MINUTES

V. 2024.04.09

Meeting Date: February 4, 2025
Property: 11 Pine Street
Nantucket, MA 02554

HDC Meeting Minutes
HDC Case No.

11 Pine Street - Main House, Garage Demo, New Garage, and Shed

Sitting Board:

- Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
- Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Adoption of Agenda:

A. Main House
    1. **Motion to hold for minor revisions** (Made By: Abby)
        i. The header trim on front door should be bigger
        ii. Concerns about the stacked window on the north elevation
        iii. Vote: Carried 5-0
B. Demo Garage
    1. **Motion to hold for more information including photos** (Made By: Val)
        i. Provide close-up images/info on the interior conditions and elevational photos to prove if viable to save
        ii. Vote: Carried 3-2, Val and Connie voted no
C. New Garage
    1. **Motion to hold application to track with demo Garage** (Made By: Val)
        i. Vote: Carried 5-0
D. Shed
    1. **Motion to hold Shed for revisions** (Made By: Abby)
        i. Concerns about French doors facing street
        ii. Concerns about appropriateness of pergola
        iii. Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

11P - NEW SHED

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE STREET

Owner of record: 11 PINE STREET REALTY TRUST

Mailing Address: 2 AVERY STREET
#PH2C
~~BOSTON, MA 02111~~

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 120 SF
Width: 12'-0" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size 9'-7" X 6'-0" ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 13'-2" South 13'-2" East 13'-2" West 13'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

A.French doors removed on street facing façade – changed to window
B.Pergola removed

Is there an HDC survey form for 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
PARGED

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim COBBLESTONE Sash COBBLESTONE Doors COBBLESTONE
Deck 1X4 MAHOGANY Foundation _____ Fence _____ Shutters _____

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

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

Date 12/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

11P SHED

REVISION 1

11 PINE STREET
NANTUCKET, MA 02554
02/06/2025

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY



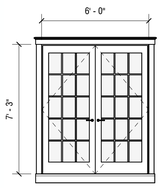
PHOTOGRAPH FROM PINE STREET



DRAWING INDEX

SHEET NUMBER	SHEET NAME	12/23/2024 - HDC SUBMISSION	02/06/2025 HDC REV 1
HDC-00	COVER SHEET	•	•
HDC-01	GENERAL NOTES	•	
HDC-02	SITE PLAN	•	•
HDC-03	BLDG. ELEVS. & FL. PLANS	•	•

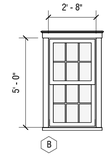
DOOR LEGEND



01

TYPE: DOUBLE FRENCH DOORS
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD

WINDOW LEGEND

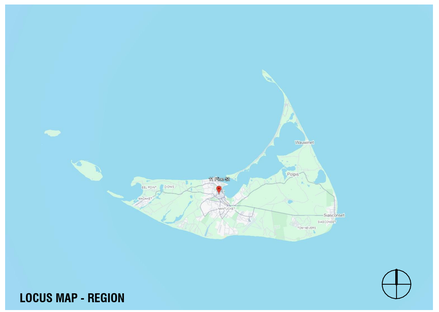


B

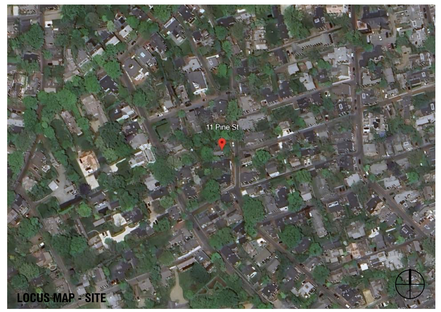
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

ZONING INFORMATION

Map / Parcel	42.3.3 / 24.1
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	5,564 SF
Allowable G.C.	40%
Max. G.C.	2,225 SF
Exisiting House G.C.	1,107 SF
Proposed Main House G.C.	1,107 SF
Proposed Garage G.C	245 SF
Proposed Shed G.C.	120
Total Proposed G.C.	1,472 SF







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 42.3.3 / 24.1
CURRENT ZONING: ROH
OVERLAY DISTRICT(S): OLD HISTORIC DISTRICT

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

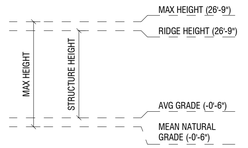
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	5,000 SF	5,564 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	40 %	26.4 %	
		2,225 SF	1,472 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30' - 0"	26' - 9"	IN COMPLIANCE
		2 STORIES	2 STORIES	
MINIMUM FRONTAGE	ARTICLE V - 16.A	50'-0"	79' - 1/20"	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	0'-0"	+/- 10' - 6"	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	5'-0"	+/- 3' - 0"	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	5'-0"	+/- 7'-0"	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	40 %	26.4 %	

EXTERIOR COLORS

	SASH	TRIM
PRPOSED COLORS	COBBLESTONE	COBBLESTONE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
HDC SUBMISSION		12/23/2024



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1	12/23/2024	HDC SUBMISSION
2	02/06/2025	HDC REV 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	02/06/2025
SCALE:	As indicated
PROJ. NO.	PROJECT NUMBER

COVER SHEET

HDC-00

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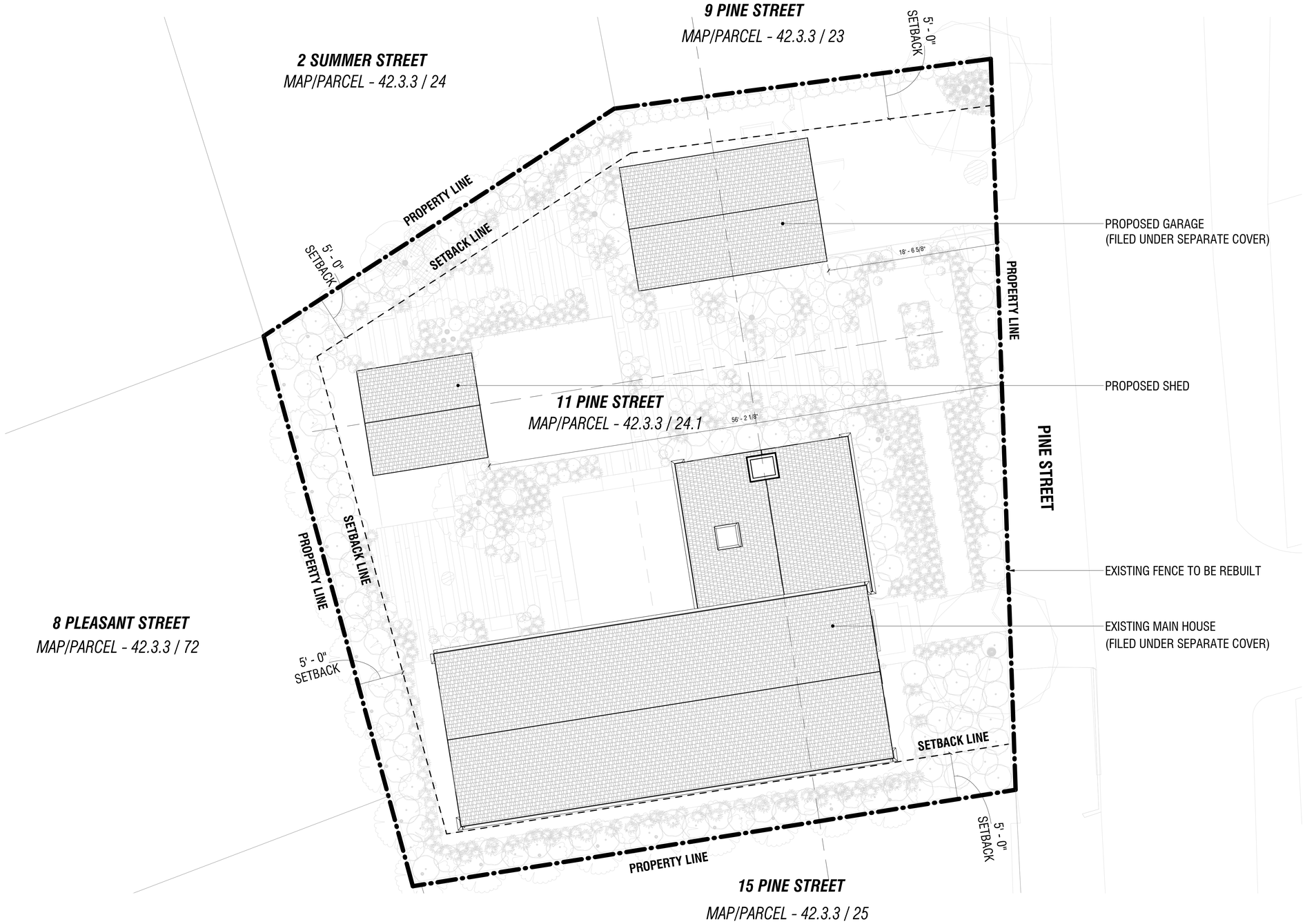

1 **SITE PLAN**
3/16" = 1'-0"

11P
SHED

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
(508) 228-2786

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BRACKEN
19 Old South Road
Nantucket, MA 02554
T: (508) 325-0044

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC.
6 Windy Way
Nantucket, MA 0225
T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION
2	02/06/2025	HDC REV 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	3/16" = 1'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

HDC-02

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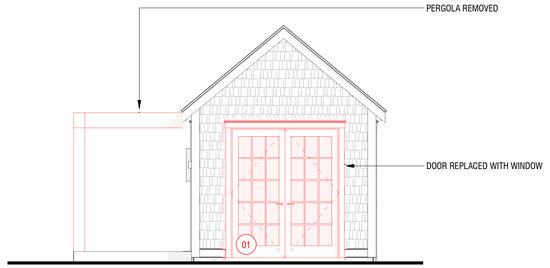
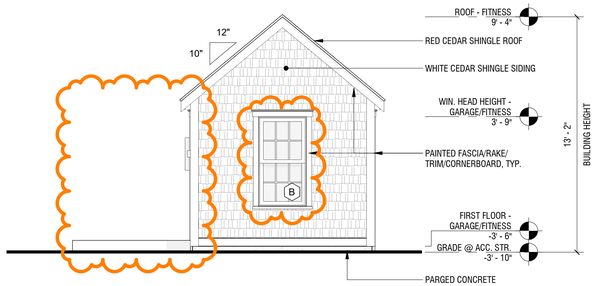
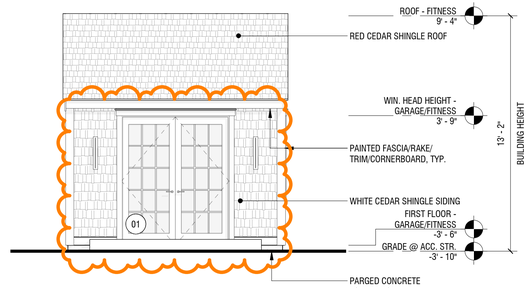


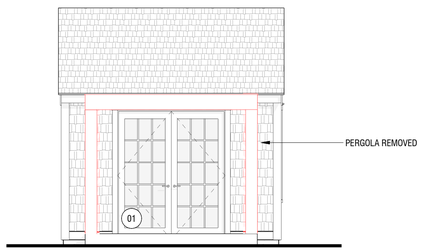
8 PREVIOUS SUBMISSION EAST ELEVATION - SHED
1/4" = 1'-0"



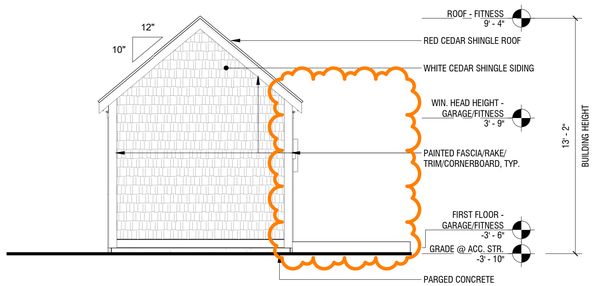
1 EAST ELEVATION - SHED
1/4" = 1'-0"



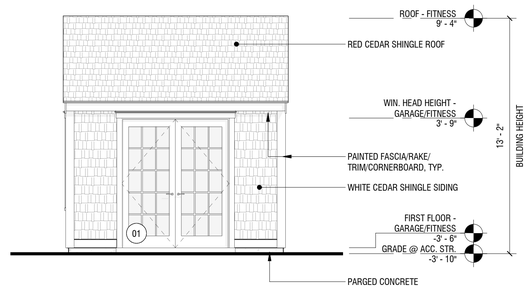
2 SOUTH ELEVATION - SHED
1/4" = 1'-0"



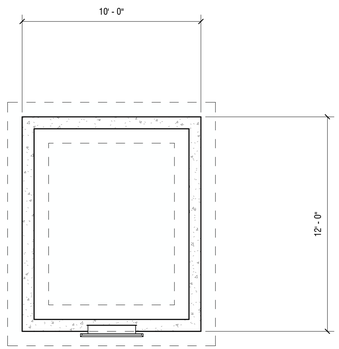
9 PREVIOUS SUBMISSION SOUTH ELEVATION - SHED
1/4" = 1'-0"



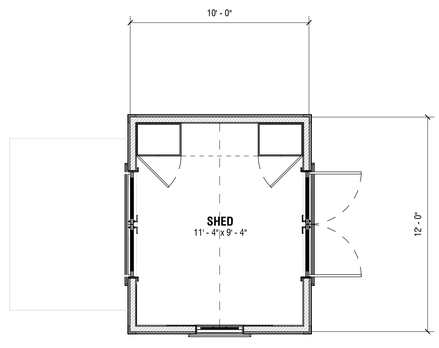
3 WEST ELEVATION - SHED
1/4" = 1'-0"



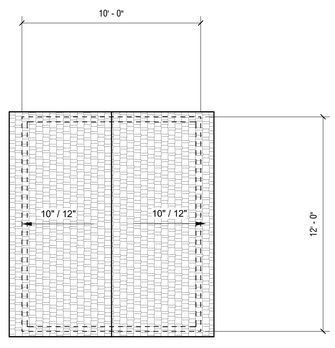
4 NORTH ELEVATION - SHED
1/4" = 1'-0"



5 FOUNDATION PLAN - SHED
1/4" = 1'-0"



6 FIRST FLOOR PLAN - SHED
1/4" = 1'-0"



7 ROOF PLAN - SHED
1/4" = 1'-0"

11P
SHED

11 PINE STREET
NANTUCKET, MA 02554

OWNER
11 PINE REALTY TRUST
2 Avery Street, #PH 2C Boston, MA 02111

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STRUCTURAL ENGINEER
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REVISIONS

	02/06/2025	HDC REV 1

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	12/23/2024	HDC SUBMISSION
2	02/06/2025	HDC REV 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/TDW/ARK/MLW
DATE:	11/06/23
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

BLDG. ELEVS. & FL. PLANS

HDC-03

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

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 1.27.2025

IV. SIGNS

1.	NIR Retail LLC	Zero Main	Wall Sign	42.3.1/181	Sign Here Nantucket
•	Recommended for revisions and Master Sign Plan				

V. NEW BUSINESS 11/12/2024

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

V. NEW BUSINESS 12/03/2024

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

VI. NEW BUSINESS 12/10/2024

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux - N.A.G.

AS AGENT FOR Mr & Mrs Brian Nester

STREET ADDRESS 4 E. Lincoln Avenue

MAP/PARCEL 42.4.1 Parcel 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1.27.2025

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

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

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

Signature

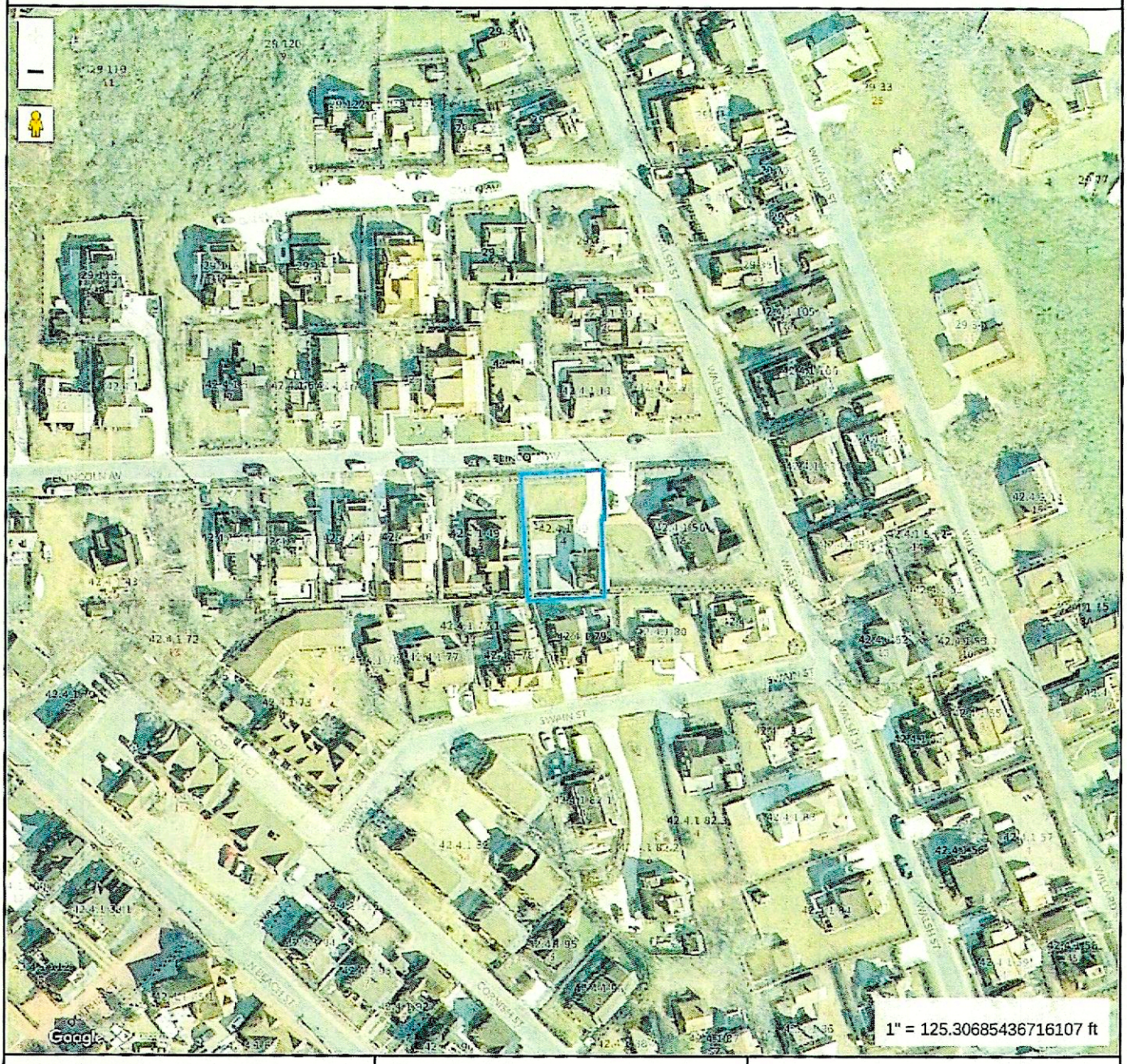
1.27.2025.

Date

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023



Property Information

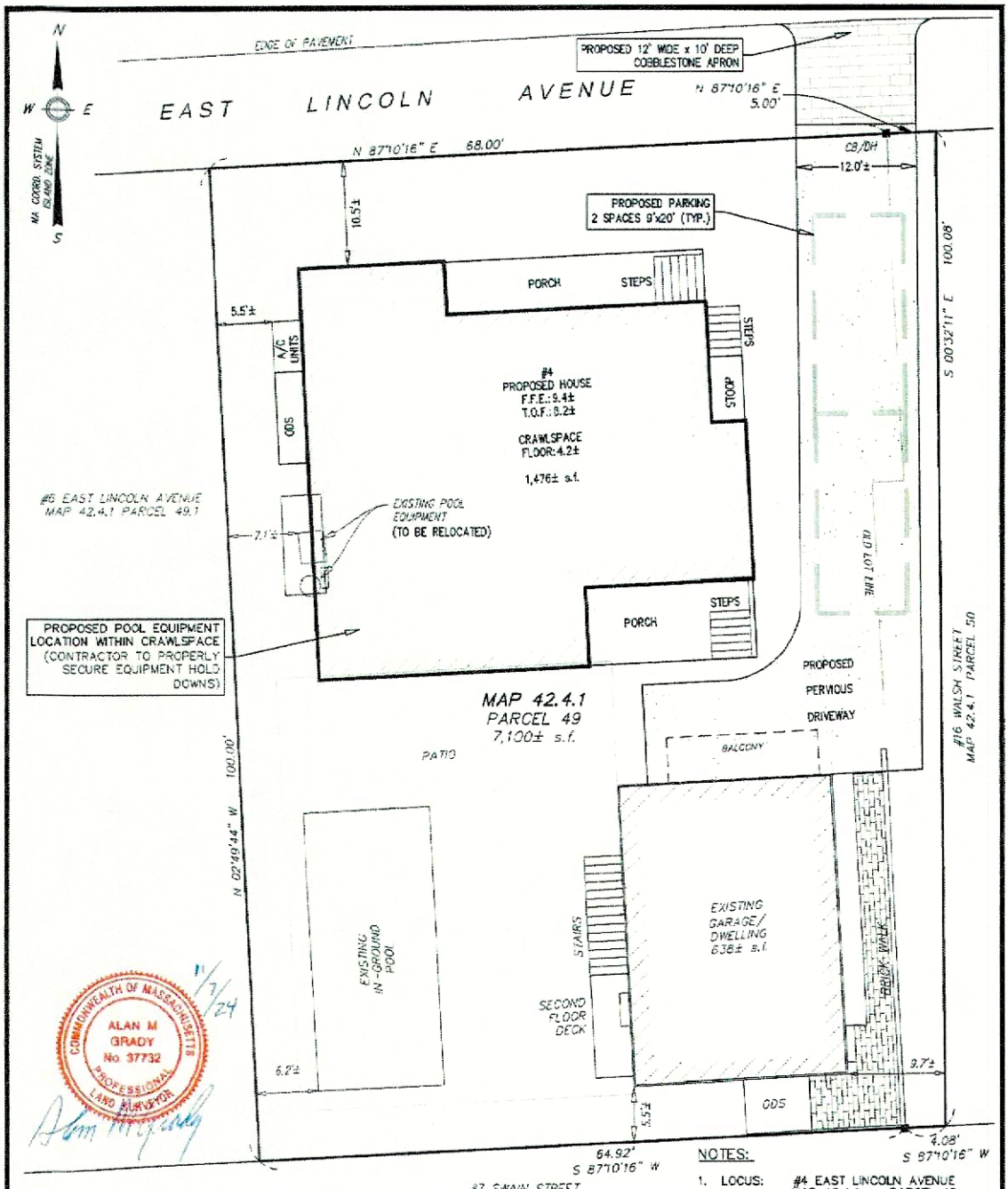
Property ID	10316
Location	4 E LINCOLN AV
Owner	NESTER BRIAN A & CONSTANTINA P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

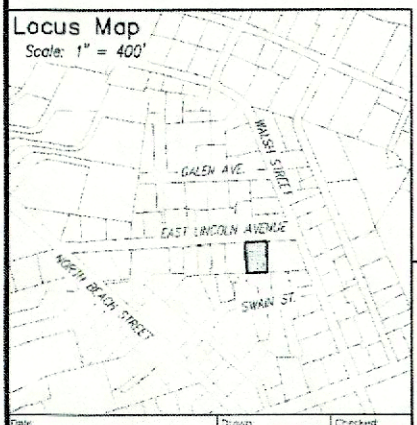
Geometry updated 10/16/2024
Data updated Jan. 2021

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



COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
11/7/24

Locus Map
Scale: 1" = 400'



NOTES:

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

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

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

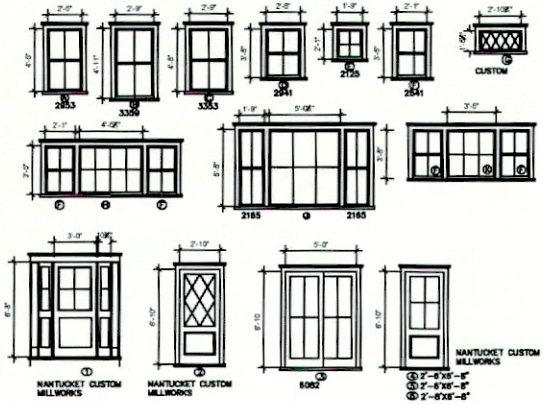
BRACKEN ENGINEERING, INC.
48 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
13 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

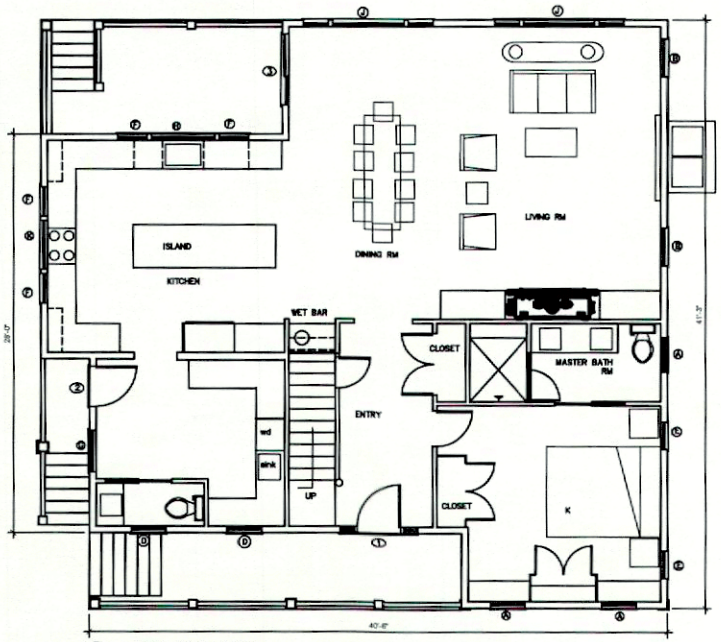
PROPOSED HDC SITE PLAN
IN NANTUCKET, MASSACHUSETTS

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

WINDOW AND DOOR SCHEDULE

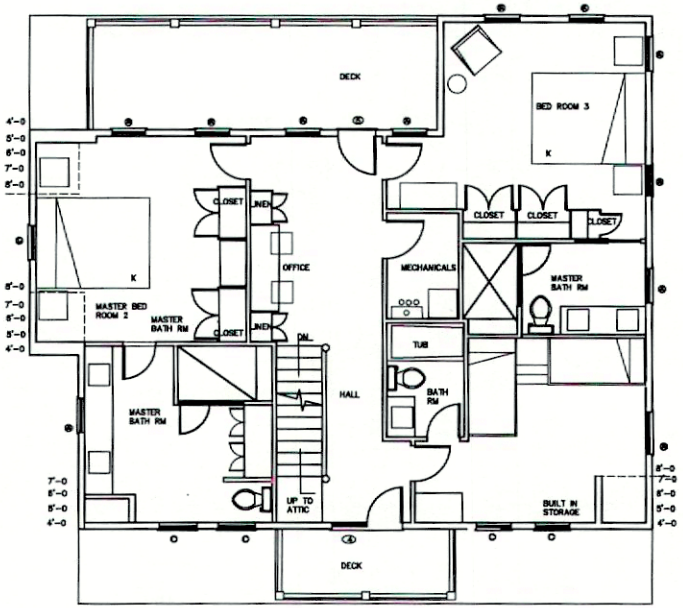
WINDOWS AND SELECT DOORS BY PELLA WINDOW AND DOORS RESERVE TRADITIONAL LINE





A FIRST FLOOR PLAN
1479 SF

Scale: 1/4"=1'-0



A SECOND FLOOR PLAN
1308 SF

Scale: 1/4"=1'-0

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

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

PLAN

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

D/B Copyright aug 2022

21.09.03 1315

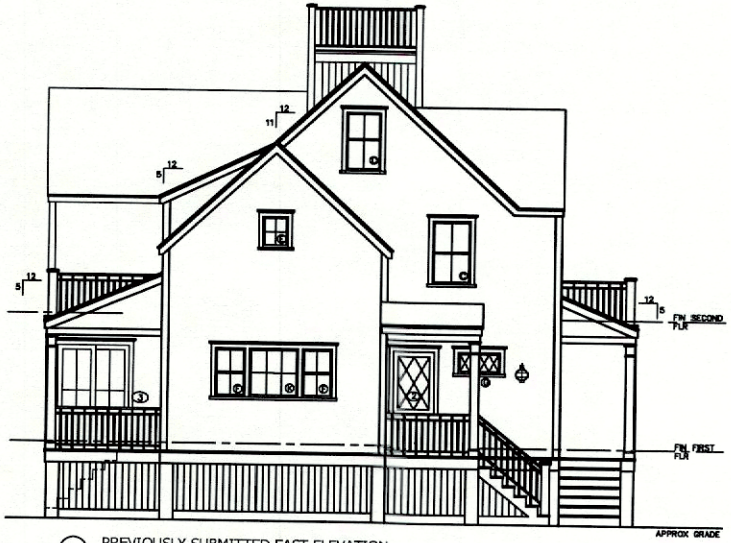
A2



6 PREVIOUSLY SUBMITTED NORTH ELEVATION
NOTE: TOP OF FOUNDATION ELEV. 8.2
Scale: 1/4=1'-0



6 ALTERNATE NORTH ELEVATION
Scale: 1/4=1'-0



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



6 PROPOSED EAST ELEVATION
Scale: 1/4=1'-0

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

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

ELEVATIONS
OPTION B

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

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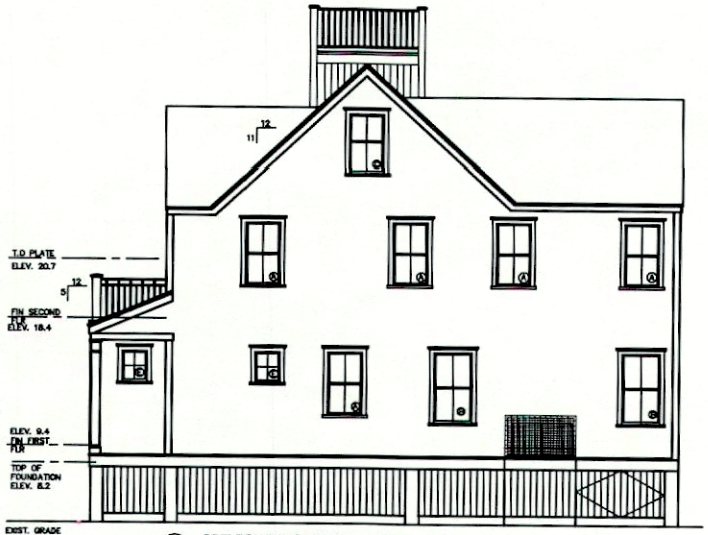
21.09.03 1315

A3



6 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4=1'-0



6 PROPOSED WEST ELEVATION

Scale: 1/4=1'-0



6 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4=1'-0



6 PROPOSED SOUTH ELEVATION

Scale: 1/4=1'-0

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

ELEVATIONS
OPTION B

HDC: XX/XX/XX
BIDDING:
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REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

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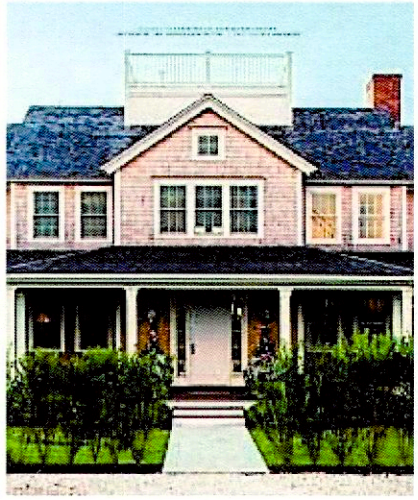
21.09.03.1315

A4









NANTUCKET ARCHITECTURE GROUP
ARCHITECTS-DESIGNERS-HISTORIC PRESERVATION-LANDSCAPE
POST OFFICE BOX 1914
NANTUCKET - MASSACHUSETTS 02554
TELEPHONE 508-228-8631 FAX 325-4284

FLOOR PLANS

24 SEPT 04



Property Information

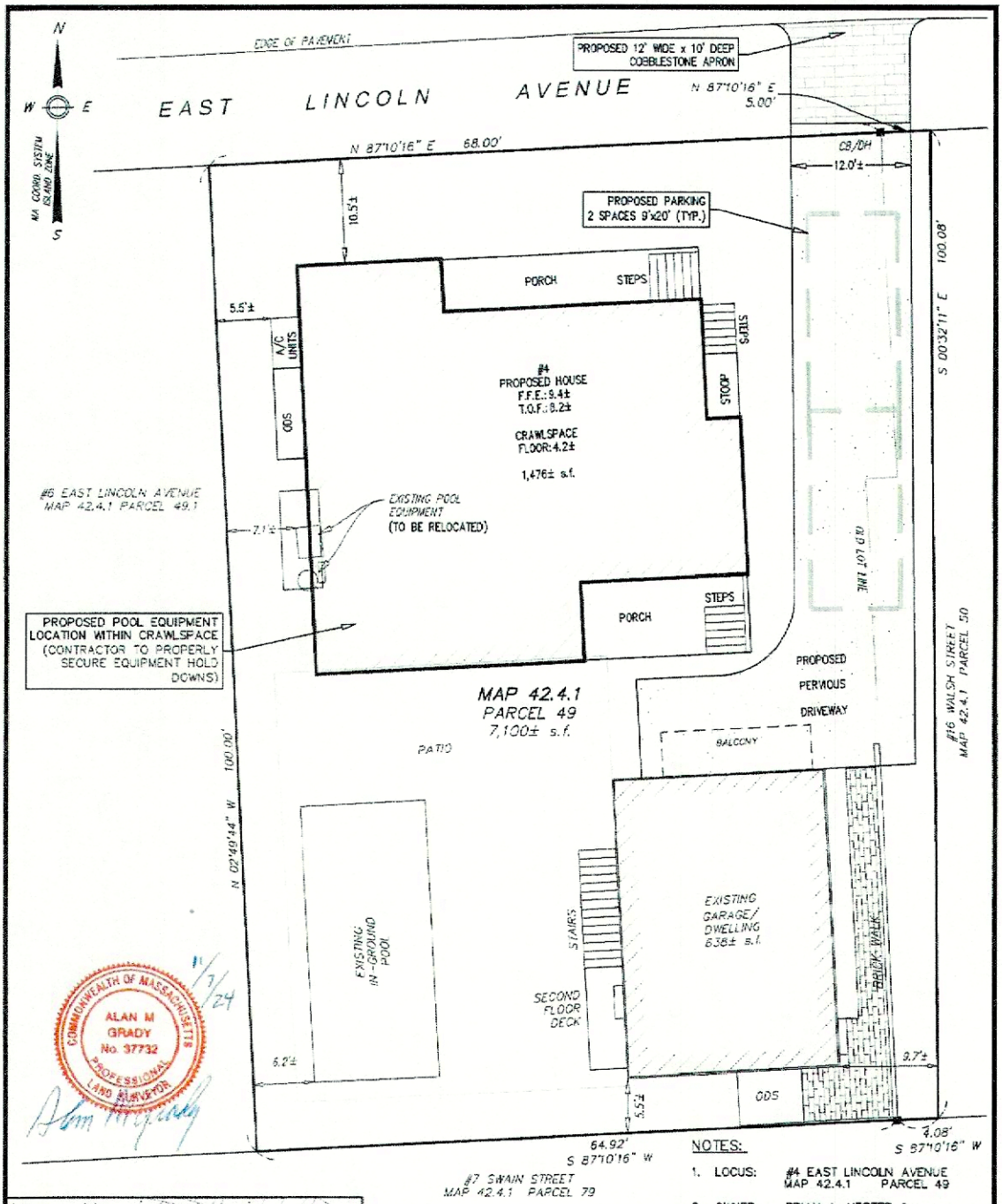
Property ID	10316
Location	4 E LINCOLN AV
Owner	NESTER BRIAN A & CONSTANTINA P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

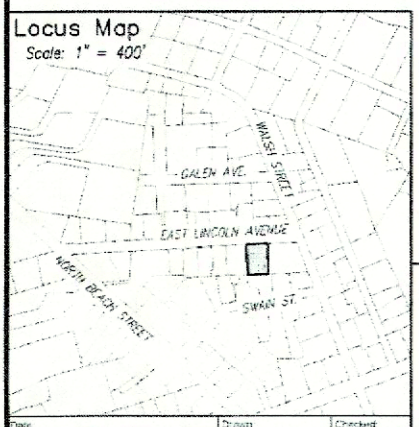
Geometry updated 10/16/2024
Data updated Jan. 2021

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



COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
11/7/24

Locus Map
Scale: 1" = 400'



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

NOTES:

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

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

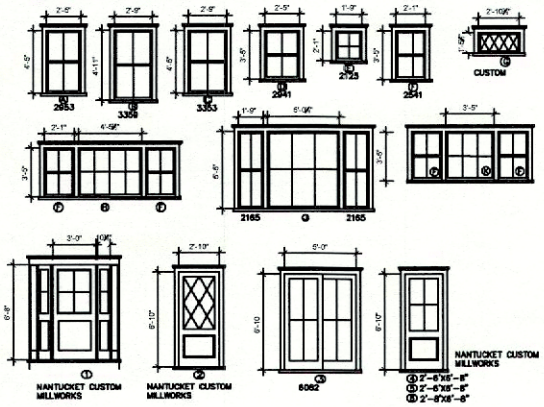
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

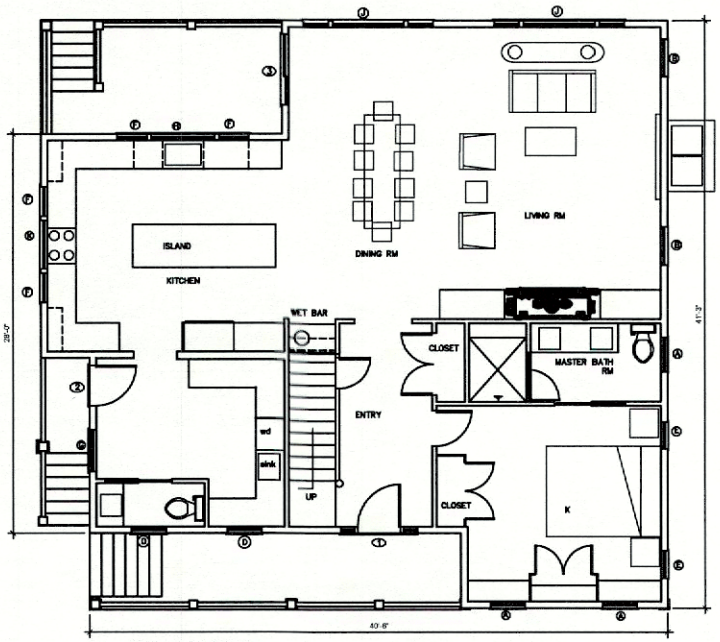
PROPOSED HDC SITE PLAN
IN NANTUCKET, MASSACHUSETTS

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

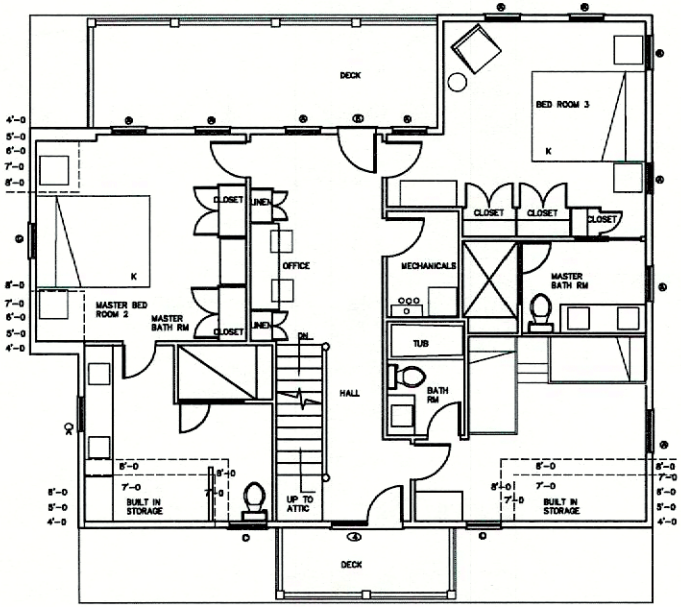
WINDOW AND DOOR SCHEDULE

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





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



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

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

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

PLAN

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

D/B: Copyright nag 2023

21.09.03 1315

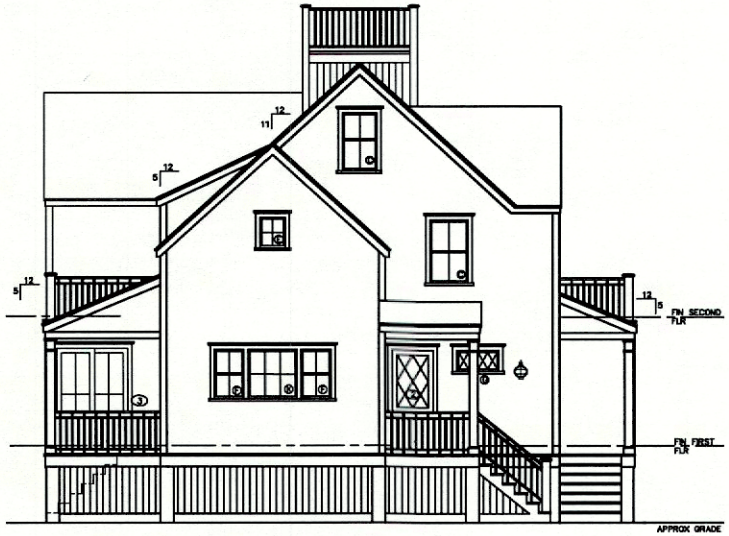
A2



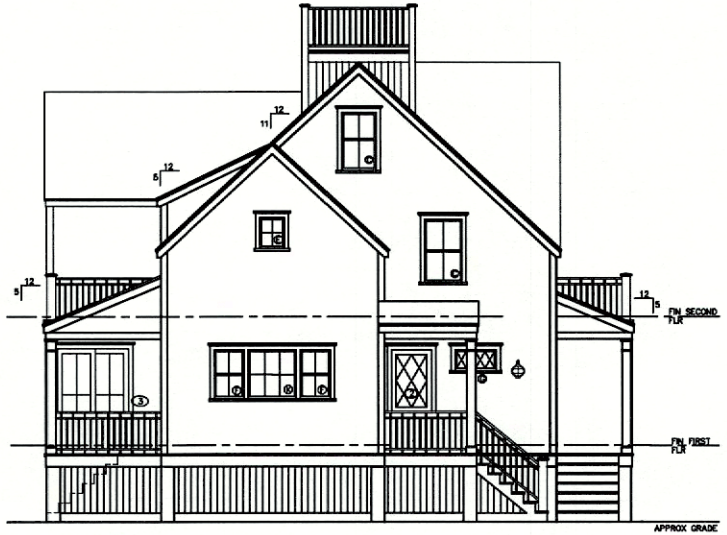
6 PREVIOUSLY SUBMITTED NORTH ELEVATION
NOTE: TOP OF FOUNDATION ELEV. 8.2
Scale: 1/4"=1'-0



6 PROPOSED NORTH ELEVATION
Scale: 1/4"=1'-0



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



6 PROPOSED EAST ELEVATION
Scale: 1/4"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
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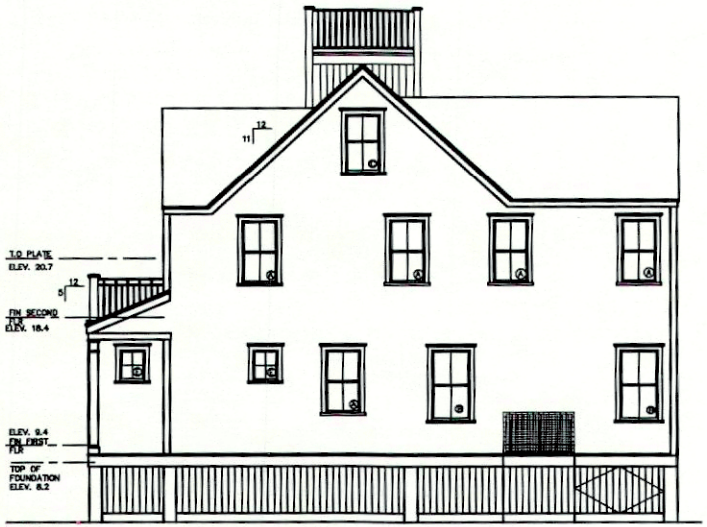
NEW RESIDENCE FOR
MR AND MRS BRIAN NESTER
4 EAST LINCOLN NANTUCKET MA

ELEVATIONS
OPTION B

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

D/B Copyright nag 2022
21.09.03.1315

A3



6 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4"=1'-0



6 PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0



6 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4"=1'-0



6 PROPOSED SOUTH ELEVATION

Scale: 1/4"=1'-0

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

ELEVATIONS
OPTION B

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

D/B Copyright aog 2022

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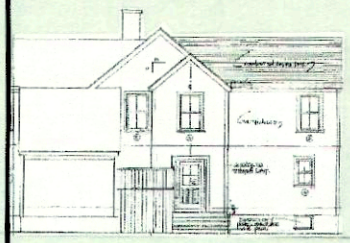
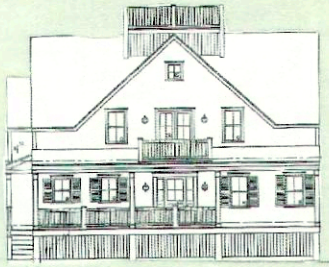
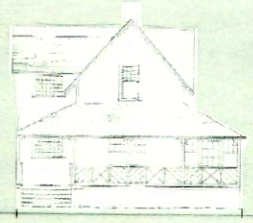
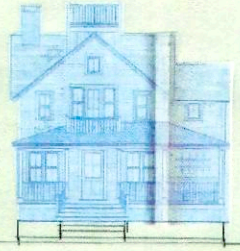
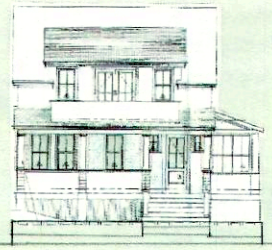
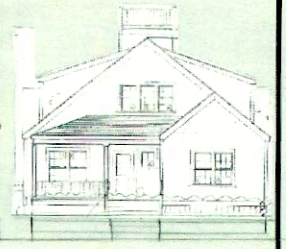
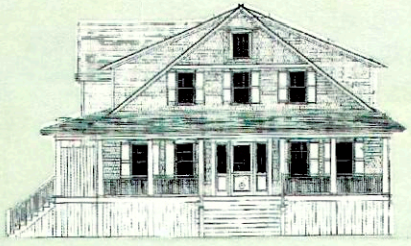
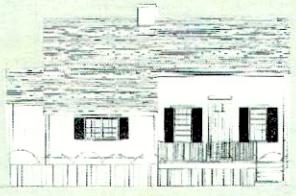
















NANTUCKET ARCHITECTURE GROUP
ARCHITECTS-PLANNERS-HISTORIC PRESERVATION-LANDSCAPE
POST OFFICE BOX 1614
NANTUCKET - MASSACHUSETTS 02554
TELEPHONE 508-228-8631 FAX 325-4224

PLOT PLANS

24 SEPT 24

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Nahomi S. Garcia Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 2/11/2025

John Wise / 36 Tennessee Ave

Emeritus LTD

59.4 / 79

New Dwelling

Sitting Board: Camp, MacLeod, Paul

Chair: Welch

Paul: Appreciates the breaking up of masses in a tight footprint. Views from street are appropriate, would like to see a water side perspective. A cross section to show elevation and vegetation from the water side may be helpful. Clarified Trim and Sash are Gray, not White as noted on original application.

Camp: Feels the water side is boxy/squared and not very Madaket. Would like to see something more Madaket. Concerned about view from the water side.

Macleod: Agrees with Paul.

Welch: Agrees we need to see water side perspective/view and first floor fenestration should be lightened up/lessened.

Motion to Hold for Additional Info & Revisions (Camp)

Carries 4-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.7 PARCEL N°. 79

Street & Number of Proposed Work: 36 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 47'-9" Sq. Footage 1st floor: 2,044
Width: 55'-7" Sq. footage 2nd floor: 1,666
Sq. footage 3rd floor: _____

Decks/Patio: Size: 25'x4' ☑ 1st floor ☐ 2nd floor
Size: 20'x5' ☐ 1st floor ☑ 2nd floor

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

Height of ridge above final finish grade: North 25'-5" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 6"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 9"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

* Attach manufacturer's color samples if co oval list.

Changed to Gray

Changed to Gray

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

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

02.24.2025

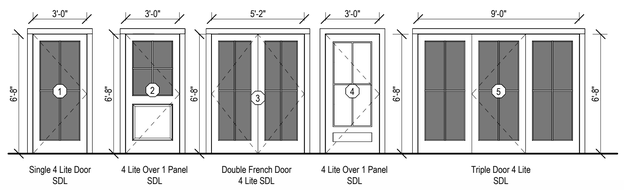
Old Business HDC Submission



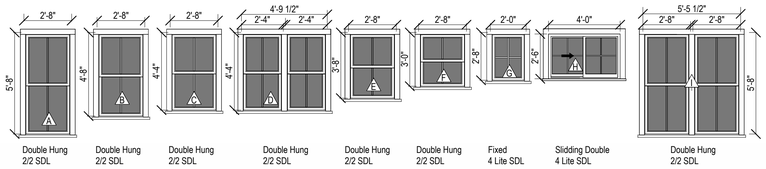
Locus Map



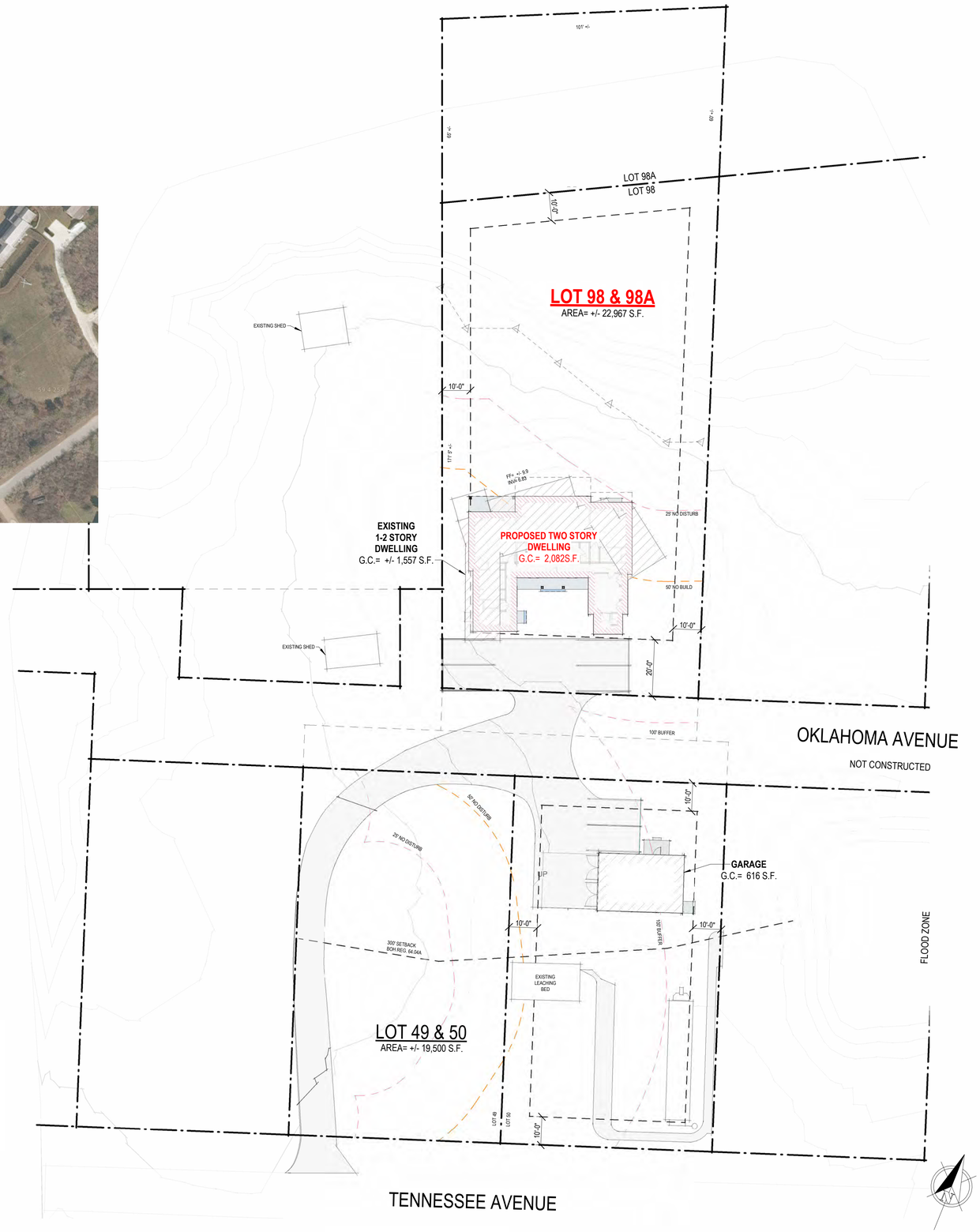
Satellite View



3 Exterior Door Legend
1/4" = 1'-0"



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



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

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

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

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	2,082 S.F.
Total Proposed G.C.:	2,082 S.F.

Sheet Index - Architectural & Structural

SHEET INDEX	
A.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Section
E.2	North Elevation
P.1	Perspective
P.2	Existing Photos
P.3	Perspective
P.4	Perspective

Revisions

Cover Sheet

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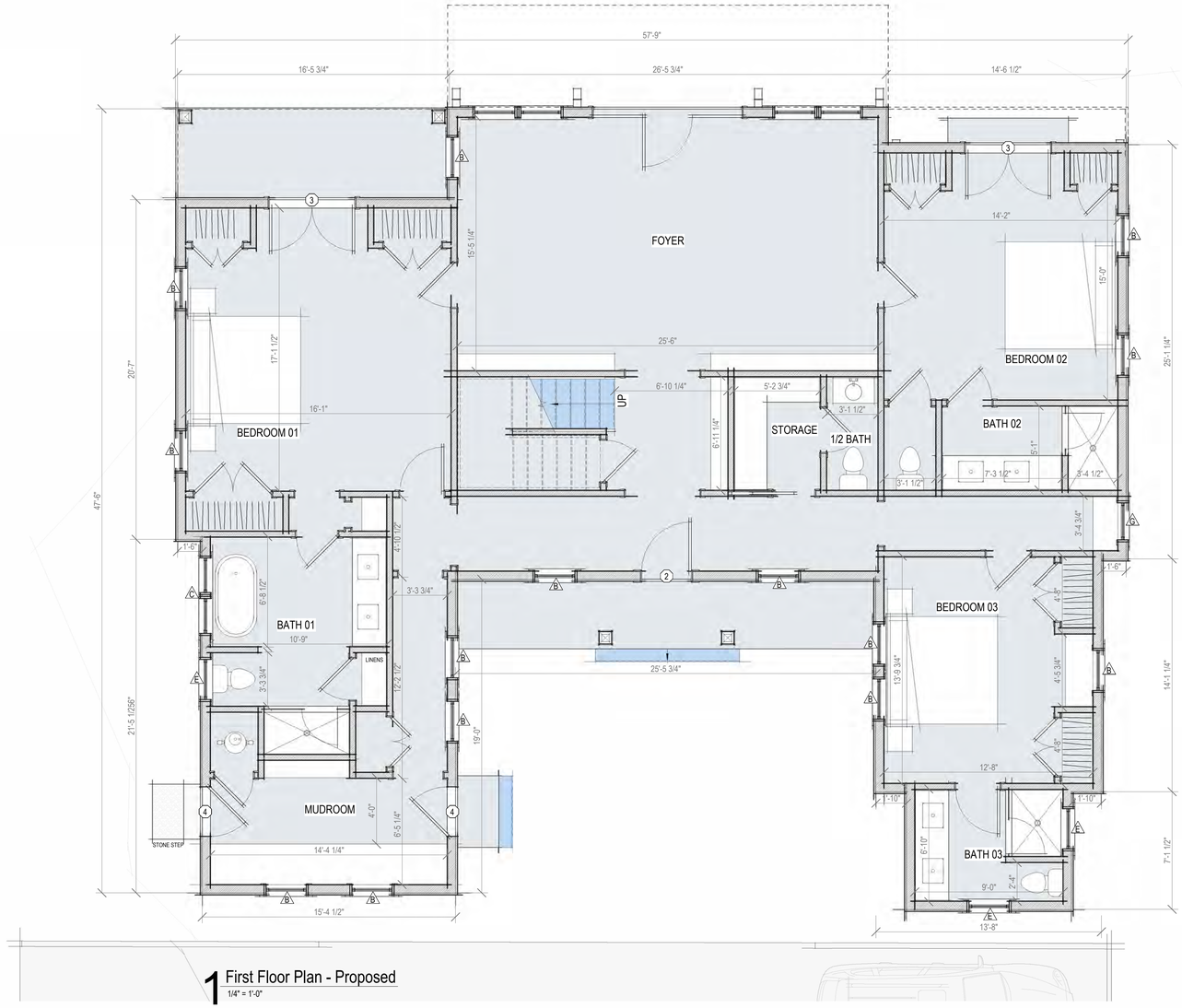
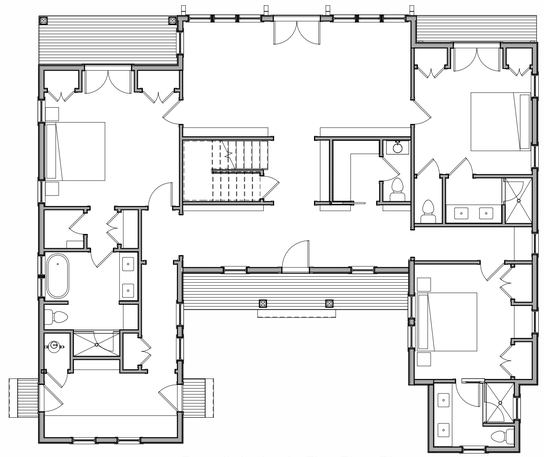
A.0.1

2430

Old Business HDC Submission 02.24.2025



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



Prev. Submitted - First Floor Plan
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Sheet Index - Architectural & Structural

Revisions

Floor Plans

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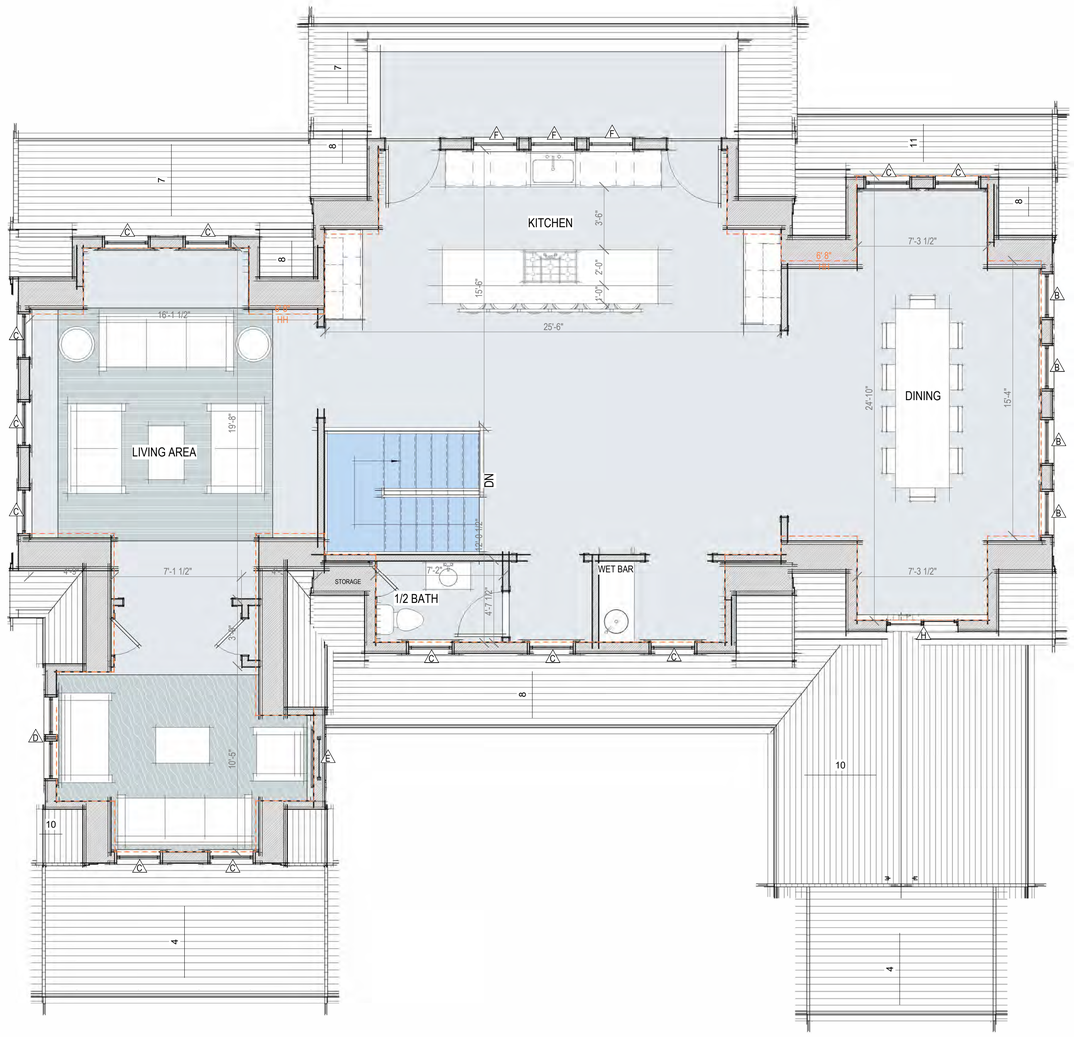
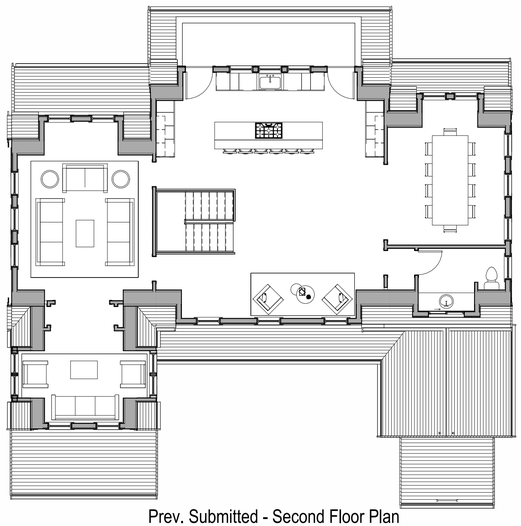
A.1.1

2430

Old Business HDC Submission *02.24.2025*



1 Second Floor Plan - Proposed
1/4" = 1'-0"



Prev. Submitted - Second Floor Plan
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	2,082 S.F.
Total Proposed G.C.:	2,082 S.F.

Sheet Index - Architectural & Structural

Revisions

Floor Plans

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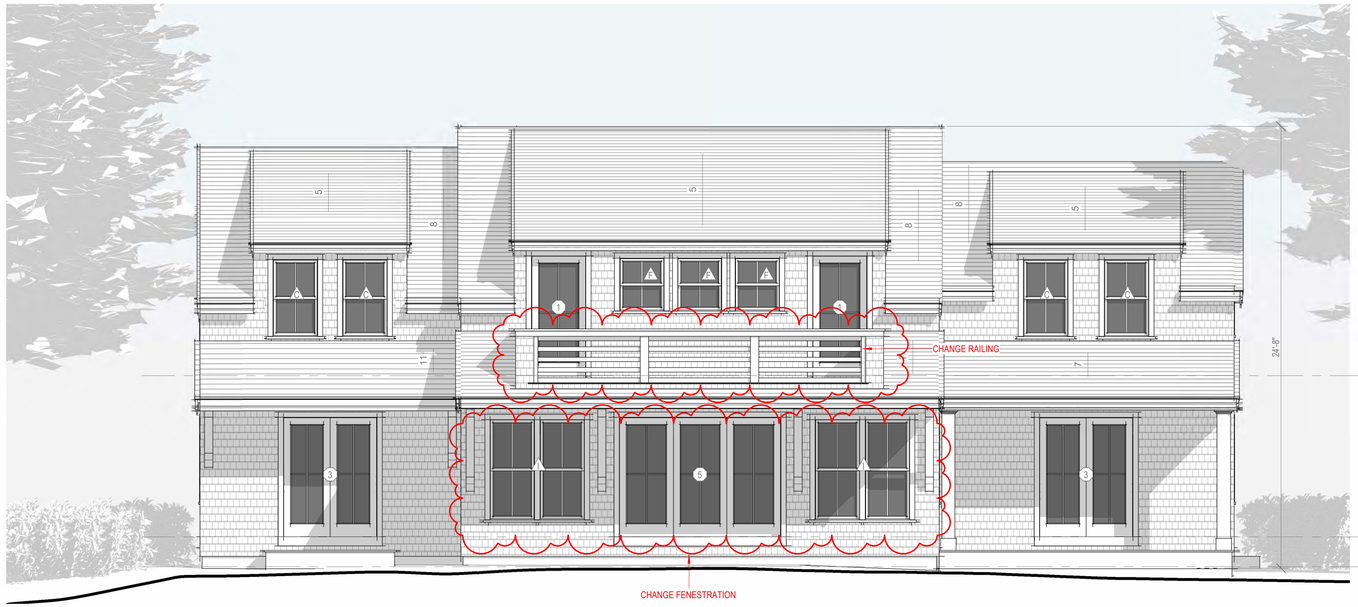
A.1.2

2430

Old Business HDC Submission 02.24.2025



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



Prev. Submitted - North Elevation
1/8" = 1'-0"



2 South Elevation - Proposed NO CHANGE THIS ELEVATION
1/4" = 1'-0"

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

2430

Old Business HDC Submission *02.24.2025*



1 West Elevation - Proposed NO CHANGE THIS ELEVATION
1/4" = 1'-0"



2 East Elevation - Proposed NO CHANGE THIS ELEVATION
1/4" = 1'-0"

2430

Proposed Residence

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Sheet Index - Architectural & Structural

Revisions

Exterior Elevations

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A.2.2

2430

02.24.2025

Old Business HDC Submission









2430

Proposed Residence

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Sheet Index - Architectural & Structural

Revisions

Perspective

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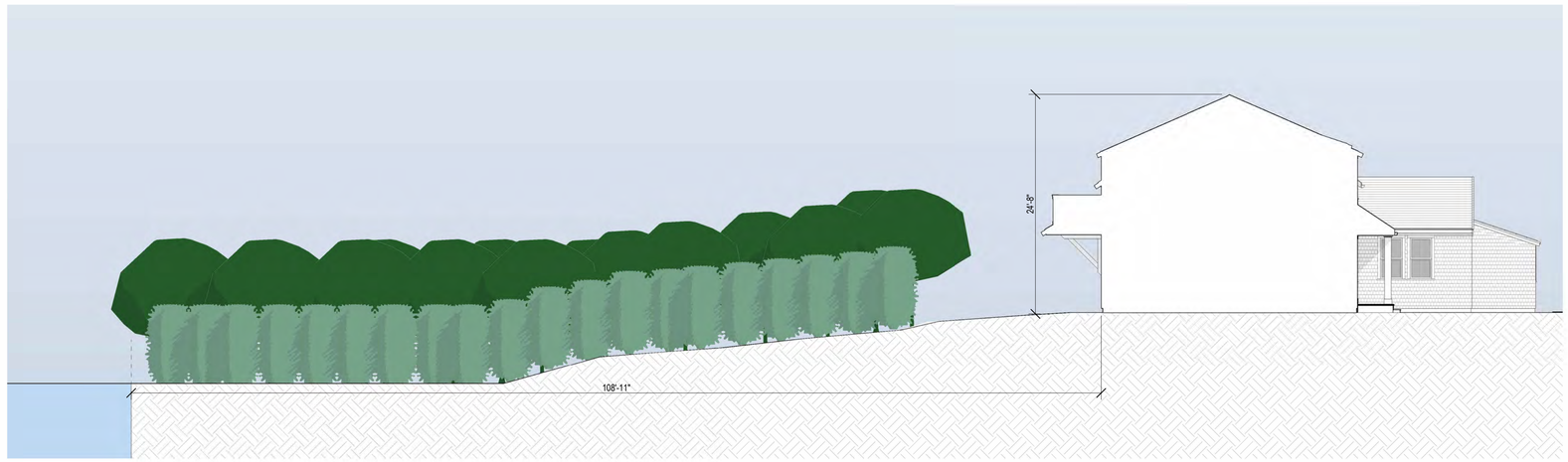
02.24.2025

Old Business HDC Submission



1 Site Section
1/8" = 1'-0"



View From The Water

2430

Proposed Residence

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Section

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A.2.3

2430

Proposed Residence

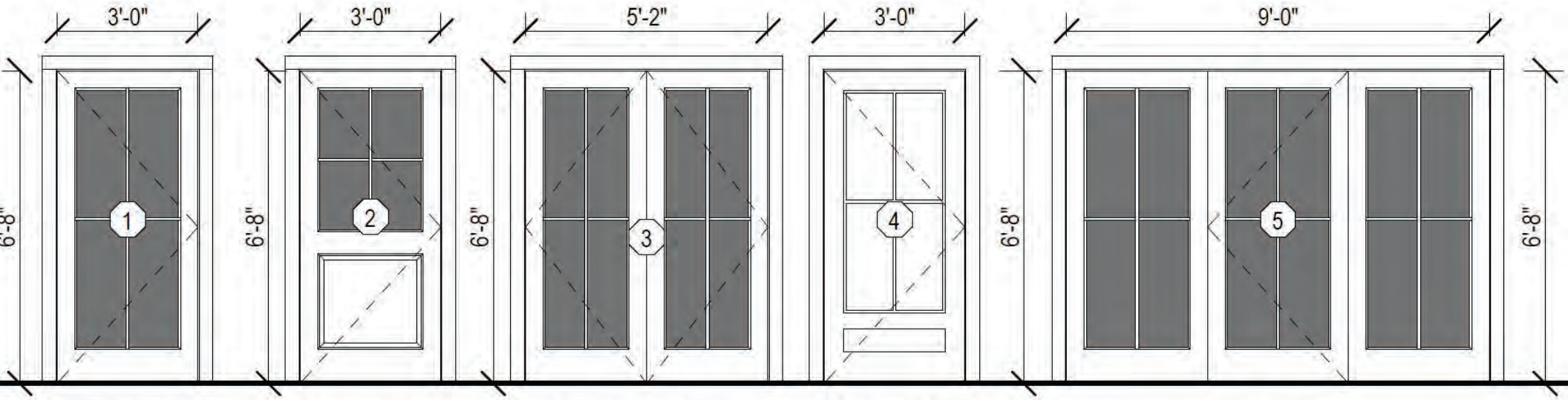
36 Tennessee Ave
Nantucket, MA 02554



Locus Map



Satellite View



Single 4 Lite Door
SDL

4 Lite Over 1 Panel
SDL

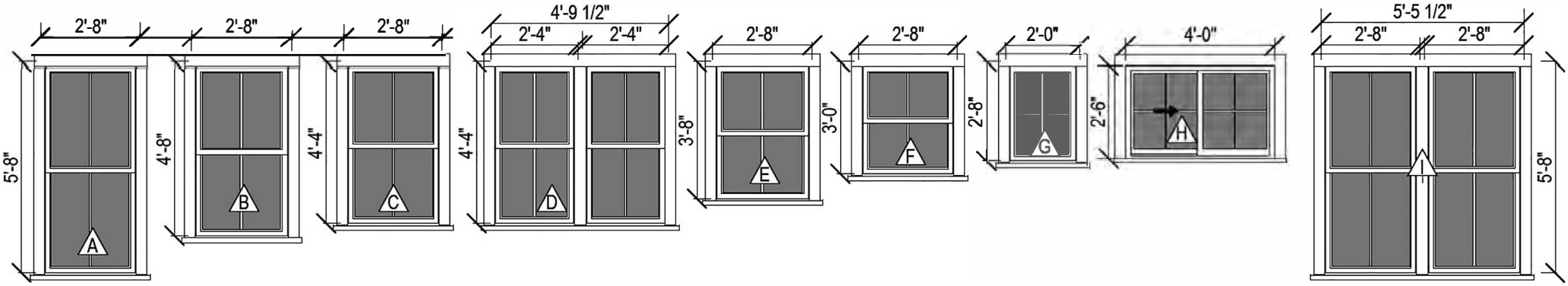
Double French Door
4 Lite SDL

4 Lite Over 1 Panel
SDL

Triple Door 4 Lite
SDL

3 Exterior Door Legend

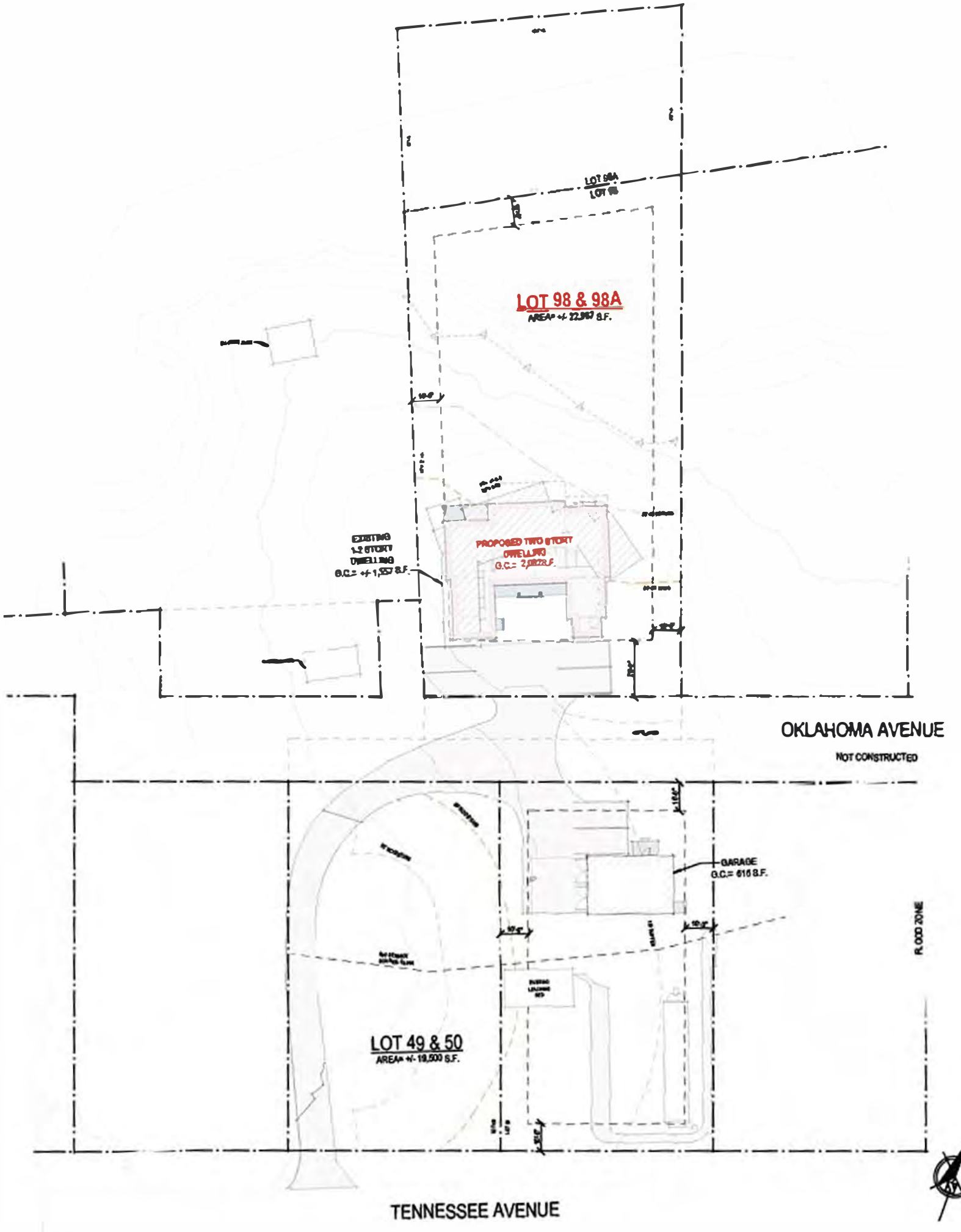
1/4" = 1'-0"



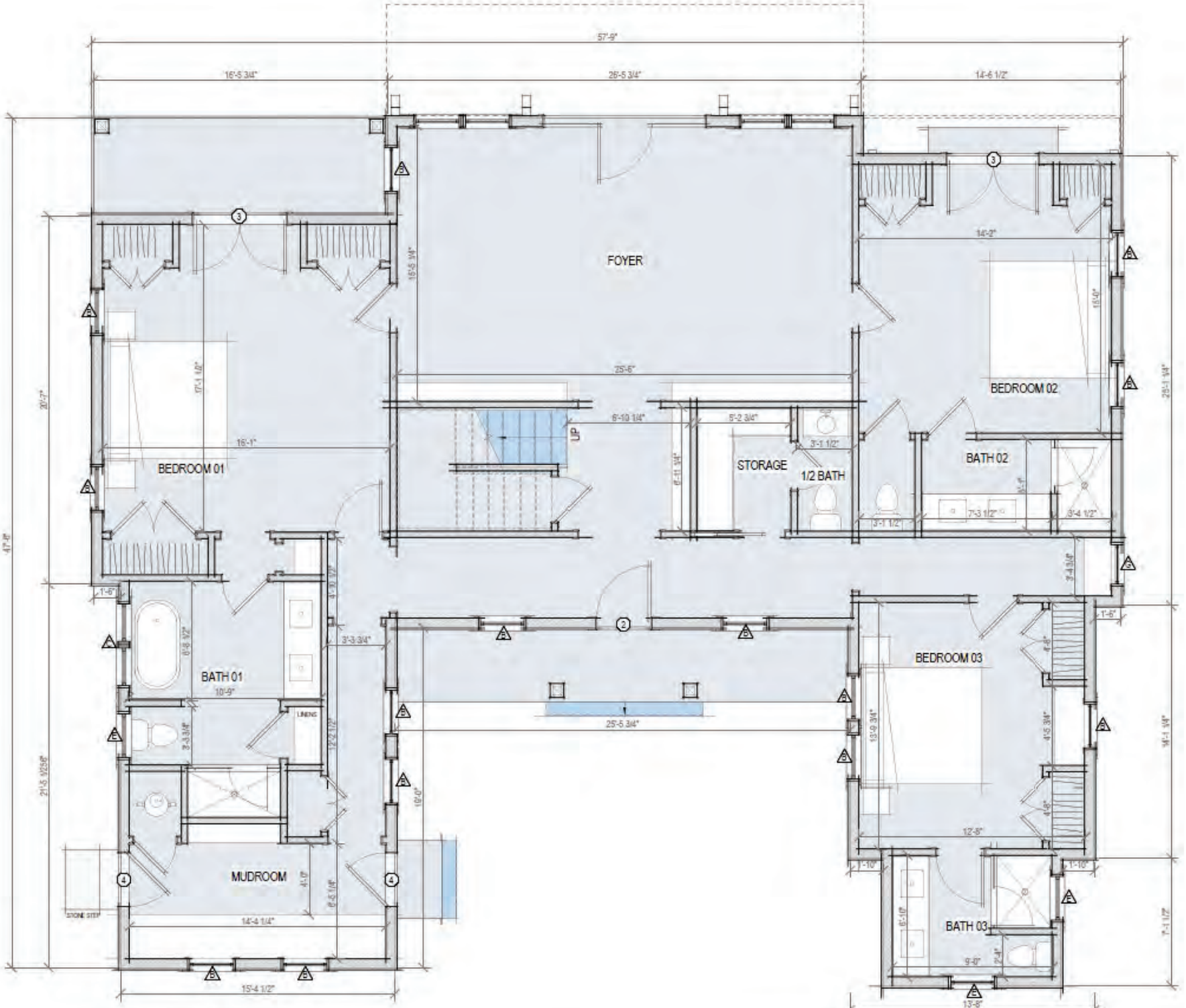
A	B	C	D	E	F	G	H	I
Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Fixed 4 Lite SDL	Slidding Double 4 Lite SDL	Double Hung 2/2 SDL

4 Window Legend

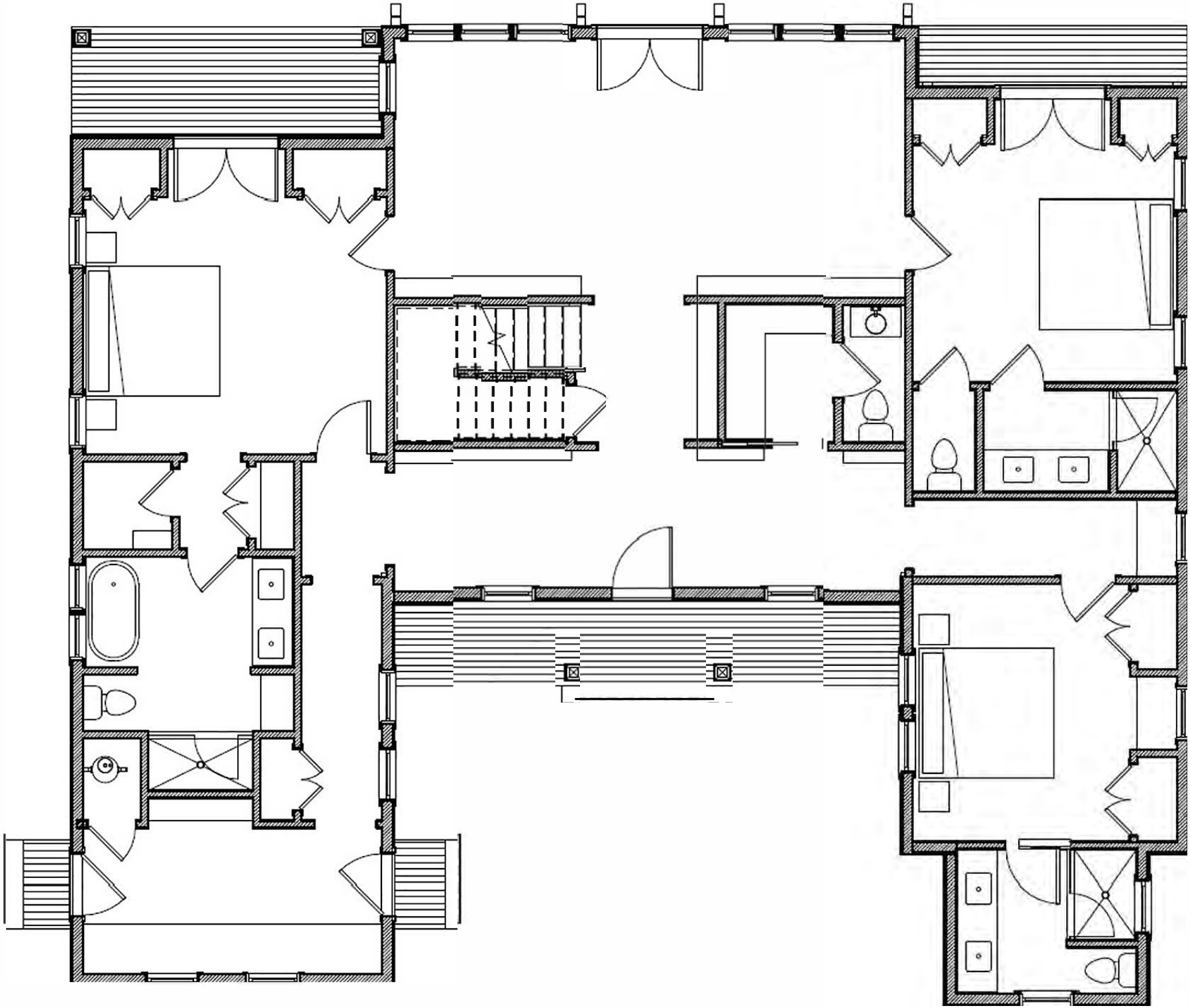
1/4" = 1'-0"



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

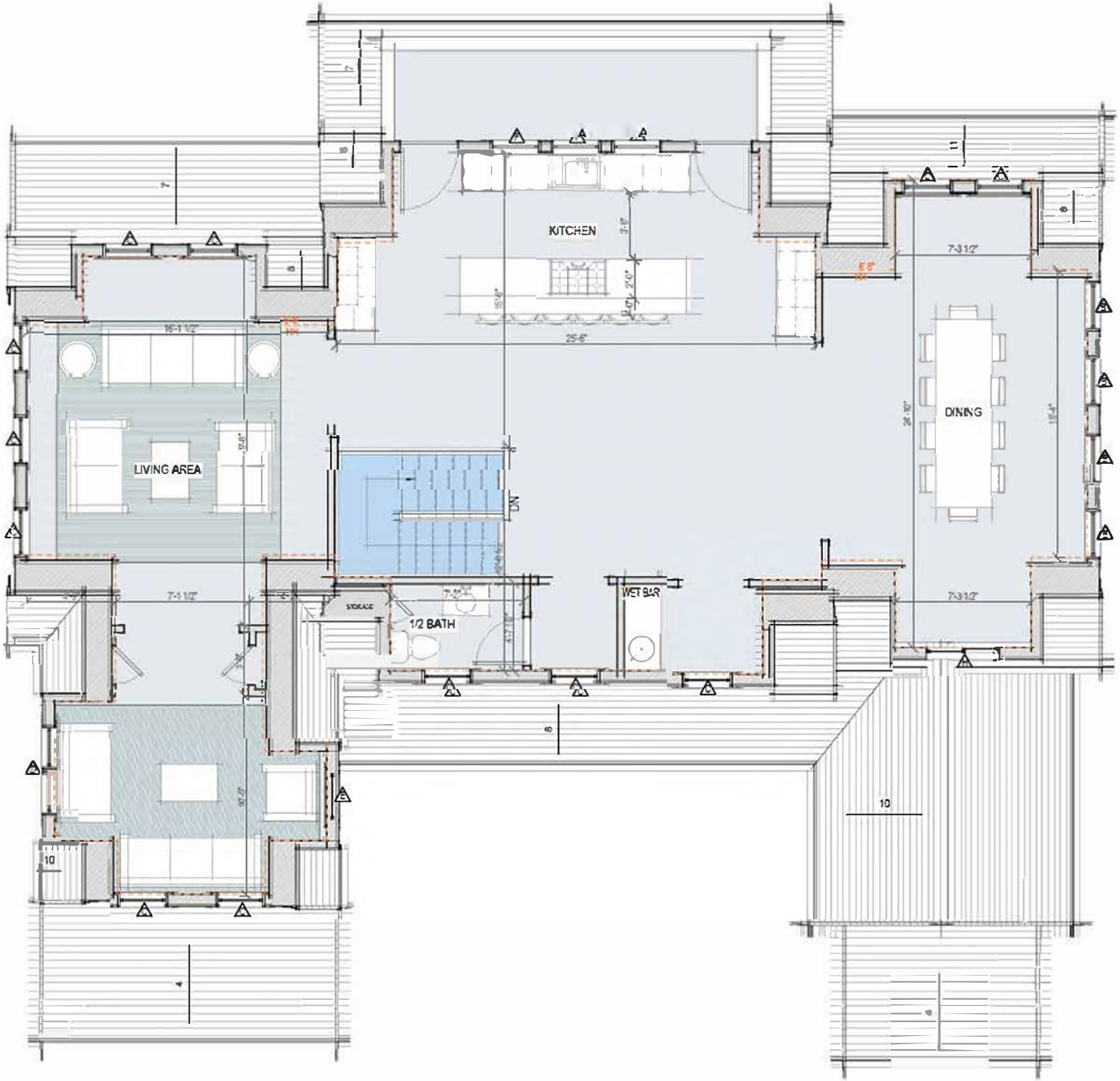


1 First Floor Plan - Proposed
1/4" = 1'-0"



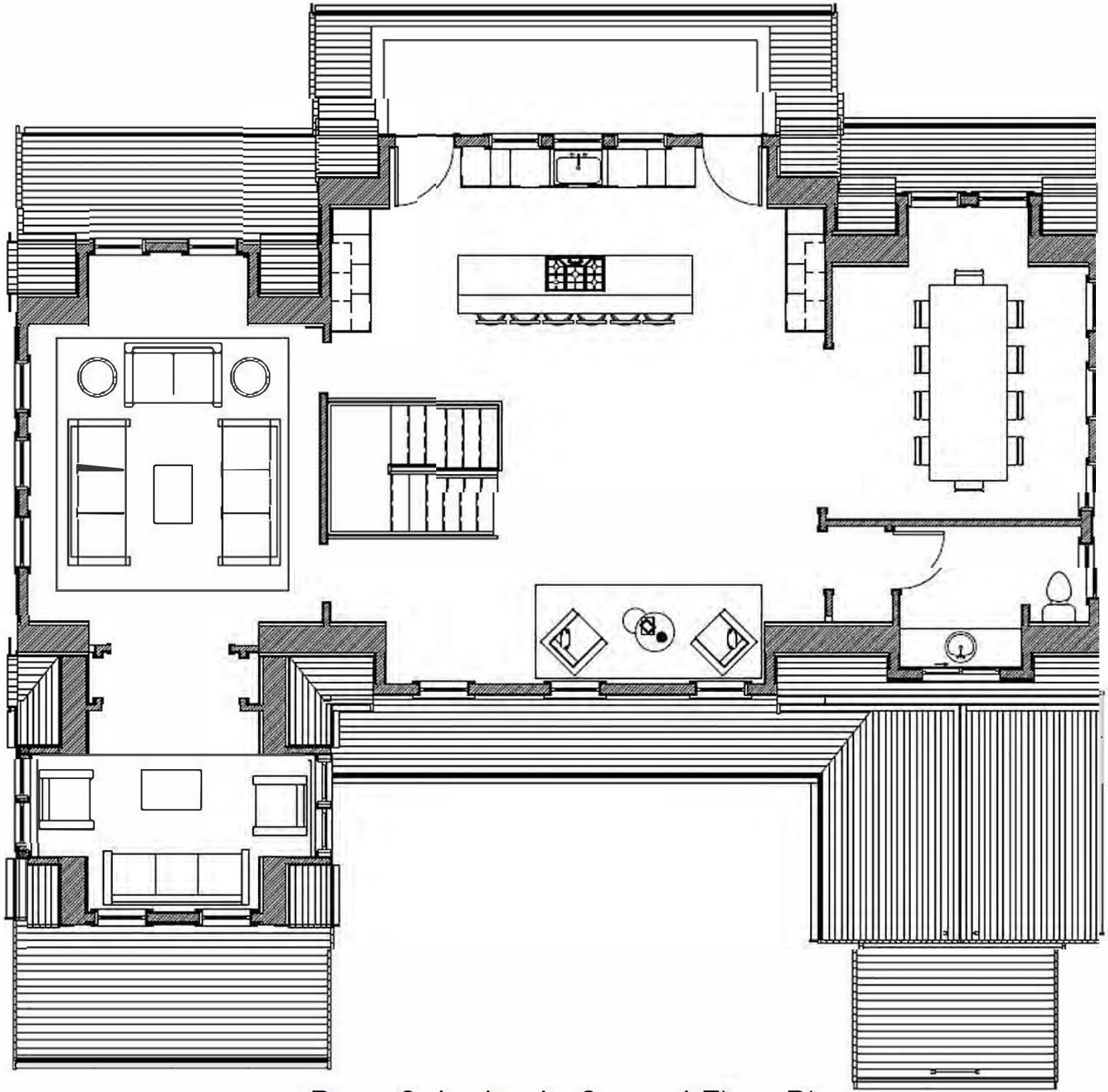
Prev. Submitted - First Floor Plan

1/8" = 1'-0"



1 Second Floor Plan - Proposed

1/4" = 1'-0"



Prev. Submitted - Second Floor Plan



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



Prev. Submitted - North Elevation

1/8" = 1'-0"



2 South Elevation - Proposed NO CHANGE THIS ELEVATION

1/4" = 1'-0"



1 West Elevation - Proposed NO CHANGE THIS ELEVATION

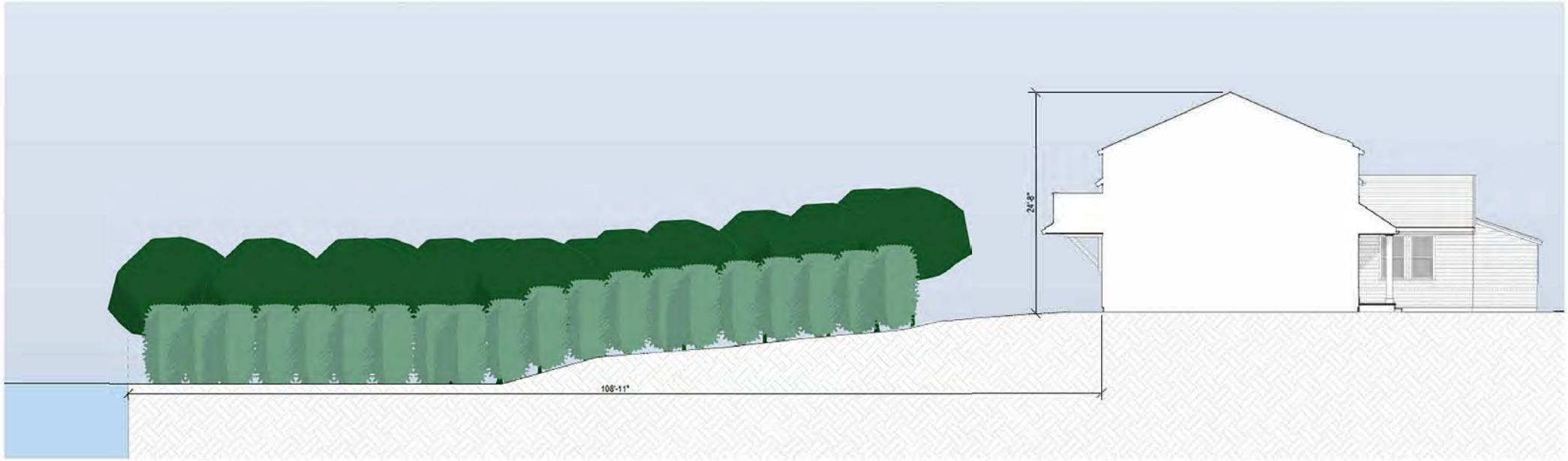
1/4" = 1'-0"



2 East Elevation - Proposed NO CHANGE THIS ELEVATION

1/4" = 1'-0"





1 Site Section
1/8" = 1'-0"



View From The Water

ADDRESS: 43 Sherburne Commons: OIH (Our Island Home)

DATE HEARD: 1/21/25 and 2/11/25

SITTING BOARD: Welch, Pohl, Camp, MacLeod, Paul

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 3/6/25
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-12-11596
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 3/6/25

March 6, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Old Business Resubmission "Hold for Revision" Updated Information
Town of Nantucket, Our Island Home – New Facility

Dear Chairman Welch and the Nantucket Historic District Commission,

Original Date of Submission: December 2, 2024 (for Meeting December 10, 2024, Meeting)
Revised Submission #1: February 6, 2025 (for Meeting on February 11, 2025)
Revised Submission #1: March 6, 2025 (for Meeting on March 11, 2025)
Address: 43 Sherburne Commons Lane (South Shore Road and Sherburne Commons)
#HDC Case Number: HDC2024-12-11596

Summary of Meeting Notes on February 11, 2025:

- Revise overall prominent East and West Elevation, focus on one gable
- Review clipped gables
- Continue to evaluate the north elevation as prominent face entering the the building, first impression

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

Craig Piper AIA
Senior Principal

Licensed Architect: CA, CT, FL, IL, MA, MD, ME, MO, NC, OH, NV, NH, NJ, NY, PA, RI, SC
Licensed Landscape Architect: ME

SMRT Architects and Engineers
c: 207.807.4680
smrtinc.com

Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

To	Historic District Commission	**Date**	12.02.24
From	SMRT Architects & Engineers	**Project No.**	23121
Subject	Site Fencing	**Project Name**	Our Island Home

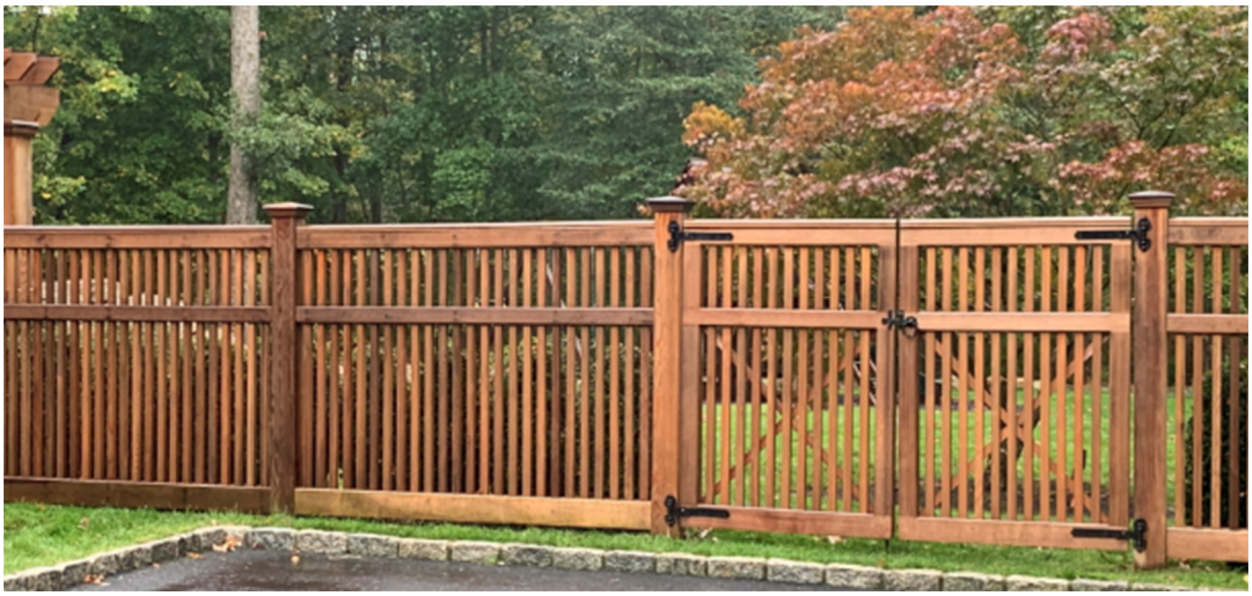
Our Island Home – Wood Fencing & Gate Options

Screen fence options around proposed emergency generator:





Enclosure fence and gate options at exterior patios:







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TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

COVER SHEET

A-000

ISSUED FOR HDC APPROVAL

12/02/24

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

RESUBMISSION 2 - 3/11/25

SMRT PROJECT #: **23121**

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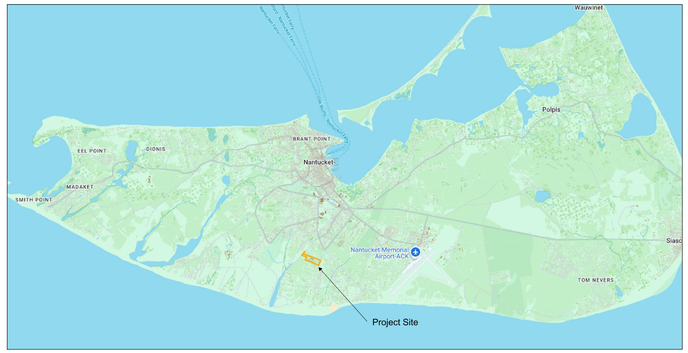
Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
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SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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#	Description	Date

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12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

RESUBMISSION 2 - 3/11/25



















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OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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#	Description	Date

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
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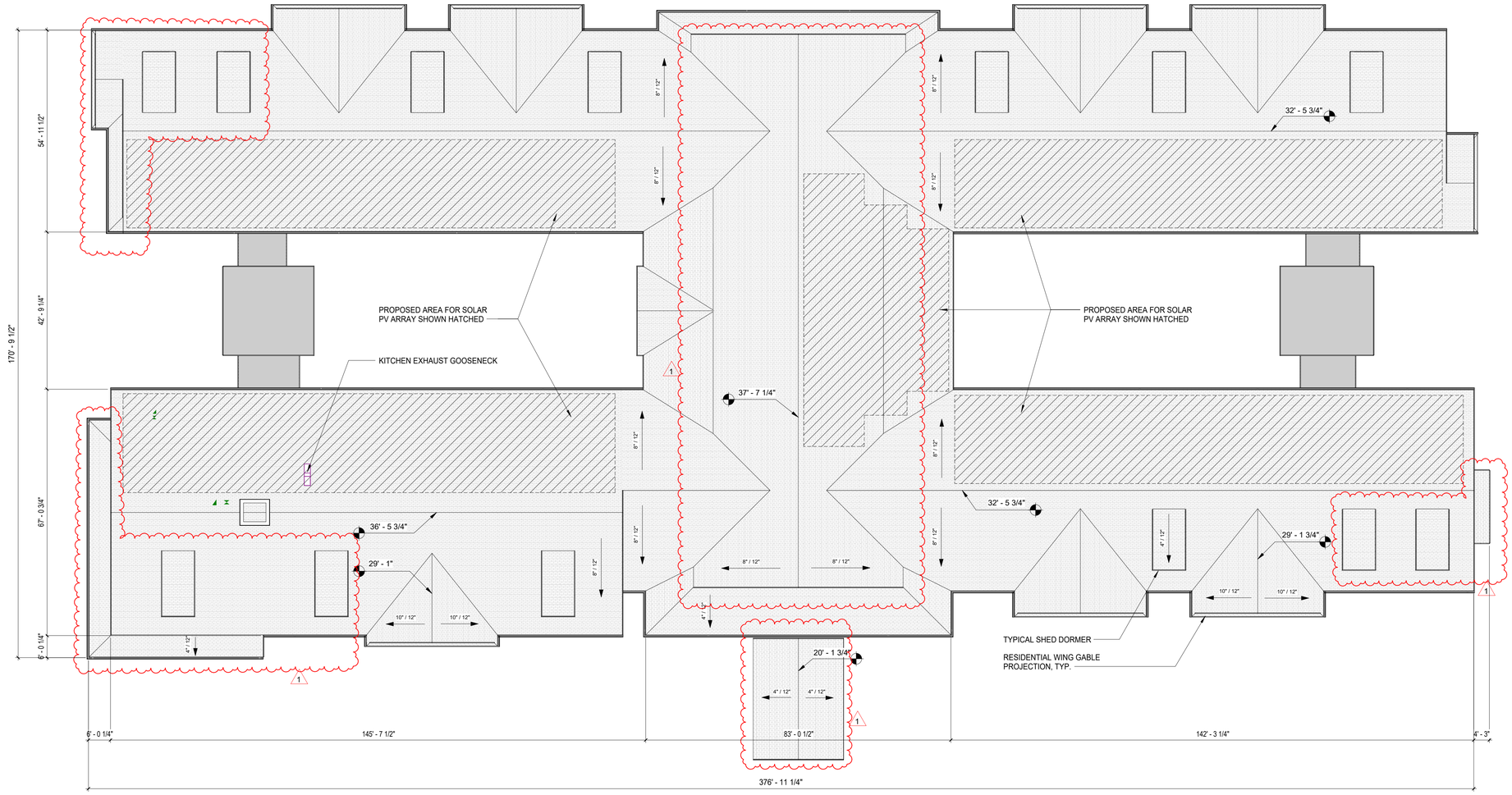
SMRT PROJECT #:	23121	DRAWN BY:	JSM

RESUBMISSION 2 - 3/11/25



1 ROOF LEVEL
1/16" = 1'-0"

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1	*Revised for HDC Approval*	*03-11-25*

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

ROOF PLAN

RESUBMISSION 2 - Proposed

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SCALE: **1/16" = 1'-0"** | DESIGNED BY: **Designer**
SMRT PROJECT #: **23121** | DRAWN BY: **Author**

A-102

NOT FOR CONSTRUCTION

HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR



4 SOUTH ELEVATION — RESUBMISSION 2 - Proposed
1/16" = 1'-0"



3 NORTH ELEVATION — RESUBMISSION 2 - Proposed
1/16" = 1'-0"



2 EAST ELEVATION — RESUBMISSION 2 - Proposed
1/16" = 1'-0"



1 WEST ELEVATION — RESUBMISSION 2 - Proposed
1/16" = 1'-0"

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1	*Revised for HDC Approval*	*03-11-25*

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

EXTERIOR ELEVATIONS

RESUBMISSION 2 - Proposed

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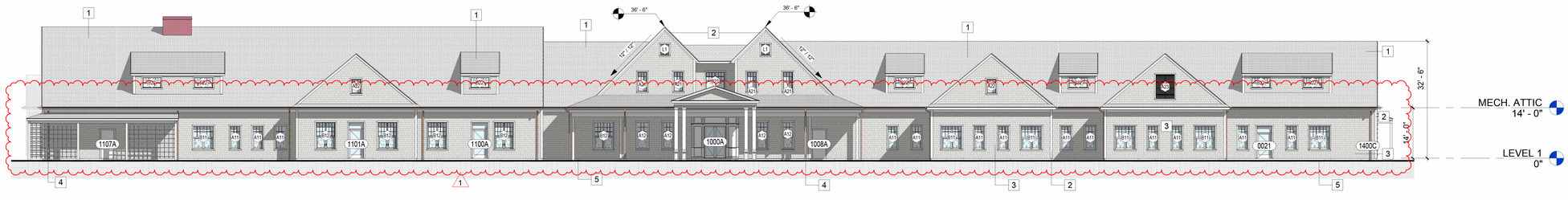
SMRT PROJECT #: **23121** | DRAWN BY: **Author**

A-201

NOT FOR CONSTRUCTION



3 WEST ELEVATION - ORIGINAL SUBMISSION 1/21/25
1/32" = 1'-0"



2 WEST ELEVATION - REVISED SUBMISSION RESUBMISSION 2/11/25
1/16" = 1'-0"



1 WEST ELEVATION RESUBMISSION 2 - Proposed
1/16" = 1'-0"

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Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

2	*Revised for HDC Approval*	*03-11-25*
1	*Revised for HDC Approval*	*02-06-25*

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

ELEVATION REVISIONS - WEST

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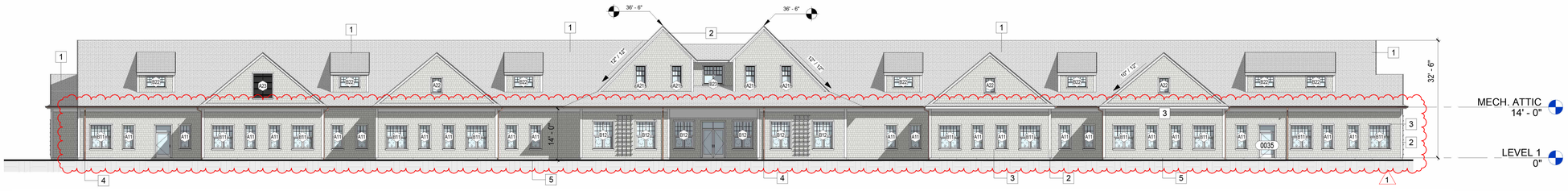
3 EAST ELEVATION - ORIGINAL SUBMISSION **1/21/25**
1/32" = 1'-0"



2 EAST ELEVATION - REVISED SUBMISION **RESUBMISSION 2/11/25**
1/16" = 1'-0"



1 EAST ELEVATION **RESUBMISSION 2 - Proposed**
1/16" = 1'-0"

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2	*Revised for HDC Approval*	*03-11-25*
1	*Revised for HDC Approval*	*02-06-25*

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03-11-25

SHEET TITLE:

ELEVATION REVISIONS - EAST

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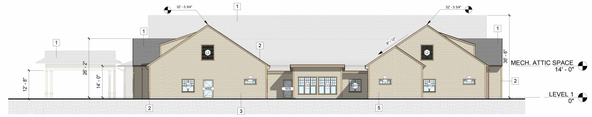
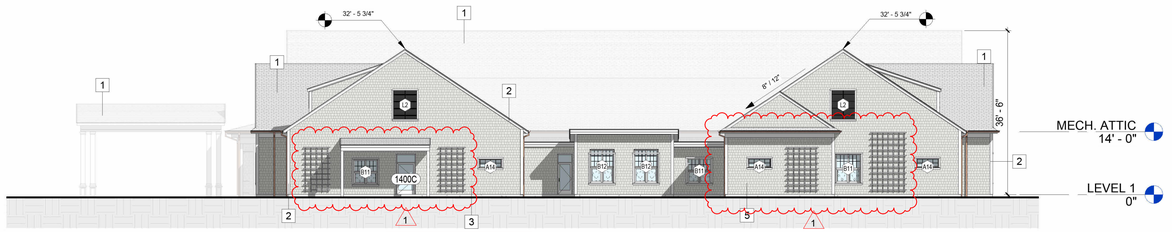
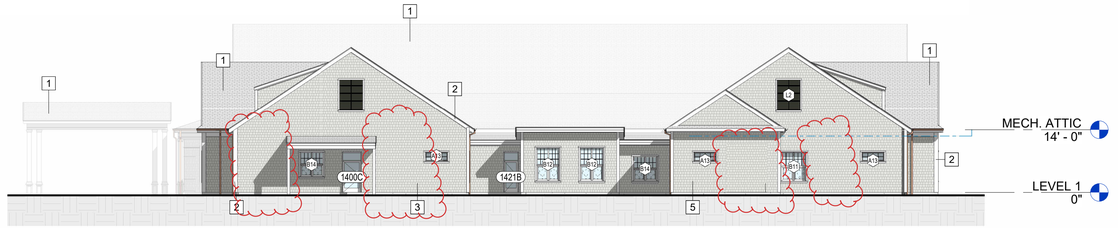


6 SOUTH ELEVATION - ORIGINAL SUBMISSION **1/21/25**
1/32" = 1'-0"



5 SOUTH ELEVATION - REVISED SUBMISSION **RESUBMISSION 2/11/25**
1/16" = 1'-0"



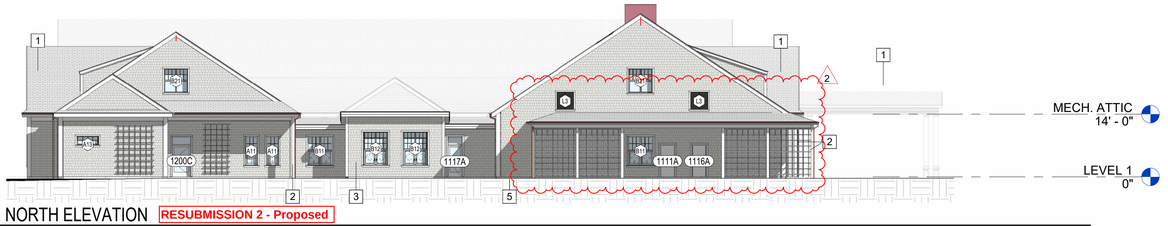
4 SOUTH ELEVATION **RESUBMISSION 2 - Proposed**
1/16" = 1'-0"



3 NORTH ELEVATION - ORIGINAL SUBMISSION **1/21/25**
1/32" = 1'-0"



2 NORTH ELEVATION - REVISED SUBMISSION **RESUBMISSION 2/11/25**
1/16" = 1'-0"



1 NORTH ELEVATION **RESUBMISSION 2 - Proposed**
1/16" = 1'-0"

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1	*Revised for HDC Approval*	*02-06-25*

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03-11-25

SHEET TITLE:

ELEVATION REVISIONS - NORTH & SOUTH

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A-204

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HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR



4 SOUTH ELEVATION - OPTION A
1/16" = 1'-0"
RESUBMISSION 2 - Option A



3 NORTH ELEVATION - OPTION A
1/16" = 1'-0"
RESUBMISSION 2 - Option A



2 EAST ELEVATION - OPTION A
1/16" = 1'-0"
RESUBMISSION 2 - Option A



1 WEST ELEVATION - OPTION A
1/16" = 1'-0"
RESUBMISSION 2 - Option A

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SHEET TITLE:

EXTERIOR ELEVATIONS - OPTION A

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SCALE:	1/16" = 1'-0"	DESIGNED BY:	MTR
SMRT PROJECT #:	23121	DRAWN BY:	RPB

A-205

NOT FOR CONSTRUCTION

HDC - EXTERIOR MATERIAL LEGEND	
Keynote Value	Keynote Description
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	FIBER CEMENT TRIM, JAMES HARDIE SMOOTH TRIM - PAINTED
3	FIBER CEMENT, JAMES HARDIE STRAIGHT EDGE PANEL - PAINTED
4	COPPER GUTTER, BOX GUTTER, STYLE A - RAW COPPER FINISH
5	CONCRETE FACED INSULATION WALL PANEL, WALLGUARD BY TCLEAR



4 SOUTH ELEVATION - OPTION B
1/16" = 1'-0"
RESUBMISSION 2 - Option B



3 NORTH ELEVATION - OPTION B
1/16" = 1'-0"
RESUBMISSION 2 - Option B



2 EAST ELEVATION - OPTION B
1/16" = 1'-0"
RESUBMISSION 2 - Option B



1 WEST ELEVATION - OPTION B
1/16" = 1'-0"
RESUBMISSION 2 - Option B

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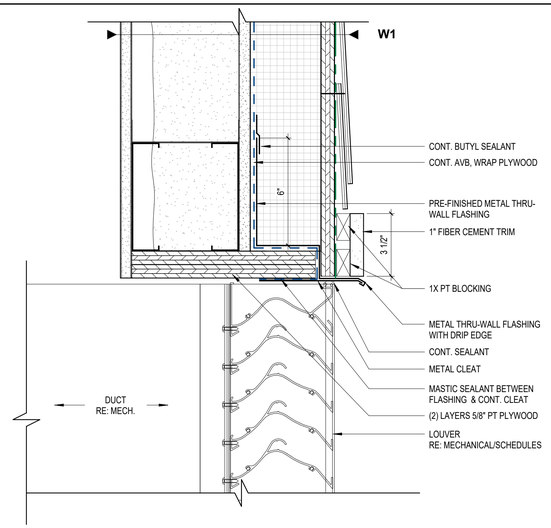
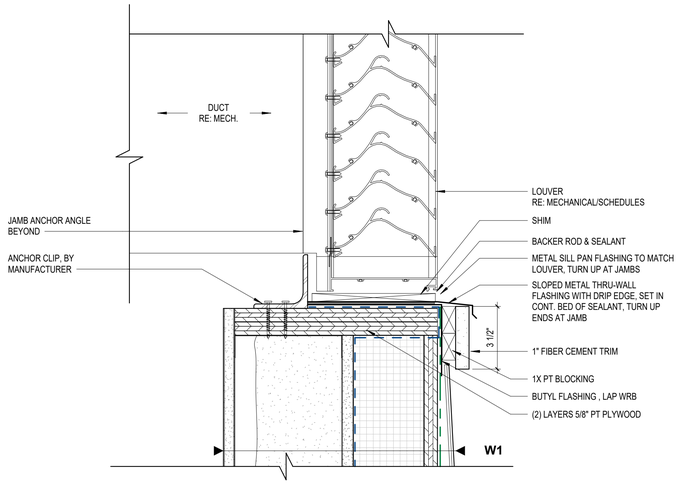
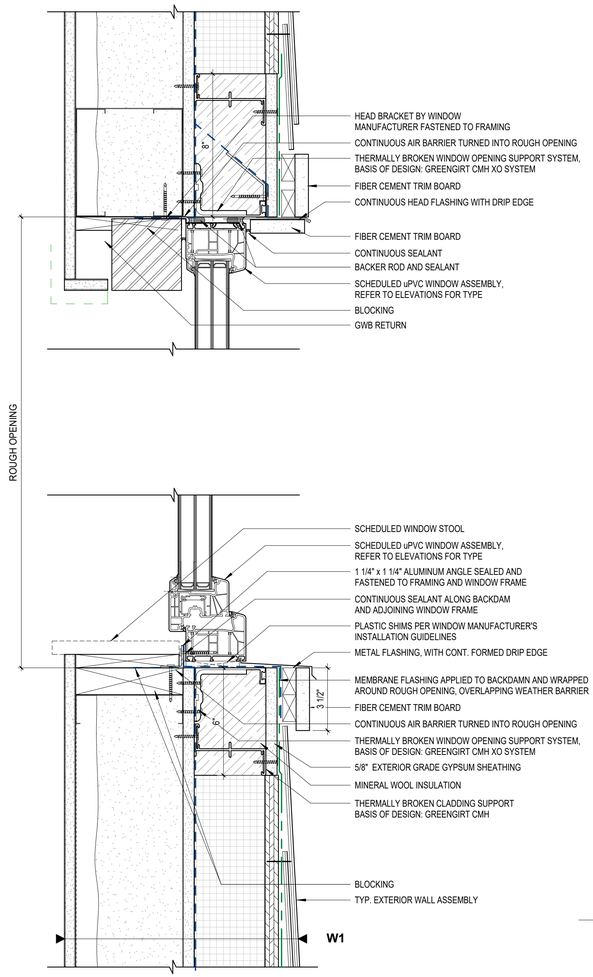




1 TYP. LOUVER HEAD/SILL DETAIL HDC
3" = 1'-0"



2 TYP. WINDOW HEAD/SILL DETAIL HDC
3" = 1'-0"

WINDOW SCHEDULE HDC

TYPE	DESCRIPTION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	GLASS TYPE	COMMENTS
LEVEL 1					
A11	SINGLE WINDOW W/ OPERABLE LOWER SASH	2' - 11"	6' - 7"	GL1	
A12	DOUBLE WINDOW W/ OPERABLE LOWER SASH	3' - 1"	7' - 7"	GL1	
A13	FIXED TRANSOM WINDOW	5' - 1"	2' - 1"	GL1	
B11	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 9"	6' - 7"	GL1	
B12	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 5"	7' - 7"	GL1	
B14	DOUBLE WINDOW W/ OPERABLE LOWER SASH	5' - 5"	5' - 7"	GL1	
MECH. ATTIC					
A21	DOUBLE WINDOW W/ OPERABLE LOWER SASH	2' - 11"	6' - 7"	GL1	
B21	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 5"	5' - 7"	GL1	
B22	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 4"	3' - 0"	GL3	
B23	TWIN FIXED SIMULATED DOUBLE HUNG	5' - 9"	6' - 7"	GL1	

WINDOW NOTES:

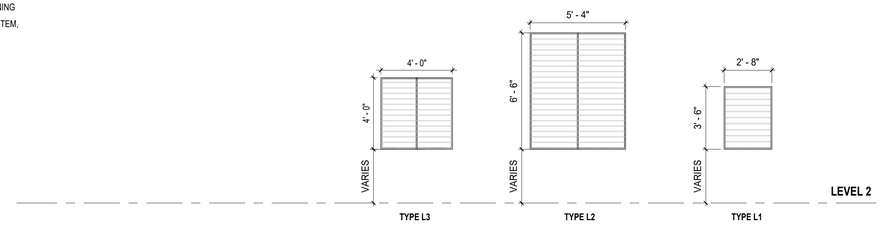
1. ALL WINDOWS TO BE FACTORY MULLED AND PAINTED

GLAZING TYPES

GL-1: TRIPLE-GLAZED INSULATED GLASS
GL-2: TRIPLE-GLAZED INSULATED GLASS W/ TRANSLUCENT FILM
GL-3: SINGLE-GLAZED MONOLITHIC GLAZING W/ TRANSLUCENT FILM
GL-4: SINGLE-GLAZED MONOLITHIC GLAZING

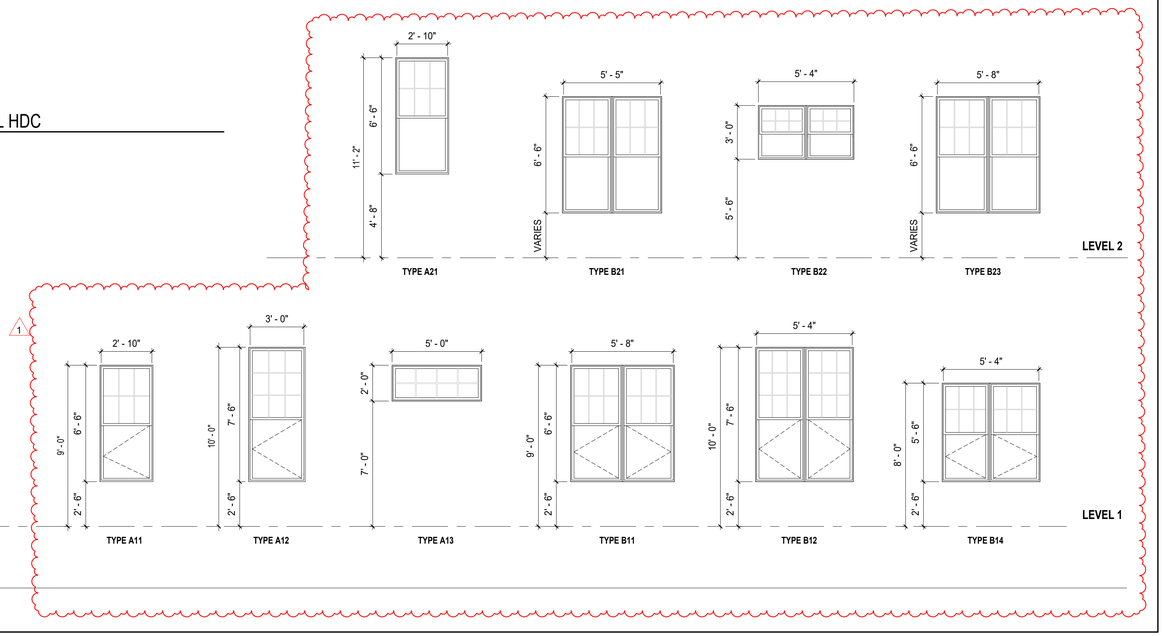
LOUVER SCHEDULE HDC

wt	Description	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	COMMENTS
MECH. ATTIC				
L1	ANODIZED ALUMINUM LOUVER	2' - 8"	3' - 6"	
L2	ANODIZED ALUMINUM LOUVER	5' - 4"	6' - 10"	
L3	ANODIZED ALUMINUM LOUVER	4' - 0"	4' - 0"	



LOUVER TYPE LEGEND HDC

1/4" = 1'-0"



WINDOW TYPE LEGEND HDC

1/4" = 1'-0"

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03-11-25

SHEET TITLE:

WINDOW SCHEDULE, LEGEND, AND DETAILS

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A-207

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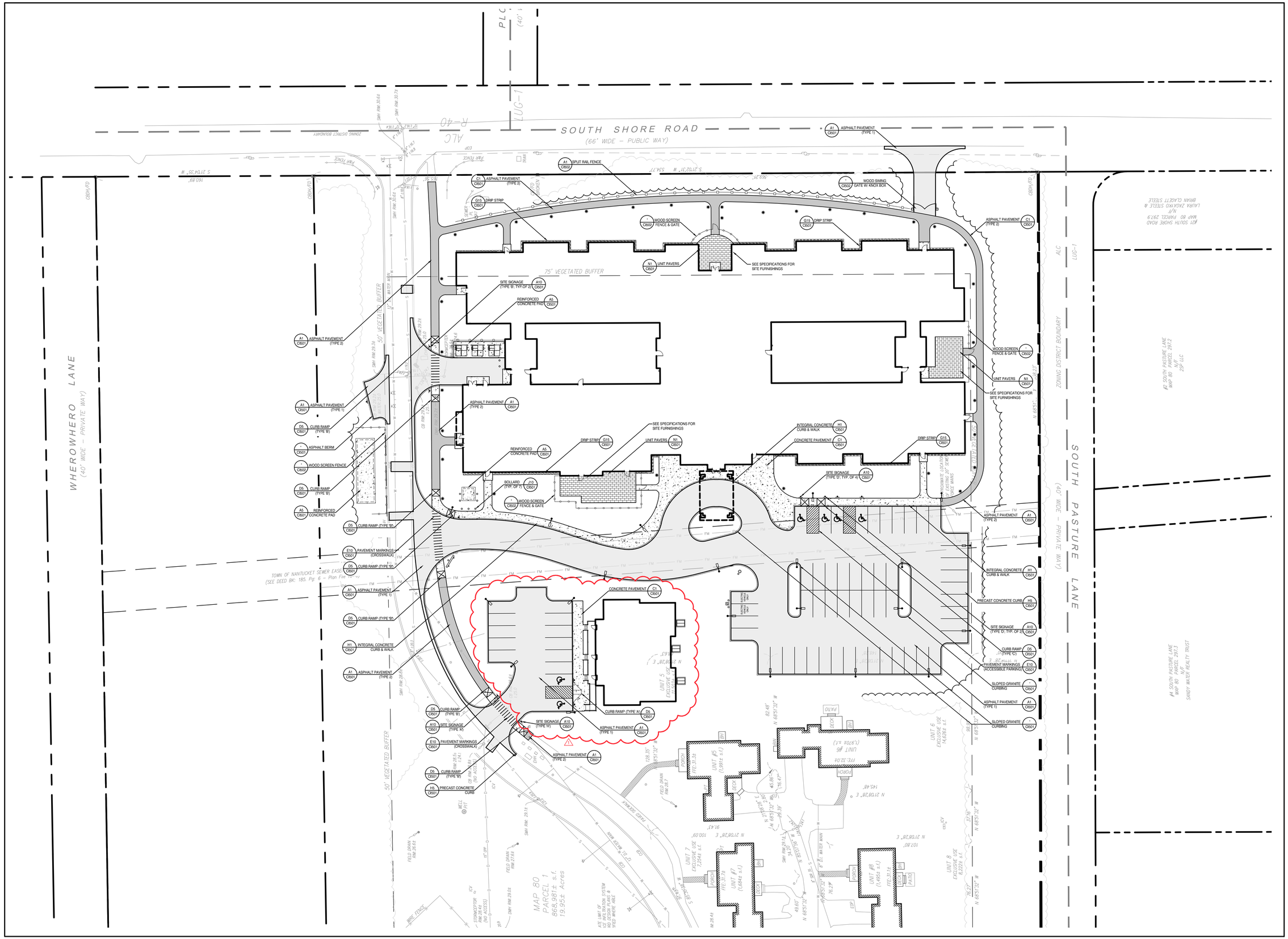

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date
1	Revised for HDC Approval	03-11-25

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

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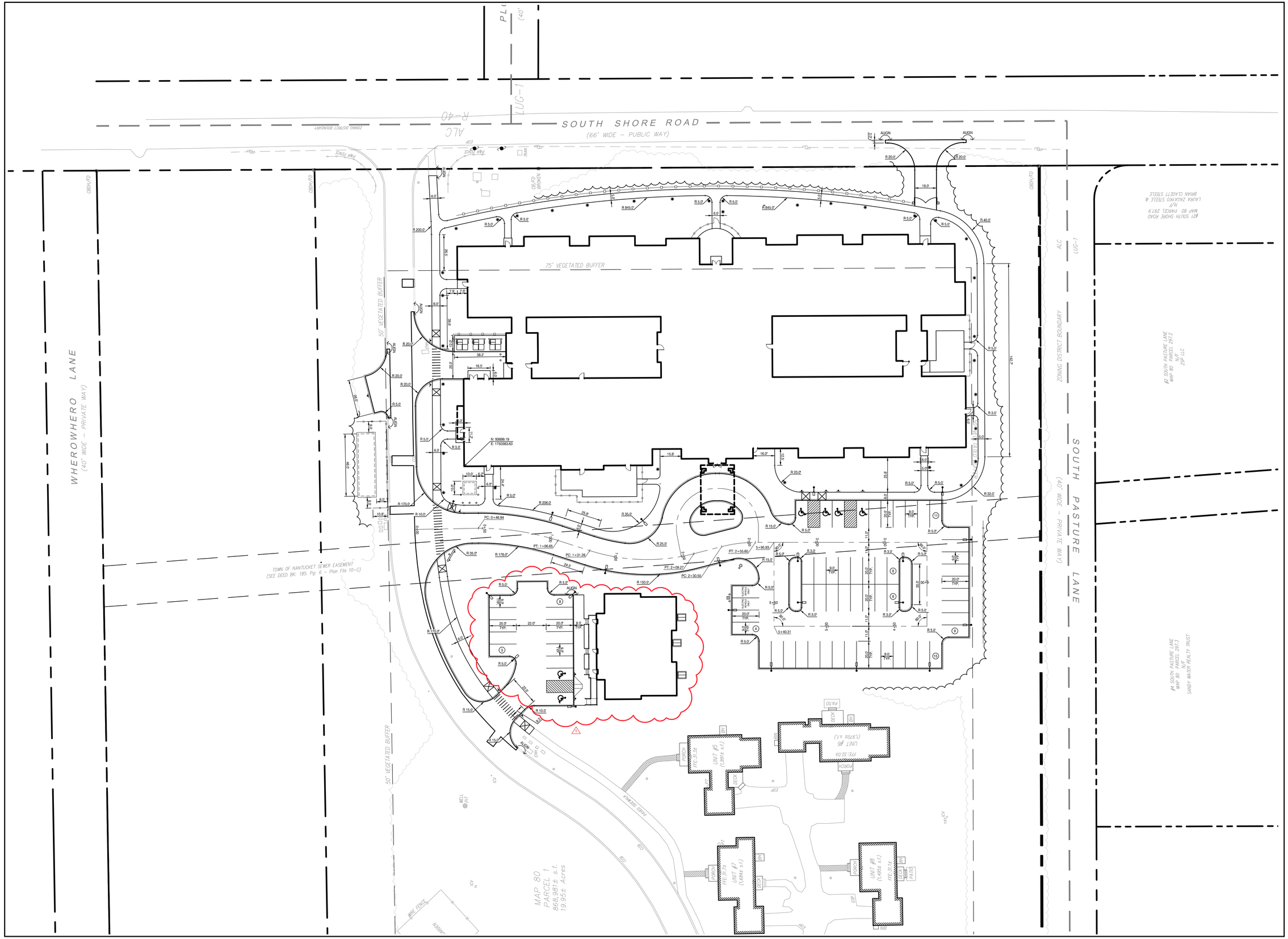
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI101



0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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SHEET TITLE:

SITE LAYOUT PLAN

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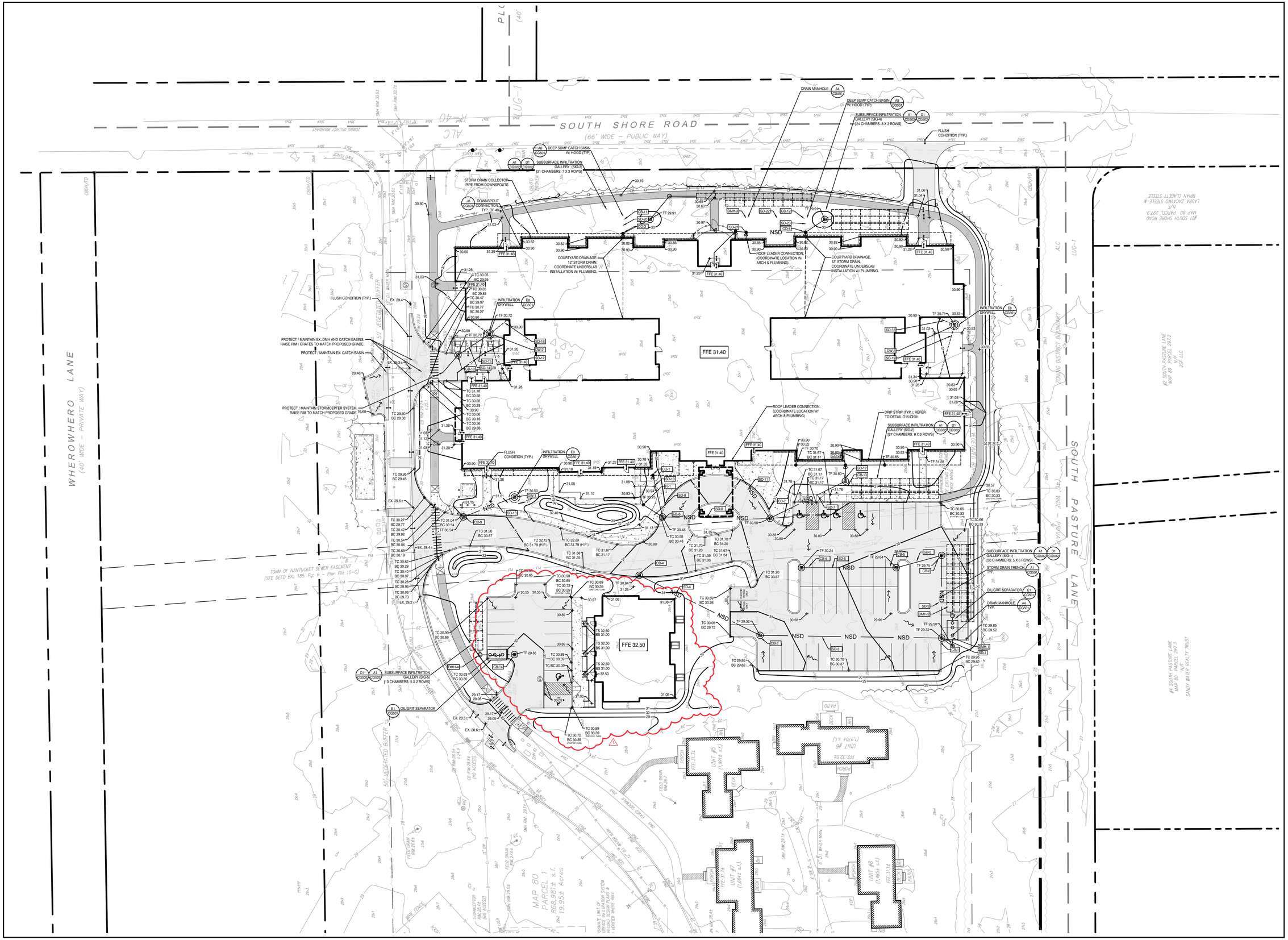
CP101



0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

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SCALE:	1" = 30'	DESIGNED BY:	MAF
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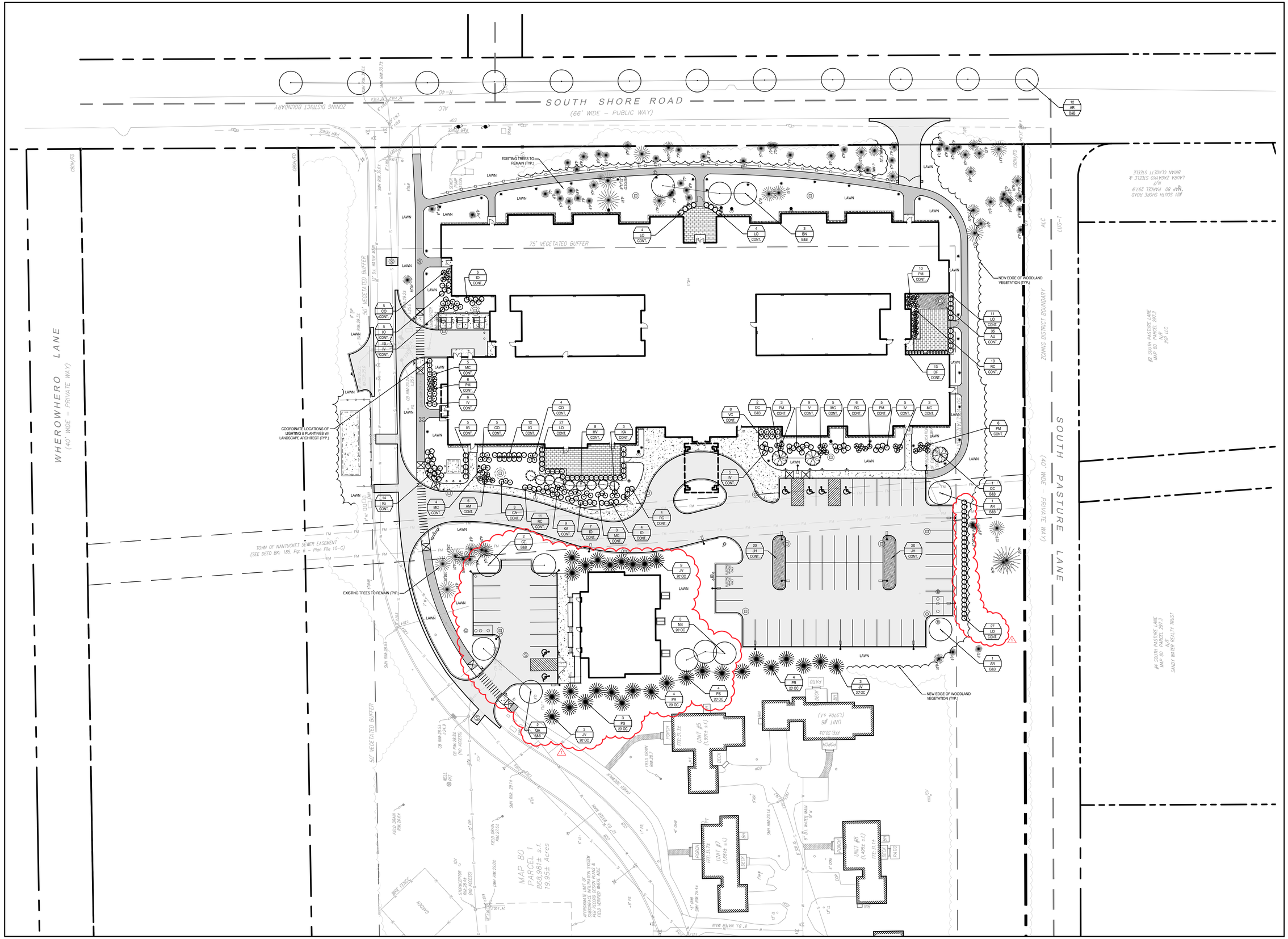

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date
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03-11-25

SHEET TITLE:

SITE PLANTING PLAN

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LP101



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Appendix - Past Studies

FEBRUARY 11, 2025

OUR ISLAND HOME - HDC REVIEW

SUBMITTED BY:
SMRT ARCHITECTS AND ENGINEERS
200 BRICKSTONE SQUARE, ANDOVER, MA 01810

1.21.25 HDC REVIEW COMMENTS

SUMMARY OF REVIEW COMMENTS

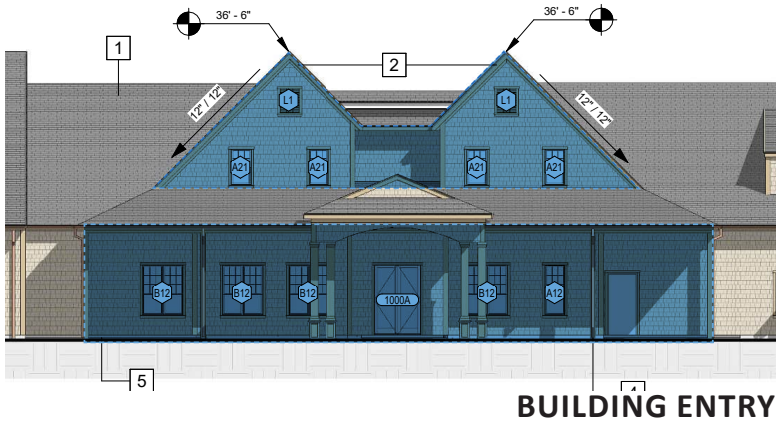
- Proportion of windows in wall are off (ground to sill, head to eave)
- Request to lower plate height or raise window head height
- Provide a more prominent entrance
- Double-gable at entrance is out of place and too steep
- Continuous roof ridge is overbearing
- Triple-gang windows are not in keeping with Nantucket standards
- North elevation is too stark/utilitarian
- Asphalt shingles are too dark - lighter shade preferred
- Siding to be painted gray to reflect aged cedar coloring
- Provide oversized trim to help with scale of the building
- Light reflectance/transmittance concerns with windows - light scatter



TYPICAL RESIDENTIAL WING ELEVATION

BUILDING ENTRY:

- Reviewers felt that the double-gable design was incongruous with the remainder of the structure.
- The roof pitches at the entry are too steep
- The entry was not prominent enough.



BUILDING ENTRY

1.21.25 HDC REVIEW COMMENTS

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- Proportion of windows in wall are off (ground to sill, head to eave)
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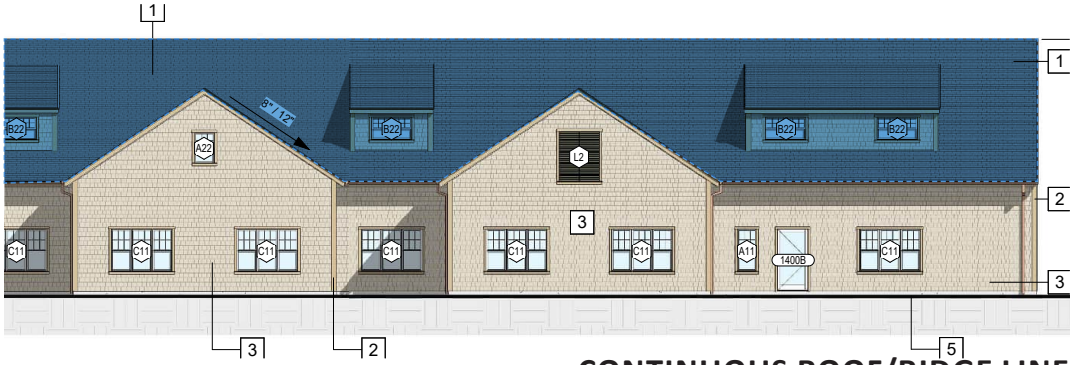
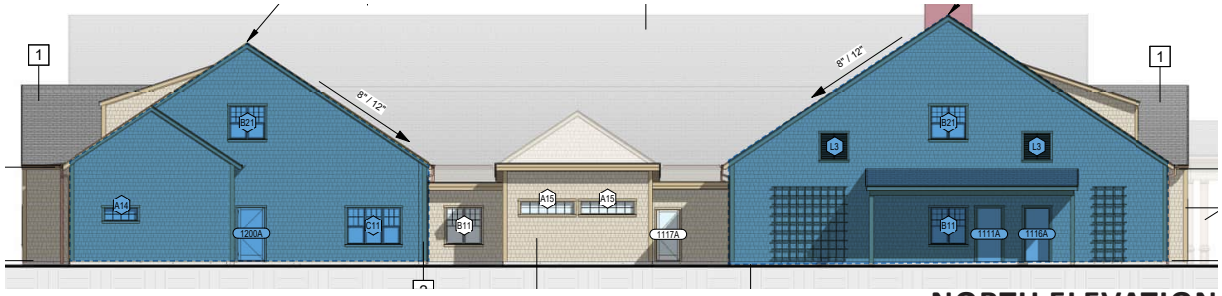


CONTINUOUS ROOF/RIDGE LINE



NORTH ELEVATION

TYPICAL RESIDENT WING ELEVATION

AREAS OF STUDY:

- Window proportions
- Window configurations (single, double, mix)
- Roof pitch variations
- Window head heights
- Eave return options at gable projections





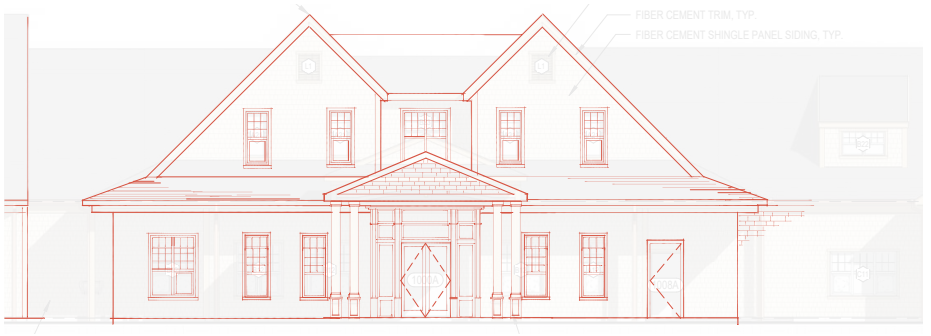


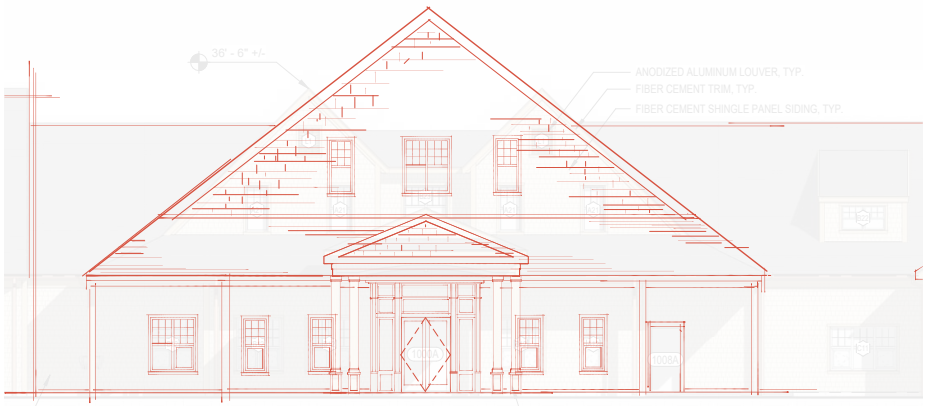


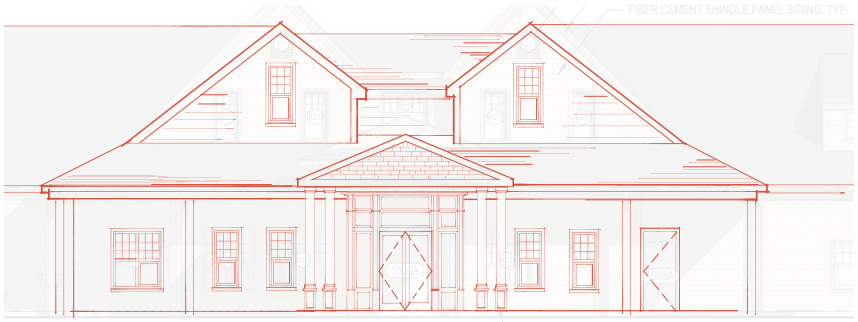
BUILDING ENTRY

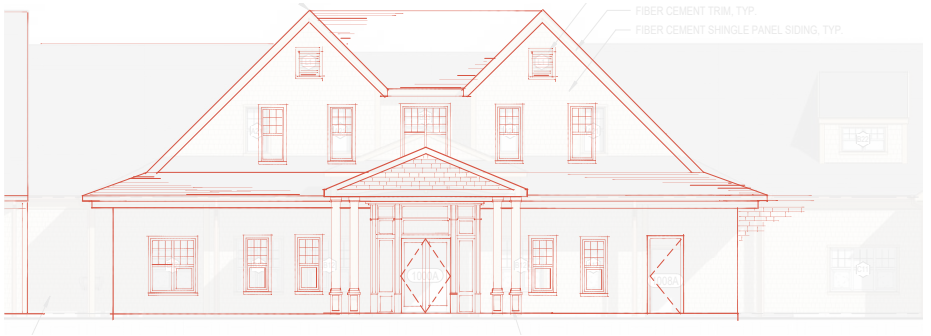
AREAS OF STUDY:

- Facade articulation surrounding front entry
- Plane shift at double gables
- Reduced prominence of porte-cochere
- Single-gable structure
- Lowered roof pitch
- Lowered elevation of porch framing/trim
- Existing context on site









BUILDING ENTRY

EXISTING CONTEXT

- Sherburne Commons entry







BUILDING ENTRY

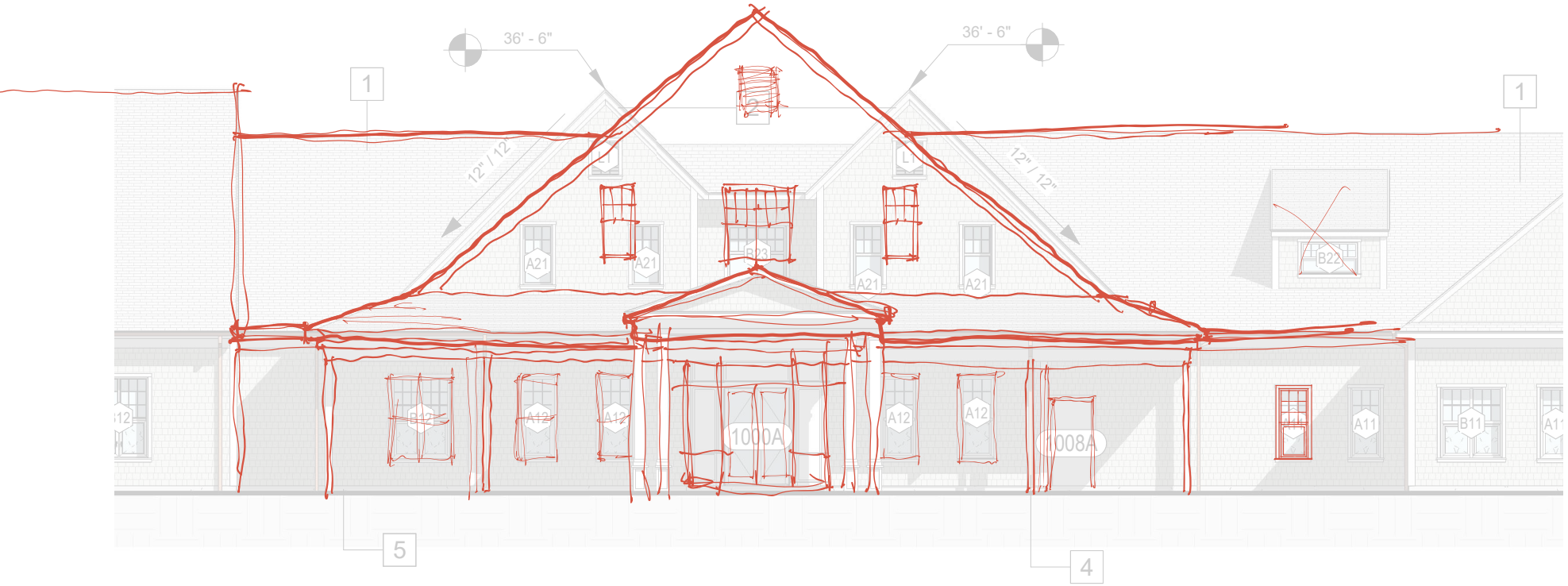
ELEVATION COMPARISON

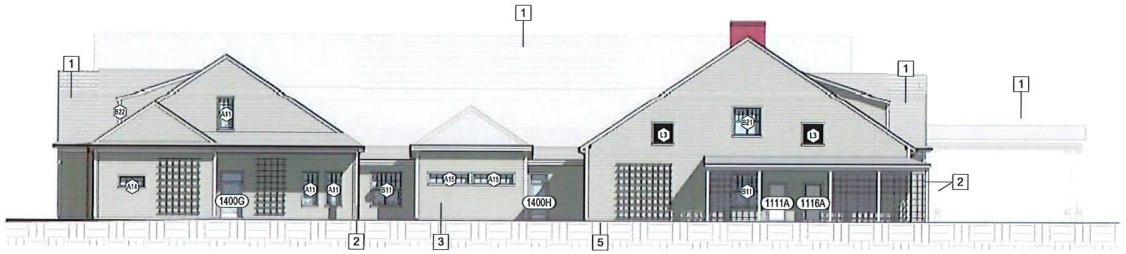


Elevation as originally submitted

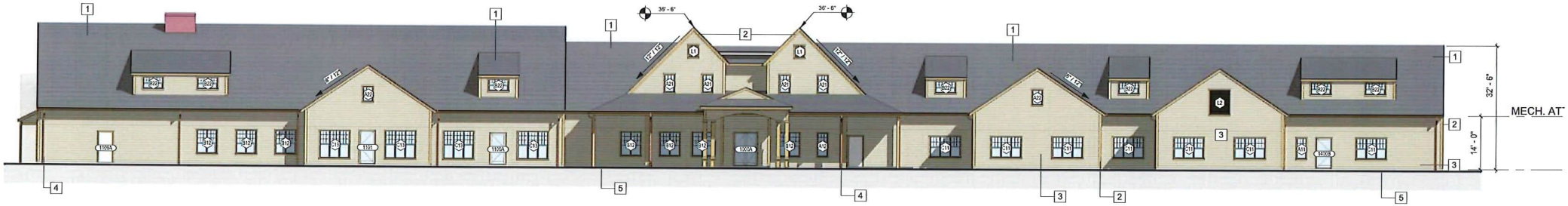


Revised elevation

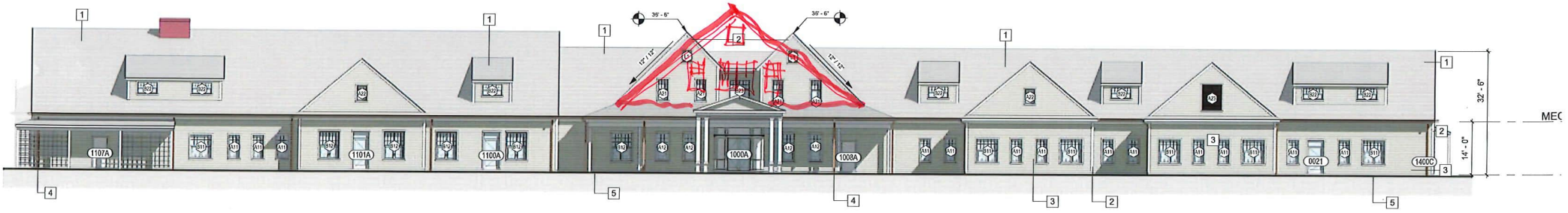

36' - 6"
36' - 6"
1
1
12" / 12"
12" / 12"
A21
A21
B23
A21
A21
B22
A12
A12
A12
A12
A12
1000A
1008A
A11
B11
5
4



2 NORTH ELEVATION
1/16" = 1'-0"

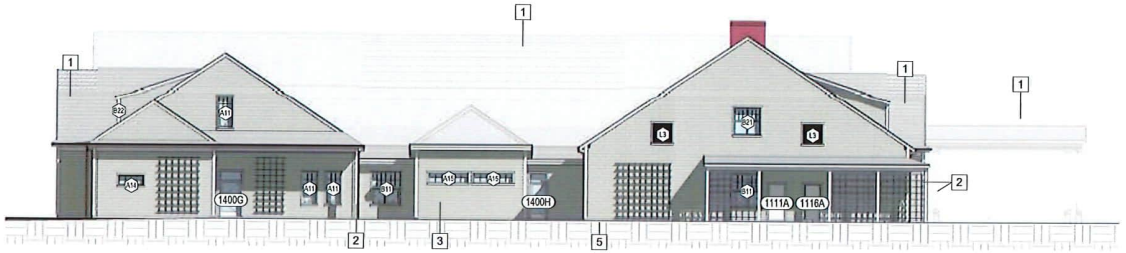


4 WEST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

| Skilled Nursing Facility



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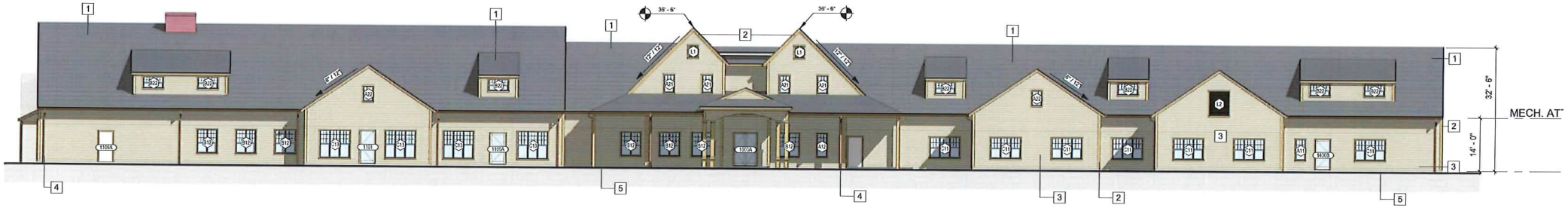

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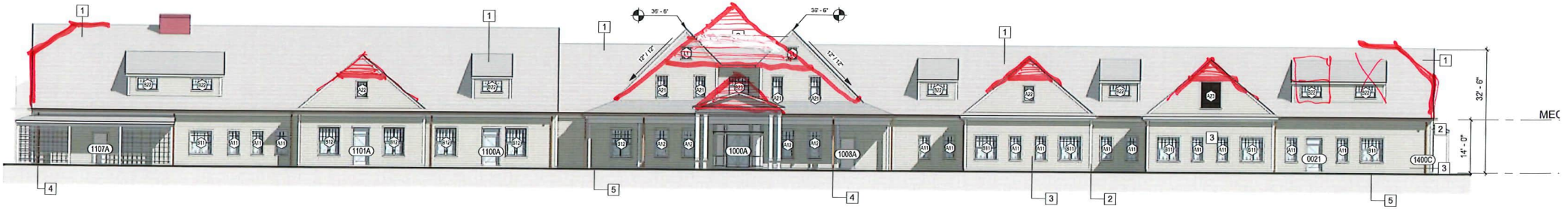
1/16" = 1'-0"



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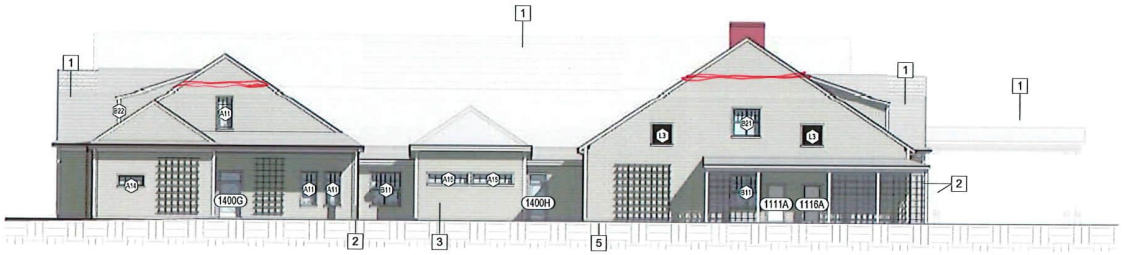
| Skilled Nursing Facility



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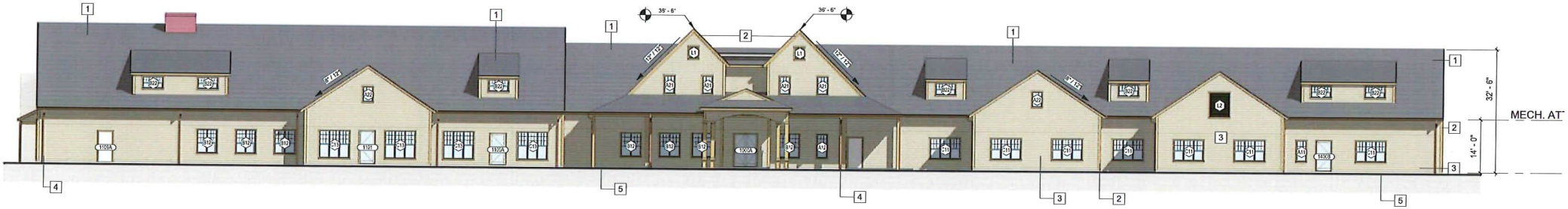
1/16" = 1'-0"



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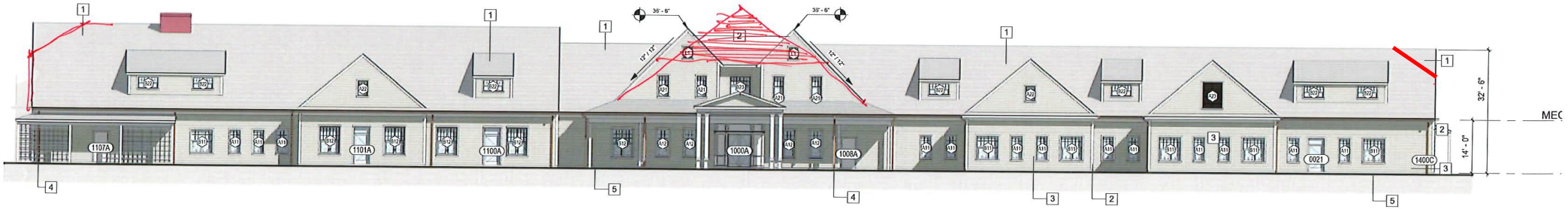
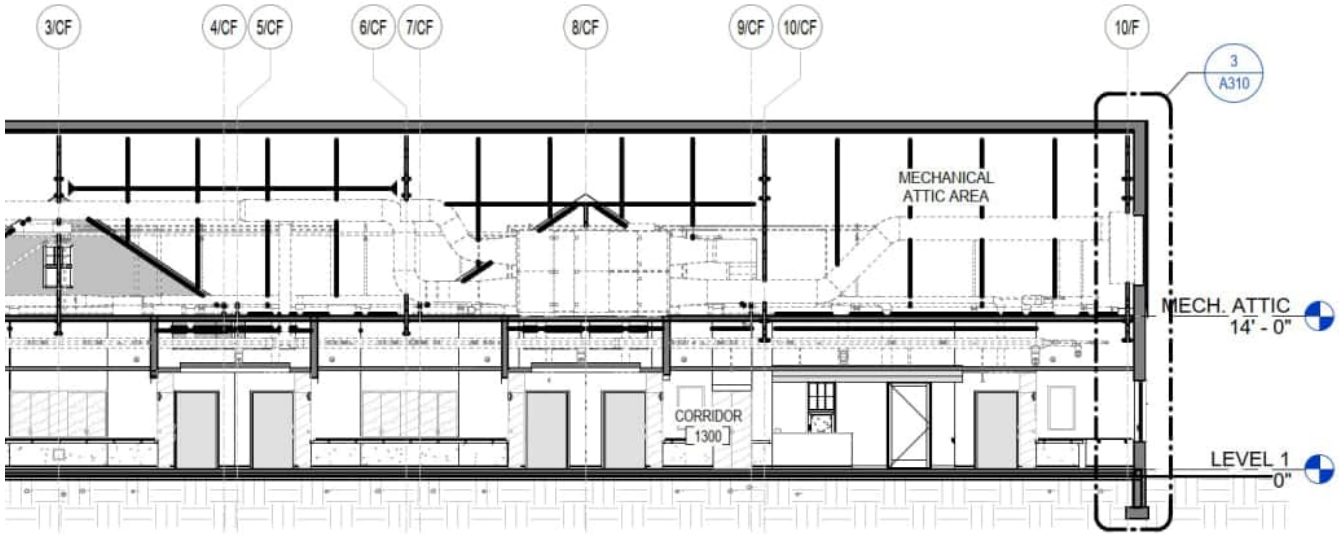
1/16" = 1'-0"

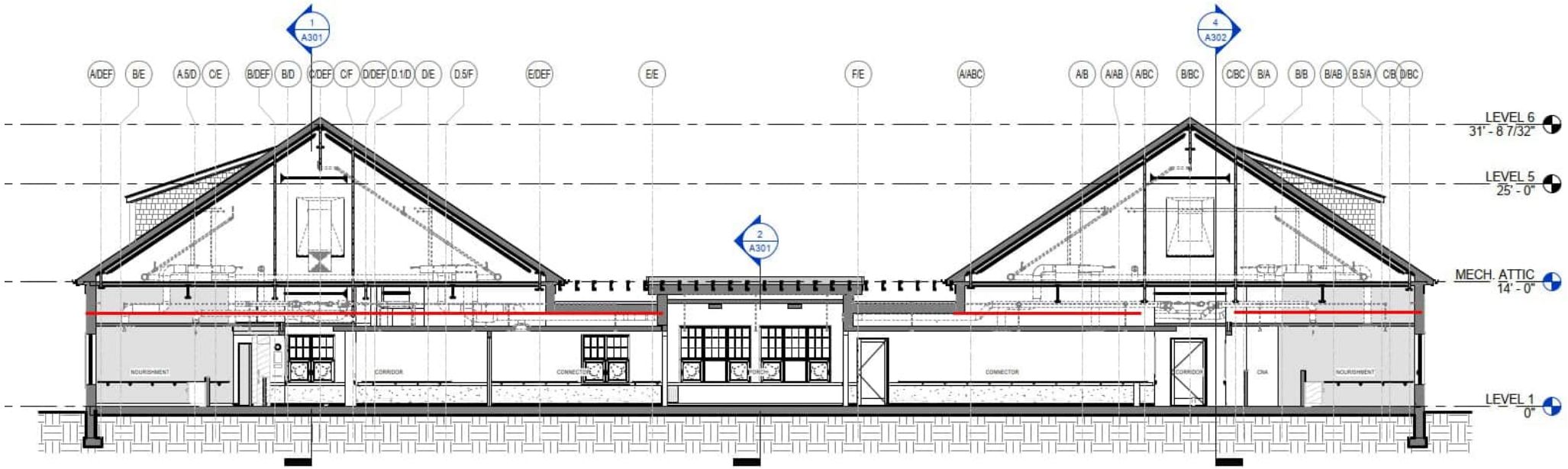


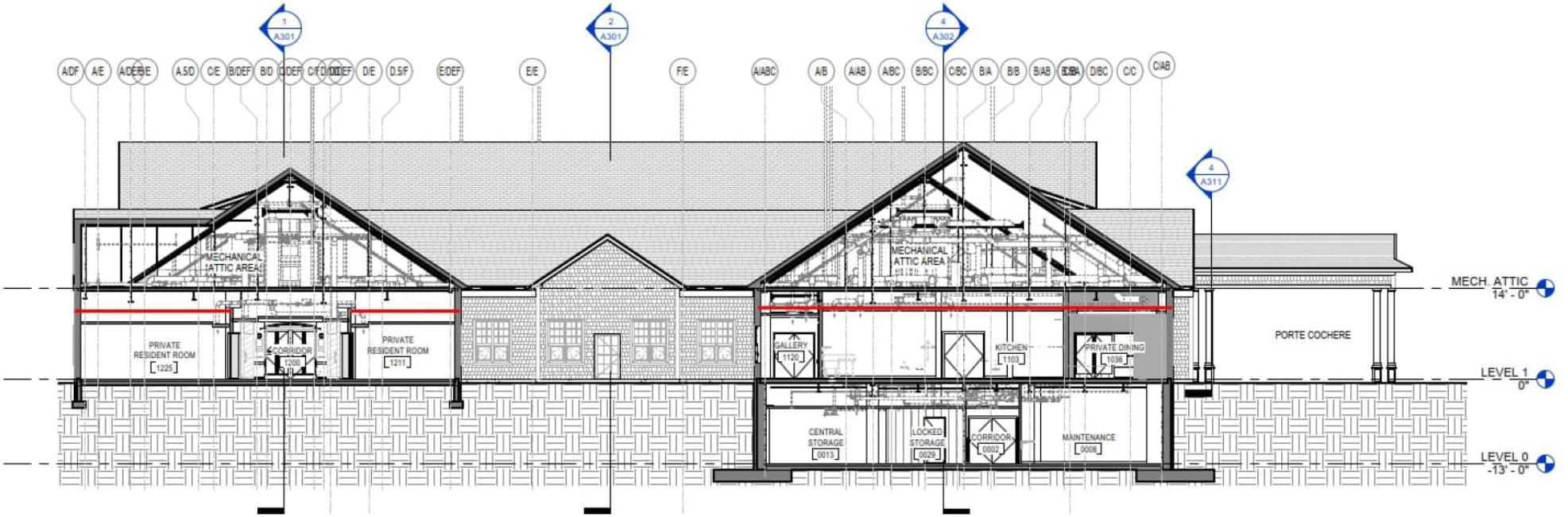
4 WEST ELEVATION
1/16" = 1'-0"

| Skilled Nursing Facility


1
A301
2
A301
4
A302
4
A311
A/DF
A/E
A/DE
A.5/D
C/E
B/DEF
B/D
C/DEF
D/E
D.5/F
E/DEF
E/E
F/E
A/ABC
A/B
A/AB
A/BC
B/BC
C/BC
B/A
B/B
B/AB
D/BC
C/C
C/AB
MECHANICAL
ATTIC AREA
PRIVATE
RESIDENT ROOM
1225
CORRIDOR
1200
PRIVATE
RESIDENT ROOM
1211
MECHANICAL
ATTIC AREA
GALLERY
1120
KITCHEN
1103
PRIVATE DINING
1036
PORTE COCHERE
CENTRAL
STORAGE
0013
LOCKED
STORAGE
0029
CORRIDOR
0002
MAINTENANCE
0008
MECH. ATTIC
14' - 0"
LEVEL 1
0"
LEVEL 0
-13' - 0"


3/CF
4/CF
5/CF
6/CF
7/CF
8/CF
9/CF
10/CF
10/F
3
A310
MECHANICAL
ATTIC AREA
CORRIDOR
1300
MECH. ATTIC
14' - 0"
LEVEL 1
0"


1
A301
2
A301
4
A302
A/DEF
B/E
A.5/D
C/E
B/DEF
B/D
C/DEF
C/F
D/DEF
D.1/D
D/E
D.5/F
E/DEF
E/E
F/E
A/ABC
A/B
A/AB
A/BC
B/BC
C/BC
B/A
B/B
B/AB
B.5/A
C/B
D/BC
LEVEL 6
31' - 8 7/32"
LEVEL 5
25' - 0"
MECH. ATTIC
14' - 0"
LEVEL 1
0"
NOURISHMENT
CORRIDOR
CONNECTOR
CONNECTOR
CORRIDOR
CNA
NOURISHMENT


1
A301
2
A301
4
A302
4
A311
A/DF
A/E
A/DEF/E
A.5/D
C/E
B/DEF
B/D
C/DEF
C/F
D/DEF
D/E
D.5/F
E/DEF
E/E
F/E
A/ABC
A/B
A/AB
A/BC
B/BC
C/BC
B/A
B/B
B/AB
D/BC
C/C
C/AB
MECHANICAL
ATTIC AREA
PRIVATE
RESIDENT ROOM
1225
CORRIDOR
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1211
MECHANICAL
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GALLERY
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KITCHEN
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0013
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CORRIDOR
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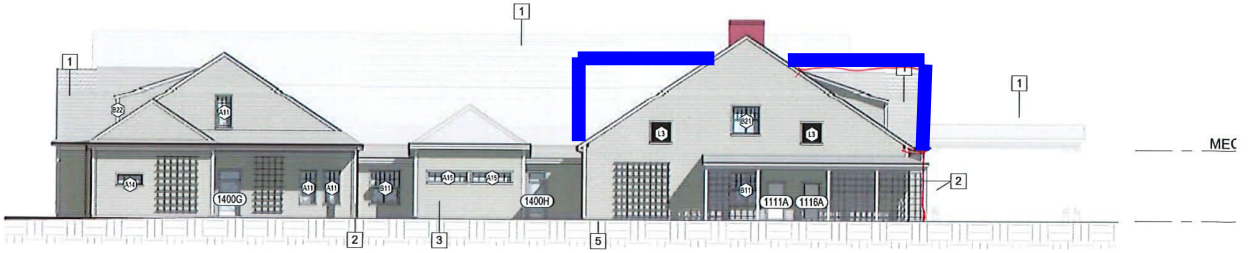
MECH. ATTIC
14' - 0"
LEVEL 1
0"
LEVEL 0
-13' - 0"



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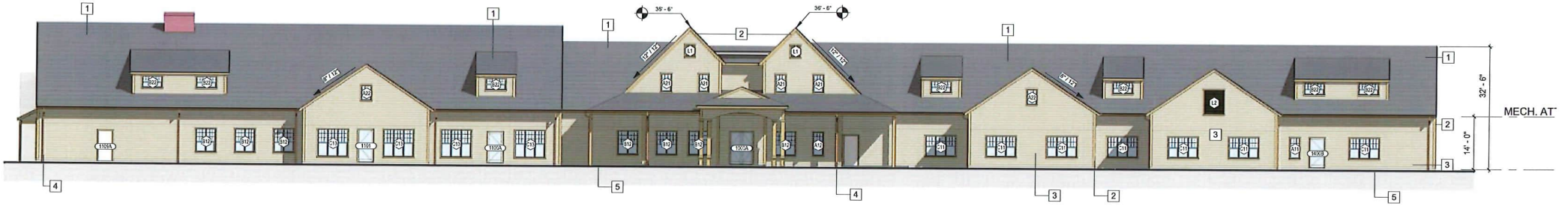

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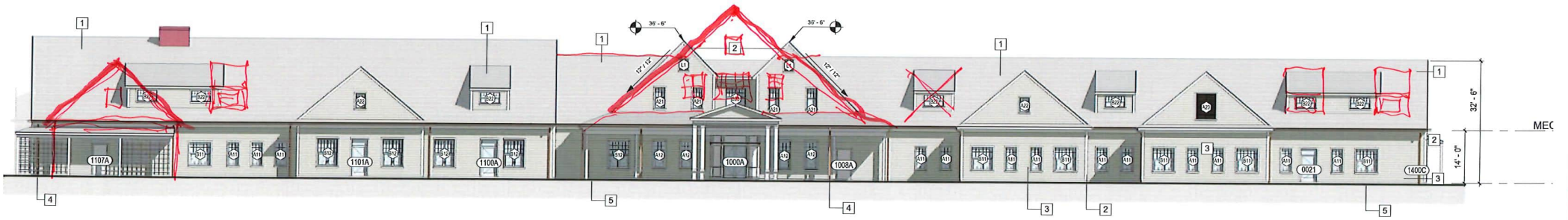

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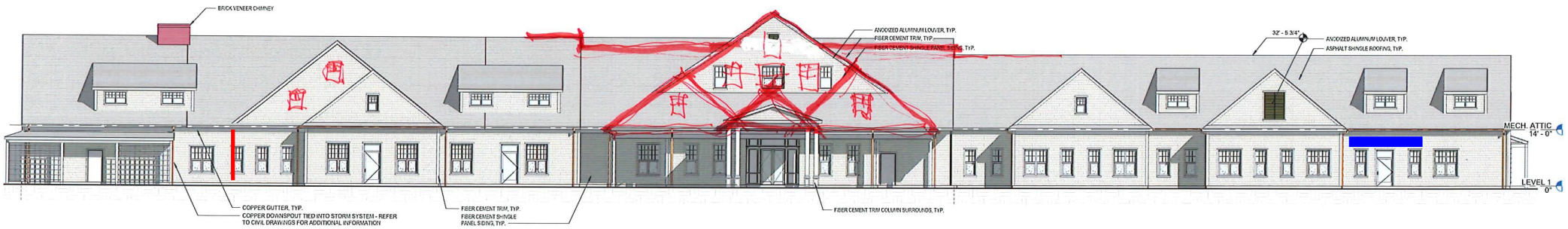
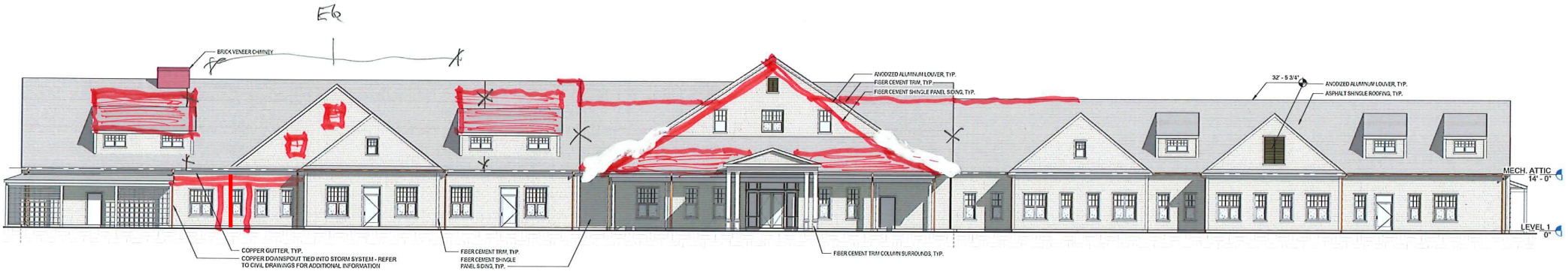
| Skilled Nursing Facility


BRICK VENEER CHIMNEY
ANODIZED ALUMINUM LOUVER, TYP.
FIBER CEMENT TRIM, TYP.
FIBER CEMENT SHINGLE PANEL SIDING, TYP.
32' - 5 3/4"
ANODIZED ALUMINUM LOUVER, TYP.
ASPHALT SHINGLE ROOFING, TYP.
MECH. ATTIC
14' - 0"
LEVEL 1
0"
COPPER GUTTER, TYP.
COPPER DOWNSPOUT TIED INTO STORM SYSTEM - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
FIBER CEMENT TRIM, TYP.
FIBER CEMENT SHINGLE PANEL SIDING, TYP.
FIBER CEMENT TRIM COLUMN SURROUNDS, TYP.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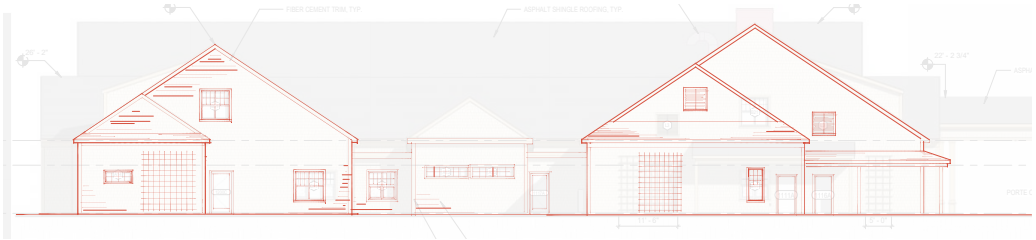
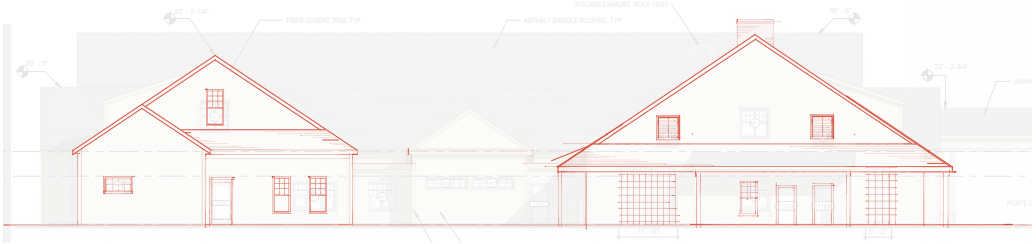
FIBER CEMENT TRIM, TYP.
FEER CEMENT SHINGLE PANEL SIDING, TYP.
FIBER CEMENT TRIM COLUMN SURROUNDS, TYP.

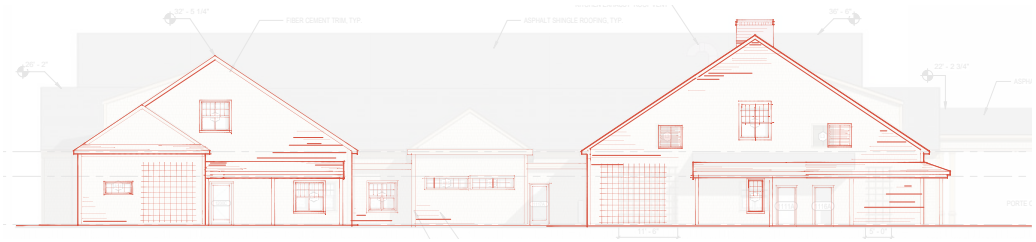
NORTH ELEVATION

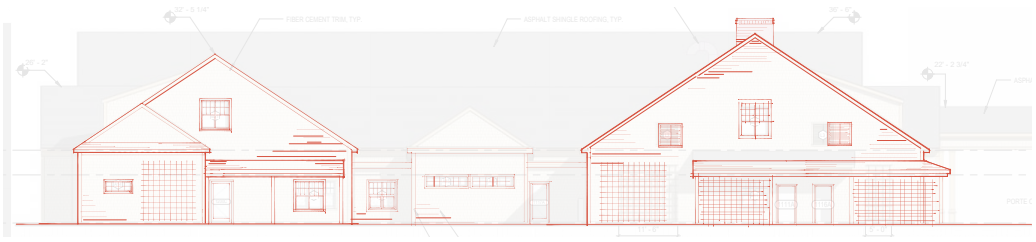
AREAS OF STUDY:

- Alternate porch extents
- Alternate porch design options
- Eave returns at gable ends
- Additional lattice elements
- Additive massing at amenity wing









ADDRESS: 43 Sherburne Commons: Sherburne Staff Housing

DATE HEARD: 1/21/25 and 2/11/25

SITTING BOARD: Welch, Pohl, Camp, MacLeod, Paul

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 3/6/25
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-12-11592
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 3/6/25

March 6, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Old Business Resubmission "Hold for Revision" Updated Information
Town of Nantucket, Sherburne Staff Housing – New Facility

Dear Chairman Welch and the Nantucket Historic District Commission,

Original Date of Submission: December 2, 2024 (for Meeting December 10, 2024, Meeting)
Revised Submission #1: February 6, 2025 (for Meeting on February 11, 2025)
Revised Submission #1: March 6, 2025 (for Meeting on March 11, 2025)
Address: 43 Sherburne Commons Lane (South Shore Road and Sherburne Commons)
#HDC Case Number: HDC2024-12-11592

Summary of Meeting Notes on Februar 11, 2025:

- Great progress look at taking a little bit further

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket. Please contact me with any questions or comments.

Sincerely,

Craig Piper AIA
Senior Principal

Licensed Architect: CA, CT, FL, IL, MA, MD, ME, MO, NC, OH, NV, NH, NJ, NY, PA, RI, SC
Licensed Landscape Architect: ME

SMRT Architects and Engineers
c: 207.807.4680
smrtinc.com

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TOWN OF NANTUCKET

REPLACEMENT SHERBURNE COMMONS STAFF HOUSING

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

A-000

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

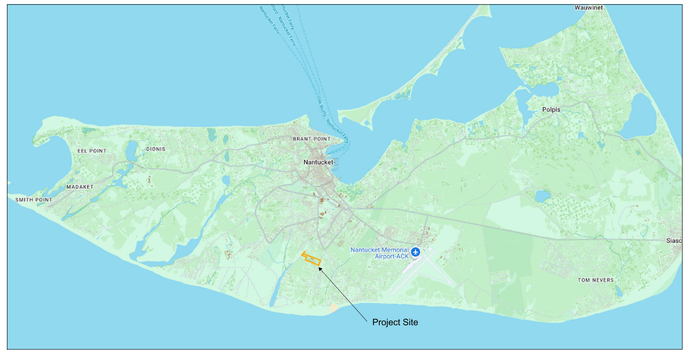
RESUBMISSION 2 - 3/11/25

SMRT PROJECT #: **23121**

NOT FOR CONSTRUCTION



Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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www.smrtinc.com

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#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

RESUBMISSION 2 - 3/11/25



















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OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

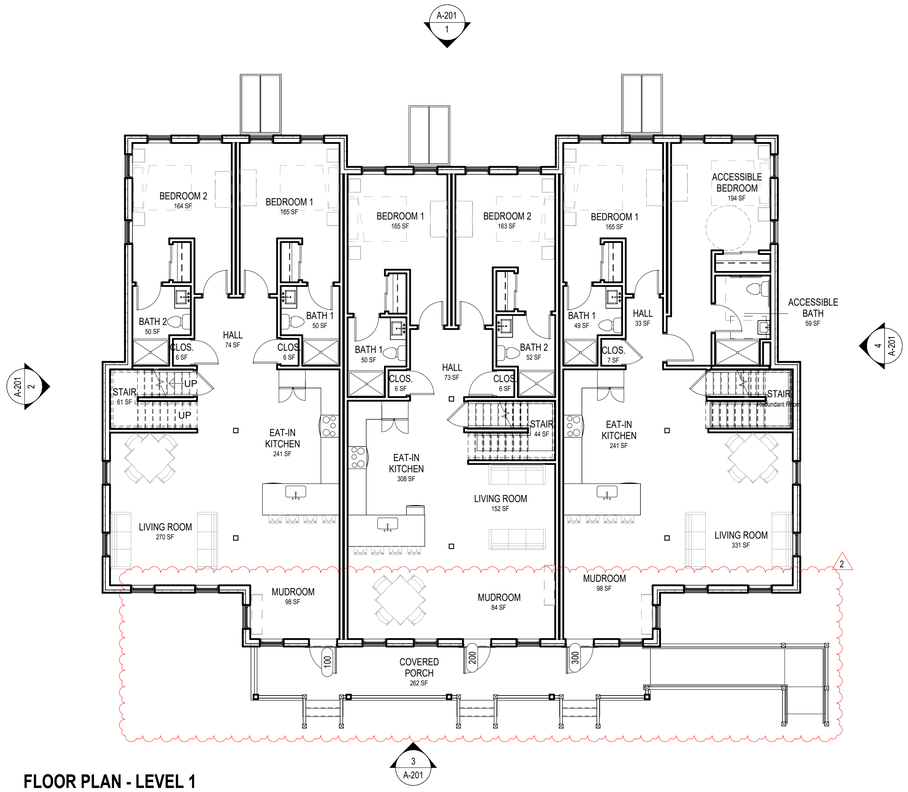
SHEET TITLE:

EXISTING SITE PHOTOS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

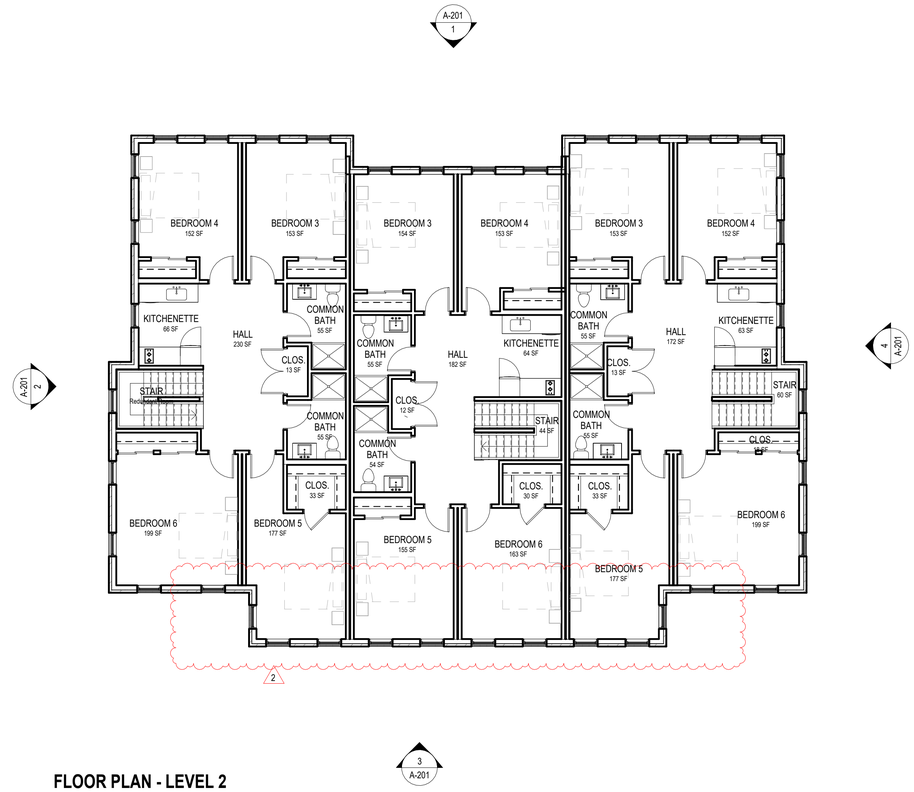
SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

RESUBMISSION 2 - 3/11/25



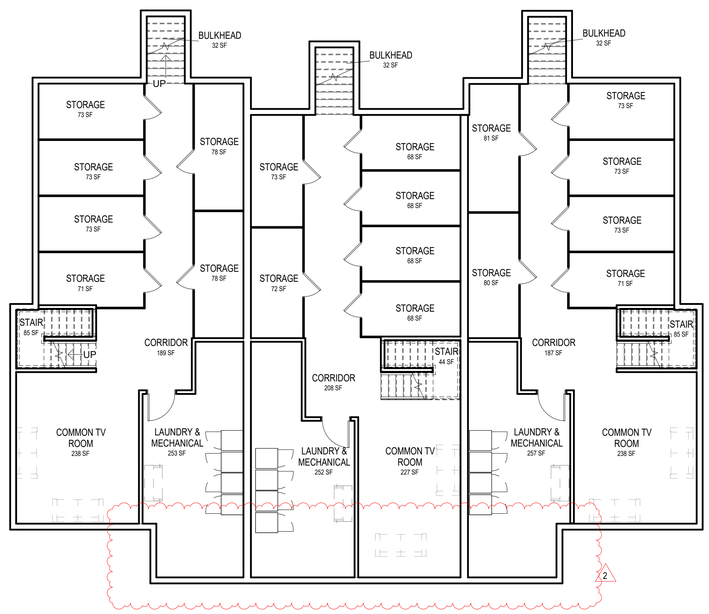
FLOOR PLAN - LEVEL 1

1/8" = 1'-0"



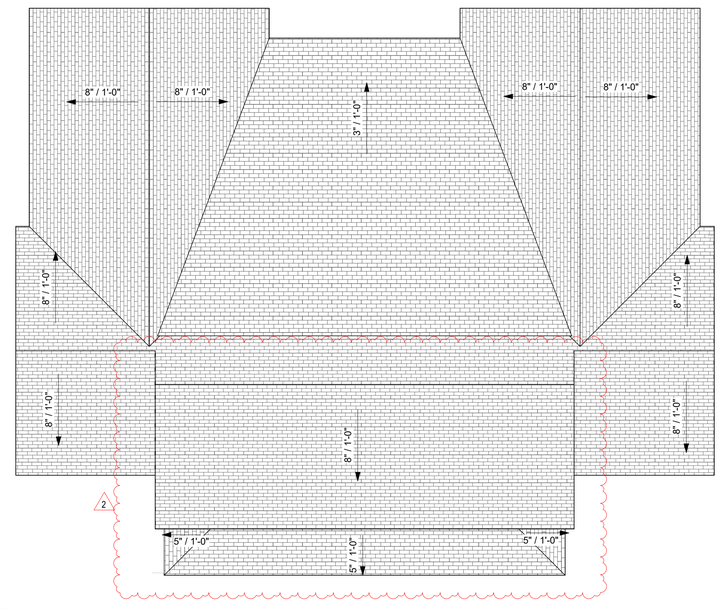
FLOOR PLAN - LEVEL 2

1/8" = 1'-0"



FLOOR PLAN - BASEMENT

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

TOWN OF NANTUCKET

SHERBURNE COMMONS MODULAR HOUSING

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Andover, Massachusetts 01810

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2	*Revised for HDC Approval*	*03-11-25*

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

FLOOR & ROOF PLANS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR

SCALE:	**1/8" = 1'-0"**	DESIGNED BY:	**AK**
SMRT PROJECT #:	**23121**	DRAWN BY:	**NEC**

A-101

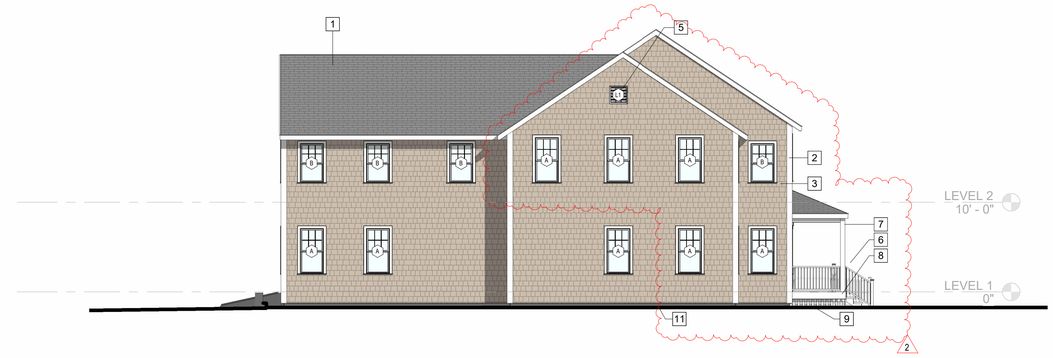
NOT FOR CONSTRUCTION

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	1x8 CORNER TRIM - PAINTED WHITE
3	NATURAL WHITE CEDAR SHINGLE SIDING W/ 5" EXPOSURE
5	METAL, LOUVER - WHITE
6	34" HIGH GUARD WITH 4x4 POSTS AND 1x1 BALLUSTERS - PAINTED WHITE
7	6x6 WOOD POST - PAINTED WHITE
8	1X6 SEALED CEDAR DECKING W/ PAINTED CEDAR TRIM, WHITE
9	CEDAR LATTICE SKIRTING - PAINTED WHITE
10	BULKHEAD DOOR - PAINTED
11	CONCRETE FOUNDATION, BLOCK PARGED
12	ACCESSIBLE RAMP HANDRAILS, 1 1/2" DIA. - PAINTED WHITE



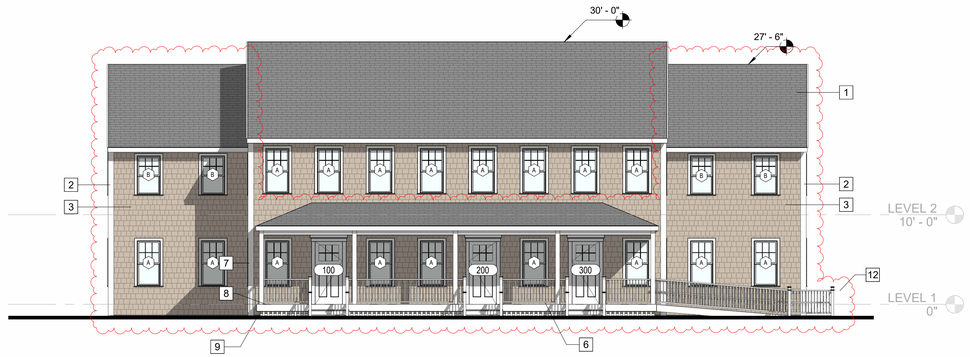
SOUTH ELEVATION

1/8" = 1'-0"



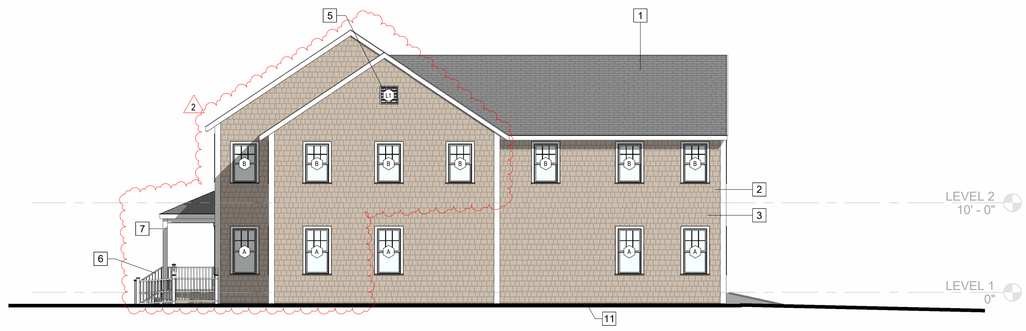
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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03-11-25

SHEET TITLE:

EXTERIOR ELEVATIONS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR

SCALE: **1/8" = 1'-0"** | DESIGNED BY: **Designer**
SMRT PROJECT #: **23121** | DRAWN BY: **Author**

A-201

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EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	1x8 CORNER TRIM - PAINTED WHITE
3	NATURAL WHITE CEDAR SHINGLE SIDING W/ 5" EXPOSURE
5	METAL, LOUVER - WHITE
6	34" HIGH GUARD WITH 4x4 POSTS AND 1x1 BALLUSTERS - PAINTED WHITE
7	6x6 WOOD POST - PAINTED WHITE
8	1X6 SEALED CEDAR DECKING W/ PAINTED CEDAR TRIM, WHITE
9	CEDAR LATTICE SKIRTING - PAINTED WHITE
10	BULKHEAD DOOR - PAINTED
11	CONCRETE FOUNDATION, BLOCK PARGED
12	ACCESSIBLE RAMP HANDRAILS, 1 1/2" DIA. - PAINTED WHITE



NORTH ELEVATION - ORIGINAL SUBMISSION

1/16" = 1'-0"



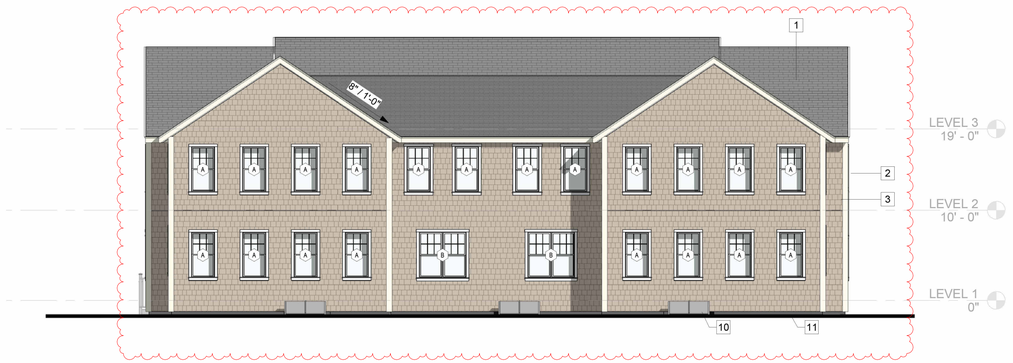
SOUTH ELEVATION - ORIGINAL SUBMISSION

1/16" = 1'-0"



NORTH ELEVATION - REVISION 1

1/8" = 1'-0"



SOUTH ELEVATION - REVISION 1

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

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SHEET TITLE:

EXTERIOR ELEVATIONS - REVISIONS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
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SCALE:	As indicated	DESIGNED BY:	AK
SMRT PROJECT #:	23121	DRAWN BY:	NEC

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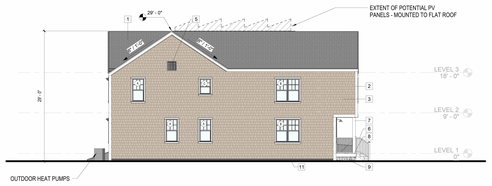
EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ - CHARCOAL
2	1x8 CORNER TRIM - PAINTED WHITE
3	NATURAL WHITE CEDAR SHINGLE SIDING W/ 5" EXPOSURE
5	METAL, LOUVER - WHITE
6	34" HIGH GUARD WITH 4x4 POSTS AND 1x1 BALLUSTERS - PAINTED WHITE
7	6x6 WOOD POST - PAINTED WHITE
8	1X6 SEALED CEDAR DECKING W/ PAINTED CEDAR TRIM, WHITE
9	CEDAR LATTICE SKIRTING - PAINTED WHITE
10	BULKHEAD DOOR - PAINTED
11	CONCRETE FOUNDATION, BLOCK PARGED
12	ACCESSIBLE RAMP HANDRAILS, 1 1/2" DIA. - PAINTED WHITE



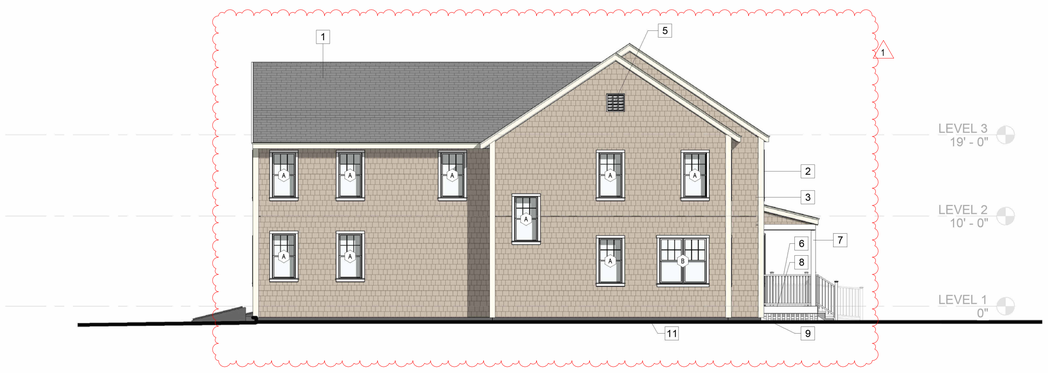
EAST ELEVATION - ORIGINAL

1/16" = 1'-0"



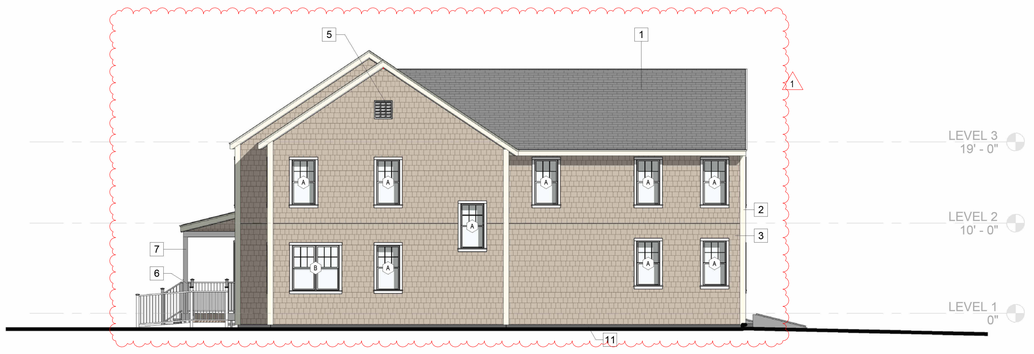
WEST ELEVATION - ORIGINAL

1/16" = 1'-0"



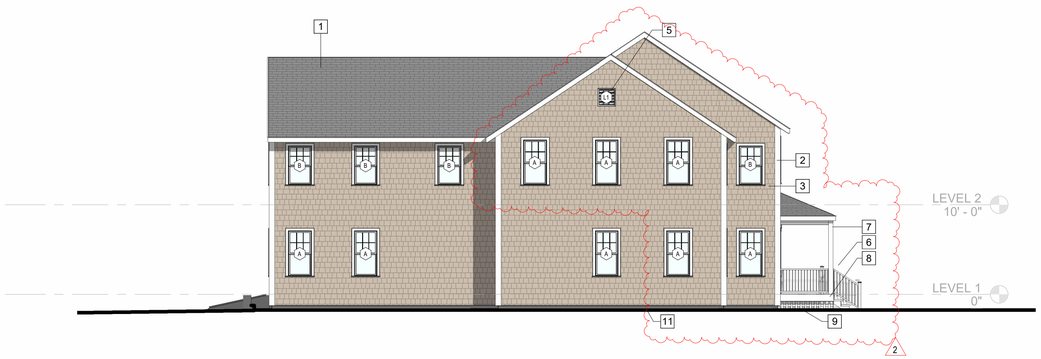
EAST ELEVATION - REVISION 1

1/8" = 1'-0"



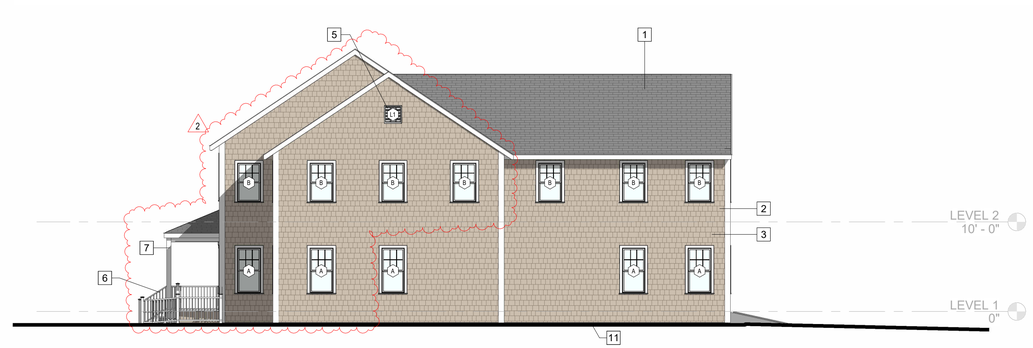
HDC_WEST ELEVATION - REVISION 1

1/8" = 1'-0"



EAST ELEVATION - CURRENT

1/8" = 1'-0"



WEST ELEVATION - CURRENT

1/8" = 1'-0"

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03-11-25

SHEET TITLE:

EXTERIOR ELEVATIONS - REVISIONS

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SCALE: **As indicated** | DESIGNED BY: **AK**

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A-203

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2 SOUTHWEST AXON



1 NORTHEAST AXON

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SHEET TITLE:

EXTERIOR AXONS

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SCALE:
SMRT PROJECT #: **23121**
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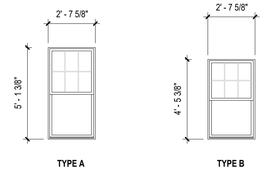
WINDOW SCHEDULE

TYPE	Description	Manufacturer	Model	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	GLASS TYPE	Type Comments
A	TILT-WASH DOUBLE HUNG WINDOW	ANDERSEN WINDOWS	400 STORMWATCH	2' - 8 1/8"	5' - 1 3/8"	LOW E WITH ARGON GAS FILL	
B	TILT-WASH DOUBLE HUNG WINDOW	ANDERSEN WINDOWS	400 STORMWATCH	2' - 8 1/8"	4' - 5 3/8"	LOW E WITH ARGON GAS FILL	



TYPE A TYPE B

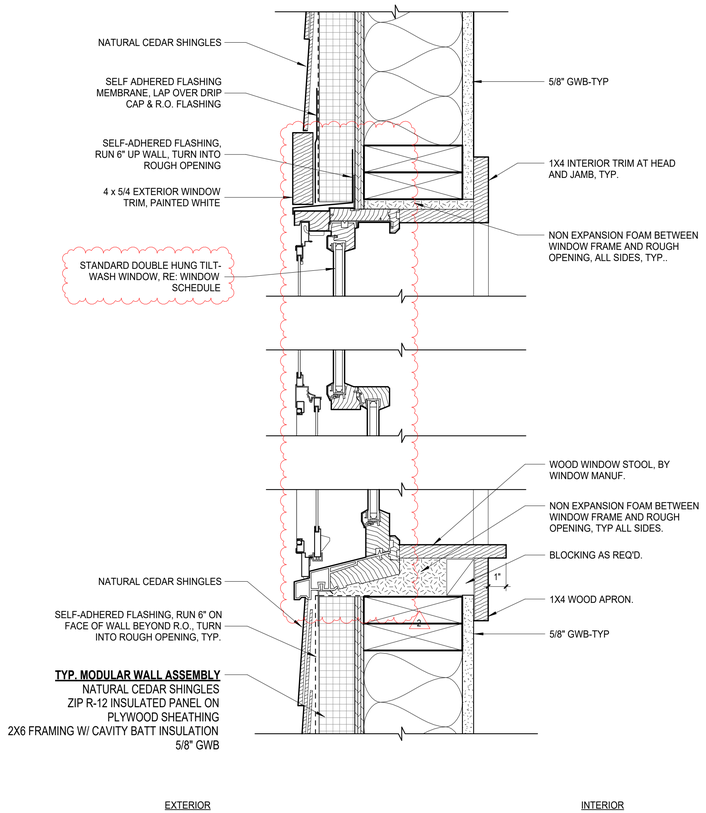
WINDOW TYPE LEGEND

1/4" = 1'-0"

2

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
5. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
6. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.



DETAIL - WINDOW HEAD & SILL, TYP.

3" = 1'-0"

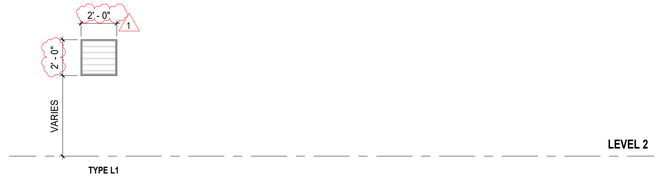
LOUVER SCHEDULE

TYPE	Description	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	COMMENTS
LEVEL 2				
L1	ANODIZED ALUMINUM LOUVER	2' - 0"	2' - 0"	

1

LOUVER NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR MINIMUM FREE AREA REQUIREMENTS



TYPE L1

LOUVER TYPE LEGEND

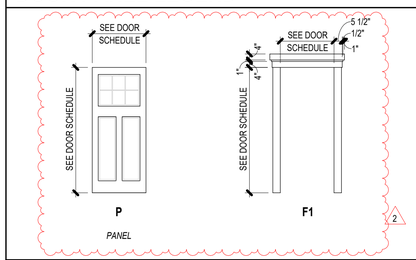
1/4" = 1'-0"

DOOR SCHEDULE HDC

Function	DOOR ROOM SERVED	DOOR NUMBER	Width	DIMENSIONS HEIGHT	DIMENSIONS THICKNESS	DOOR PANEL MATERIAL	DOOR PANEL ELEVATION	FRAME MATERIAL	FRAME ELEVATION	ACCESS CONTROL	OTHER NOTES	OTHER HW TYPE
Exterior												
Exterior	COVERED PORCH	100	3' - 0"	7' - 0"	1 3/4"							
Exterior	COVERED PORCH	200	3' - 0"	7' - 0"	1 3/4"							
Exterior	COVERED PORCH	300	3' - 0"	7' - 0"	1 3/4"							
Grand total: 3												

2

DOOR PANEL LEGEND



DOOR PANEL ELEVATIONS

1/4" = 1'-0"

DOOR ABBREVIATIONS

AL	ALUMINUM
FG	FIBERGLASS
HM	HOLLOW METAL
INS	INSULATED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL

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1	*Revised for HDC Approval*	*02-06-25*

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SHEET TITLE:

WINDOW & DOOR SCHEDULES, LEGEND, AND DETAILS

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SCALE: **As indicated** | DESIGNED BY: **AK**

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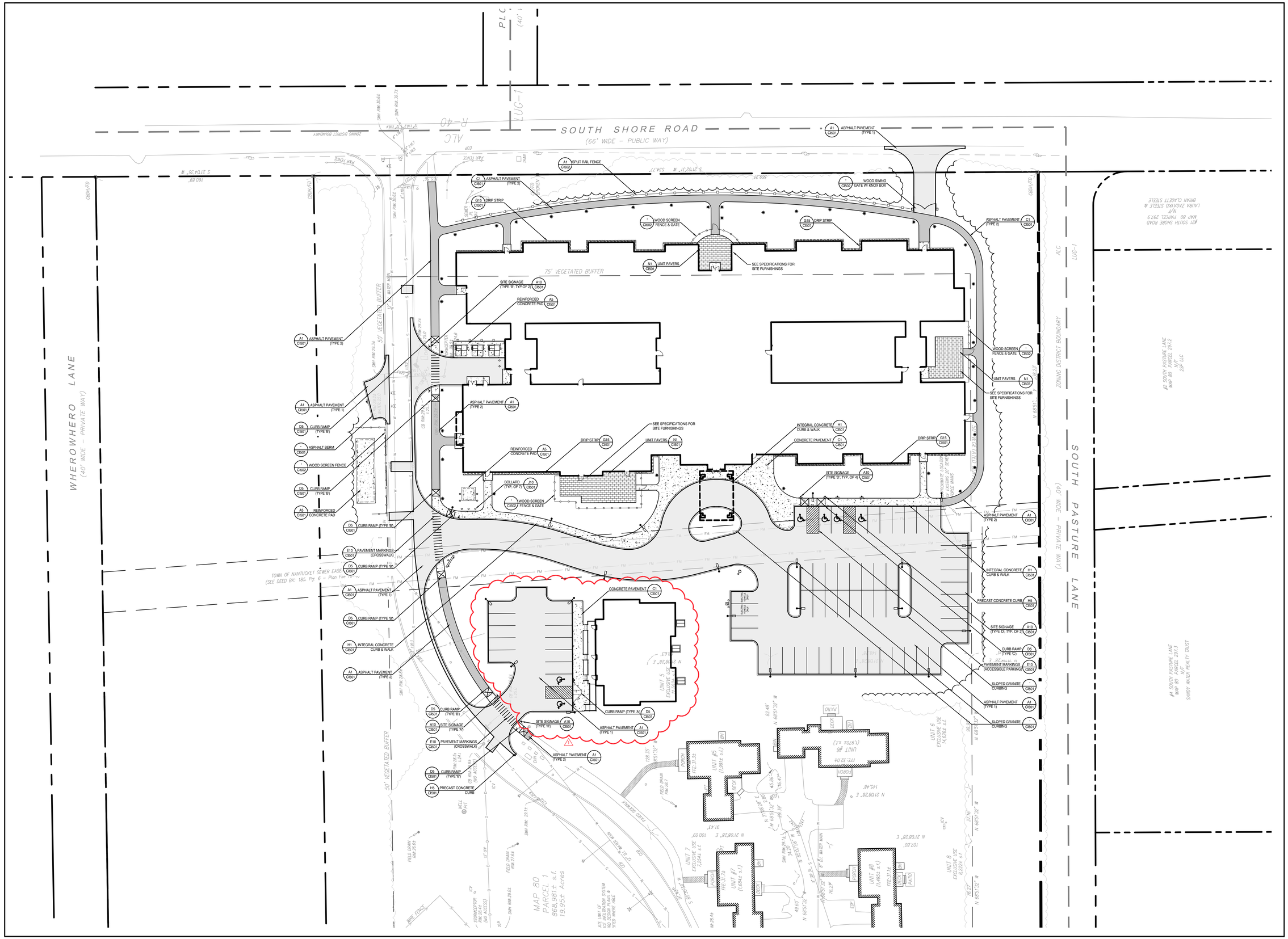

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

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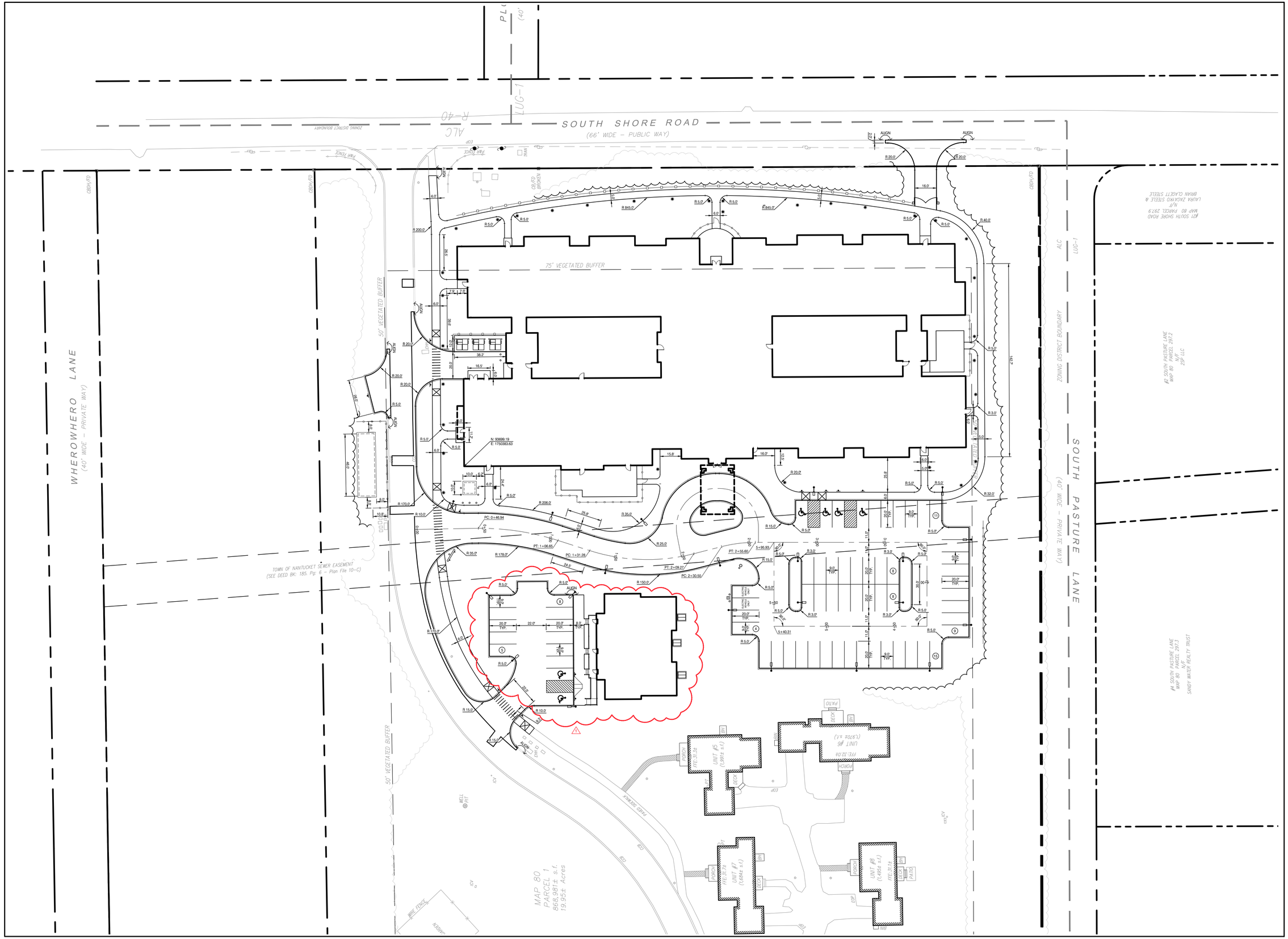
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI101



0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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SHEET TITLE:

SITE LAYOUT PLAN

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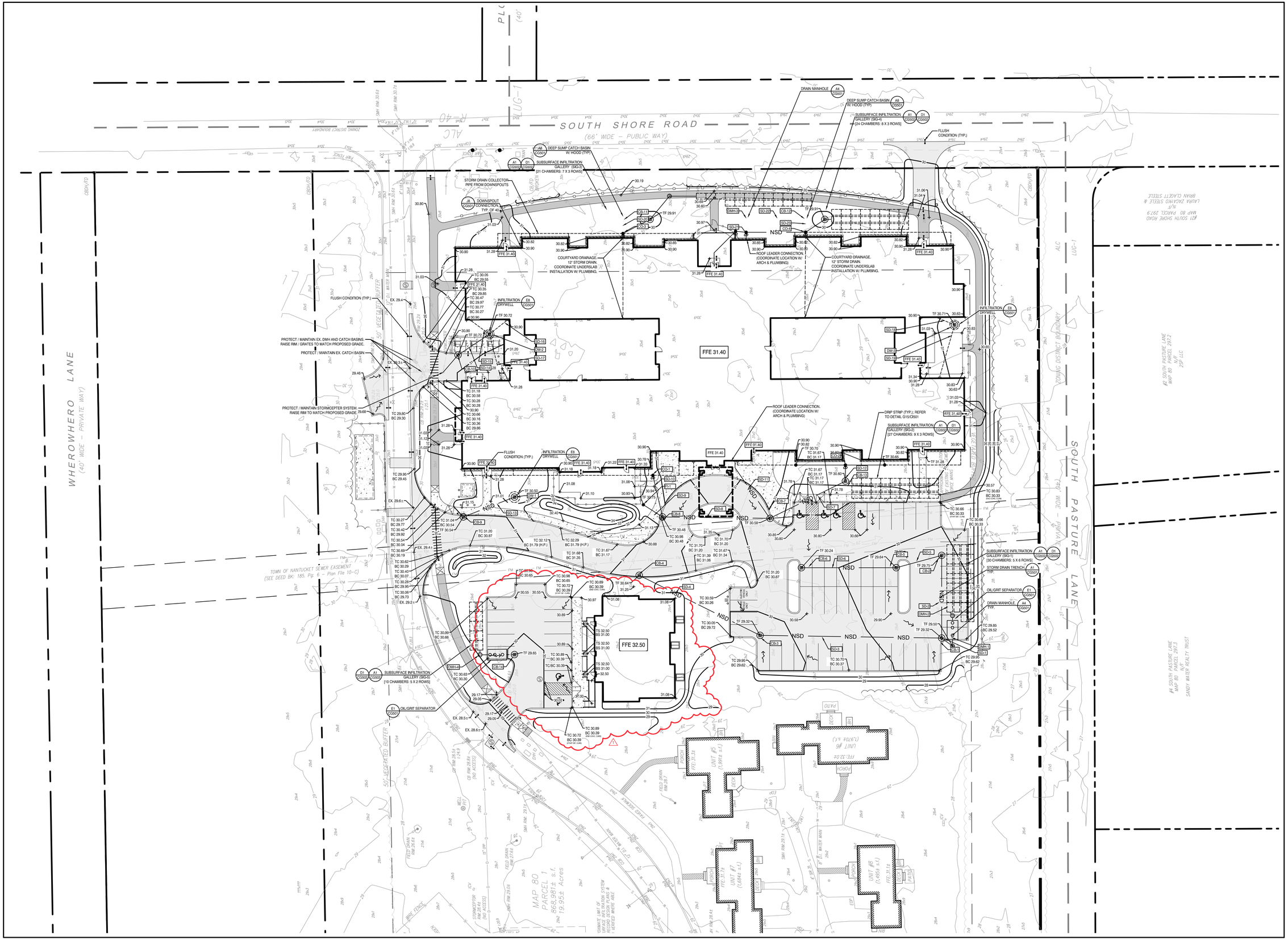
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CP101



0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

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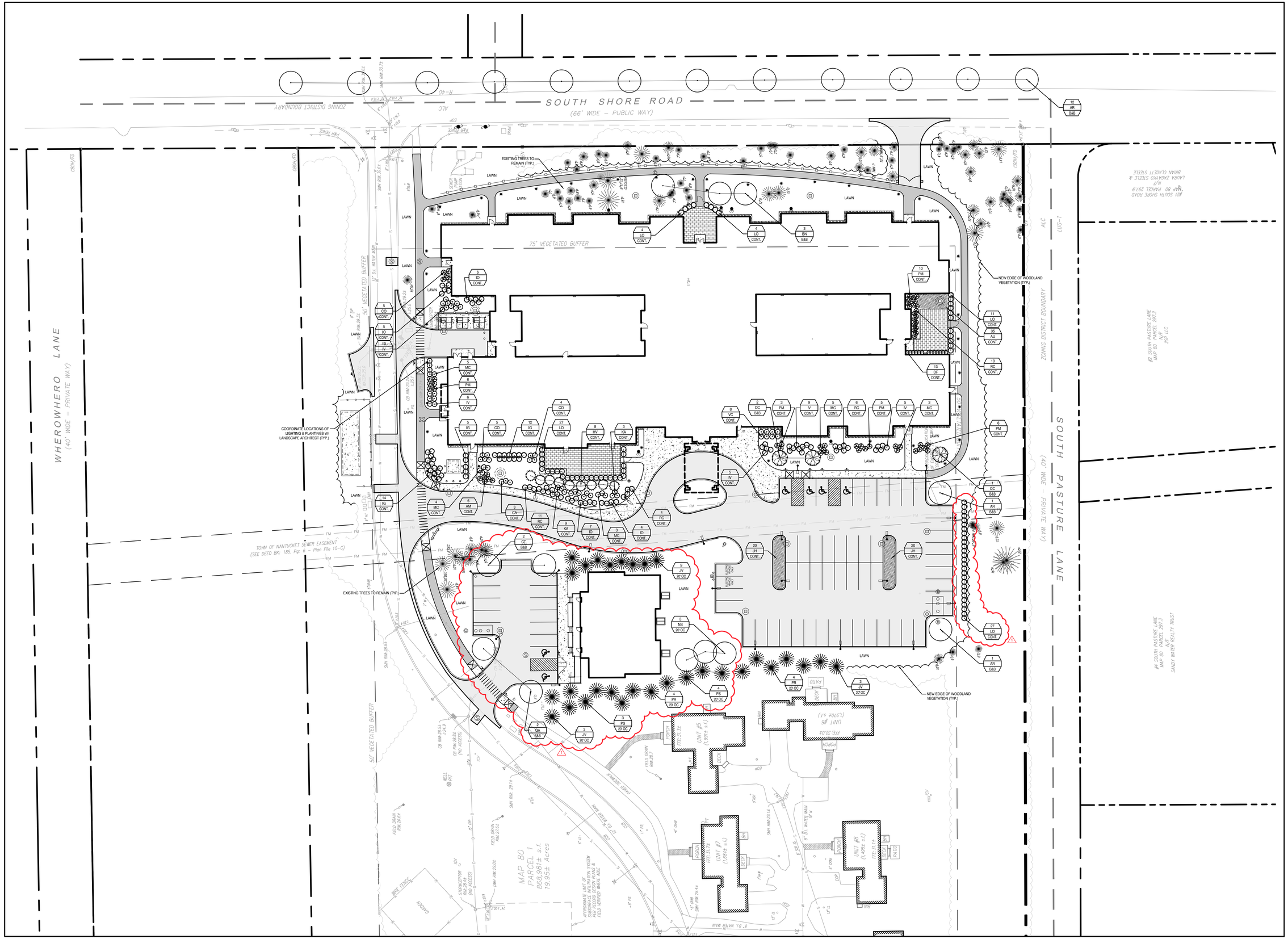
SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	MAF

CG101



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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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SHEET TITLE:

SITE PLANTING PLAN

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SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP101

ADDRESS: 43 Sherburne Commons: Hardscape
DATE HEARD: N/A (Hold to Track)
SITTING BOARD: Welch, Pohl, Camp, MacLeod, Paul

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC-2024-12-11598 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 3/6/25



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Hardscape & Landscape Submission

COVER SHEET

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12/02/24

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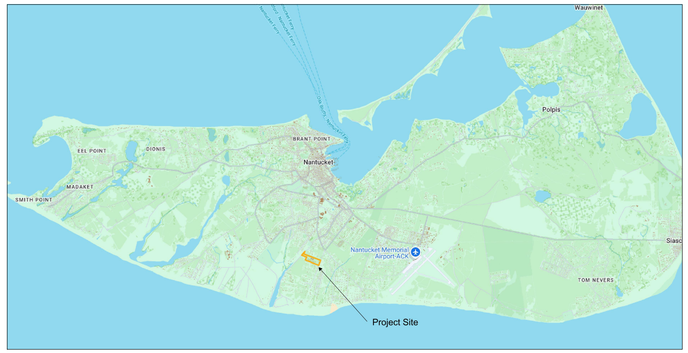
Sherburne Commons Base Data - Town of Nantucket G.I.S.



Project Site - Island Context - Town of Nantucket G.I.S.

Owner:	Town of Nantucket
Zone:	ALC (Assisted Living Community)
Parcel ID:	Map 80; Lot 1
Parcel Size:	19.94 Acres
PL Setbacks:	50.0' Lot Line; 75.0' Street Line (Vegetated)
Wetlands:	None
Easements:	30.0' Sanitary Sewer Force Main (North-South Axis)
Parking Req's:	Planning Board Determination
Proposed Development Area:	4- acres

Planning & Zoning Data



Sherburne Commons Aerial Image - Town of Nantucket G.I.S. Database



Proposed Development Area - Town of Nantucket G.I.S. Database

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SHEET TITLE:

LOCUS MAPS & SITE INFORMATION

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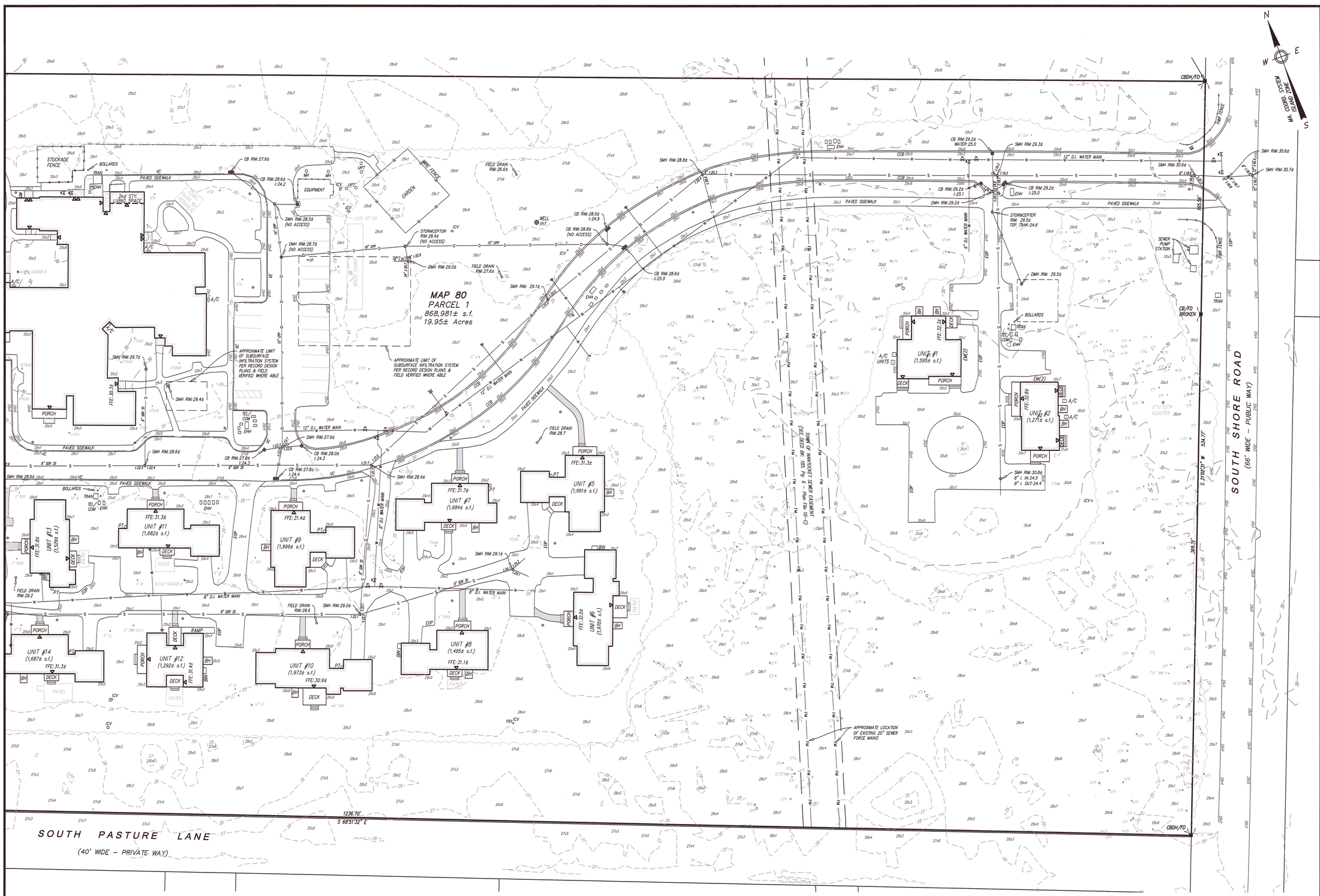
SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB–TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB–LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001–30
   PLAN# 2017–95
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6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

P–PINE	PTL–LONDON PLANTREE
CRAB–CRABAPPLE	LC–LEYLAND CYPRESS
ZJ–JAPANESE ZELKOVA	C–CEDAR
HAW–HAWTHORN	O–OAK
CH–CHERRY	E–ELM
M–MAPLE	HT–THORNLESS HONEYLOCUST
B–BIRCH	LL–LINDEN LITTLELEAF
DOG–DOGWOOD KOUSA	EA–EASTERN ARBORVITAE
SP–SPRUCE	ERO–ELAEAGNUS RUSSIAN OLIVE
TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

——100——	MAJOR CONTOUR
——99——	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
——W——	WATER LINE/SERVICE
	WATER SHUT–OFF
	WATER HYDRANT
	WATER GATE
——S——	SEWER LINE (GRAVITY)
——FM——	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
——D——	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
TRAN.	TRANSFORMER
EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
EM	ELECTRIC METER
GM	GAS METER
UPT	UNDERGROUND PROPANE TANK
PT	PROPANE TANK
ICV	IRRIGATION CONTROL VALVE BOX
	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O XTREE	TREE SIZE/SPECIES

Prepared By:
BRACKEN ENGINEERING, INC.
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(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 1 of 3

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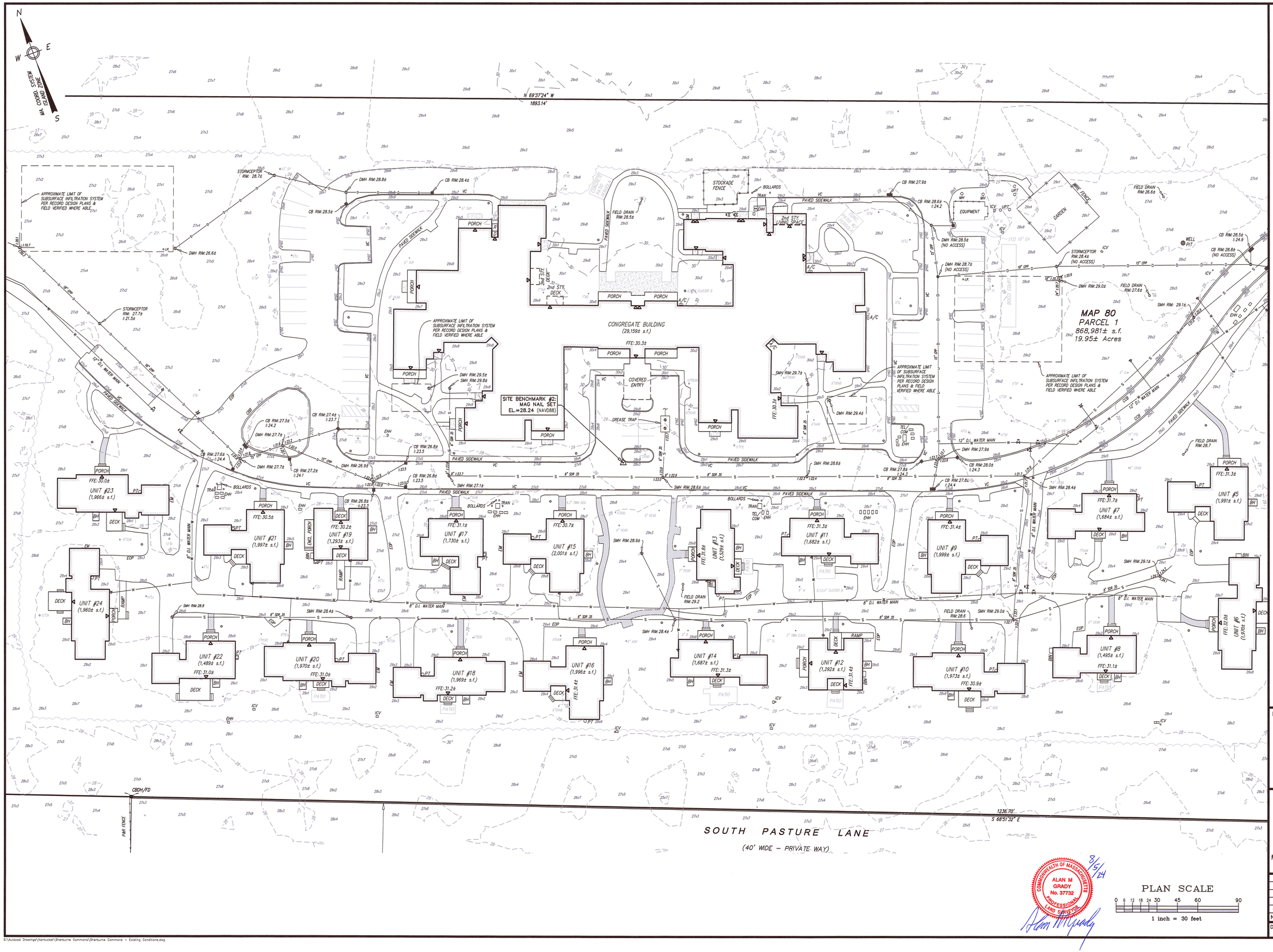

NOTES:

1. LOCUS: #1–#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
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TUP–TUPELO	DEC–DECIDUOUS TREE

EXISTING LEGEND

100	MAJOR CONTOUR
99	MINOR CONTOUR
100x1	SPOT ELEVATION
	EDGE OF CLEARING
W	WATER LINE/SERVICE
	WATER SHUT-OFF
	WATER HYDRANT
	WATER GATE
S	SEWER LINE (GRAVITY)
FM	SEWER LINE (FORCE MAIN)
	SEWER MANHOLE
D	DRAIN LINE
	DRAIN MANHOLE
	CATCH BASIN (SINGLE/DBL)
O.I.P.	INSPECTION PORT
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EHH	ELECTRIC HAND HOLE
TEL/COM	TELEPHONE/COMMUNICATION
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GM	GAS METER
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PT	PROPANE TANK
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	LIGHT POLE
VC	VERTICAL CURB
CCB	CAPE COD BERM
EOP	EDGE OF PAVEMENT
	BUILDING EGRESS
O.X"TREE	TREE SIZE/SPECIES

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EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 – 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet

No.	Date	Revision Description	By
–	–	–	–

Date: AUGUST 5, 2024 | Drawn: RMM/JMC/BEI | Checked: DFB/AMG | Sheet: 2 of 3

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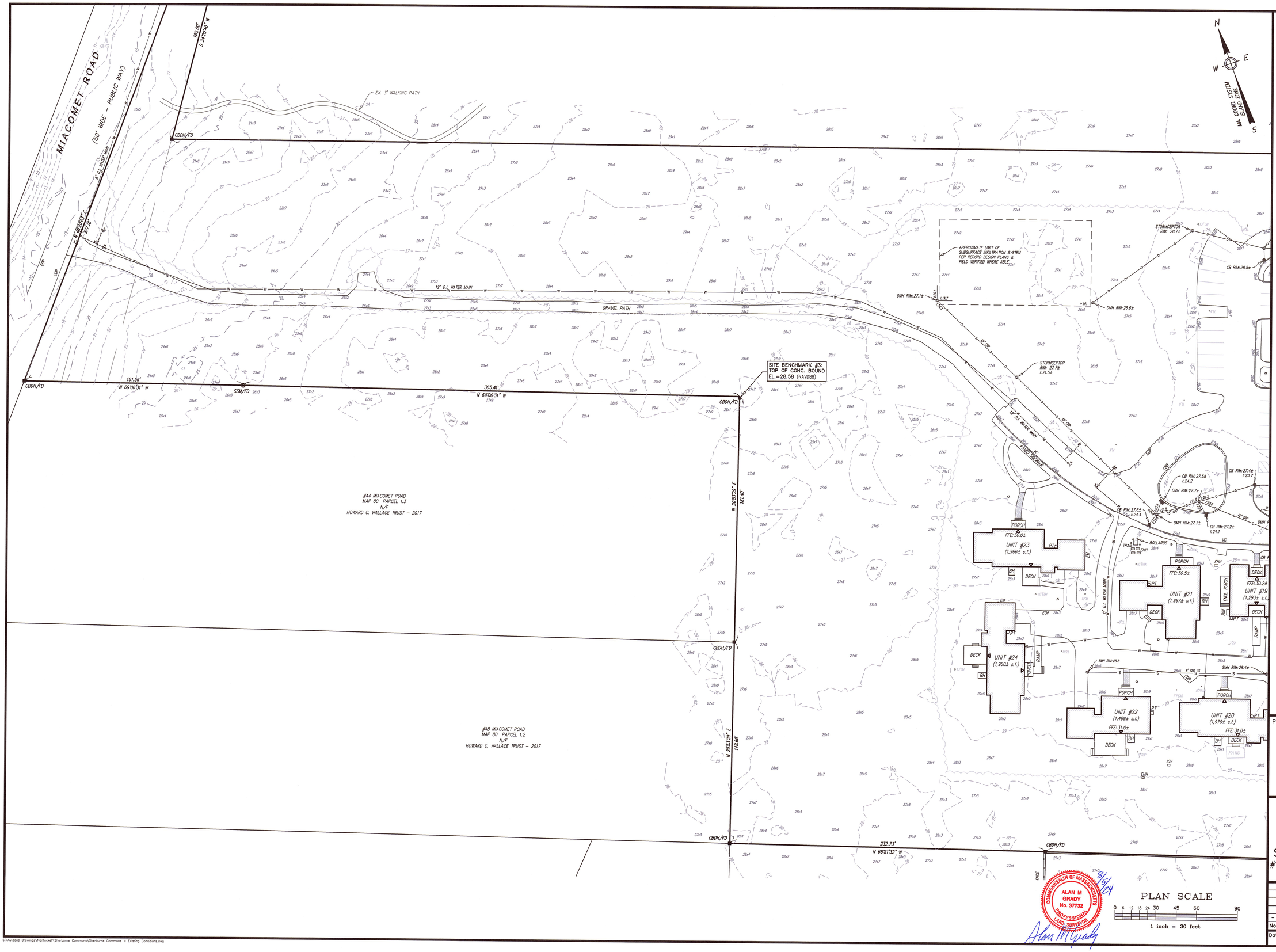

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   MAP 80 PARCEL 1
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	BUILDING EGRESS
X"TREE	TREE SIZE/SPECIES

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

PLAN SCALE
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1 inch = 30 feet

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EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

Prepared For:
THE RESIDENCES at SHERBURNE COMMONS, INC.
#1 - 43 SHERBURNE COMMONS LANE
MAP 80 PARCEL 1

No.	Date	Revision Description	By
-	-	-	-

Date:	Drawn:	Checked:	Sheet:
AUGUST 5, 2024	RMM/JMC/BEI	DFB/AMG	3 of 3

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12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

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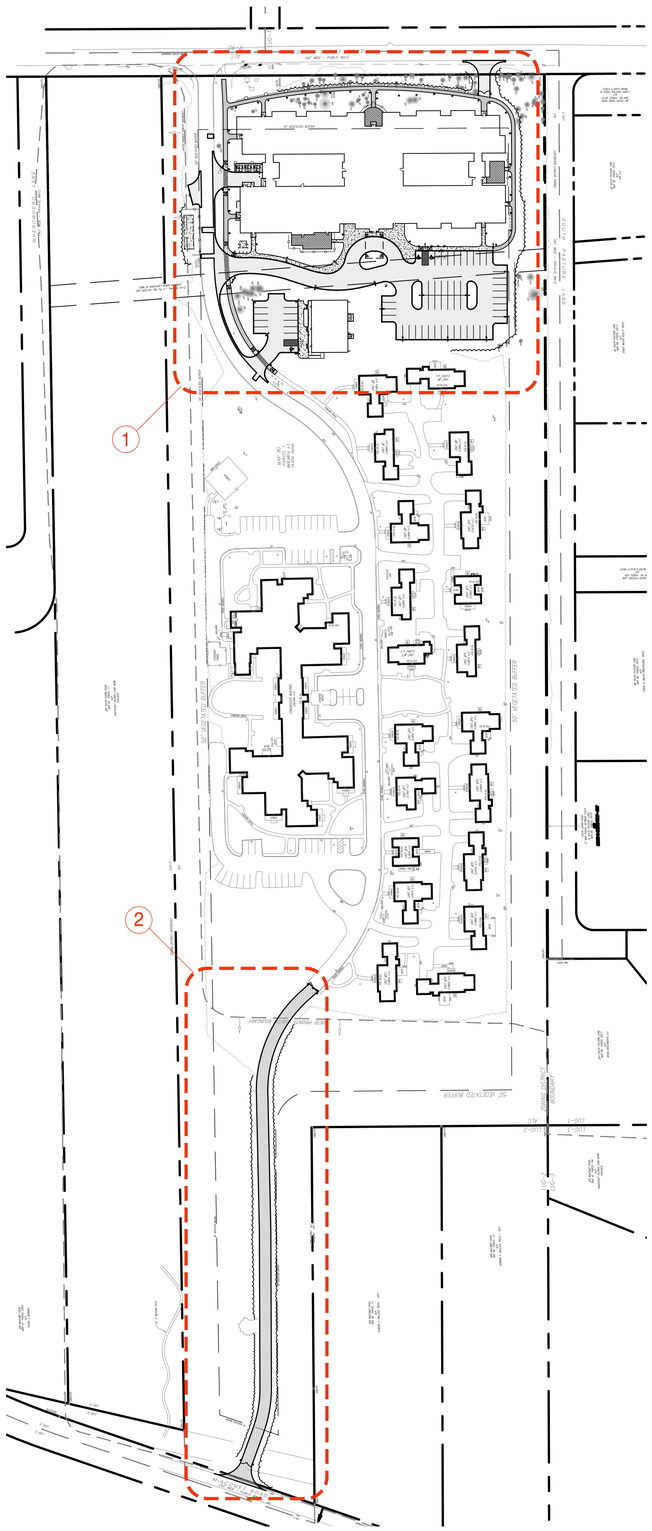
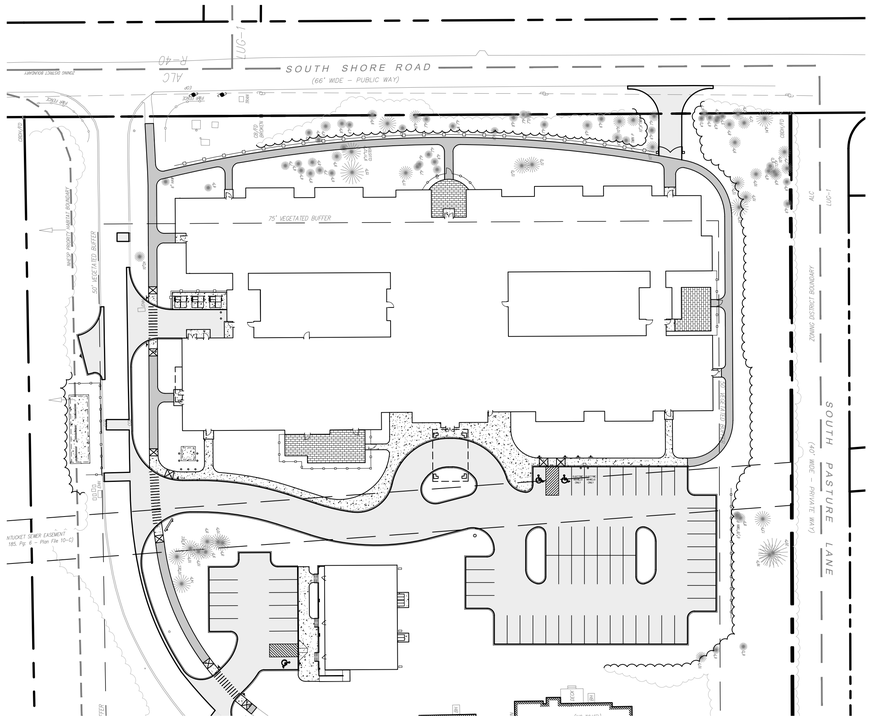
SMRT PROJECT #:	23121	DRAWN BY:	JSM



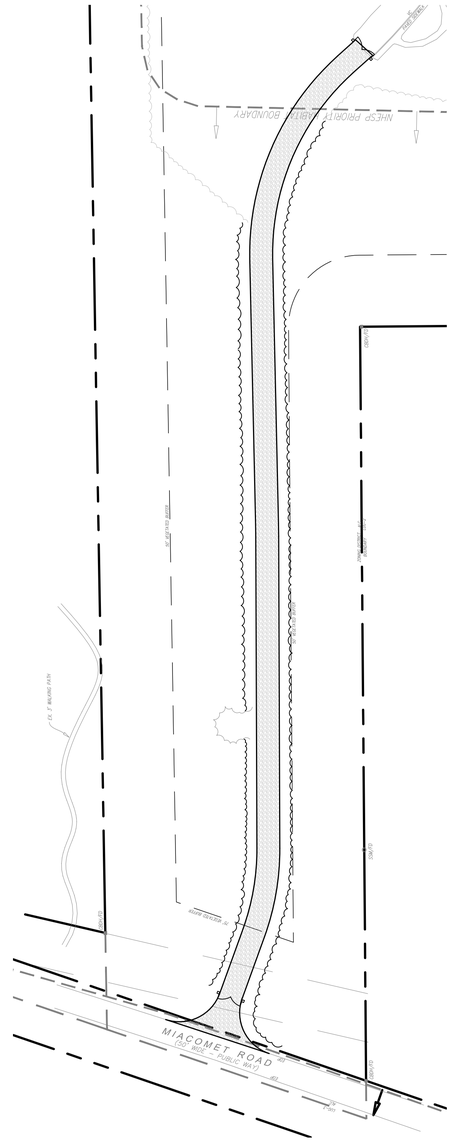
OVERALL SITE PLAN - DEVELOPMENT AREAS

1"=80'-0"



DEVELOPMENT AREA - 1

1"=40'-0"



DEVELOPMENT AREA - 2

1"=40'-0"

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TRUE NORTH

0' 20' 40' 80' 120'

1"=40'-0"

#	Description	Date

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JANUARY 10, 2025

SHEET TITLE:

OVERALL SITE DEVELOPMENT KEY PLAN

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SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-100

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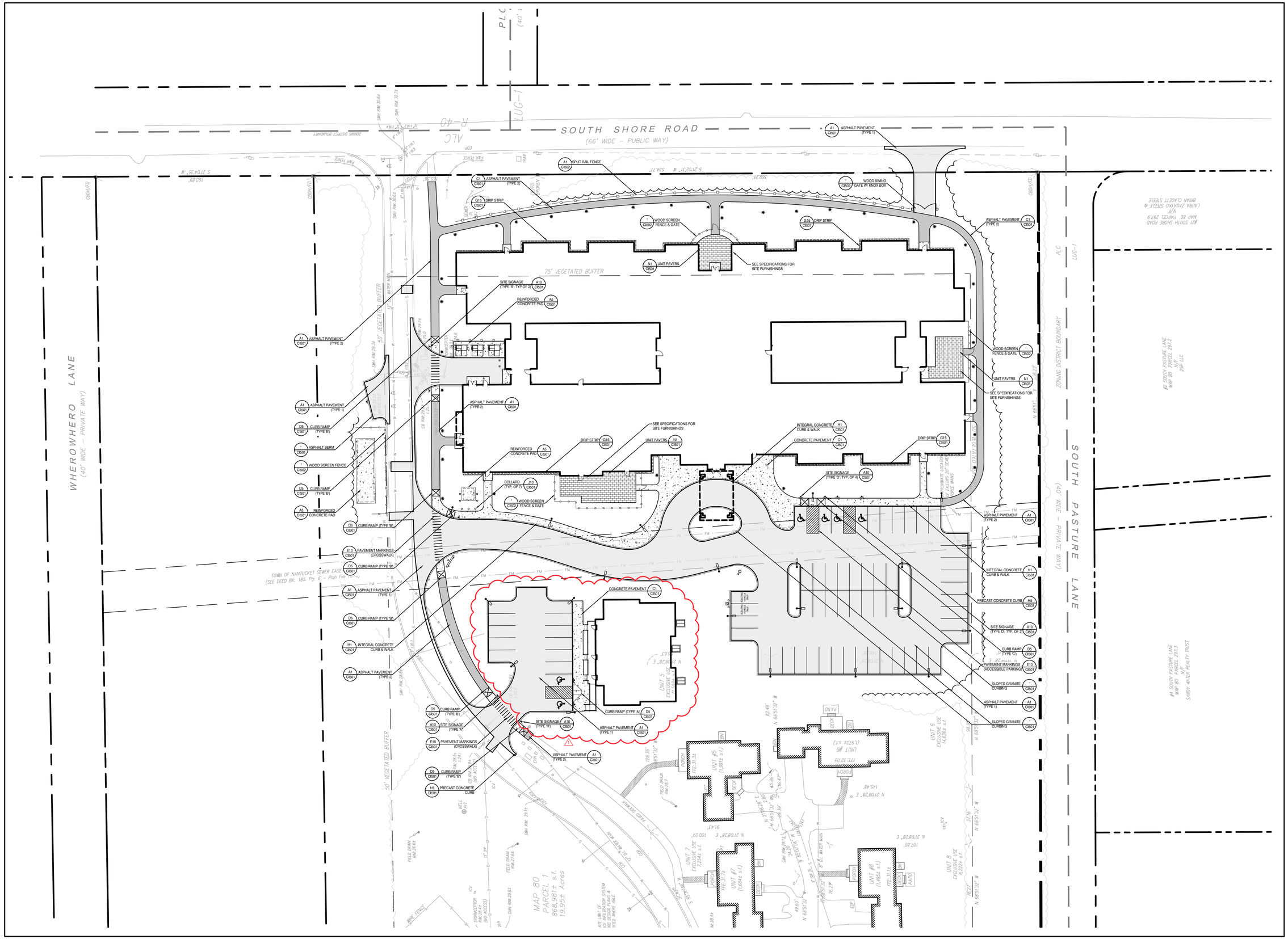

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date
1	Revised for HDC Approval	03-11-25

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

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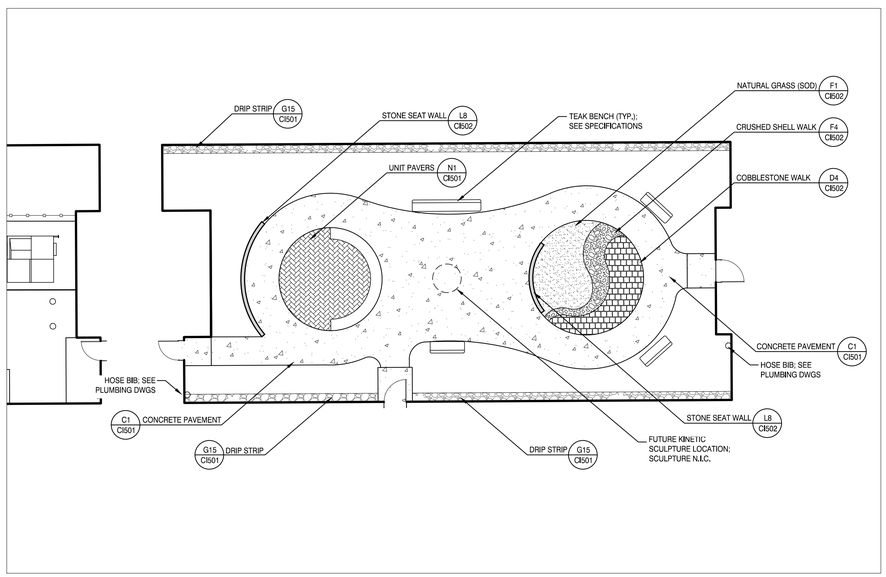
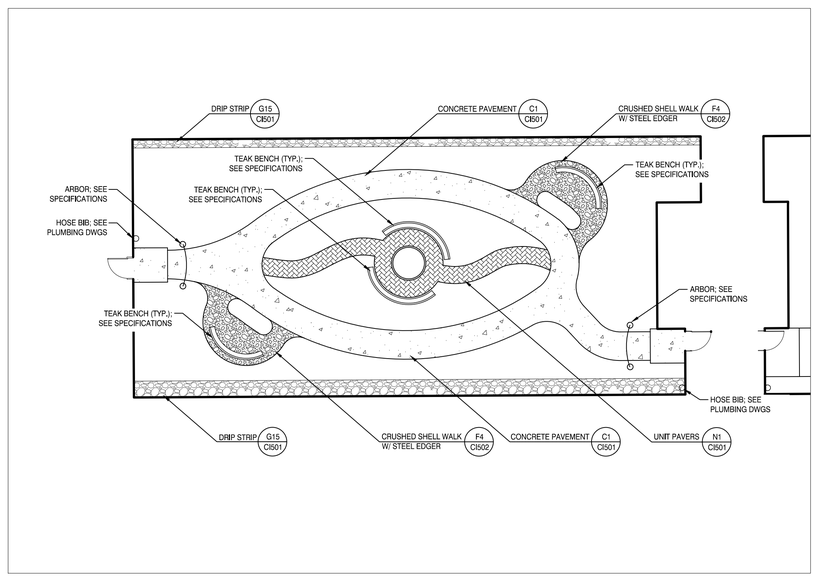
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI101



NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN - COURTYARDS

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SCALE: 1" = 10' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

CI401

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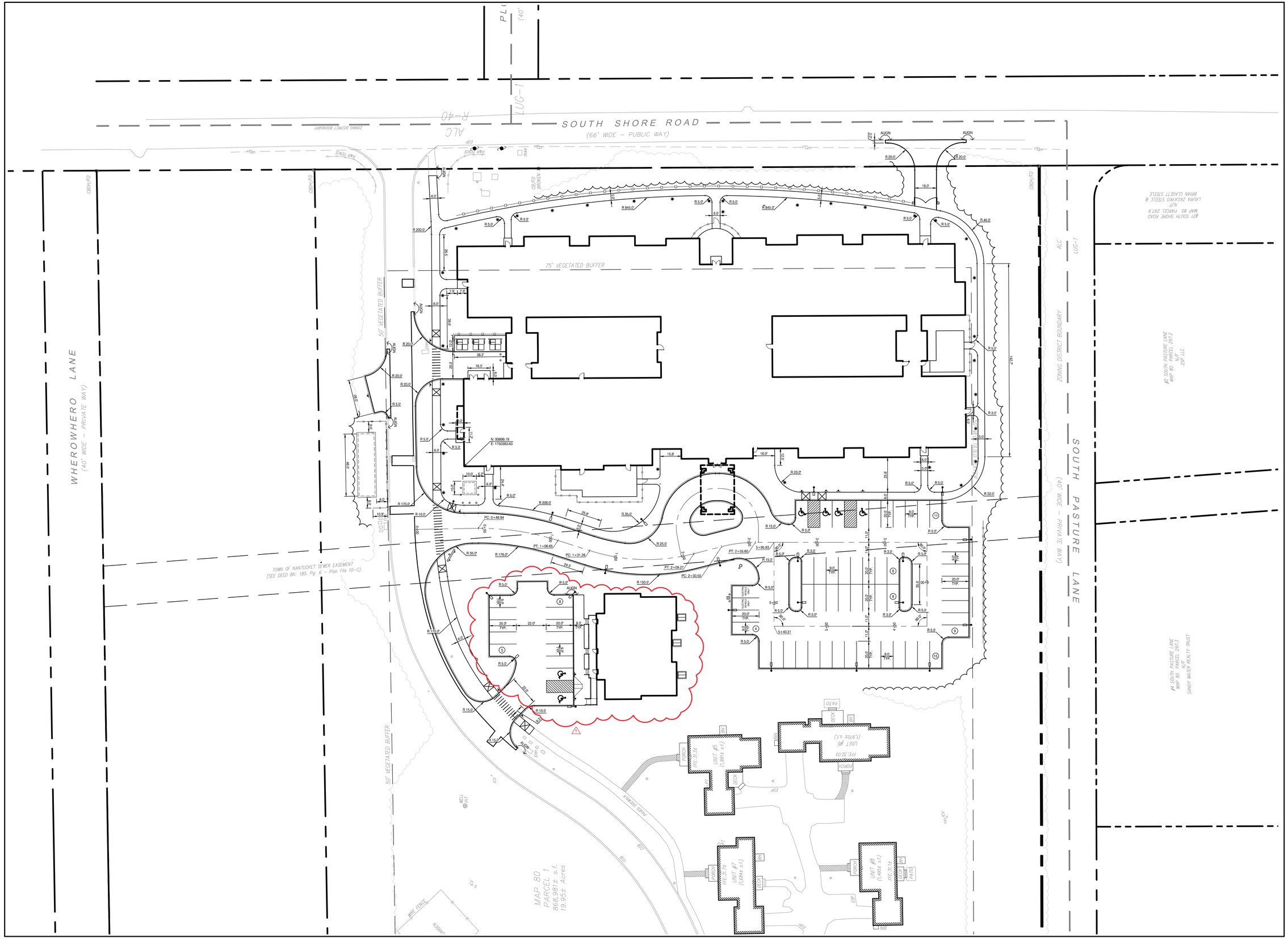

0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

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1	Revised for HDC Approval	03-11-25

ISSUED FOR HDC APPROVAL

03-11-25

SHEET TITLE:

SITE LAYOUT PLAN

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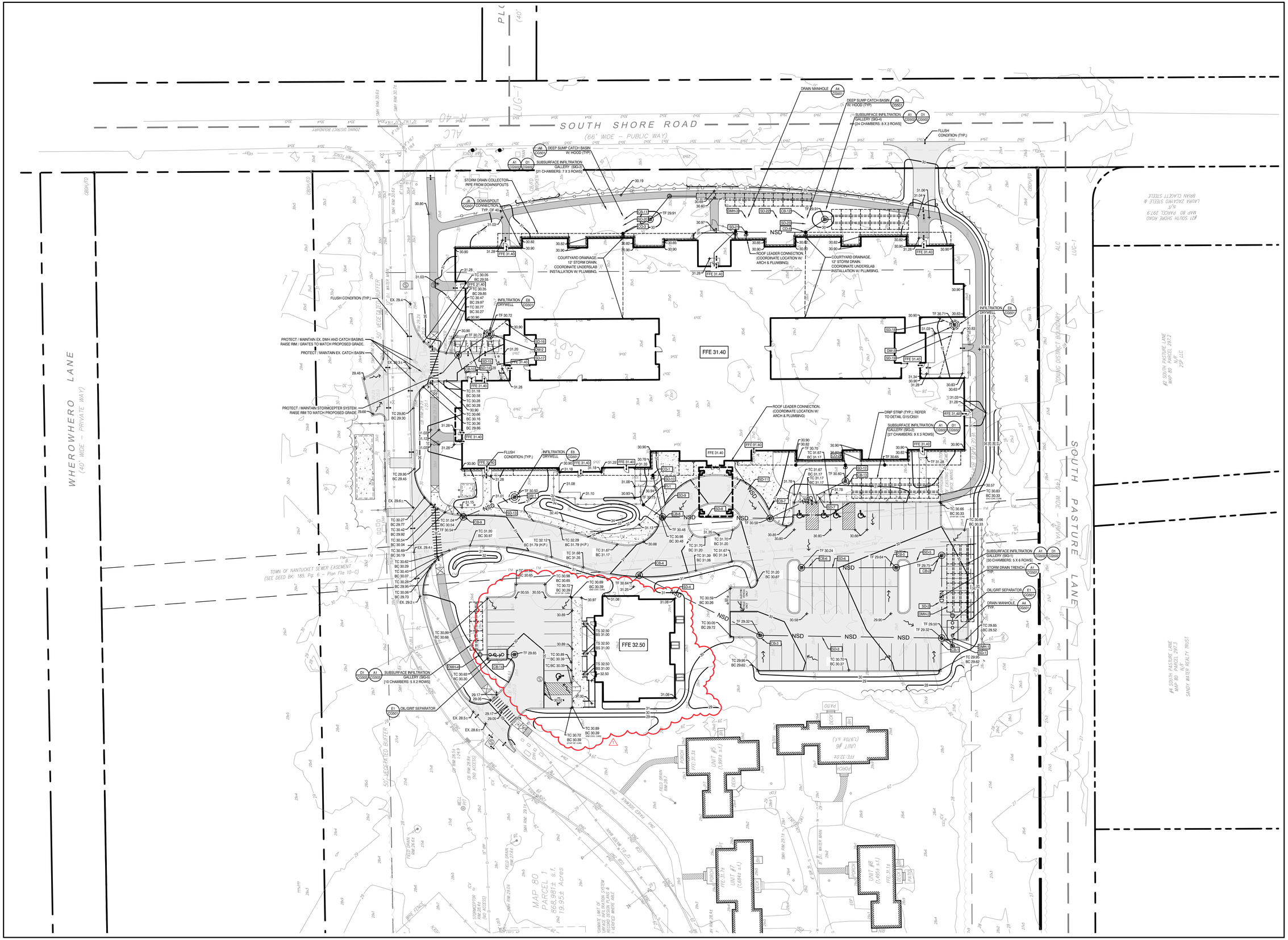
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CP101



0' 15' 30' 60' 90'

1"=30'-0"

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SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
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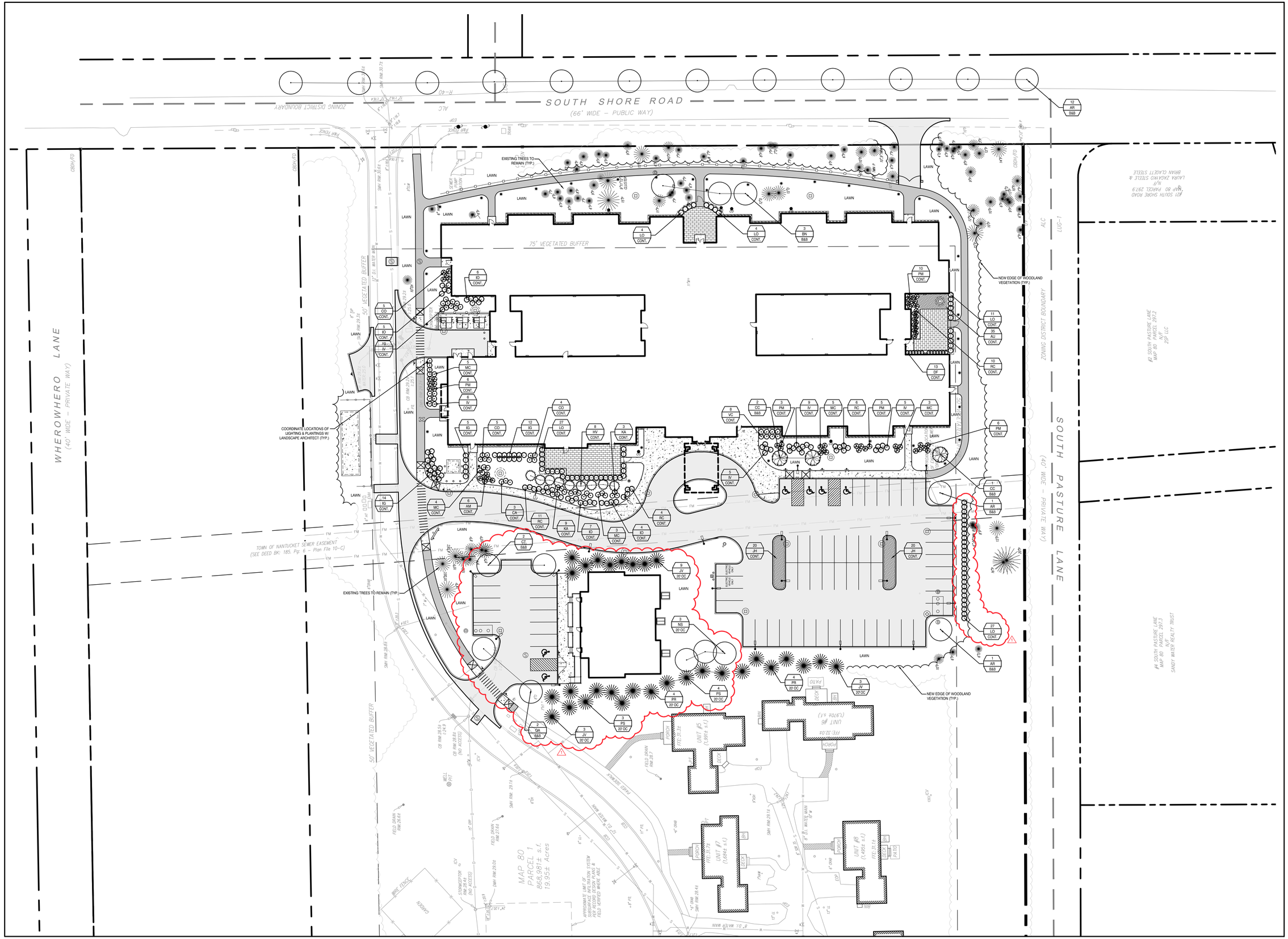
SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	MAF

CG101



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SHEET TITLE:

SITE PLANTING PLAN

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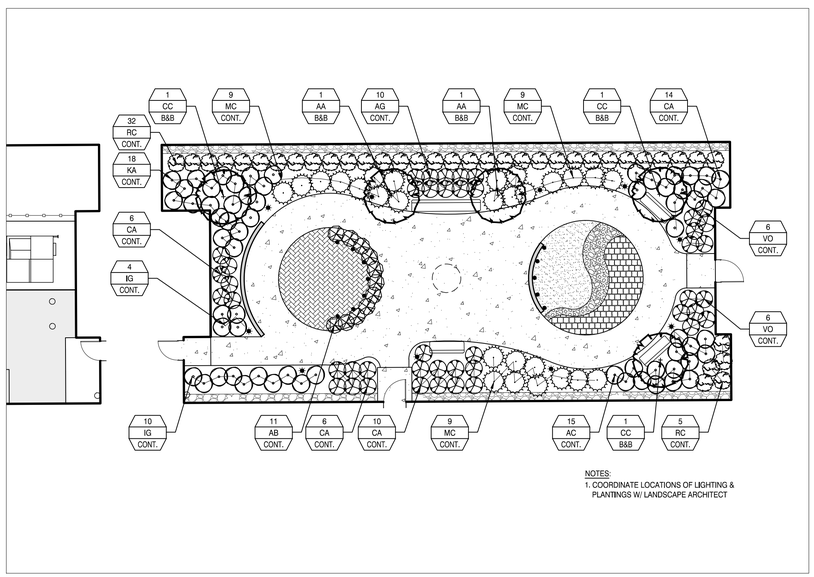
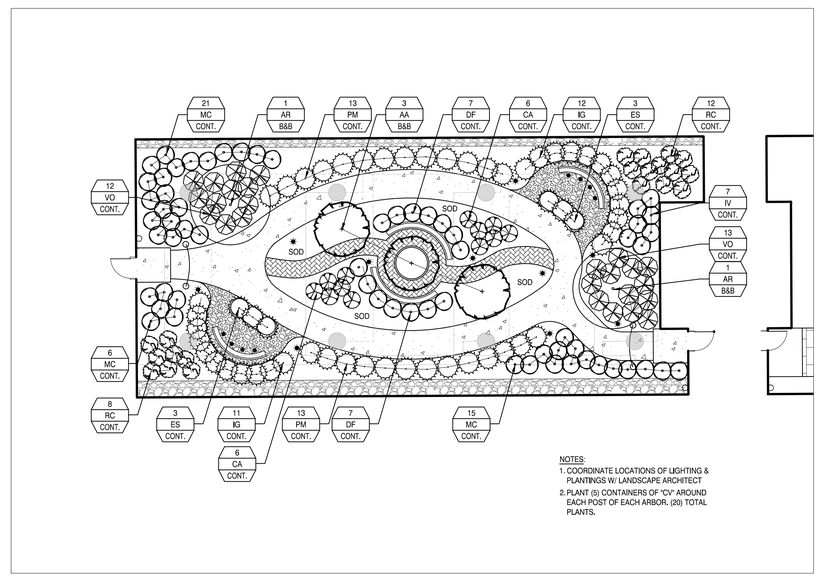
LP101



NOTES:
1. COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT

NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



NOTES:
1. COORDINATE LOCATIONS OF LIGHTING & PLANTINGS W/ LANDSCAPE ARCHITECT
2. PLANT (5) CONTAINERS OF "CV" AROUND EACH POST OF EACH ARBOR. (20) TOTAL PLANTS.

SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

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#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING PLAN - COURTYARDS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 10'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP401

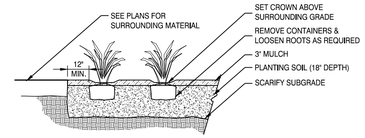
NOT FOR CONSTRUCTION

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS (SEE GENERAL NOTES REGARDING DIGSAFE). SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTS SHALL BE PLACED NO CLOSER THAN ONE-HALF THE NOTED SPACING TO PAVEMENT EDGES, BED LINES, OR STRUCTURE FACES, UNLESS NOTED OR SHOWN OTHERWISE.
6. PLANT MASSES SHALL BE LAID OUT AND INSTALLED STARTING AT THE PRINCIPAL, FORM-DEFINING PERIMETER, THEN FILLING INWARD IN DOUBLE-ROW-STAGGERED FASHION, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
8. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
11. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
12. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 6" LOAM AND SEED.
13. ALL SOIL IN SHRUB/PERENNIAL BEDS SHALL BE OVER-EXCAVATED AND REPLACED WITH PLANTING SOIL TO DEPTHS INDICATED (RE: SPECIFICATIONS).

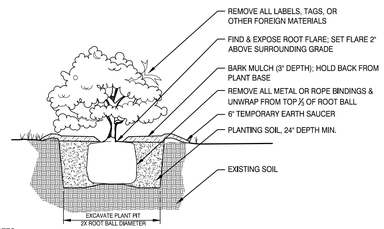
PLANTING NOTES F6
N.T.S.

MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
TREES					
AA	Amelanchier arborea / Downy Serviceberry	3.0" MIN.	-	B & B	
AR	Acer rubrum / Red Maple	3.5" MIN.	-	B & B	
BN	Betula nigra / River Birch	3.5" MIN.	-	B & B	Multi-Stem Specimens Only
CC	Cercis canadensis / Eastern Redbud	3.0" MIN.	-	B & B	
CT	Carya tomentosa / Mockernut Hickory	3.5" MIN.	-	B & B	
JV	Juniperus virginiana / Red Cedar	-	10.0'-12.0' MIN.	B & B	
NS	Nyssa sylvatica / Black Tupelo	3.5" MIN.	-	B & B	
PR	Pinus rigida / Pitch Pine	-	10.0'-12.0' MIN.	B & B	
PS	Pinus strobus / White Pine	3.5" MIN.	-	B & B	
QA	Quercus alba / White Oak	3.5" MIN.	-	B & B	
SHRUBS					
AC	Amelanchier canadensis / Eastern Shadbush	-	3.0'	CONTAINER	
AM	Aronia melanocarpa / Black Chokeberry	-	3.0'	CONTAINER	
CA	Clethra alnifolia / Sweet Pepperbush	-	3.0'	CONTAINER	
CO	Cephalanthus occidentalis / Buttonbush	-	3.0'	CONTAINER	
HV	Hamamelis virginiana / American Witch Hazel		3.0'	CONTAINER	
IG	Ilex glabra 'Compacta' / Compact Inkberry	-	3.0'	CONTAINER	
IO	Ilex opaca / American Holly	-	3.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	-	3.0'	CONTAINER	
KA	Kalmia angustifolia / Sheep Laurel	-	3.0'	CONTAINER	
LO	Ligustrum ovalifolium 'Nantucket' / Nantucket Privet	-	3.0'	CONTAINER	
MC	Morella caroliniensis / Small Bayberry	-	3.0'	CONTAINER	
PM	Prunus maritima / Beach Plum	-	3.0'	CONTAINER	
RC	Rosa carolina / Carolina Rose	-	3.0'	CONTAINER	
VC	Vaccinium corymbosum / Highbush Blueberry	-	3.0'	CONTAINER	
VO	Viburnum opulus 'Nanum / Dwarf Cranberry	-	1.5'	CONTAINER	
GROUNDCOVERS					
AU	Arcostaphylos uva-ursi / Bearberry	-	#2 POT	CONTAINER	
JH	Juniperus horizontalis / Creeping Juniper	-	#2 POT	CONTAINER	
VINES					
CV	Clematis virginiana / Virgin's Bower	-	#2 POT	CONTAINER	
GRASSES					
AB	Ammophila brevilgulata / American Beach Grass	-	#2 POT	CONTAINER	
AG	Andropogon glomeratus / Bushy Bluestem	-	#2 POT	CONTAINER	
DF	Deschampsia flexuosa / Wavy Hair Grass	-	#2 POT	CONTAINER	
ES	Eragrostis spectabilis / Purple Lovegrass	-	#2 POT	CONTAINER	

PLANTING SCHEDULE A6
N.T.S.



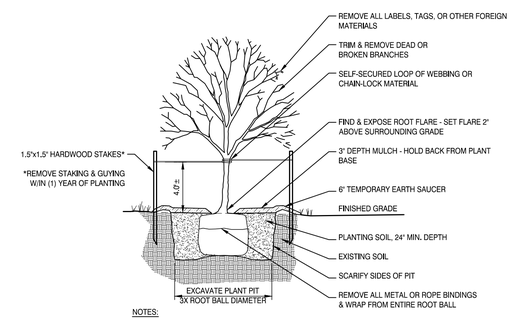
GRASSES & GROUNDCOVER PLANTING H1
N.T.S.



NOTES:

1. SHRUB TO BE SET PLUMB.
2. SECURE SHRUB AS MAY BE REQUIRED ACCORDING TO SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

SHRUB PLANTING E1
N.T.S.



NOTES:

1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

TREE PLANTING A1
N.T.S.

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#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING DETAILS

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	AS SHOWN	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501

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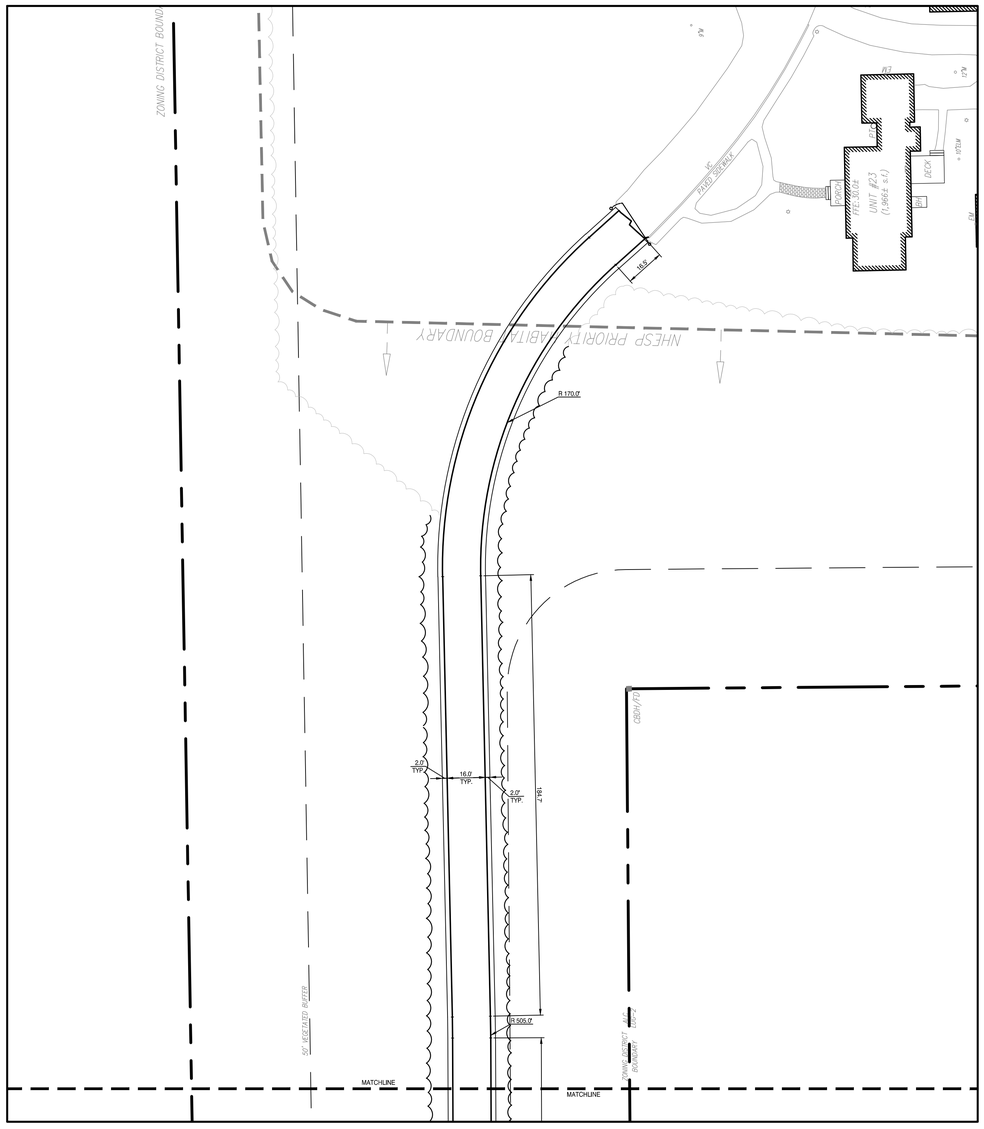
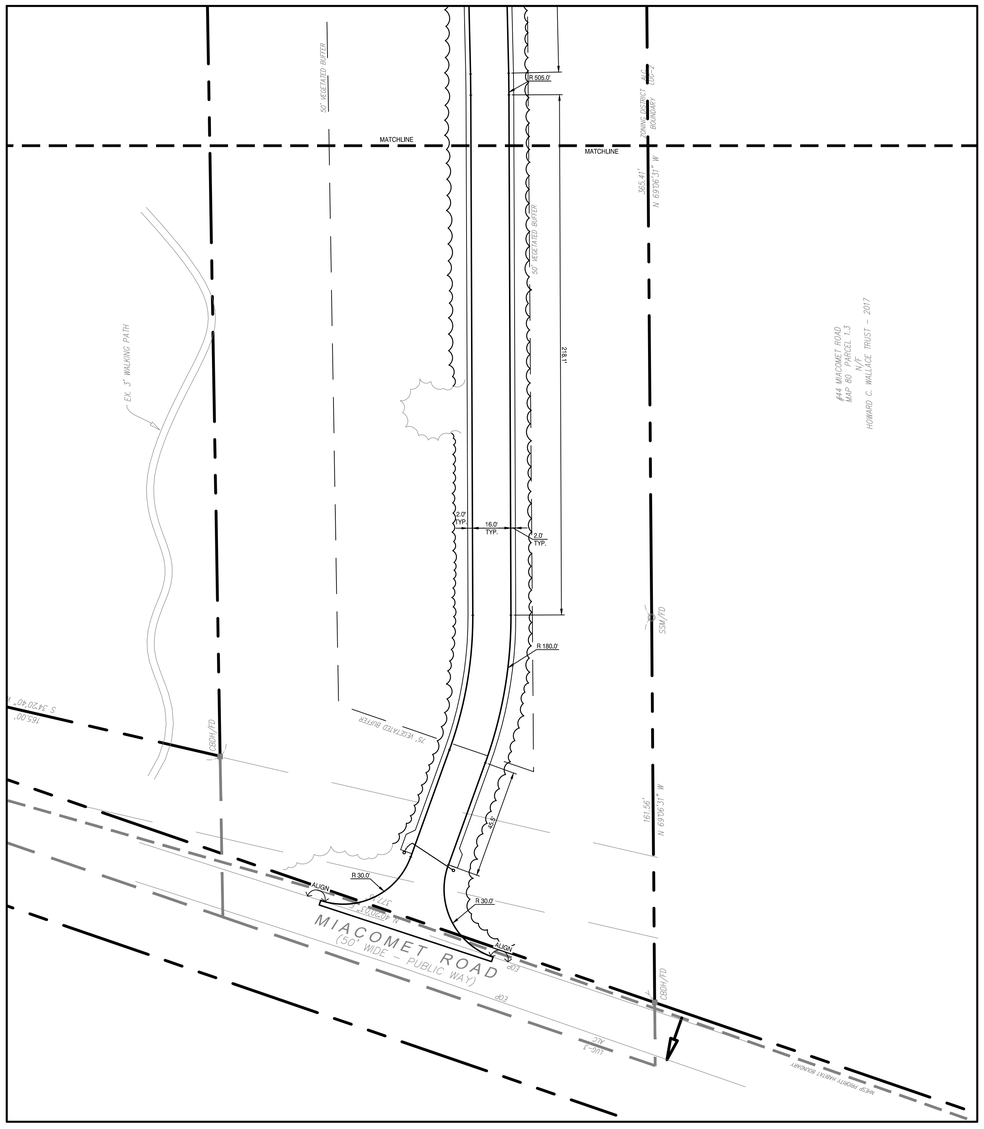


MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

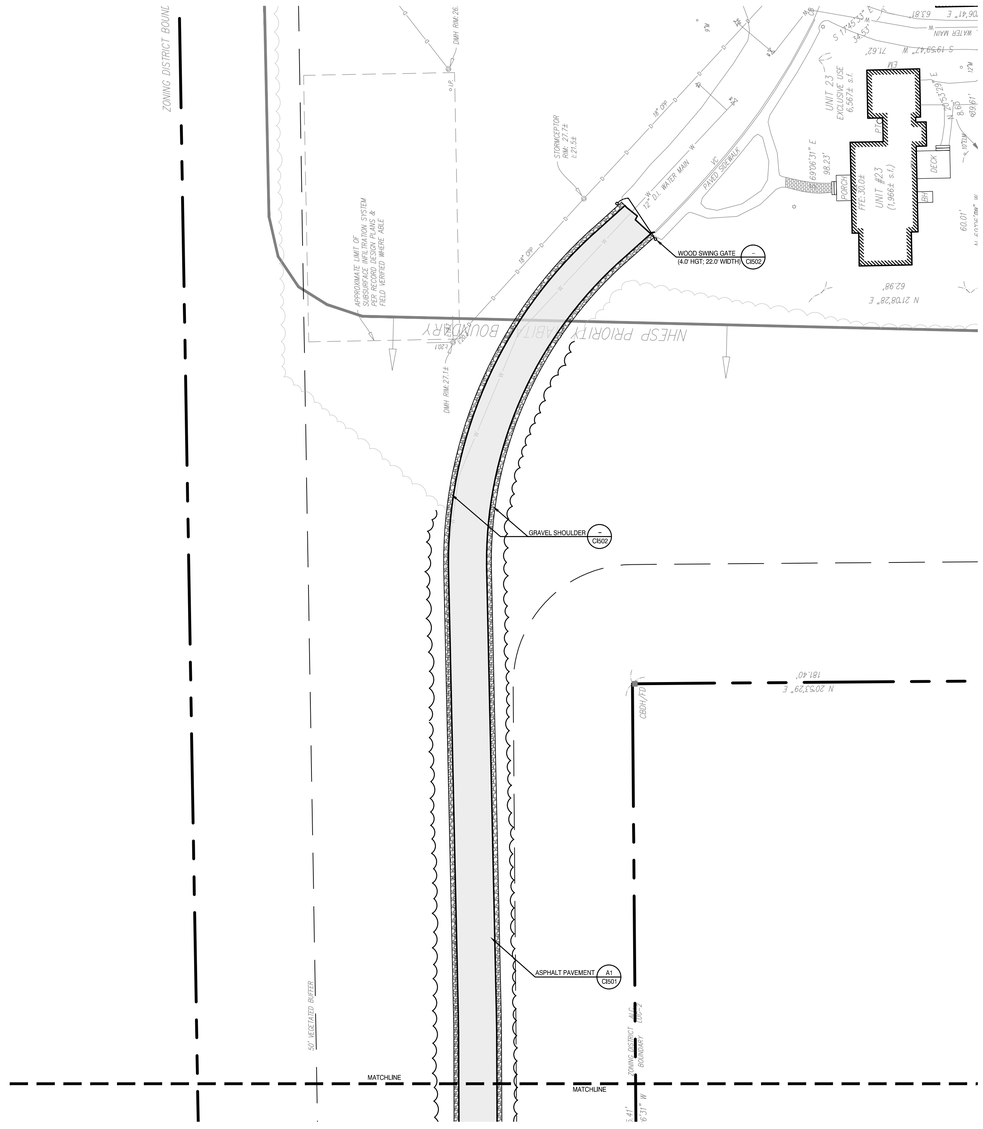
SHEET TITLE:

SITE LAYOUT PLAN

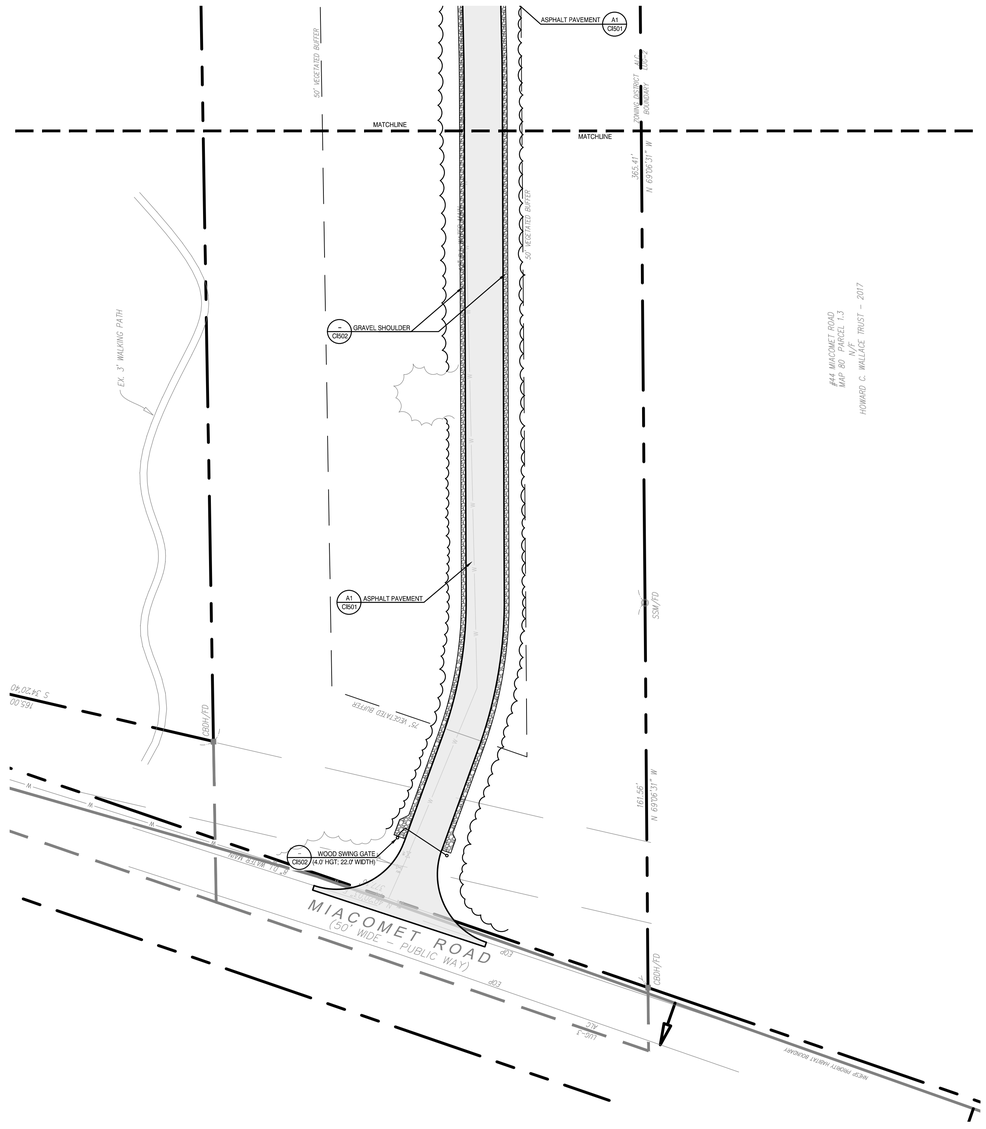
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CP102



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

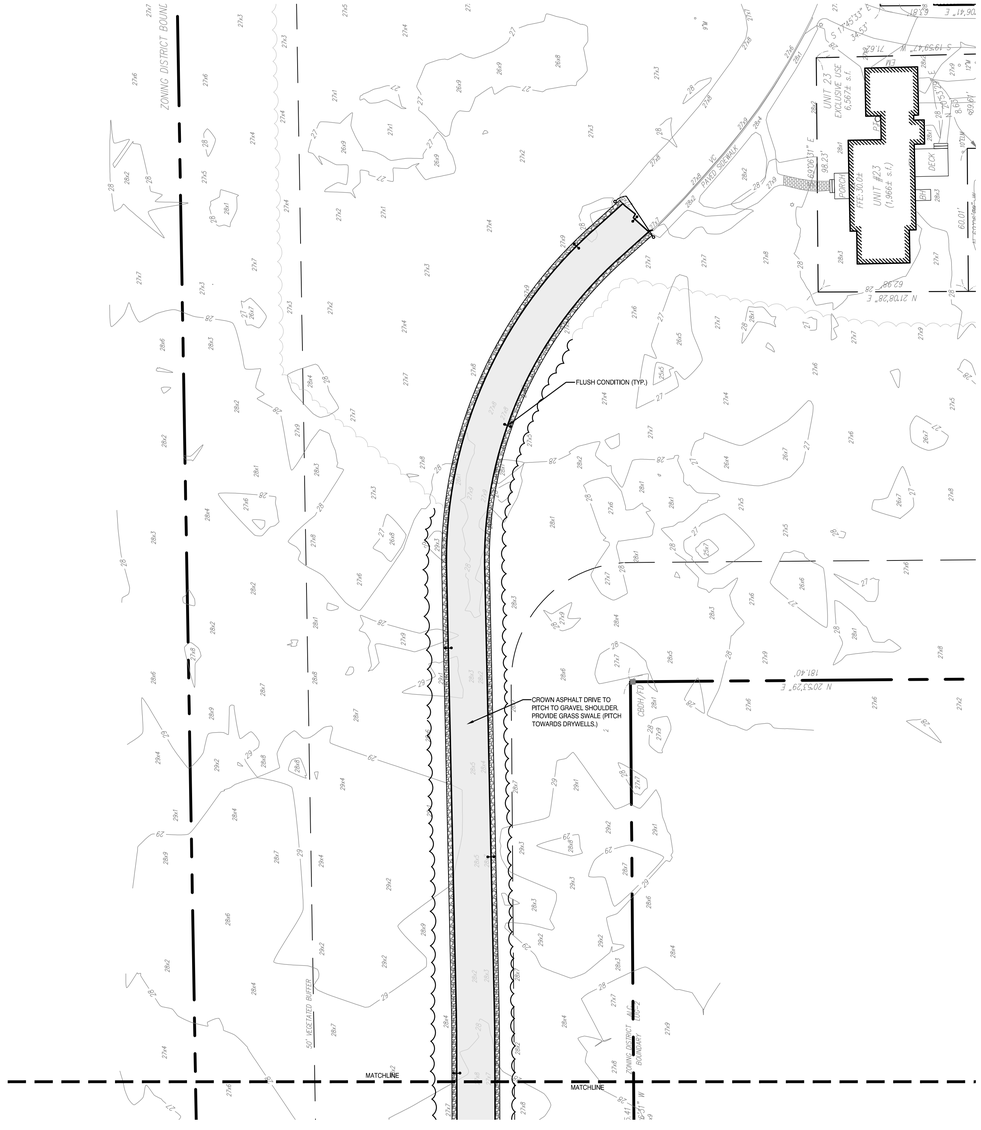
SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

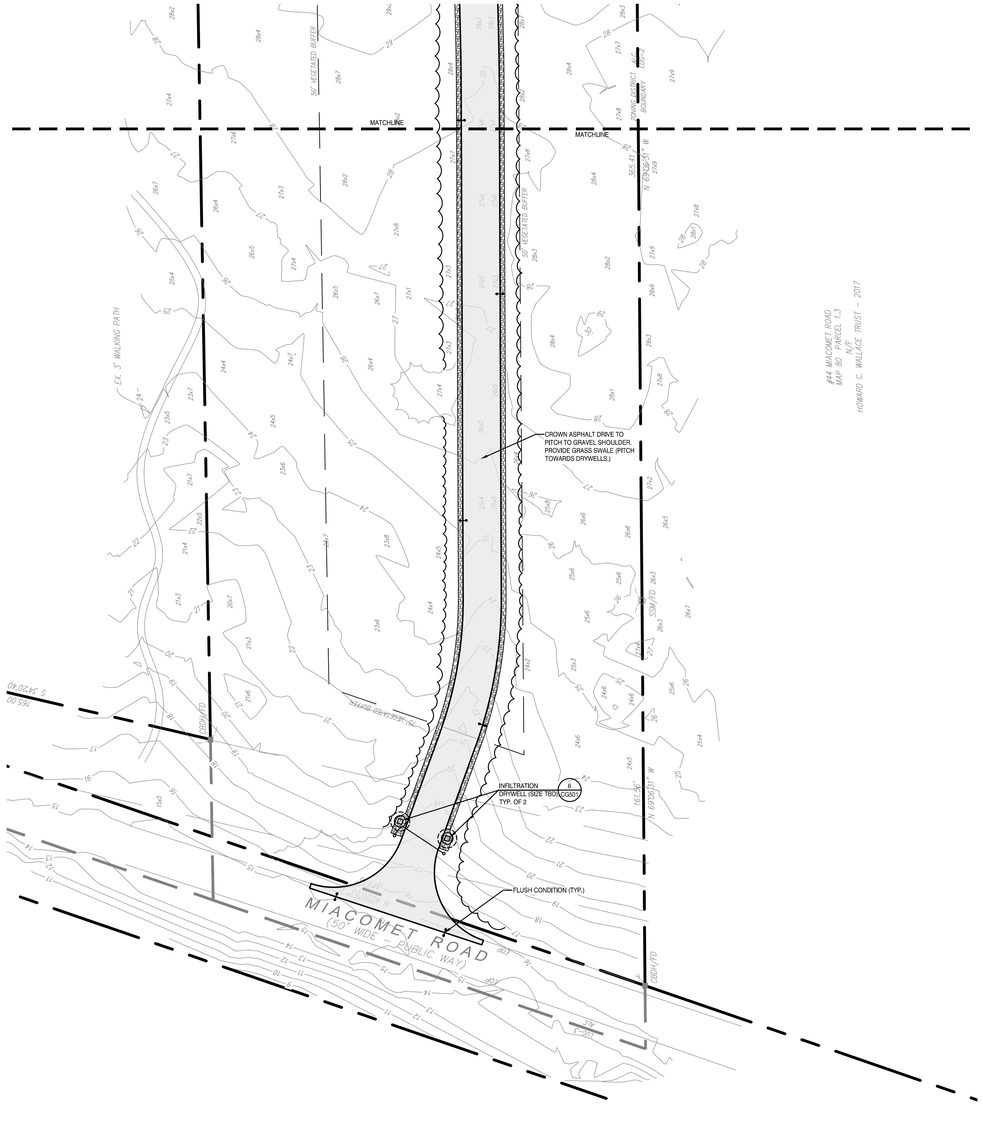
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CI102



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

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0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE GRADING & DRAINAGE PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	23121	DRAWN BY:	JSM

CG102



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12-02-24

SHEET TITLE:

SITE RENDERING

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SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM



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SCALE:	N.T.S.	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Nahomi S. Garcia _____ Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 02.18.25

2 Hamblin Rd./ Johnson, Brendan P Trust

Emeritus LTD

30/ 193

Boat Barn

Sitting Board: Camp, MacLeod, Pohl, Patten

Chair: Welch Alternate: None

Pohl: Appreciate the renderings that show both structures on site, but it shows how to separated the proposed garage is from the main house. The proposed structure possess no common vocabulary. If the structure was to become simpler and have more in common with the main house in terms of elements and materials, it would be ideal.

Camp: Agrees. Wishes the garage related more to the main house in terms of additive massing.

Patten: Agrees. Wonders if the structure could be smaller.

Welch: Agrees with all previous comments.

MacLeod: Agrees. Asks if the structure could flip and have the one story mass facing the road.

Motion to hold for revisions (Welch)

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

Boat Barn

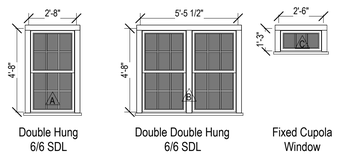
2 Hamblin Rd
Nantucket, MA 02554

03.06.25

Old HDC Submission

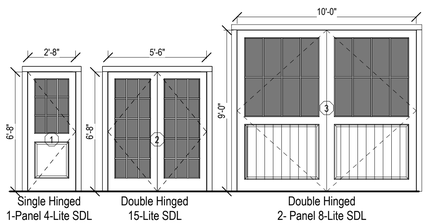


Locus Map
1/4" = 1'-0"



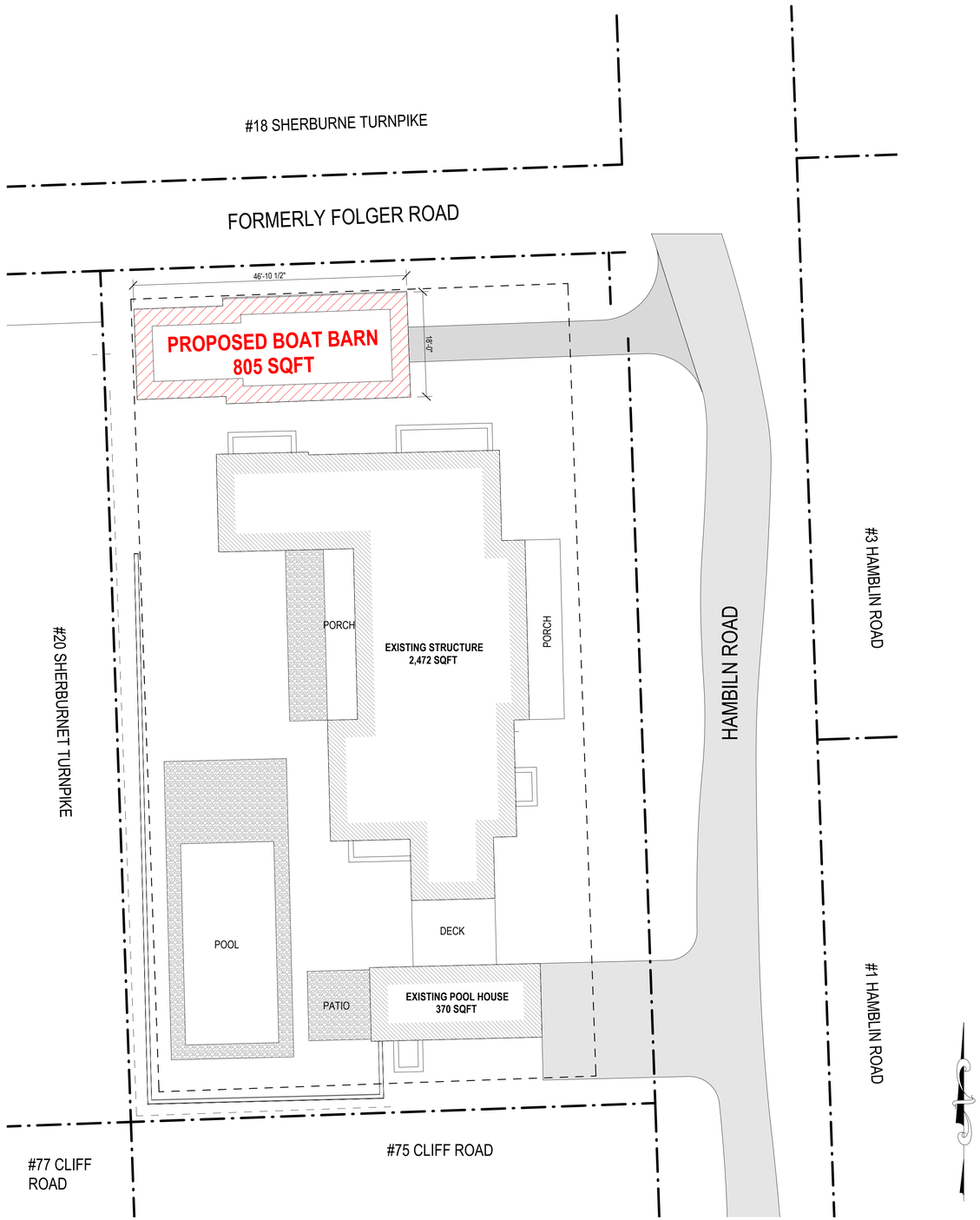
Double Hung 6/6 SDL | Double Double Hung 6/6 SDL | Fixed Cupola Window

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 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.
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Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	805sq.ft.
Total Proposed G.C.:	3,647 sq.ft.

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Exterior Elevations
A.1.3	Exterior Elevations
P.1	Perspectives
P.2	Photos

Revisions

Cover Sheet

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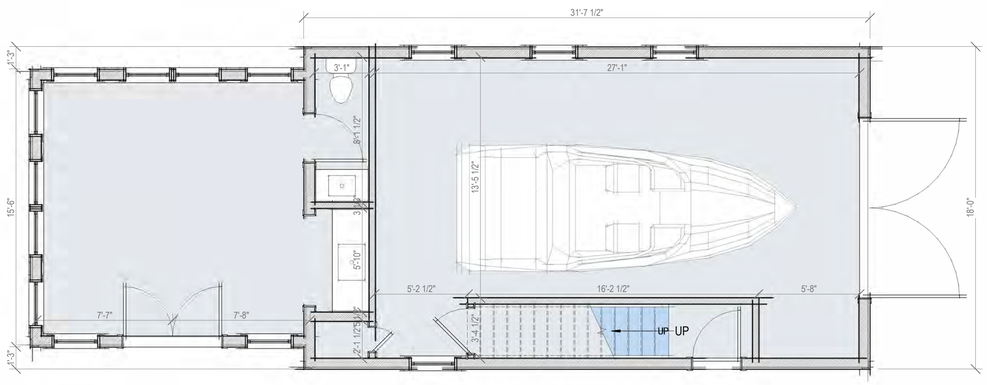
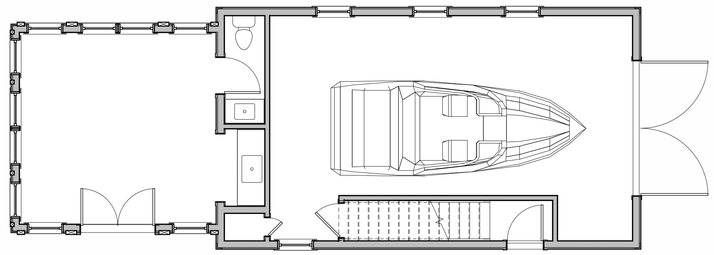
A.0.1

2438

03.06.25

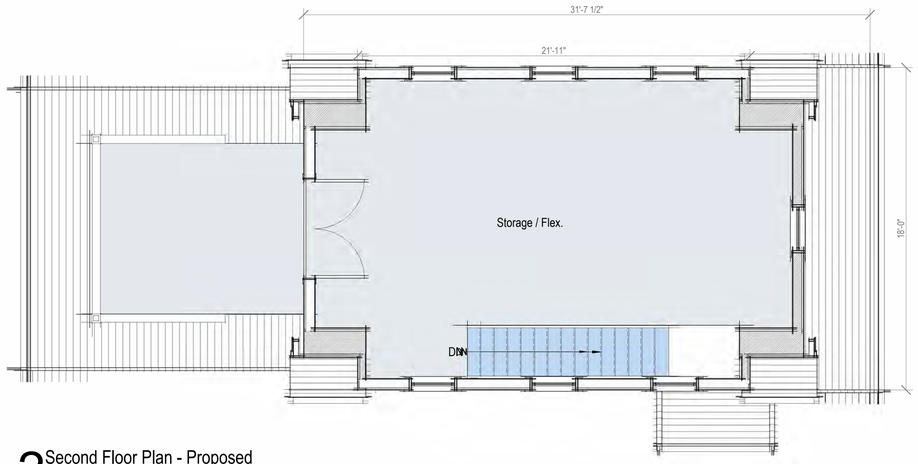


1 First Floor Plan - Proposed
1/4" = 1'-0"

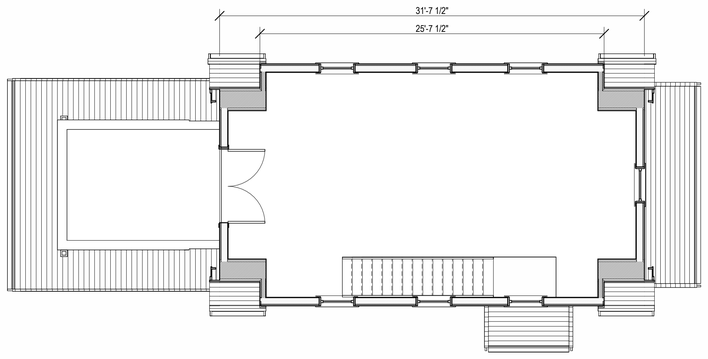


Prev. Submitted HDC- First Floor Plan
3/16" = 1'-0"

Old HDC Submission



2 Second Floor Plan - Proposed
1/4" = 1'-0"



Prev. Submitted HDC - Second Floor Plan
3/16" = 1'-0"

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Floor Plans

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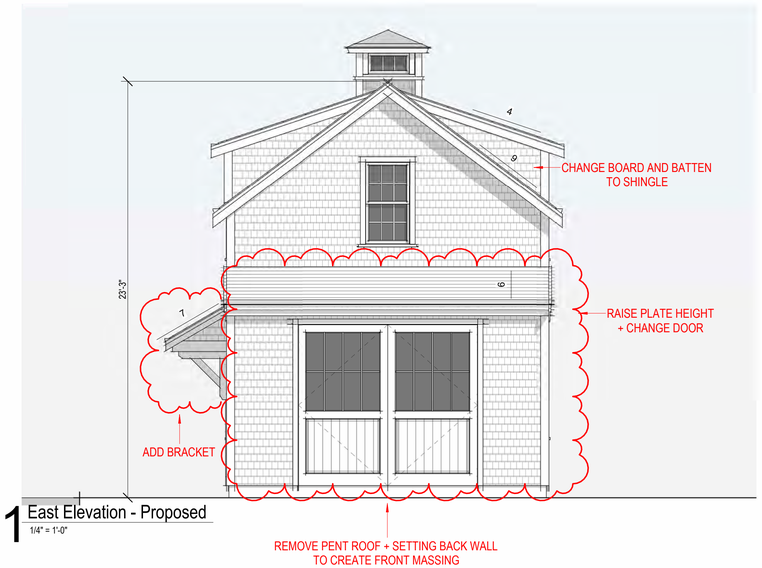
A.1.1

2438

03.06.25

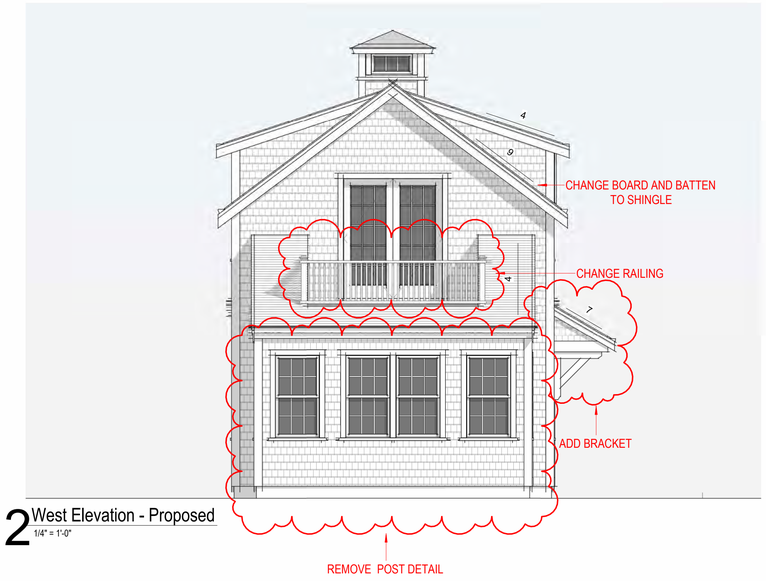
Old HDC Submission



1 East Elevation - Proposed
1/4" = 1'-0"



Prev. Submitted HDC- East Elevation
3/16" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



Prev. Submitted HDC- West Elevation
3/16" = 1'-0"

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Revisions

Revision 1	Date 1

Exterior Elevations

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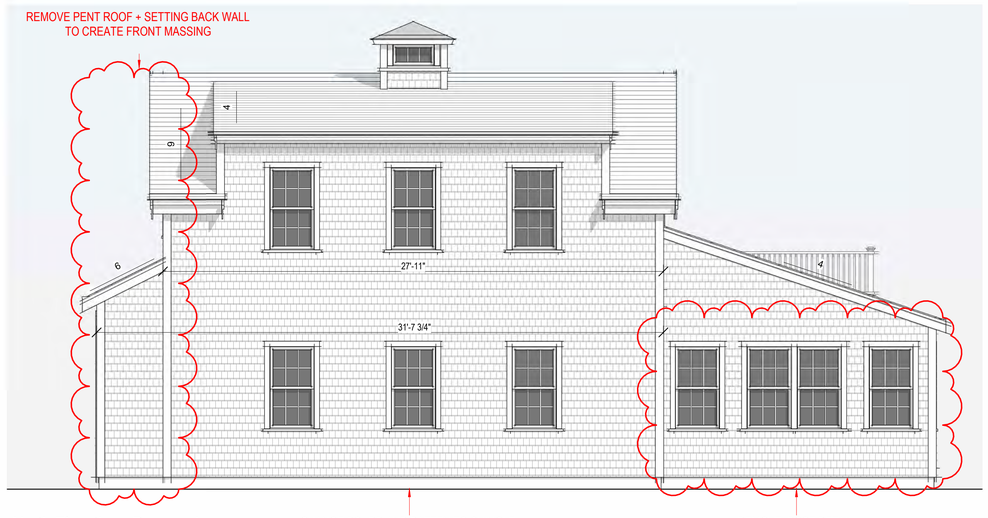
A.1.2

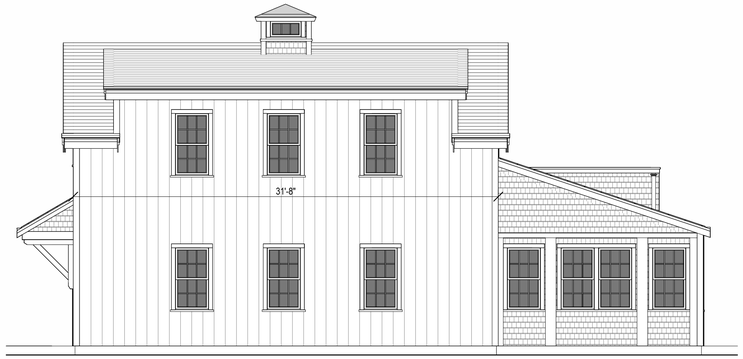
2438

03.06.25

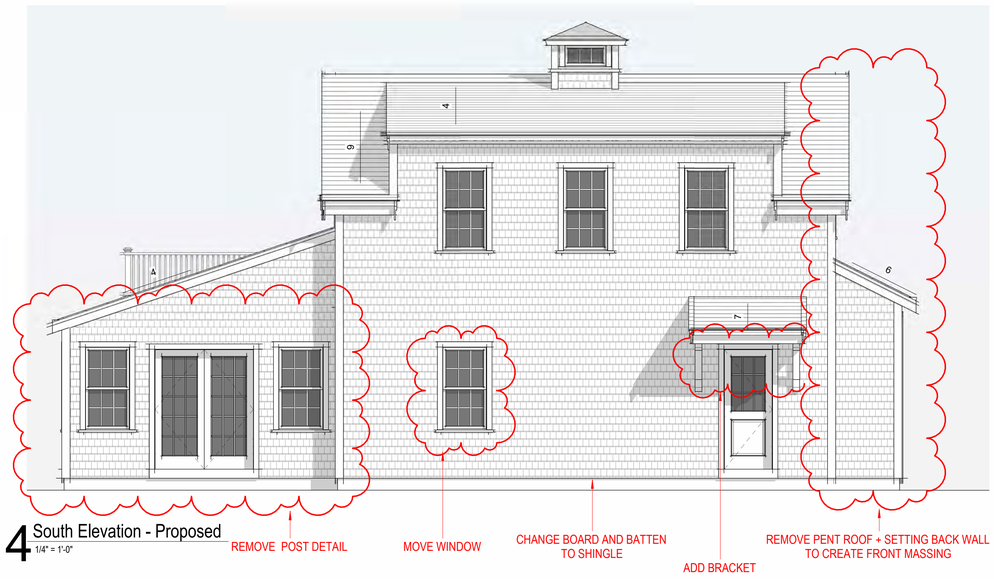
Old HDC Submission



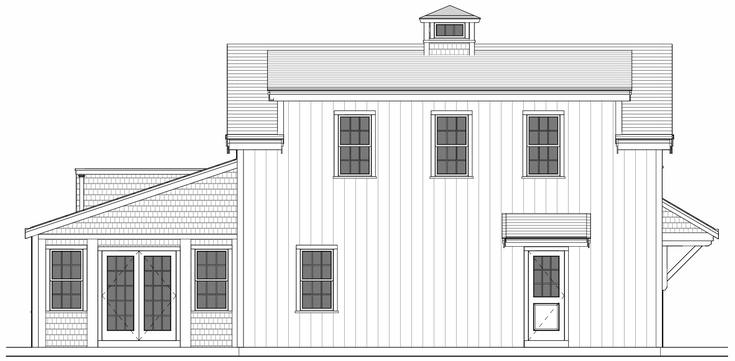
3 North Elevation - Proposed
1/4" = 1'-0"



Prev. Submitted HDC- North Elevation
3/16" = 1'-0"



4 South Elevation - Proposed
1/4" = 1'-0"



Prev. Submitted HDC- South Elevation
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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.1.3

2438

03.06.25

Old HDC Submission





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Perspectives

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03.06.25

Old HDC Submission











STREET VIEW FROM HAMBLIN ROAD



STREET VIEW FROM HAMBLIN ROAD

2438

Boat Barn

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Photos

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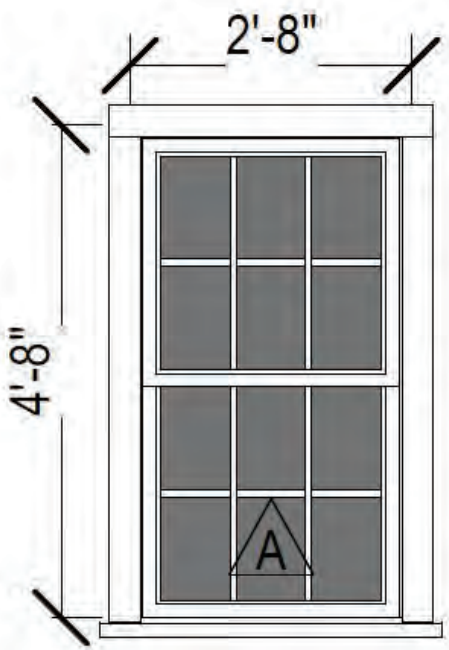
Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

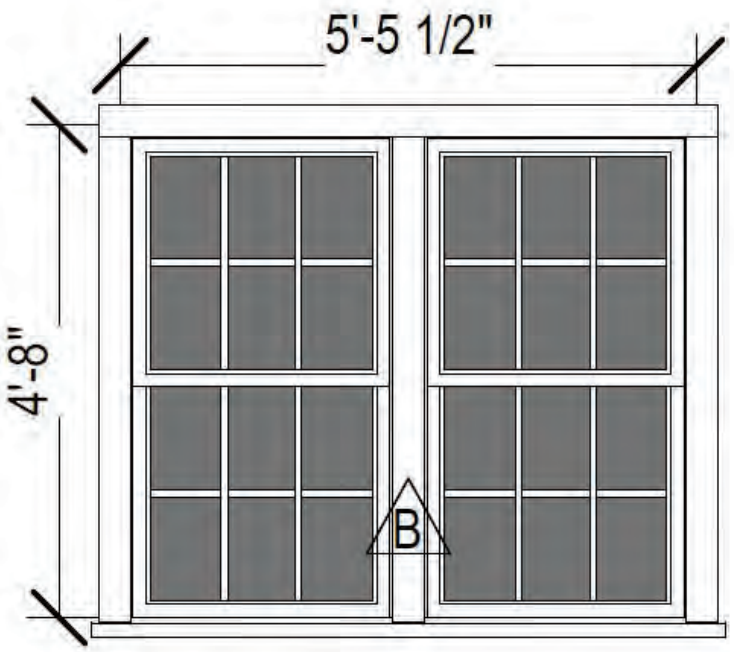


Locus Map

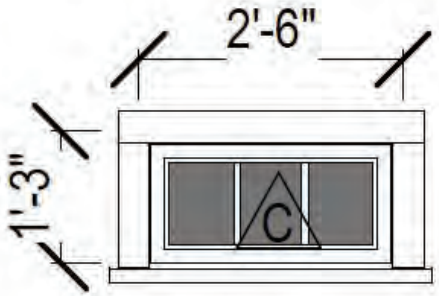
1/4" = 1'-0"



Double Hung
6/6 SDL



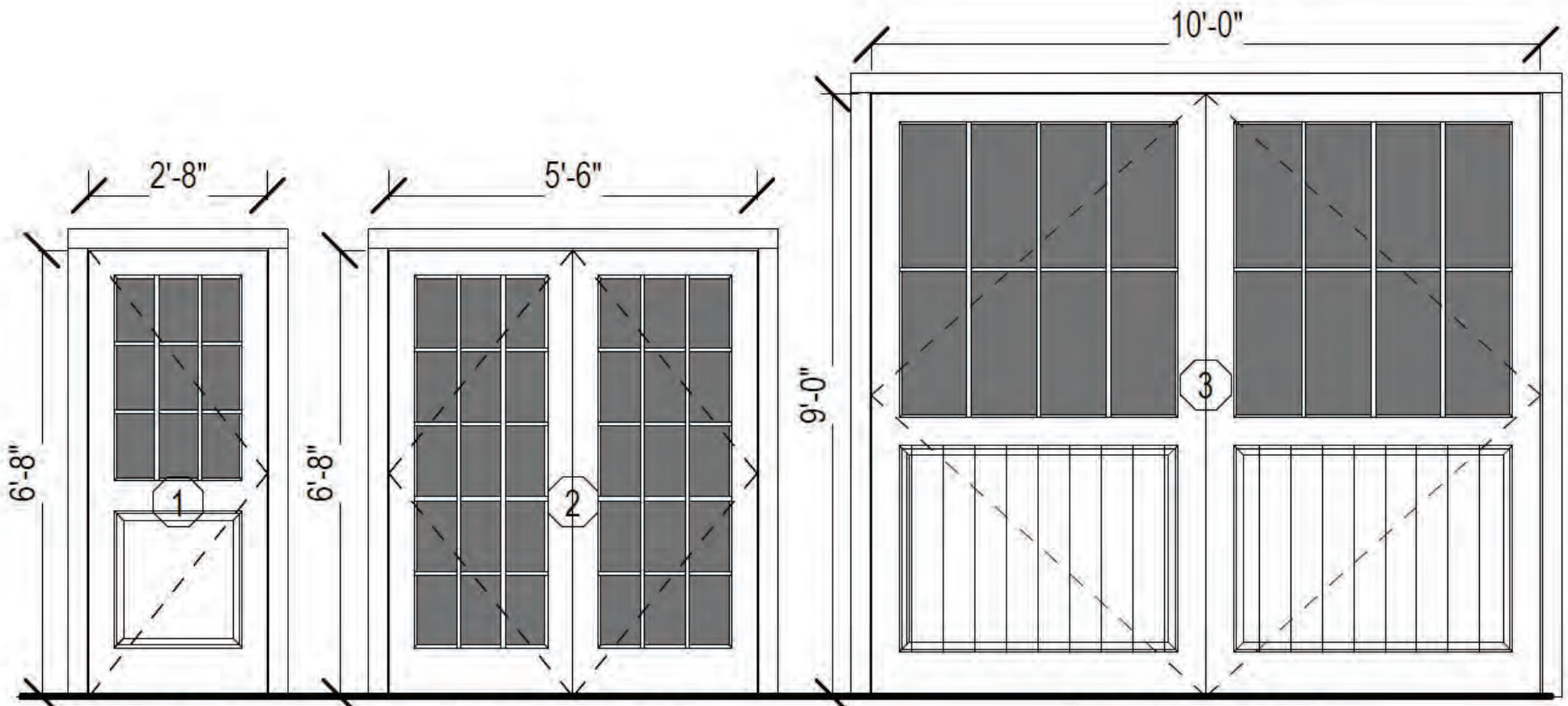
Double Double Hung
6/6 SDL



Fixed Cupola
Window

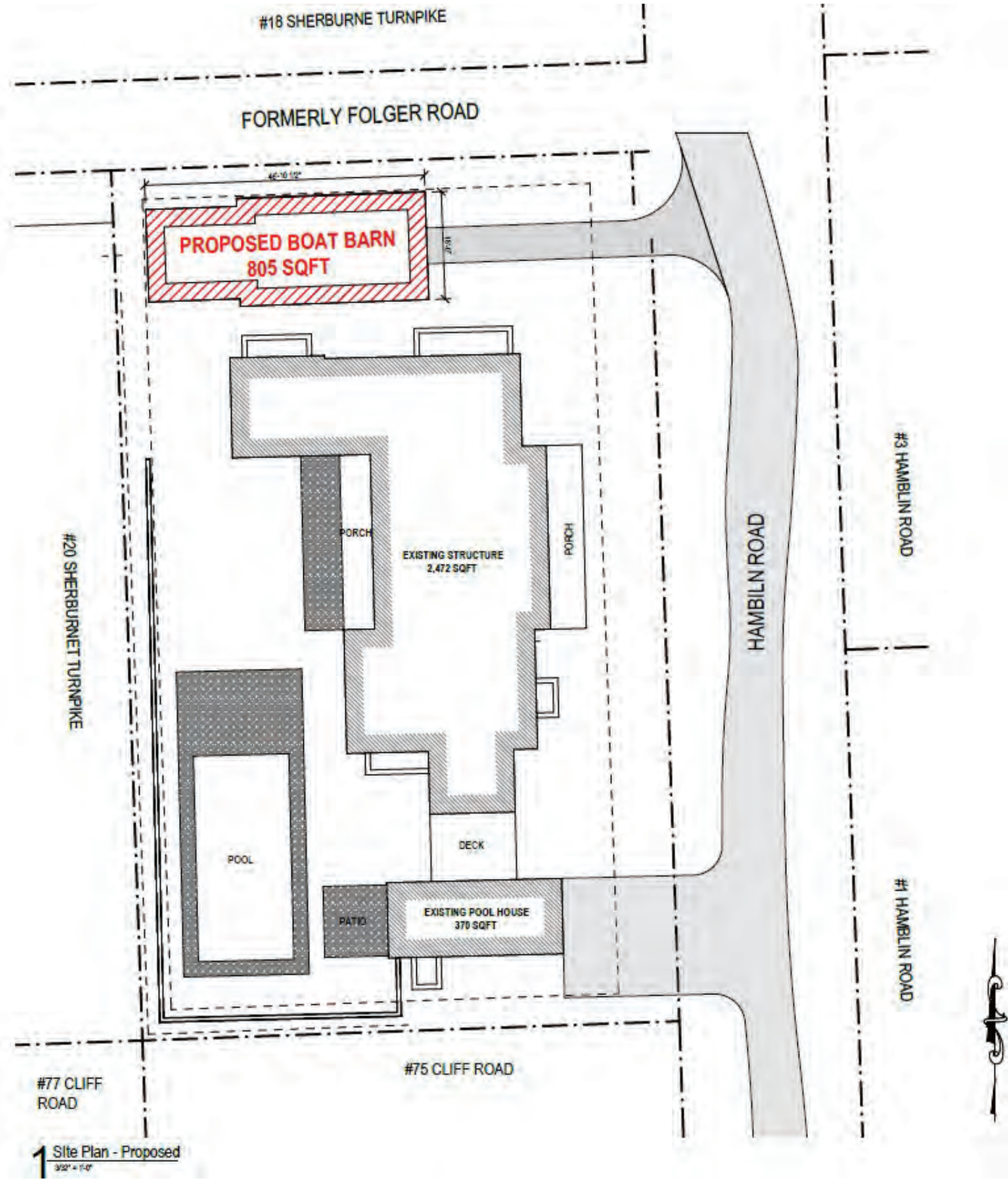
Window Legend

1/4" = 1'-0"

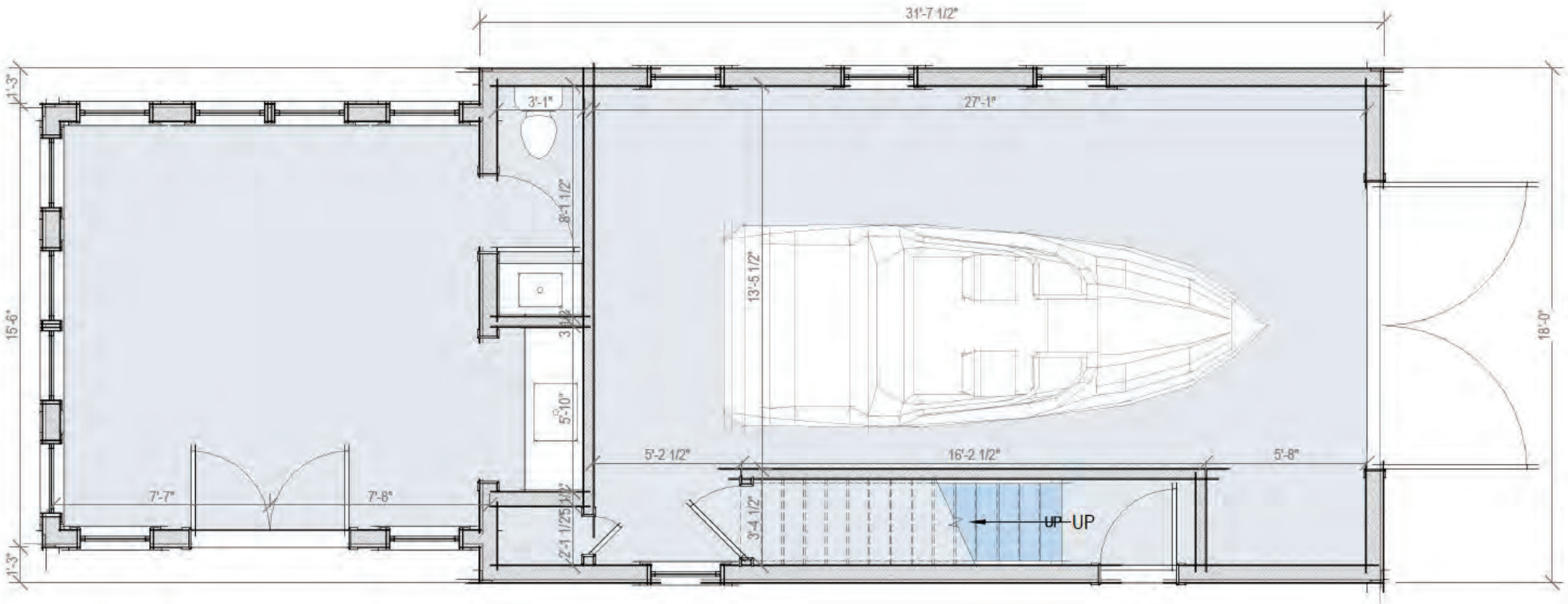


Exterior Door Legend

1/4" = 1'-0"

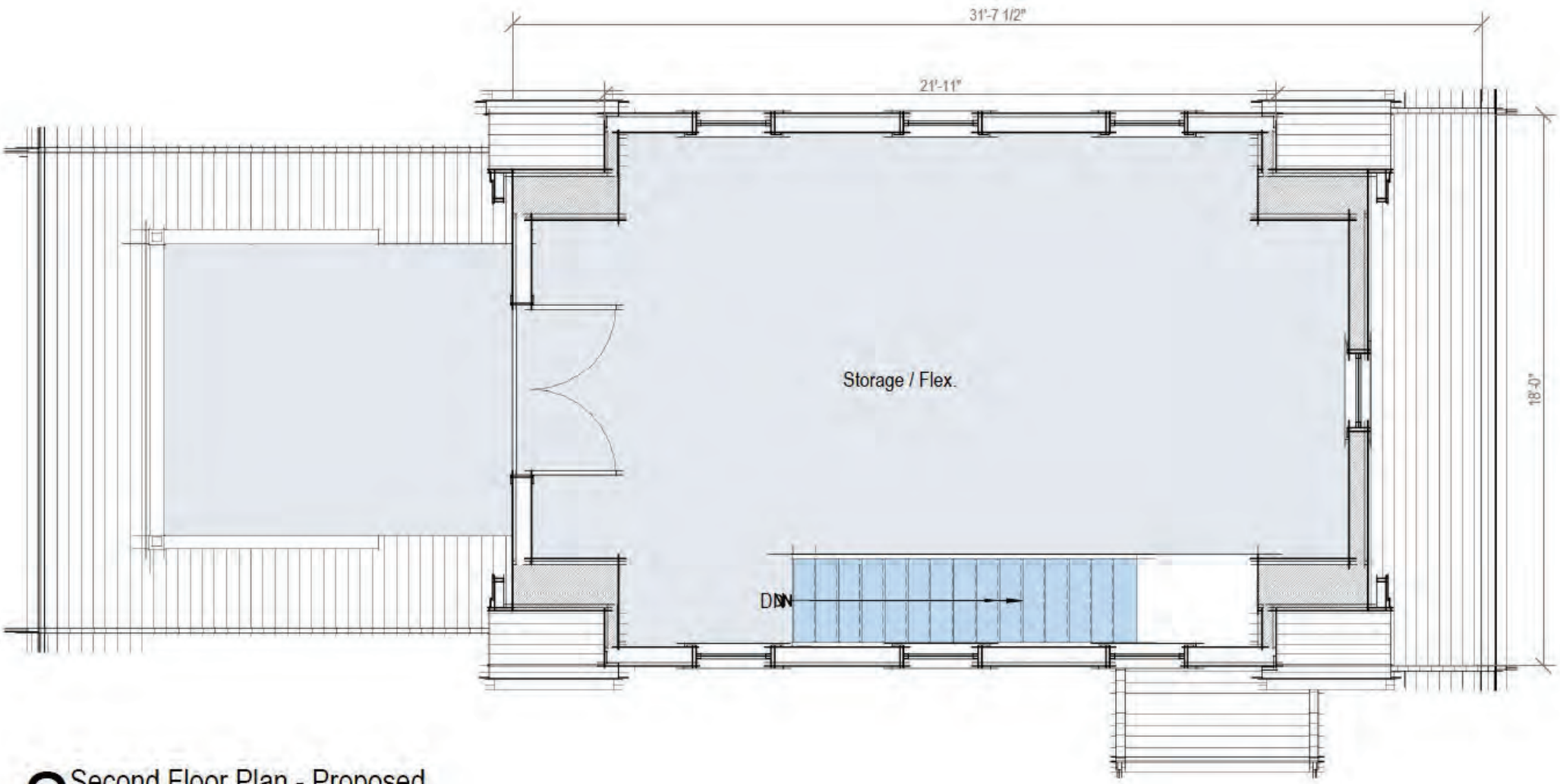


1 Site Plan - Proposed
3/32" = 1'-0"



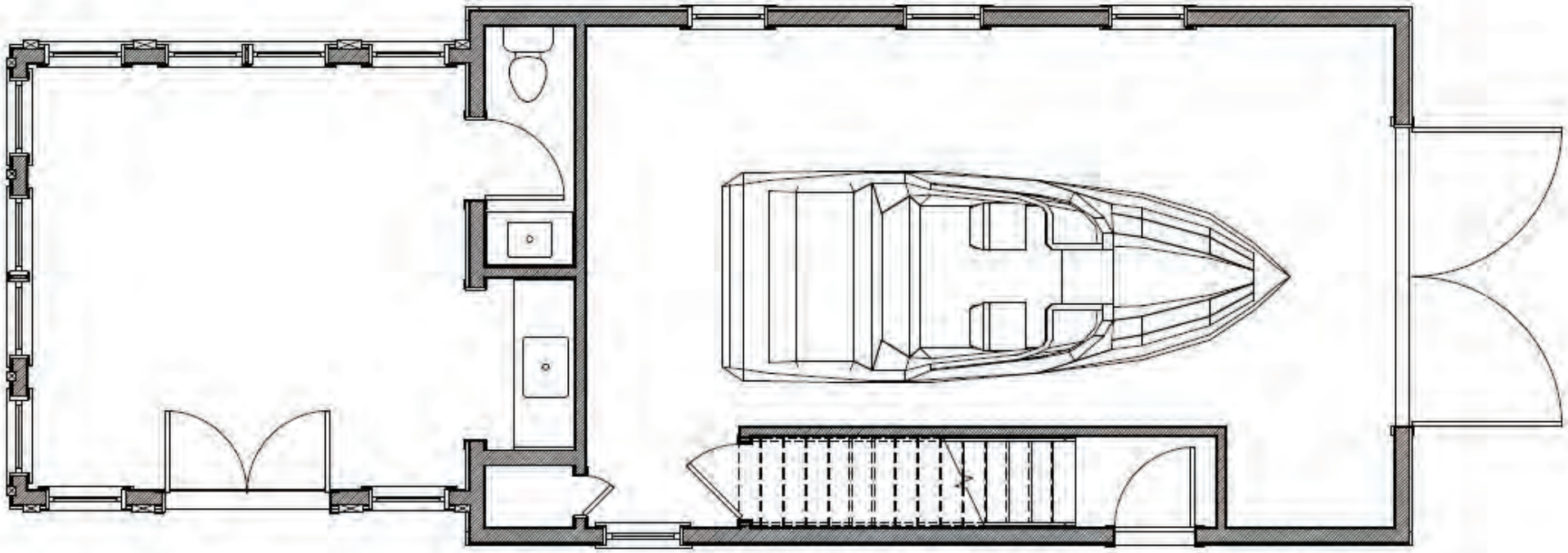
1 First Floor Plan - Proposed

1/4" = 1'-0"



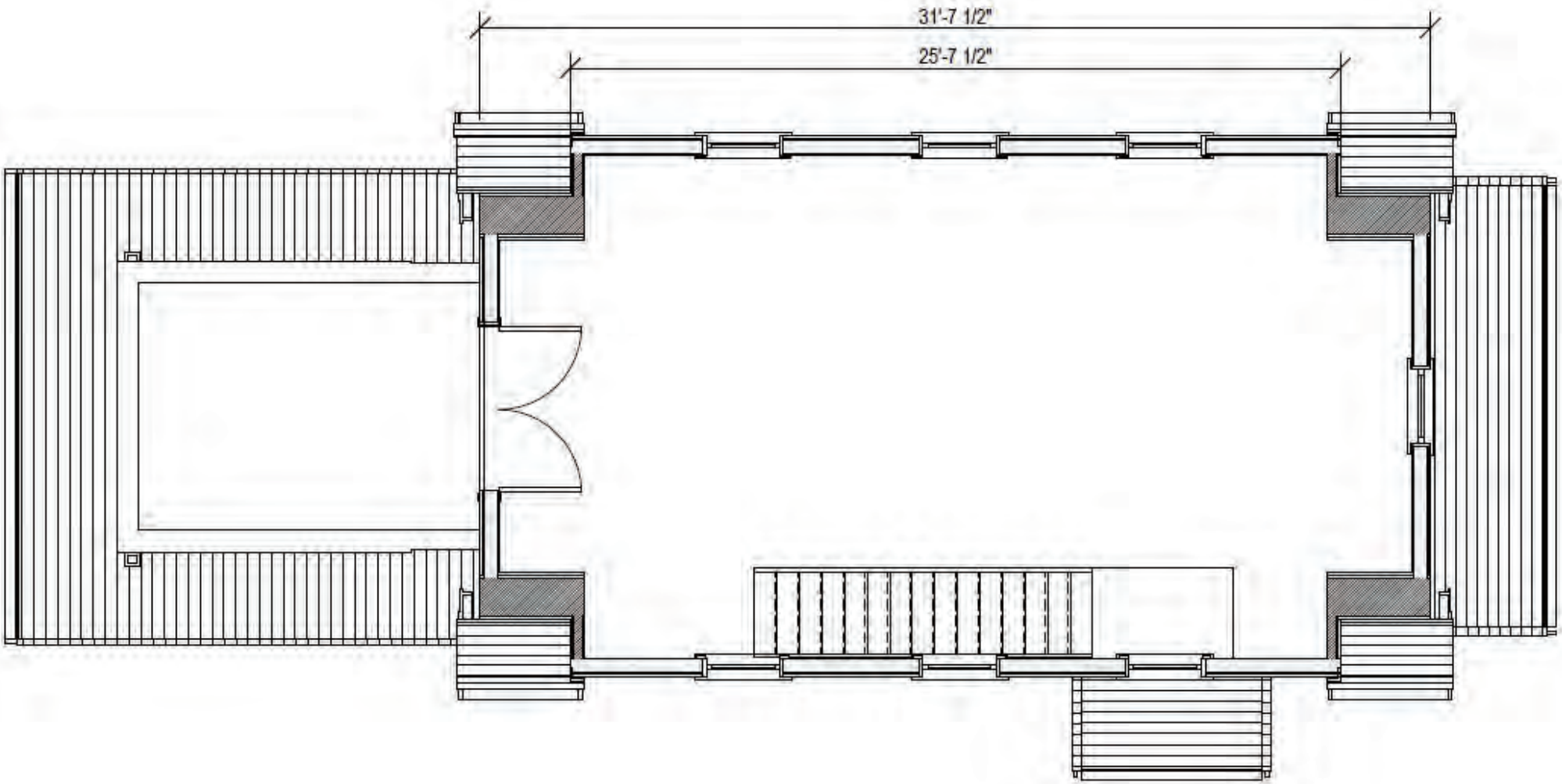
2 Second Floor Plan - Proposed

1/4" = 1'-0"



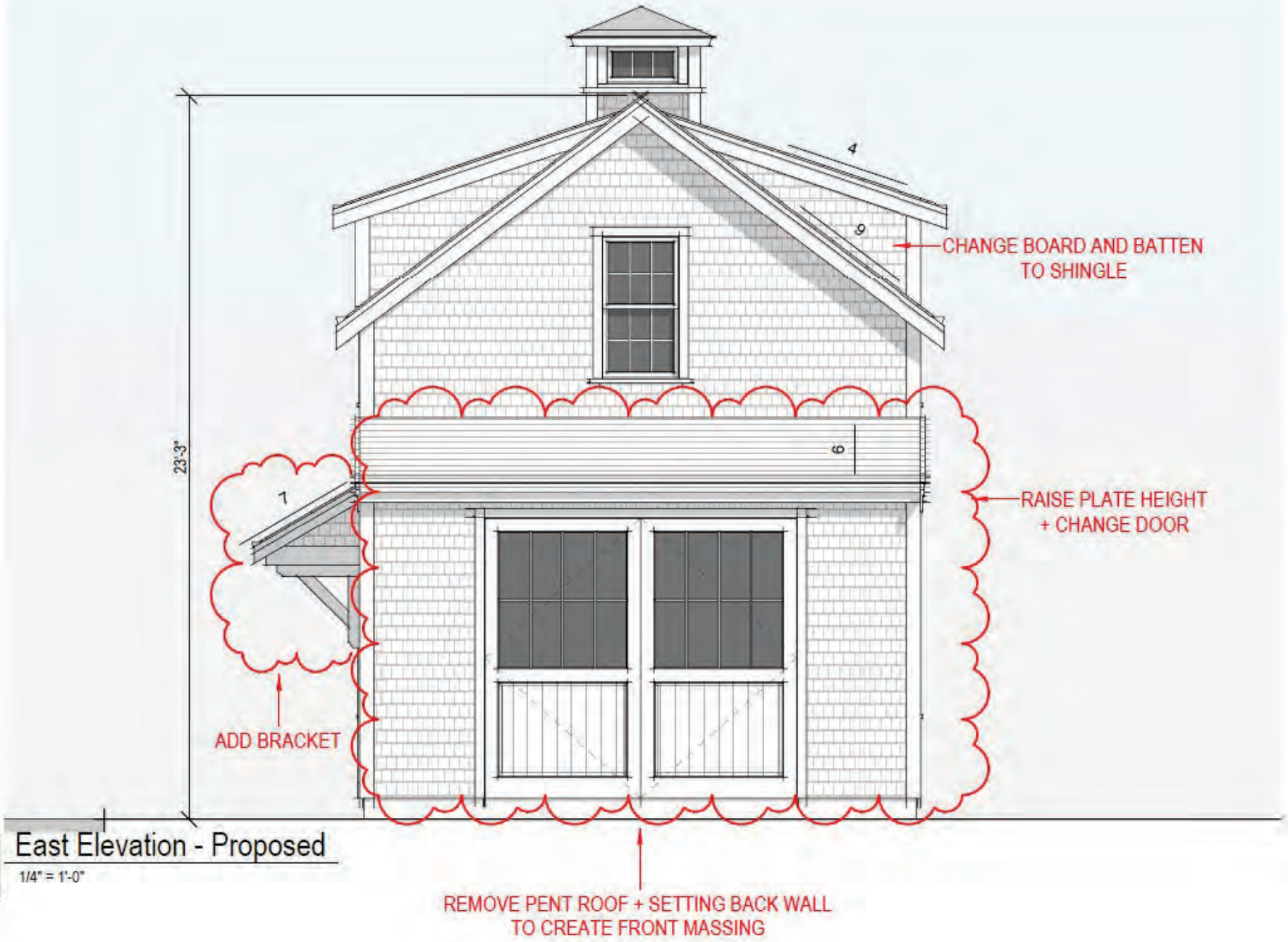
Prev. Submitted HDC- First Floor Plan

3/16" = 1'-0"



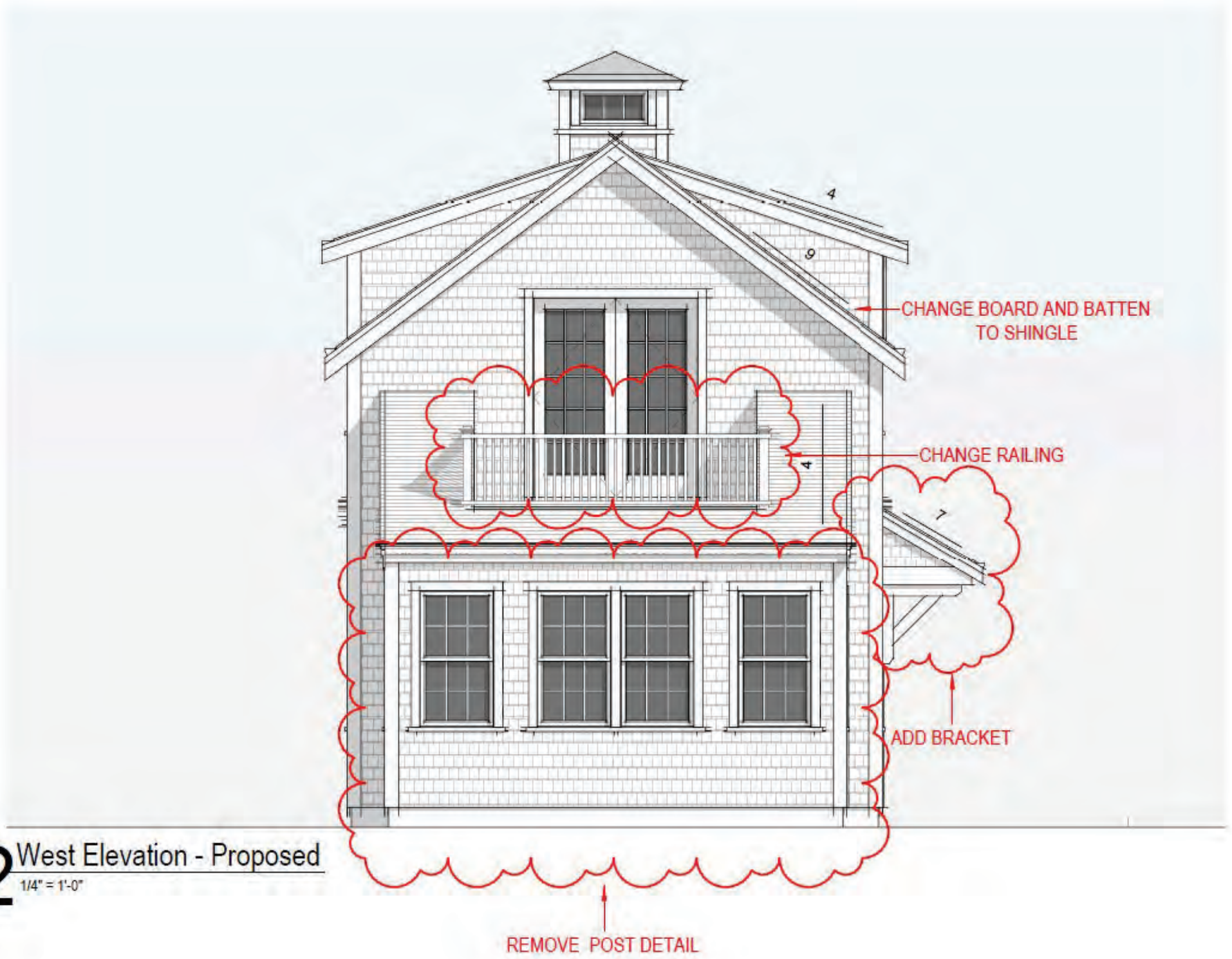
Prev. Submitted HDC - Second Floor Plan

3/16" = 1'-0"



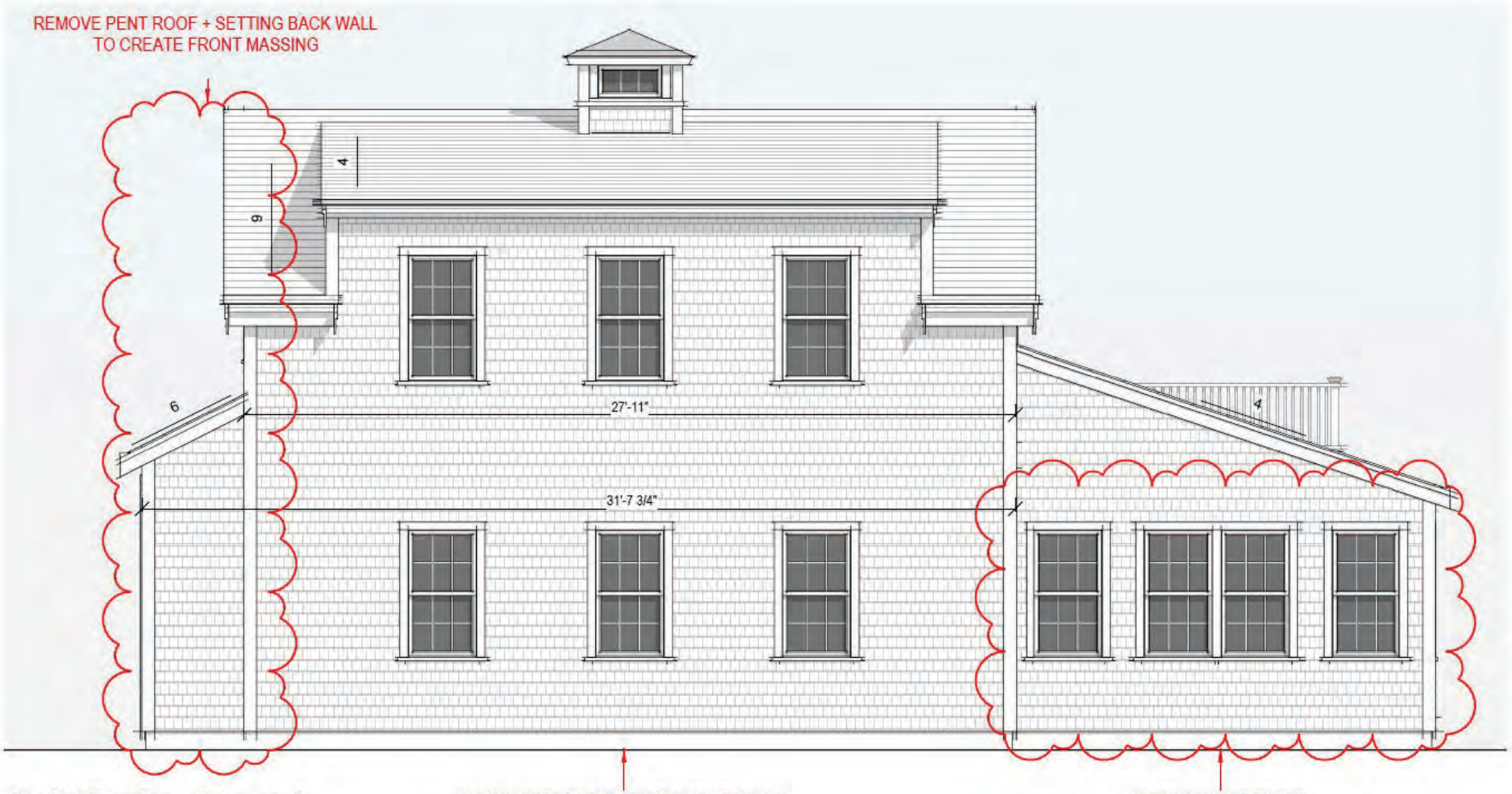
1 East Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"



4 South Elevation - Proposed

1/4" = 1'-0"



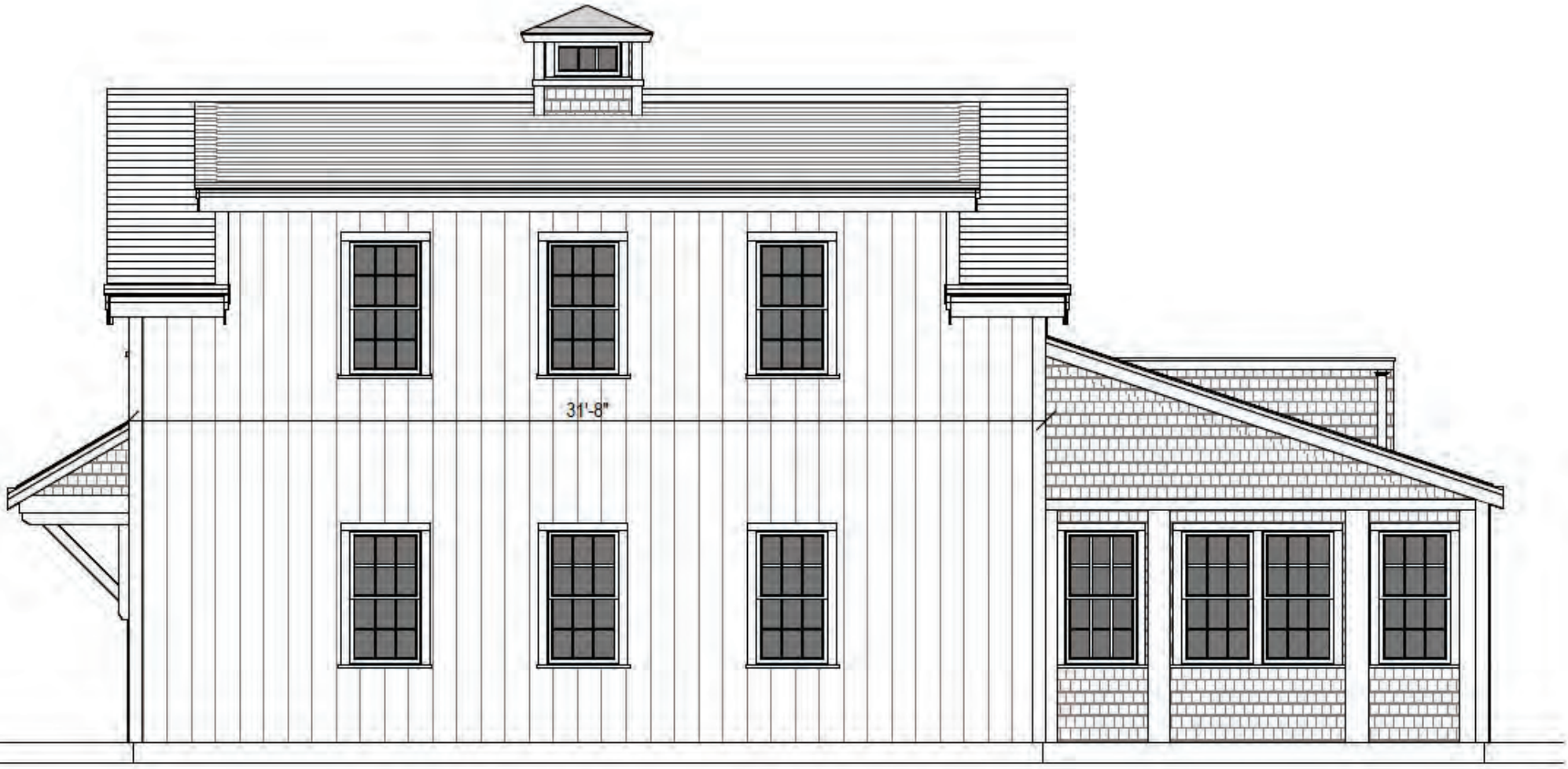
Prev. Submitted HDC- East Elevation

3/16" = 1'-0"



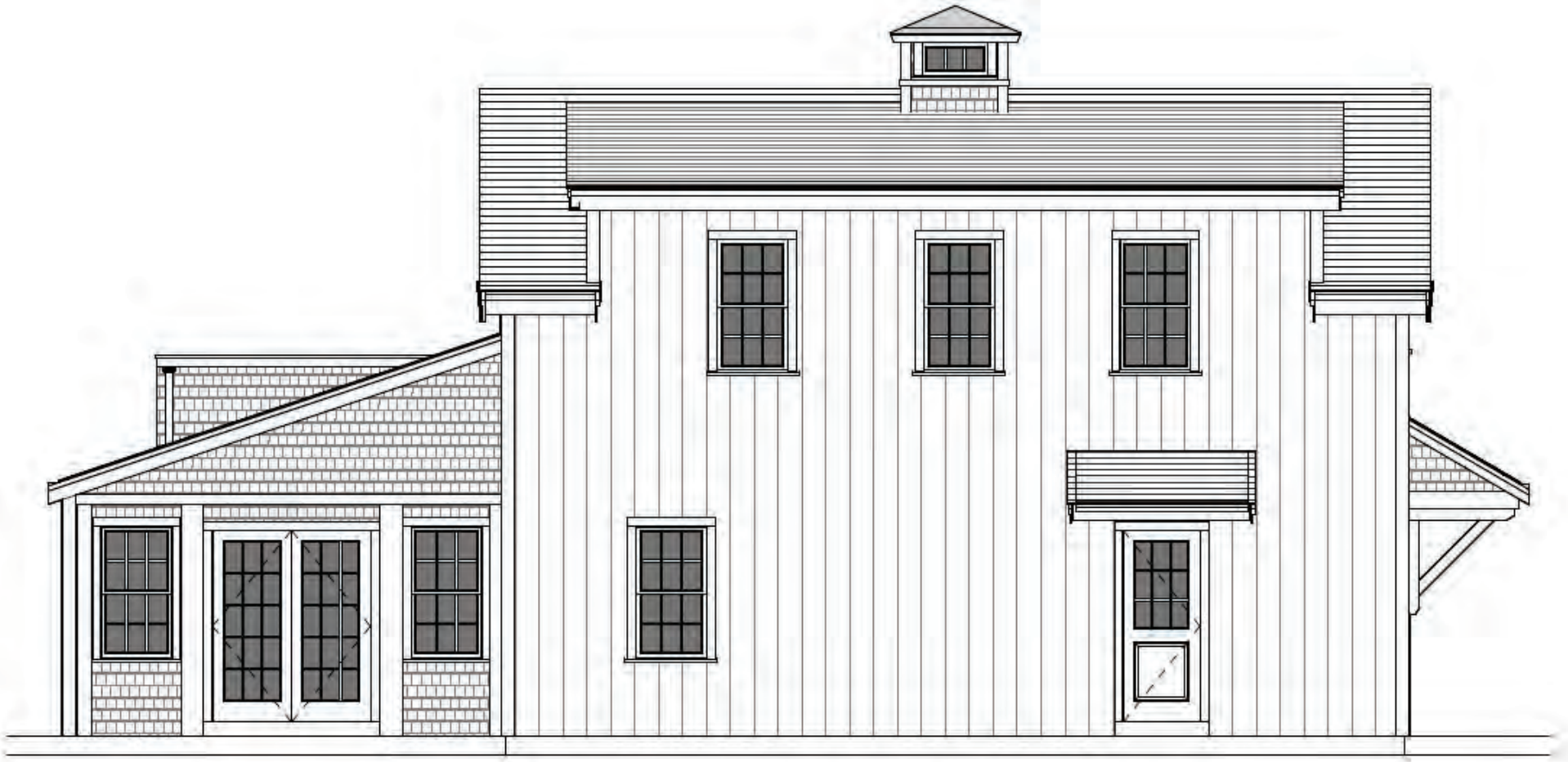
Prev. Submitted HDC- West Elevation

3/16" = 1'-0"



Prev. Submitted HDC- North Elevation

3/16" = 1'-0"



Prev. Submitted HDC- South Elevation

3/16" = 1'-0"







ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ 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°: 55.4.1 PARCEL N°. 182

Street & Number of Proposed Work: 14 Silver St.

Owner of record: Beach Bucket LLC

Mailing Address: 13 West Dover St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other New Foundation and Relocation of Existing Structure on Lot.

Size of Structure or Addition: Length: 21'-7" Sq. Footage 1st floor: 509 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24'-6" Sq. footage 2nd floor: 337 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" (+/-) South 8" (+/-) East 8" (+/-) West 8" (+/-)

Height of ridge above final finish grade: North 22'-9" (+/-) South 21'-2" (+/-) East 21'-0" (+/-) West 21'-2" (+/-)

Additional Remarks

Historic Name:

Original Date: Built before 1982 per Sanborn maps

Original Builder:

REVISIONS* (describe)

1. East Elevation Relocate Structure on new foundation/Addition
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies ☐ Block ☐ Block Parged ☑ Brick (type) Red ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Red ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) Metal Painted

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) N/A Corner boards 6" Frieze n/a

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed/Awning

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 2 Panel 9 Light Rear 1 Panel 4 Lite Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt - Grey

Trim White Sash White Doors White

Deck Natural Foundation Brick Fence _____ Shutters n/a

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 2/04/2025

Beach Bucket LLC / 14 Silver St

Emeritus LTD

55.4.1 / 182

Alteration/Addition/Move On Site

Sitting Board: Camp, MacLeod, Oliver, Thornewill

Chair: Welch

Oliver: Suggests lowering the second floor plate height on the addition to make it more subservient to the existing house.

Thornewill: Agrees with Oliver. Concerned about the visibility of the four sliders in the back

Camp: Suggests another Saltbox for the addition or somehow reducing the massing of the addition so it does not overwhelm the existing house.

Macleod: Agrees on the massing on the addition and concerned about the sliders on South elevation.

Welch: Agrees on massing and overall height.

Motion to Hold for Revisions (Camp)

Carries 5-0



View Facing North

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

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View Facing East

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing South

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing West

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

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View Facing Northwest

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

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14 Silver Street
Nantucket, MA 02554
HDC Submission

Zoning Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT

Neighborhood Context Photographs

Date: 03.04.25

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14 Silver Street

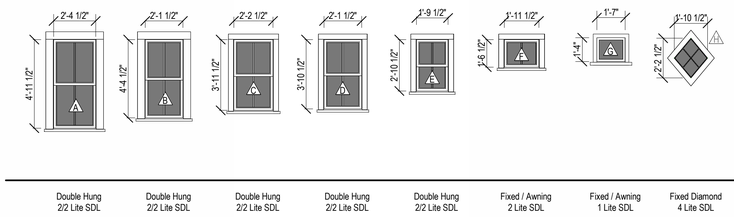
Nantucket, MA 02554

03.06.25

HDC Submission

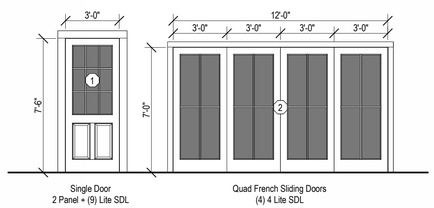


Locus Map



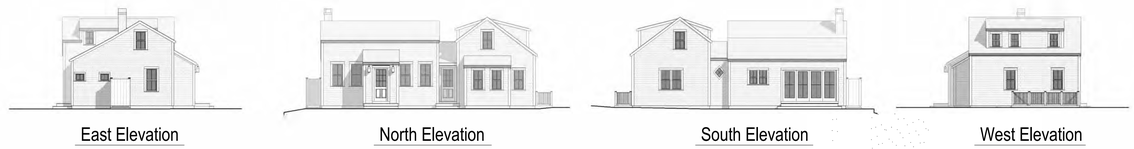
Window Legend

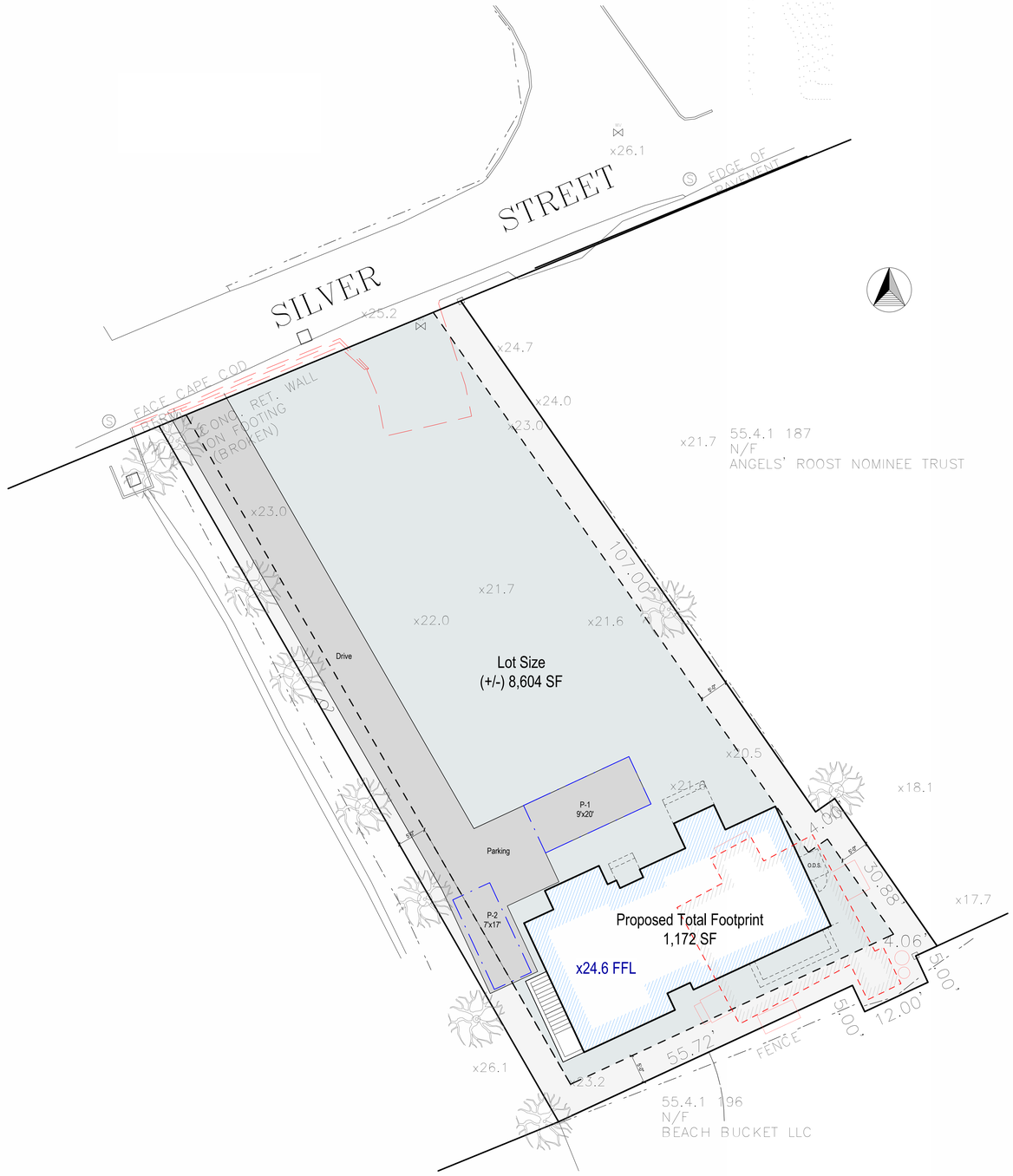
1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2431

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A.1.1 First Floor Plans
A.1.2 Second Floor Plans
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A.2.2 Exterior Elevations
A.4.1 Perspective Views

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Cover Sheet

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A.0.1

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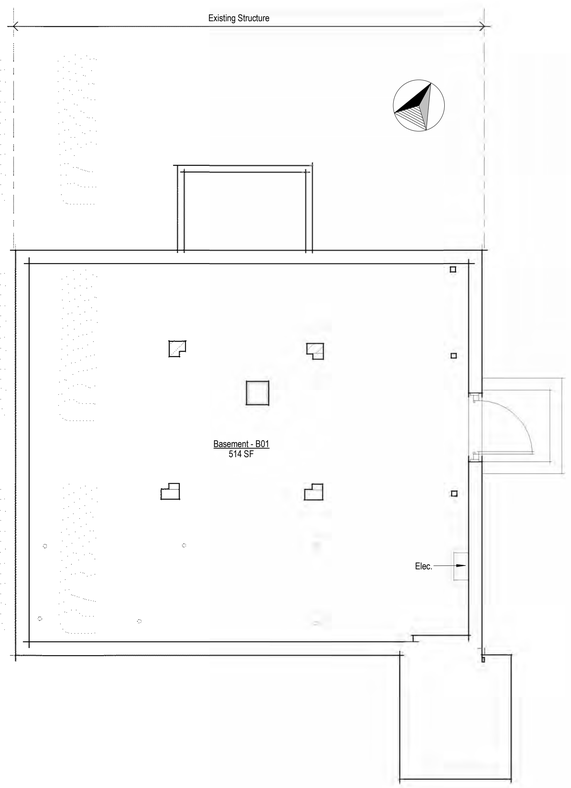
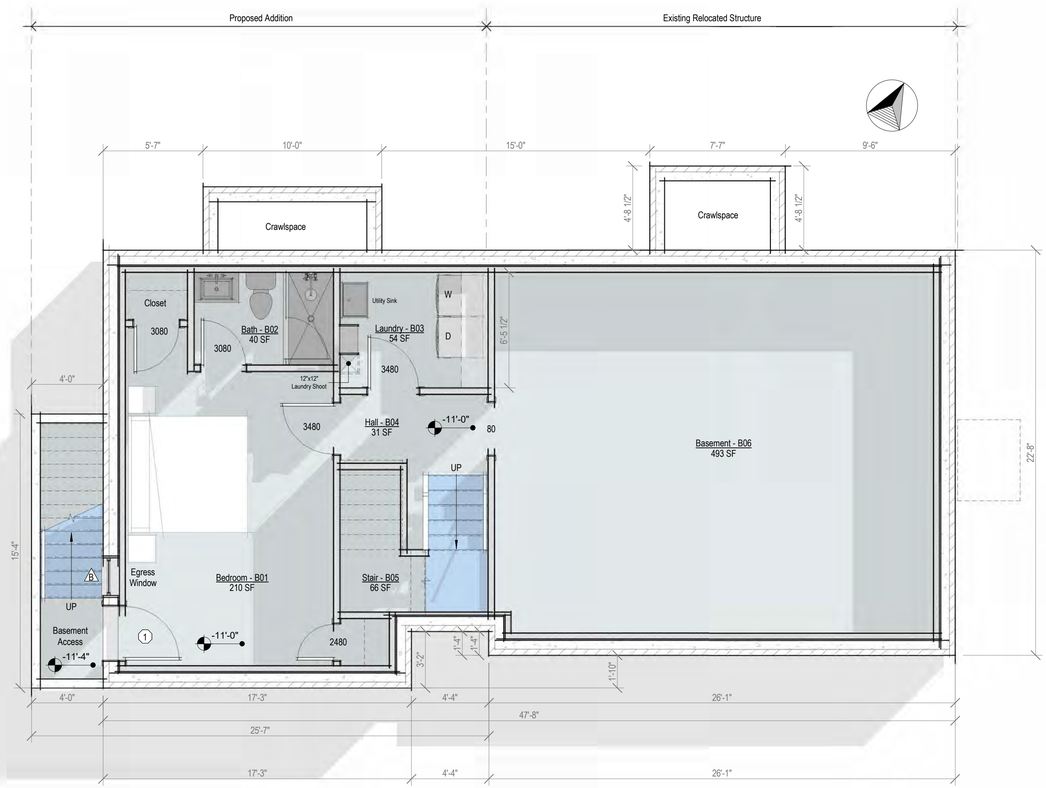
03.06.25

HDC Submission



Basement Plan - Existing

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"

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Basement Plans

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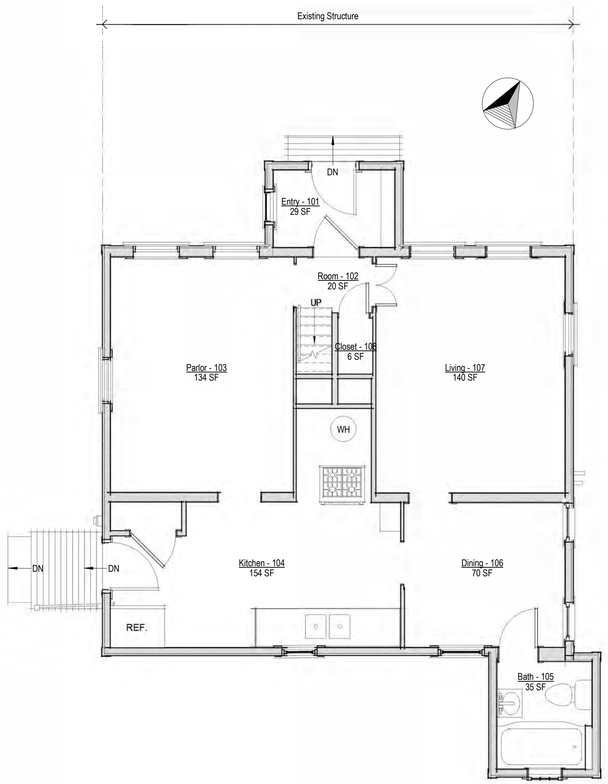

First Floor Plan - Existing

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

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First Floor Plans

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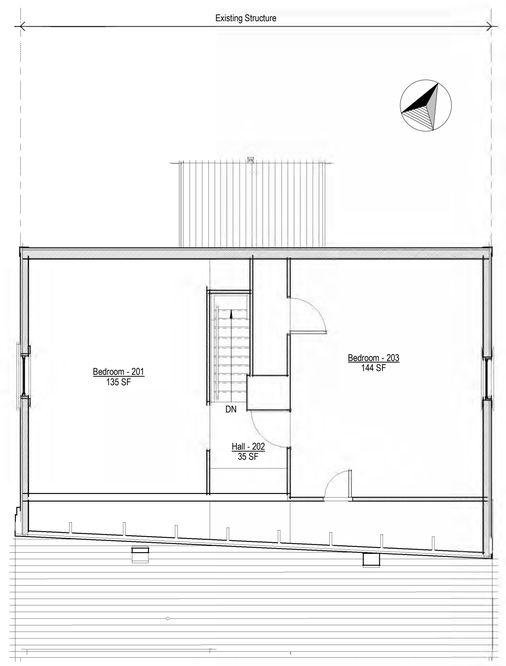
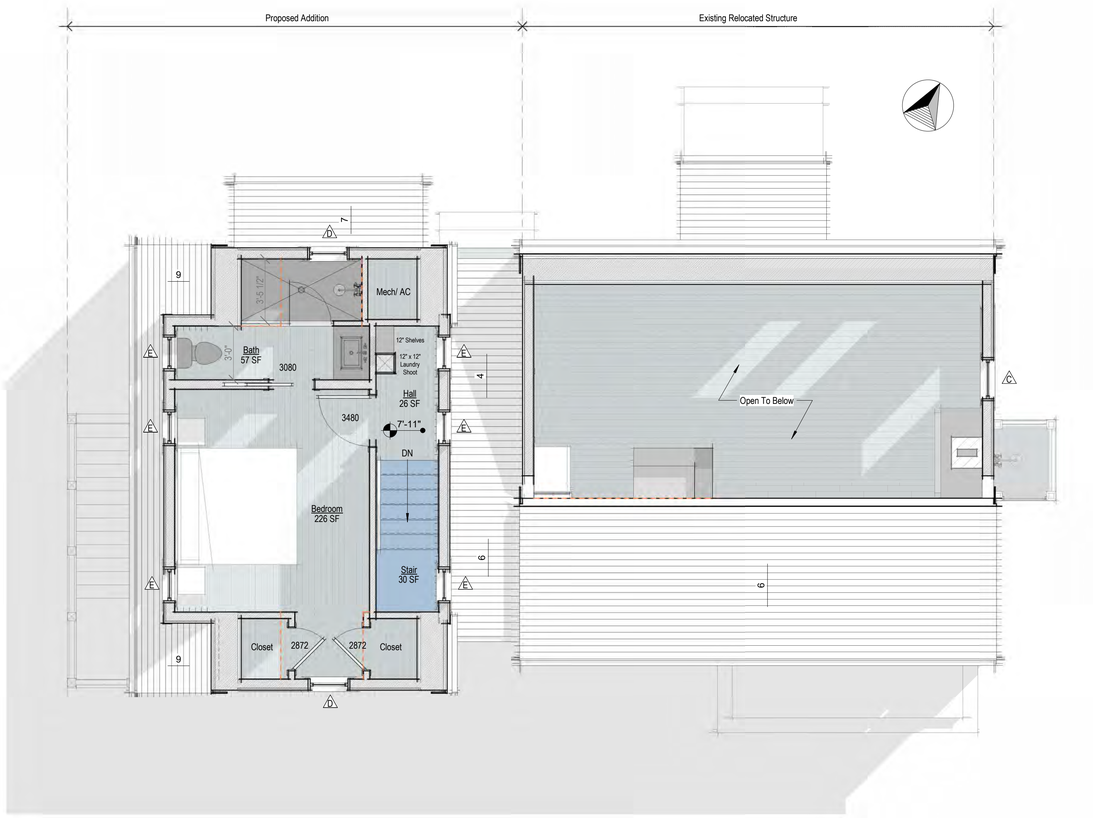
HDC Submission



Second Floor Plan - Existing

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

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A.1.2

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HDC Submission



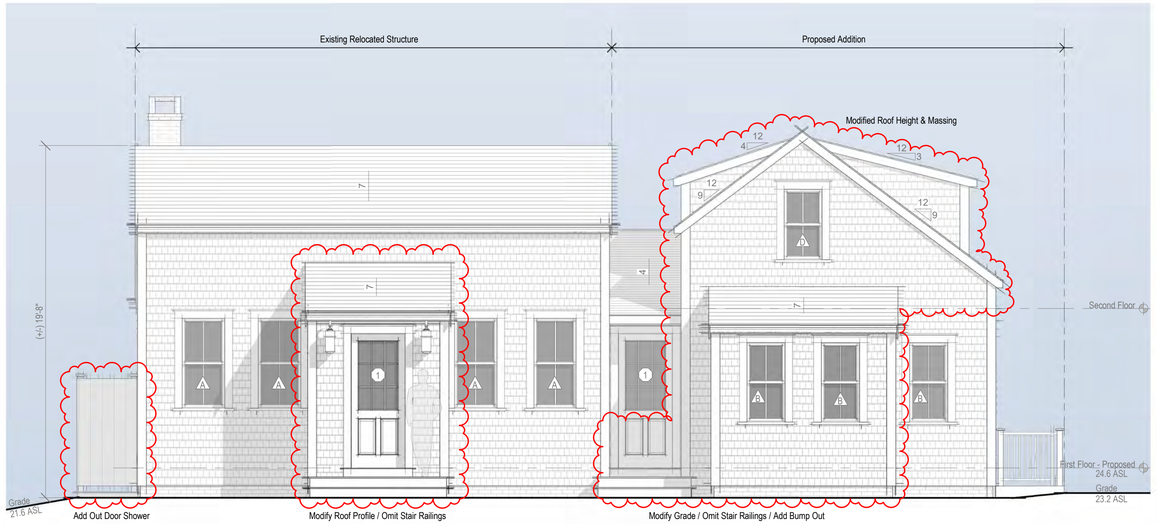
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



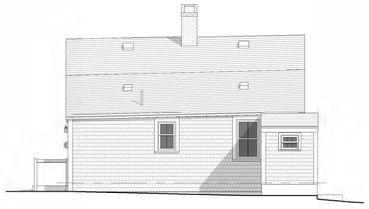
North Elevation - Proposed

1/4" = 1'-0"



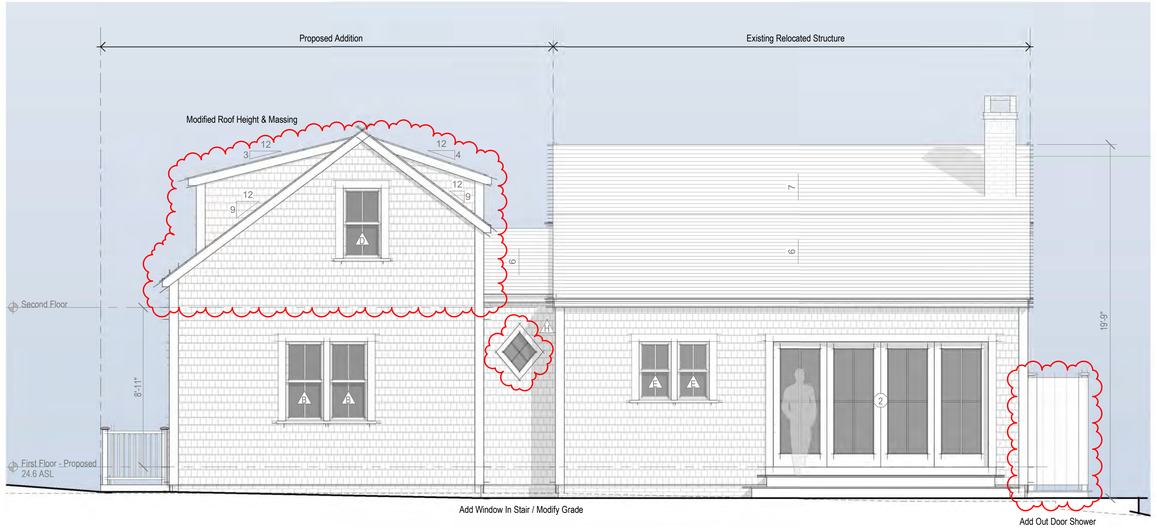
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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A.2.1

2431

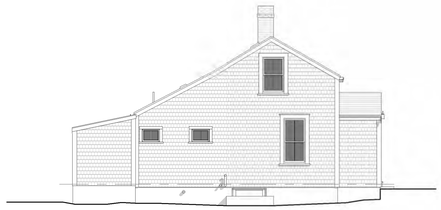
03.06.25

HDC Submission



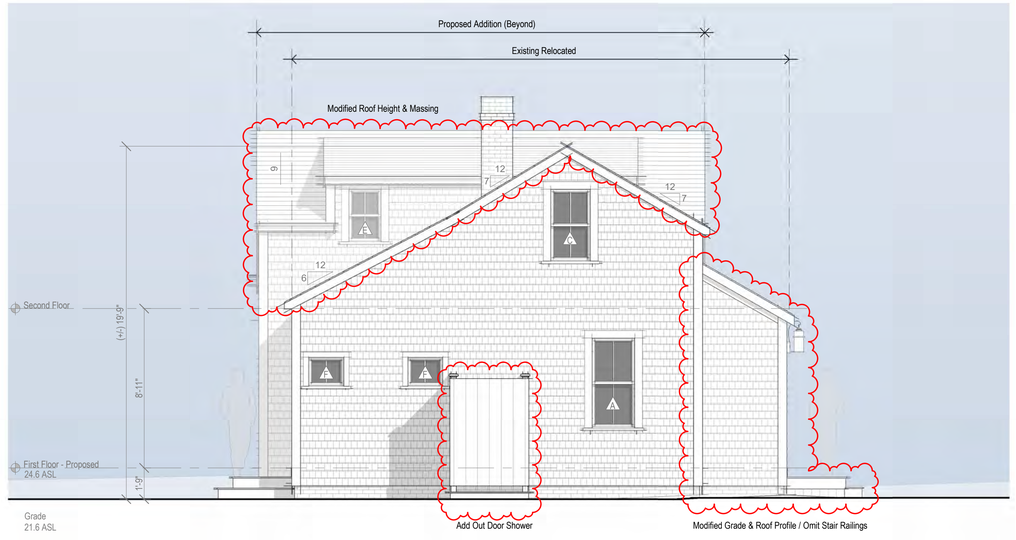
East Elevation - Previously Submitted

1/8" = 1'-0"



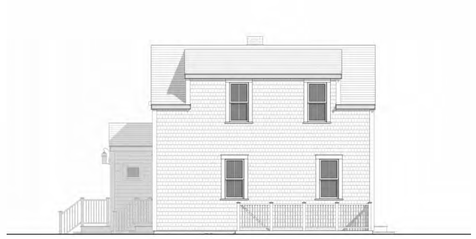
East Exterior Elevation - Existing

1/8" = 1'-0"



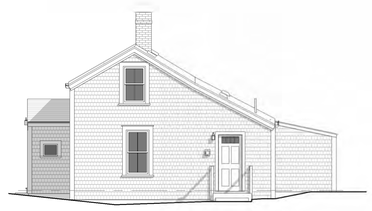
East Elevation - Proposed

1/4" = 1'-0"



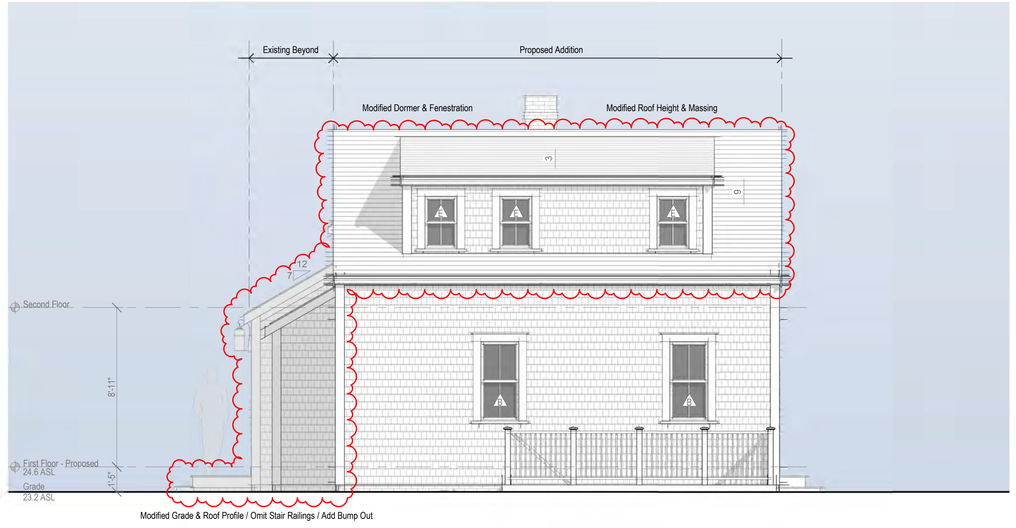
West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

2431

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Nantucket, MA 02554

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Exterior Elevations

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A.2.2

2431

03.06.25

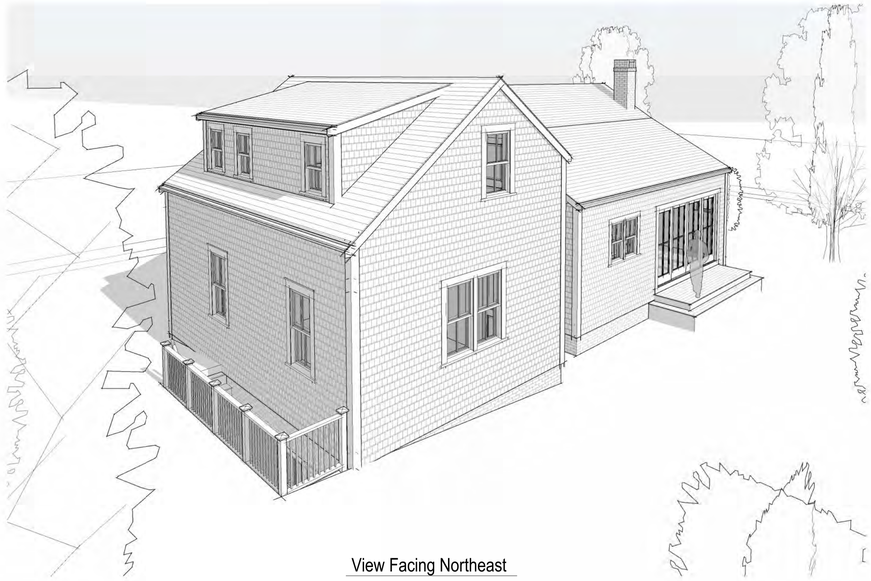
HDC Submission



View Facing Southeast



View Facing Southwest



View Facing Northeast



View Facing Northwest

2431

14 Silver Street

Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	670 SF / 43 SF Demo
Proposed G.C.:	502 SF
Total Proposed G.C.:	1,172 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Basement Plans
A.1.1	First Floor Plans
A.1.2	Second Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.4.1	Perspective Views

Revisions

Perspective Views

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.4.1

2431

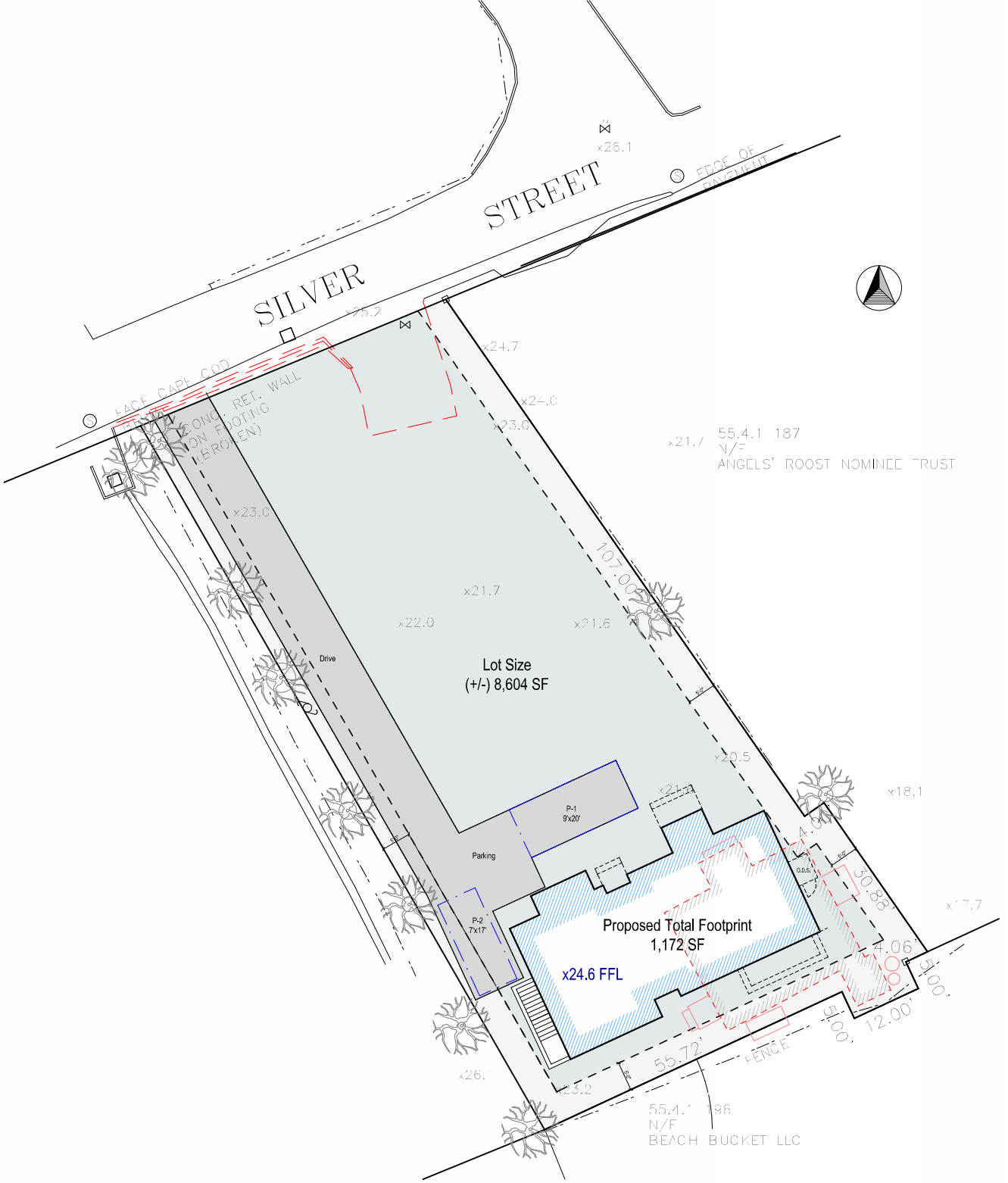
14 Silver Street

Nantucket, MA 02554



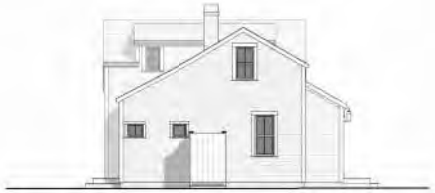
Locus Map

03.06.25



Site Plan

3/32" = 1'-0"



East Elevation



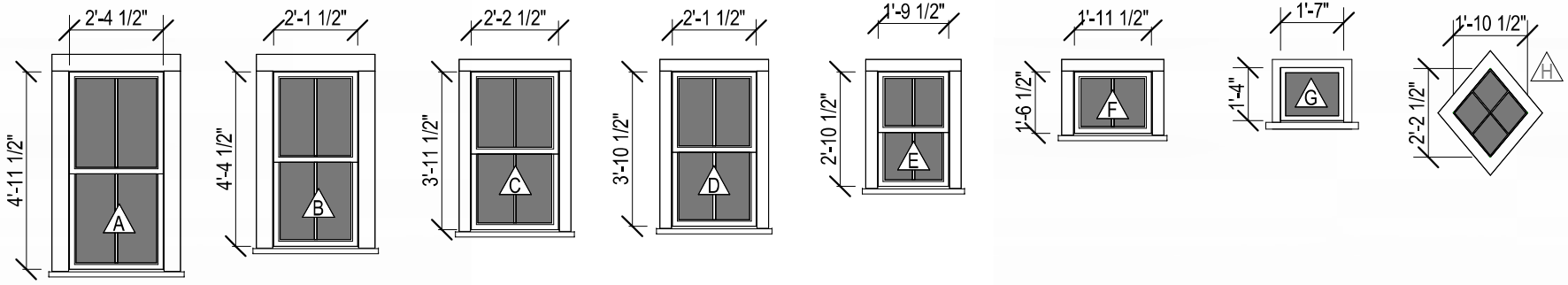
North Elevation



South Elevation



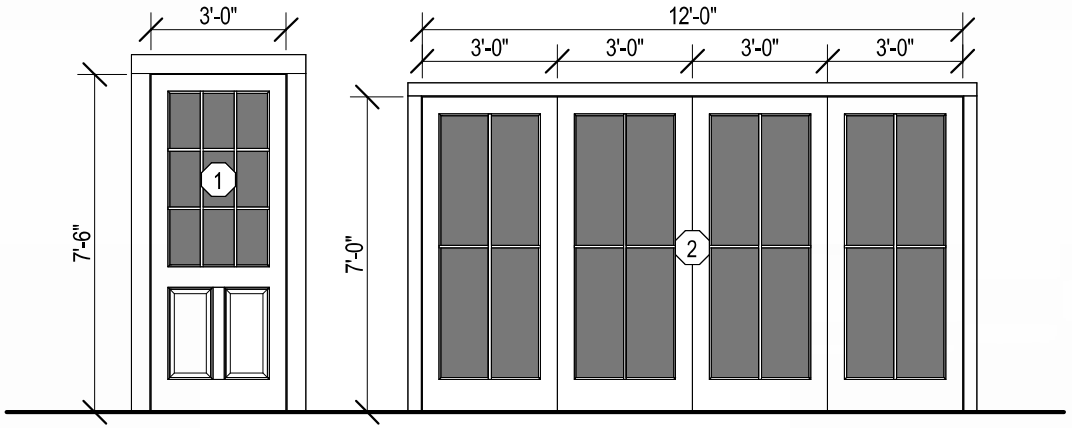
West Elevation



Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Double Hung 2/2 Lite SDL	Fixed / Awning 2 Lite SDL	Fixed / Awning 1 Lite SDL	Fixed Diamond 4 Lite SDL

Window Legend

1/4" = 1'-0"

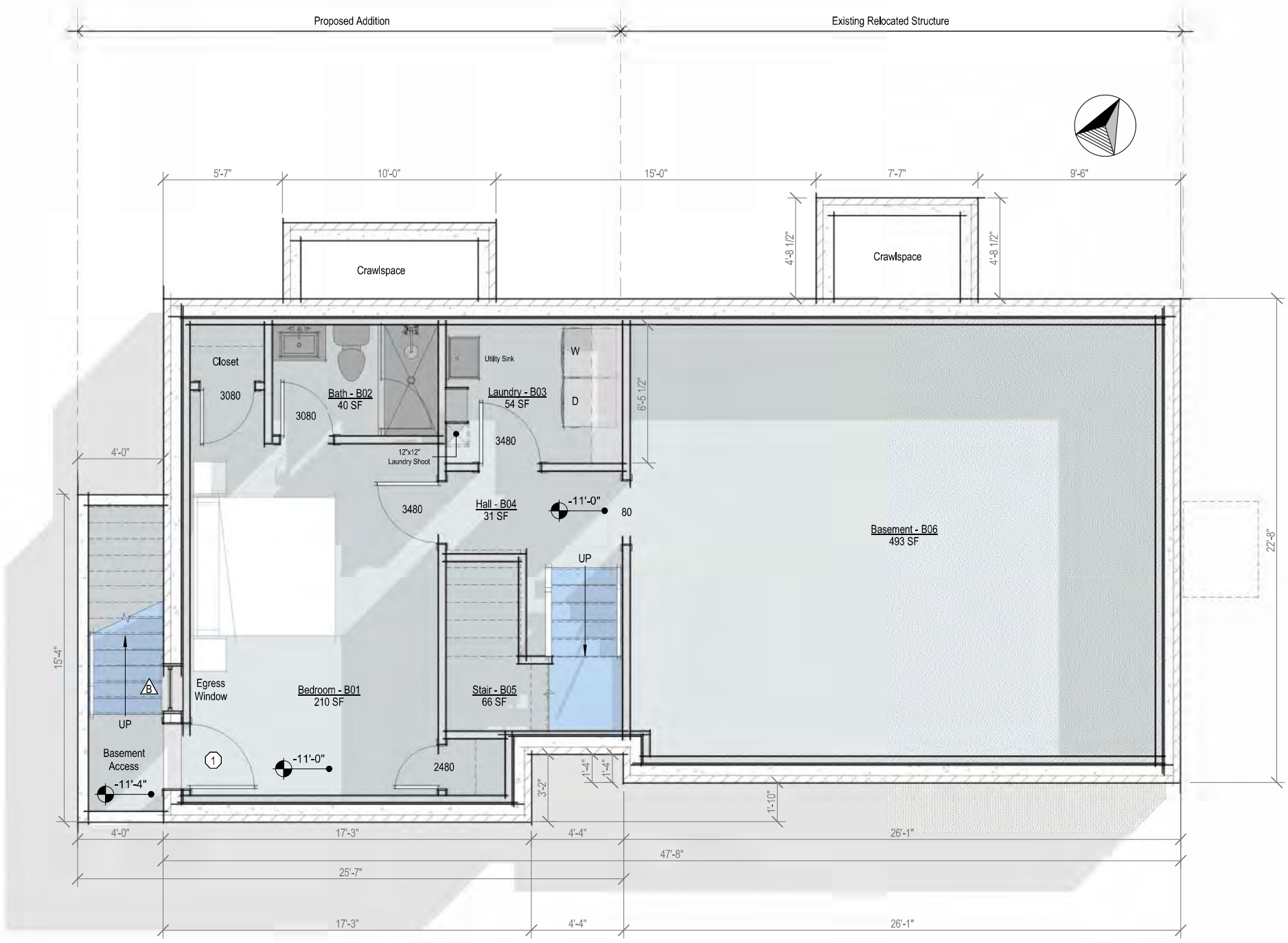


Single Door
2 Panel + (9) Lite SDL

Quad French Sliding Doors
(4) 4 Lite SDL

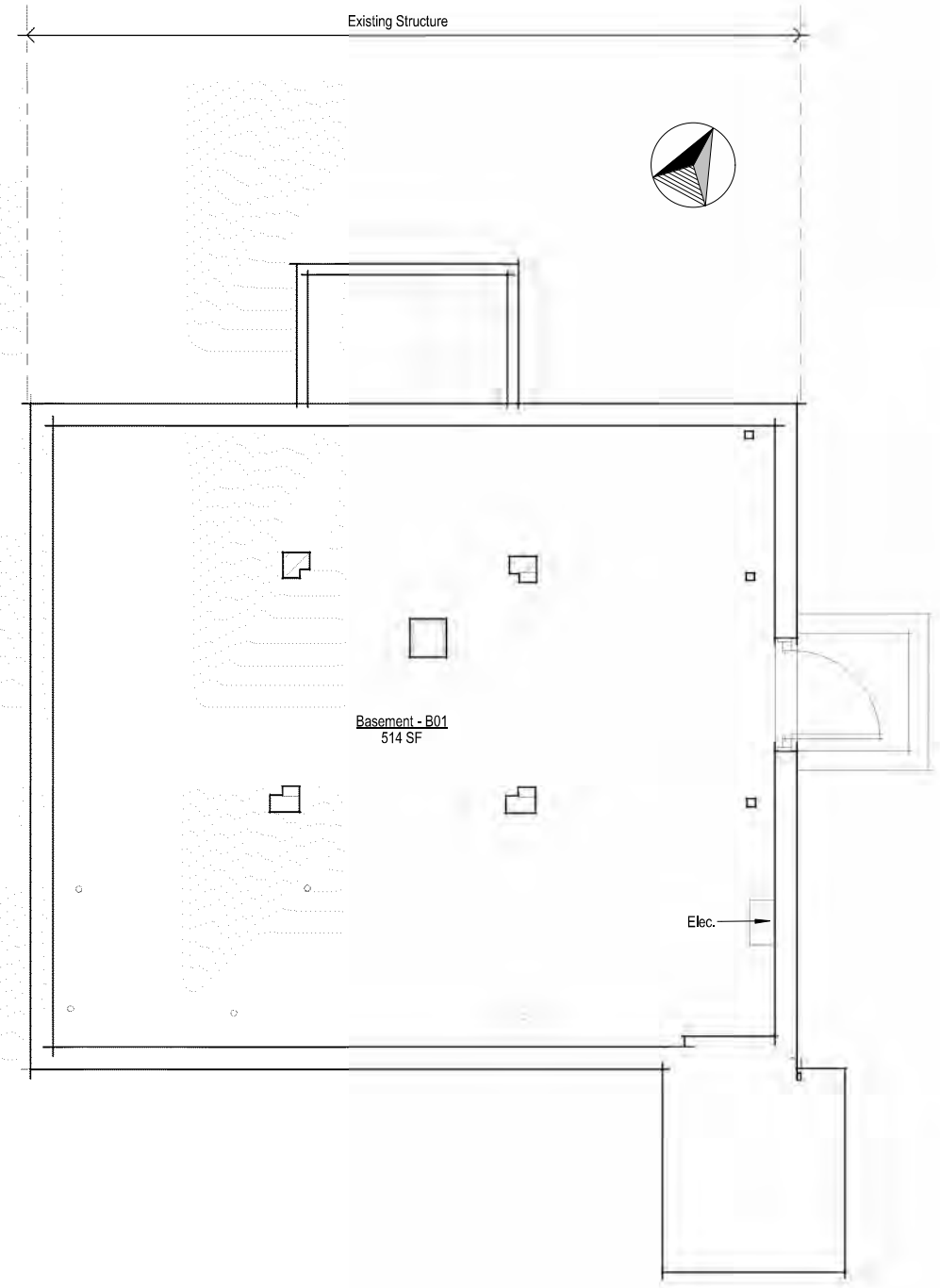
Exterior Door Legend

1/4" = 1'-0"



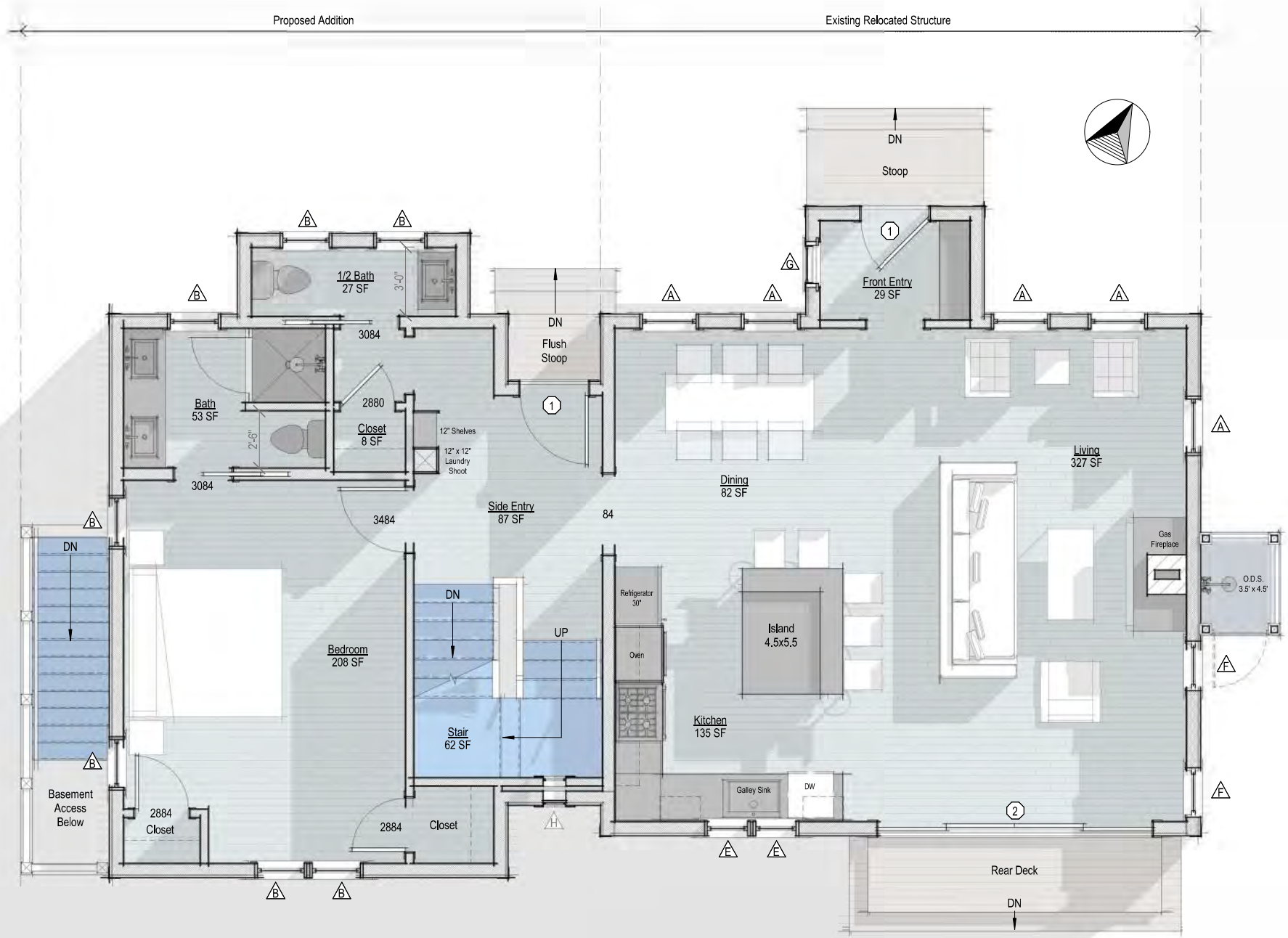
Basement Plan - Proposed

1/4" = 1'-0"



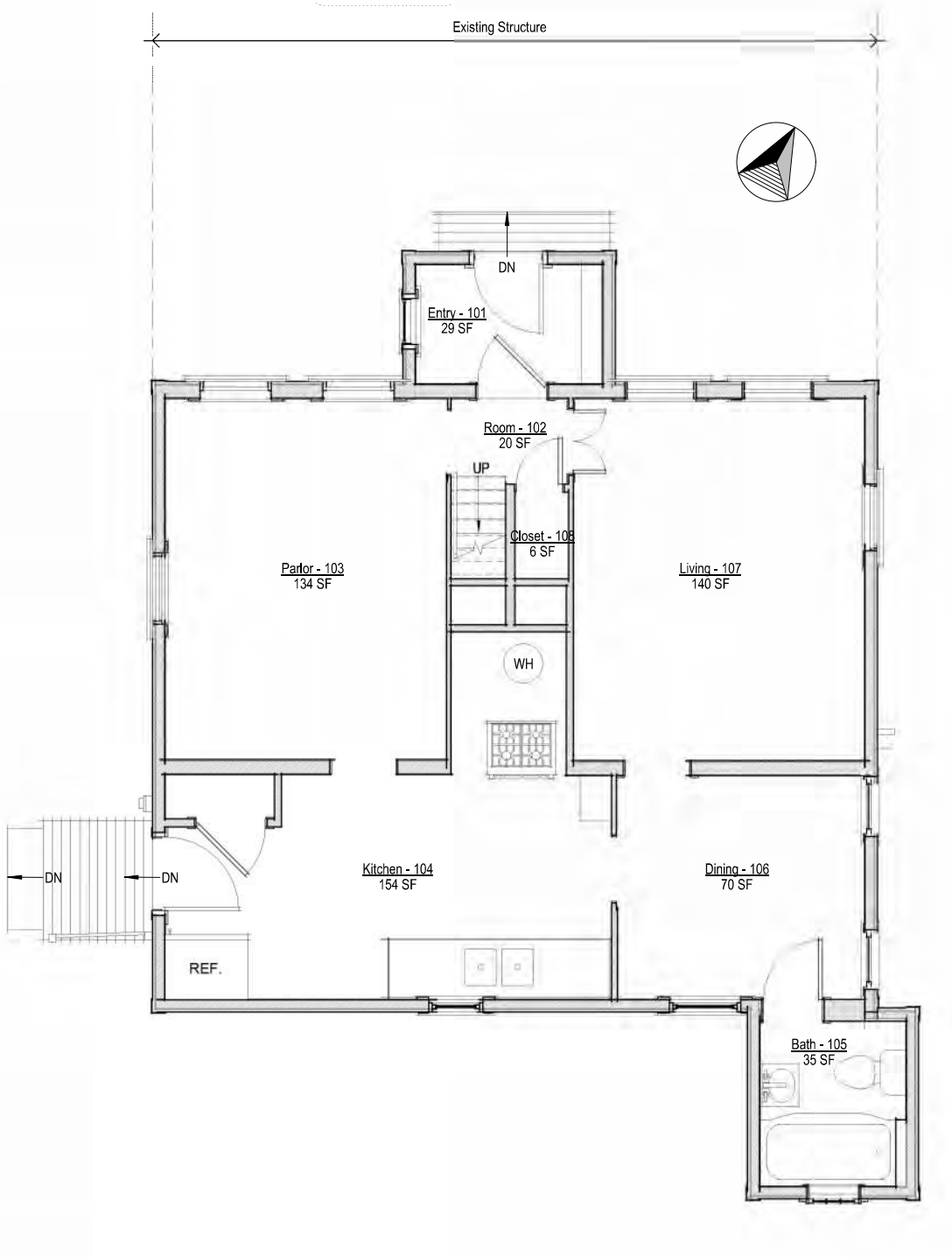
Basement Plan - Existing

1/4" = 1'-0"



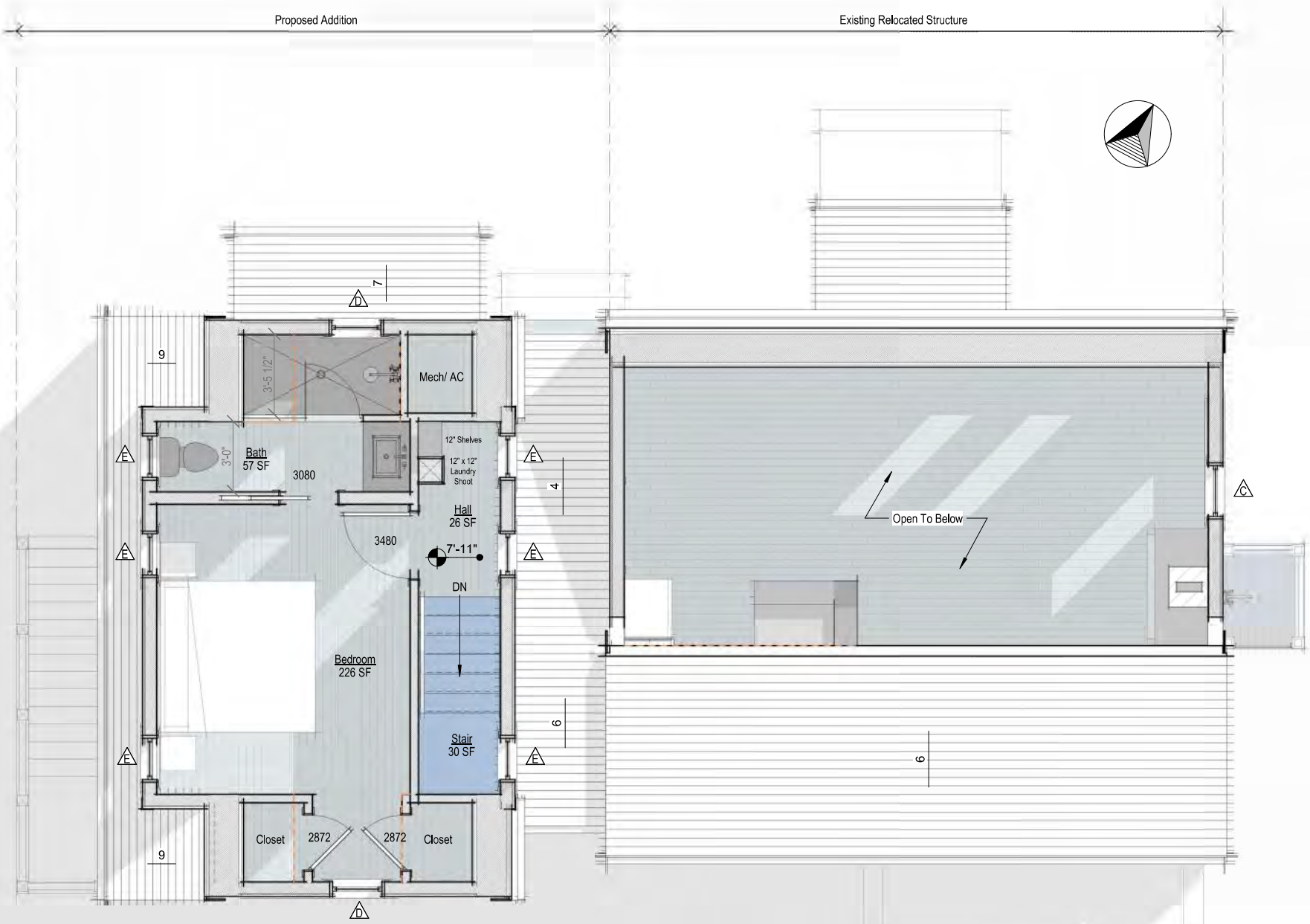
First Floor Plan - Proposed

1/4" = 1'-0"



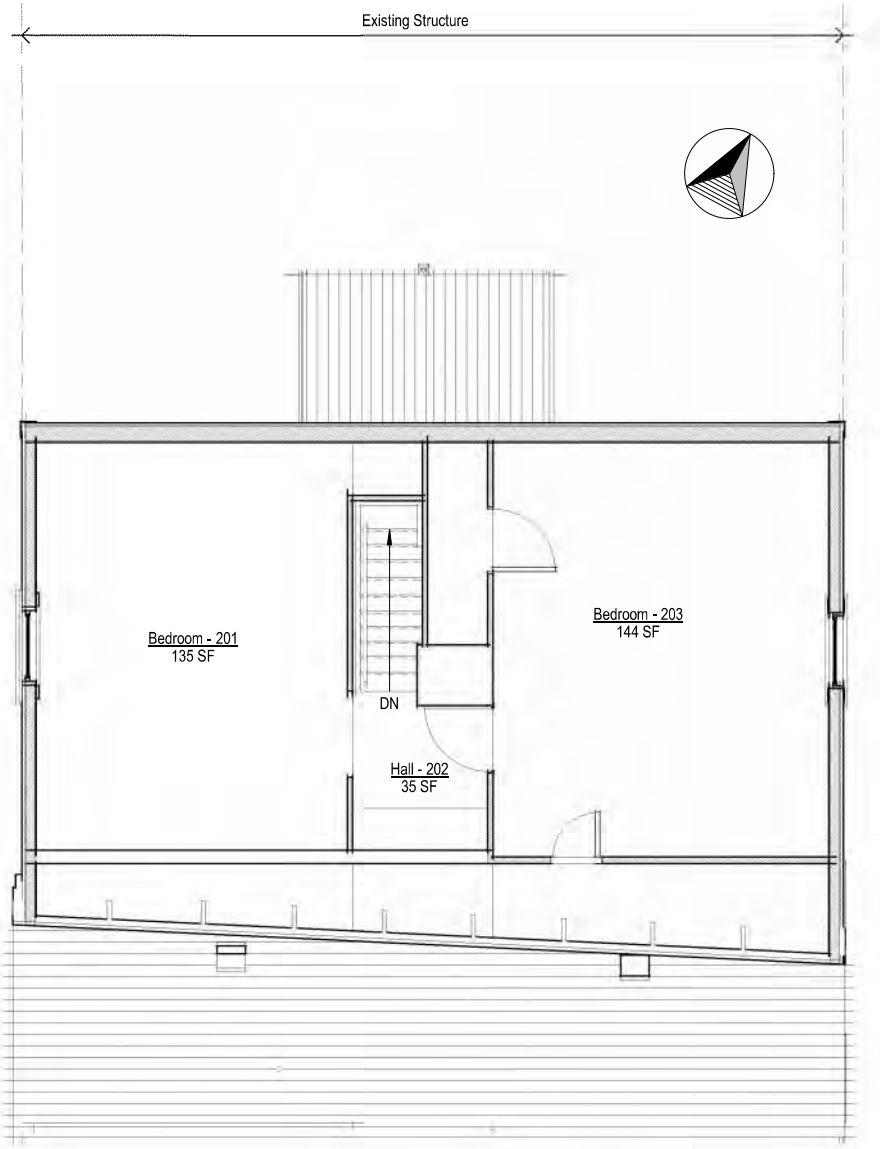
First Floor Plan - Existing

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Existing

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



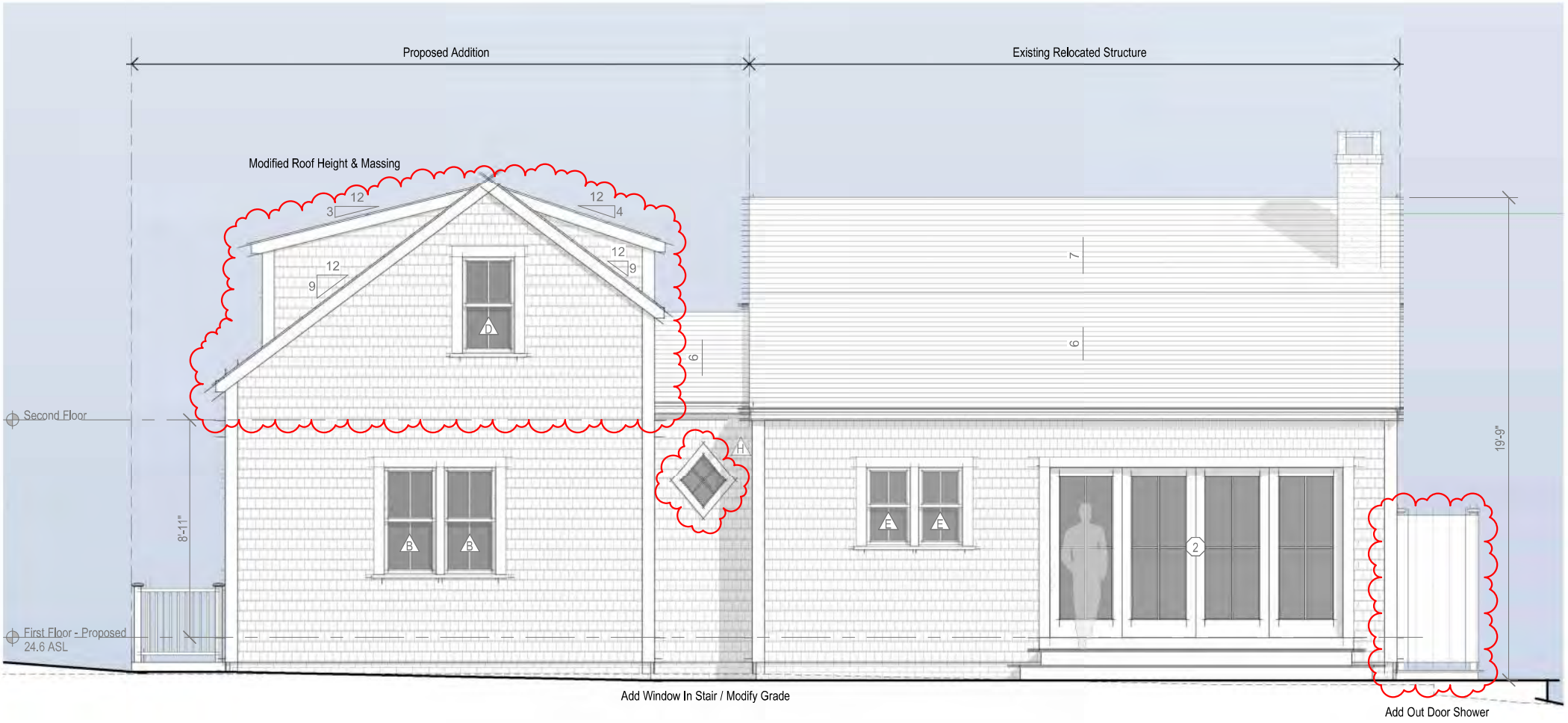
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



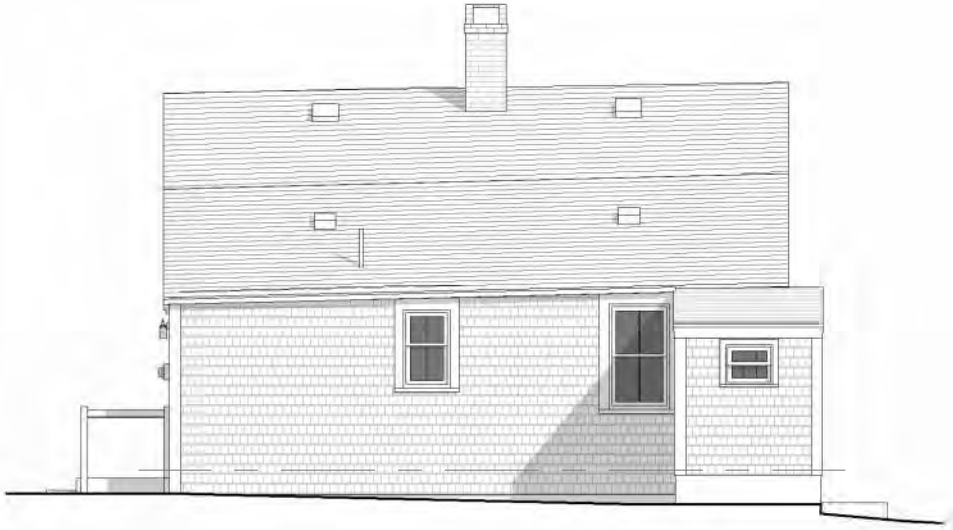
South Elevation - Proposed

1/4" = 1'-0"



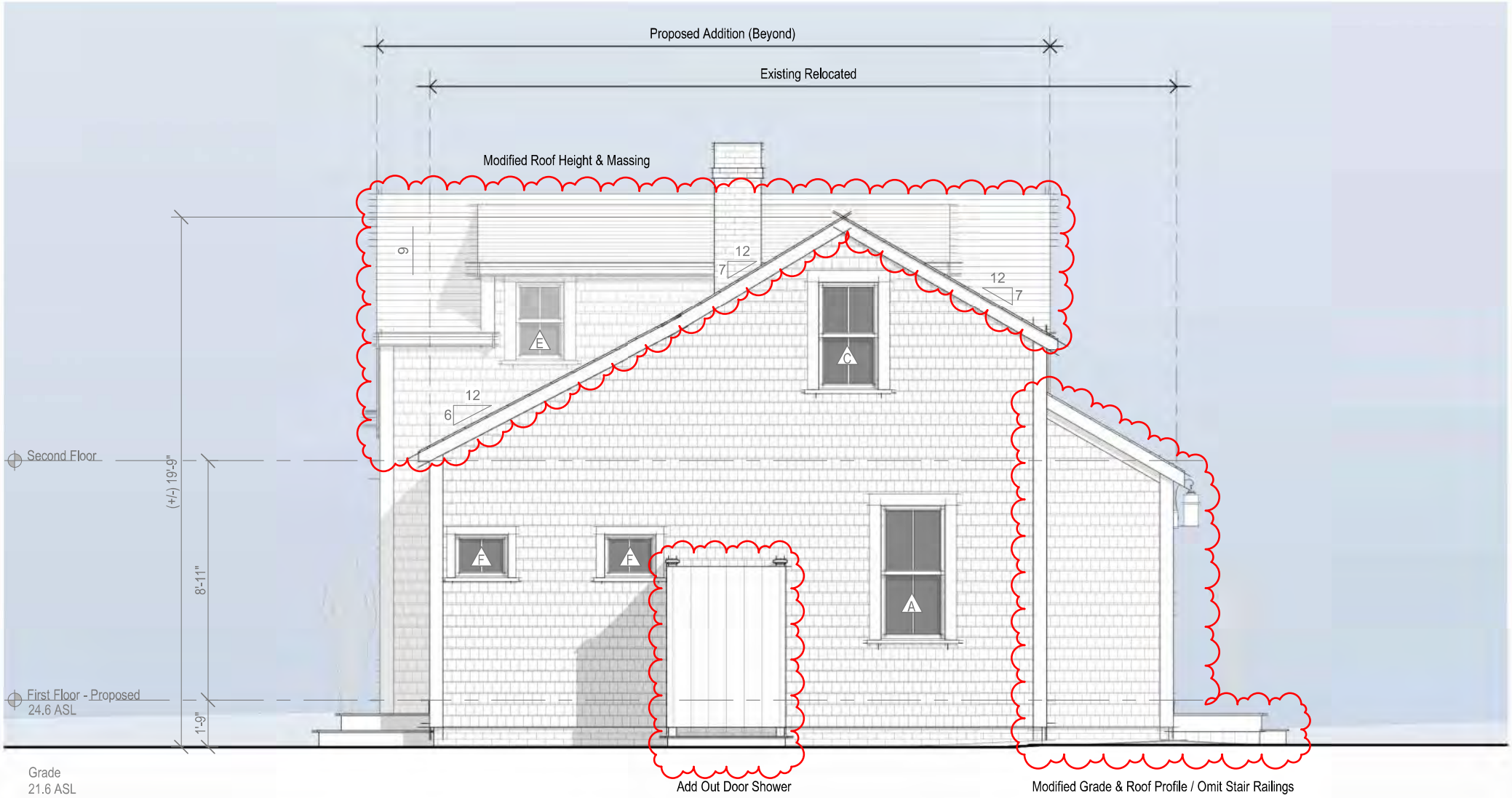
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



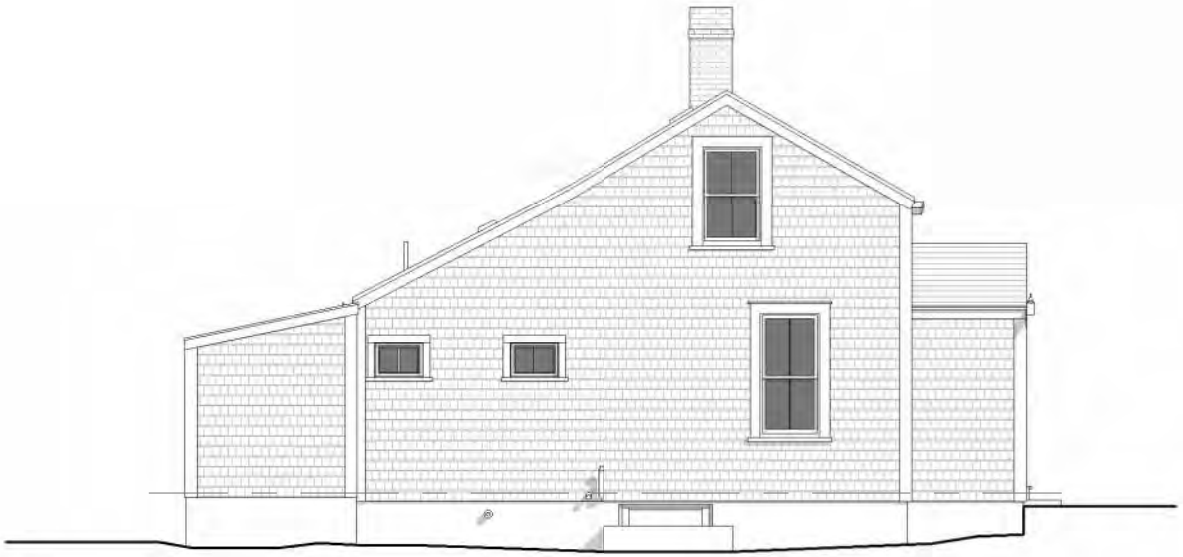
East Elevation - Proposed

1/4" = 1'-0"



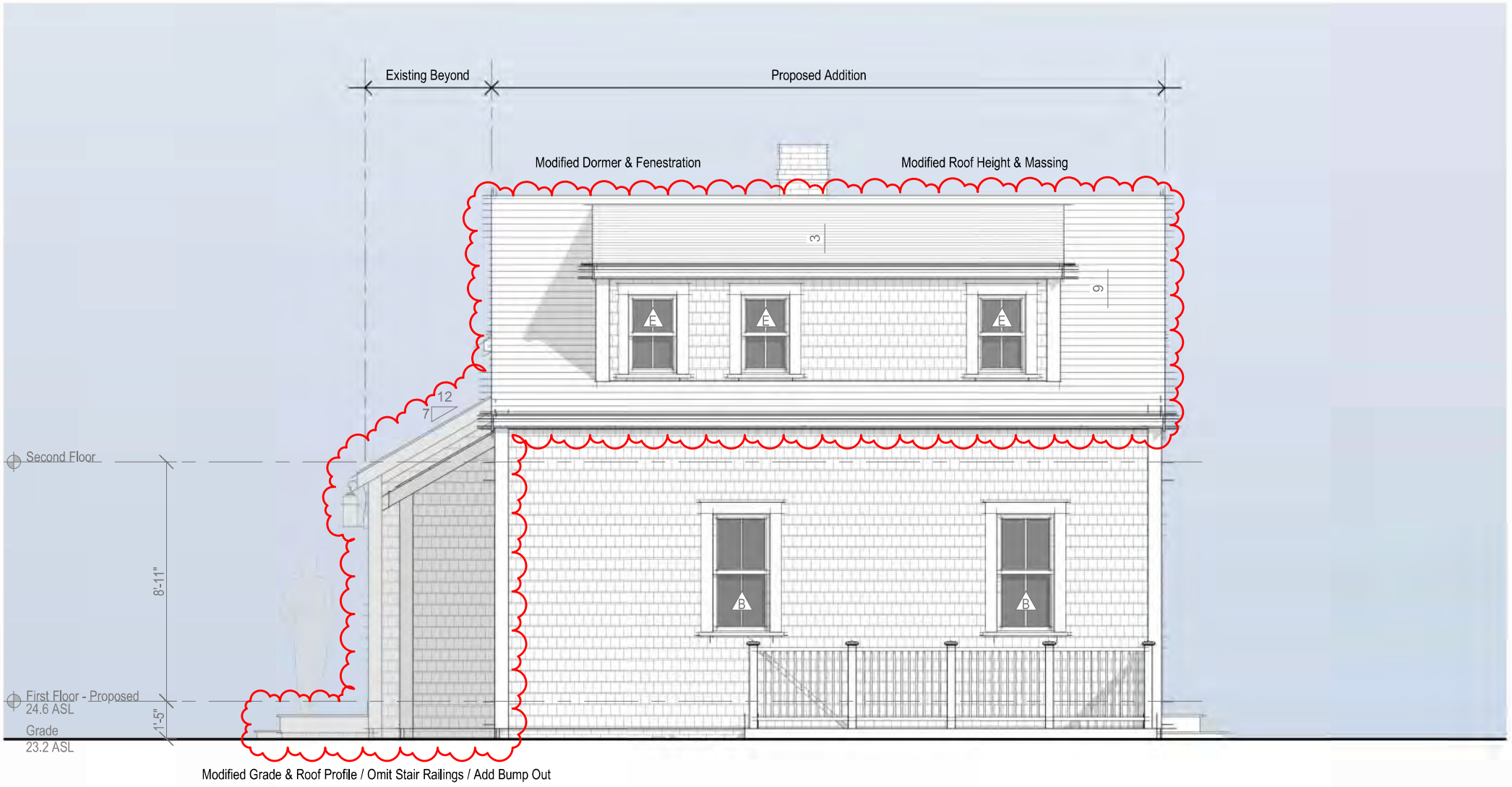
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



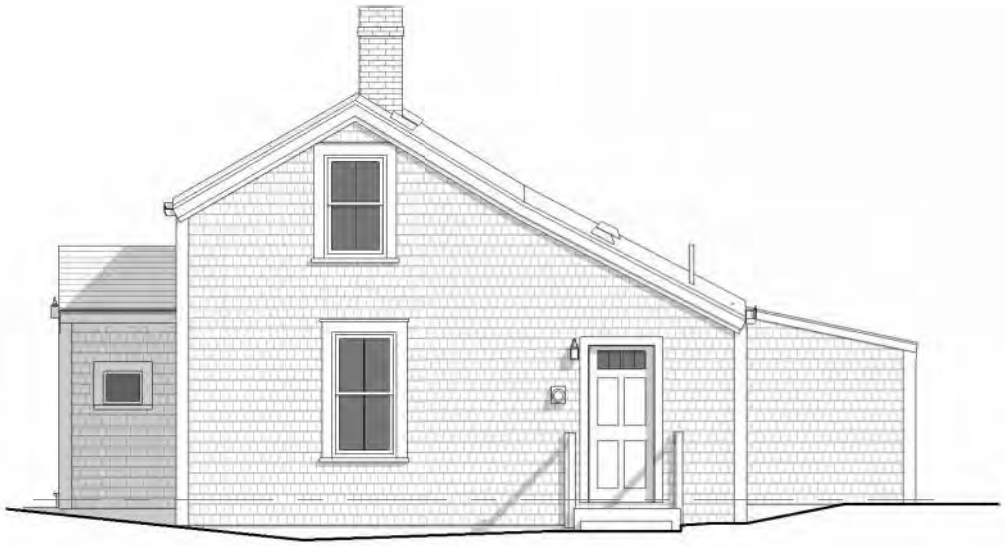
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



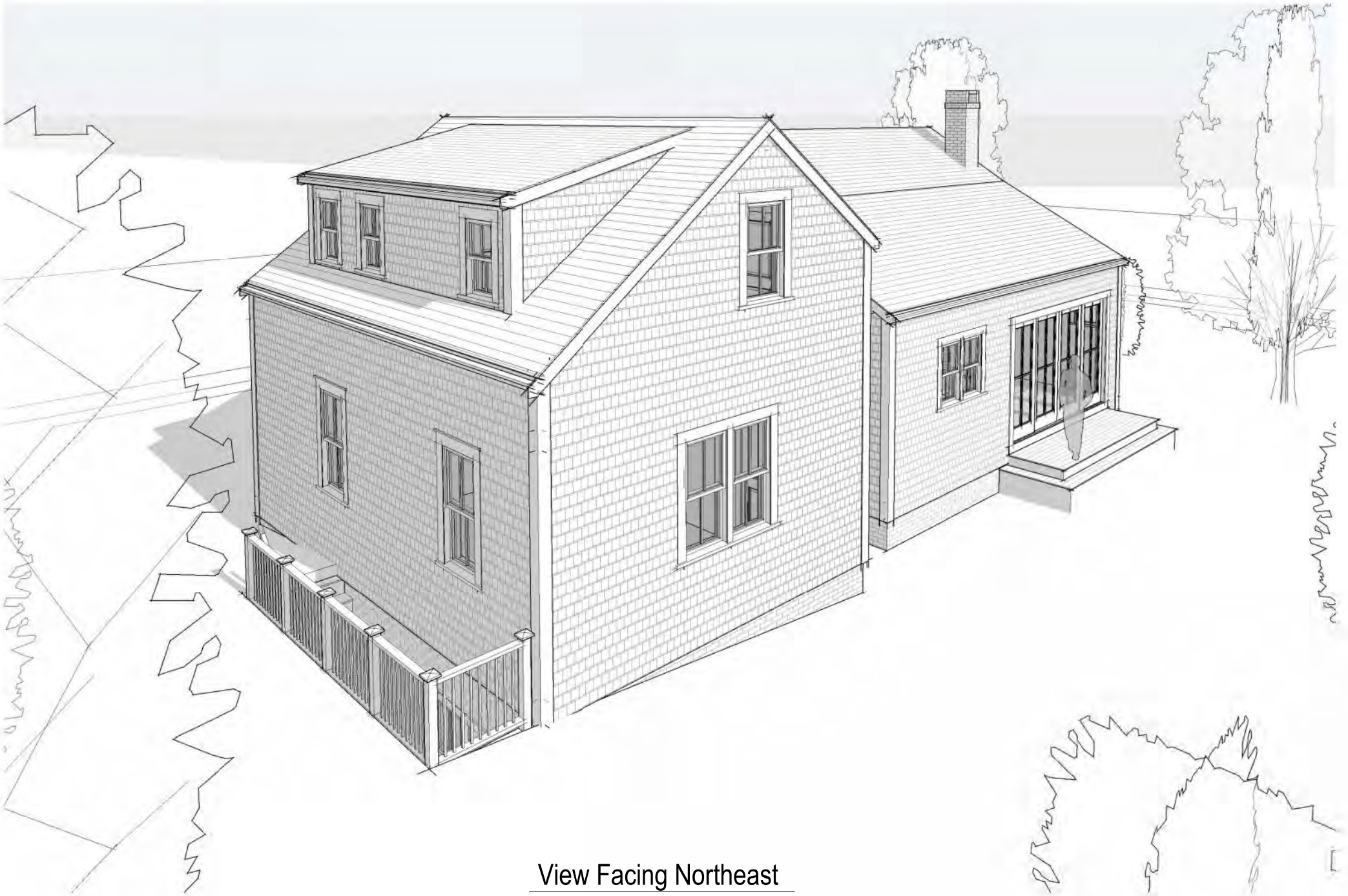
View Facing Northwest



View Facing Southeast



View Facing Southwest



View Facing Northeast



Property Information

Property ID	11079
Location	14 SILVER ST
Owner	BEACH BUCKET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

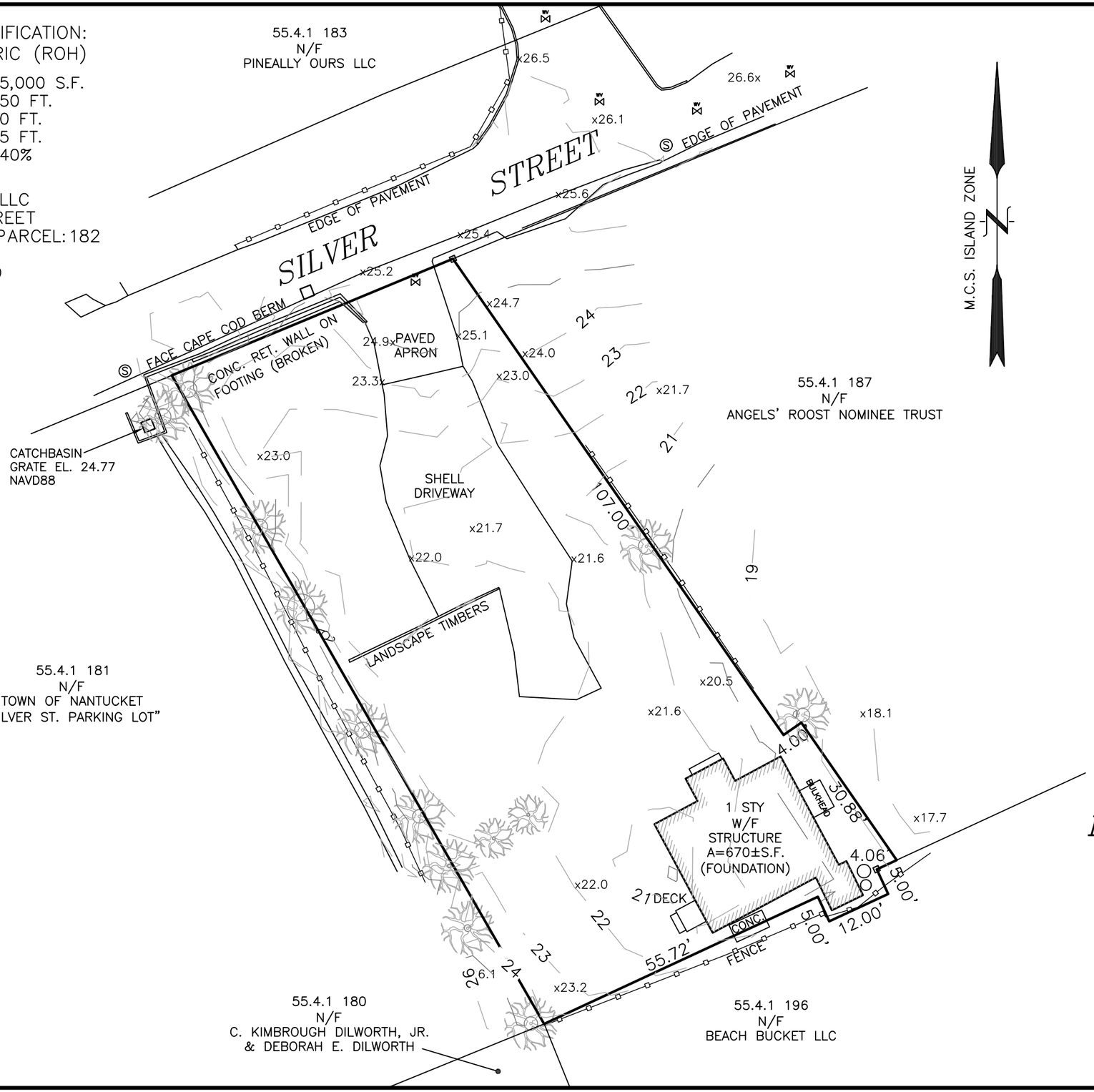
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

OWNER: BEACH BUCKET LLC
ADDRESS: 14 SILVER STREET
ASSESSOR MAP: 55.4.1 PARCEL: 182
BK: 1,952, PG: 275
NO RECORD PLAN FOUND



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

PLAN OF LAND IN NANTUCKET, MA

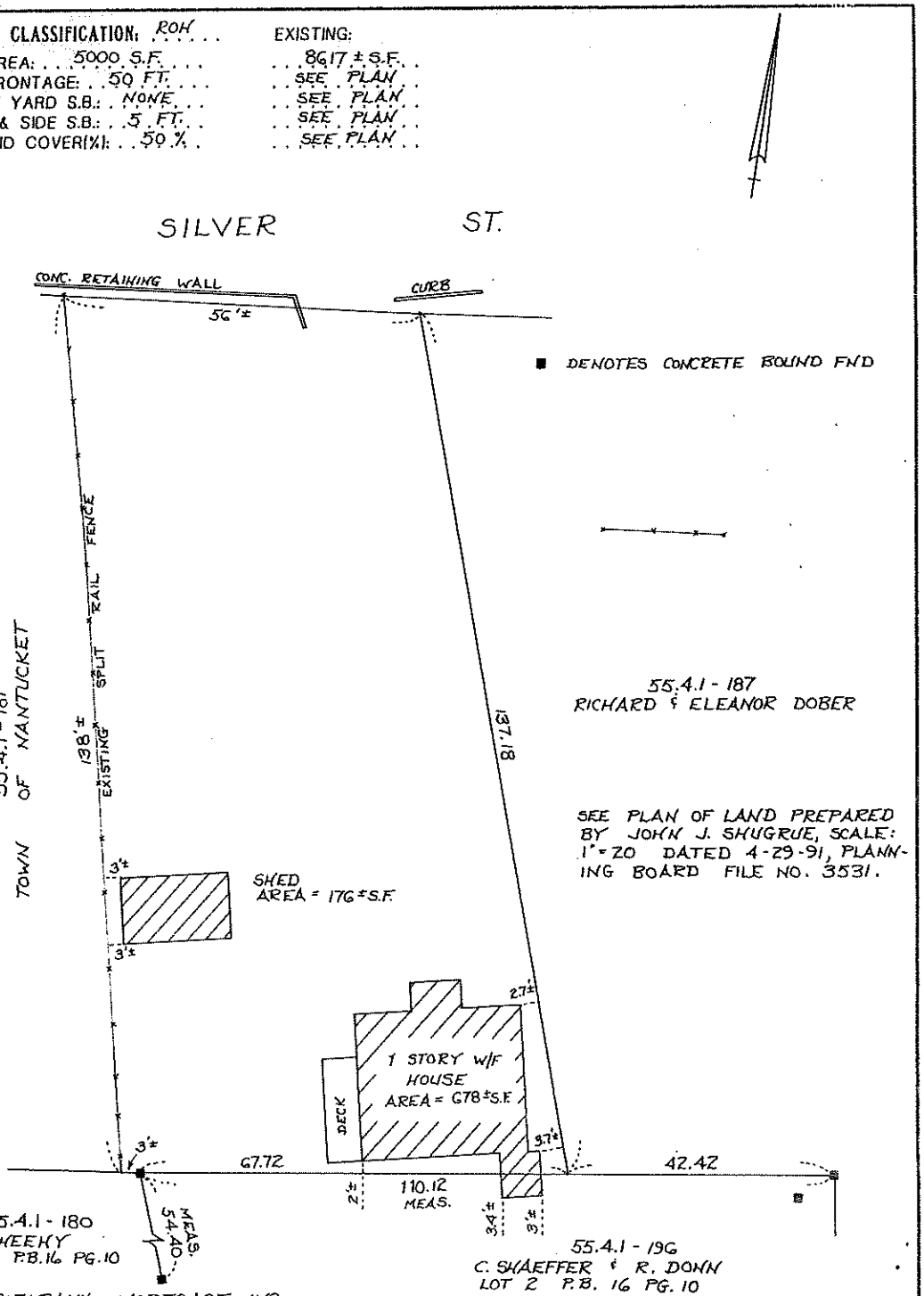
PREPARED FOR: BEACH BUCKET LLC

14 SILVER STREET
MAP 55.4.1 PARCEL 182

SEPTEMBER 10, 2024
SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

ZONING CLASSIFICATION: ROH	EXISTING:
MIN. AREA: 5000 S.F.	8617 ± S.F.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	SEE PLAN
REAR & SIDE S.B.: 5 FT.	SEE PLAN
GROUND COVER(%): 50 %	SEE PLAN



TO: CITIBANK MORTGAGE, INC.

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: C, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 11 C, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986.

THIS PLOT PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

FBK:

NOT TO BE RECORDED.

MORTGAGE PLOT PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1": 20' DATE: OCT. 10, 1991

Owner: MARIE C. BLASI ET AL

Deed: BK. 177 PG. 180 Plan: NONE FOUND

Tax Map: 55.4.1 - 182 Locus: 14 SILVER ST.

HART-BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-5292

HB- 3074

C:\JOBS\HB\MPP

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
O c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:
- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 225
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: ~50'

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	O f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking
O m. scallop shanty	n. landscape features: _____	o. other: _____	

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-30-3
MAP/PARCEL#: 55-41-182

Recorded By: AEG Date: 11/88 Organization: HDC

IDENTIFICATION:

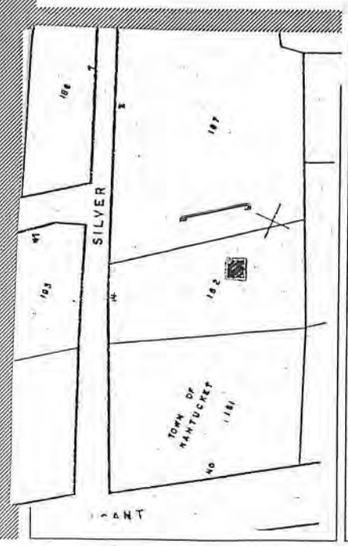
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Wheldon, Dianne T. + Blasi, Marie C.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1893 - Sanborn maps

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: no





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: not visible

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ✓ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: lean-to
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ✓ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ✓ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls (added) ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ✓ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES: (check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
✓ c. plank frame ○ h. Greek Revival
✓ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: in gent

26. NUMBER OF BAYS: ○ a. three ✓ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ✓ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ✓ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS: (check several if appropriate)
✓ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ✓ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: before 1892 SOURCE: Sanborn maps.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

$17.95

The Architecture of Historic Nantucket

By Clay Lancaster

Introduction by James C. Massey
Director of the Department of Historic Properties,
The National Trust for Historic Preservation
Former Chief of the Historic American Buildings Survey, National Park Service

Nantucket Island, famous home port of the great, global whaling fleet of the 18th to mid-19th centuries, has been inhabited for some 9,000 years, and this book sketches its history, reviews the settlement and buildup of the migrant European culture, and concentrates on the ample array of architecture surviving from the last quarter of the 17th century onward. With the collapse of the market for whale oil around 1870, Nantucket lost the industry which provided its major source of wealth, and new building came to an abrupt standstill. As a result, the old town of Nantucket has remained more or less intact—one of the best preserved communities in the United States and a living architectural museum with about 800 buildings dating from before the time of the Civil War.

The book is divided into three major sections, each considering Nantucket from a different angle. Part One gives a history of the island, analyzes and discusses the various architectural styles, and points out significant existing examples. Part Two treats Nantucket Town street by street, and can be used as a walking tour guide. The streets are described historically and physically, each followed by notes on individual landmarks aligning it, including known facts concerning their period, builder, original architectural features and subsequent alterations. Part Three contains appendices classifying all of the historic buildings according to their styles and characteristics. This section also includes a comprehensive bibliography of relevant books, albums, photograph collections, and articles on Nantucket architecture; and there is a glossary of architectural terms.

Illustrations are an important feature of this book, consisting of maps, restoration perspective drawings and floor plans, recent photographs, and many charming vintage camera impressions newly printed from old glass-plate negatives.

This is one of the most comprehensive studies of the architecture of any concise cultural region in America and undoubtedly will serve as model for other similar studies in the future.

existence in 1799 by Isaac Coffin, Rose Lane runs from Centre Street along the north flank of the
h.

ıg
eved built as counting house for Paul West after 1815, when he became owner of 5 Liberty Street.
ory shingle, 3-bayed façade, 12/12-paned windows 1st story, 8/12-paned windows above. In 1940s
ved from site 100 feet or so to the east. (Charles P. Flanagan)

ane

ıker Road, connecting Milk and the extension of Vestal, Saratoga Lane takes the early nineteenth-
· Quaker Road, Saratoga Street, formerly called Grave Street. Saratoga Lane is hardly more than

eet

Charter and Mott Lane, School Street is one of the series later cut through the west range of the
ting Fair with Pine Street. Its name derives from the Benjamin Coffin house and school formerly
ıe street on Pine.[1] All six buildings listed below are shown on the 1833–34 Coffin map.

courtesy Charles Clark Coffin, great- great- great-grandson of the schoolmaster, Benjamin Coffin.

ngs
ginally typical Nantucket house. 2½-story shingle, ridge chimney, now has 3-bayed façade, pilas-
ed Greek Revival doorway, 6/6-paned windows. Modern porch.
er typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, doorway with
nsom, 6/6-paned windows.
-story clapboard front, shingle sides, 2 chimneys on west end, 3-bayed façade, pilastered Greek
vival doorway, 6/6-paned windows.
-story clapboard front, shingle sides, high brick basement, end chimneys, 5-bayed façade, center
r with transom, wood stoop, 6/6-paned windows.
e 18th-century type. 2½-story shingle, ridge chimney, center doorway flanked by 2 windows each
e, 3 windows 2nd story, 12/12-paned windows (modern).
e 18th-century or early 19th-century house with addition. 2½-story shingle, ridge chimney.
iginal house 3-bayed west section, 2 rooms deep; single room attached east end, making 5-bayed
ade with center doorway, 12/12-paned windows (modern).

t

portant street than at present, in the eighteenth century, according to the Isaac Coffin survey,
ward to the lighthouse on Brant Point. On the William Coffin map of 1833-34, Sea Street is
rt stretch off North Water, terminating against a house facing north on a court branching inland
ch Street. The house burned in the Great Fire of 1846, and Sea Street was lengthened to South
ally a continuation of Step Lane, which ascends the bank to Centre Street.

Silver Street

The Silver Street listed in the Isaac Coffin 1799 survey is what now is Copper Lane, connecting Milk and Quaker Road. The present Silver Street must have come into existence soon afterward to connect the dangling end of Pine with Pleasant and Orange. Throughout most of the nineteenth century, Nantucket had two Silver streets, or until the name of the other was changed to Copper.

Historic Buildings

4 Greek Revival period. 1¾-story clapboard front, shingle sides, rock foundations, 3-bayed gabled façade, pilastered doorway, later 2/1-paned windows.

7 Built *ca.* 1820. 1¾-story shingle on brick basement full story above ground in front, ridge chimney, 3-bayed façade, late 19th-century 2/2-paned windows.

8 Shingled building, built before 1834 as barn. Converted into modern residence.

14 Lean-to house. 1¾-story shingle, ridge chimney (new), 5-bayed façade, center door with enclosed entrance pent, much later 2/2-paned windows.

South Beach Street

South Beach Street dates from the early part of the nineteenth century and is shown on the William Coffin 1833–34 maps as North Beach, the present North Beach similarly designated. Perhaps the broken, unlabeled continuation below Broad was meant to be called South Beach. Today's South Beach is east of North Water and connects Broad to Easton Street.

Historic Buildings

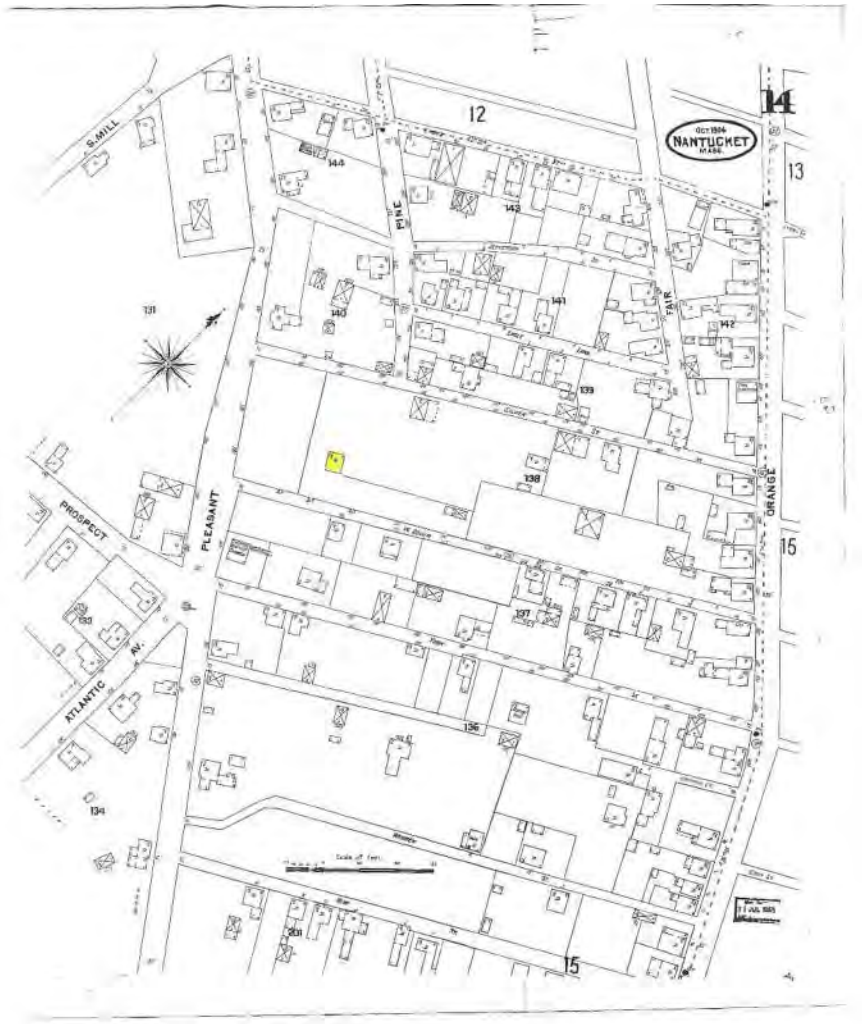
2 Moved from northeast corner Broad and North Water in 1920s, main block of house faces south. 2½-story clapboard, presumably had 2 ridge chimneys, 5-bayed façade, Greek Revival doorway with sidelights and distyle portico (columns modern), 6/6-paned windows. Later addition fronting on South Beach Street. (Robert L. White; N. H. A. *Photo Albums*, Book 1, p. /2/)

South Mill Street

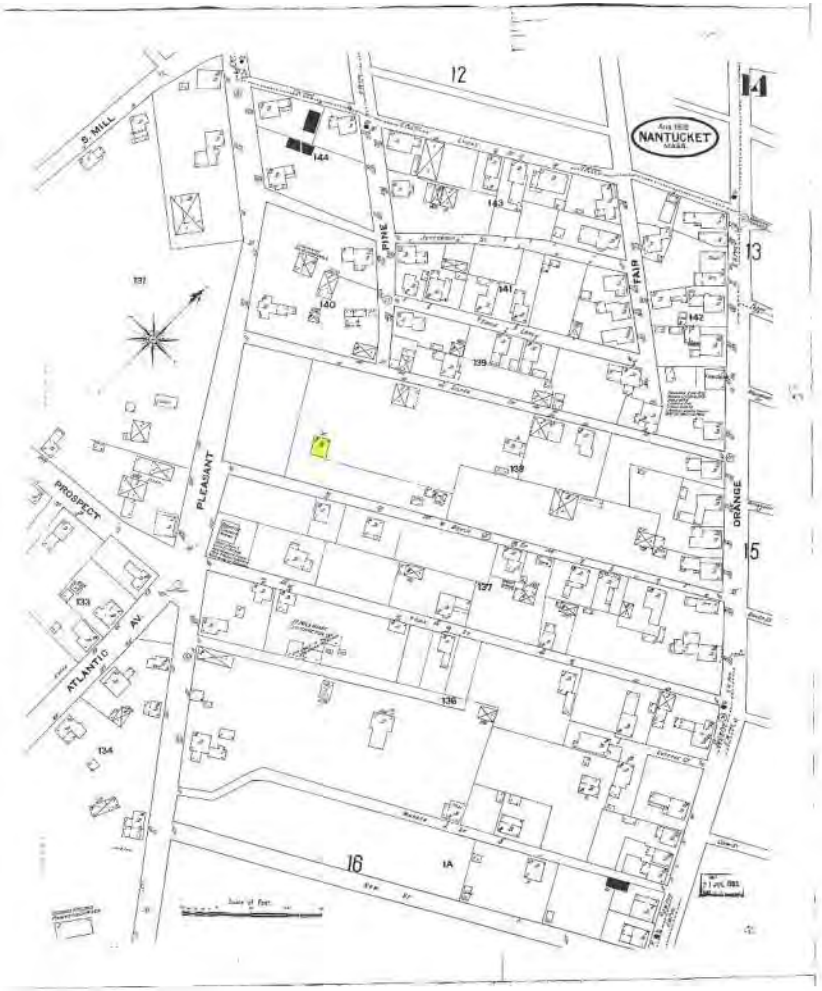
South Mill bears southwest from Pleasant Street across from and a little above the end of Lyon Street. It begins to the rear of the Stephen Chase house and extends to the old mill, at the junction of Prospect and South Prospect streets, both structures built about 1746. South Mill Street dates from this period.

Historic Building

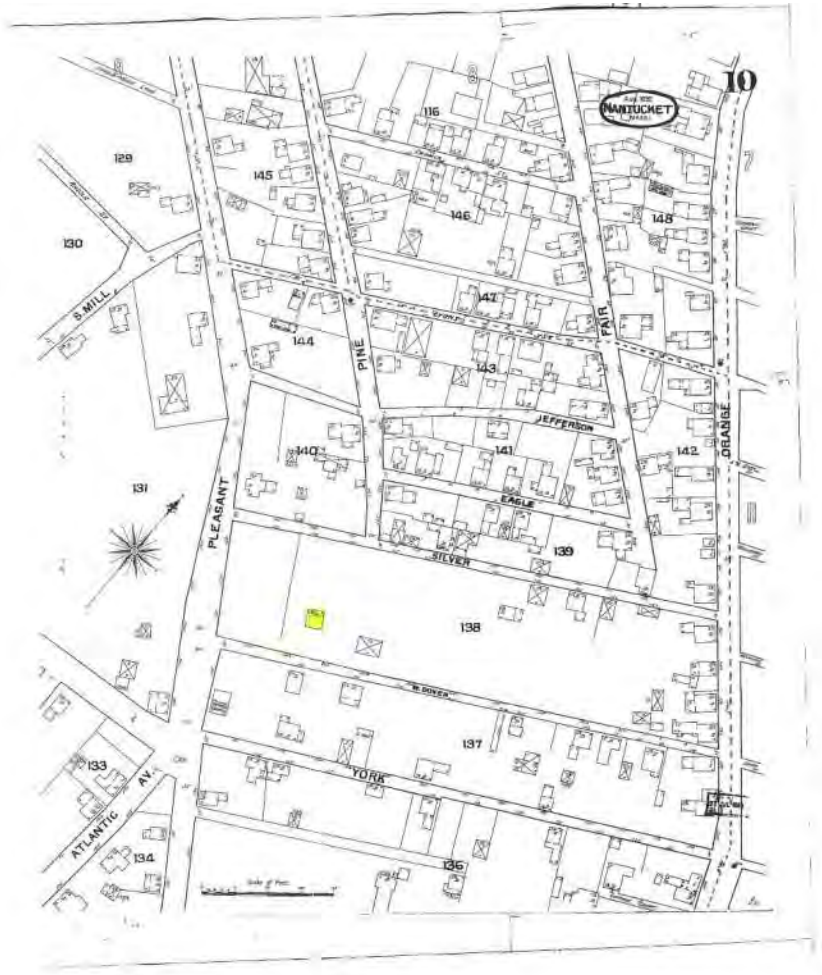
X WINDMILL, built 1746 by Nathan Wilbur. Shingled octagonal battered form on rock foundations. Said to have been constructed of timbers of wrecked ships. Lone survivor of 5 windmills serving Nantucket Town, easternmost of 4 on Popsquatchett Hills. Purchased by Caroline French in 1897 and presented to Nantucket Historical Association. Subsequently repaired in 1913–14, 1935–36, 1949–50, and 1952 (after main shaft and 4 vanes destroyed). Still occasionally used for grinding corn. Museum open to public. (E. A. Stackpole, *Rambling,* pp. 63–64, illus. p. 65; *Proceedings,* 1940, p. 20, illus. facing p. 20; *Historic Nantucket,* July 1953, p. 59; *ibid.,* Oct. 1970, pp. 12–15; G. A. Fowlkes, *Mirror of Nantucket,* p. 119; H. Morrison, *Early American Architecture,* photo p. 93; E. U. Crosby, *Ninety Five Per Cent,* photo p. 116; A. E. Poor, *Colonial Architecture,* pl. 54; *H. A. B. S.* #141)



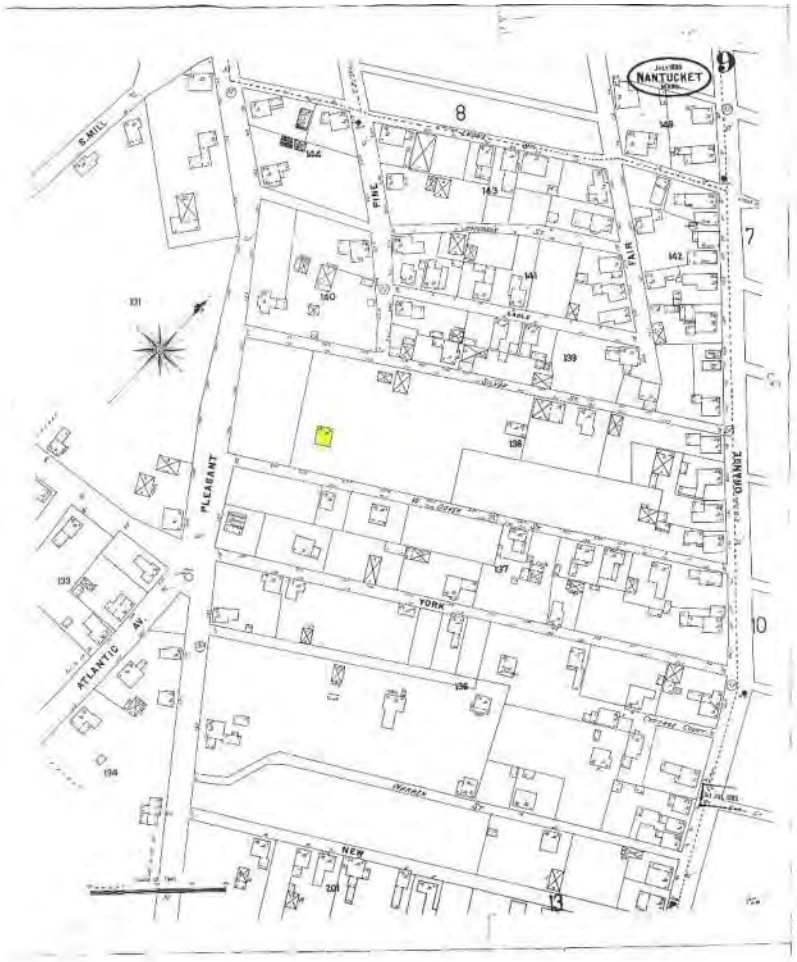
Sanborn Map 1904



Sanborn Map 1909



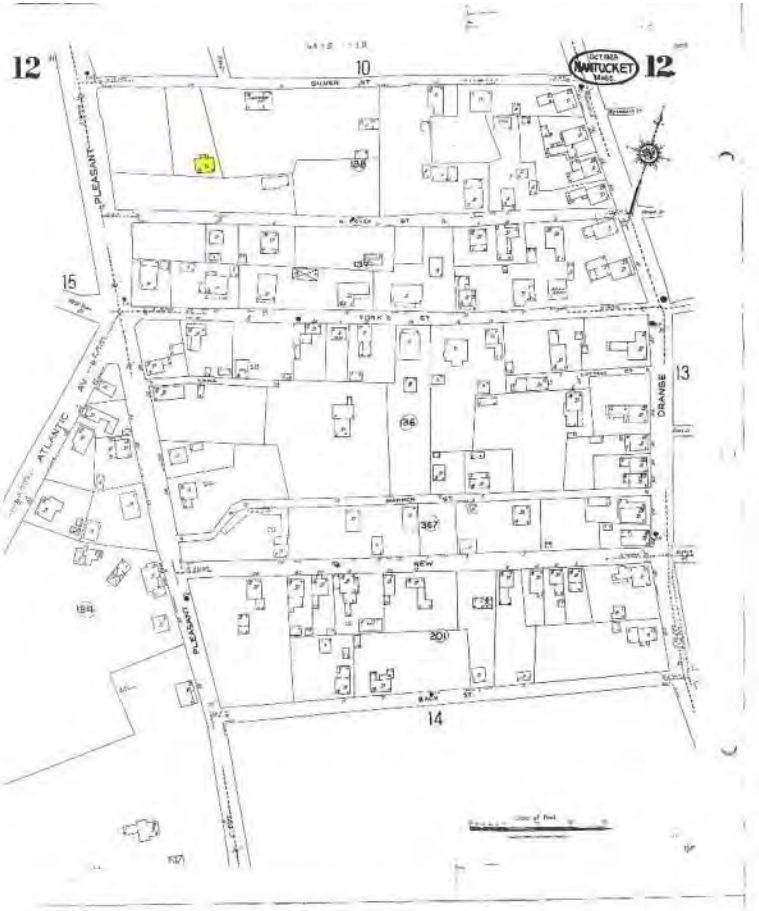
Sanborn Map 1892



Sanborn Map 1898



Sanborn Map 1923



Sanborn Map 1923-1949

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14 Silver St

Nantucket , MA, 02554

Historical Research – Sanborn Maps

emeritus

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

2 L STREET - 59.4 & 261) - MAIN HOUSE

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 03-06-2025
X	HDC Case Number (ie HDC2020-05-0265): NO CASE NUMBER AT THIS TIME
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) ELEV. CERT PROVIDED
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Brooke P Mackey Date: 03-05-2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

ORIGINAL APPLICATION

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 261

Street & Number of Proposed Work: 2L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD

ALEXANDER, VA 22307

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8'1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 62'-4" Sq. Footage 1st floor: 1694 ☐

3344 ☐ .20 ⇒ $668.80 Width: 40'-0" Sq. footage 2nd floor: 1650 ☐

Sq. footage 3rd floor: _____

Decks/Patio: Size: 1104 ☐ ☒ 1st floor ☐ 2nd floor

Size: 368 ☐ ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North NO Δ'S PERMITTED PER CONCOM ORDER South _____ East _____ West _____

Height of ridge above final finish grade: North *27'-3" (24'-4") South *26'-9" (23'-9") East SEE N+S West SEE N+S

Additional Remarks

REVISIONS* 1. East Elevation

* REQ'D

Historic Name: HEIGHT (describe) 2. South Elevation

Original Date: ORIGINAL APPLICATION 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 3'-0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other 5/12 PORCH; 4/12 WART

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles COTTAGE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Ø Corner boards COTT Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other AWNING

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front 9LT/1PANEL Rear 10LT FR Side 12LT 1PANEL

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways WHITE SHELL (TMS) Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) Ø Roof DUAL GREY

Trim NANTUCKET GREY Sash CASCADE BLUE (MANUF) Doors CASCADE BLUE (MANUF & COLOR MATCH)

Deck MATCH NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.14.2024 Signature of owner of record Brock R Mead Signed under penalties of perjury

HDC MINUTES TRANSCRIBED FROM VIDEO OF FEBRUARY 11, 2025 FOR OLD BUSINESS RESUBMISSION

APPLICANT: KRAIG & HELEN SIRACUSE
LOCUS: 2 L STREET (59.4/261)

NEW DWELLING NOTES:

ABBY => NICE DESIGN BUT LOOKS LIKE CLIFF ROAD; TOO STYLIZED

ANGUS => REQUESTS CONTEXT; APPRECIATES CHANGES; LIKES WRAPPING PORCH; FRONT DOOR CONCERNS

RAY => A LITTLE BIG; TOO STYLIZED; ACKNOWLEDGES FLOOD PLAIN

JOE => CONCERNS ABOUT CROSS BUCK SAFETY; FRONT STAIR WIDTH IS TOO MASSIVE AND FRONT DOOR NEEDS TO BE SIMPLIFIED; LIKES DORMER INSET (NORTH) – "QUIRKY MADAKET"

STEVE => GENERAL CONCERNS WITH HEIGHT, WRAPPING PORCH; ADDITIVE MASSING; TRIM DETAIL

HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)

GARAGE NOTES:

ABBY => TRIM DETAIL NEEDS TO BE SIMPLER; SECONDARY STRUCTURE SHOULD NOT COMPETE WITH MAIN HOUSE

JOE => AGREES WITH ANGUS – LESS STYLIZED; MORE BOATHOUSE/LESS GARAGE; RAFTER TAILS??

STEVE => AGREES WITH RAY; CHANGE GARAGE DOORS

RAY => REDUCE HEIGHT 6" – NO ADDITIONAL CONCERNS

ANGUS => AGREES WITH STEVE & RAY – NO OTHER CONCERNS; LIKES THE GREY & BLUE

HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)







WRAPPING PORCHES & DECKS; OVERHANGS
(51 TENNESSEE; 1 WASHINGTON AVE)







WRAPPING PORCHES & DECKS; IRREGULAR MASSING (328 & 345 MADAKET ROAD; 1 WASHINGTON AVE)



WRAPPING PORCHES & DECKS
(6 TENNESSEE; 8 F STREET)









"TALL", SIGNIFICANT, & IRREGULAR MASSING (19 TENNESSEE; 39 TENNESSEE; 43 TENNESSEE)

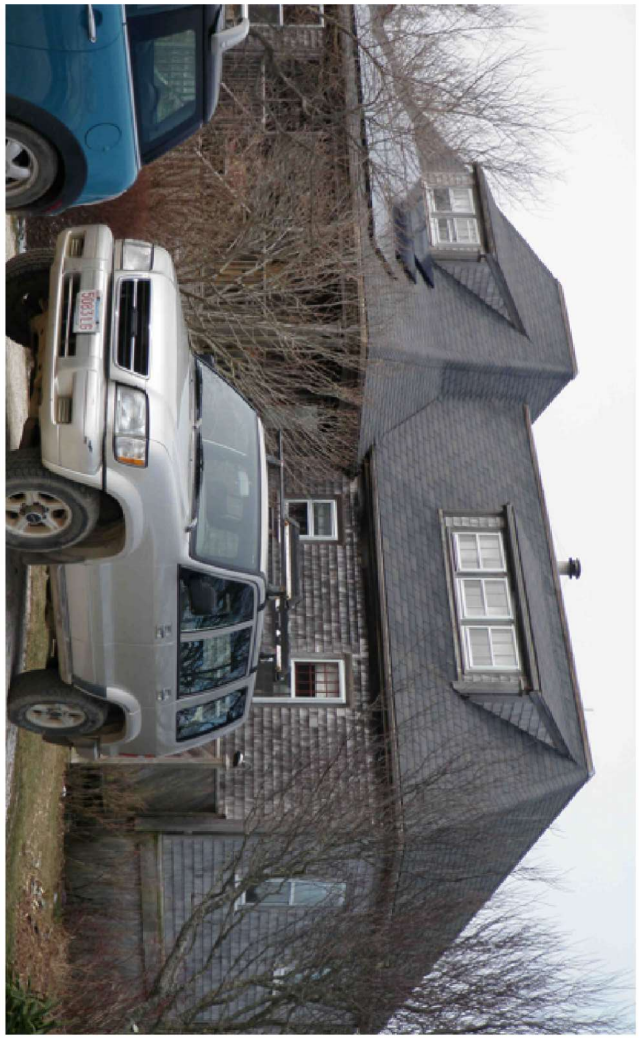


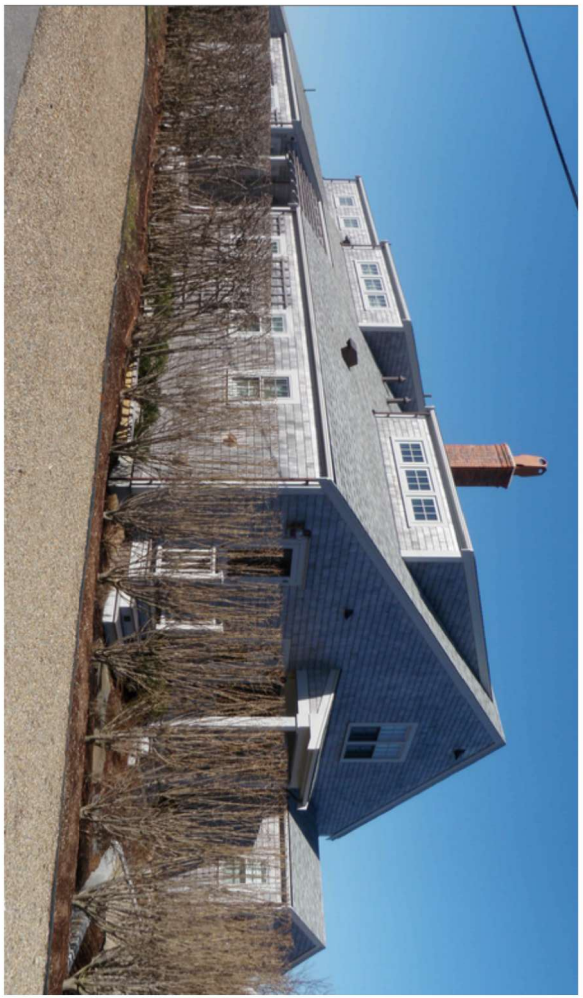




"TALL", SIGNIFICANT, & IRREGULAR MASSING (303 MADAKET BUT FACING TENNESSEE; 3 WASHINGTON AVE;







"TALL", SIGNIFICANT, & IRREGULAR MASSING (14 TENNESSEE; 46 TENNESSEE; 8 N CAMBRIDGE)







"TALL", SIGNIFICANT, & IRREGULAR MASSING (6 M STREET; 15 WASHINGTON; 6 BALTIMORE)






OVER THE BRIDGE - SMITH'S POINT



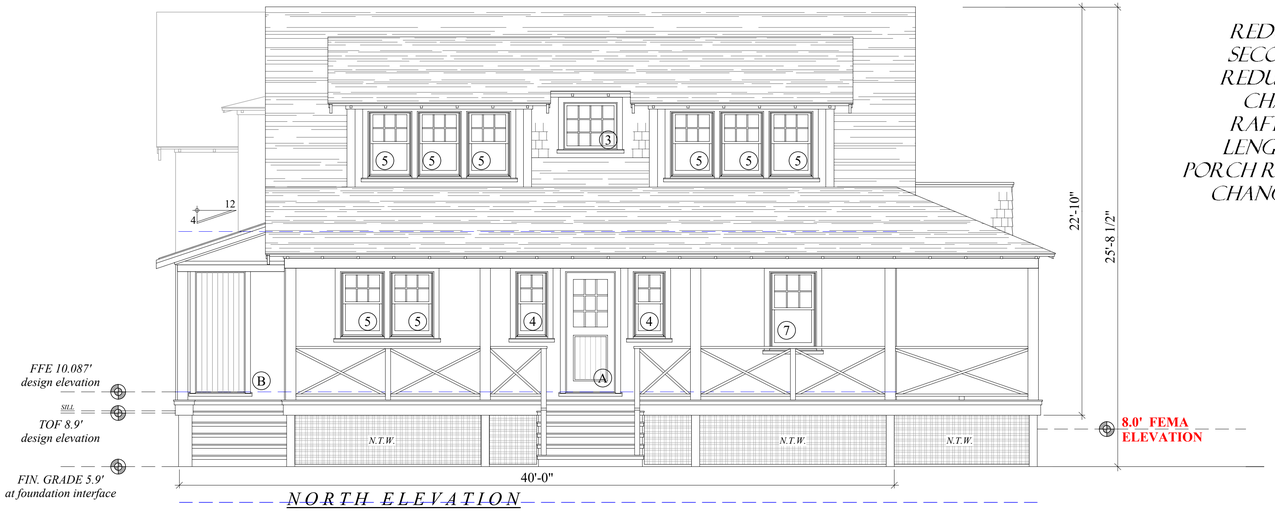


THE EXCEPTION - NOT THE RULE (TENNESSEE AVE; F STREET)



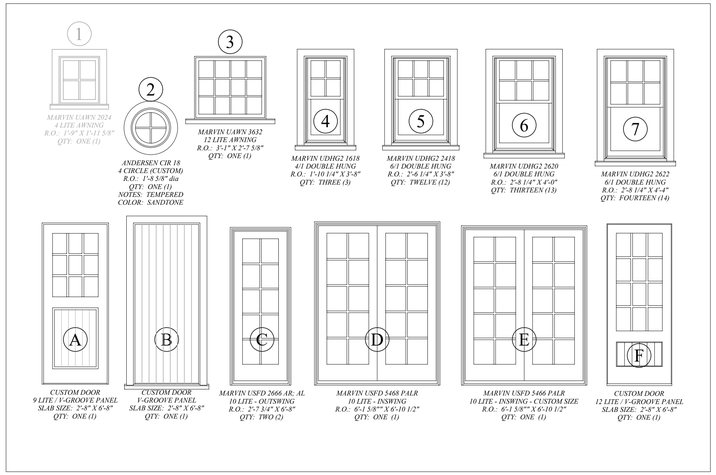
EXAMPLE OF STAINLESS CABLE RAIL IN QUIDNET TO SHOW ITS LIMITED VISIBILITY, ESPECIALLY INSIDE THE CROSS BUCK RAILING

H.D.C. SUBMISSION

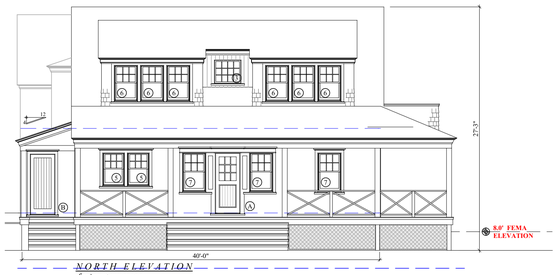


NORTH ELEVATION
facing tennessee

REVISION SUMMARY:
REDUCE HEIGHT BY 20" +/-; REDUCE SECOND FLOOR DECK WIDTH (48"); REDUCE SHED DORMER WIDTH (48"); CHANGE TRIM DETAIL TO SIMPLE RAFTER TAILS; DECREASE BUILDING LENGTH (24"); REMOVE AND SIMPLIFY PORCH RAILING; NARROWER FRONT STAIRS; CHANGE FRONT DOOR PRESENTATION

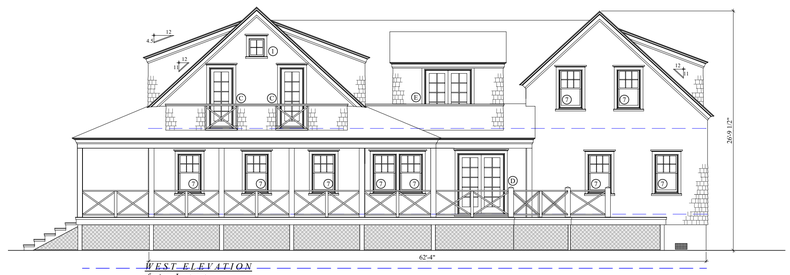


MEETING OF 021125

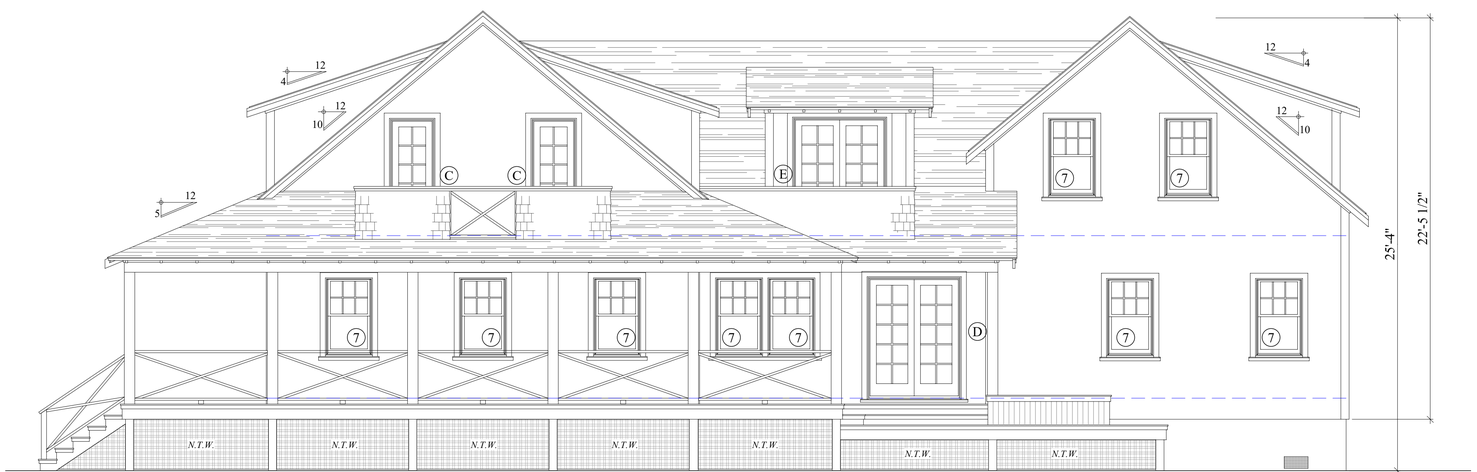


NORTH ELEVATION
facing tennessee

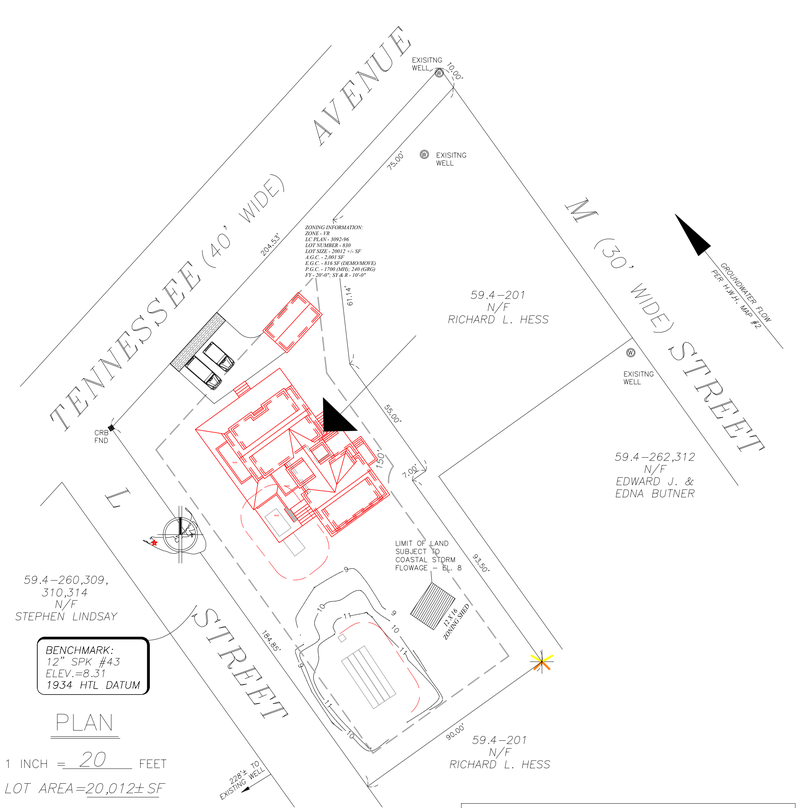
MEETING OF 021125



WEST ELEVATION
facing L street



WEST ELEVATION
facing L street



PLAN
1 INCH = 20 FEET
LOT AREA = 20,012± SF

BENCHMARK:
12" SPK #43
ELEV.=8.31
1934 HTL DATUM



LOCUS MAP - NOT TO SCALE
2 "L" STREET - MAP 59.4; PCL 261

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

REVISIONS

NORTH & WEST ELEVS; SITE LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 1H2.24

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MAR. 5, 2025
PLNG SUBM.

NEW DWELLING - SIRACUSE
2 L. STREET
NANTUCKET, MA

MAP - 59.4
PCL - 261

1

H.D.C. SUBMISSION



SOUTH ELEVATION
facing 8 M street

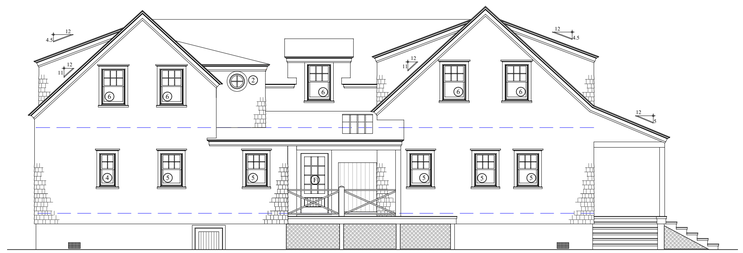
MEETING OF 02/11/25



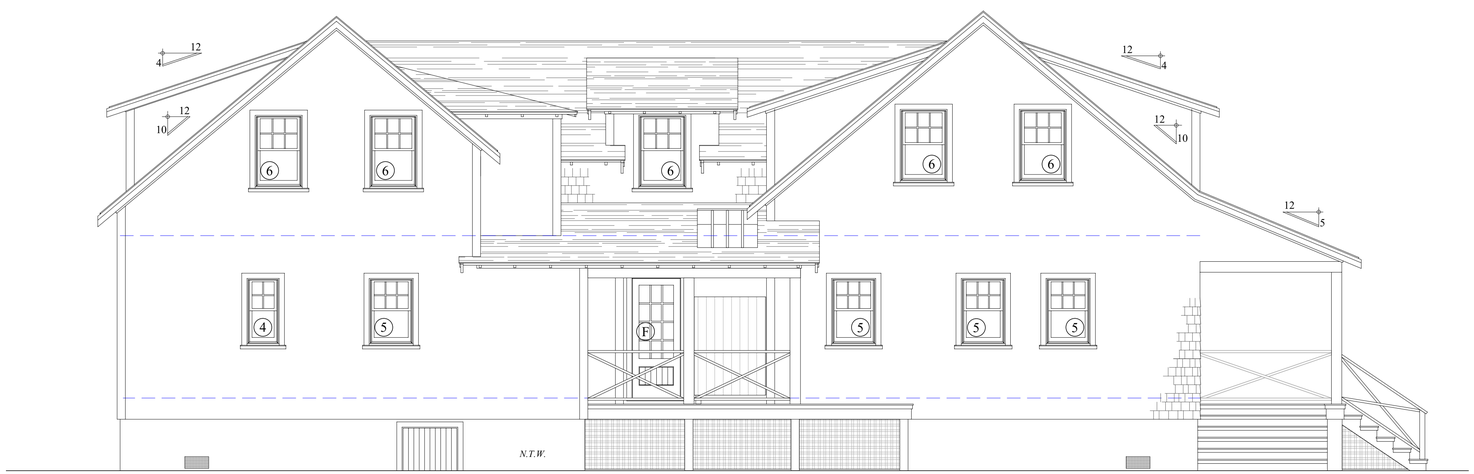
SOUTH ELEVATION
facing 8 M street

REVISION SUMMARY:
REDUCE HEIGHT BY 20" +/-; REDUCE SECOND FLOOR DECK WIDTH (48"); REDUCE SHED DORMER WIDTH (48"); CHANGE TRIM DETAIL TO SIMPLE RAFTER TAILS; DECREASE BUILDING LENGTH (24"); REMOVE AND SIMPLIFY PORCH RAILING; NARROWER FRONT STAIRS; CHANGE FRONT DOOR PRESENTATION

MEETING OF 02/11/25



EAST ELEVATION
facing 8 M street



EAST ELEVATION
facing 8 M street

2

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
21 L STREET
NANTUCKET, MA

MAR 5, 2025
PLOT DATE

SOUTH & EAST ELEVS
SCALE 1/4" = 1'-0"
DATE 1H2.24

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REVISIONS

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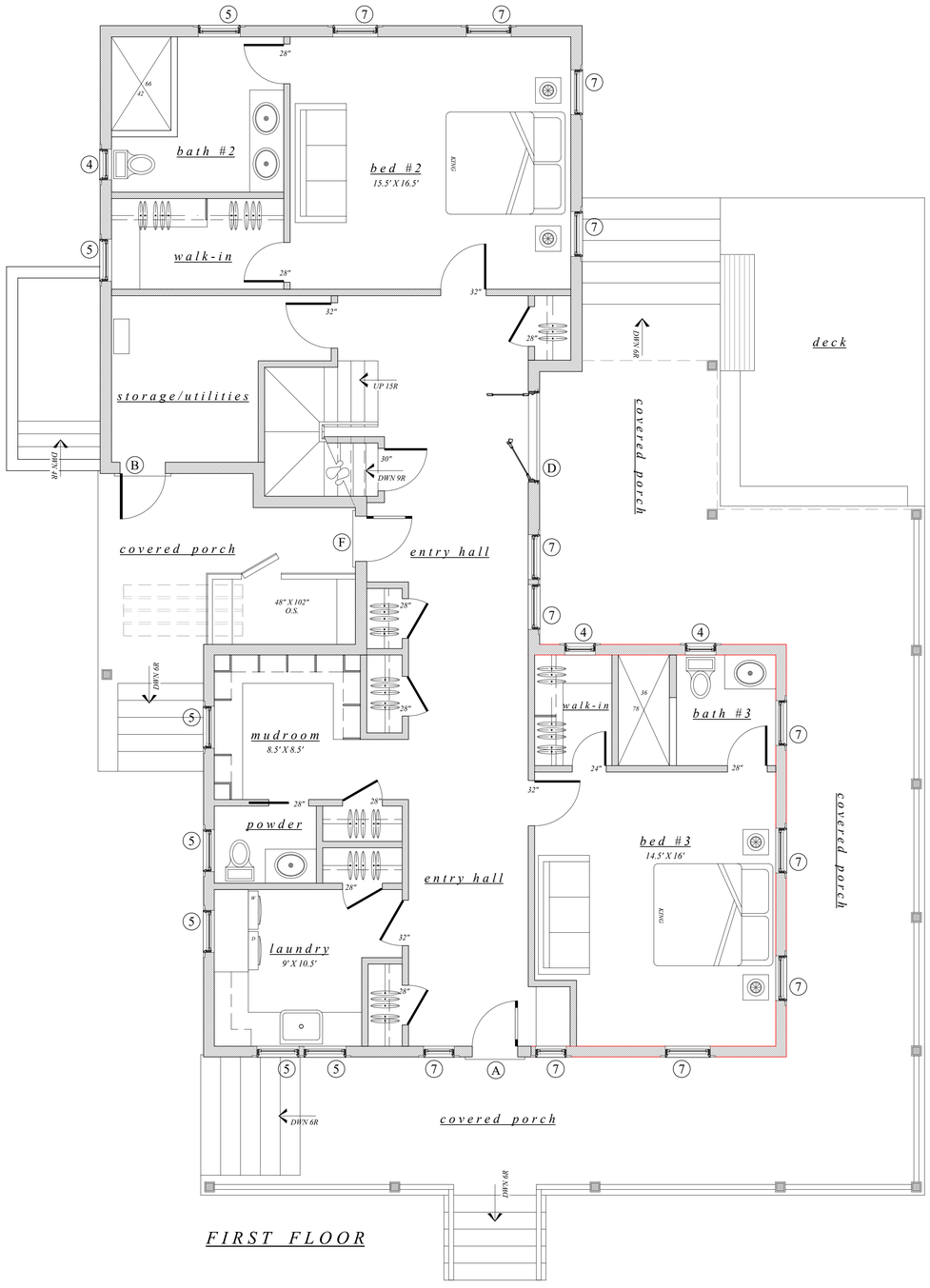
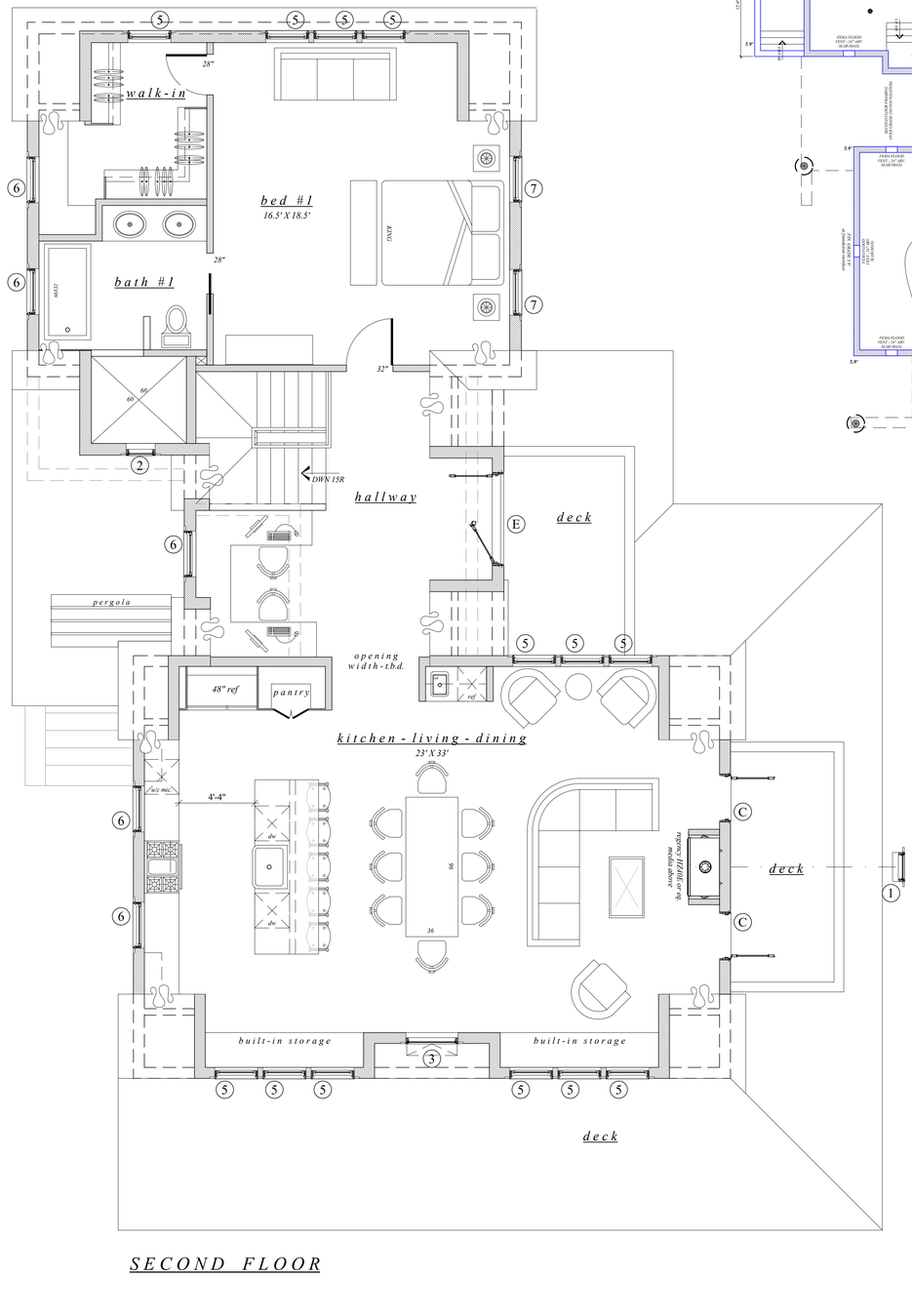
NANTUCKET, MA 02554
508.228.1388

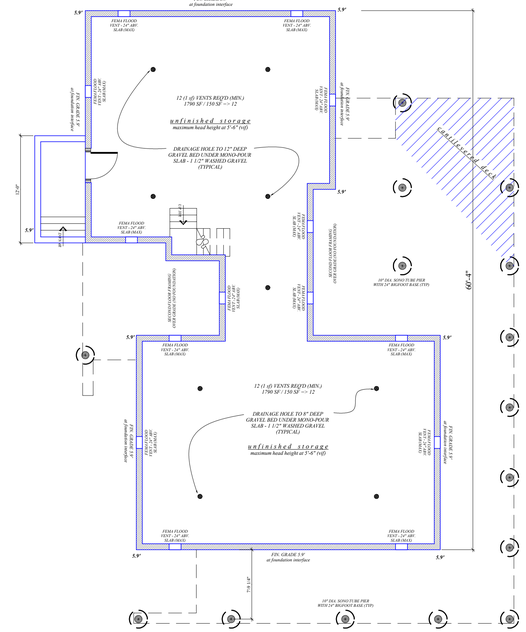
H.D.C. SUBMISSION



FIRST FLOOR



SECOND FLOOR



3

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
21 L STREET
NANTUCKET, MA

MAR 5, 2025
PLANNING

FLOOR PLANS
SCALE: 1/4" = 1'-0"
DATE: 1H12-24

REVISIONS

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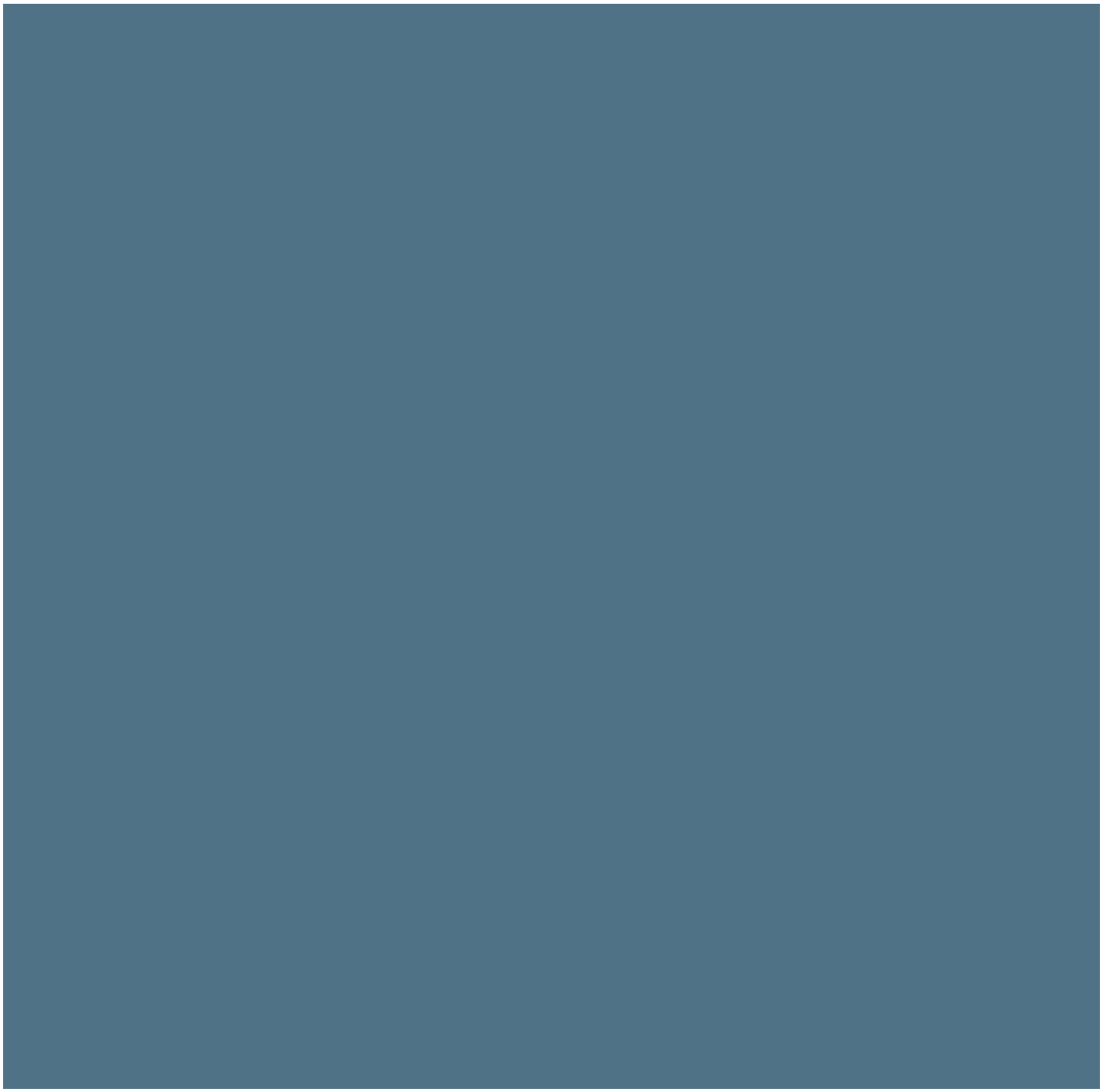
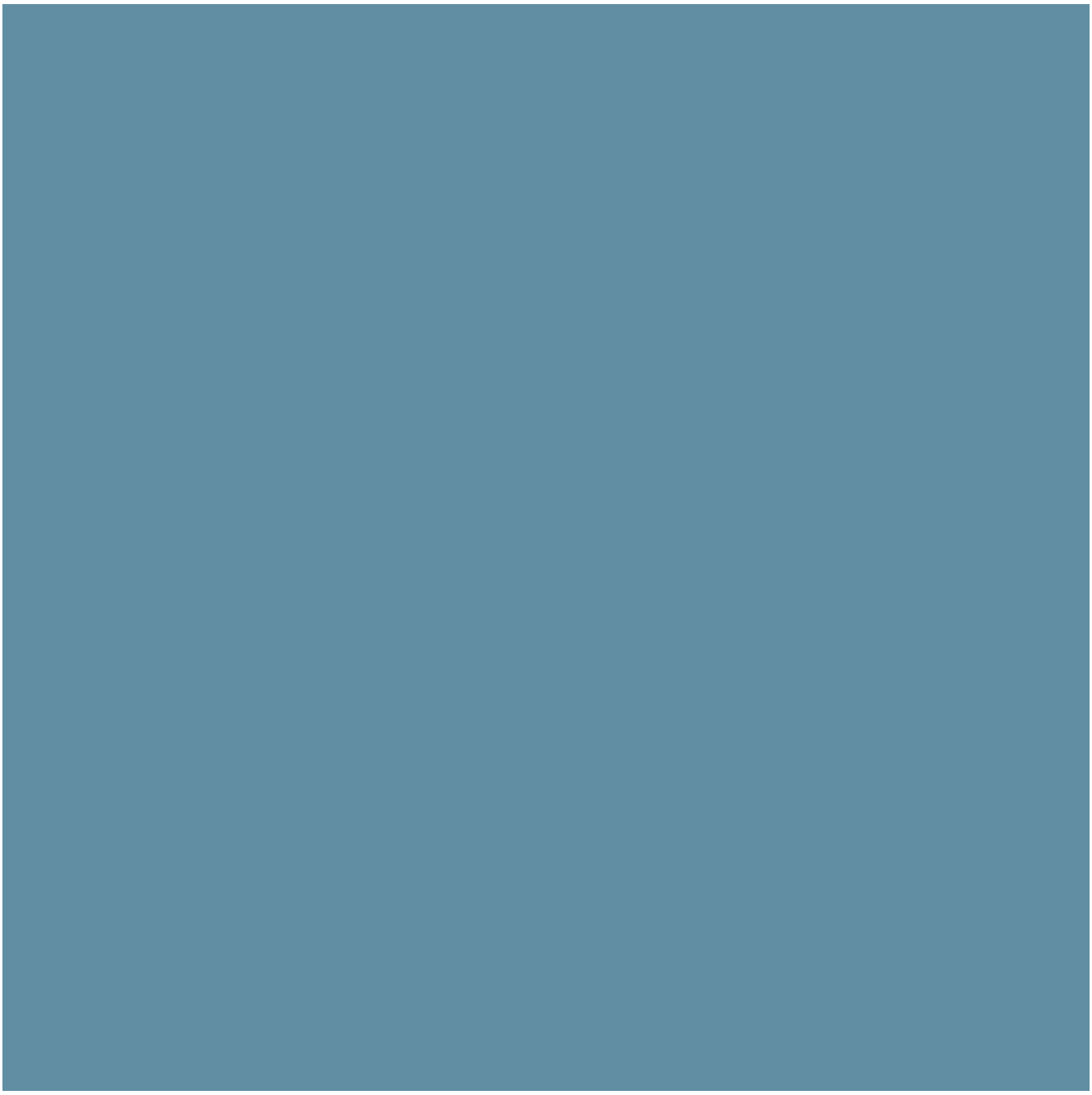
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



MARVIN - CASCADE BLUE



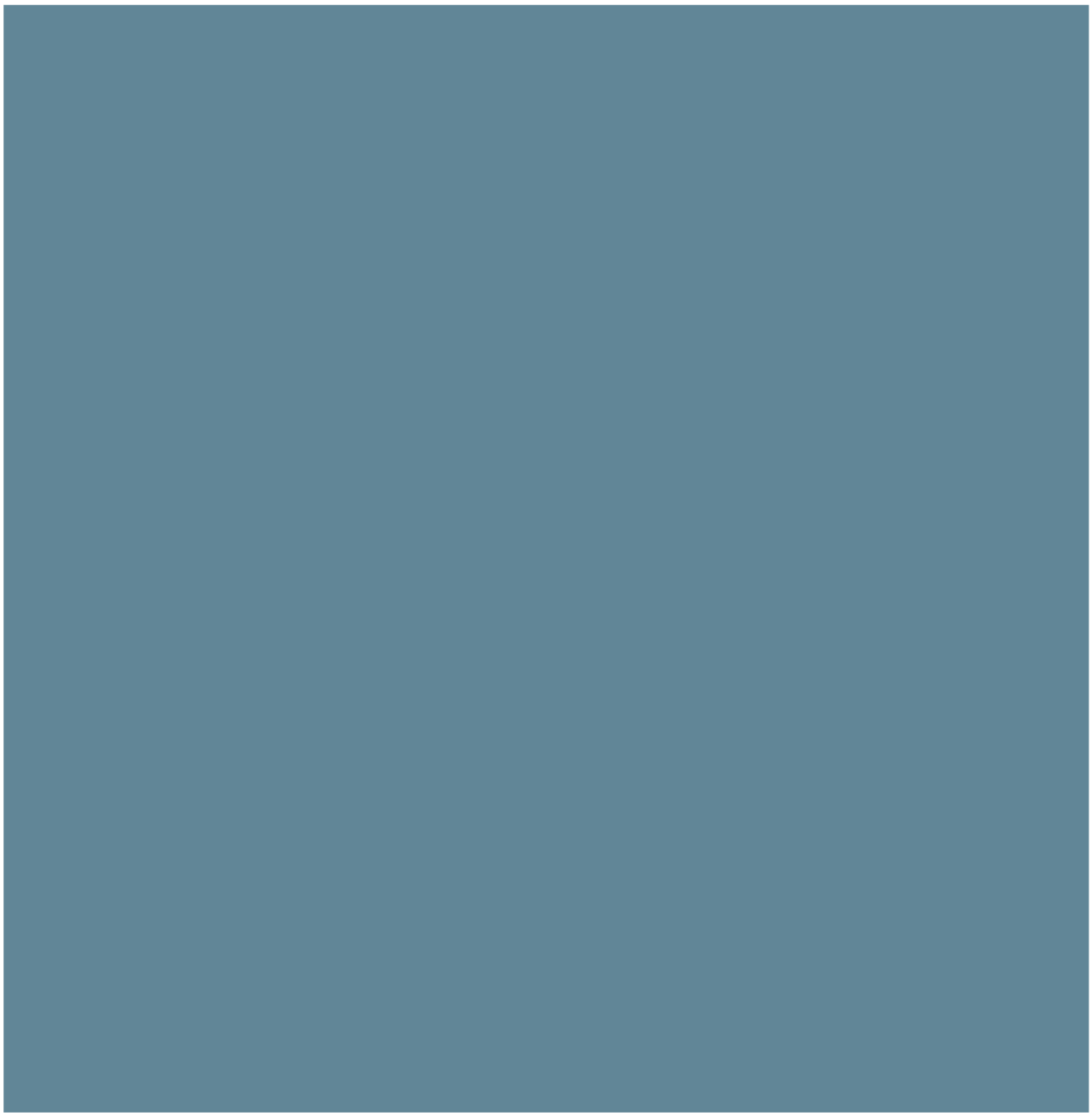
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE

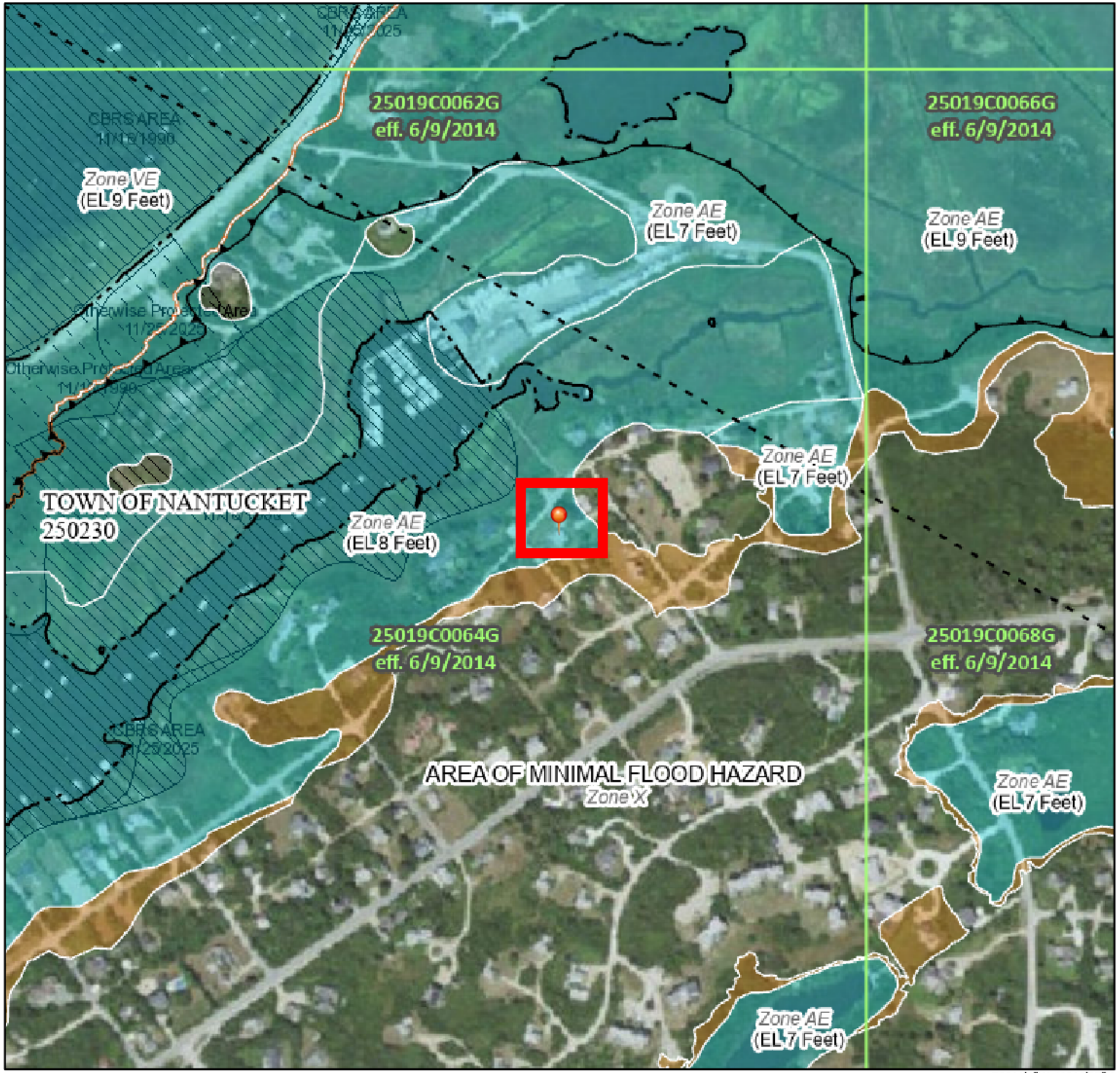


BEN MOORE - BUCKLAND BLUE

National Flood Hazard Layer FIRMette

FEMA

70°11'44"W 41°16'54"N



70°11'7"W 41°16'27"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/21/2025 at 7:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Kraig and Helen Siracuse

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 L. Street

City: Nantucket State: MA ZIP Code: 02554

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tax Map 59.4 Parcel 261

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 41d 16" 40.6" Long. 70d 11' 25.4" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1,790.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings: 14

d) Total net open area of non-engineered flood openings in A8.c: 2,800.00 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 2,800.00 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings:

d) Total net open area of non-engineered flood openings in A9.c: sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Nantucket B1.b. NFIP Community Identification Number: 250230

B2. County Name: Nantucket B3. State: MA B4. Map/Panel No.: 25019C0064 B5. Suffix: G

B6. FIRM Index Date: 06/09/2014 B7. FIRM Panel Effective/Revised Date: 06/09/2014

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 8

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 L. Street

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: RM22 Vertical Datum: 34 HTL converted to NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	3.90	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	10.09	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☐ feet ☐ meters
d) Attached garage (top of slab):		☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	8.00	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	5.90	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	5.90	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.90	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Jeffrey Blackwell License Number: 35388

Title: Licensed Land Surveyor

Company Name: Blackwell & Assoc., Inc.

Address: 20 Teasdale Circel

City: Nantucket State: MA ZIP Code: 02554

Signature: Date: 03/04/2025

Telephone: (508) 228-9026 Ext.: 11 Email: jeff@blackwellsurvey>com



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

2024 00181173
Cert: 24129 Doc: OOC
Registered: 12/06/2024 09:06 AM

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP: SE48-3821 (MassDEP File #)
eDEP Transaction #
Nantucket (City/Town)

A. General Information

1. From: Nantucket Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Helen C. & Kraig M. (a. First Name) Siracuse (b. Last Name)

c. Organization

2201 Woodmont Road
d. Mailing Address

Alexandria (e. City/Town) VA (f. State) 22307 (g. Zip Code)

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

2 L Street (a. Street Address) Nantucket (b. City/Town)

59.4 (c. Assessors Map/Plat Number) 261 (d. Parcel/Lot Number)

Latitude and Longitude, if known: 41.27825 (d. Latitude) 70.1898 (e. Longitude)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48- 3821
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

11/22/24
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

7
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Seth Engelbourg(C)

Linda Williams(VC)

Joe Plandowski

Mike Misurelli

Tim Braine

John Schafer

RJ Turcotte

☒ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	NAN.1211
Historic Name:	Hither and Yon
Common Name:	
Address:	45 Tennessee Ave
City/Town:	Nantucket
Village/Neighborhood:	Madaket;
Local No:	594-261; M8-4;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, November 11, 2024 at 2:46 PM

NAN.1211

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: M8-4
MAP/PARCEL#594-261

1211

Recorded by: JS Date: 09/14/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 45 TENNESSEE

2. Building Name: HITHER & YON

3. Ownership: Private

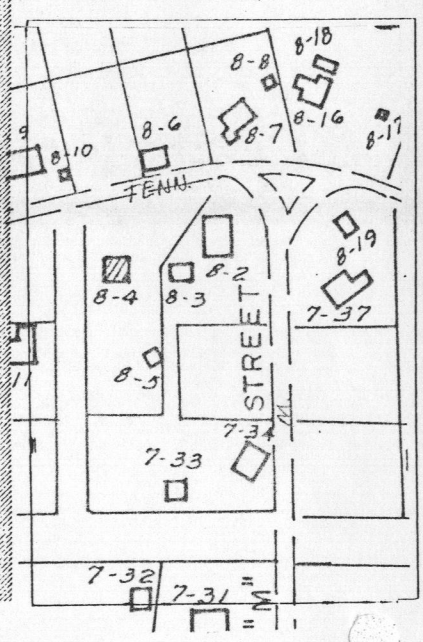
4. Present Owner: TABOR, CYNTHIA K & MASON M.

5. Ownership History:
Unknown

6. Use: Original: Shed Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: M8-5,Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Pilasters
33. Number of Bays: 3
34. Window Frame Type: Flush Frame
35. Window Sash Type(s) - Front Facade: 6/6,Picture

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
Was a tool shed, converted to a dwelling in 1980.

NAN. 1211

1211

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: N/A

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

2 L STREET - 59.4 & 261) - GARAGE

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 03-06-2025
X	HDC Case Number (ie HDC2020-05-0265): NO CASE NUMBER AT THIS TIME
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Brooke P Mackey Date: 03-05-2025

CERTIFICATE NO: _____ DATE ISSUED: _____

ORIGINAL APPLICATION

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 261

Street & Number of Proposed Work: 2 L STREET

Owner of record: SIRACUSE, KRAIG & HELEN

Mailing Address: 2201 WOODMONT RD
ALEXANDER, VA 22307

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18 Sq. Footage 1st floor: 216 ft

Width: 12 Sq. footage 2nd floor: 216 ft

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

432 ft x .20
$86.40

Difference between existing grade and proposed finish grade: North NO Δ'S PERMITTED PER CONCOM ORDER South _____ East _____ West _____

Height of ridge above final finish grade: North 17'-9" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 16" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles COTTAGE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) Ø Corner boards COTT Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other MARVIN

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side BOARD

Garage Door(s): Type SWINGING - 6LT/PANEL Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL GREY

Trim NANTUCKET GREY Sash CASCADE BLUE (MANUF.) Doors CASCADE BLUE (MATCH WINDOWS)

Deck ~~RED~~ Ø APRON - BRICK Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.14.24 Signature of owner of record Brock P. Merrill FOR SYRACUSE Signed under penalties of perjury

HDC MINUTES TRANSCRIBED FROM VIDEO OF FEBRUARY 11, 2025 FOR OLD BUSINESS RESUBMISSION

APPLICANT: KRAIG & HELEN SIRACUSE
LOCUS: 2 L STREET (59.4/261)

NEW DWELLING NOTES:

ABBY => NICE DESIGN BUT LOOKS LIKE CLIFF ROAD; TOO STYLIZED

ANGUS => REQUESTS CONTEXT; APPRECIATES CHANGES; LIKES WRAPPING PORCH; FRONT DOOR CONCERNS

RAY => A LITTLE BIG; TOO STYLIZED; ACKNOWLEDGES FLOOD PLAIN

JOE => CONCERNS ABOUT CROSS BUCK SAFETY; FRONT STAIR WIDTH IS TOO MASSIVE AND FRONT DOOR NEEDS TO BE SIMPLIFIED; LIKES DORMER INSET (NORTH) – "QUIRKY MADAKET"

STEVE => GENERAL CONCERNS WITH HEIGHT, WRAPPING PORCH; ADDITIVE MASSING; TRIM DETAIL

HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)

GARAGE NOTES:

ABBY => TRIM DETAIL NEEDS TO BE SIMPLER; SECONDARY STRUCTURE SHOULD NOT COMPETE WITH MAIN HOUSE

JOE => AGREES WITH ANGUS – LESS STYLIZED; MORE BOATHOUSE/LESS GARAGE; RAFTER TAILS??

STEVE => AGREES WITH RAY; CHANGE GARAGE DOORS

RAY => REDUCE HEIGHT 6" – NO ADDITIONAL CONCERNS

ANGUS => AGREES WITH STEVE & RAY – NO OTHER CONCERNS; LIKES THE GREY & BLUE

HOLLY REMARKS => NEED FIRMETTE AND ELEVATION CERTIFICATE

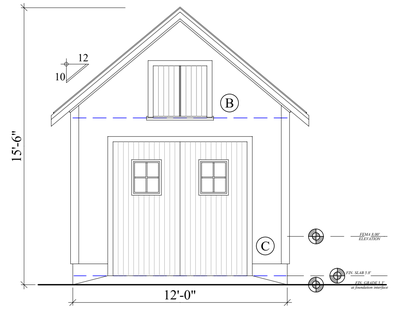
MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)



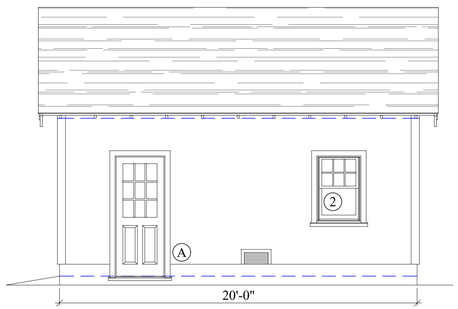


THE EXCEPTION - NOT THE RULE (TENNESSEE AVE; F STREET)

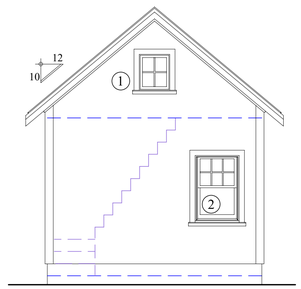
H.D.C. SUBMISSION



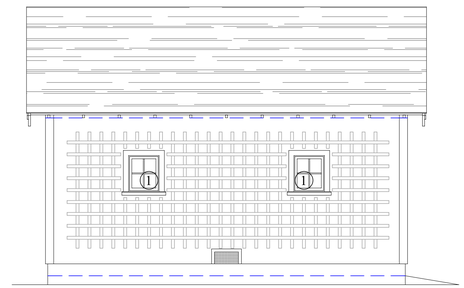
WEST ELEVATION
facing L street



SOUTH ELEVATION
facing house



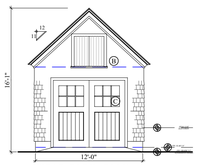
EAST ELEVATION
facing 8 M street



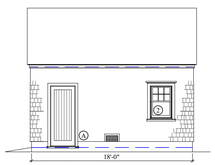
NORTH ELEVATION
facing tennessee

REVISION SUMMARY:
LOWER RIDGE; CHANGE
ACCESS DOORS (SIZE & STYLE)
MOVED AWAY FROM MAIN HOUSE

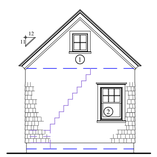
MEETING OF 02/25



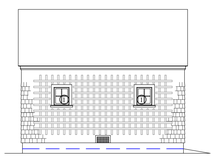
WEST ELEVATION
facing L street



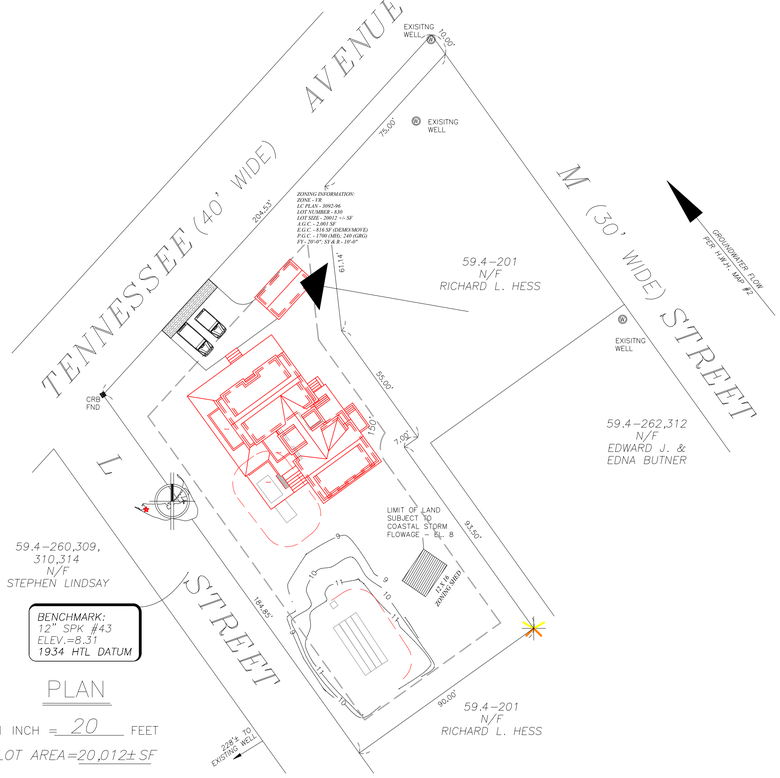
SOUTH ELEVATION
facing house



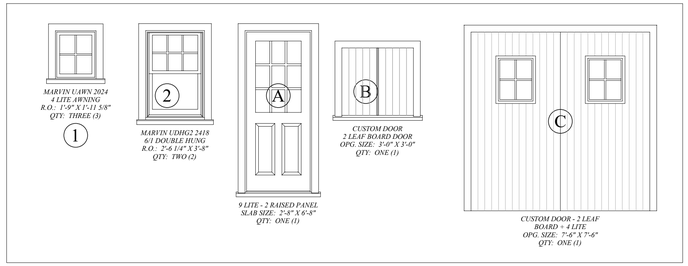
EAST ELEVATION
facing 8 M street

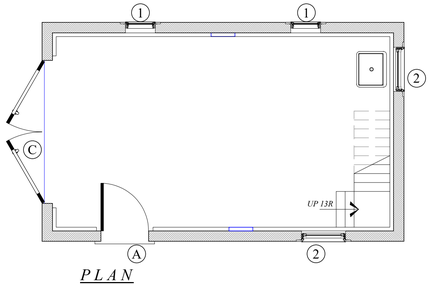


NORTH ELEVATION
facing tennessee

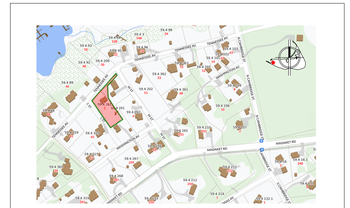


PLAN
1 INCH = 20 FEET
LOT AREA=20,012± SF





PLAN



LOCUS MAP - NOT TO SCALE
2 "L" STREET - MAP 59.4; PCL 261



NORTH ELEVATION
facing tennessee



WEST ELEVATION
facing L street

1

MAP - 59.4
PCL - 261

NEW GARAGE - SIRACUSE
2 L STREET
NANTUCKET, MA

MAR 5, 2025
PERMIT SET

ELEVATIONS/PLANS/SITE LOCUS
SCALE: 1/4" = 1'-0", 1" - 30'-0"
DATE: 1H3.24

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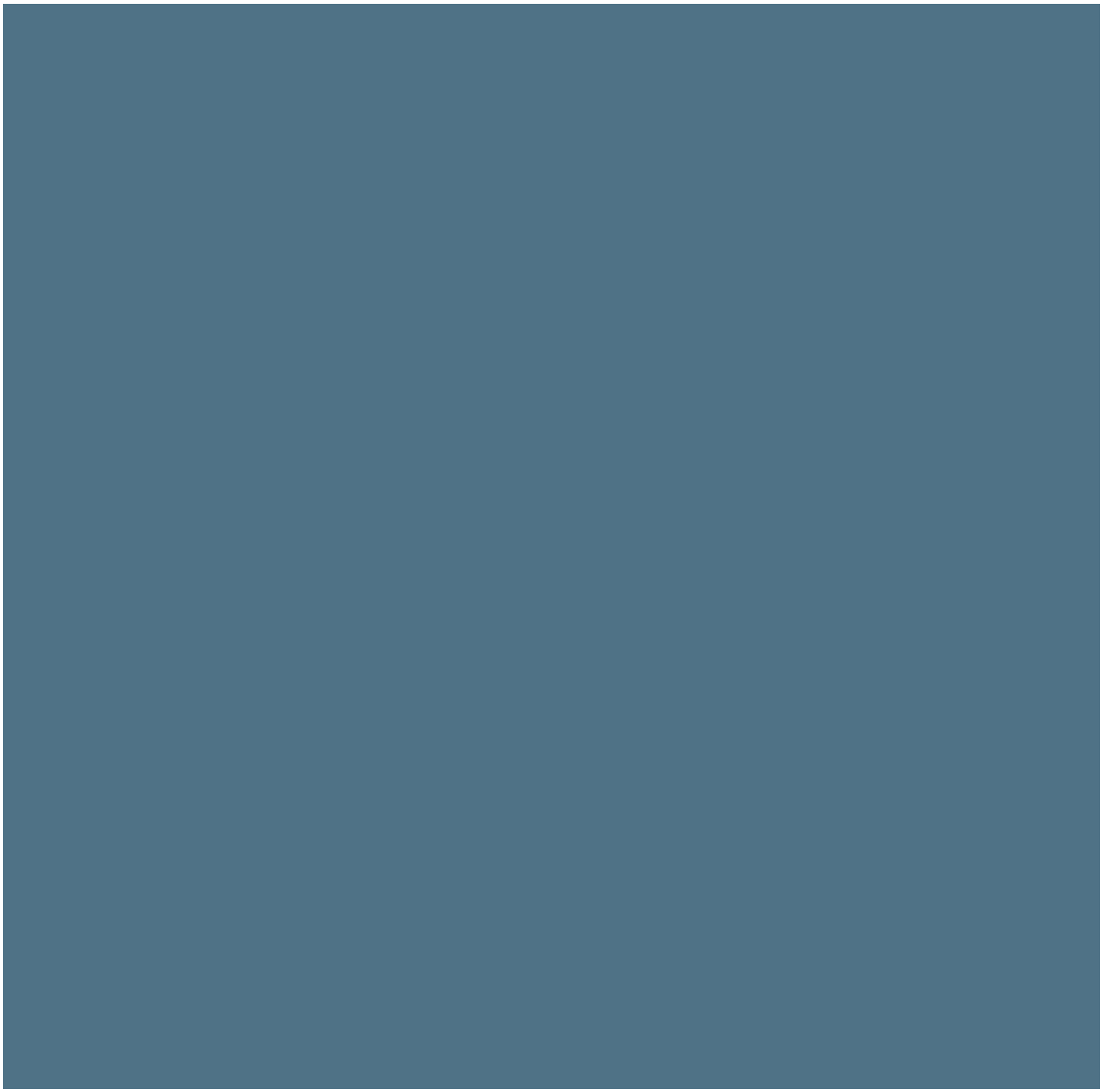
REVISIONS

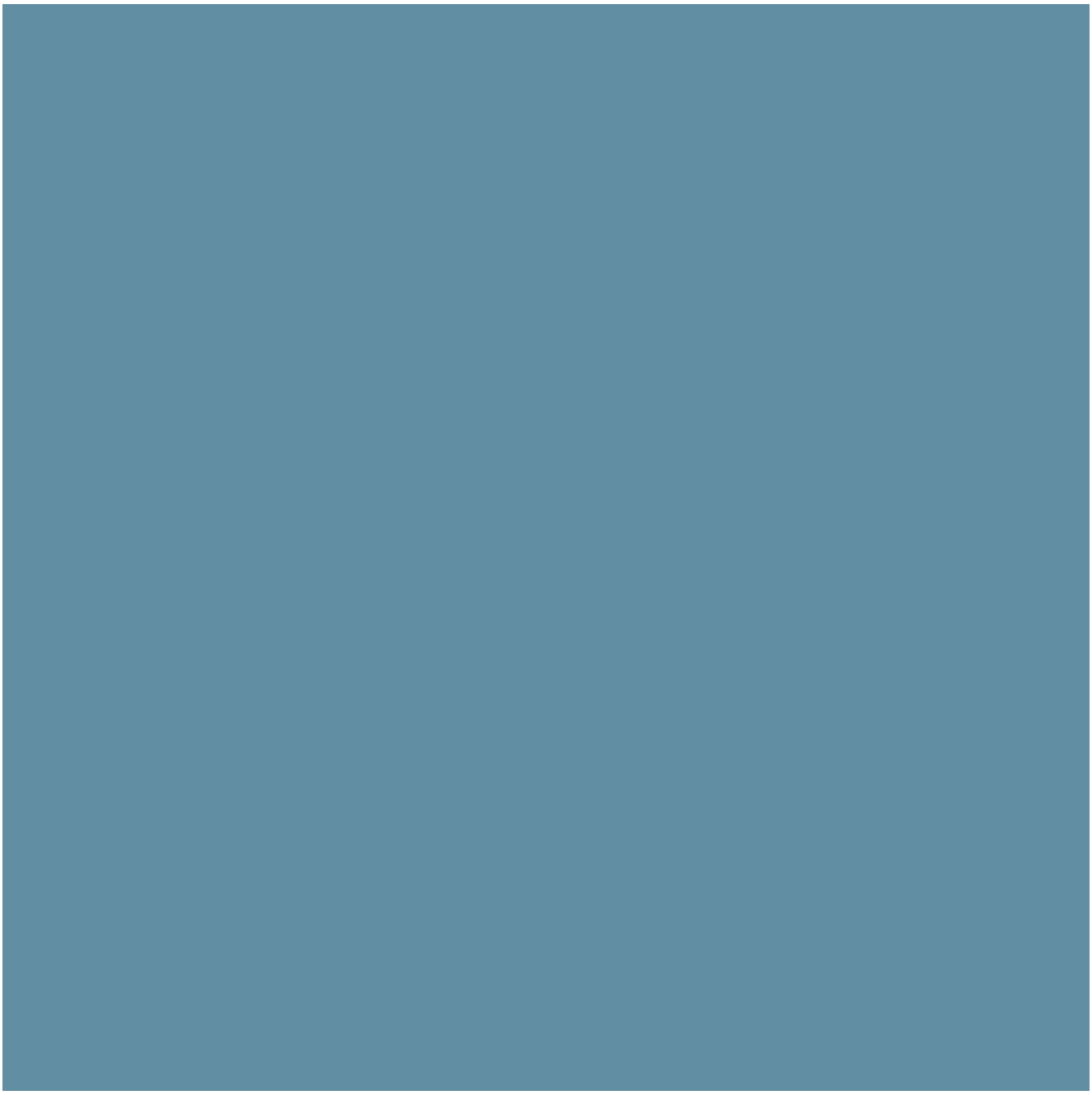
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



MARVIN - CASCADE BLUE



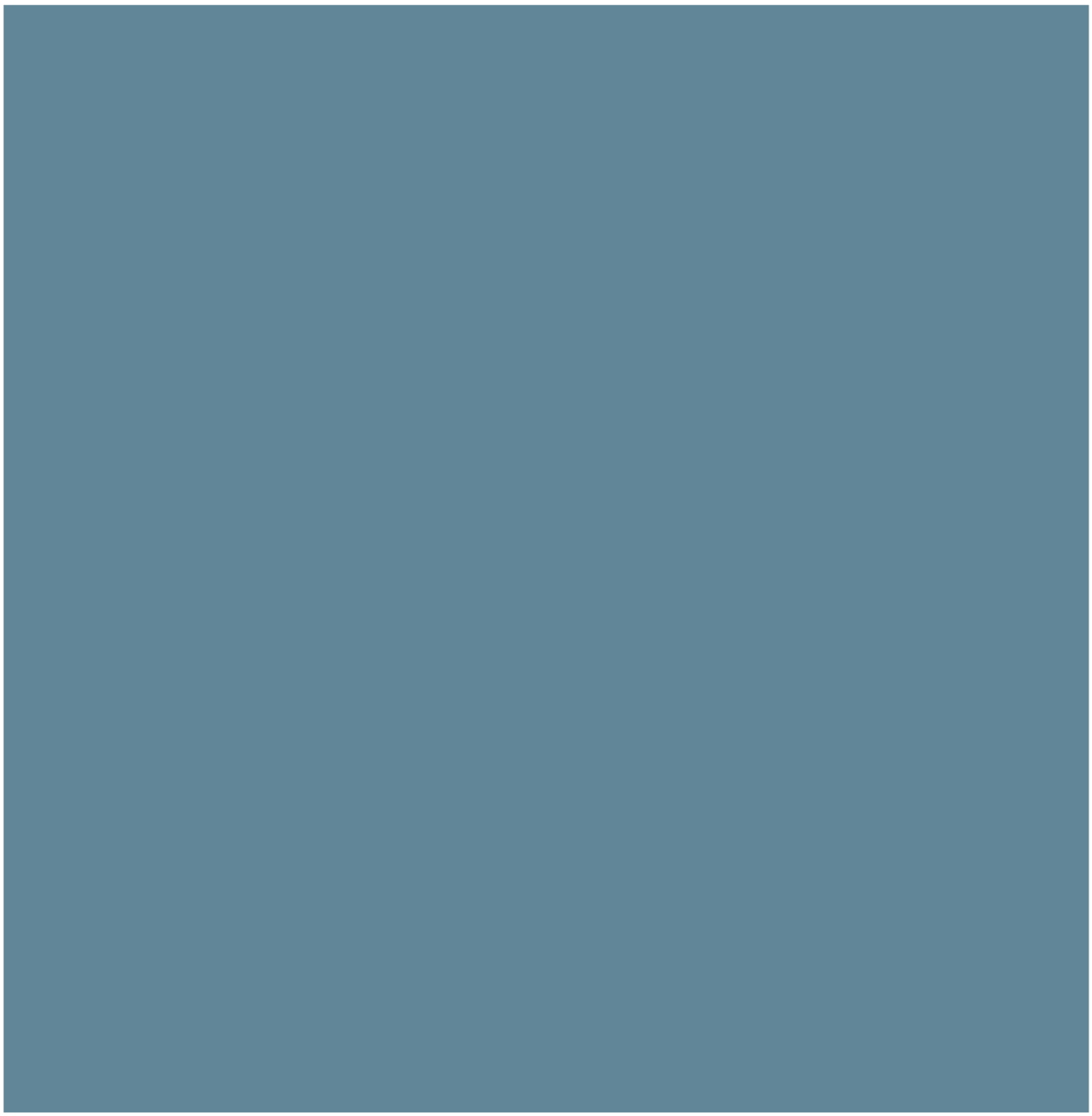
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE

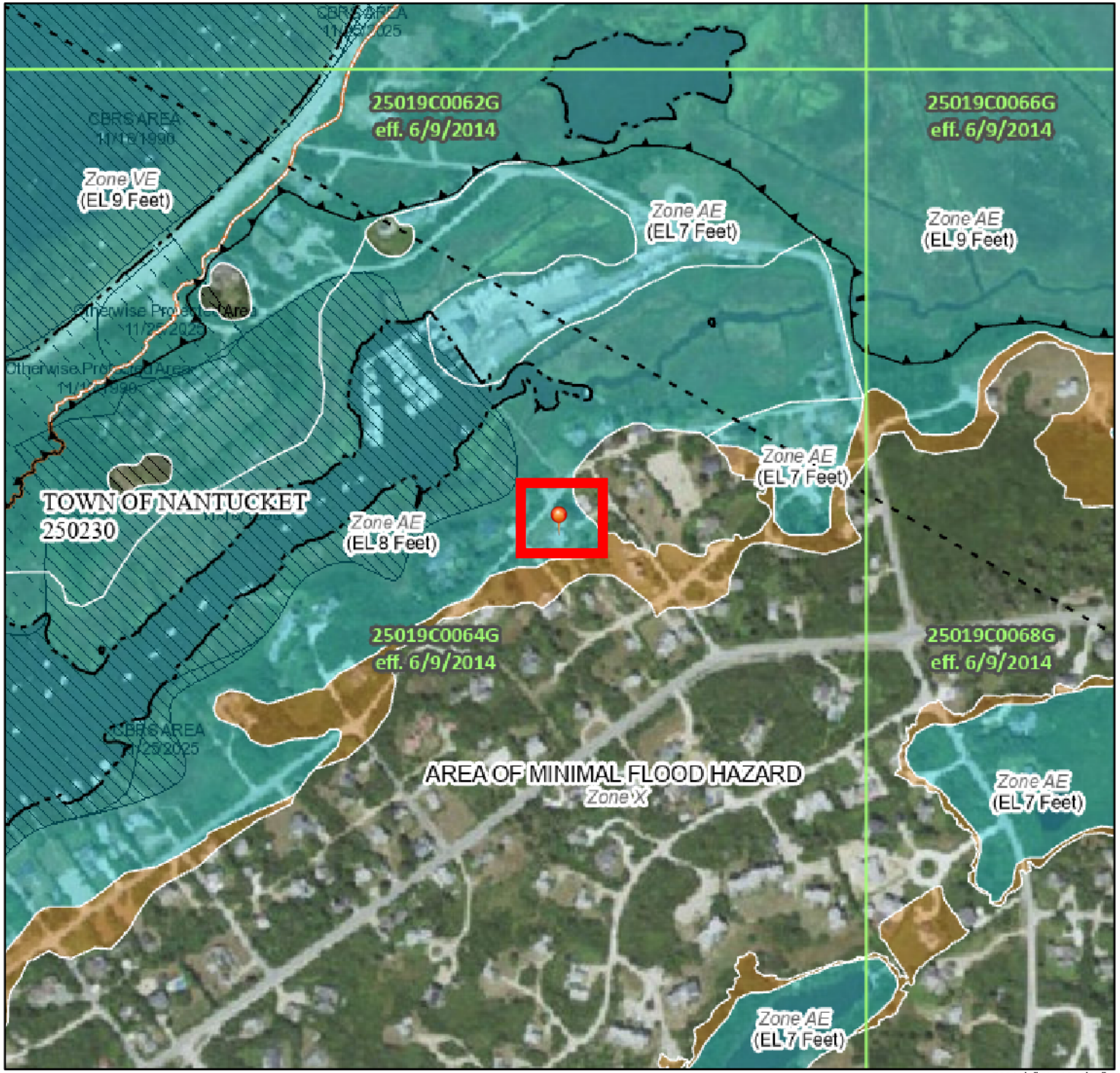


BEN MOORE - BUCKLAND BLUE

National Flood Hazard Layer FIRMette

FEMA

70°11'44"W 41°16'54"N



70°11'7"W 41°16'27"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/21/2025 at 7:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Kraig and Helen Siracuse

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 L. Street

City: Nantucket State: MA ZIP Code: 02554

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tax Map 59.4 Parcel 261

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 41d 16" 40.6" Long. 70d 11' 25.4" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1,790.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings: 14

d) Total net open area of non-engineered flood openings in A8.c: 2,800.00 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 2,800.00 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings:

d) Total net open area of non-engineered flood openings in A9.c: sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Nantucket B1.b. NFIP Community Identification Number: 250230

B2. County Name: Nantucket B3. State: MA B4. Map/Panel No.: 25019C0064 B5. Suffix: G

B6. FIRM Index Date: 06/09/2014 B7. FIRM Panel Effective/Revised Date: 06/09/2014

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 8

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 L. Street

City: Nantucket State: MA ZIP Code: 02554

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: RM22 Vertical Datum: 34 HTL converted to NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	3.90	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	10.09	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☐ feet ☐ meters
d) Attached garage (top of slab):		☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	8.00	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	5.90	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	5.90	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.90	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Jeffrey Blackwell License Number: 35388

Title: Licensed Land Surveyor

Company Name: Blackwell & Assoc., Inc.

Address: 20 Teasdale Circel

City: Nantucket State: MA ZIP Code: 02554

Signature: Date: 03/04/2025

Telephone: (508) 228-9026 Ext.: 11 Email: jeff@blackwellsurvey>com



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

2024 00181173
Cert: 24129 Doc: OOC
Registered: 12/06/2024 09:06 AM

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP: SE48-3821 (MassDEP File #)
eDEP Transaction #
Nantucket (City/Town)

A. General Information

1. From: Nantucket Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Helen C. & Kraig M. (a. First Name) Siracuse (b. Last Name)

c. Organization

2201 Woodmont Road
d. Mailing Address

Alexandria (e. City/Town) VA (f. State) 22307 (g. Zip Code)

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

2 L Street (a. Street Address) Nantucket (b. City/Town)

59.4 (c. Assessors Map/Plat Number) 261 (d. Parcel/Lot Number)

Latitude and Longitude, if known: 41.27825 (d. Latitude) 70.1898 (e. Longitude)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48- 3821
MassDEP File #

eDEP Transaction #

Nantucket
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

11/22/24
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

7
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Seth Engelbourg(C)

Linda Williams(VC)

Joe Plandowski

Mike Misurelli

Tim Braine

John Schafer

RJ Turcotte

☒ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

ADDRESS: 63 HINSDALE ROAD
DATE HEARD: 2/11/2025
SITTING BOARD: WELCH, MCLEOD, CAMP, OLIVER, PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 3/6/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 63 HINSDALE 2024-12-11772
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) REVISED DWGS. NEW DESIGN, SINGLE FAMILY
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

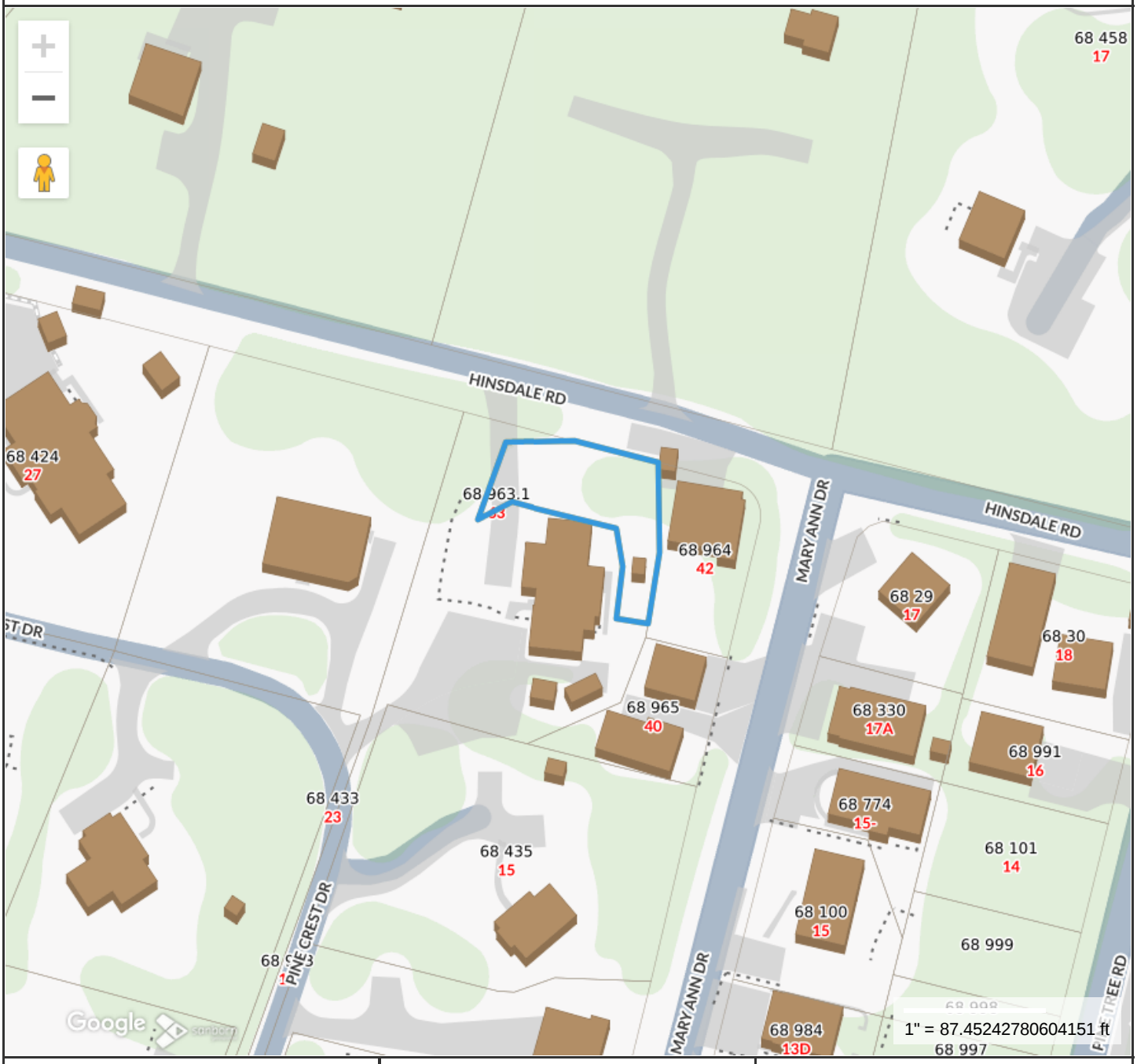
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Victoria P Ewing Date: 3/6/2025



Property Information

Property ID	191492
Location	63 HINSDALE RD
Owner	KALMAN MICHELLE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/16/2024
Data updated Jan. 2021

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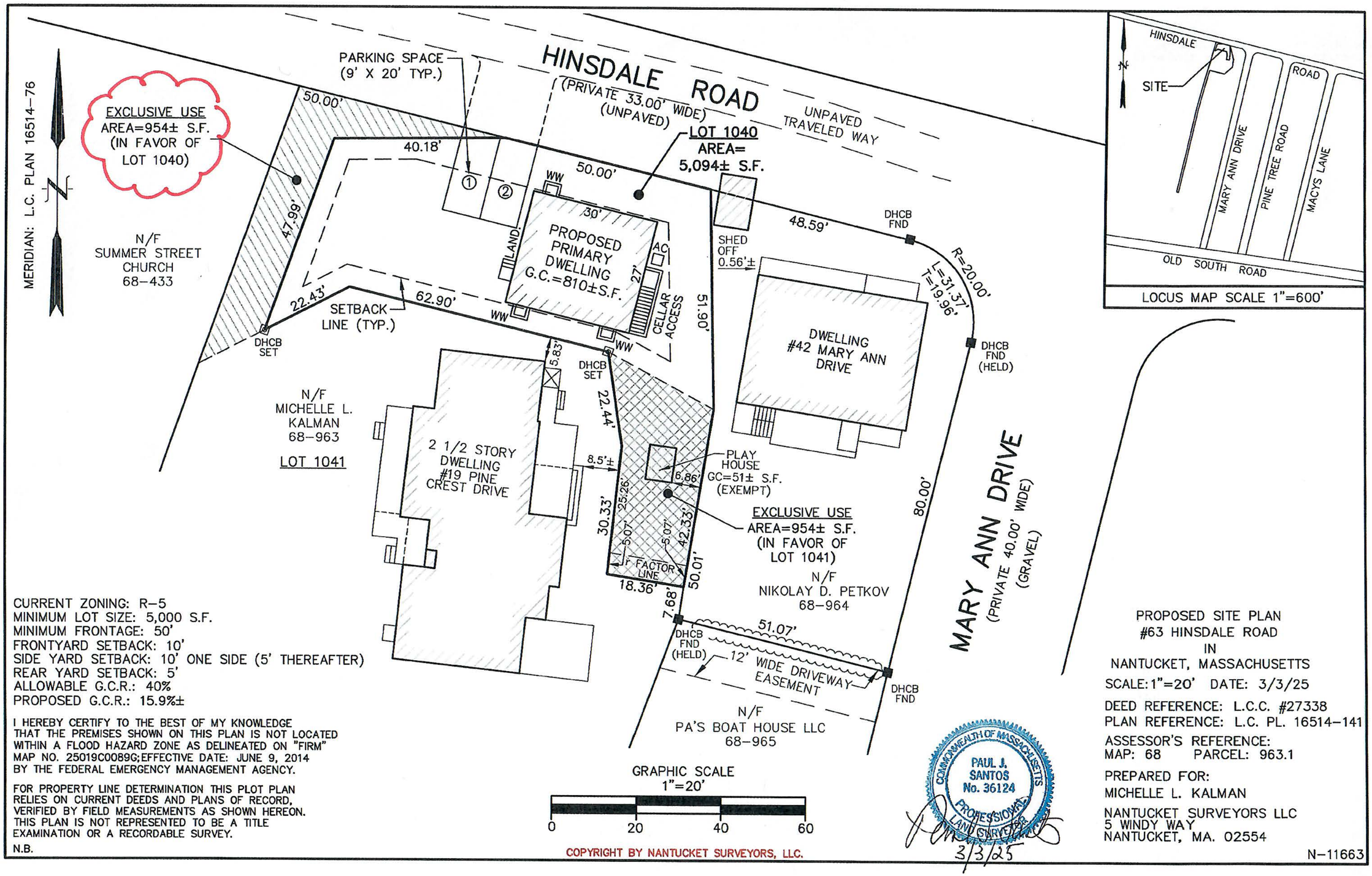


CURRENT ZONING: R-5
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE YARD SETBACK: 10' ONE SIDE (5' THEREAFTER)
REAR YARD SETBACK: 5'
ALLOWABLE G.C.R.: 40%
PROPOSED G.C.R.: 15.9%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0089G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B.

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

3/3/25

PROPOSED SITE PLAN
#63 HINSDALE ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 3/3/25

DEED REFERENCE: L.C.C. #27338
PLAN REFERENCE: L.C. PL. 16514-141

ASSESSOR'S REFERENCE:
MAP: 68 PARCEL: 963.1

PREPARED FOR:
MICHELLE L. KALMAN

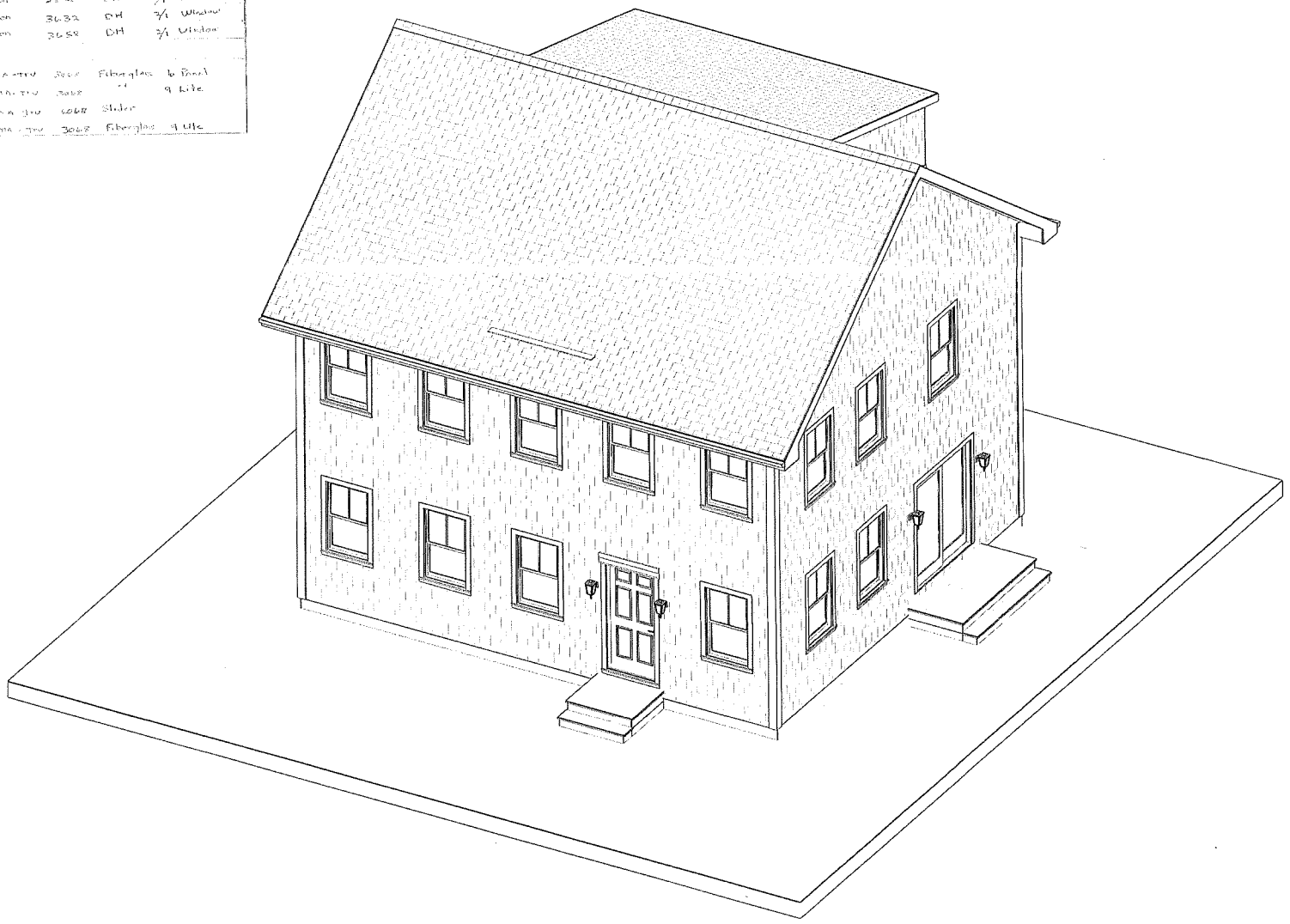
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-11663

I:\JOBS 11000-12999\11000's\11600-11699\11660-11699\11663\AUTOCAD\N11663 PROPOSED SITE PLAN 3-3-2025 (JUST PRIMARY).dwg, SITE PLAN, 1:1

WINDOW @ DOOR SCHEDULE

Quantity					
25	A	Anderson	2'x4'5	DH	3/1 Window
5	B	Anderson	2'8"	DH	3/1 Window
1	C	Anderson	3'6"x3'	DH	3/1 Window
4	D	Anderson	3'6"x5'	DH	3/1 Window
1		Thermatru	3068	Fiberglass	6 Panel
1		Thermatru	3068	"	9 Lite
1		Thermatru	6068	Slider	
1		Thermatru	3068	Fiberglass	9 Lite



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Nantucket, MA
Map 0068 Parcel 9631

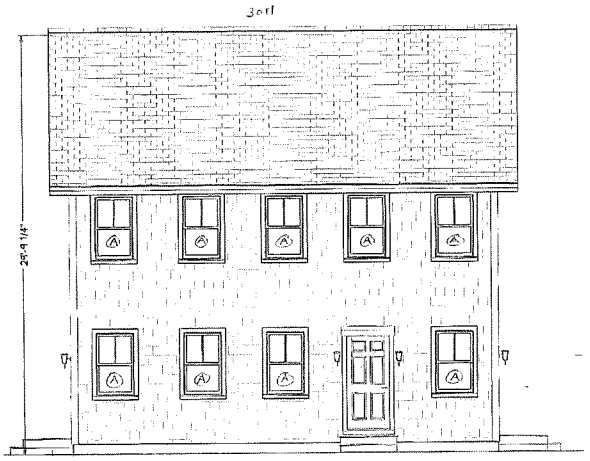
Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

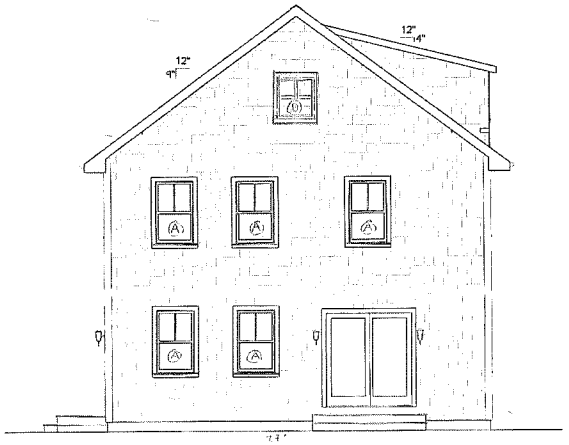
DATE:
2/28/2025

SCALE:

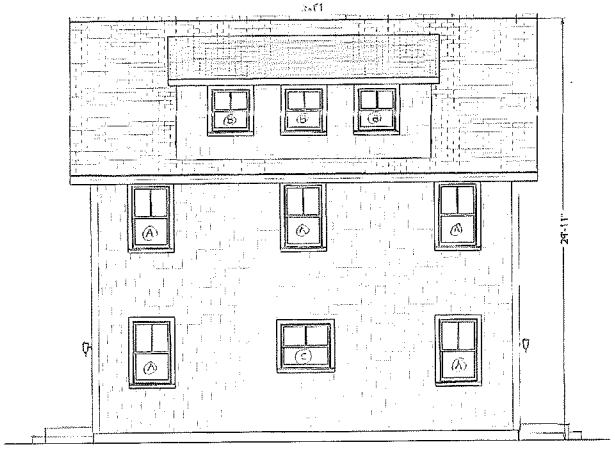
SHEET:
1/4" = 1'-0"



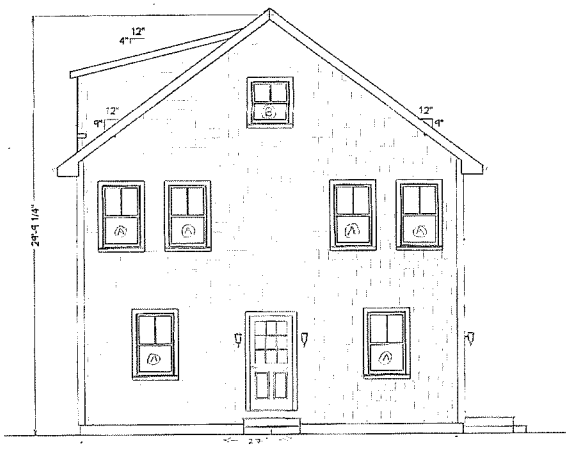
Elevation 1 North



Elevation 2 West



Elevation 3 South



Elevation 4 EAST

NUMBER	DATE	REVISED ST	DESCRIPTION

69 Hinsdale Road
Natucket, MA
Map 0068 Parcel 4631

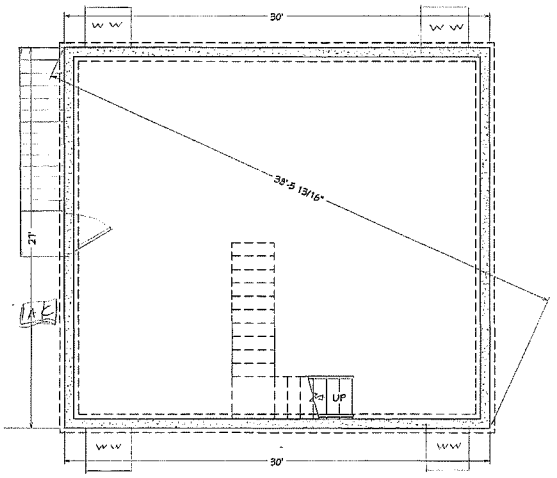
Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

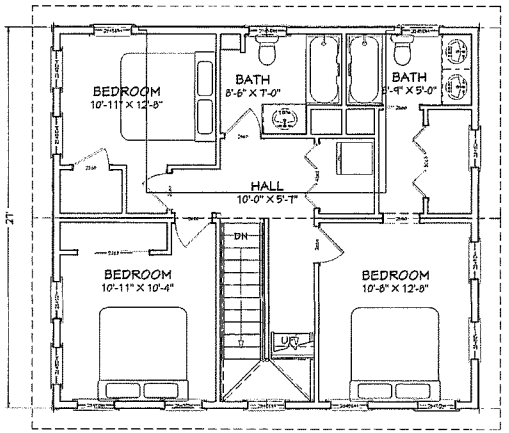
DATE:
2/28/2025

SCALE:

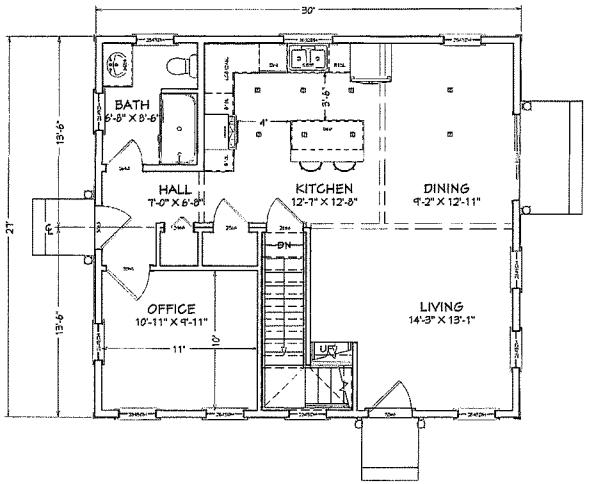
SHEET:
1/4" = 1'-0"



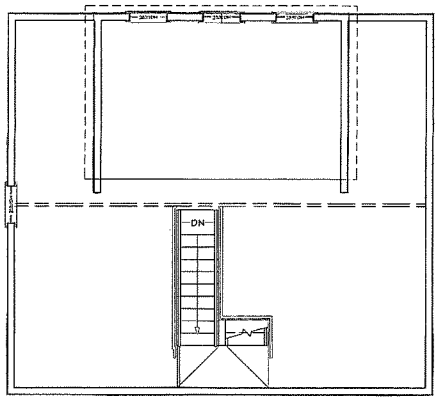
Foundation



2nd Floor



1st Floor



3rd Floor

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

63 Hinsdale Road
Nantucket, MA
Map 0068 Parcel 4631

Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

DATE:
2/28/2025

SCALE:

SHEET:
1/4" = 1'-0"

https://www.simplyscapes.com/designer/961

Untitled Space

63 HINSDALE RD

19 PINECREST DR

42 MARY ANN DR

40 MARY ANN DR.

17 MARY ANN DR

17A MARY ANN DR

18 PINETREE RD

Hinsdale Rd

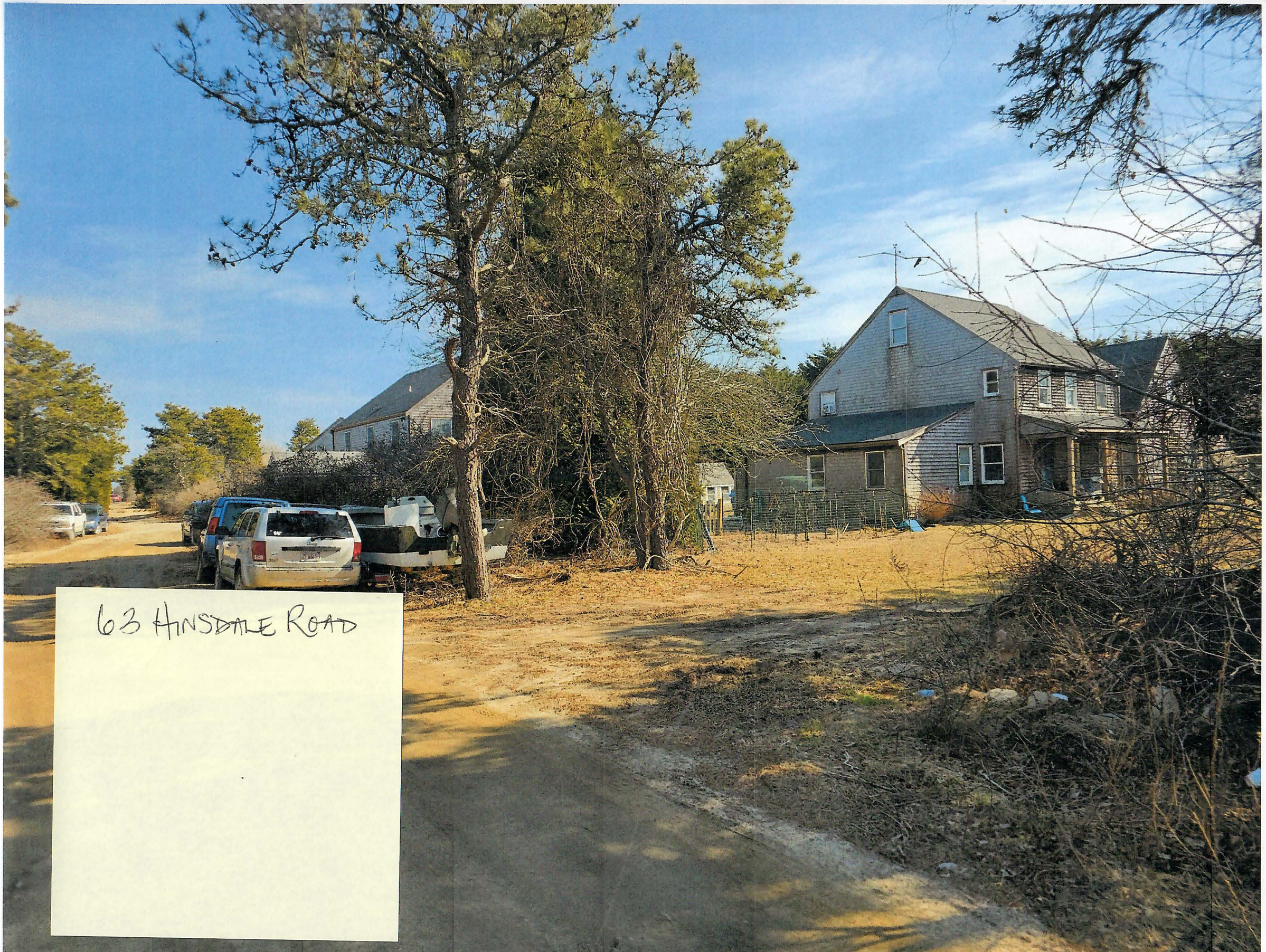
Hinsdale Rd

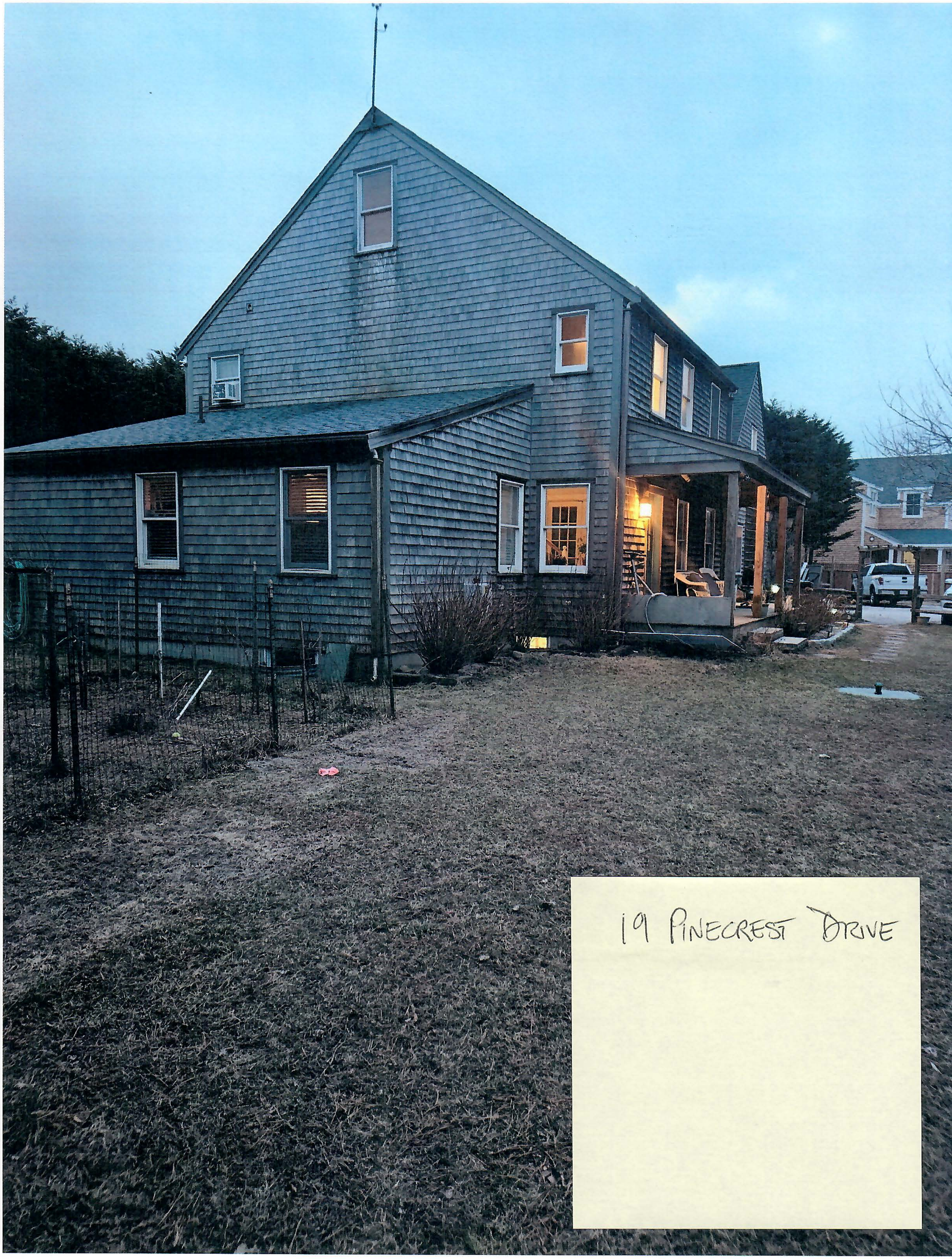
Mary Ann Dr

Pine Crest Dr

Aerial Design



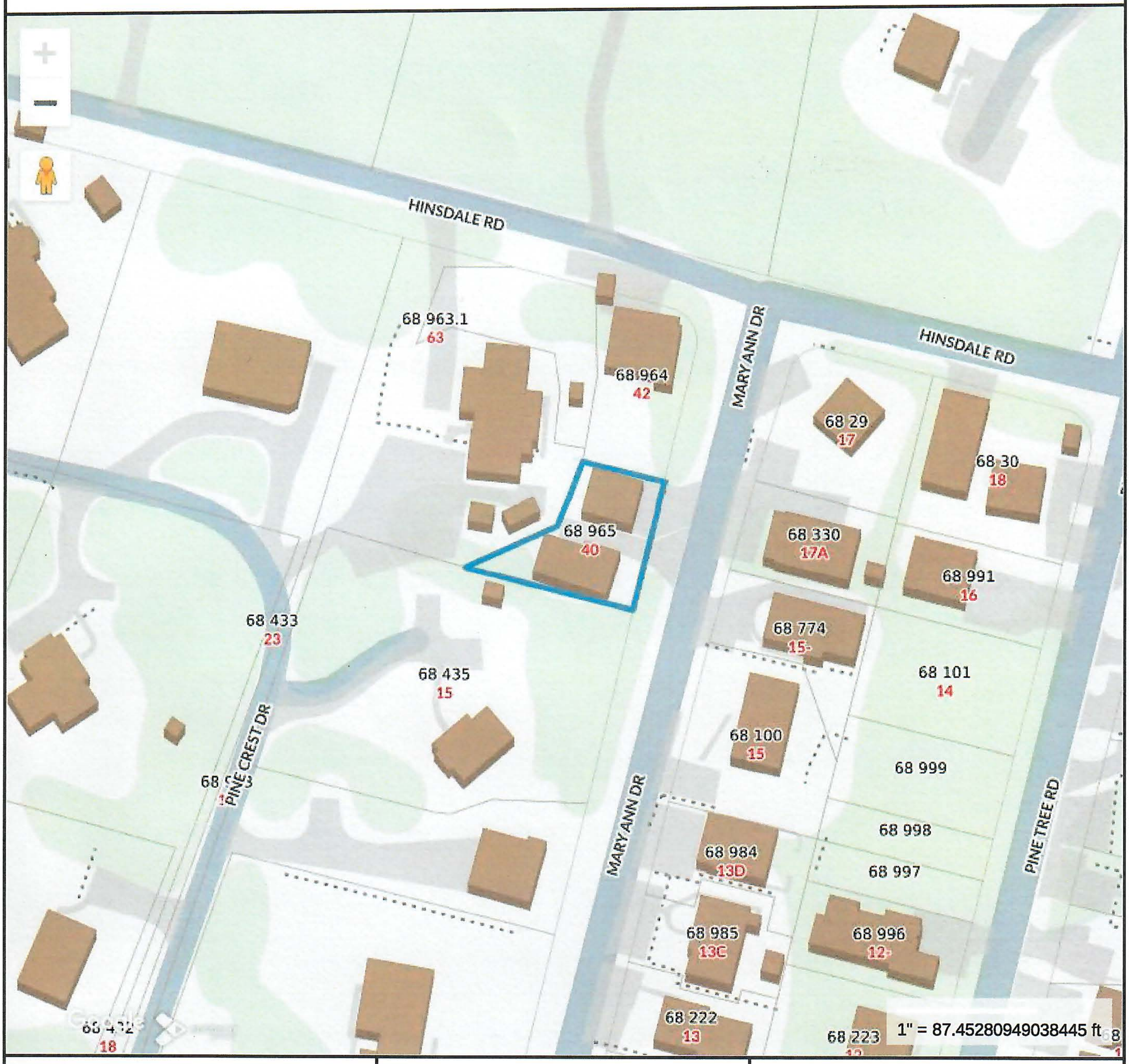

63 HINSDALE ROAD



19 PINECREST DRIVE

Town and County of Nantucket, MA

March 6, 2025



Property Information

Property ID	185141
Location	40 MARY ANN DR
Owner	PAS BOAT HOUSE LLC

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NOT A LEGAL DOCUMENT

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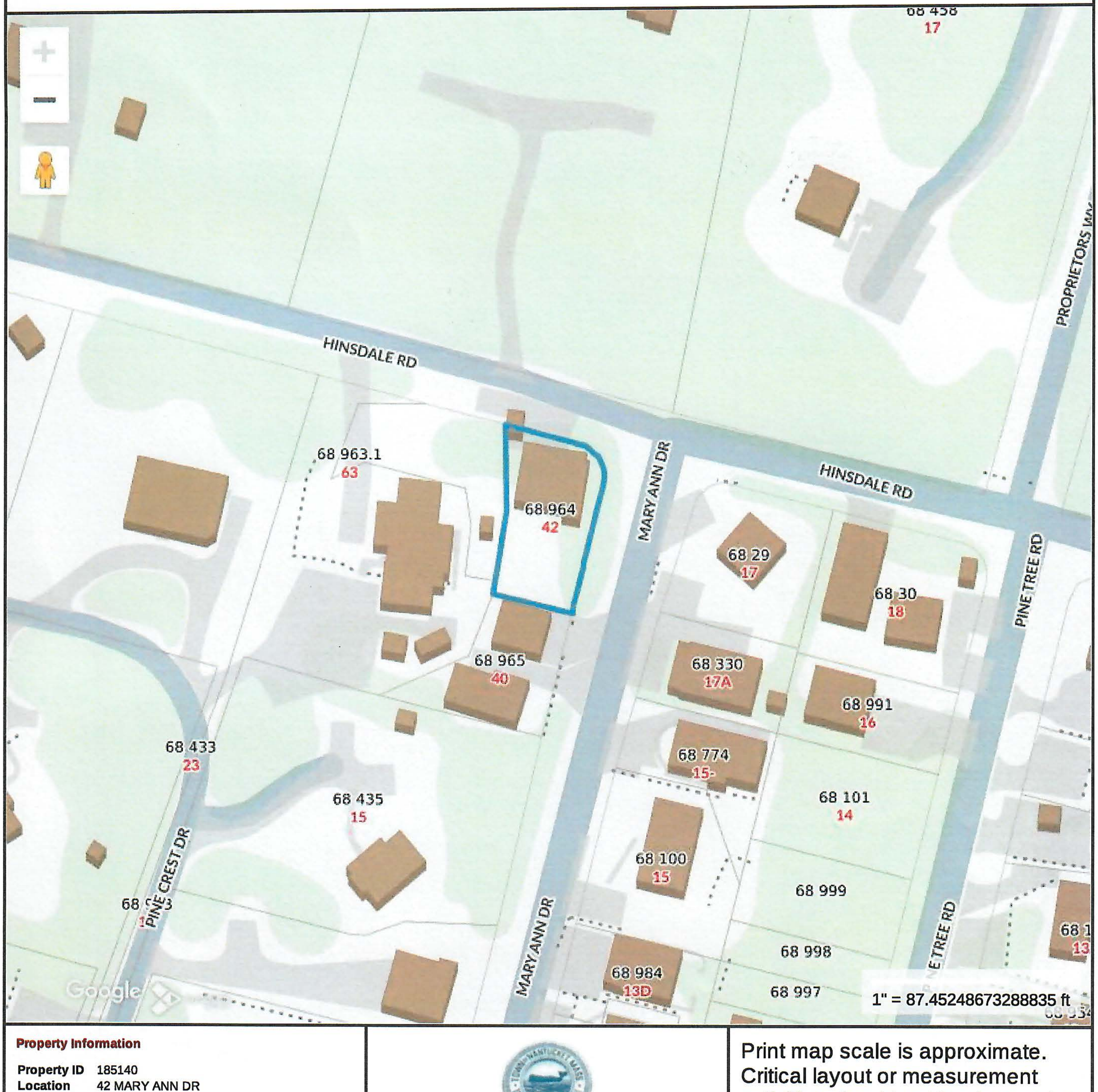
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

40 MARY ANN DR.

40 MARY ANN DR



Property Information

Property ID	185140
Location	42 MARY ANN DR
Owner	PETKOV NIKOLAY

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42 Mary Ann Drive



Property Information

Property ID	5990
Location	17 MARY ANN DR
Owner	KENSONS LLC

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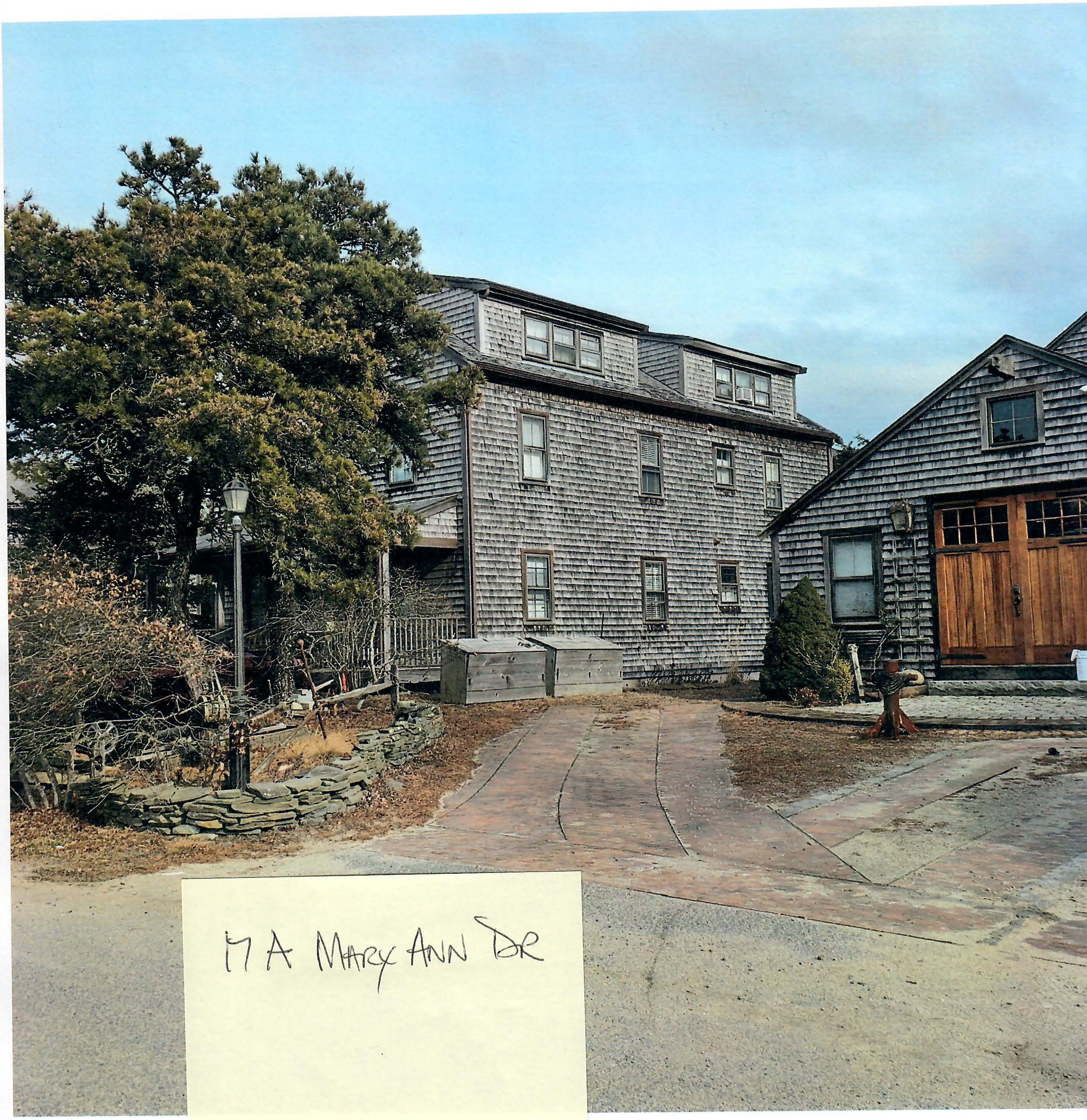
17 A MARY ANN DR

Town and County of Nantucket, MA

March 6, 2025



Property Information

Property ID	5991
Location	18 PINE TREE RD
Owner	SANTOS CASEY W & MARTIN ASHLEY A ETAL

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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.

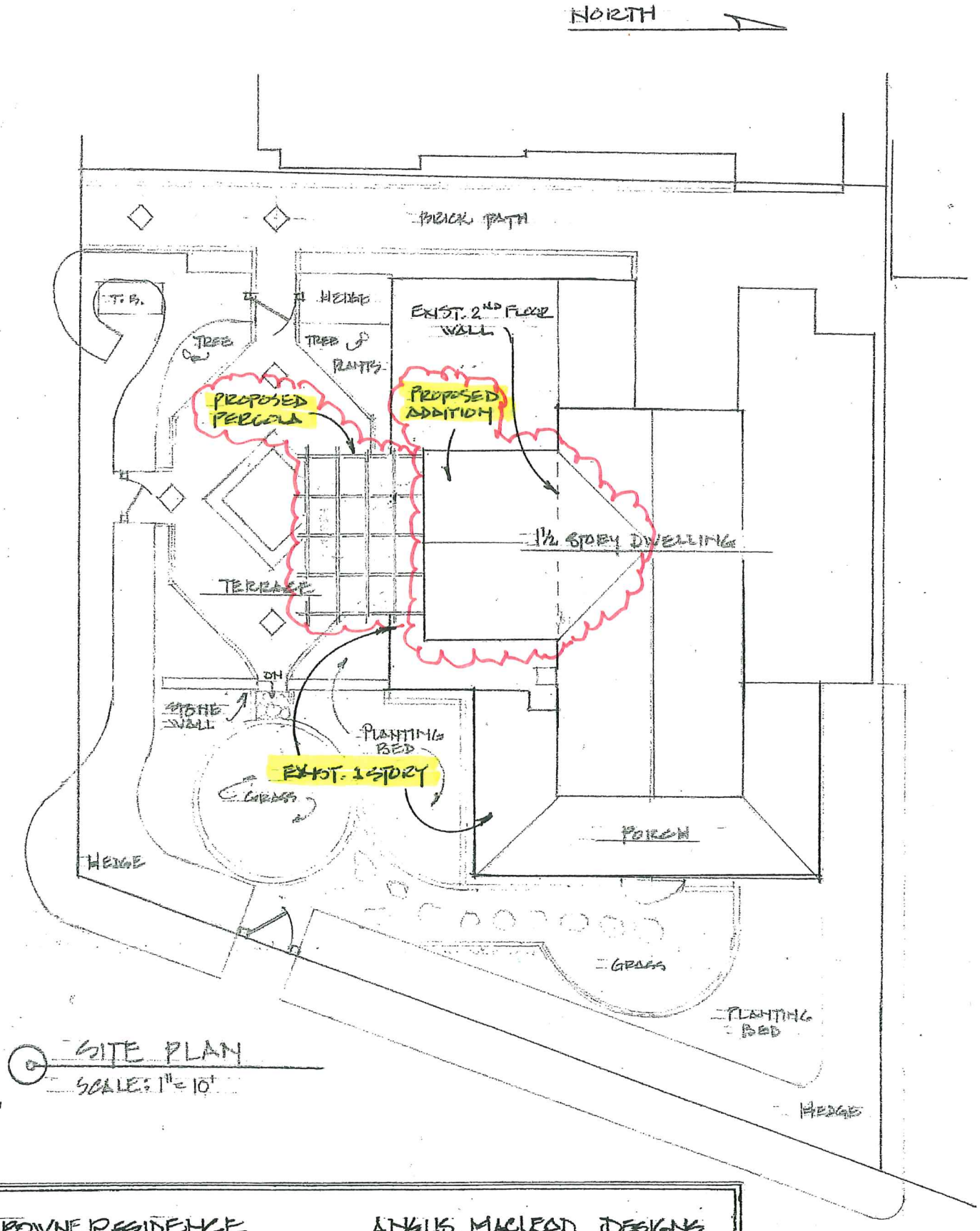
COLORS

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]

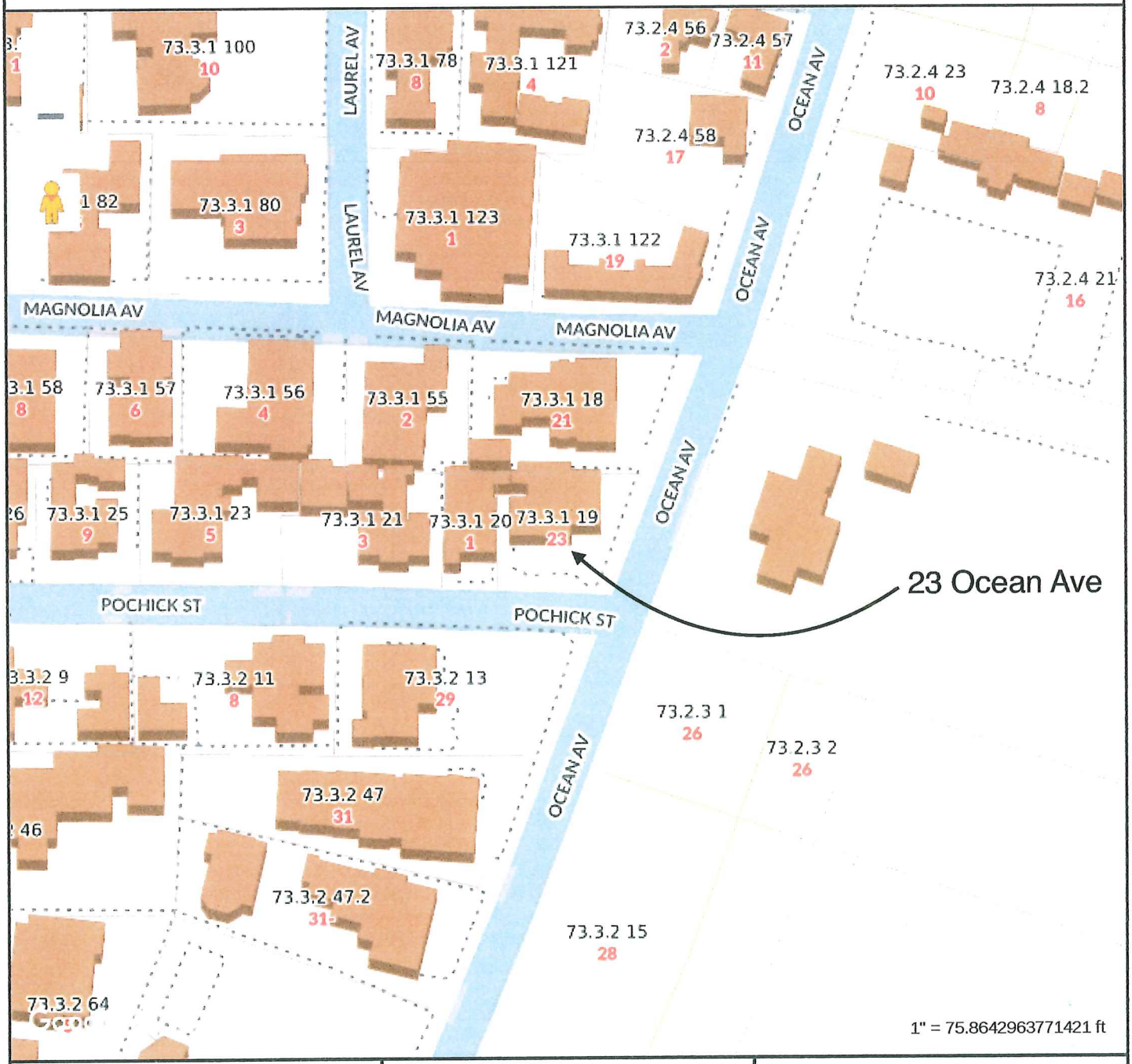


SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
HOCONGET, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HOCONGET, MA
(508) 257-6789

Locus Map



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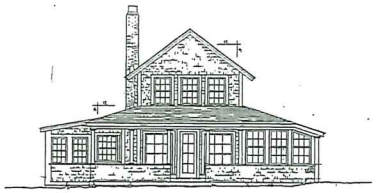


EAST ELEVATION
SCALE: 1/4" = 1'-0"

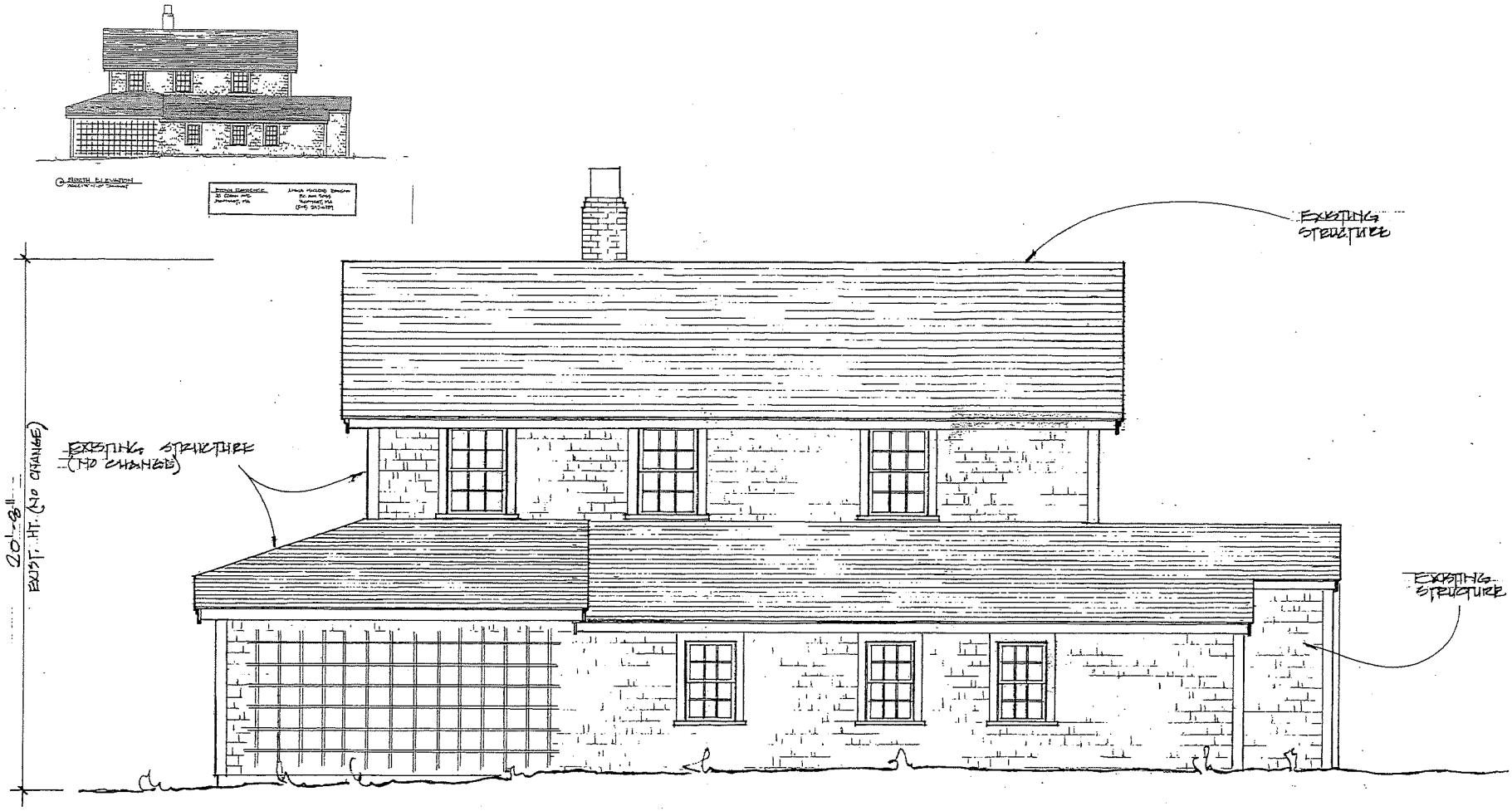
BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA

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

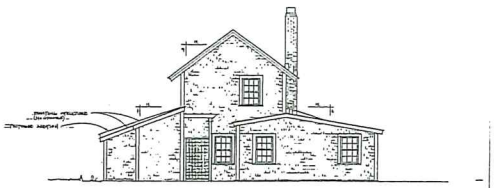


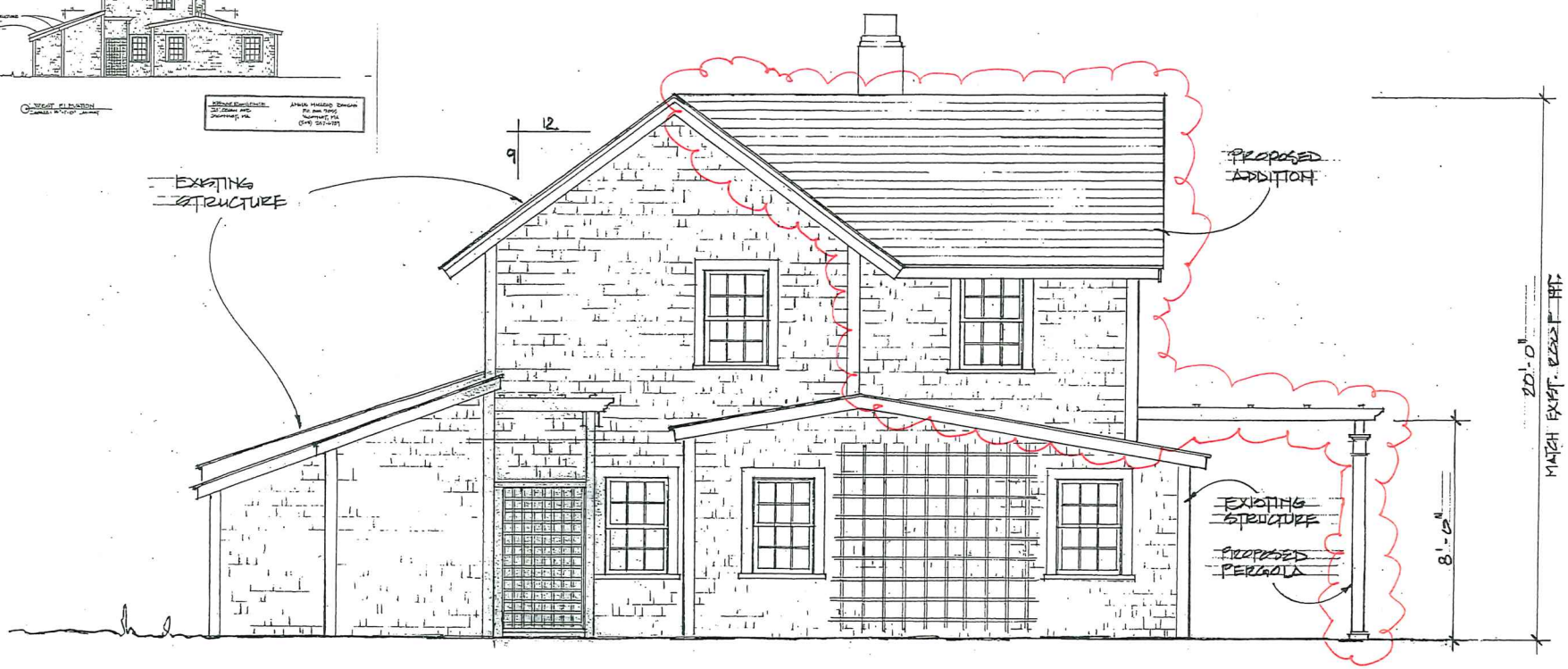
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
VISCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VISCONSET, MA
(508) 257-6789



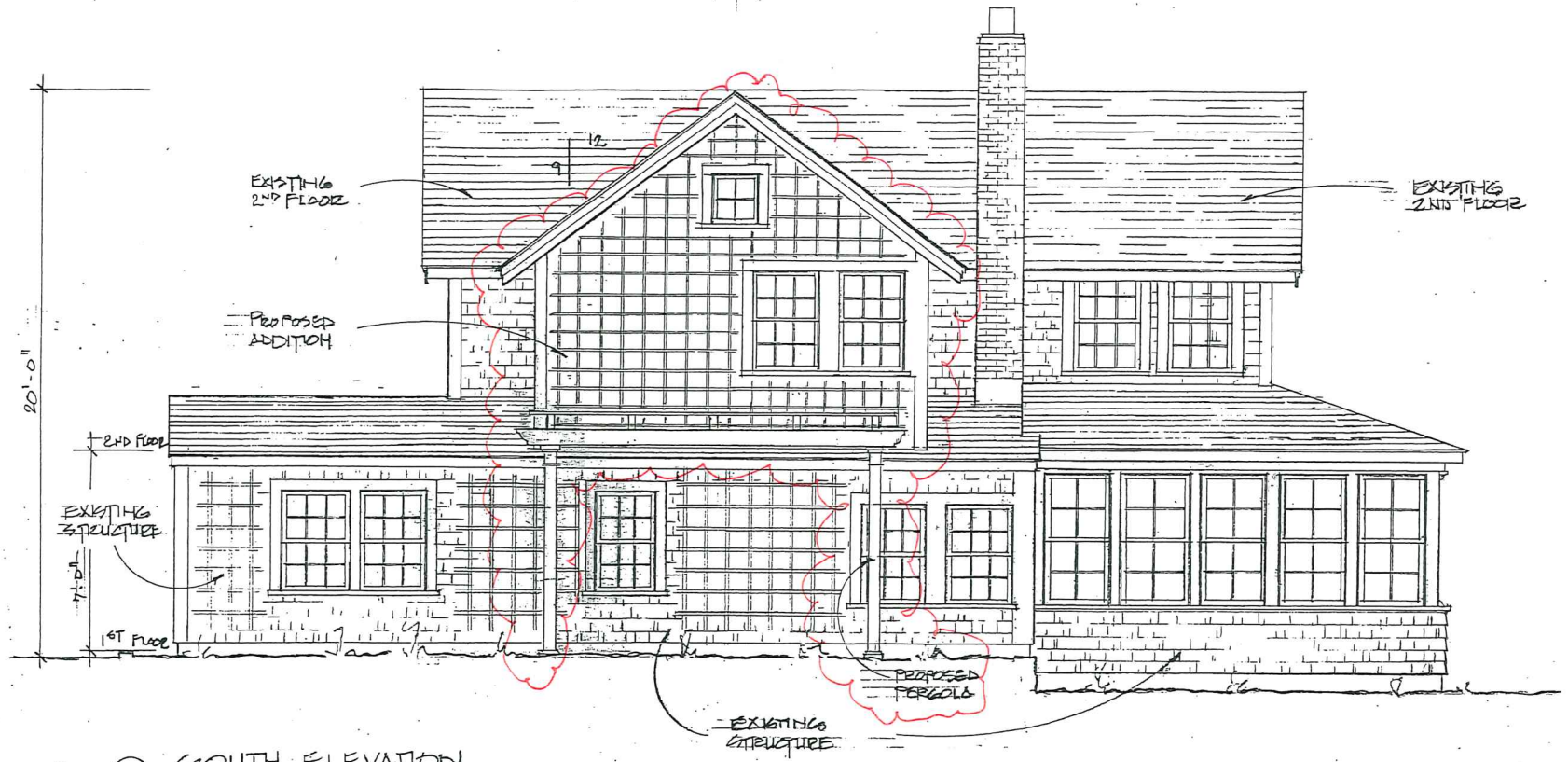


WEST ELEVATION

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"

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23 OCEAN AVE
SCONSET, MA

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P.O. BOX 7055
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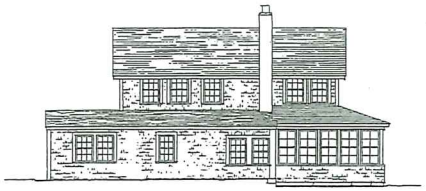
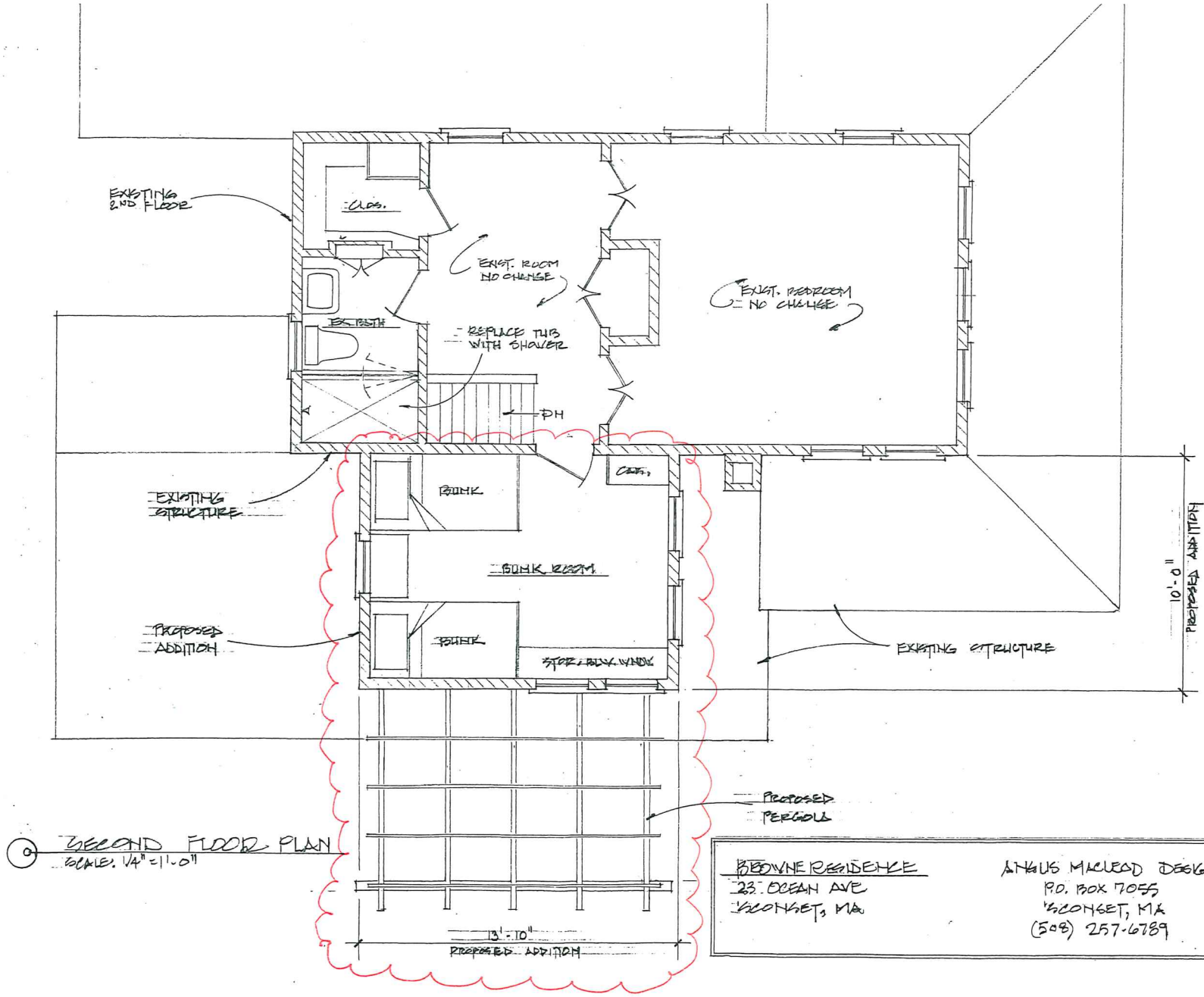
(508) 257-6789





SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

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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")

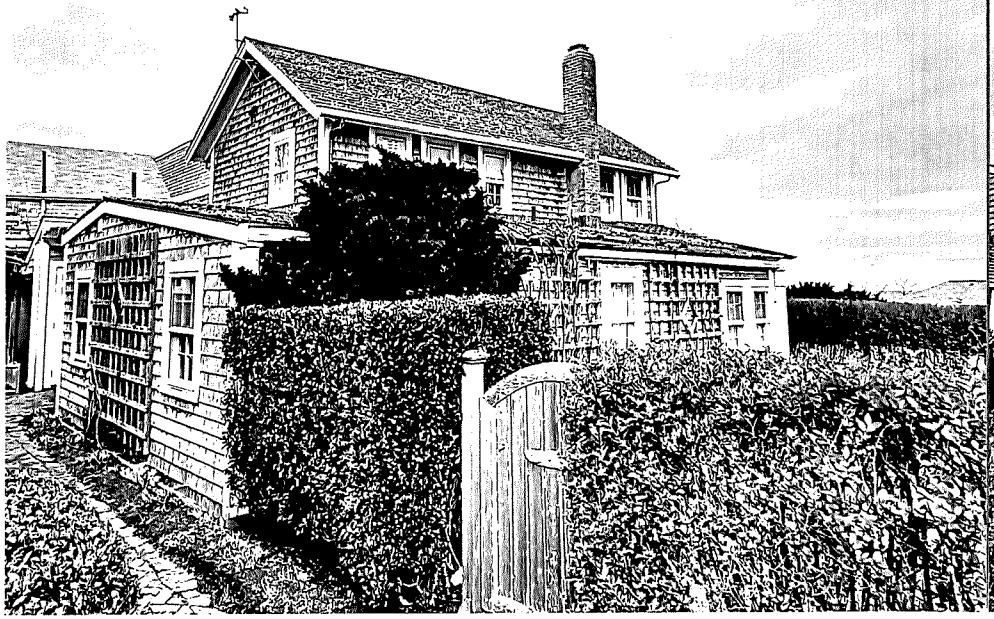
23 Ocean Ave (East)



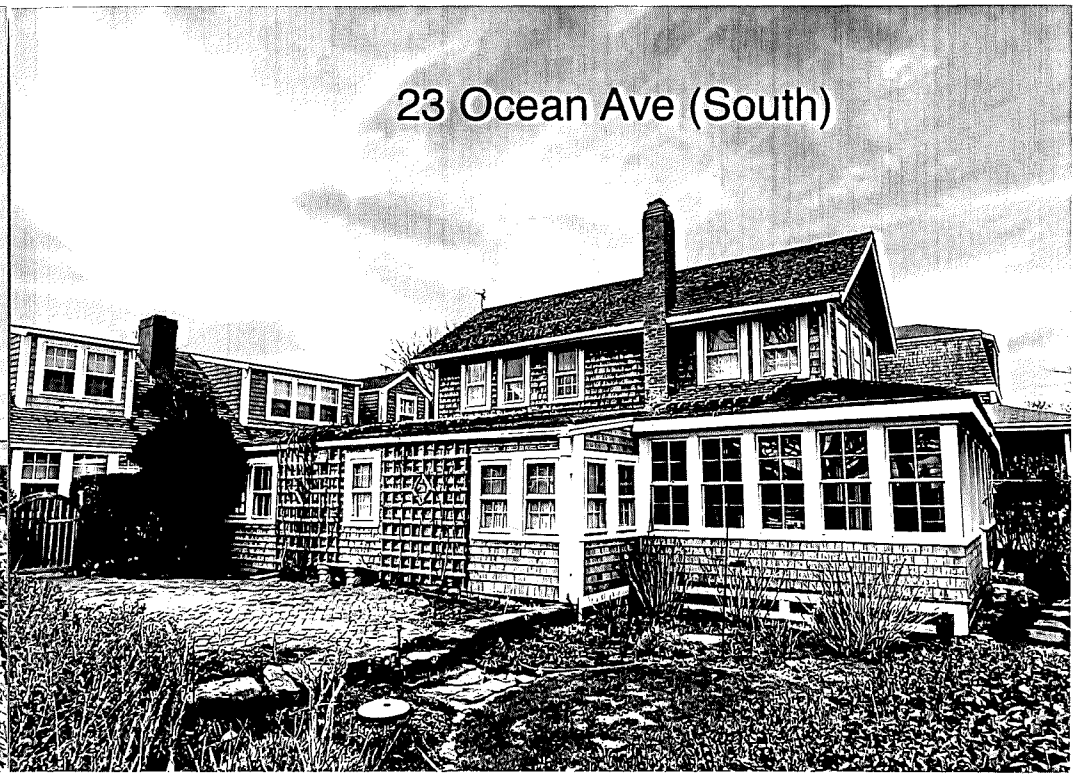
23 Ocean Ave (North & West)



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:

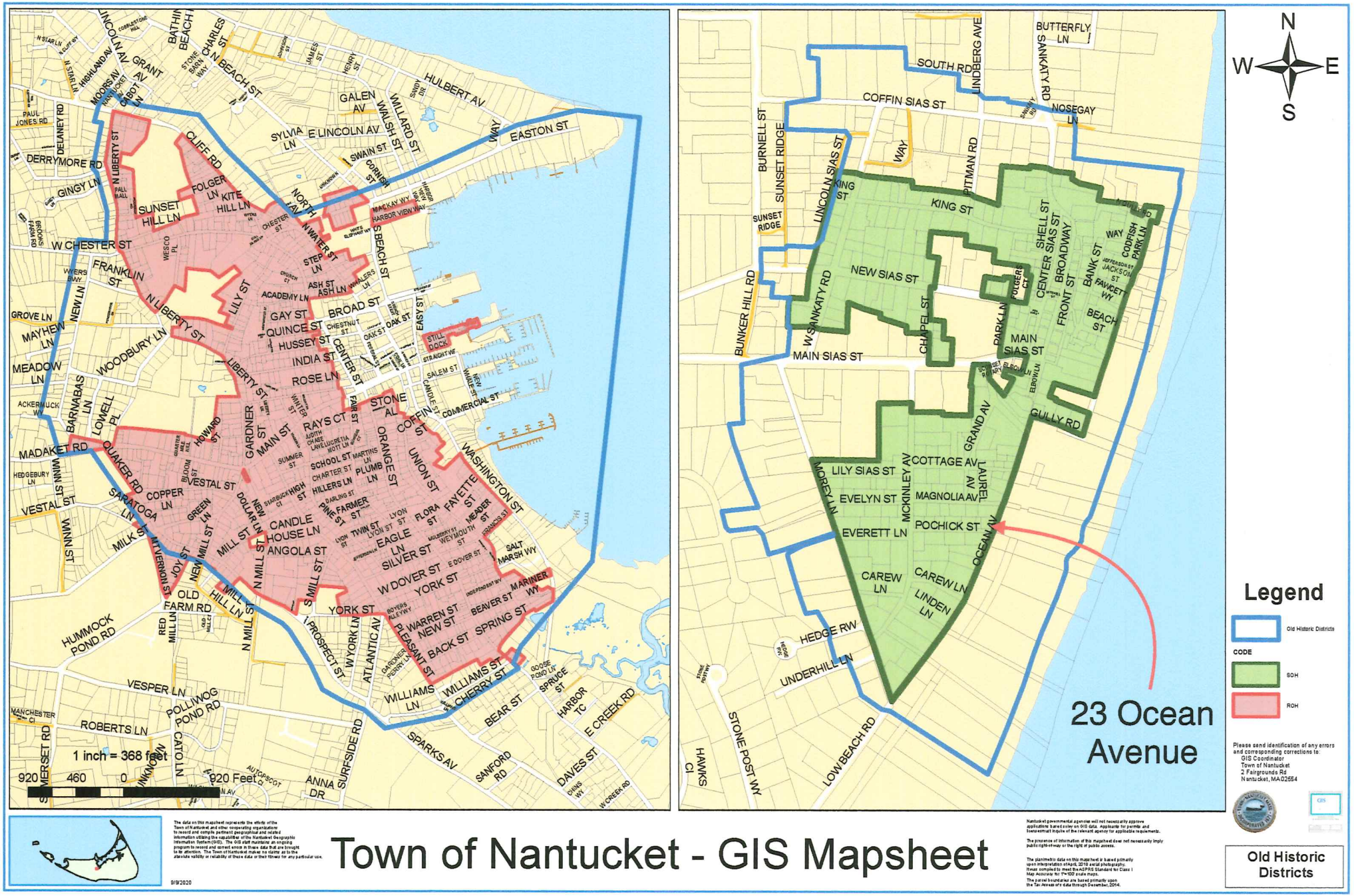
✓ **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

✓ **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

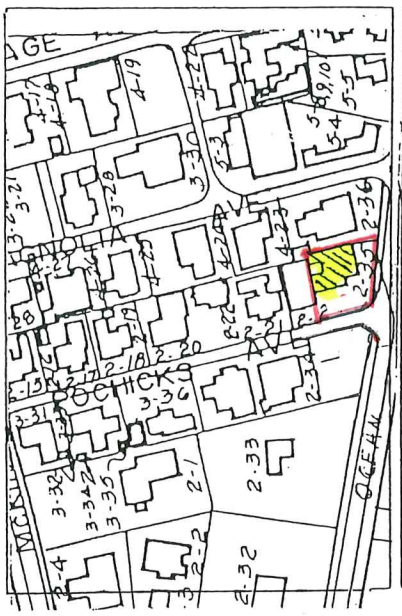
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

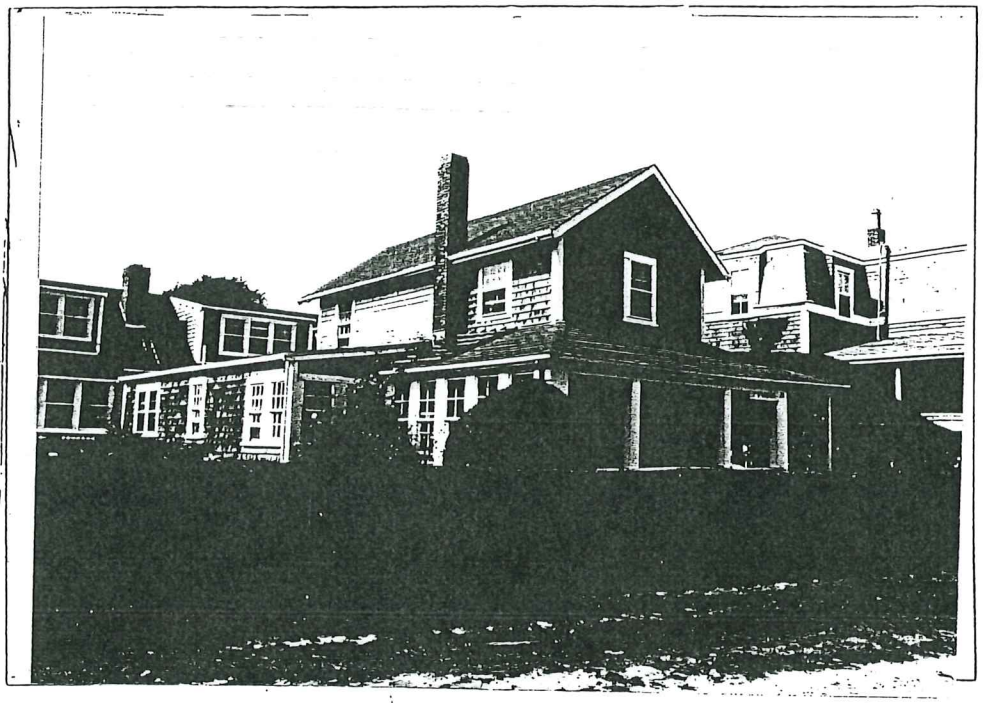
Recorded by: AH Date: 09/13/89 Organization: AGS

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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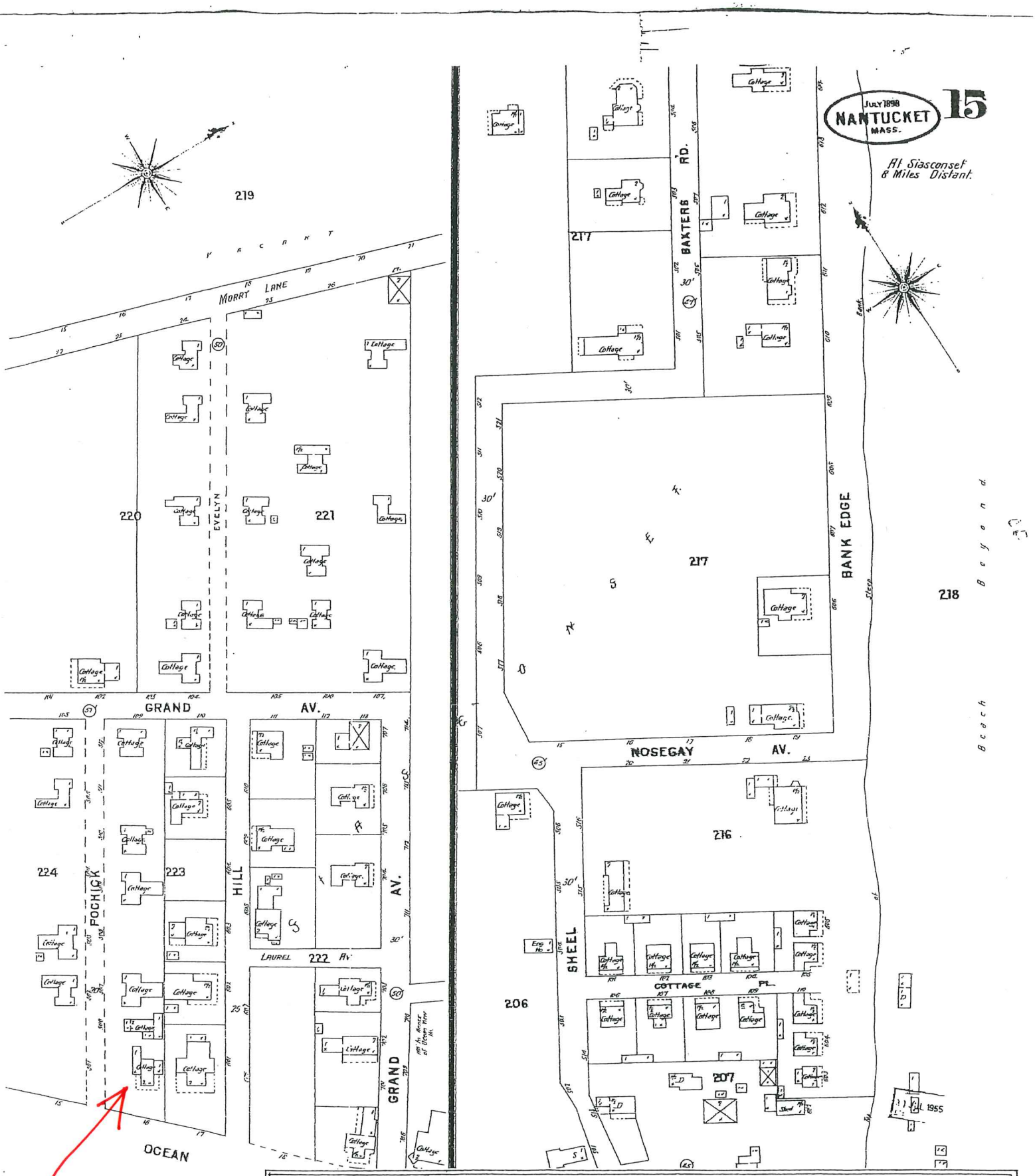
47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



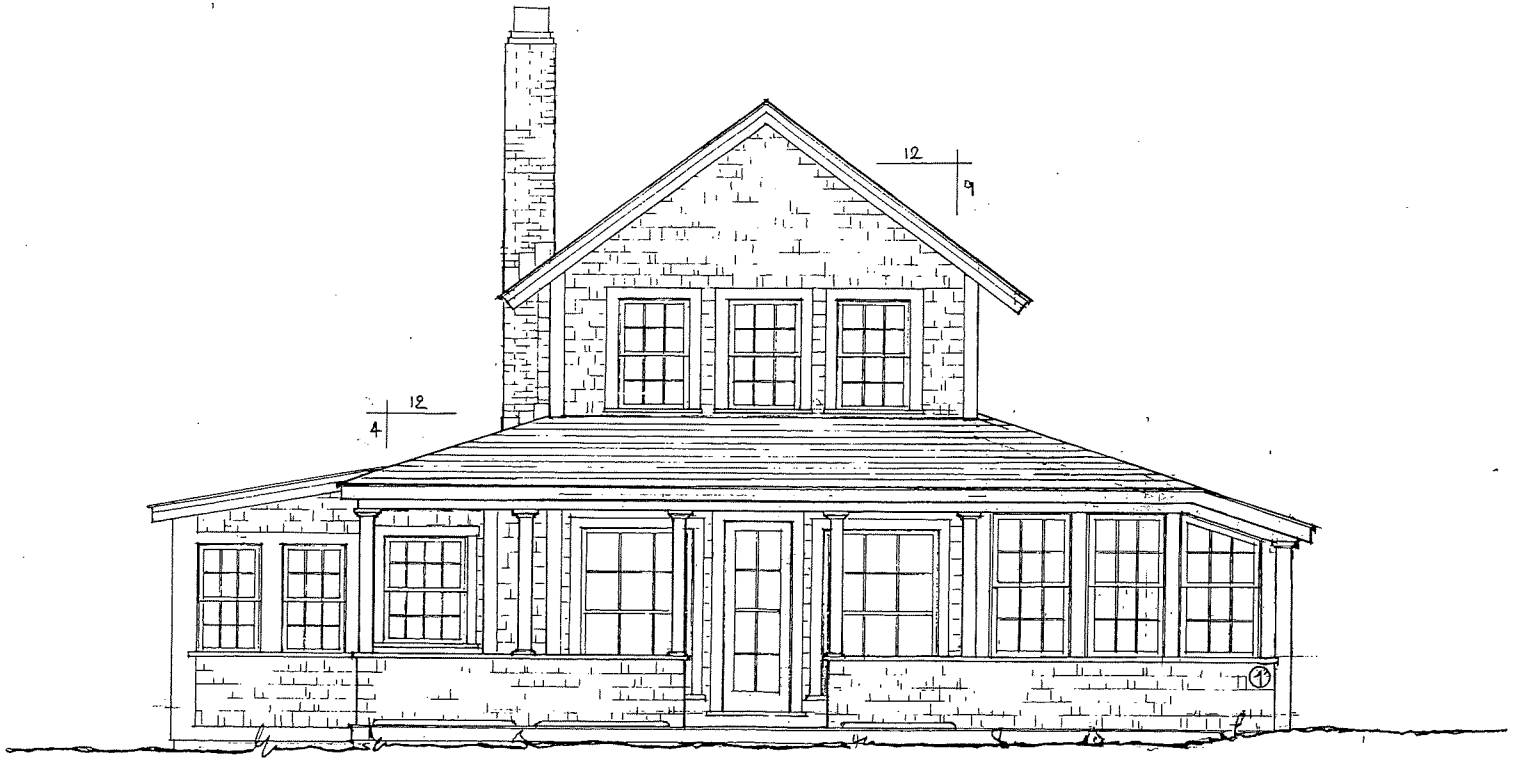
Secretary of the Commonwealth of Massachusetts
William Francis Galvin
Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NAN.2109

Ye Doubbel Decker



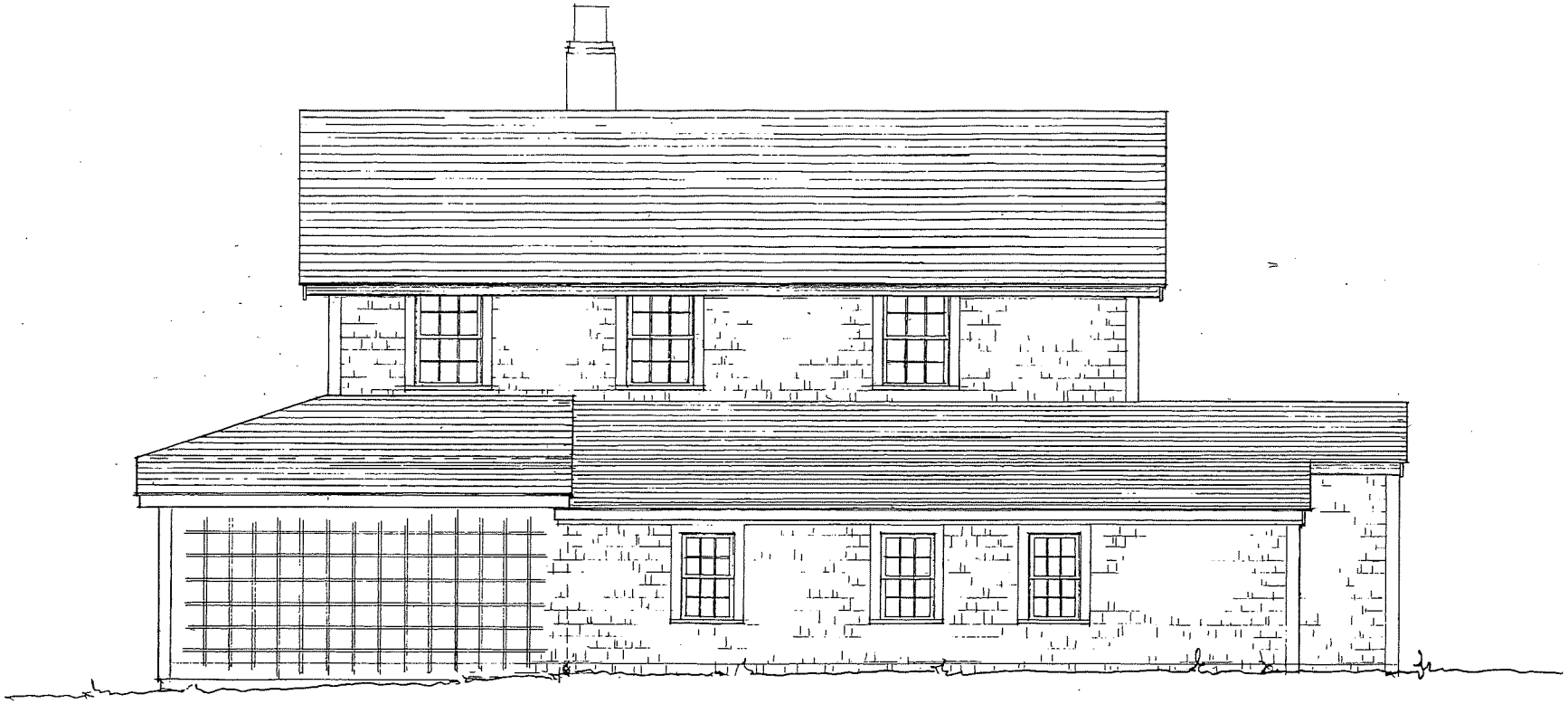
MHC ID	NAN.2109 MACRIS Maps for NAN.2109 | Inventory:
Historic Name	Ye Doubbel Decker
Common Name	Underhill Cottage
Street Address	23 Ocean Ave -
City/Town	Nantucket
Village/Neighborhood	Sankaty Head; Siasconset;
Local Number	7331-19; SC2-35;
Year Constructed	C 1885
Architects	-
Architectural Styles	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

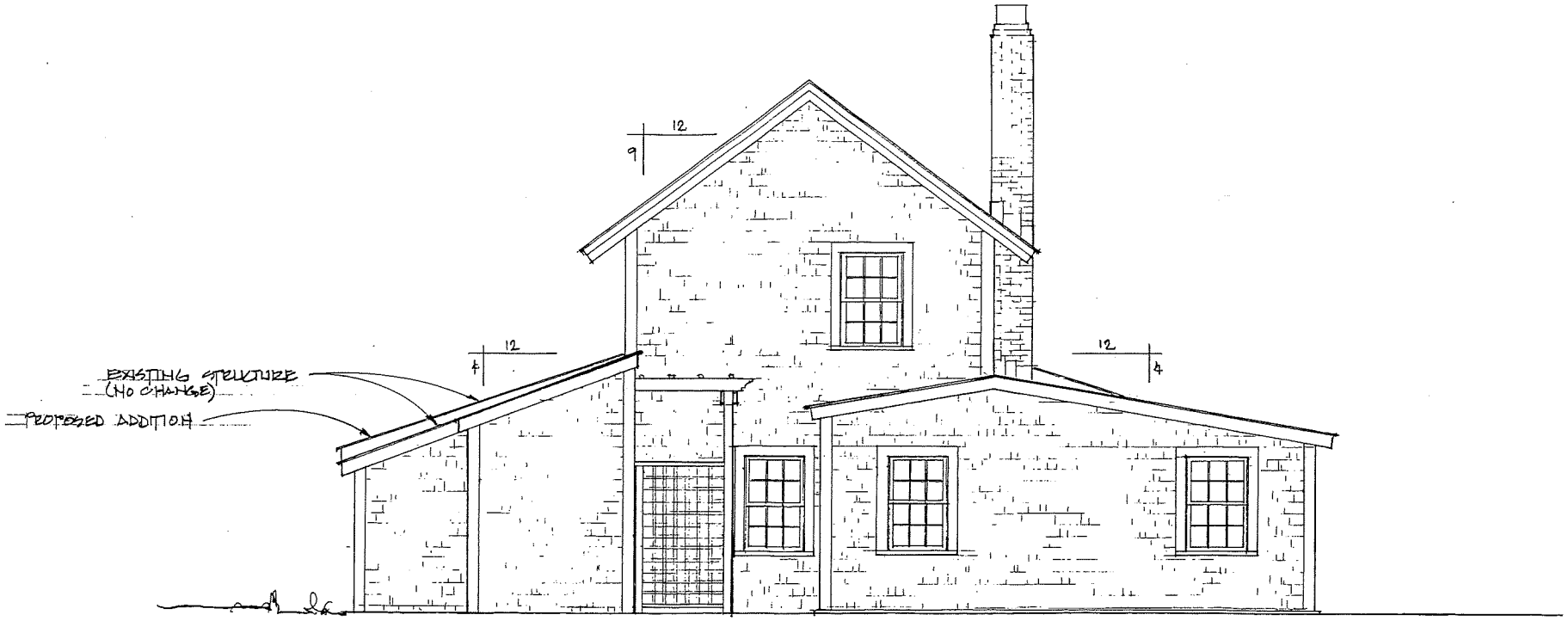
BROWNE RESIDENCE 23 OCEAN AVE SCONSET, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 SCONSET, MA (508) 257-6789



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

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VISCONSET, MA

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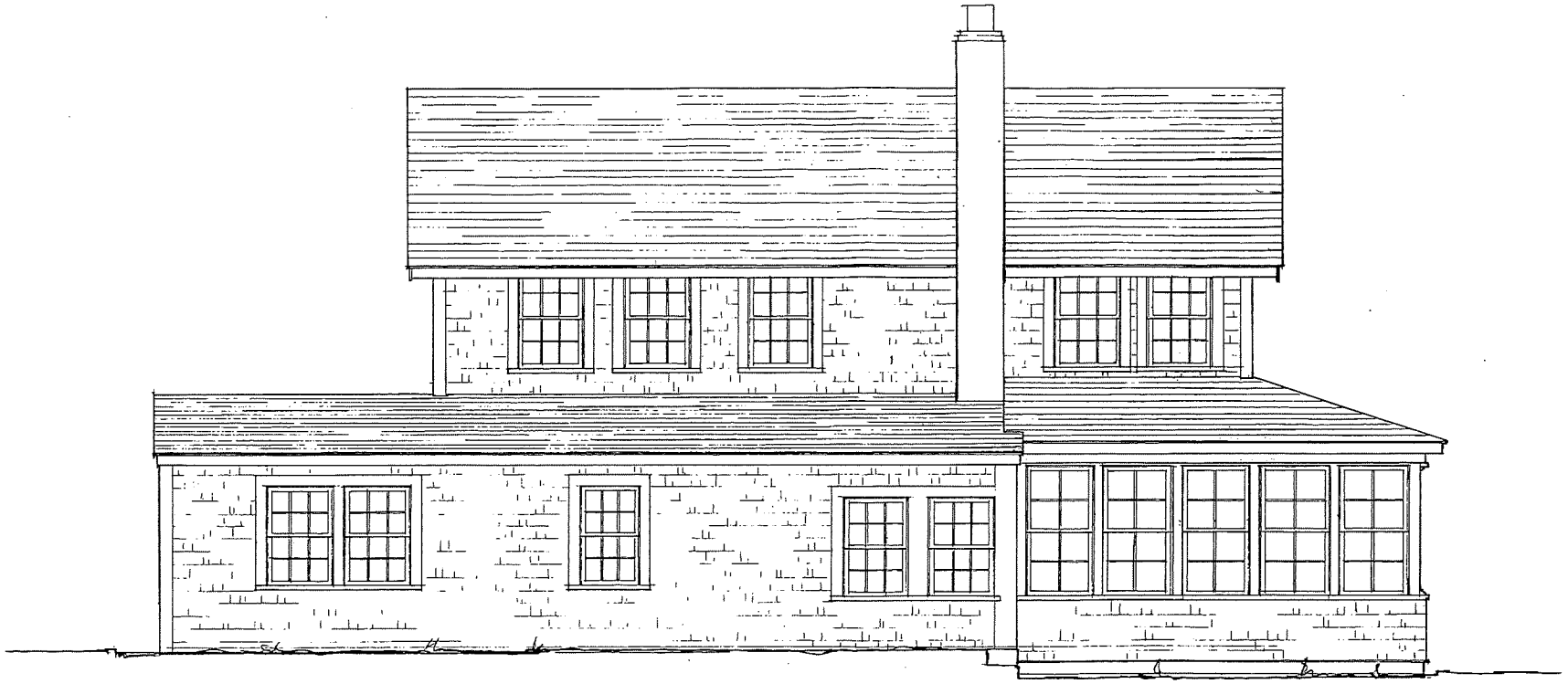
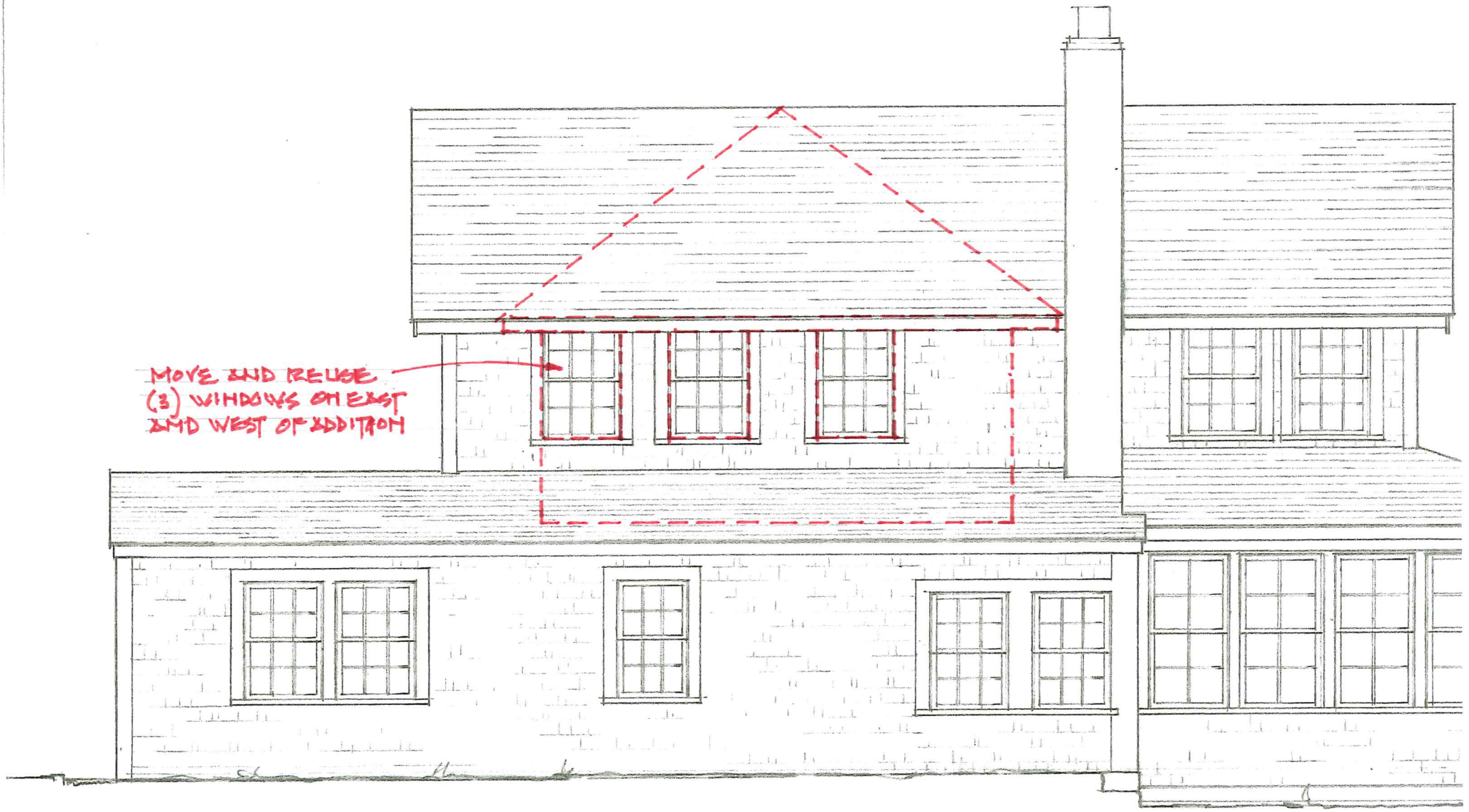


SOUTH ELEVATION

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.

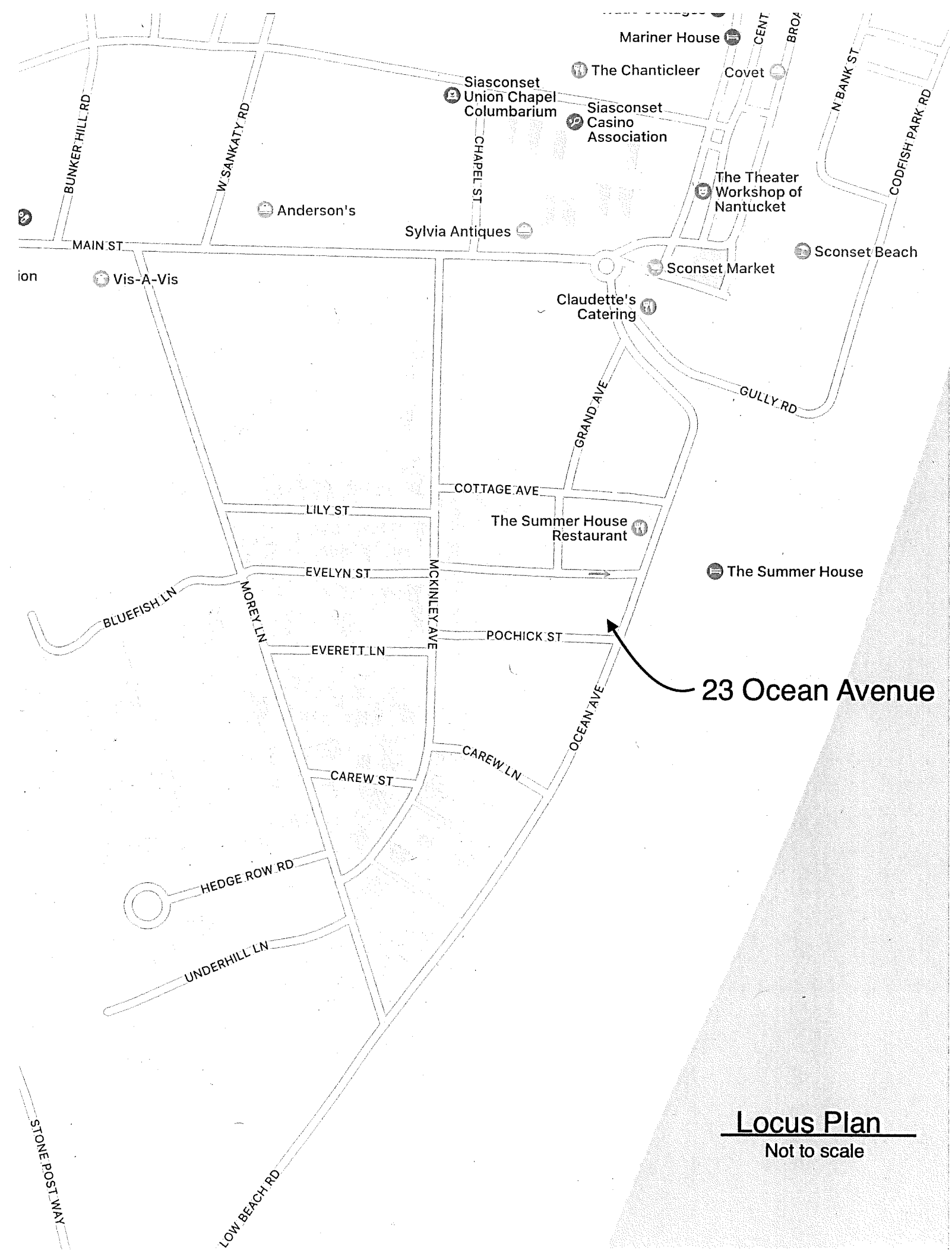
Trim WHITE Sash WHITE Doors WHITE

Deck N.T.W. Foundation EXISTING/NO CHANGE Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

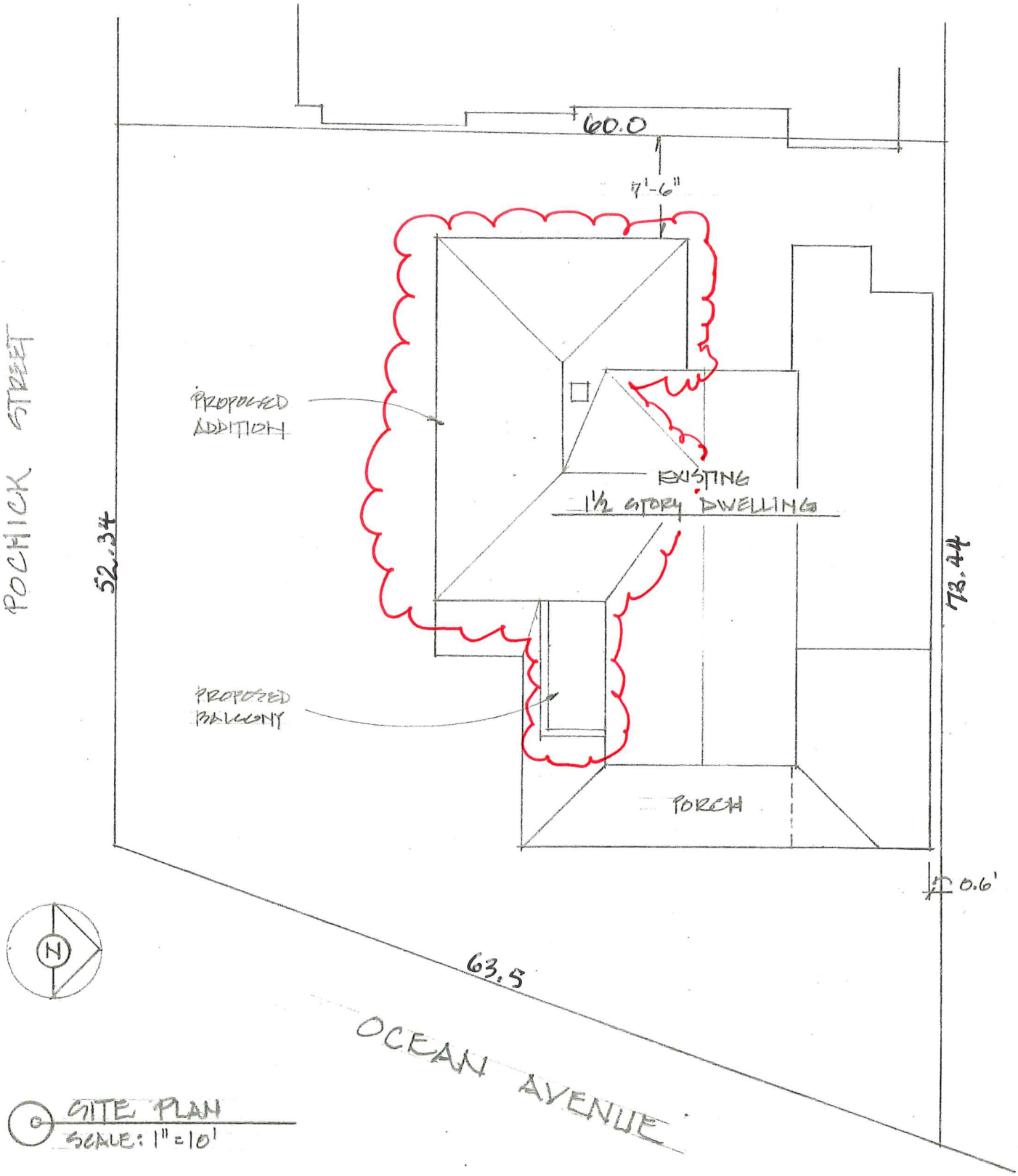
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

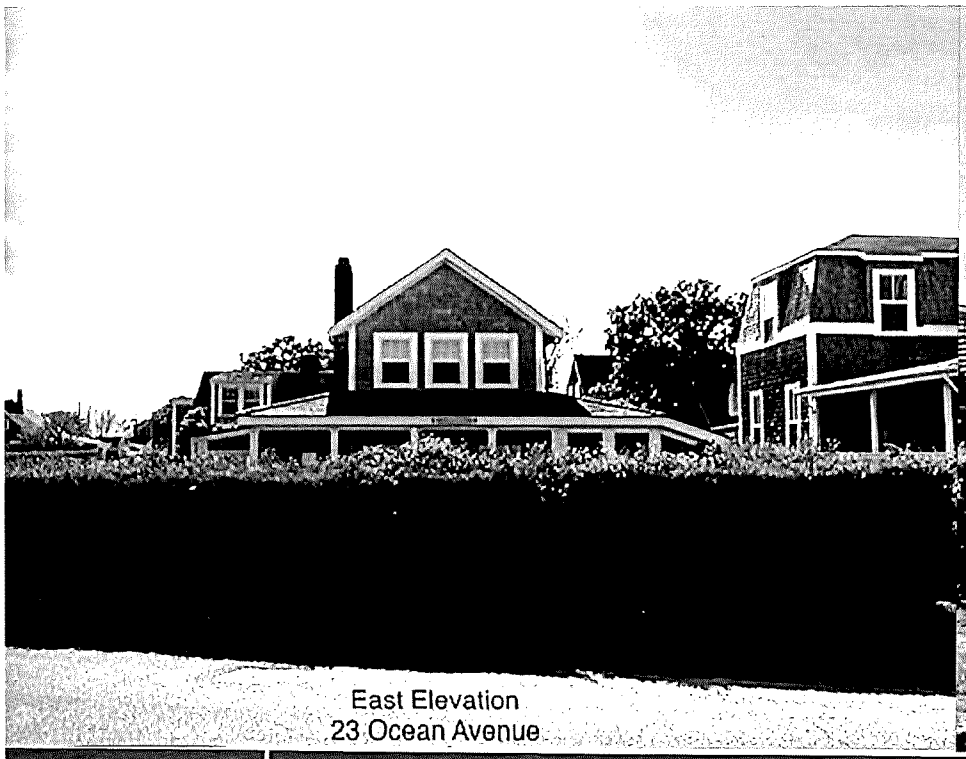
Not to scale



SITE PLAN
SCALE: 1" = 10'

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

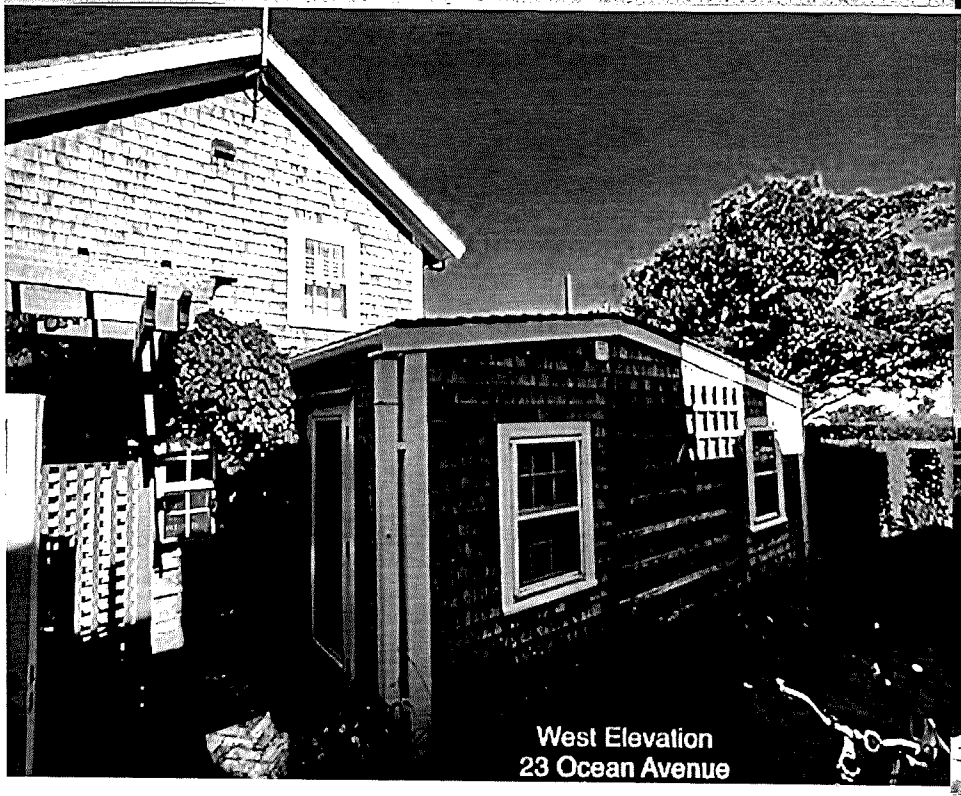
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



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

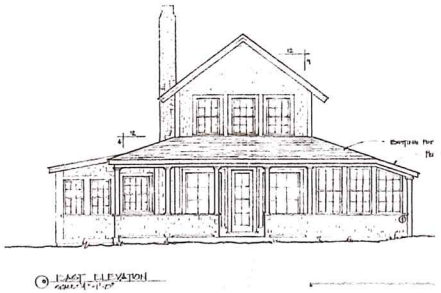
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

Browne: Window Schedule

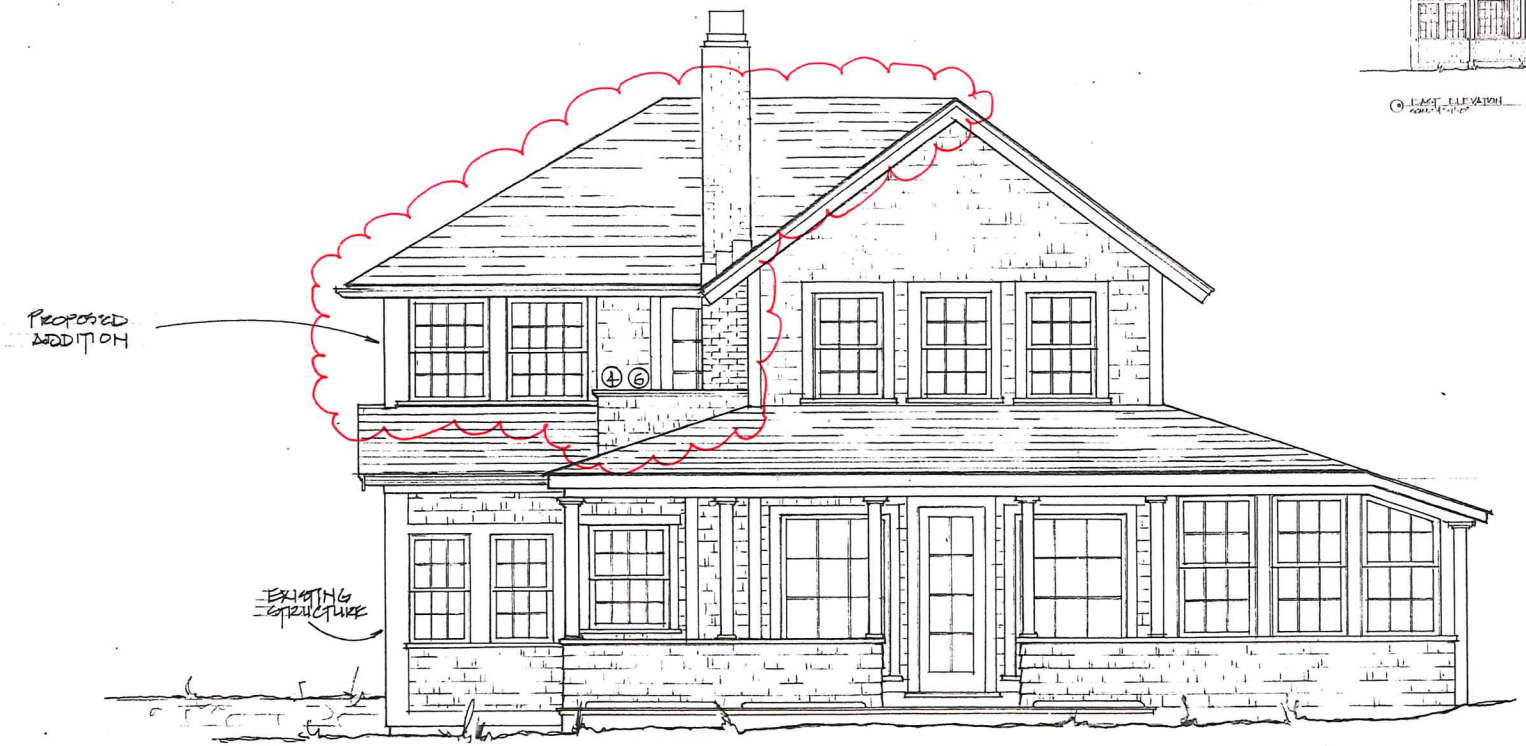
No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x10	4 (2H2W) Light Hopper Window	Single	1
2	2' - 8" x 1' - 1"	Boston Sash	7 x10	4 (1H4W) Light Hopper Window	Single	2
3	2' - 4" x 3' - 5"	Boston Sash	7 x 8	6/6 Double-Hung Window	Single	1
4	2' - 8" x 4' - 1"	Boston Sash	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

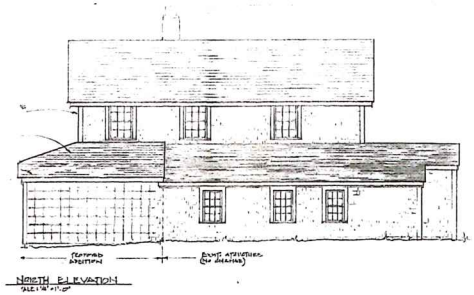


EAST ELEVATION

SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
FALMOUTH, MA.

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
FALMOUTH, MA
(508) 257-6789



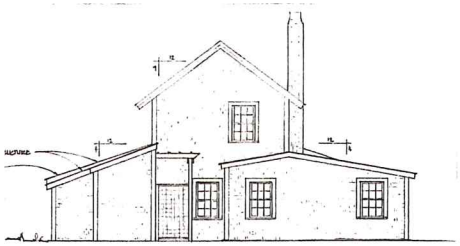


NORTH ELEVATION

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"

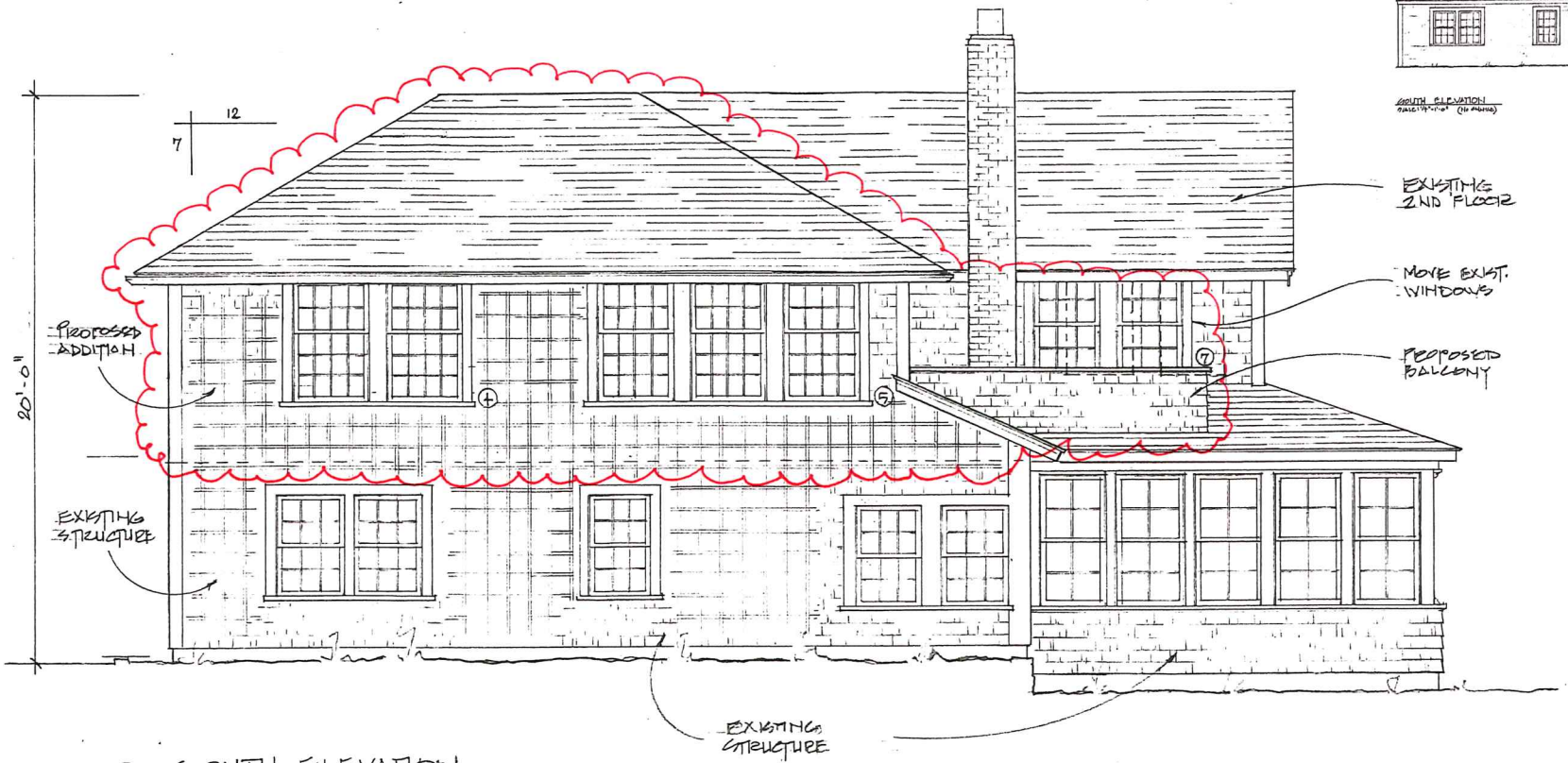
MATCH EXIST. ROOF PITCH

WEST ELEVATION

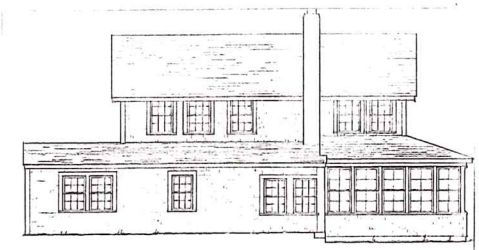
SCALE: 1/4" = 1'-0"

BROWNE RESIDENCE
23 OCEAN AVE
SCONSET, MA

ANGUS MACLEOD DESIGNS
P.O. BOX 7055
SCONSET, MA
(508) 257-6789



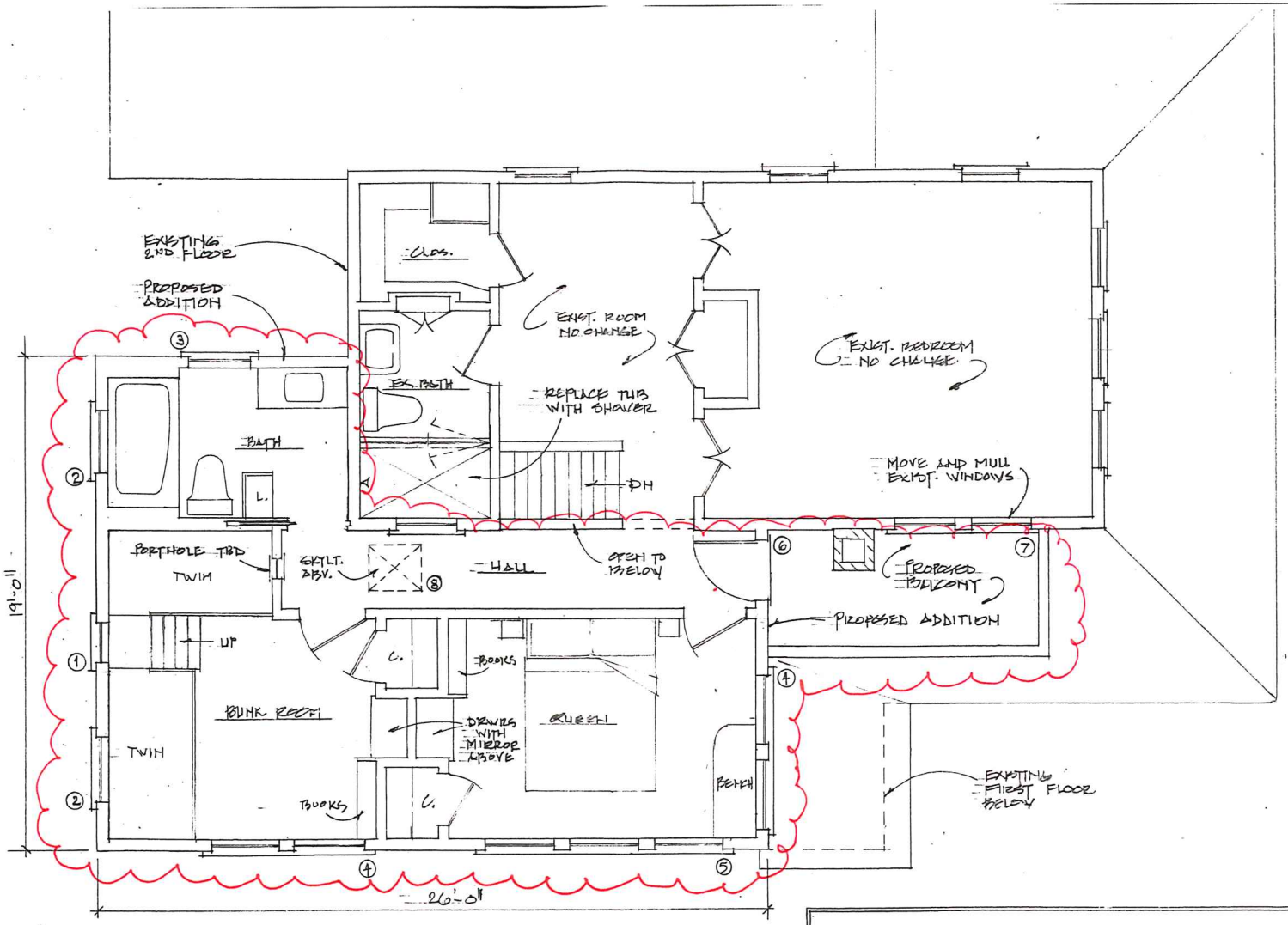
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

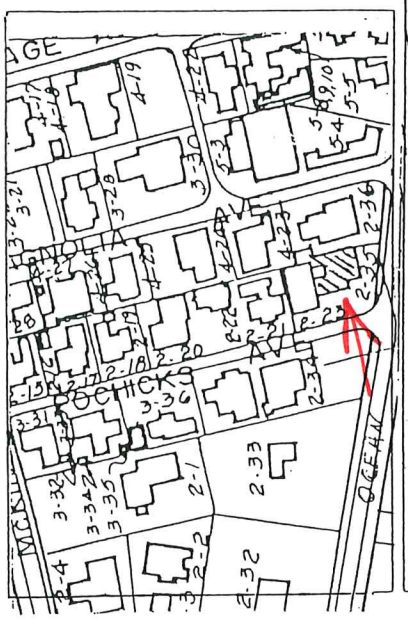
SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#: 7331-19

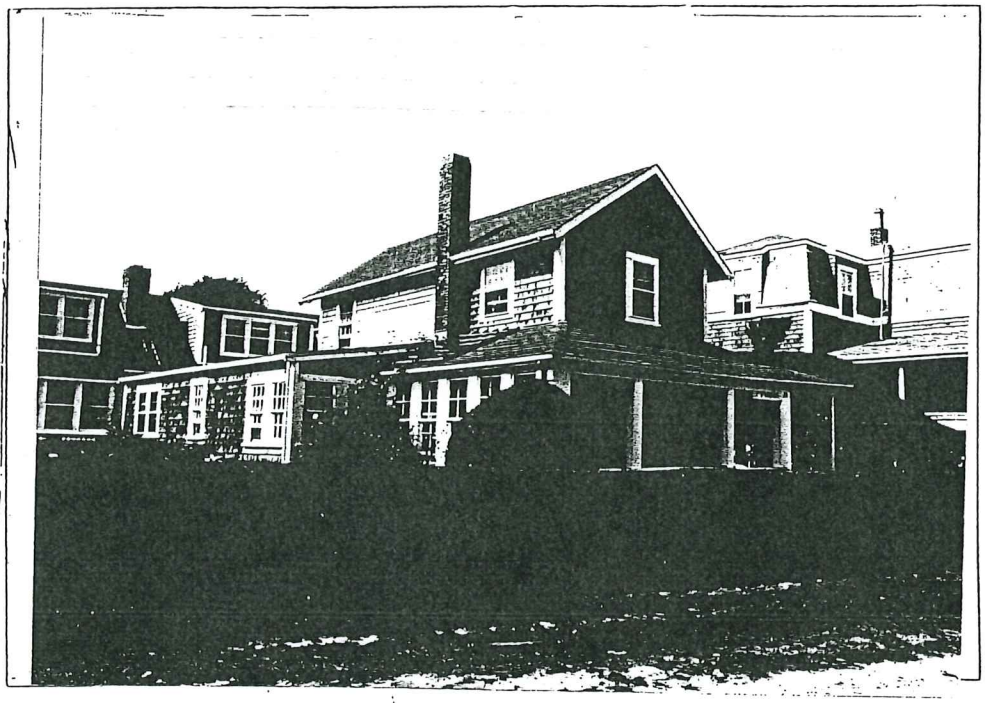
Recorded by: AH Date: 09/13/89 Organization: AGS

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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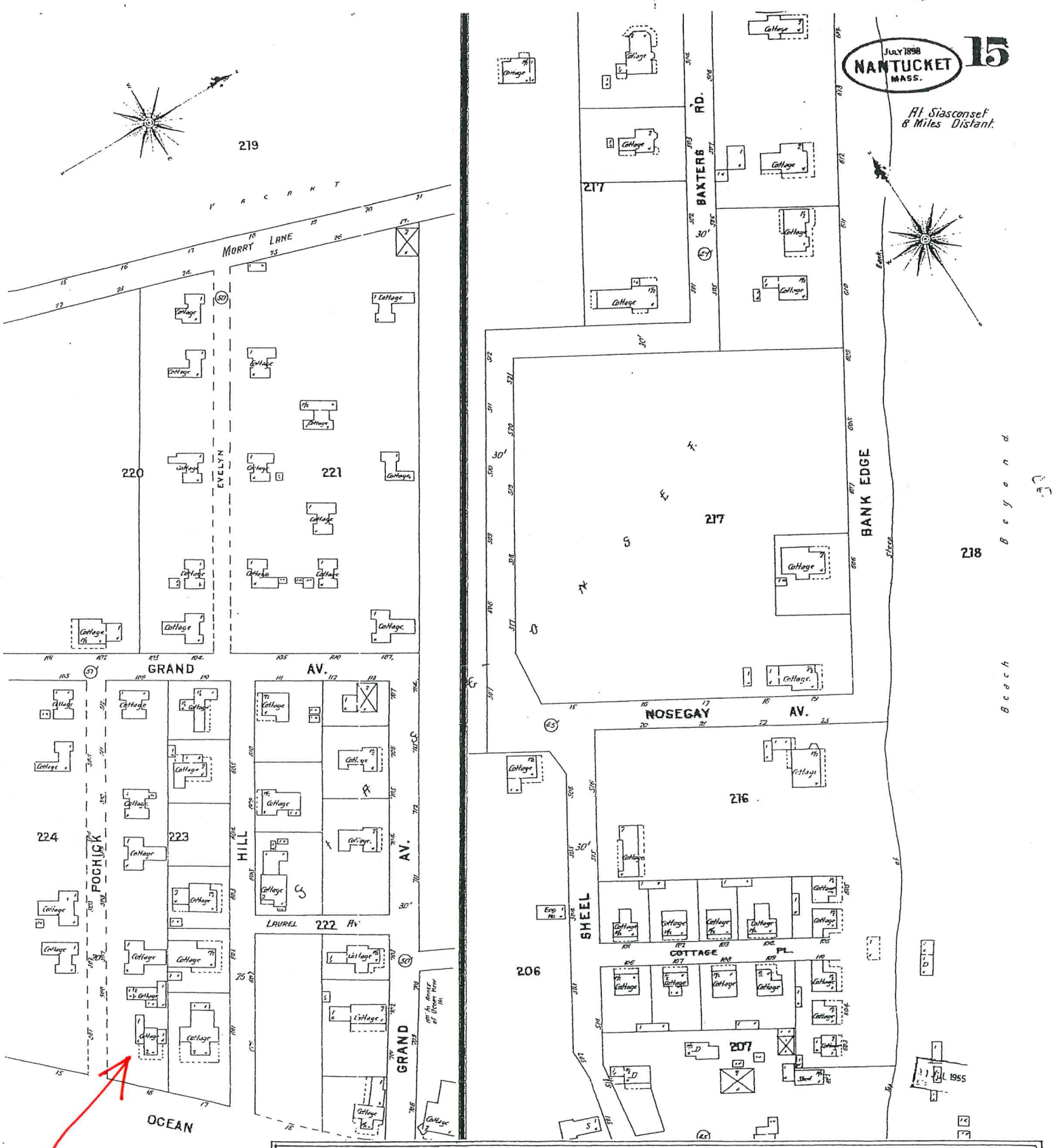
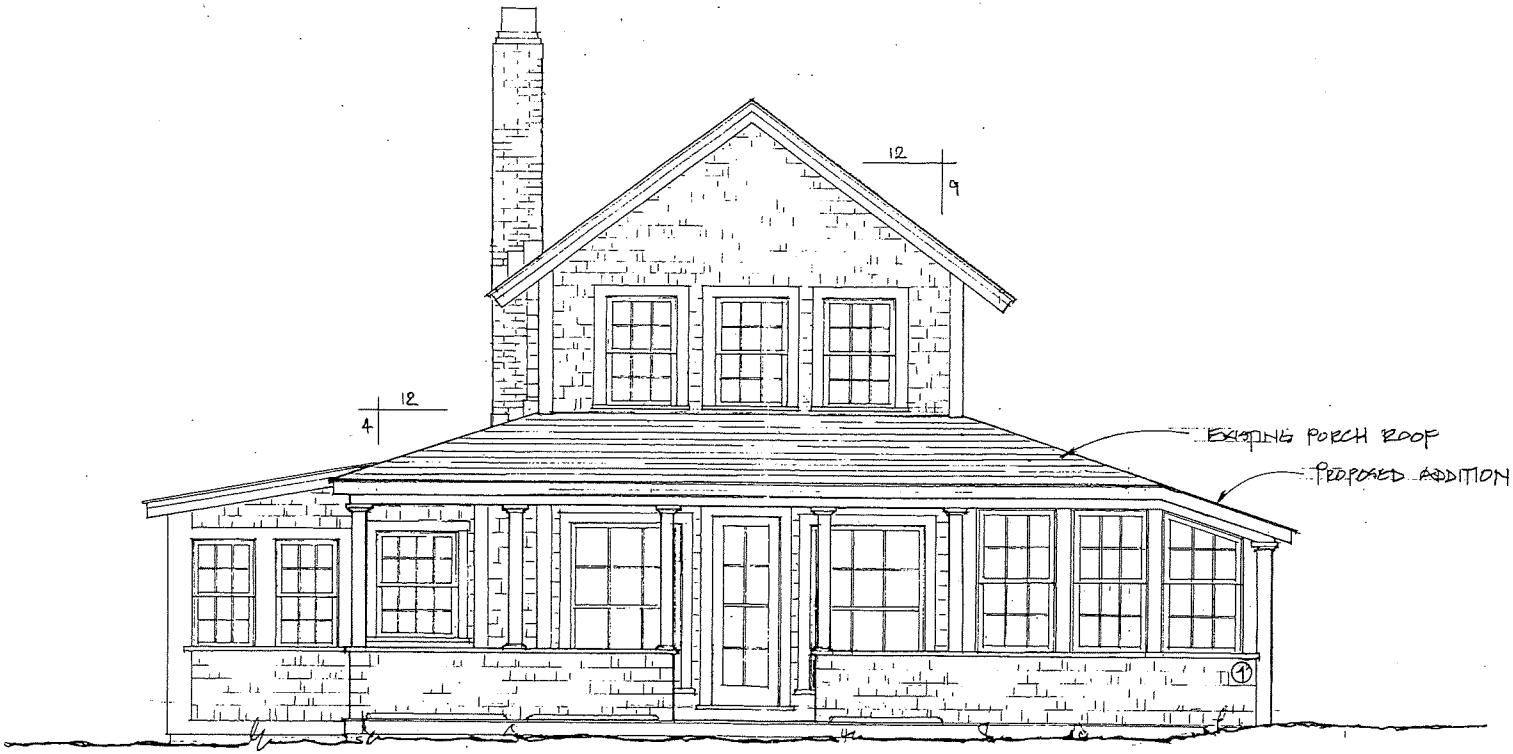
47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map



BROWN RESIDENCE
23 OCEAN AVE
NANTUCKET, MA

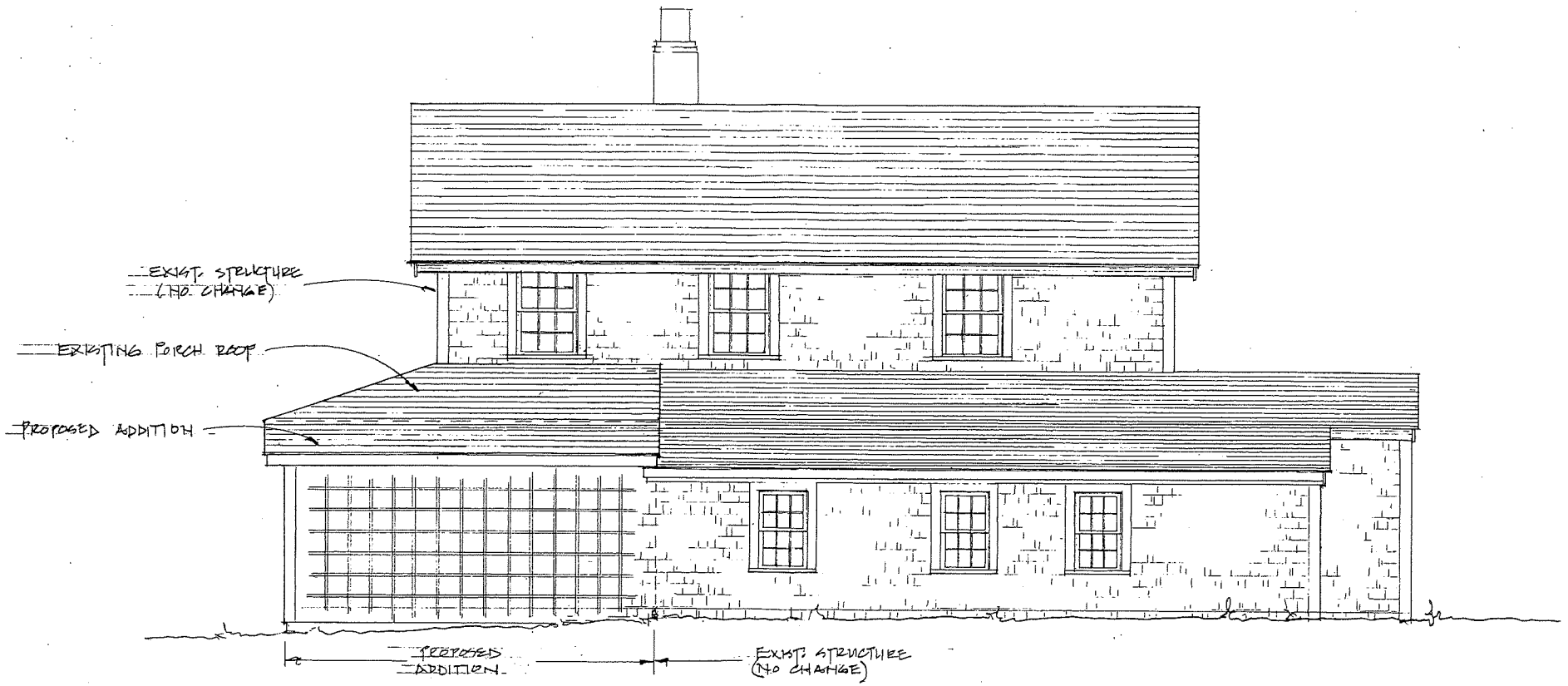
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
NANTUCKET, MA
(508) 257-6789



① EAST ELEVATION

SCALE: 1/4" = 1'-0"

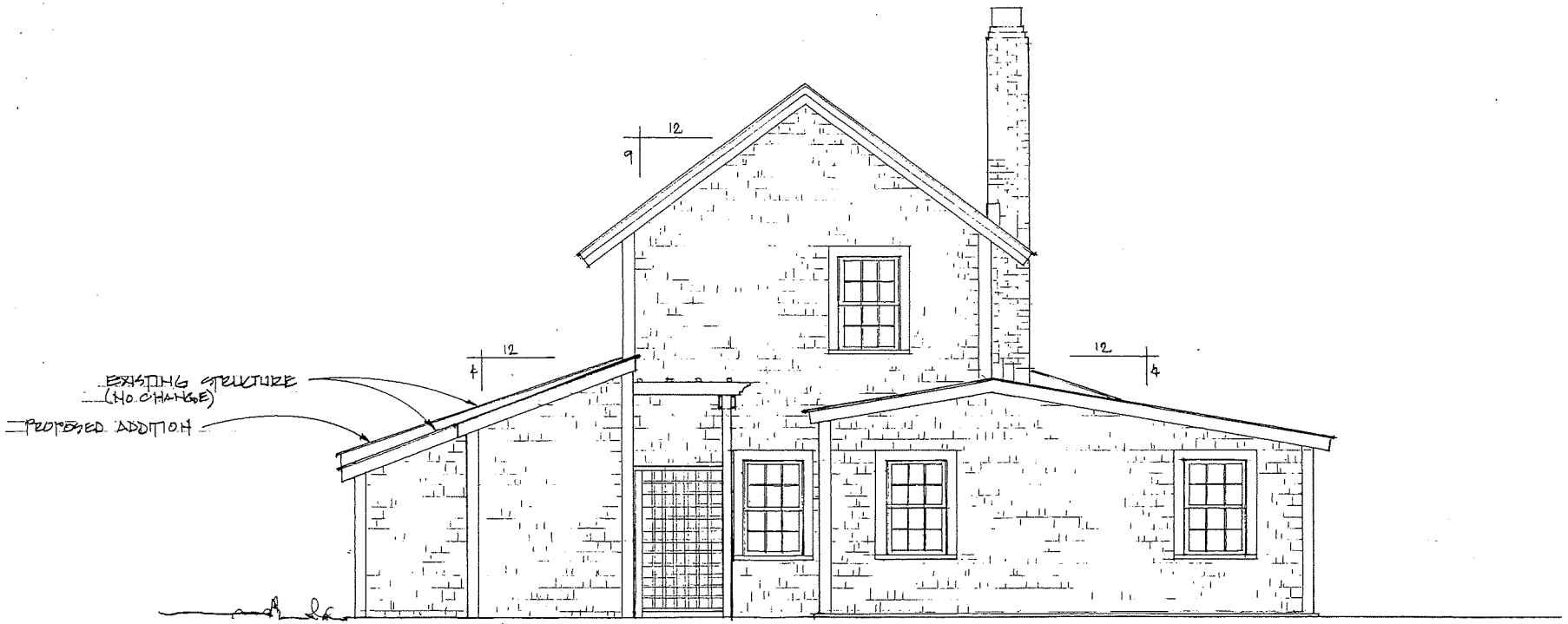
BROWN RESIDENCE 23 OCEAN AVE FALMOUTH, MA	ANGUS MACLEOD DESIGNS P.O. BOX 7055 FALMOUTH, MA (508) 257-6789



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BROWN RESIDENCE
23 OCEAN AVE
HULL, MA

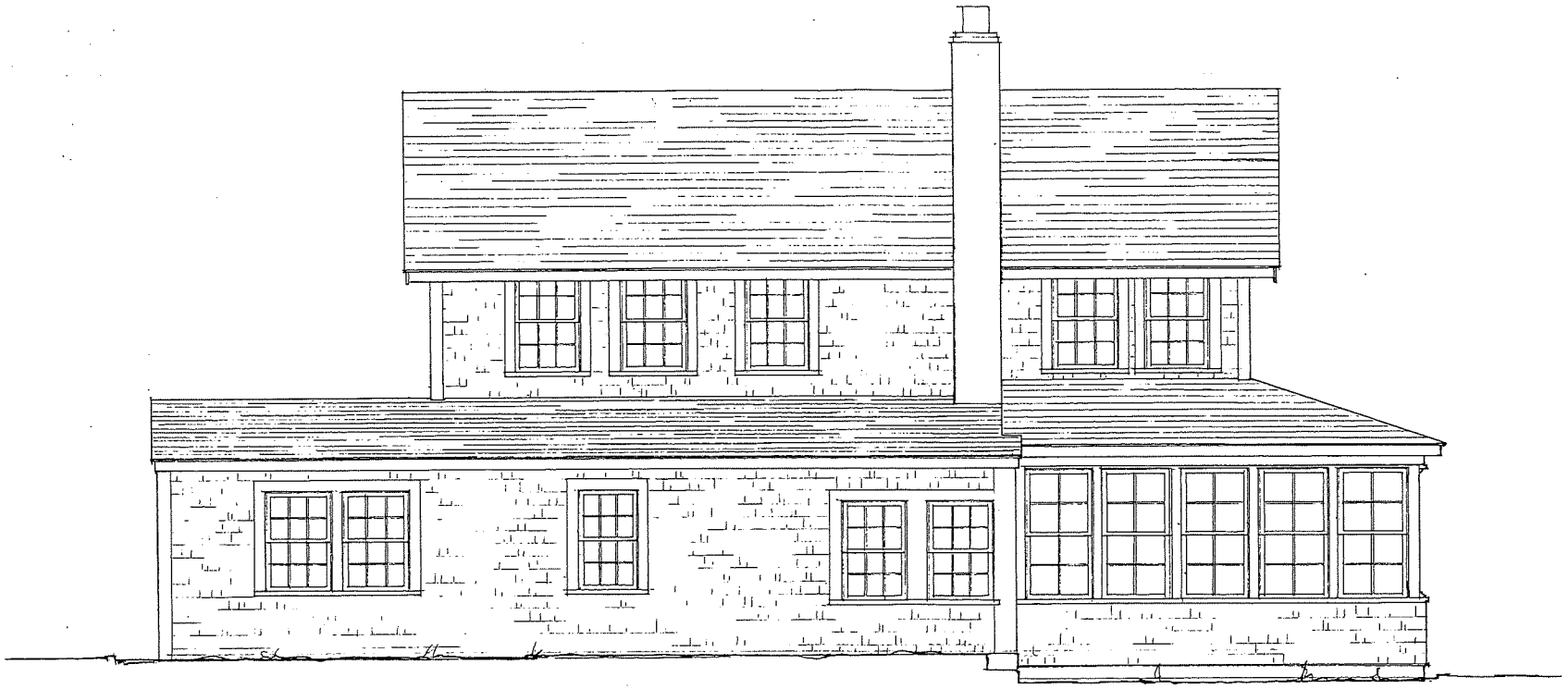
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
HULL, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4"=1'-0"

BROWN RESIDENCE
23 OCEAN AVE
VEECONSET, MA.

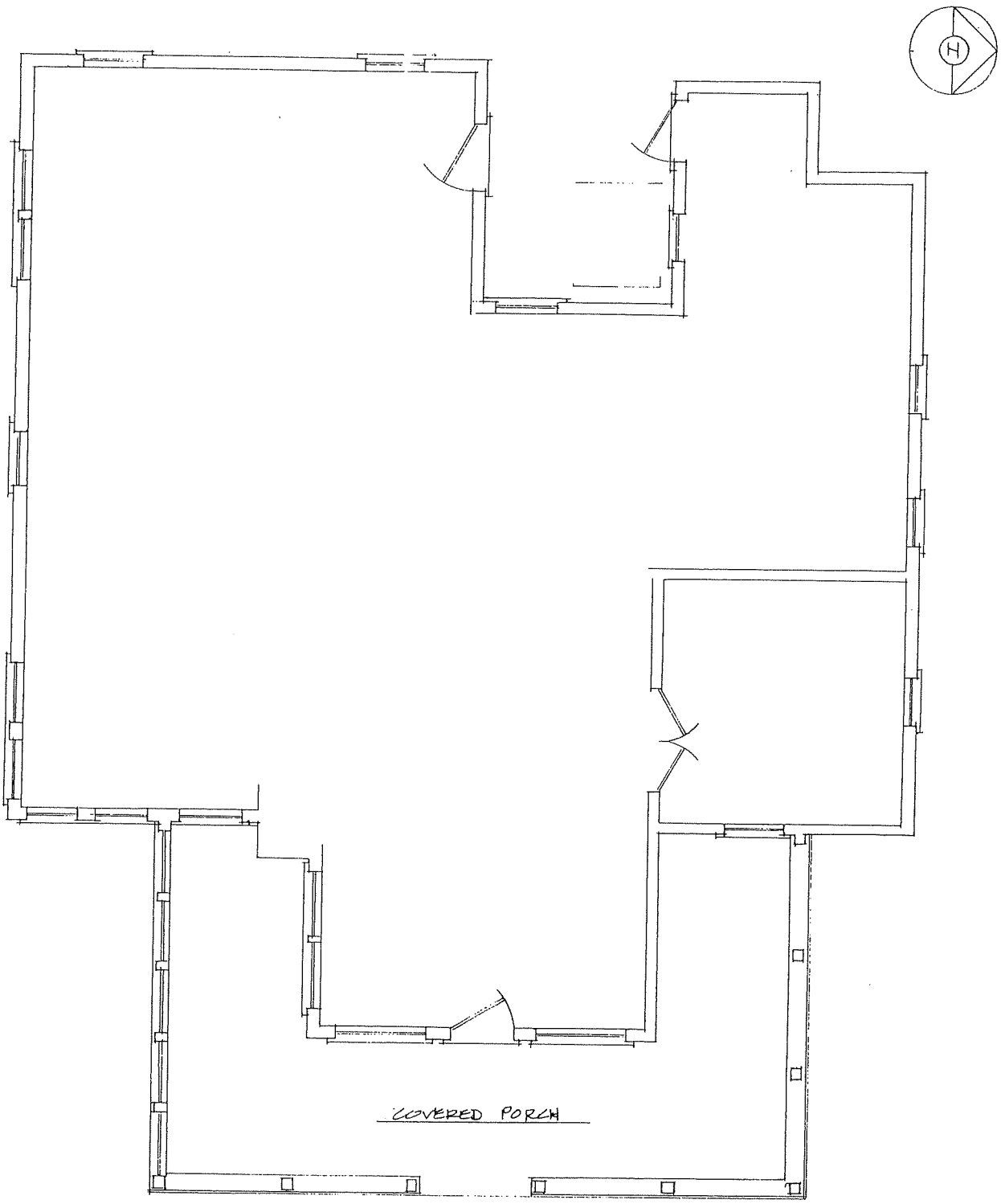
ANGUS MACLEOD DESIGNS
P.O. BOX 7055
VEECONSET, MA
(508) 257-6789



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

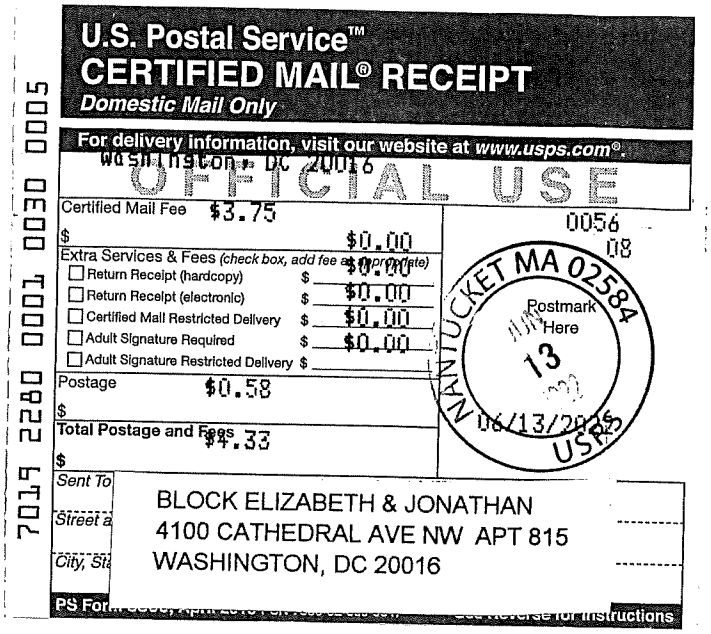
DATE

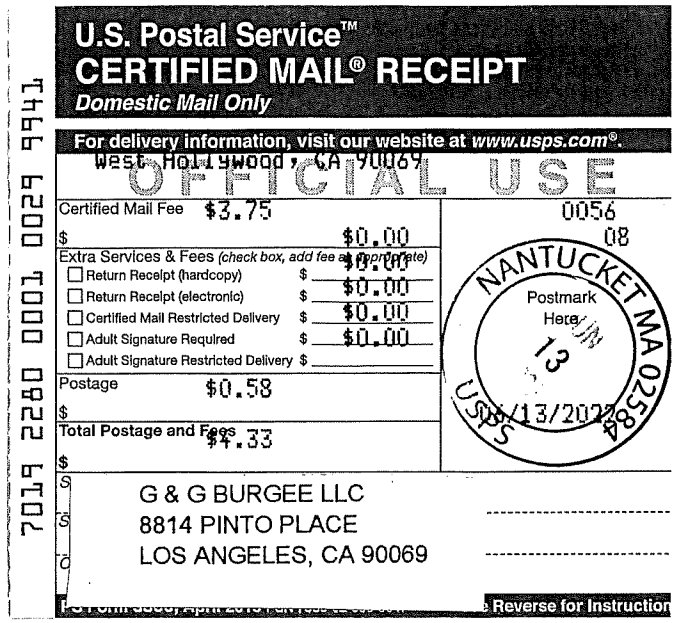
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

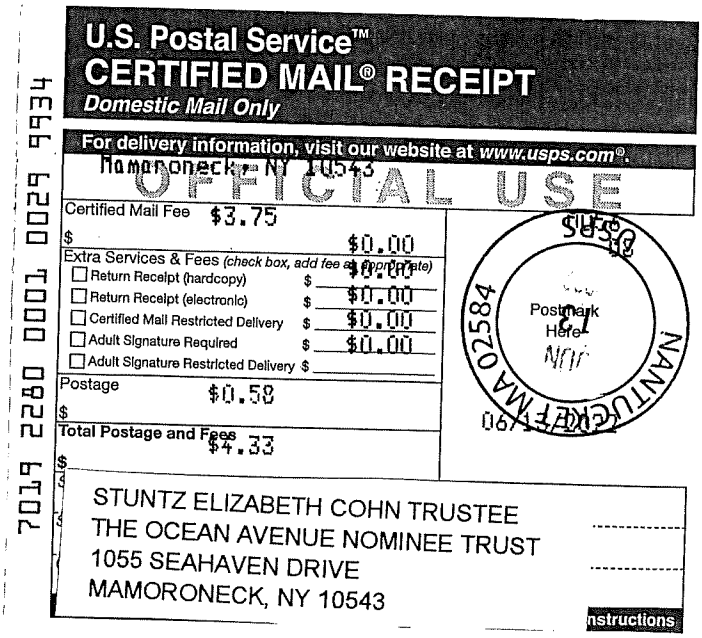
Abutters Listing

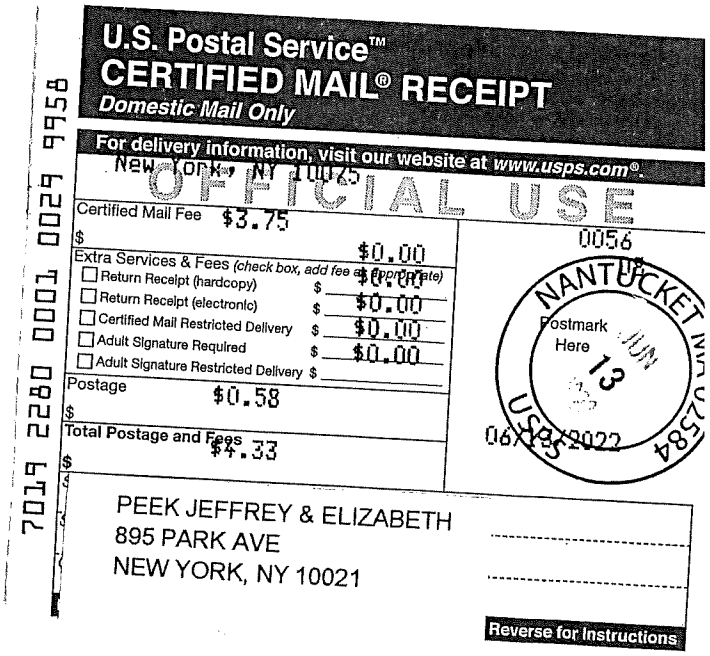
MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7324	20		STUNTZ ELIZABETH COHN TRUSTEE	THE OCEAN AVENUE NOMINEE TRUST	1055 SEAHAVEN DRIVE	MAMORONECK	NY	10543	20 OCEAN A
7331	18		BLOCK ELIZABETH & JONATHAN		4100 CATHEDRAL AVE NW APT 815	WASHINGTON	DC	20016	21 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

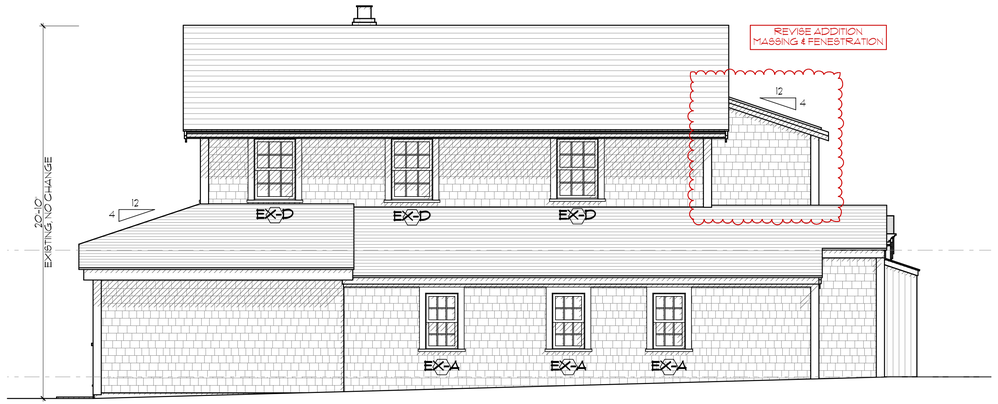
No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments



Existing North Elevation
NOT TO SCALE



Previously Submitted North Elevation
NOT TO SCALE



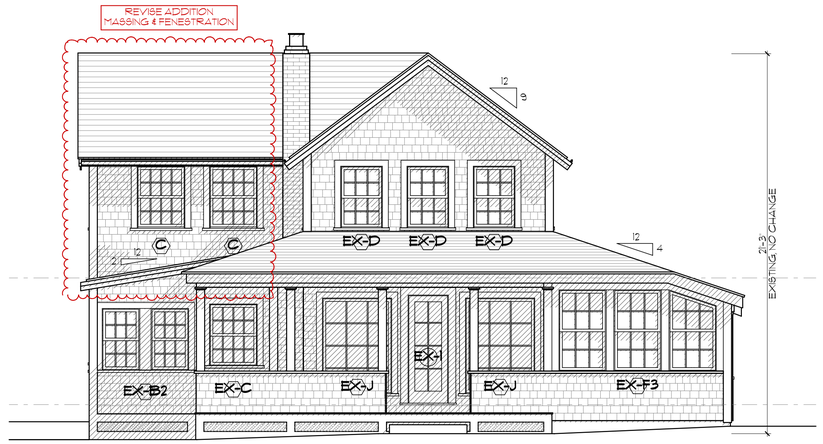
1 North Elevation
SCALE: 1/4" = 1'-0"



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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31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
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DATE
REVISIONS

North & East Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO.: 73.3.1
PARCEL NO.: 19
ZONING INFO:
PROJECT NO:
REVISED: 6/30/23

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ID #
A-2.1



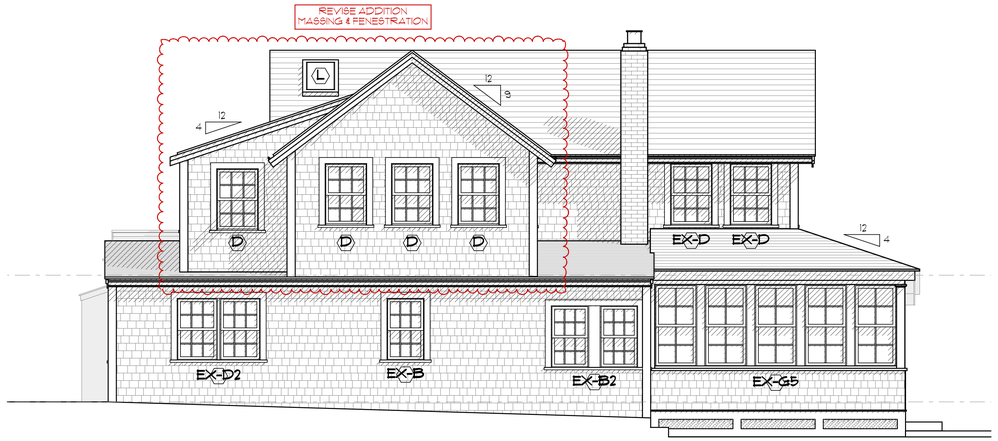
Existing South Elevation

NOT TO SCALE



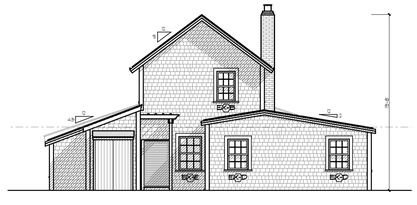
Previously Submitted South Elevation

NOT TO SCALE



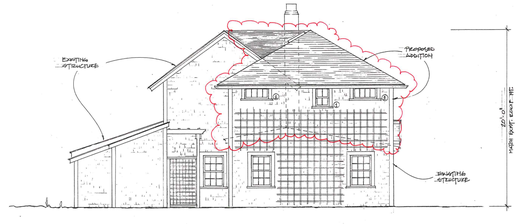
1 South Elevation

SCALE: 1/4" = 1'-0"



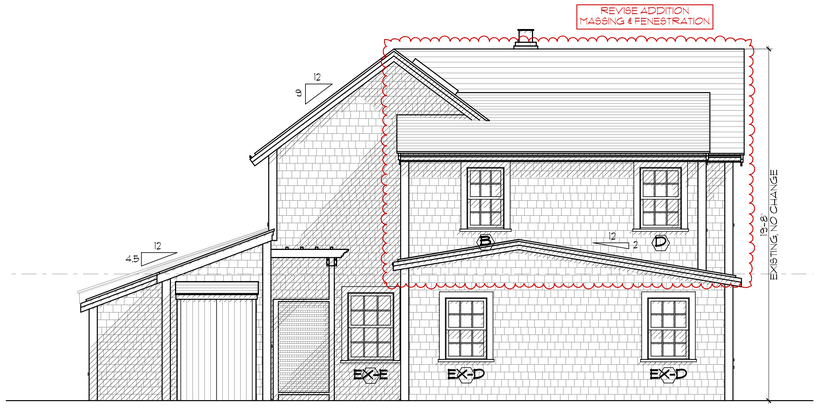
Existing West Elevation

NOT TO SCALE



Previously Submitted West Elevation

NOT TO SCALE



2 West Elevation

SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

DATE REVISIONS

South & West Elevations

Residence at
23 Ocean Avenue
Nantucket, MA 02554

MAP NO: 73.3.1 ZONING INFO:
PARCEL NO: 19 PROJECT NO: REVISED: **6/30/23**

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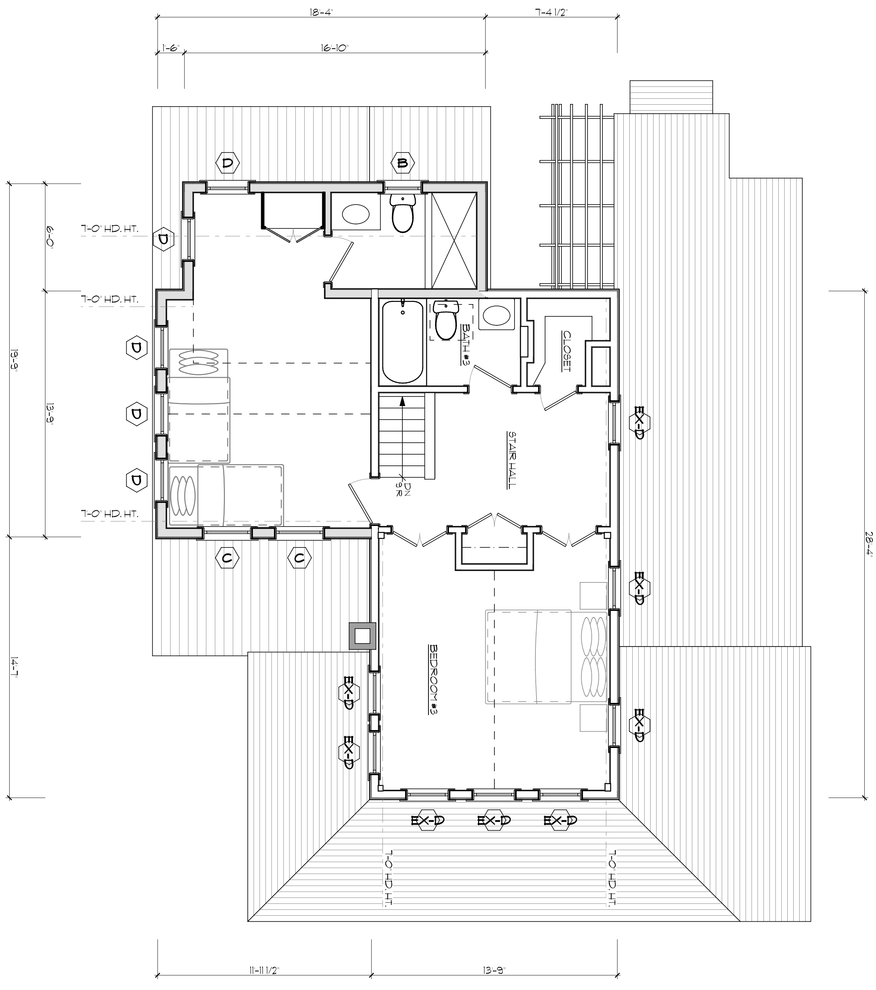
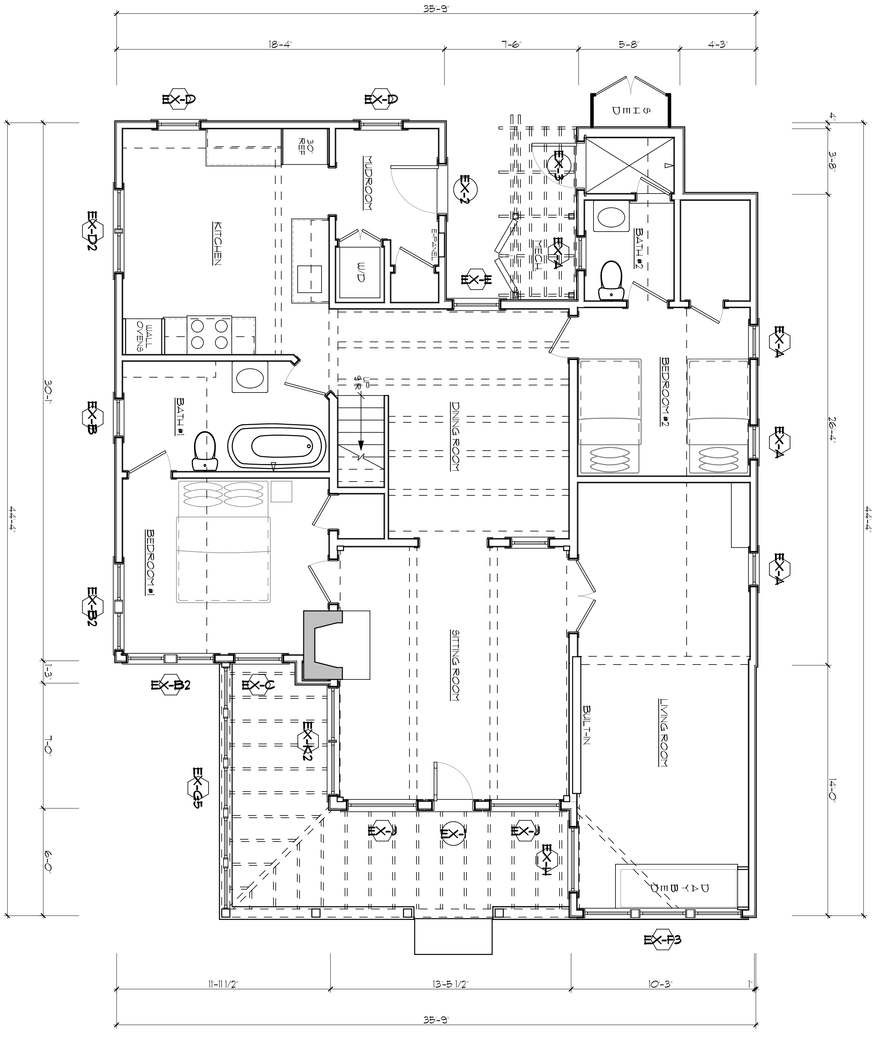
ID#

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

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.2109
Historic Name:	Ye Doubbel Decker
Common Name:	Underhill Cottage
Address:	23 Ocean Ave
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset;
Local No:	7331-19; SC2-35;
Year Constructed:	C 1885
Architectural Style(s):	Victorian Eclectic;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, June 22, 2023 at 12:08 PM

NAN.2109

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC2-35
MAP/PARCEL#:7331-19
2109

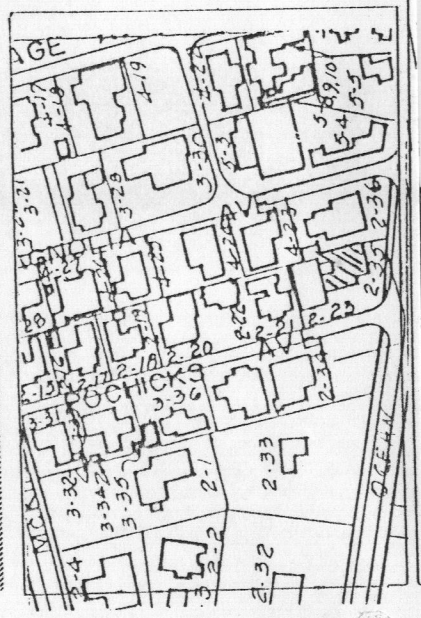
Recorded by: AH Date: 09/13/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 OCEAN AVENUE
2. Building Name: YE DOUBBEL DECKER
3. Ownership: Private
4. Present Owner: RYAN, JOHN M ET AL
5. Ownership History:
   Unknown

6. Use: Original: Dwelling Present: Dwelling
   Seasonal/Year-Round: Unknown
7. Accessibility to Public: Visible from Public Road? N/A
   Interior: N/A

8. MAP -- 3 X 2"





2109

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Privet Hedge
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Extended Eaves,Exposed Rafters
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4, 8/8

36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1885
Source: 1882 Underhill Sub Division Map,1888 Platt Map
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Gable Front
45. Architectural Style: N/A
46. Historical and Architectural Importance:
This is one of the

47. Sources: Sanborn Maps,
1898,
1882 Underhill Sub Division Map,
1888 Platt Map

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR BeanReach LLC - Marcia Browne

STREET ADDRESS 23 Ocean Avenue

MAP/PARCEL 73.3.1/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON June 30, 2023

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 6 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/30/23

Date

Subject: Re: HDC
Date: Thursday, June 22, 2023 at 11:20:11 AM Eastern Daylight Time
From: Tammy Conway
To: Tammy Conway

From: Browne, Marcia,MD <MBROWNE@mgh.harvard.edu>
Date: Thursday, June 22, 2023 at 11:15 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC

Dear Tammy,

Yes - Botticelli and Pohl have my permission to sign. Thank you for your help.

Marcia Browne
23 Ocean ave
617-939-4139 cell

Good morning Marcia,
We received your voicemail regarding the HDC extension and abutters. Can you please respond to this email giving Botticelli & Pohl permission to sign HDC applications on your behalf for 23 Ocean Avenue?
Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 Old South Road
Nantucket, MA 02554
508-228-5455

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NANTUCKET PRESERVATION TRUST

Preserving the Island's Architectural Heritage

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Alison Potts, *President*
Anne Troutman, *Vice President*
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Executive Director
Mary Bergman

July 18, 2023
Via email

To the Historic District Commissioners:

The proposed additions to 23 Ocean Ave would forever alter this historic streetscape. This structure predates the Underhill Cottages, built shortly after the footbridge was constructed to connect the new Sunset Heights development to old 'Sconset. Edward Underhill laid out Pochick Street in 1879 and began building his eponymous cottage colony of revival fish houses thereafter.

While there have been welcome changes made to the prior submission, (the elimination of the previously proposed second floor balcony, retention of the existing addition's roofline on the west elevation) the proposed addition still threatens the character-defining feature of the second story single gable. The proposed second story reverse gable with shed roofed dormer would alter the streetscape as one approaches Pochick Street and the Underhill Cottages from Ocean Ave. The relationship of this house to the nearby Underhill Cottages should absolutely be considered in evaluating the appropriateness of this design.

Building with Nantucket in Mind notes, on page 68, "The integrity of the front of a historic building should be maintained," and any additions to a historic structure "should not overwhelm the original building size." What is currently proposed has a ridge height the same as the main ridge and does not seem compatible with what is recommended by the guidelines. Any addition to this house should be subordinate, not just in square footage but in height.

Sincerely,

Mary Bergman
Executive Director

II Centre Street • Post Office Box 158 • Nantucket Island • Massachusetts • 02554 • 508.228.1387

TO:	NANTUCKET HISTORIC DISTRICT COMMISSION
FROM:	SARAH ALGER, REPRESENTING G&G BURGEE LLC, OWNERS OF 1 POCHICK STREET, IMMEDIATE ABUTTERS TO THE WEST
DATE:	January 2, 2025
PREPARED BY:	LINDA WILLIAMS
RE:	OPPOSITION TO PROPOSED ALTERATION OF 23 OCEAN AVE.

Attached please find extensive research on the history of 23 Ocean Avenue (AKA 2 Pochick Street), formerly known as “Windsor” and then “Ye Doubbel Decker”. The property was part of the Underhill Cottages and on the same lot as the other cottages on the north side of Pochick Street. As shown in the photographs and Sanborn Maps, the structure dates to the early to mid-1880s and has remained relatively if not completely unchanged to the present. It can be surmised that the reason this structure is two stories is that it faced the ocean and was the only one that had a view. Otherwise the actual footprint is the same general size of 480 SF on the main mass with the same wings as found on the other Underhill Cottages. This lot is larger as it had the original storage shed on it before it was split off in 1955 and altered.

The other alterations to the Underhill Cottages on Pochick, Lily and Evelyn Streets have been done sensitively and maintained the low and eclectic architecture of the original cottage. The current proposal to construct a hipped roof 2-story addition to this historic structure would be entirely inappropriate and obliterate what makes this structure unique even among the Underhill Cottages that remain. There appear to be other options of enclosing more of the side porch or some other single-story addition.

The original plots purchased by Edward Underhill are included in the packet that created Pochick Street, Lily Street (for his daughter) and Evelyn Street (for his wife). The large tracks of land were originally part of Sunset Heights.

The Underhill Cottages need to be preserved as “significant” not just “contributing” given their unique history, setting, the people who stayed there as

part of the Siasconset Actors Colony. Some well-known actors and writers stayed there and three of them are included with this packet. Other writings, particularly one from PIN, states that these cottages should be preserved as an important part of Siasconset's history taking into account "the dynamic period in history, and the positioning of the various elements (people, place, and architecture)…"

In addition to all of the other supporting research provided, perhaps the most definitive proof that this was an Underhill Cottage is the deed from Edward Underhill's widow Eveyln to Albert Brock January 28, 1935. Until then, 23 Ocean Avenue/2 Pochick and the rest of the cottages were all on the same lot on the north side of Pochick. She was forced to sell the lots out separately due to her inability to maintain the cottages for rental, her failing health and the Depressions impact. Her husband had left the cottages to her in 1898 when he died with life-rights on the provision they remain on the same lot and not be sold individually. In the deed she specifically gave up her life right to this lot.

The Underhill Cottages are special places and are a significant part of the history of Siasconset that needs to be rigorously preserved intact. This proposed alteration and expansion to this structure would drastically alter the appearance and not be harmonious with the existing historic cottage. We are respectfully asking the HDC to either deny the proposal before the you or ask for significant revisions that do not drastically impact the existing historic architecture that has remained relatively unchanged for almost 140 years.

From: Michael May <mmaynpt@gmail.com>
Sent: Sunday, July 10, 2022 2:40 PM
To: emartinez@nantucket-ma.gov <emartinez@nantucket-ma.gov>
Subject: 23 Ocean Avenue History

External Email - Use Caution

Dear HDC Commissioners:

Several years ago, while I was working for the Nantucket Preservation Trust, NPT completed deed research on the house at 23 Ocean Avenue. For many years, historians have been puzzled by the structure and its association with Edward Underhill, because it is so different in design from the typical cottages Underhill built in the 1880s. In fact, the deed research revealed that the house predates the Underhill ownership. The date of construction is c. 1870.

In short, Edward Underhill purchased the property from the Matthew Crosby estate in 1879. At that time the property included vacant land on both sides of Pochick Avenue and a structure--now known as 23 Ocean Avenue.

Early in its history, the house was known as Fort Sumter--likely named for the Civil War battle. Newspaper accounts reveal that within six months of his purchase, Underhill began improvements on the cottage, and it became one of dozens he rented to summer tourists. He held the property throughout his life.

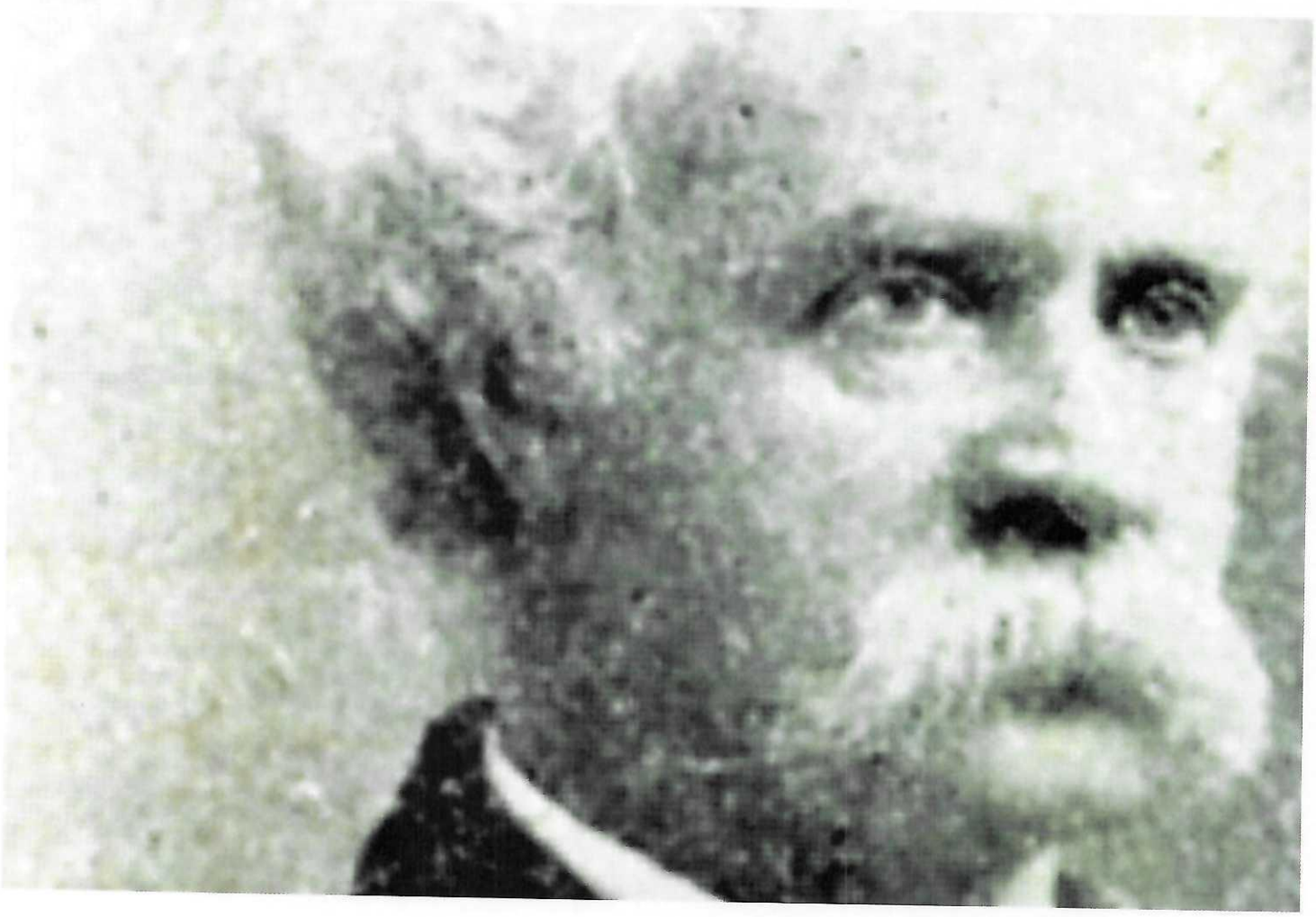
I hope that this information helps to clarify the property's early history.

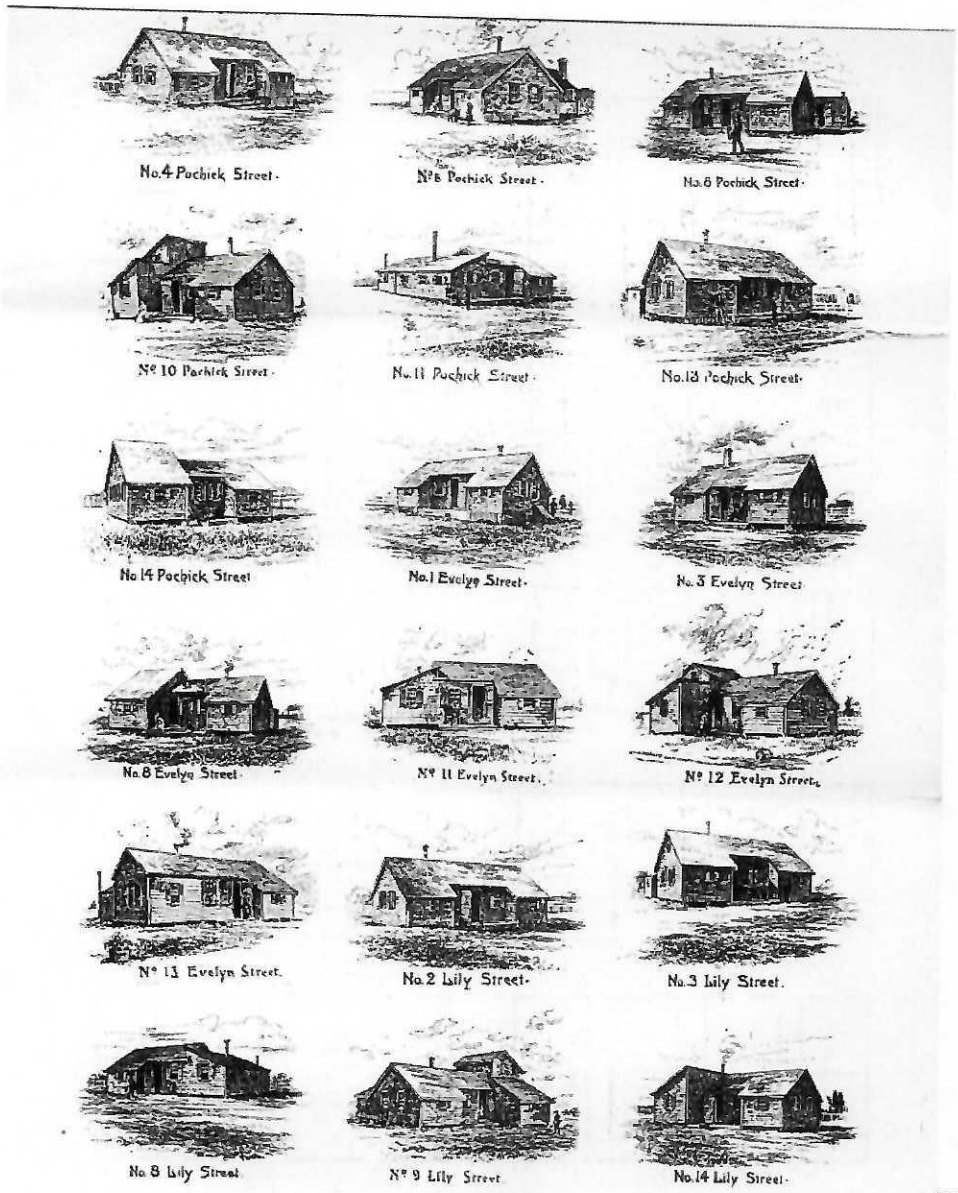
Sincerely,
Michael May

Search

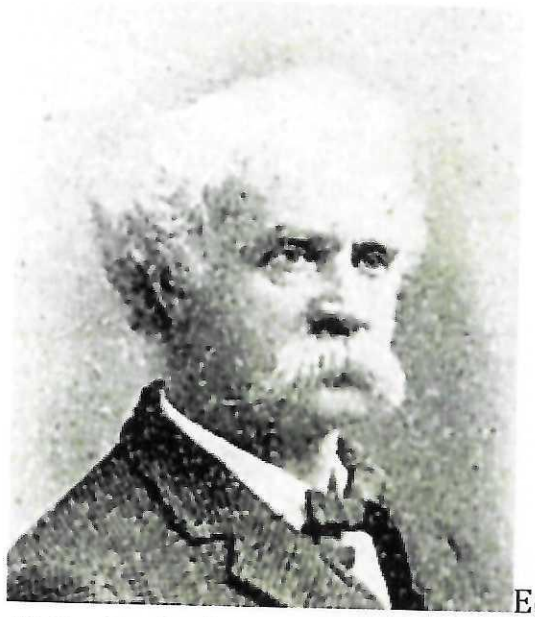
The Underhill Cottages

Featured Properties, Preservation Update / By Nantucket Preservation Trust / September 1, 2015





The Underhill Cottages were brought about due to the success of Sunset Heights, which drew other real estate investors to 'Sconset. In 1879, the land known as the Pochick Lot was sold by the heirs of Matthew Crosby to Edward F. Underhill of New York City. His development featured very different cottages from Robinson's Victorians. Underhill modeled the Pochick cottages after the fish shanties in the village core along Broadway, Center and Shell streets—using the same architectural vocabulary including warts, T-shaped plans and half gable roofs. He soon purchased additional land to the west—present day Evelyn and Lily Streets (named for his wife and daughter) to extend his cottage development.


Edward F. Underhill

At the Pochick lot, Underhill created a road down the middle of the parcel, and immediately began construction on his own cottage, China Closet, at the east end, on the south side of the street (now a secondary cottage for the house on Ocean Avenue).

Underhill was a man of many talents and was perhaps one of the most famous Sconseter's of the nineteenth century. He was a Civil War reporter for The New York Times in the 1860s, a journalist for the New York Tribune in the 1880s, a famous New York court stenographer in an era when a court stenographer could be famous, a vineyard owner, rare book and china collector, noted wit, and 'Sconset enthusiast. He was especially gifted as a writer and promoter and is responsible for luring visitors to the village from across the country.

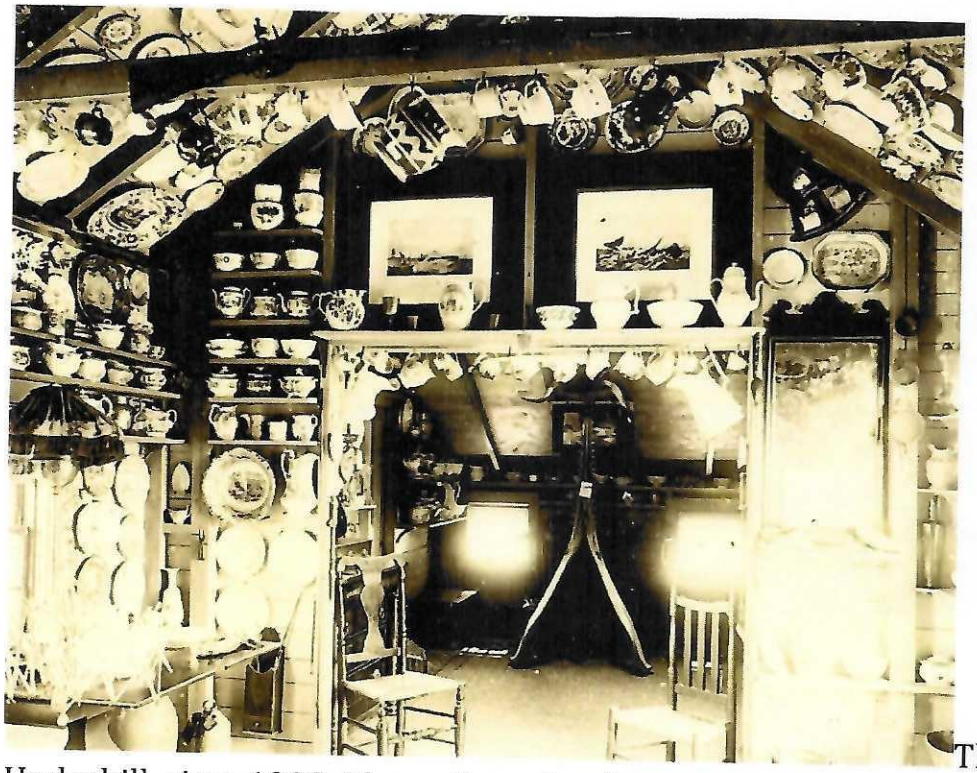
Underhill's advertising circular included a detailed description of the cottages:
They are built . . . following the traditions of the builders of a hundred years ago, who made their houses strong and compact for comfort and convenience and with no thought that the structures they reared would ever be in demand for the residences of families from distant parts during the warm season. The only variations I have made from the strict simplicity of 'Sconset architecture are to have the apartments more commodious, and to avail myself of a few accessories which improve the appearance of the dwellings without, in the least degree, giving them the ornate look of modern built cottages at our fashionable seaside resorts.

Each house has a small cellar, a cistern abundantly supplied with rain water, and is completely furnished for house-keeping, even to the extent of providing crockery, cutlery and bed and table linen. The bedsteads are of modern style and are furnished with spring bottoms and mattresses of the best quality curled hair. Each house is situated on a lot having a frontage of 55 feet with a full area of 3,300 square feet of ground.



Main Top, 9 Pochick Street, circa 1910

One of the quirkiest Underhill creations was the construction of extra rooms on wheels that could be rolled up to a cottage for additional living space. This invention was most likely constructed by Asa Jones, along with George W. Rogers, Underhill's carpenters of choice. The cottages along Pochick, and Lily and Evelyn (named for Underhill's daughter and wife), appear to have been built over several years, but individual cottages were built quickly—often completed according to newspaper accounts within 10 or 14 days.



The cottage of Mrs. Evelyn Underhill, circa 1900. The walls and ceiling of the cottage interior were lined with china collections, dishes, and tea services.

By the early 1890s, Underhill community was complete and was thriving with nearly two dozen cottages. It quickly became known as the village's "Actors' Colony," due to it being largely populated by Broadway actors and actresses, artists and writers, and other bohemian types. The Underhill cottages continued to be rented until the mid 1920's – often by the same families, year after year.

– *text originally from the NPT 2015 August Fete Brochure*

House marker design proof before it is fabricated by the sign maker.

One of our most visible program at the Nantucket Preservation Trust is our house markers. Chances are, you've noticed these wooden tablets on historic homes around town. They tell you the date of construction, who built the house, the original resident (if known), and sometimes the house's original name or function. We've marked over 200 house since the program began.

We've recently completed work on two new house markers. Researching and documenting the history of Nantucket's historic homes–and the people who built them and lived in them–is important work. House markers make a great gift and help us improve Nantucket's historical record. **Click here for more information about our house marker program**, or give us a call at the office, 508.228.1387, to discuss a marker for your house.

Behind each marker is quite a bit of information–read on to learn about two of our newest marked houses.

Fort Sumter

Crosby Family

c. 1870

The house at 23 Ocean Ave to was constructed c. 1870 for the Crosby Family. Matthew Crosby was a wealth whale-oil merchant who owned many properties on Nantucket. His in-town house was 90 Main Street, and his summer estate was on 28 Main Street, 'Sconset. Crosby purchased the lot on Ocean Ave in May of 1894, one month after it was advertised for sale in *The Inquirer and Mirror*.

The lot was formerly known as the "Elkins Lot" and was owned by Captain Edward W. Gardner before Crosby. After Gardner's death, Crosby purchased the lot from his son-in-law William G. Gardner, and William's wife (and Crosby's daughter), Elizabeth B. Crosby Gardner.

Matthew Crosby and his heirs owned the property until August 1879, when it was sold to Edward Finch Underhill, who was responsible for much of the development in the Sunset Heights area of 'Sconset. Within six weeks of purchasing the property, Underhill began making improvements to the house.

In our research, we found that the house was given a name at one point (at least by 1879)—"Fort Sumter," the first battle of the American Civil War. We know that when Crosby bought the land in 1864, there was no dwelling on the lot, but there was one by the time Underhill purchased the property in 1879. We believe the house was constructed a few years after the war and the name likely chosen to honor the Union victory.

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), Diane Coombs, Vallorie Oliver, Stephen Welch,
Associate Commissioners: Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~
Tuesday July 19, 2022
Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance:	Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriquez, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Camp, Coombs, Oliver, Welch, Thornewill
Remote Participants:	None
Absent Members:	Dutra
Late Arrivals:	None
Early Departures:	Coombs, 8:02 pm

Adoption of Agenda.

Motion	**Motion to Approve as amended. (Camp)**
Vote	Carried 5-0

I. COMMISSION COMMENTS
1. Welch – The HDC Organizational Committee update
2. Coombs – Section 106 update

II. PUBLIC COMMENT
1. None

IV. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Boys and Girls Club- **07-6693**	61 Sparks Avenue	Temporary Sign	55/143	A.Cuhna
2. Nantucket Garden Club **07-6684**	Various location	Temporary Sign	Various	Debbie Thomas

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – SAC recommendations: approve Item 1&2
Motion	**Motion to Approve Items 1&2 (Coombs)**
Vote	Carried 5-0 Certificate # **HDC2022-(as noted)**

3. Nantaco **07-6683**	21 South Water Street	Projecting Sign	42.4.2/102	CWA
4. Nantucket Cottage Hospital **07-6682**	57 Prospect Street	Wall Sign	55/3	J. Bridges/Design Co.
5. Nantucket Land Bank **07-6621**	168 Hummock Pond Rd	Rock Sign	65/13.2	John Kuszpa

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – SAC recommendations: hold Item 3-5 for revisions
Motion	**Motion to Hold Items 3-5 for revisions. (Coombs)**
Vote	Carried 5-0 Certificate #

V. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Pocomo, LLC **07-6710**	1 Lilac Court	R44ev. 10-4925: new dwell	68/359	KOH
2. Scrimshaw Prop, LLC **07-6711**	4 Lilac Court	Rev. 10-4926: new dwell	68/365	KOH
3. Ackaire, LLC **07-6712**	29 Skyline Drive	New Shed	79/91	Structure Unlimited
4. 14 MVR, LLC **07-6694**	14 Madaquecham Valley	Outdoor shower (shed)	89/13	Emeritus
5. 14 MVR, LLC **07-6695**	14 Madaquecham Valley	Outdoor shower (main hse)	89/13	Emeritus
6. Christopher Christillo **07-6629**	3 Bayberry Lane	New shed	67/59	Nantucket Structures
7. Town of Nantucket **07-6643**	6 Fairgrounds Road #1	Renew 69938: new dwell	67/917-918	Sarah F. Alger P.C
8. Town of Nantucket **07-6644**	6 Fairgrounds Road #2	Renew 69939: new dwell	67/917-918	Sarah F. Alger P.C
9. Town of Nantucket **07-6645**	6 Fairgrounds Road #3	Renew 70592: drive/apron	67/917-918	Sarah F. Alger P.C
10. Town of Nantucket **07-6646**	6 Fairgrounds Road #4	Renew 70593: cmrcl shed	67/917-918	Sarah F. Alger P.C
11. Town of Nantucket **07-6649**	6 Fairgrounds Road #5	Renew 69936: deck etc	67/917-918	Sarah F. Alger P.C
12. Town of Nantucket **07-6648**	6 Fairgrounds Road #6	Renew 70595: cmrcl shed	67/917-918	Sarah F. Alger P.C
13. Town of Nantucket **07-6663**	6 Fairgrounds Road #7	Renew 70594: cmrcl shed	67/917-918	Sarah F. Alger P.C
14. Town of Nantucket **07-6664**	6 Fairgrounds Road #8	Renew 70596: cmrcl shed	67/917-918	Sarah F. Alger P.C
15. Town of Nantucket **07-6647**	8 Waitt Drive	Renew 69937	67/710	Sarah F. Alger P.C

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Thornewill
Recused: None
Documentation: None
Representing: Sarah Alger, Sarah F. Alger P.C, for the Town of Nantucket
Public: None
Concerns: **Alger** – 6 Fairgrounds Road items were approved 4 years ago; they were extended under the Permit Extension Act.
No concerns
Motion: **Motion to Approve. (Coombs)**
Vote: Carried 5-0 Certificate # **HDC2022-(as noted)**

VI. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jim & Cindy Helfrich **06-6481**	37 Fair Street	Alter/ Add Covered Porch	42.3.2/212	Emeritus

- Privet will be maintained in perpetuity

Voting: Pohl, Camp, Coombs, Oliver, Welch
Alternates: Dutra, Thornewill
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: No additional concerns.
Motion: **Motion to Approve per noted conditions. (Oliver)**
Vote: Carried 5-0 Certificate # **HDC2022-(as noted)**

XIV. NEW BUSINESS 06/21/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Richmond Great Pt Prop **06-6536**	1 Violet Place	New commercial building	68/340	KOH

Voting: Pohl, Coombs, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: Dinah Klamert, KOH
Public: None
Concerns (4:15): **Klamert** – Submitted photos of a similar structure already built; reviewed 2 options to make this different.
Welch – The gable ends of the secondary masses should be hipped.
Oliver – Okay with it as is; though also okay with both the options.
Coombs – Agrees with Ms. Oliver.
Pohl – West elevation, the hipped roof looks chopped off. The hipped roof reduces the perceived length of the ridge line.
Discussion on the motion.
Motion: **Motion to Approve through staff with the west & south elevations to be hipped roofs and returned to the primary mass and no clapboard. (Welch)**
Vote: Carried 4-0 Certificate # **HDC2022-06-6536**

2. Richmond Great Pt Prop **06-6538** 2 Violet Place New commercial building 68/340 KOH

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Dinah Klamert, KOH
Public	None
Concerns (4:34)	**Klamert** – Presented project. No concerns.
Motion	**Motion to Approve as submitted. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6538**

3. Richmond Great Pt Prop **06-6537** 3 Violet Place New commercial building 68/340 KOH

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Dinah Klamert, KOH
Public	None
Concerns (4:28)	**Klamert** – This is a mirror image to 1 Violet Place, so it would have the same issues. Clapboard would be platinum grey with white trim. **Camp** – No concerns with the same conditions as 1 Violet Place. Asked about the clapboard color pallet. **Welch** – Asked how many structures of this style are there (1 existing).
Motion	**Motion to Approve through staff with the flanking north and west elevation to be hipped roofs and returned to the primary mass and with clapboard to be Platinum grey and white trim. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6537**

4. Cailen Casey **06-6474** 77 Sparks Avenue Hardscape & driveway 55/138.1 Cailen Casey

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Cailen Casey
Public	None
Concerns (4:35)	**Casey** – Presented project; it was suggested that the white shell might be replaced with gravel; the retaining wall is not getting any taller. **Backus** – this is in the old historic district (OHD) circa 1930/1940 Cape. Belgium block apron and cobblestone wall are too formal for this area. Recommend peastone drive and brick wall and apron. **Camp** – Okay with the Belgium block apron. Peastone would be better for the driveway. Okay with a cobble or Pennsylvania field stone wall. **Coombs** – Would go with brick wall and peastone drive. **Oliver** – Moving the wall forces it to get taller; doesn't care about the material. **Welch** – Regarding the retaining wall, asked if the top will follow the grade or be level (level); no real concerns with materials. It would help to know the type of brick to be used. **Pohl** – The proposed wall wouldn't be taller than what exists; it's probably no more than 2' tall. Agrees with Ms. Backus on the brick apron and wall.
Motion	**Motion to Approve through staff with brick to be S&H running bond, wall to be the same brick, and the drive to be peastone. (Welch)**
Vote	Carried 4-1//Camp opposed Certificate # **HDC2022-06-6474**

5. Susan O'Malley **06-6490** 10 New Mill Street New deck 59.4.4/9 Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:48)	**Nikolov** – Presented project. **Backus** – Recommend go to HSAB with better plans. Contributing OHD, early 19th century. **Pohl** – The application is extremely vague; you call it a deck, but it looks like a porch. We need clear architectural drawings; the work should be reflected on the site plan.
Motion	**Motion to Hold for more information, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

6. Susan O'Malley **06-6490**	10 New Mill Street	Fence	59.4.4/9	Boris Nikolov

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.
Representing	Boris Nikolov
Public	None
Concerns (4:53)	**Nikolov** – Presented project. **Pohl** – The fence in the photo is a stockade, which aren't approvable. We will need more specific drawings. Also 20'-long, 5'-high board fence along New Mill Street isn't approvable. Suggested Mr. Nikolov talk to staff about what types of fencing are approvable.
Motion	**Motion to Hold for revisions, accurate drawings, and to go to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

7. Clarke Browne **06-6539**	23 Ocean Avenue	Addition	73.3.1/19	Angus Macleod

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Angus MacLeod Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Sarah Alger, Sarah F. Alger P.C for 1 Pochick Road Linda Williams Lynn Filipski, 'Sconset Civic League Greg Dunbar, 1 Pochick road
Concerns (4:56)	**MacLeod** – Presented project; overall height is 20' and we aren't exceeding that; 7' floor to floor. **Backus** – Read SAB comments 7/18: addition is thoughtful in using 'Sconset vernacular; however, the massing changes the streetscape of both Ocean Avenue and Pochick Road. Per HDC survey, circa 1885 double decker, Victorian eclecitic, Underhill cottage; per Nantucket Preservation Trust (NPT) history indicates "Fort Sumpter" circa 1870 attributed to Matthew Crosby. Agrees with SAB; this dwelling has lots of history and should not be altered in height, as that's a character-defining feature. It is identified with the Artists' Colony of the 1920s. Asked for a demolition plan and window survey and recommend considering a 1-story additive mass. **Reade** – Challenges the assertion that this is an Underhill Cottage; explained his reasoning. Reviewed the SAB individual comments: one echoed Ms. Backus, one appreciated not building into the yard, and one had no concerns. A 1-story additive mass would intrude into the wide yard and into the view shed to the ocean. The issue should be the architecture and the public view shed. **Alger** – Explained why this is in fact an Underhill Cottage. Feels the proposed addition is intrusive into the view shed. There is no explanation how a 2nd story would be added without obliterating the existing 1-story element. **Williams** – Reviewed the historic packet she prepared. This structure has remained mostly unchanged since construction; a 1-story eclectic addition would be more appropriate. A 2nd-floor deck facing the water is inappropriate. The HDC has been consistent with requiring window surveys. The ganged windows are atypical for a structure of this age. The additive massing is not appropriate. **Filipski** – Our mission is to preserve the historical character of the village. This area is a very important district developed by Mr. Underhill. The addition ignores the scale of the neighborhood; asked HDC request revisions to bring the proposed into scale with the Underhill architecture. **Dunbar** – The defining characteristic of this home is that shallow roof; the addition looks to engulf the entire 1st floor of the house. **Camp** – The historic mass shouldn't be changed. Suggested a 1-story addition off the rear or side. This is a historic structure which has been minimally added onto. The proposed design takes away from the main historic mass and makes the structure appear lopsided. **Coombs** – Agrees with Ms. Camp. The addition would be fine someplace else but not on this house; it's bigger than the existing house and is overwhelming. Wants to see revisions and have those revisions go back to SAB. **Welch** – It's inappropriate. An appropriate design should be more subordinate in respect to height and mass. Suggested expanding into a basement. **Oliver** – Nothing to add. The addition needs to be subordinate to what's there. A basement is a good idea. **Pohl** – Good points have been raised. He'd be interested in the forensics of how they would get this to work structurally. Ms. Backus requested a demolition plan; that is essential for a house of this vintage. We need a window survey and he'd like to see a framing cross section. South elevation, the ridge is the same height as the main ridge; that's troubling.
Motion	**Motion to Hold for revisions to height and mass, additional information relative to revisions, and an option for a basement. (Welch)**
Vote	Carried 5-0 Certificate #

8. India & Rose Tr **06-6484**	28 India Street	Rev. 5776: fenst & ptl demo	42.3.4/108	Botticelli + Pohl

Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (7:45)	**Botticelli** – Presented project; the rear ell is old but has a nearly flat roof and asymmetrical gable. The flat roof will have to come off. **Backus** – Read HSAB comments 6/27: Traditional basement windows were never mulled; it would be preferable to have 3 separated windows. Circa 1830s Federal built for David Baxter by John Brown Coleman. HSAB discussed the proposed demolitions of a wing dating back to the 1800s; she wants more information verifying the age of the rear ell. Okay with the proposed fenestration change. **Thornewill** – What's being proposed is minor; she has no concerns. Didn't realize this included a demolition of the rear ell. To do the proposed additions, much would have to be demolished. Asked if any of the existing windows are reusable. We need a defining demolition plan. **Welch** – He's fine with the proposed changes but we need a demolition plan on file as well as a window survey. **Oliver** – Nothing to add. We need a demolition plan. **Coombs** – Wants to see the demolition plan before any approval of the work, and that should be reviewed by HSAB. **Camp** – Okay with the side fenestrations. She too would like to see the demo plan.
Motion	**Motion to Hold for additional information – demolition plan, window survey, and narrative list of architectural elements to be removed. (Welch)**
Vote	Carried 5-0 — Certificate #

9. Guy Wisinski **06-6545**	13 Arkansas Avenue	Solar roof array	59.4/158	Ack Smart

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacture spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	Linda Williams, MAB
Concerns (5:53)	**Glidden** – Presented project; heavy year-round vegetative screening exists; visibility is limited. **Williams** – Read MAB comments: There was disagreement on MAB: 2 want a ground array on the north side. Her concern is that a ground array might be more visible; feels the proposal would be only obliquely visible. The Madaket Area Plan will be reviewed to address solar arrays. **Oliver** – This is the type of application we find appropriate – on a 1st-floor mass on the rear. Camp and Coombs agree. **Welch** – This is appropriate. Cautions people against lobbying against the Energy Resiliency Workgroup. HDC aesthetics have a different concern.
Motion	**Motion to Approve. (Camp)**
Vote	Carried 5-0 — Certificate # **HDC2022-06-6545**

10. Sergey & Yuliya Chumak **06-6500**	8 Parson Lane	New pool cabana	75/97	WAPD

11.

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	Oliver
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Andrew Kotchen, Workshop APD
Public	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for Alan Meyer
Concerns (6:00)	**Kotchen** – Presented project; contends no visibility; height 22'. **Reade** – This is described as a pool cabana but it's 1.5 stories with 2 bathrooms and kitchen and sauna; that doesn't seem typical for a cabana, and it's adjacent to an outdoor area with a free-standing chimney. It should be a low, 1-story structure adjacent to the pool. He thinks this is cottage masquerading as a cabana. **Camp** – This isn't an ordinary pool cabana; however, the size of the lot can handle the design. She has no objections. **Thornewill** – She agrees. If you call it a cottage, you're good; it's simple. **Coombs** – It's large for a cabana. **Welch** – He's concerned about the overall height; agrees with Mr. Reade, the term cabana doesn't suit this. This is an accessory structure and should be labeled as such; however, there are no sleeping areas. **Pohl** – This appellation of cabana would apply to one portion that's connected by a pergola to the structure. There's nothing objectionable about it.
Motion	**Motion to Approve as submitted. (Camp)**
Vote	Carried 5-0 — Certificate # **HDC2022-06-6500**

12. Ack N Back, LLC **06-6502** 33 Quidnet Road Move off/demo 21/27.2 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:12)	**Kotchen** – Presented project; we are trying to determine if there are access issues to get it out; it's been advertised. **Backus** – Circa 1996. Not in the old core of Quidnet. **Thornewill** – It's a nice in great shape and it's a shame to demolish it but it's no different than other demolitions. **Coombs** – She's talked to people who don't want this moved. **Oliver** – Okay with the demolition. **Camp** – She is also okay with the demolition though it is a waste.
Motion	**Motion to Approve the move off/demolition. (Camp)**
Vote	Carried 5-0 Certificate # **HDC2022-06-6502**

13. Ack N Back, LLC **06-6501** 33 Quidnet Road Primary dwelling 21/27.2-27.4 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:17)	**Kotchen** – presented project; basement walk-out faces east; southeast faces the pond; white trim and windows; chimneys grey concrete. **Backus** – Referenced a letter from an abutter asking that the vegetative screen remain in place. **Oliver** – The plan has contours but no elevation numbers; a cross section through the lot would be helpful. This will be visible from the Massachusetts Audubon property. The forms are simple, but the house is 2X larger than the existing with trim going to white. The connector with glass is the same on both and will be like a lantern at night, which isn't appropriate to the Dark Skies Initiative. Most buildings in the area are 1.5 stories; this is 2 stories with parts being 3 stories. Appreciates removing the 2-story windows. **Coombs** – The size of the windows is a concern as well as visibility through the connector. Northwest elevation, the window will impact the Dark Skies. This is essentially 3 stories in a simple area. Too many mulled windows. Should be simpler. **Camp** – Doesn't think white is appropriate for this size; natural to weather or grey would be better. The front door is overly wide at 5'. The breezeway is not appropriate here where it's adverse to the environment; the amount of glass should be toned down. **Thornewill** – This is a very prominent hilltop. White trim isn't appropriate here; an abutting white-trim house sticks out. The wells creating a 3-story element aren't working. The 9'-tall breezeway doors are too much. Overall massing is good. The window wells should be subtle; don't open up the earth for them. **Pohl** – Asked if the proposed grade is the same as existing (yes). Agrees with what's been said, especially the white trim. The southwest elevation is 38' tall; the maximum zoning allows is 32' on one side. He too would like to see a cross section.
Motion	**Motion to Hold for revisions, a cross section through the site, and the existing house. (Oliver)**
Vote	Carried 5-0 Certificate #

14. Ack N Back, LLC **06-6503** 33 Quidnet Road Garage studio 21/27.4 WAPD

Voting	Pohl, Camp, Coombs, Oliver, Thornewill
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Andrew Kotchen, Workshop APD
Public	None
Concerns (6:34)	**Kotchen** – Presented project; has white trim. **Backus** – This property is adjacent to Massachusetts Audubon property. **Oliver** – Same issues with the connector piece being see-through. **Coombs** – The 2nd-floor deck looks out toward the water; suggested the 2nd floor be changed to a 1-story element going off the left section. **Camp** – Same issues as with the house – no white trim and too much glass in the connector. **Thornewill** – Ditto. The southeast 2nd-floor French doors add to the too much glass issue. **Pohl** – The 2-story gable is too narrow and vertical.
Motion	**Motion to Hold for revisions. (Coombs)**
Vote	Carried 5-0 Certificate #

15. Ack N Back, LLC **06-6504**	33 Quidnet Road	Pool cabana	21/27.4	WAPD

Voting: Pohl, Camp, Coombs, Oliver, Thornewill
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, and correspondence.
Representing: Andrew Kotchen, Workshop APD
Public: None
Concerns (6:40): **Kotchen** – Presented project; need to table this in the event the trim color changes on the other structures.
Camp – No concerns.
Thornewill – She might question the amount of glass based upon the site cross section.
Oliver – Of the structures, this is the most appropriate.
Coombs – A good size and not overpowered by windows.
Motion: **Motion to Hold to track. (Camp)**
Vote: Carried 5-0 Certificate #

XV. OLD BUSINESS 06/28/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Conway Family Trust **08-4328**	11 Western Avenue	New dwelling	87/117	Val Oliver

Voting: Pohl, Camp, Coombs, Welch, Thornewill
Alternates: None
Recused: Oliver
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Val Oliver, V. Oliver Design
Jane Conway, co-owner
Public: None
Concerns (6:43): **Oliver** – Presented the redesign per previous concerns from August 2021; height 28' with white trim
Camp – The front elevation hipped porch shouldn't wrap the corner; it partially covers the 1st-floor triple windows. Agrees with Ms. Thornewill about the height of the windows.
Welch – The porch column height should come down by making the porch deeper; it will translate to the wrap around. The cardinal points should be added to the plans.
Coombs – No concerns.
Thornewill – Shares Mr. Welch's concerns regarding the height of the porch columns; if it wraps, the side should be as deep as the front. Due to the location, she has no concerns with the front elevation 2nd-floor deck. There's a lot of space between the beam of the porch and the window header height; that shingle space should be reduced.
Pohl – The front door needs more of a frontispiece.
Motion: **Motion to Hold for revisions. (Camp)**
Vote: Carried 5-0 Certificate #

2. Lindsay Matthews **03-5955**	37 West Chester Street	Addition	41/150	NAG

Voting: Camp (acting chair), Coombs, Oliver, Welch, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing: Bill McGuire, Nantucket Architectural Group
Public: None
Concerns (6:57): **McGuire** – Reviewed changes made per previous concerns; windows are true divided lights.
Backus – Read HSAB comments 7/11: This is a better direction; however, the dormers overwhelm the main roof plane and should come in a foot on each side. The fenestration on the front and back should be traditional using all 6 over 6's; if the dormer windows are changed to 6-over-6, then an additional window can be added to avoid too much shingled wall in the dormer. The front door would be more identifiable by adding to the door surround and a different color. The east elevation open porch should have a shed or hipped roof. Screen the air-conditioning units (A/C) on the north side with fencing. HSAB would like to see revisions.
Circa 1953 cape with attached garage infill in the OHD. Agrees with HSAB on the direction and fenestration. West elevation gable peak seems too steep. Suggested bringing in more details seen in the OHD.
Welch – South elevation, the casement windows width is inappropriate; dormer height & window size are overwhelming. North elevation dormer has the same issues. East elevation, fenestration is a challenge due to overall mass. West elevation, dormer is overwhelming.
Coombs – South elevation, the 8-over-8 windows don't relate; the north elevation dormer will be visible from Sunset and has the same issues. The dormers should come off the ridge. South elevation front door needs more trim.
Oliver – Agrees with what's been said. The dormer faces should be less high and off the ridge and reduce the pitch.
Thornewill – Reduce the dormer as Ms. Oliver suggested; both sides need to be sensitive.
Camp – Agrees with what's been said. Dormer windows have no relation to the 1st-floor windows.
Motion: **Motion to Hold for revisions and to go back to HSAB. (Coombs)**
Vote: Carried 5-0 Certificate #

3. Milestone Property M **04-6171** 28A Evergreen Way Guest house 68/713.2 BPC

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Joe Paul, BPC
Public	None
Concerns (7:10)	**Paul** – Reviewed changes made per previous concerns – brought height down to 24'3" and reduced the footprint. **Oliver** – This is appropriate, no concerns. **Coombs** – Agrees. **Thornewill** – Front elevation dormer should be setback from the front wall 1'. **Welch** – Agrees with Ms. Thornewill.
Motion	**Motion to Approve through staff with the front elevation dormer setback 6" more from the 1st-floor wall. (Coombs)**
Vote	Carried 5-0 Certificate # **HDC2022-04-6171**

4. Pocomo 53 Trust **05-6289** 53 Pocomo Road Main house 15/17 Mellows & Paladino

Voting	Welch (acting chair), Coombs, Oliver, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect.
Public	None
Concerns (7:14)	**Paladino** – Reviewed changes made pe previous concerns. **Coutu** – Explained how the fill relates to the topographical and capturing the runoff. **Thornewill** – Still seems very formal, but visibility will be negligible. Understands topsoil not being put back but doesn't understand why they are adding 5' of fill. **Coombs** – Okay with the architecture; would like it dropped and no increasing the grade. **Oliver** – Architecture is fine. Doesn't understand grading the back yard up to the level of the driveway. **Welch** – It's appropriate for us to address fill now. One thing they addressed is the grade change east to west relative to filling the low spot where material was removed for removal of the previous structure. The main house is considerably lower than the road. His grading concerns have been mitigated. No concerns with the architectural elements.
Motion	**Motion to Approve as submitted. (Coombs)**
Vote	Carried 4-0 Certificate # **HDC2022-05-6289**

5. Pocomo 53 Trust **05-6291** 53 Pocomo Road Guest house 15/17 Mellows & Paladino

Voting	Welch, Coombs, Oliver, Thornewill
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Bob Paladino, Mellows & Paladino Mike Coutu, Landscape architect.
Public	None
Concerns (7:35)	**Paladino** – Reviewed changes made per previous concerns. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Vote	Carried 4-0 Certificate # **HDC2022-05-6291**

6. 31 Western Ave, LLC **05-6312** 31 Western Avenue Pergola & hardscape 87/94 Ahern

Voting	Pohl, Coombs, Oliver, Welch, Thornewill
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (7:36)	**Backus** – Ms. Ahern asked to hold this for Next Tuesday. Not opened at this time.
Motion	**Motion to Hold for Tuesday, July 25. (Coombs)**
Vote	Carried 5-0 Certificate #

7. K225, LLC **03-5944**	126 Main Street	Renovation	42.3.2/98	Linda Williams

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and licensed engineer letter.
Representing	Linda Williams Juraj Bencat, SB Studio
Public	None
Concerns (7:37)	**Williams** – Have an engineer's letter, which supports moving it 2' over; reviewed changes made per previous concerns. Contends it's impossible to reinforce the existing foundation from the inside. **Backus** – Read HSAB comments 7/11: Adding a roof walk to a house of this age that never had one is not appropriate; a roof walk drastically changes the appearance of a house; it is a huge ornament sitting on the middle of the roof distracting from the natural simplicity of a Typical Nantucket house; this house should be allowed to remain with its simple historic character intact. Raising the chimney to 6' above the ridge to accommodate the roof walk is completely out of character with the age of this house; another reason not to approve the roof walk. The chimney should remain in its original location and size, not moved to the edge of the house. Moving this house and completely rebuilding the foundation is unnecessary; there are ways to structurally reinforce the existing foundation from the interior leaving it with its original material and appearance; a newly built brick foundation will never look the same as an old one. The plans call for lowering the 1st floor and the 1st-floor windows and doors 18"; this completely alters the relationship of the fenestration on the front of the house by adding space between the 1st- and 2nd-floor windows and removing shingle space below the 1st-floor windows; the door is now oddly sitting at the level of the shingle line. This creates a conflict with the 1st-floor framing and the basement windows; the front façade should absolutely remain as is; doing this affects the other elevations as well. A flush dormer facing Main Street is not appropriate. The raised deck on the west side should have a skirt rather than leaving it open and very visible from Main Street. HSAB would like to see revisions. Circa 1750 E.W. Cobb house. Agrees with HSAB's last 2 comments and their comment regarding 1st-floor windows and relation of windows and door. Appreciates the June 11, 2022, engineer's letter but noted the proximity to the abutter was a condition the owner brought about by subdividing the lot. A new foundation is needed but should be the same material and color. The chimney should remain as is since it's a character-defining feature. Fenestration should be true-divided lights (TDL). The dormer facing the street is concerning. The east elevation addition creates a wall along the street. South elevation 2nd-floor balcony might be visible from Vestal Street. **Oliver** – She doesn't support moving this. Keep the existing exterior material on the foundation. She won't mind the roof walk with it sited off-center to include the chimney. Front flush dormer is inappropriate. **Coombs** – It never had a roof walk so that's inappropriate and the chimney shouldn't be replaced. The foundation could be reinforced from the inside without raising or moving the house; the house should not be moved. **Welch** – North elevation, the door sill is too low; that will present a structural problem. This has 3 steps in the grade with the base of the stair under the right-most 9-light window left of the entry. The grey paint is inappropriate and not typical to the treatment. Looking at the foundation photos, he would not be averse to wrapping the corner with granite rubble stone with the rest of the front brick. It's appropriate to lift this onto a new foundation and doesn't think moving 2' will adversely impact the historic character. **Camp** – The proposed addition is too wide, dormers are overwhelming, renovate to the rear of the house, don't touch the front. It should not be moved with the foundation repaired in place. The original chimney should be restored in place. **Pohl** – Moving the roof walk off-center of the ridge is a viable alternative. The rubble vs brick, rubble was normally used on the side with decorative brick on the front. Okay with moving it 2'. The front flush dormer is not working. There should be no roof walk skirt on the front.
Motion	**Motion to Hold for revisions and to go back to HSAB. (Camp)**
Vote	Carried 5-0 Certificate #

8. Mike Romano **05-6245**	55 Easton Street	Addition & shift on site	42.4.1/68	Shelter 7

Voting: Pohl, Camp, Welch, Thornewill
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historical documents, advisory comments, and "Resilient Nantucket".
Representing: Jason Olbres, Shelter 7
Public: None
Concerns (8:02): **Olbres** – Reviewed changes made per previous concerns; it's being lifted so want to shift to allow more side yard.
Backus – Read HSAB comments 7/11: These types of porch columns were traditionally set on stone bases not shingles; if shingles were used, they would not extend into the ground but be supported on stone bases. The deck is very visible from Easton Street and feels very large; it should not extend beyond the edge of the side wing. The foundation material is shown as cement which is what is existing; however, once it is raised, much more foundation will be exposed; a more appropriate material for an elevated structure would be panels of lattice or spaced vertical boards between brick piers. HSAB would like to see revisions.
Circa 1912 bungalow, "Windward", a Bradford kit house. Appreciate removal of the roof walk. Shifting on site is not appropriate. Agrees with HSAB about the columns and foundation materials. Will need to follow resiliency guidelines. Didn't see a letter from an engineer certifying the proposed lifting in height. Additions should be more subordinate to the original structure.
Camp – Sees no need to move it; there's plenty of room as is. Right side additive massing, deck balusters should be simpler. Okay with the addition.
Thornewill – Appreciates reducing the height of the addition; the cross-buck railing on the stairs gets distorted; okay on the front porch but not the rear, where it should be simplified. West and east elevation, the chopped off end dormers are a distraction. There will be too much white.
Welch – Agrees with Ms. Thornewill except, south elevation, the upper railing should be a solid mass; layering the cross-buck railing on the stairs against the decks is very confusing; suggested picking another era-correct railing pattern.
Pohl – Agrees with Mr. Welch. The cross bucks are too long and elaborate; it needs to be simplified.
Motion: **Motion to Hold for revisions and an engineer's letter confirming the flood plain elevation. (Camp)**
Vote: Carried 4-0 Certificate #

9. Erik Gersten **03-6027**	25 India Street	Skylight	42.3.4/106	Linda Williams

Voting: Pohl, Camp, Oliver, Welch
Alternates: None
Recused: None
Documentation: Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing: Linda Williams
Public: None
Concerns (8:19): **Williams** – Was held for a view; included photos with leaves on the trees supporting lack of visibility; can make it wood.
Backus – Read HSAB comments 7/11: The skylight would definitely be visible from Hussey Street, and it's not where we normally want to see a skylight; perhaps an additional window would add as much light to the room. A smaller wood skylight, not a wood-boxed Velux, would be an improvement. HSAB would like to see revisions.
Circa 1794 within the OHD.
Camp – A smaller, wood-frame skylight would be okay.
Welch – This is completely not visible; it's 3' from the wall of the house behind it. Divide it into 3 vertical panes.
Motion: **Motion to Approve through staff with a mahogany overlay frame with 3 divided vertical lights and based upon lack of visibility. (Welch)**
Vote: Carried 3-1//Camp opposed Certificate # **HDC2022-03-6027**

Rest held for Tuesday June 25th.

10.	High Tide Partners, LLC **04-6196**	26 Douglas Way	New dwelling	39/41	BPC
11.	High Tide Partners, LLC **04-6198**	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners, LLC **04-6173**	26 Douglas Way	Gazebo	39/41	BPC
13.	High Tide Partners, LLC **04-6172**	26 Douglas Way	Shed	39/41	BPC
14.	High Tide Partners, LLC **04-6197**	26 Douglas Way	Pool	39/41	BPC
15.	17 Ranger Rd, LLC **05-6303**	17 Ranger Road	New garage	39/28	LINK
16.	ACK 71 Orange St, LLC **05-6301**	71 Orange Street	New garage	55.4.1/167	LINK
17.	High Cliff Trust **04-6202**	11 East Hallowell Lane	Mh addition & renovation	30/17	Botticelli + Pohl
18.	High Cliff Trust **04-6191**	11 East Hallowell Lane	New garage	30/17	Botticelli + Pohl
19.	Stark Point, LLC **04-6118**	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
20.	Nant. 62 Walsh St, LLC **04-3608**	62 Walsh Street	Rev 12-2551: siding change	29/85	Botticelli + Pohl
21.	Sarah Murphy **05-6351**	Maple Lane Lot 4	New dwelling	67/303	Emeritus
22.	Sarah Murphy **05-6380**	Maple Lane Lot 4	New guest house	67/303	Emeritus
23.	Sarah Murphy	Maple Lane Lot 4	Garage	67/303	Emeritus
24.	John Wise **05-6346**	10 Starbuck Road	New shed	59.3/62	Emeritus
25.	Jeffrey Greenberg **05-6381**	30 Orange Street	New stoop & rev roofwalk	42.3.2/176	Emeritus

XIV. NEW BUSINESS 07/05/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	JFM Cacique, LLC **07-6642**	36 Easton Street	Revisions	42.1.4/19	EMDA
2.	Girard Ruddick **07-6612**	6 Bayberry Lane (Sias)	New Garage Studio	49/92	Thornewill Design
3.	11 Hulbert Ave, LLC **06-6532**	11 Hulbert Avenue	Addition/Alterations	29.2.3/2	Val Oliver
4.	Ivey Braine **06-6530**	10 Lily Court	Addition	73.3.1/111	Val Oliver
5.	PFox Nantucket, LLC **07-6595**	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
6.	Patience Killen **06-6585**	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
7.	Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams
8.	7 New St, LLC **07-6611**	7 New Street	Hardscape	55.4.1/37	Ahern
9.	Island Energy **06-6564**	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
10.	Chris Gould **06-6563**	7 Beach Grass Road	Duplex	68/882	Val Oliver
11.	Frederick Bisaillon **07-6596**	65A Surfside Road	Move On	67/223.5	DTA
12.	Sheila Coffin Harshman **06-6569**	1 Windsor Road	Windows, Doors, Roof	49/195	Val Oliver
13.	30 Pearl, LLC **07-6593**	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
14.	Shenandoah Tr **07-6592**	40 Easton Street	Rev. 11-5235	42.1.4/20	Botticelli + Pohl
15.	James Rockett **06-6574**	70 Pochick Avenue	Roof Extension and Porch	79/155	Thornewill Design
16.	Ripley & Tom Petrillo Tr **07-6598**	92 Washington Street	Revisions to 0589	42.2.3/22	Smith & Hutton LLC
17.	Michael Dobbert **06-6561**	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
18.	36 Surfside, LLC **06-6560**	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
19.	Not So Easy, LLC **06-6579**	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
20.	55 Eel Point Hldgs, LLC **07-6619**	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
21.	Huckleberry Friend Tr **07-6620**	15 E. Tristram Avenue	Adtn & windows chngs	31/4	Botticelli + Pohl
22.	Nashaquisset Corp Inc.	15 Washaman Avenue	Trash Enclosure	55/522	LINK
23.	Nashaquisset Corp Inc.	15 Washaman Avenue	New Patio Extension	55/522	LINK
24.	4 The Kids Realty Tr **07-6708**	79 Pocomo Road	Rev. 10-4971	15/5	CWA
25.	Swedish Foster, LCL **07-6656**	18 Cannonbury Lane	New Shed	74/13	CWA
26.	3 Tetakimmo Dr, LLC **07-6657**	3 Tetakimmo Drive	Rev. 12-5374	53/30	CWA
27.	27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
28.	Back 41, LLC	105 Tom Nevers Road	New Pool Cabana	91/25	CWA

XV. OLD BUSINESS 07/05/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
26.	Richard Sotell **02-5632**	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
27.	JK Baxter, LLC **05-6336**	114 Baxter Road	Deck Extension	48/35	Thornewill Design
28.	Joseph Minella **03-5939**	9 Gingy Lane	MH grading	41/851	SCI
29.	Joseph Minella	9 Gingy Lane	MH solar	41/851	SCI
30.	Joseph Minella **03-5937**	9 Gingy Lane	Pool & hardscaping	41/851	SCI
31.	Greg Raiff **09-1845**	100 Low Beach Road	Renovate/rebuild dwelling	75/27	Emeritus
32.	9 E Street, LLC **05-6359**	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
33.	9 E Street, LLC **05-6360**	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
34.	Brew Bean **01-5616**	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design

XIV. NEW BUSINESS 07/19/2022

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Maury Associates	81 Polpis Road	New garage	44/23.4	Dustin Maury
2.	Maury Associates	81 Polpis Road	Pool/spa	44/23.4	Dustin Maury
3.	Maury Associates	81 Polpis Road	Cabana	44/23.4	Dustin Maury
4.	Maple Ln, LLC	2 Maple Lane	New garage	67/303	Dustin Maury
5.	Maple Ln, LLC	2 Maple Lane	Pool/spa	67/303	Dustin Maury
6.	Maple Ln, LLC	2 Maple Lane	Cabana	67/303	Dustin Maury
7.	Sankaty, LLC	49 Sankaty Road	Garage	49/66	Dustin Maury
8.	Sankaty, LLC	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
9.	Sankaty, LLC	49 Sankaty Road	Cabana	49/66	Dustin Maury
10.	Robert Meyer	307 Polpis Road	New spa	25/39	LINK
11.	Island Orange Group, LP	129 Orange Street	Batten doors below stairs	55/147	Val Oliver
12.	Nathan and Karen McMullen	8 Austin Farm Road	Relocate ex-shed on site	56/367	McMullen Associates
13.	David and Diane	4 Quince Street	Rear stairs (egress)	42.3.4/20	McMullen Associates
14.	William Graham	53 Meadowview Dire	New garage/cottage	56/173	Thornewill Design
15.	Michael Stone	6 Marcus Way	Demo	91/9.1	Will Stephens
16.	Michael Stone	6 Marcus Way	New dwelling	91/9.1	Will Stephens
17.	Jem Cacique	36 Easton Street	Revisions – roof change	42.1.4/19	EMDA
18.	73 Vestal, LLC	73 Vestal Street	Move on site	56/192	Thornewill Design
19.	73 Vestal, LLC	73 Vestal Street	New dwelling	56/192	Thornewill Design
20.	73 Vestal, LLC	73 Vestal Street	Move garage on site	56/192	Thornewill Design
21.	Bryan and Diane Rolfe	6 Seven Mile Lane	Main house addition	72/3	Normand Residential

22.	Bryan and Diane Rolfe	6 Seven Mile Lane	New shed	72/3	Normand Residential
23.	Bryan and Diane Rolfe	6 Seven Mile Lane	Pool and hardscaping	72/3	Normand Residential
24.	Stephan and Kim Schaefer	86 Cliff Road	Solar roof	30/74.2	Robert Newman
25.	Rorelly Jody Newman	6 Topping Lift Roade	Solar roof	66/308	Robert Newman
26.	James Horowitz	71 Pochick Avenue	Rooftop solar for mh	79/14	Cotuit Solar
27.	James Horowitz	71 Pochick Avenue	Rooftop solar for garage	79/14	Cotuit Solar
28.	James Van Tassci	42B Union Street	Replace fence	42.3.2/28	James Van Tassci
29.	BIGACK, LLC	8 Meadowview Drive	Pool and hardscape	56/147	Atlantic Landscaping
30.	21 Folger Ave, LLC	21 Folger Avenue	Pool and hardscape	80/42	Atlantic Landscaping
31.	Eric Silfen	3 Meadowview Drive	Rooftop solar for mh	56/92	Cotuit Solar
32.	Eric Silfen	3 Meadowview Drive	Rooftop solar for cottage	56/92	Cotuit Solar
33.	McGovern	26 Lincoln Street Sias	Window and door changes	73.4.2/3	Thornewill Design
34.	Michael and Nancy Curren	94 Goldfinch Drive	Addition 2nd floor garage	68/696	Topham Designs
35.	Margaret Owen	16 Golfview Drive	Alteration fenestration	66/188	Margaret Owen
36.	William Irwin	2 North Cliff Way	Shed	30/214	William Irwin
37.	Victor Healy	94 Orange Street	Addition	55.1.4/47	Paul Dreher
38.	Matthew and Theresa Stone	47 Milk Street	New mh dwelling	56/201	LW/ Woodmeister
39.	Matthew and Theresa Stone	47 Milk Street	Move house on lot/ reno	56/201	LW/ Woodmeister
40.	Matthew and Theresa Stone	47 Milk Street	Pool and hardscape	56/201	LW/ Woodmeister
41.	Matthew and Theresa Stone	47 Milk Street	Cabana	56/201	LW/ Woodmeister
42.	Matthew and Theresa Stone	47 Milk Street	Garage	56/201	LW/ Woodmeister
43.	Stephen Virtue	39 Pleasant Street	Fence revision	55.4.1/154	Linda Williams
44.	William Steele & Chris Drake	3 Primrose Lane	Pool and hardscape	40/47.1	Jardins Int. Inc
45.	John Bessie Connelly	90 Washington Street.	Addition	42.2.3/21	Bentley & Churchill
46.	Willard Overlock	29 Coffin Street Sias	New shed	73.4.1/26.2	Bentley & Churchill
47.	NISDA	23 – 25 Wauwinet Road	Demo west silo	20/36 + 80	Val Oliver
48.	NISDA	23 – 25 Wauwinet Road	Rebuild west silo	20/36 + 80	Val Oliver
49.	Claflin Patricia M Tr	131 Polpis Road	Fence	44/6	Val Oliver
50.	Richard Phillips Tr	19 E. Tristram Avenue	Rev. 04-3452: otdr shower	31/4.1	Botticelli + Pohl
51.	Jamie Levanthal	24 Woodbine	Sports court	80/96	Ahern
52.	Jessica N. Torre	53 Miacomet Avenue	Move on from 8 holly st	67/90	LINK
53.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New garage	30/196	S. Metz
54.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New guest house	30/196	S. Metz
55.	Lloyd Realty, LLC	7 Heather Lane	Guest house revisions	30/24.2	S. Metz
56.	Lloyd Realty, LLC	7 Heather Lane	New cabana	30/24.2	S. Metz
57.	Lloyd Realty, LLC	7 Heather Lane	New garage	30/24.2	S. Metz
58.	Chris and Ashley Austin	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
59.	Karl Slatoff	28 India Street	Fence	42.3.4/108	Time
60.	RJ Glidden	47 Warren's Landing Rd	Move/ demo building	38/54	Jessie Glidden

XVI. OTHER BUSINESS

Approved Minutes Motion Vote	June 30 & July 5, 2022 **Motion to Approve. (Oliver)** Carried 5-0
Review Minutes	July 12, 2022
Other Business	• Next HDC Meeting: T**uesday, July 26th @ 4:00 pm** Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:25 pm. (Camp)**
Vote Carried 5-0

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board Madaket Advisory Board Sign Advisory Council



Architectural & Historical Report
for
23 Ocean Avenue
Siasconset, Massachusetts

October 21, 2024

Prepared by Marsha L. Fader, AIA Architect and
Betsy Tyler, Historian, for Marcia Browne



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1. SUMMARY AND PROJECT SCOPE

Built in the Old Historic District of Siasconset, the property at 23 Ocean Avenue also known as Fort Sumter, Windsor, Ye Double Decker, and Aquene, is a contributing resource within the Nantucket Historic District, a National Historic Landmark District, which is listed in the State and National Registers of Historic Places as well as a local historic district.

The intent of this study is to present the history of the dwelling at 23 Ocean Avenue and establish its architectural and cultural significance. This study includes a survey and study of the architecture, form and materials of the existing structure, a survey of historical maps and photographs of the property, an examination of the records on file at the town of Nantucket Registry of Deeds, Probate Court and Planning and Land Use Services (PLUS) records, as well as published and archival sources.

This report was prepared for Marcia Browne by Marsha L. Fader, AIA Architect and Betsy Tyler, Historian.

2. STATEMENT OF SIGNIFICANCE

The house at 23 Ocean Avenue is significant as a mid-nineteenth-century dwelling and contributing resource within the Old Historic District of Siasconset. It retains its original form, footprint, post-and-beam construction details and materials. This house was later incorporated into the Underhill cottage development created in the 1880s.

3. HISTORICAL INFORMATION

23 Ocean Avenue, built between 1856 and 1879 by Matthew Crosby

When Matthew Crosby's heirs sold a five-acre parcel known as the "Pochick Lot in 1879, the *Inquirer and Mirror* reported that "George U. Underhill, a guest at the Ocean View House in 'Sconset, purchased the house south of Sunset Heights, known as "Fort Summter" of the estate of Matthew Crosby." Despite misspellings and mistaken identity, the news note refers to the recorded deed (NRD Book 66, 62) wherein Crosby's heirs sold to Edward Fitch Underhill land and a dwelling house, "being a part of the land known as the Pochick Lot." The land was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a rectangle with no lot divisions on the map of Sunset Heights (1873). The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 map of Siasconset.

Matthew Crosby (1791-1878) was a successful ship owner, packet master, and whale oil merchant, known for his meticulous record keeping, but nowhere in his business archive does he mention the Pochick Lot house known as Fort Sumter. His summer residence in 'Sconset was the elegant cottage at 28 Main Street, built for him in 1837. Crosby purchased the five-acre Pochick Lot from Thomas A. Gardner in 1856. That transfer deed (Book 62, p. 122) does not mention a dwelling or any other buildings on the property, suggesting that the house was built (or moved to the site) between 1856 and 1879. Like other houses along the south bluff, it faces the ocean. Presumably, the cottage was named after the attack on federal troops at Fort Sumter in 1861, an event that precipitated the Civil War.

Edward Fitch Underhill (1830-98) spent his first summer in Sconset in 1878. Fascinated by village history and architecture, he interviewed the oldest residents of the village and wrote the first history of the place, *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (1886). Underhill's appreciation of the quaint architecture of the village inspired his real estate investment. He created a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. His own cottage, China Closet, was built on the south side of Pochick, opposite what is now 3 Pochick. Fort Sumter became part of his rental portfolio, but was not built by him. The cottage sported the name "Windsor" on the 1909 Sanborn Insurance Company map, but was known as Ye Double Decker on the 1923 Sanborn map, a name that distinguished it from the more prevalent one-story cottages built for Underhill. A small cottage behind 23 Ocean (now 1 Pochick) was part of the same property for most of its history, except sometime between 1909 and 1923 when it does not appear on the 1923 Sanborn map.

Underhill's cottages were popular with the crowd known as the Actors Colony in the period 1895-1925, and

he advertised them up and down the eastern seaboard in a series of entertaining and informative brochures. Members of the Actors Colony known to have stayed at Double Decker include actor George Fawcett, (1860–1937), writer Charles Henry Meltzer (1853–1936), and leading man Robert C. Hilliard (1857-1927). Both Fawcett and Hilliard acquired their own Sconset properties after several summers renting from Underhill or staying at the Ocean View. Underhill's contribution to 'Sconset cannot be overstated. He was a one-man band singing the praises of his adopted village and was instrumental in bringing the railroad to the east end of the island.

When Underhill died in 1898, his second wife, Evelyn (1851-1935), and daughter Lily Doubleday (1854-1927) inherited all the property in 'Sconset. His will stipulated that the property should not be sold, but "retained and improved with the view of producing a permanent income for my wife and daughter." It was not until 1926—when the demands for electricity and running water made the cottages a liability—that the Underhill cottages went on the market. That year, Evelyn Underhill sold Lot 2 at the corner of Ocean Avenue and Pochick Street to Albert E. Brock and Frank E. Lewis who in turn granted her life rights in the cottage in 1926, which allowed her to continue to collect rents for the cottage. In 1935, she sold the life rights and all interest in the cottage back to Brock and Lewis, who held the property until 1944, when, in two separate deeds, Lewis, and Brock's heirs, each sold their one-half interest to Alice L. Howe (1884-19??) of Bedford, Massachusetts. During the first half of the twentieth century, the Beach House hotel dominated Ocean Avenue. The massive building, with its four-story pavilions, was located next to Underhill's China Closet, the cottage that was across Pochick from Ye Double Decker.

Howe sold 23 Ocean Avenue to Daisy Wisher in 1951. Wisher subdivided the property in 1955 and moved into 1 Pochick after selling 23 Ocean to John and Katherine Ryon. The Ryons' deed includes an easement for access to Wisher's kitchen door on the east side of her cottage at 1 Pochick. Heirs of John Ryon—John L. Ryon, Jr., Nancy Muniot, and Mortimer Ryon— sold the cottage to South Bluff Properties Inc., c/o Mortimer Ryon (1929–2014) in 1988, after Bob Cicerrella completed a renovation of the kitchen and utility room in 1987.

South Bluff Properties sold to Bank One Wheeling, Trustee under the will of Pearson S. Jones(1915– 44) in 1999. Pearson S. Jones was killed in WWII, and appears not to have owned property in 'Sconset or elsewhere on the island. His son, Robert Courtney Jones, (b. 1940), employed architect Christopher Holland to make some changes to the cottage noted on plans dated 1999, discussed in the following architectural report. In 2011, the property was purchased by R. Scott Toop and Laura M. Rosene, who owned it for three years before selling to medical professionals Marcia J. Browne and Jeffrey W. Clark. Browne and Clark named their cottage Aquene, which is an Algonquian word meaning "Peace."

4. ARCHITECTURAL INFORMATION

4.1 Description

The cottage at 23 Ocean Avenue is a two-story, three-bedroom, three bathroom house, with living room, dining room, den, kitchen and utility space. There are full views of the ocean to the east with a large patio on the south with a parking area. A partially closed-in porch faces east and wraps around to the south.

There is a simple gable roof with overhangs, a brick chimney on the south elevation and shed roofs on the north, south, and east wing additions. This house is favored with its presence in many historic photographs and on Sanborn maps from which its many changes can be studied. The evolution of the house is described on pages 3-6 through changes made by its eight owners. The Underhills held the longest period of ownership of forty-seven years (1879-1926) and the Ryon family for forty-four years, from 1955 to 1999.

The architectural features that are unique include exposed structural corner posts in the front rooms of the first and second floors, some of which are chamfered. Such a post-and-beam construction is typical of eighteenth and early nineteenth century houses, not one built between 1856 and 1879. The front room also has exposed horizontal beams at the north and south walls. Although the exposed ceiling beams and dining room joists relate to the corner posts, it is assumed that they are part of a later renovation and not an actual and original structural function.

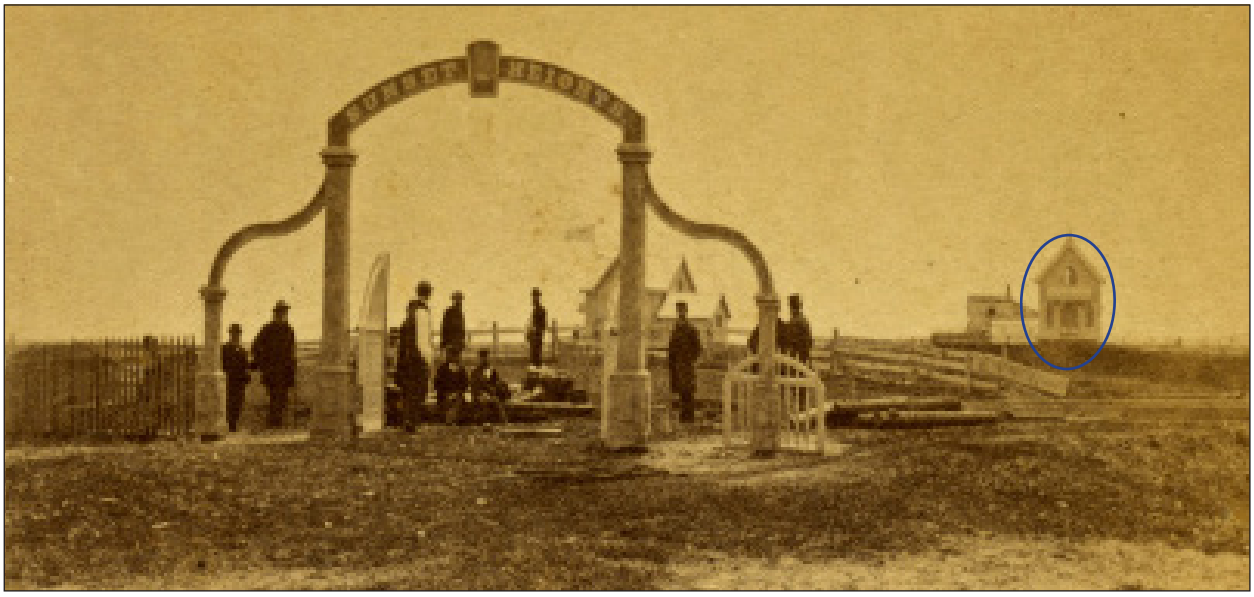
The stair rail is a wood, spiral twisted, painted hand rail on one side of the stair running in an east-west

direction as pictured on 1889 floor plans by Underhill. Other finish details include all wood floors with a natural finish, excepting the kitchen tile floor. The wood floors that appear the oldest from the wide, random widths and nail heads are those found in the living and dining rooms. Most walls and ceilings are painted plaster except where tongue and groove ceilings have been introduced. Many of the rooms have wood wainscot. The doors are a combination of one-over-one and two-over-two wood panels as well as doors with glass lights - the most notable being the front door of eight lights. Also notable are two large, fixed windows, one at each side of the entry door made up of sixteen panes of glass. A smaller sliding window of twelve panes of glass is on the south wall. There are five 4/4 windows enclosing the south side of the roofed front porch. The remainder of exterior windows are 6/6 windows. One unique interior window between the living room and the dining room is of diamond glass panes. There are wood trellises on the southern walls and roofs.

This is not a house to readily disclose its complete story, despite much digging and analysis. From a study of the ownership history, the structure, construction details, plan of rooms, historic maps and photographs, there is no evidence to definitively date this house. From the deed history, it is known that the house was not there in 1856 but was part of the property sale in 1879.

It may be assumed that after Crosby's purchase of the land from Thomas A. Gardner in 1856, that a house was built or moved to the ocean-front site. It remained in Crosby's ownership for 23 years until 1879. It is possible that the Crosby family used this cottage for its ocean access in addition to their 'Sconset summer house. Three years after the sale of 23 Ocean Avenue, in 1881, the heirs of Matthew Crosby sold their house on Main Street also.

One surprising reason why the cottage is believed to have been moved is due to the presence of post-and-beam construction only in the central portion of the house. Corner posts are visible in the living room, dining room and bedroom above on the second floor. Such a structural system suggests late-eighteenth or early nineteenth century construction, not a cottage built after 1850. Even the 1837 Crosby house in 'Sconset at 28 Main Street did not have post-and-beam construction. Note that the north and south wings were not built with such corner posts and most likely, were added later. The form of a relocated Crosby cottage would have been a narrow, two-story cottage similar to the cottage image below. It is an unusual form in 'Sconset. To create harmony with his one-story cottages of predominant shed roof construction, it is likely that Underhill added the north and south wing additions with their shed roofs to 23 Ocean Avenue. The floor plans in his 1889 promotional pamphlet show an expanded six bedroom house.



GPNsg14282 Entry gate to Sunset Heights development.

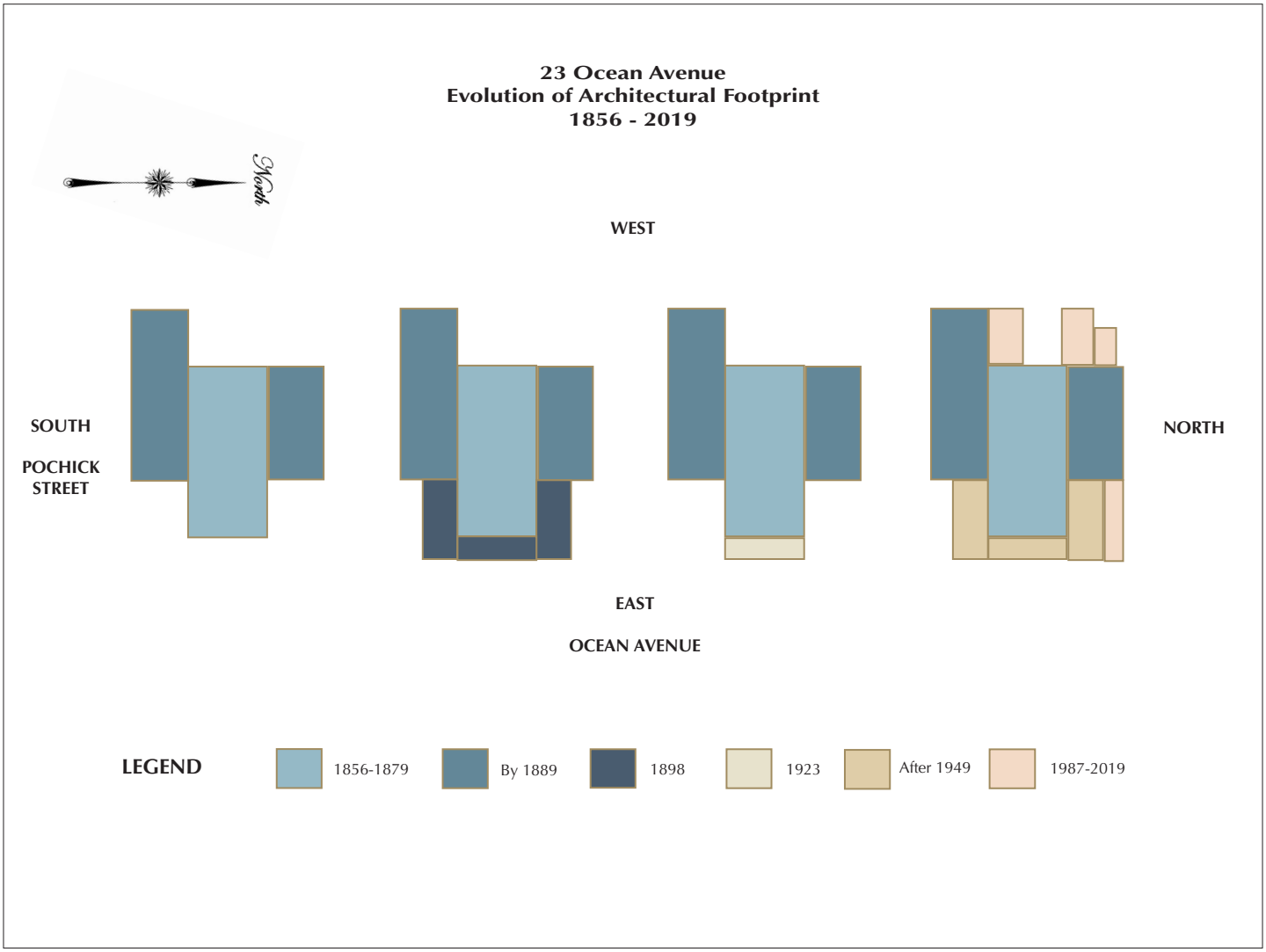
Circled house is at 8 Cottage Avenue, known as Wolf's Head. Its two-story vertical form is similar to how 23 Ocean Avenue would have appeared in its original form. Also see GPN526 on page 21 where this house and one of its arched gothic windows can be seen.

4.2 Alterations/Evolution

The evolution of the house is based upon a study of maps, historic photographs, and the form and layout of the existing house. This evolution is shown in a schematic, color-coded footprint below. All dimensions are approximate and not based upon field dimensions.

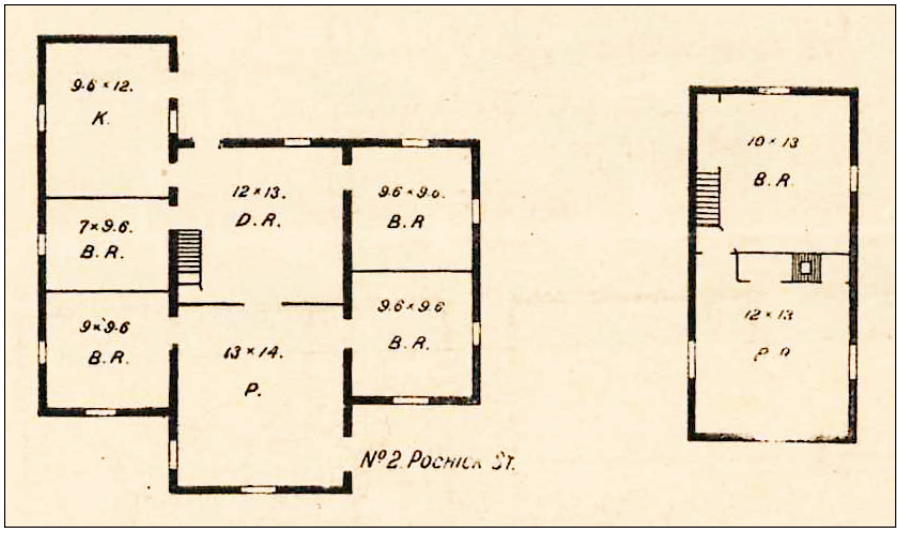
The evolution is largely focused on the one-story wings on a central portion of the two-story house. They are shed-roofed, one-story wings on the north and south sides of the house. Variations at the front porch are also one-story wings. Additions also occur at the west/rear of the house.

With the extensive renovations made from 1987 to 2019, there is not adequate physical evidence to date the north and south wing additions. It is, however, believed that both wings were added on early during the forty-seven year ownership of the Underhill family. The central two-story core of the house has a distinctly different structural system than the wings suggesting an earlier construction date than between 1856 and 1879. The style of the simple shed-roofed north and south wings is consistent with Underhill's cottage designs. They made the atypical, two-story house harmonize with his newer cottages with their shed roofs and the addition of four very small bedrooms.



West

South



North

East/Ocean

Floor Plans, 1889
"The Patchwork Village, 'Sconset by the Sea,"
by Edward F. Underhill

The footprint of these floor plans is a close match to what appears on the 1898 Sanborn map. They show the house with six (6) bedrooms, a parlor, dining room, and a kitchen.The size of the bedrooms range from a small 7′ x 9′-6″ to the largest at 12′ x 13′. The parlor and the dining room with two bedrooms above may have been the original floor plan before the additional rooms were added as one-story wings.

From Underhill's 1889 floor plans shown above, the following changes from the existing 2024 house can be understood:

- The front/Ocean Avenue photos (GPN4150, f3584, and a85-8, see pages 19,20,23) show single central 12/12 windows on both first and second floors compared with three 6/6 second floor bedroom windows and large multi-paned fixed windows with the entry door between. This plan also shows the entry door on the north wall of the parlor/living room.

- the chimney is shown in the second floor closet and not below on the first floor where a freestanding wood/coal stove may have been located. This chimney location confirms the northern roof location for the chimney as seen in photos GPN4150, GPN528, GPN526 and f3584. By the time the 1923 Sanborn map was published, the chimney has been rebuilt on the southern roof. It may be assumed that it was built as a brick fireplace.

- there is no bathroom in the house. Town water and sewer systems were not available until the 1920s.

- there was an exterior door on the west wall of the dining room.

- there was also an exterior door on the north wall of the kitchen. Its door opening would be the same as it now exists.

- none of the rear/west additions of a bathroom, utility space, and shower had been built

Additional changes occurred in the late twentieth and early twenty-first centuries, as follows:

1987-88: For owner Mortimer Ryon, the kitchen and utility space was renovated by Robert Cicerrella.

2000: Owner Robert Courtney Jones commissioned architect Christopher F. Holland and received a Building Permit for the following work estimated to cost $51,000:

- Re-roof entire building
- Remodel Kitchen
- Add new bath
- Remodel house throughout
- Replace existing porch roof and deck
- Add piers and sills as needed

Work shown on drawing elevations (not listed on the application) include the addition of many 6/6 windows in the following locations: two on the east second floor bedroom, one on the south second floor bedroom, and two on the south second floor hall. Contractor Keith Ireland, (19 Strong Avenue, Pittsfield, MA 01201, phone 413.447.9192) has added details about the eight months of work he did for Courtney Jones in 2000, as follows:

- the large fixed front/east windows that flank the entry door were in place and not changed;
- the entire house was 'gutted' with stud framing added between the original post-and-beam construction;
- antique period doors were sourced in Pittsfield MA;
- (21) structural piers were added including at the porch;
- evidence of an early trap door was found in the living room ceiling;
- Keith felt that it had been used as a place to hang and dry fish;
- original/early wood floors in the Living Room were in place while other wood floors were sourced from an old barn in Maine

2019: Owners Marcia Browne and Jeffrey Clark commissioned Angus Macleod to design an addition to the north side of the existing porch, enclose a portion of it, and add trellis.

4.3 Character-Defining Features

- The post-and-beam construction of the original two-story dwelling that pre-dates its estimated 1856-1878 date of construction
- The expansive first floor front windows and wrap-around porch
- The abundance of nineteenth-century materials including wood floors and plaster walls and ceilings

4.4 Outbuildings

There are currently no outbuildings, although there is a history of there being several. A small structure appears in photos NHA GPN526 and GNP518 at the southwest rear corner, tight to the house with an exhaust stack that is asssumed to have been a privy.

From the 1888 Platt map to the Sanborn map of 1923, a separate house or shed existed at the west of the main house. It no longer existed when the 1923 map was created and reappeared on the 1949 map. The property was subdivided in 1955 for that dwelling to become known as 1 Pochick Street.

5. PROPERTY INFORMATION

5.1 Property Identification: 23 Ocean Avenue, Nantucket Assessor's Map: 73.3.1 19, .09 acres, zone SOH

5.2 Setting: This house is located on the corner of Ocean Avenue and Pochick Street with unobstructed views of the ocean to the east. It is in the Old Historic District in a residential, densely-built area south of Main Street. There is parking on the Pochick Steet side, patio, gardens, and privet hedge.

6. SOURCES OF INFORMATION

6.1 Published and Archival Sources

23 Ocean Avenue report compiled by Linda Williams and Sarah Alger, n.d.

John L. Ryon obituary: *Times Leader*, October 29, 2008

Mortimer Ryon obituary, November 22, 2014: https://www.fhnfuneralhome.com/obituaries/Mortimer-Ryon/#!/Obituary

Inquirer and Mirror, August 2, 1879: mention of sale of Fort Sumter

Booker, Margaret Moore. *Edward Fitch Underhill, Renaissance Man of Siasconset*. Nantucket Historical Association, 2014.

Crosby, Everett U. *The Making of Nantucket: Family Lives and Fortunes in the Nineteenth Century*. New Bedford, Spinner Publications, Inc., 2018

Lancaster, Clay. *Holiday Island: the Pageant of Nantucket's Hostelries and Summer Life from Its Beginnings to the Mid-twentieth Century*. Nantucket Historical Association, 1993.

Tyler, Betsy. The 'Sconset Actors Colony: Broadway Offshore, 1895-1925. Nantucket Historical Association, 2011.

Underhill, Edward F. *The Credible Chronicles of the Patchwork Village, 'Sconset by the Sea* (Underhill, 1886)

6.2 Historical Maps and Site Plans

1872 *Plan of Sunset Heights*, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., Boston [1872]

1888 Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

1898 Sanborn Insurance Company, Nantucket, July 1898, Sheet 15

1903 Plan of the Estate of Edward F. Underhill at Siaconset, Nantucket, Mass. surveyed by Wm. F. Codd, Nov. 5, 1903.

1904 Sanborn Insurance Company, Nantucket, October 1904, Sheet 19

1909 Sanborn Insurance Company, Nantucket, August 1909, Sheet 21

1923 Sanborn Insurance Company, Nantucket, October 1923, Sheet 26

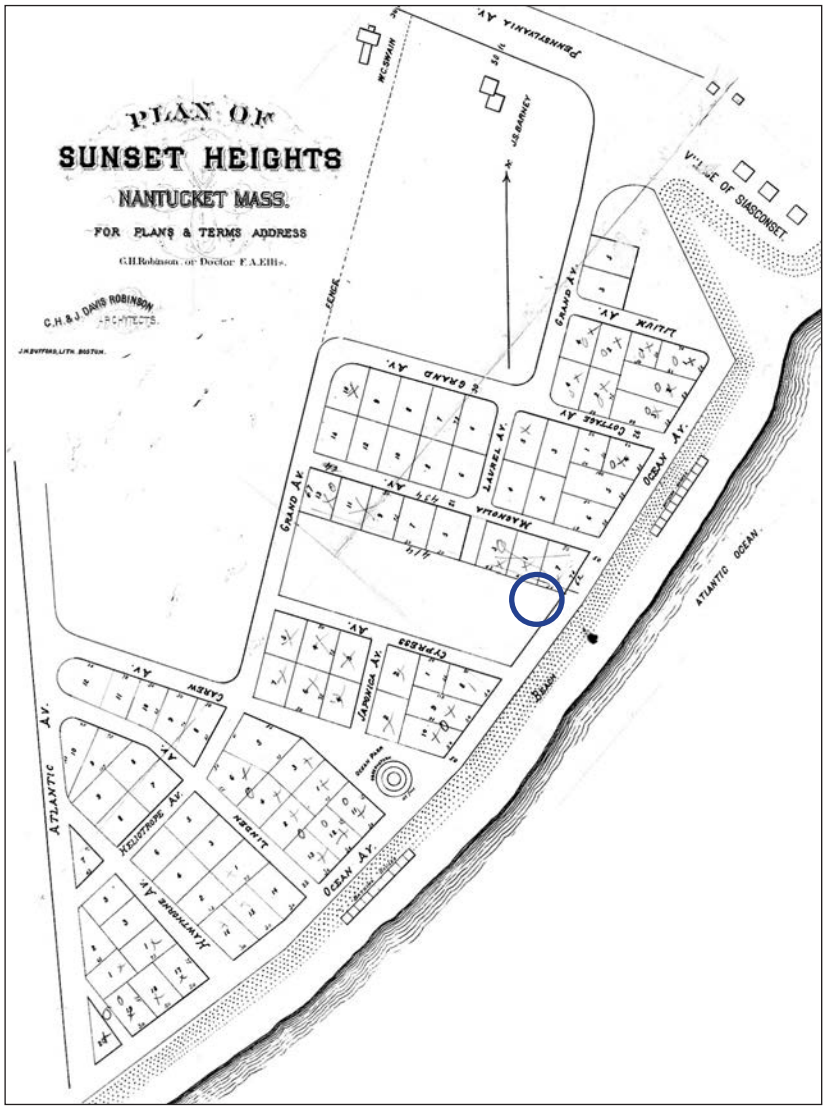
1949 Sanborn Insurance Company, Nantucket October 1949, Sheet 26

1955 Land of Daisy Wisher, Josiah S. Barrett, engr., October 20, 1955

1987 Kitchen and Utility Room Renovation, Robert Cicerella, 1987

1999 The Jones Residence, 23 Ocean Avenue, Christopher F. Holland, AIA, 1999

1999 Site Plan, Charles W. Hart & Associates, 1999



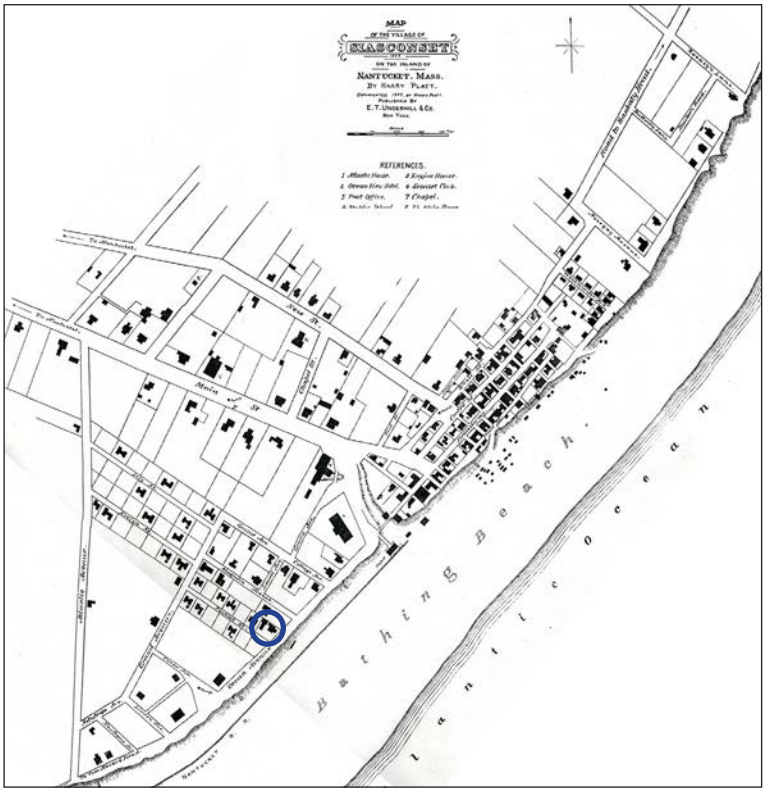
Plan of Sunset Heights, Nantucket, Mass. C.H. Robinson or Dr. F. A. Ellis, J. H. Bufford, Lith., n.d., [1872]

The land upon which the house at 23 Ocean Avenue sits was situated in the middle of Sunset Heights, but was not part of that development. It can be seen as a large rectangle with no lot divisions on the 1872 map of Sunset Heights .

Underhill created a separate development on this land with a road down the middle of the Pochick Lot and built replica fishermen's cottages along both sides. The land within the blue circle had a house on it when Underhill purchased it from the Crosby family.

The first visual depiction of a house on the lot is the footprint of the dwelling in Harry Platt's 1888 *Map of the Village of Siasconset on the Island of Nantucket, below.*

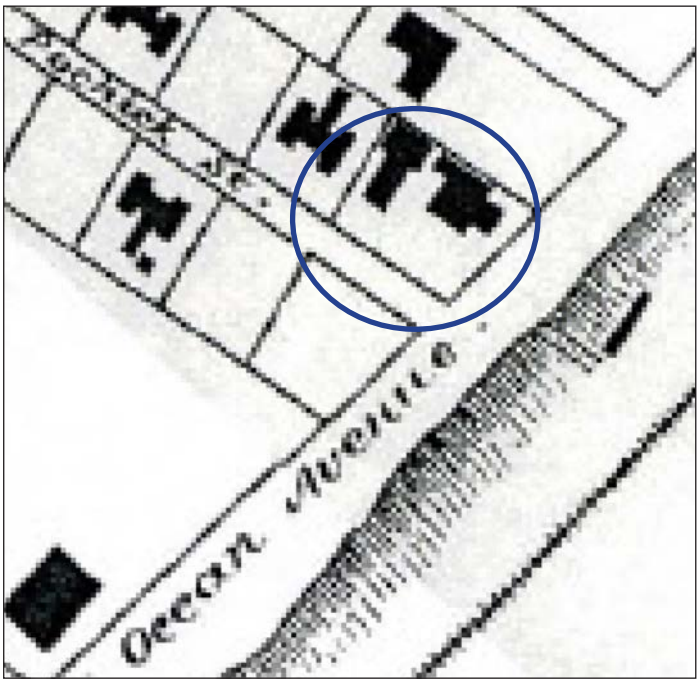
The Plan of Sunset Heights shows the land at 23 Ocean Avenue. Although the land from Ocean Avenue to Grand Avenue was surrounded by land that became subdivided for Sunset Heights, it was not owned by the developers Robinson and Ellis. Although it is believed that the house at 23 Ocean Avenue existed at the 1872 date of this plan, it is not shown since it was not part of the subdivision plan.



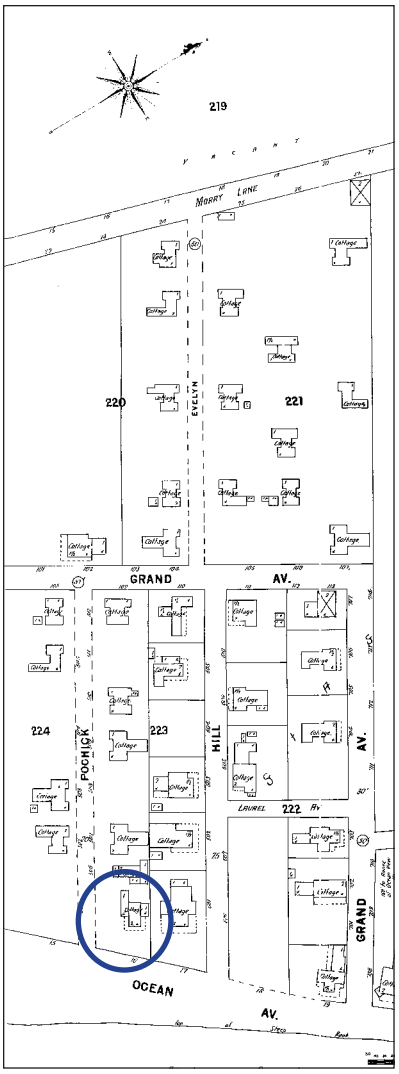
Platt, Harry, *Map of the Village of Siasconset on the Island of Nantucket*, published by E. T. Underhill & Co., New York, 1888.

The 1888 Platt map shows a footprint with two side (north & south) wings, with the northern wing longer to the west than the south wing.

This map also includes a T-shaped dwelling to the west on the same lot.



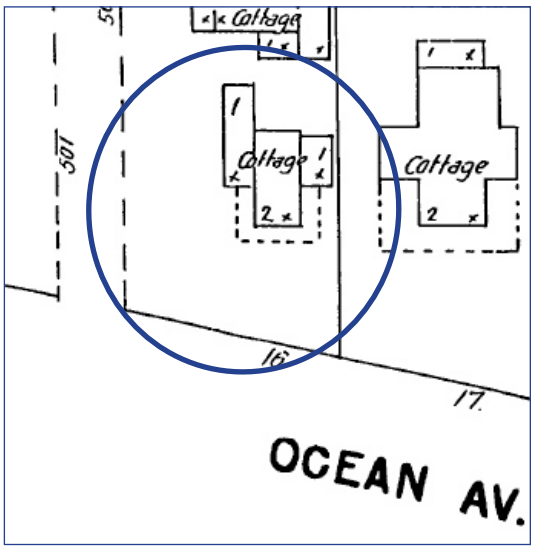
Enlarged view of house footprint



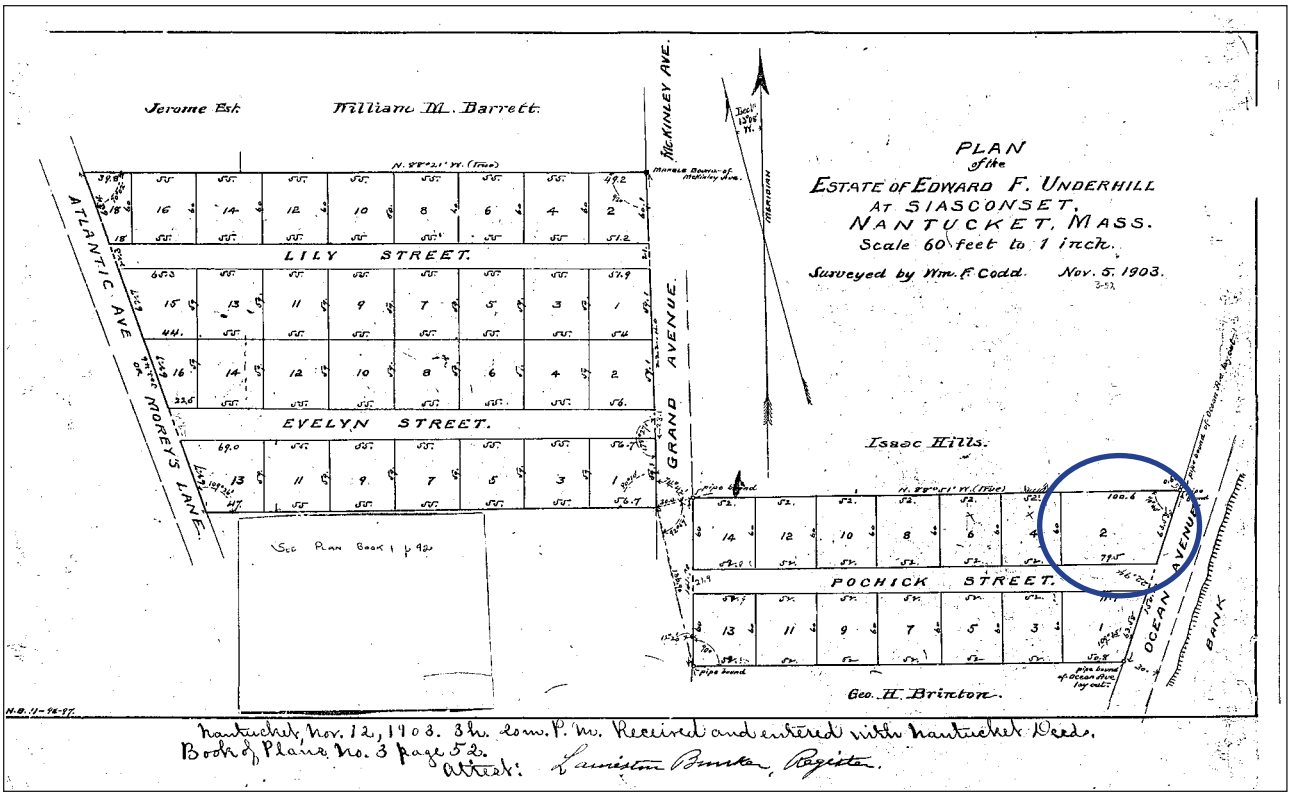
1898 Sanborn Insurance Company, Nantucket, Sheet 15

Ten years after the 1888 Platt map, the 1898 Sanborn map shows wings reversed in their relationship to the central area. The southern wing is longer to the west and the northern wing is nearly flush with the central section. There is a three-sided, wrap-around porch facing east. The two-story dwelling to the west is labeled 'Cottage' with two, one-story sections. Pochick Street has been added although the Sanborn map does not extend beyond Pochick Street to the south because the Beach House Hotel had not yet been built.

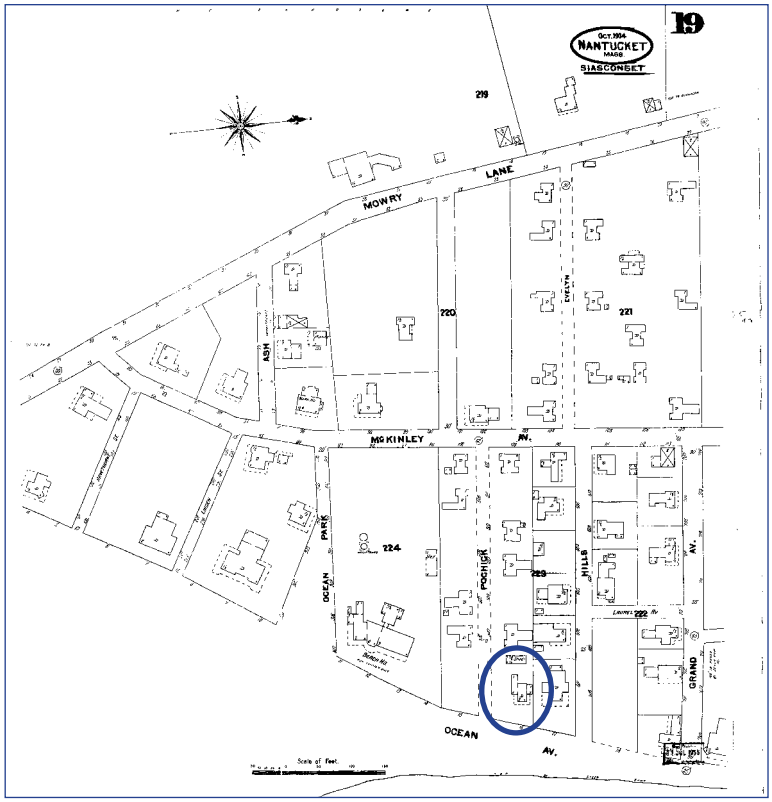
The China Closet at 29 Ocean Avenue had been built by this 1898 map, across from 1 Pochick Street.



Enlarged view of house footprint above



Nantucket Registry of Deeds, Book of Plans No. 3, page 52.
Plan of the Estate of Edward F. Underhill at Siasconset, Nantucket, Mass., 1903.

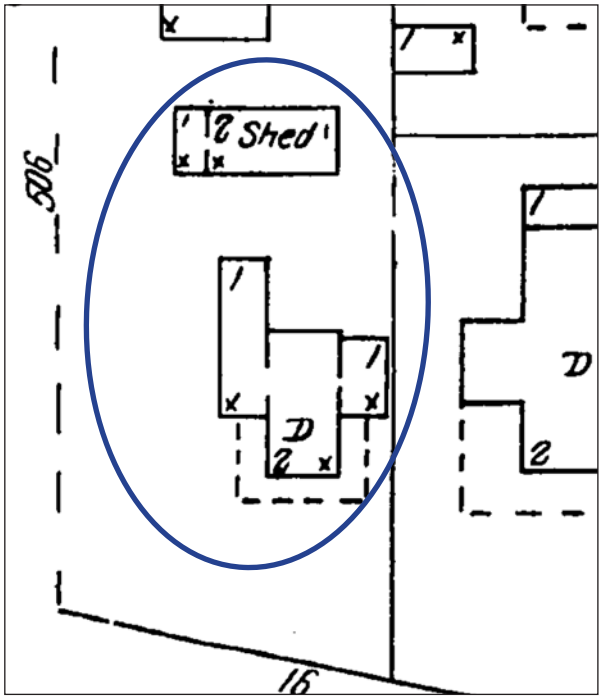


1904 Sanborn Insurance Company,
Nantucket, Sheet 19

The house footprint is the same as shown on the 1898 Sanborn map. This map, however, includes the Beach House Hotel to the south of Pochick Street.

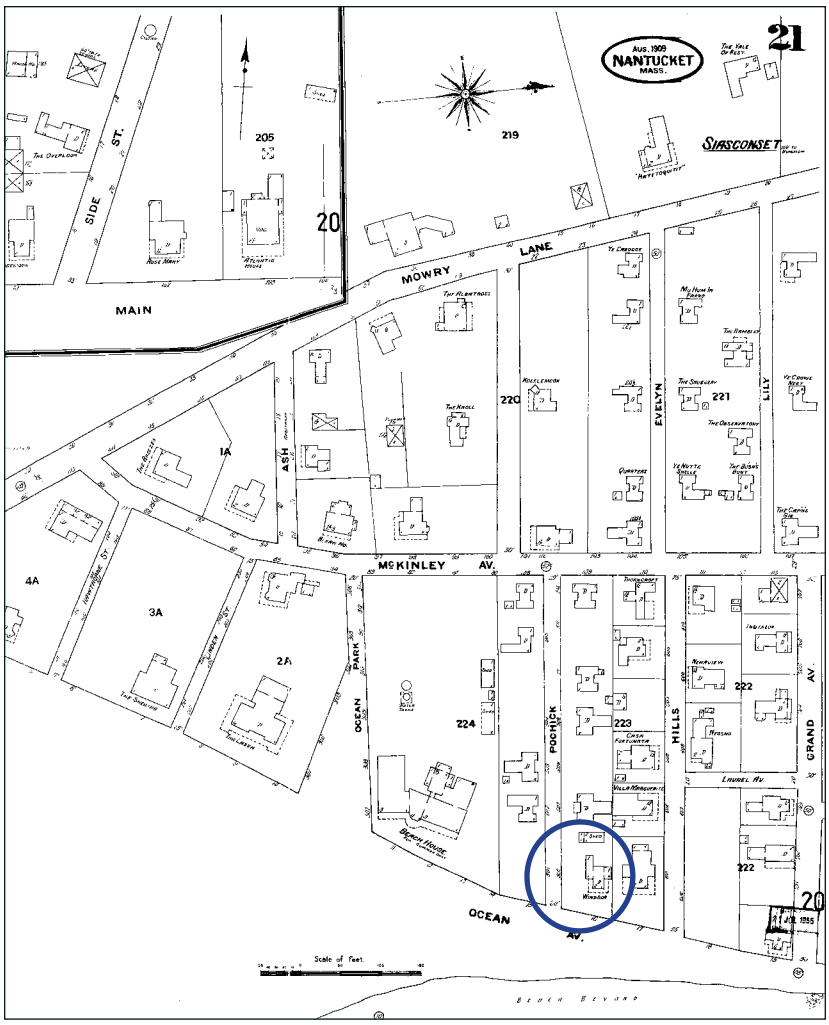
With promotional images, this hotel serves as a informative neighbor in subsequent images and maps with 23 Ocean Avenue visible at one side.

The Cottage to the west is labeled a 'Shed' with a front/south one-story addition.

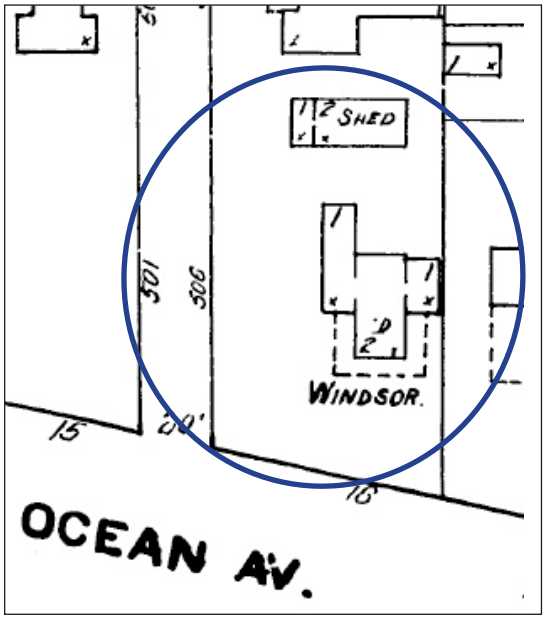


Enlarged view of house footprint

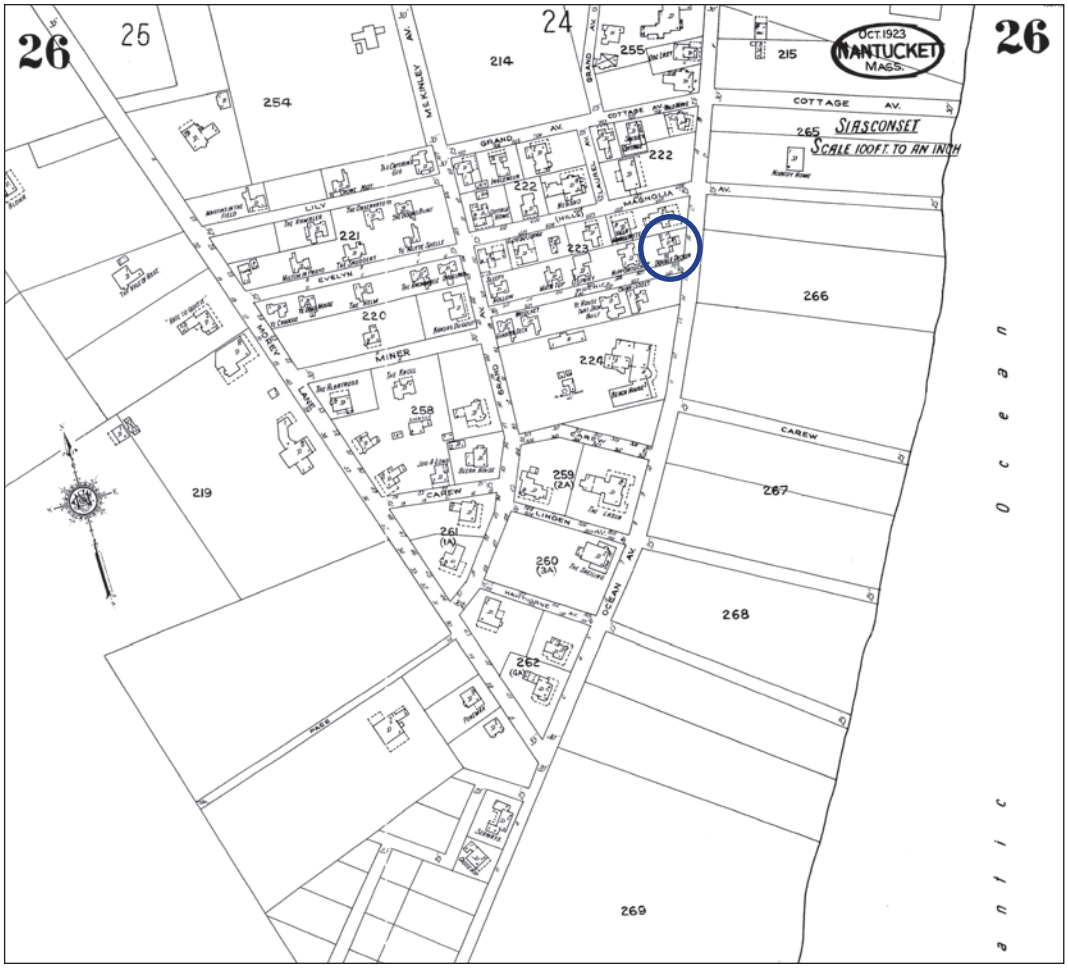
The house is labeled 'Windsor'. On the 1909 Sanborn map there are additions to the south and west at the Beach House Hotel but no changes to the footprint at 23 Ocean Avenue. The one photo NHA p20562 (p 22) that shows the Windsor sign on the house also has a striped fabric awning as a front porch roof.



1909 Sanborn Insurance Company, Nantucket, Sheet 21

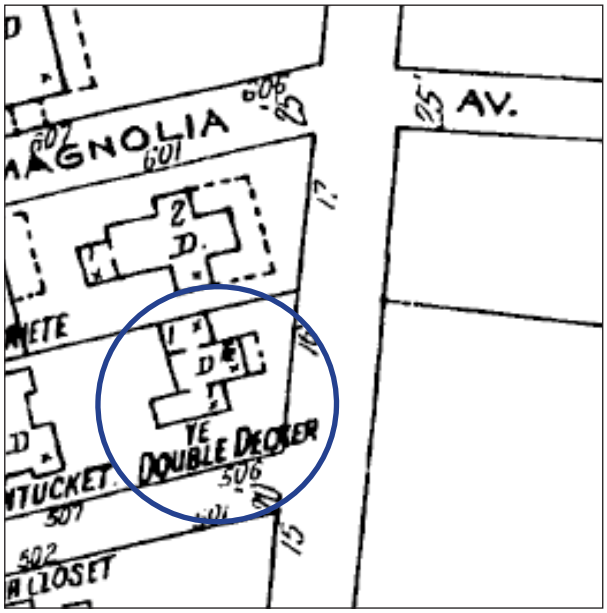


Enlarged view of house footprint

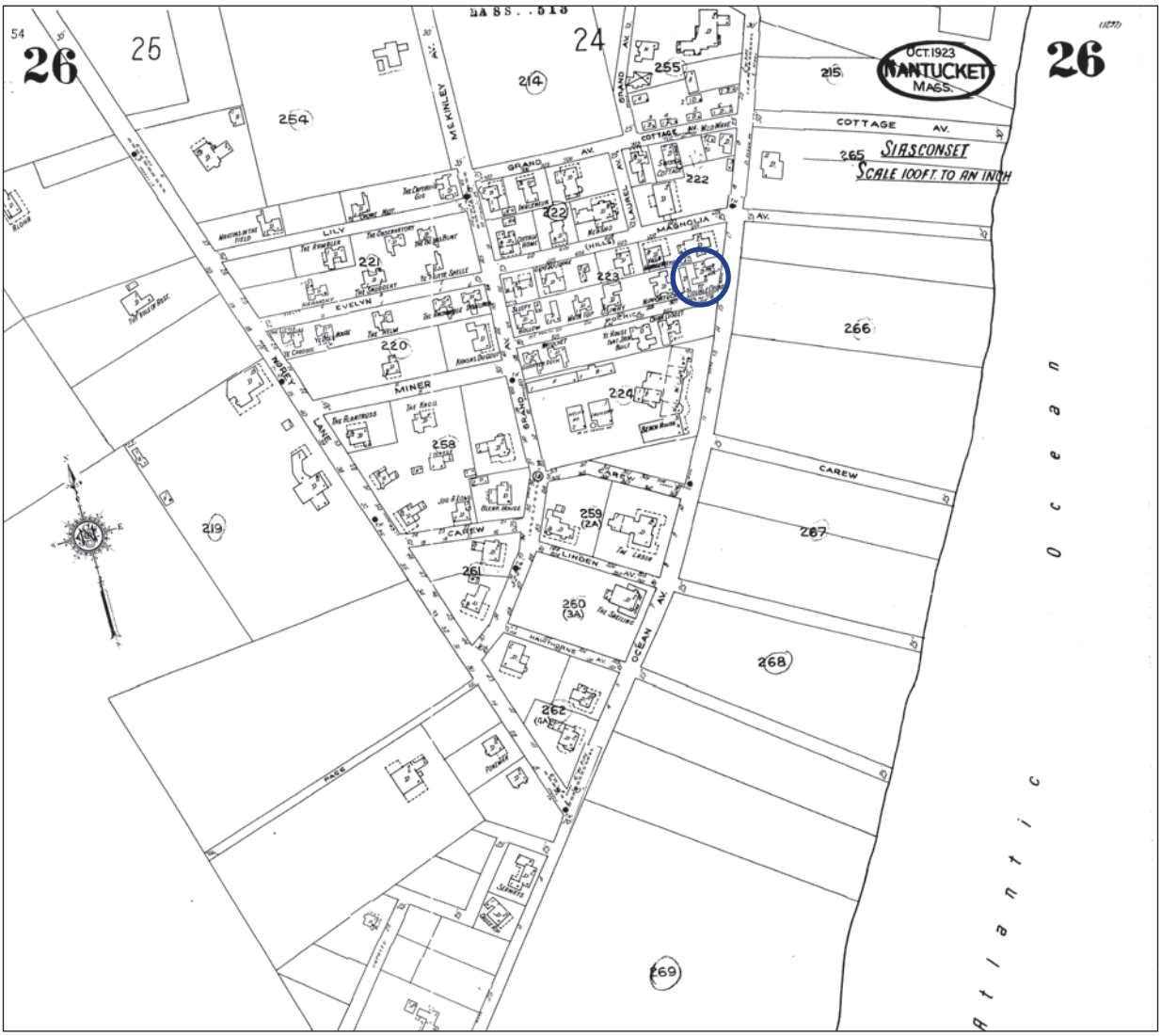


1923 Sanborn Insurance Company, Nantucket, Sheet 26

The 1923 Sanborn map labels 23 Ocean Avenue 'Ye Double Decker'. The former three-sided wrap-around east-facing porch shown on the 1898 map was reduced to being at the east only. The prior shed/cottage at the west is no longer in place.



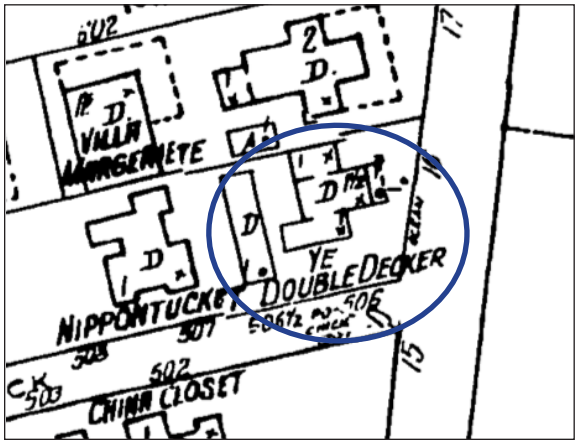
Enlarged view of house footprint



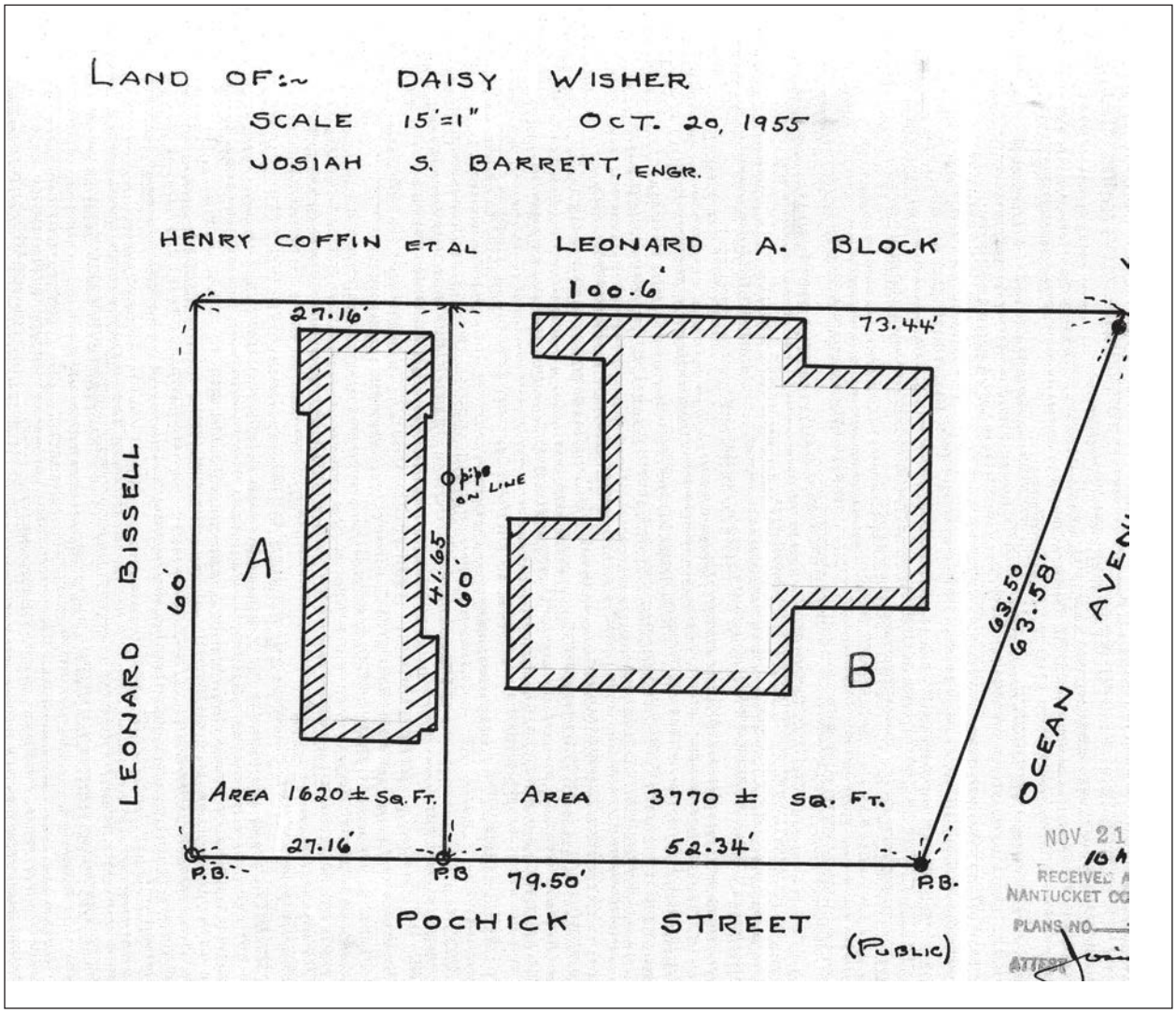
1949 Sanborn Insurance Company, Nantucket, Sheet 26

The 1949 Sanborn map shows the same footprint as the 1923 map.

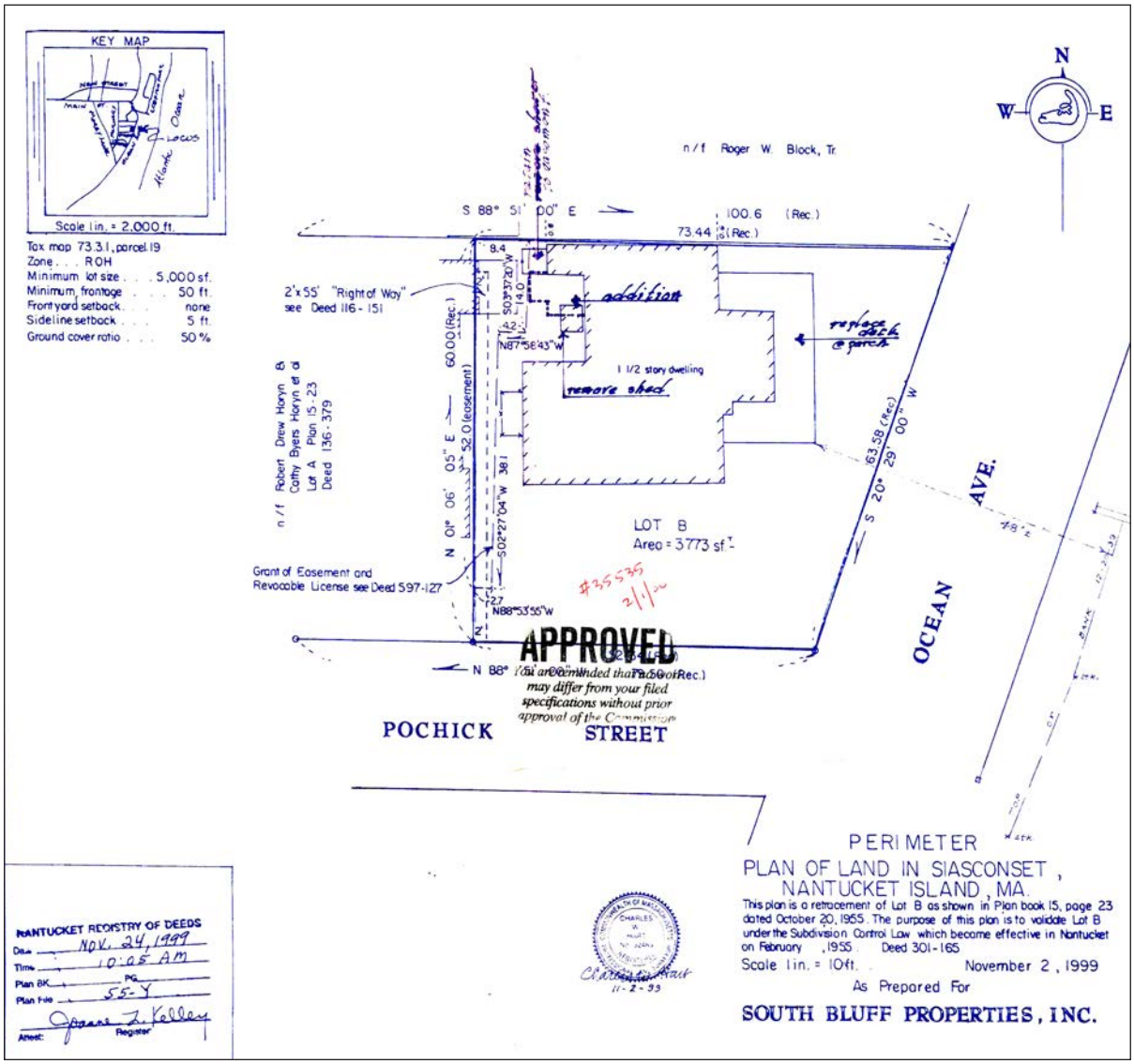
A one-story rectangular dwelling was added to the west of the house. The land was subdivided as a separate lot in 1955.



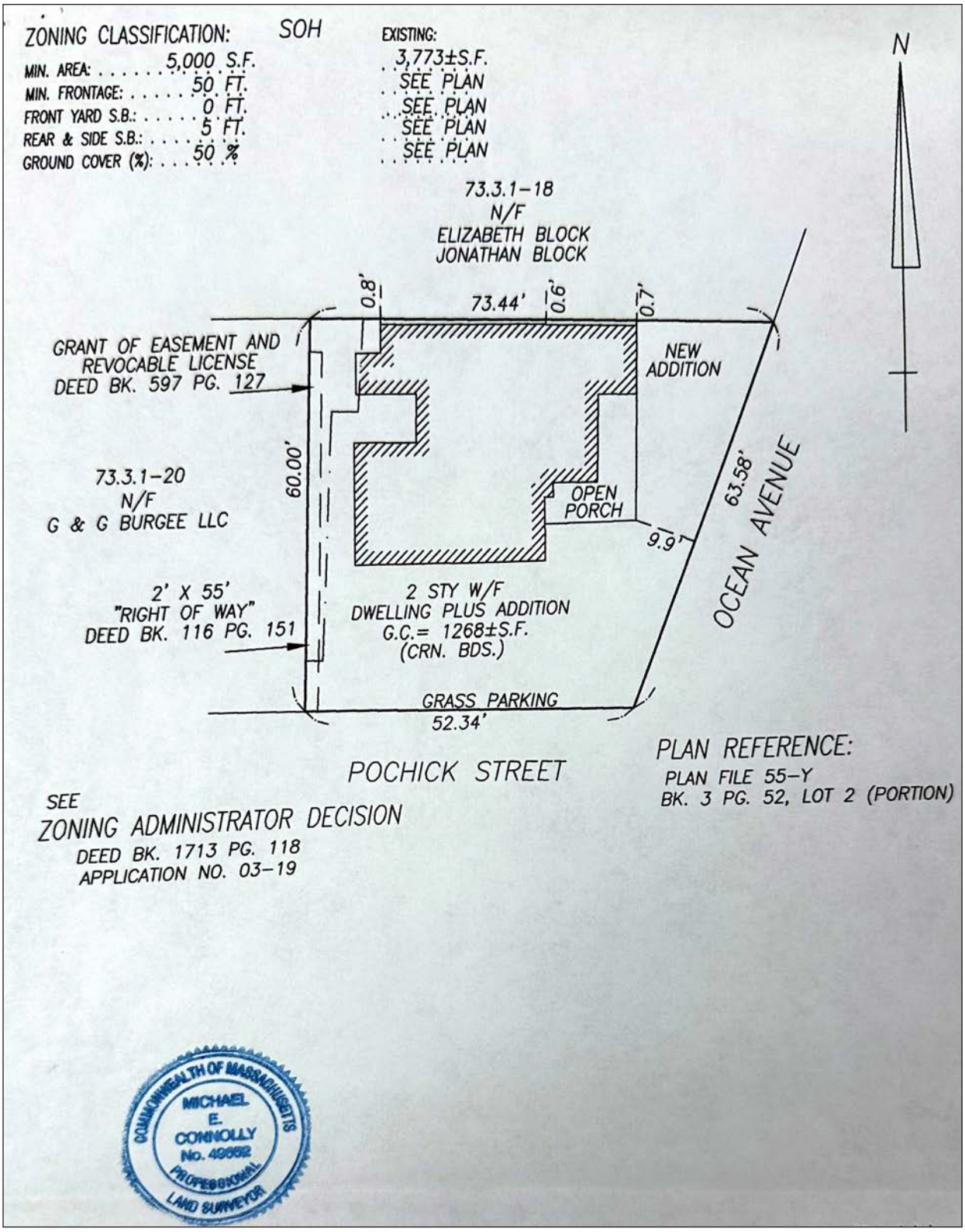
Enlarged view of house footprint



Site Plan Subdivision for Daisy Wisher
1955, PlBk15, 23 (bottom)



Site plan from 1999 Planning Board application by Hart for for South Bluff Properties Inc.



2020 Building Location Plan by Connolly

6.3 Historical Photographs: Courtesy of the Nantucket Historical Association and MACRIS

NHA sg14282
Entry Gate to Sunset Heights

NHA f358423
View of 'Sconset Railroad Station with 23 Ocean Avenue in the distance

NHA GPN4150
View of Sunset Heights

NHA p5431
View of Sunset Heights and 'Sconset train

NHA GPN526
View of Sunset Heights looking north

NHA GPN518
View of Sunset Heights looking north

NHA sc862-69
Beach House Hotel dated between 1909 and 1923

NHA p20562 'Windsor', 23 Ocean Avenue

NHA a85-8
Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left

1989 Massachusetts Cultural Resource Information System (MACRIS) photo, NAN.2109



GPN4150 View of Sunset Heights

The Beach House Hotel was not built at the time this photo was taken.
Rudder Grange to the right of 23 Ocean Avenue, had been moved to the front of its lot between 1888-1898. There is a roof hatch near the chimney on 23 Ocean Avenue.



GPN4150 Late 19th century close-up of 23 Ocean Avenue

First floor east/front 12/12 second floor windows with shutters,
entry north at north side, 2/12 second floor windows,
chimney on the north slope of the roof with a roof hatch.
There was no front/east door flanked by windows.

The post-and-beam construction are of the same
late 18th-century/early 19th century period as the 12/12 windows.

This collection of historic photographs helps to date the various changes to 23 Ocean Avenue.
Note how the chimney moves from the north to the south side of the gable roof in later photos, when China Closet is built at 29 Ocean Avenue, and how the cottage behind 23 Ocean Avenue disappears and returns.



NHA f358423 View of 'Sconset Railroad Station

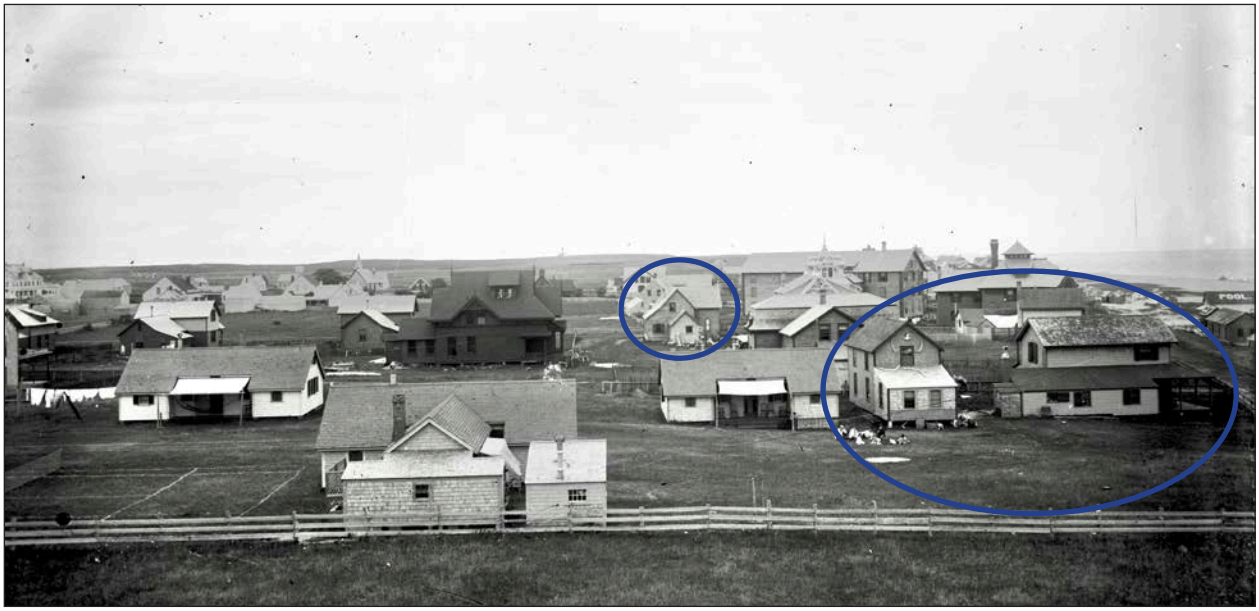
The Nantucket Railroad, aka the Nantucket Central Railroad Company
was in operation from 1881 to 1917.
It was extended to 'Sconset in 1884.



NHA p5431 View of Sunset Heights and 'Sconset train

The chimney is on the earlier north side of the gable roof. There are two major changes: one is the absence of the train station. The second is that Rudder Grange at 21 Ocean Avenue has been moved forward/east to be fronting the street in line with 23 Ocean Avenue.

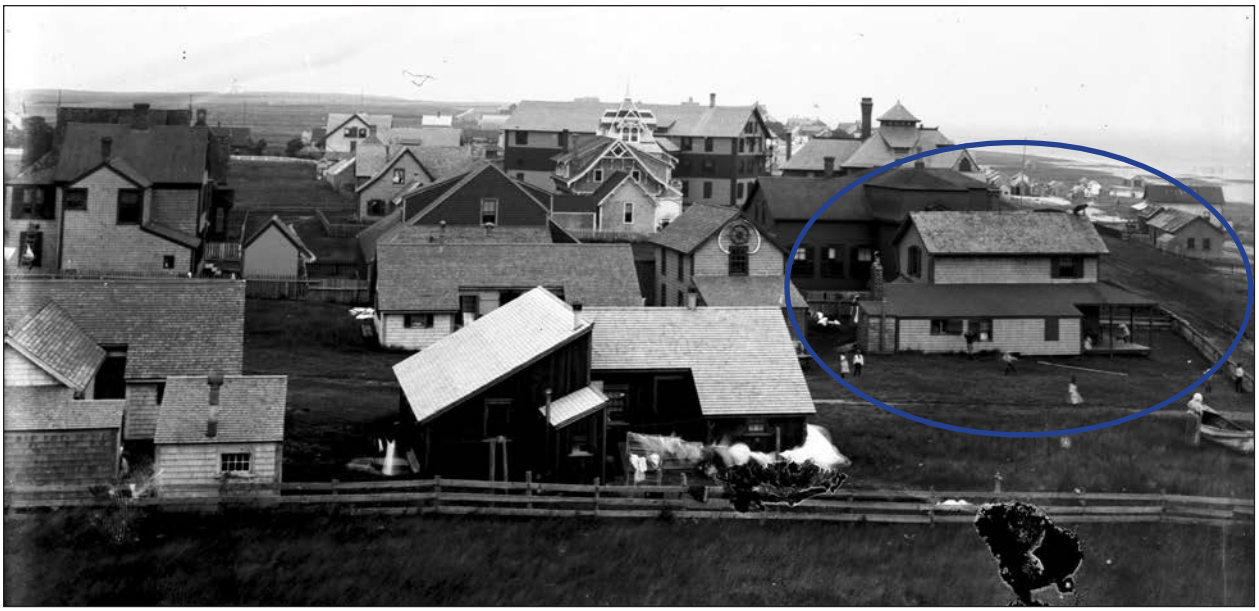
This photo would have been taken later than f358423 shown above.



NHA GPN526 View of Sunset Heights looking north

This photo was taken before the China Closet at 29 Ocean Avenue was built and before Rudder Grange at 21 Ocean Avenue was moved forward. The railroad and Sconset Chapel had been built, however, so the photo date is after 1883. Cottage marked with the smaller circle is Wolf's Head at 8 Cottage Avenue. It is the Gothic-style house seen in photo NHA sg14282 on page 3.

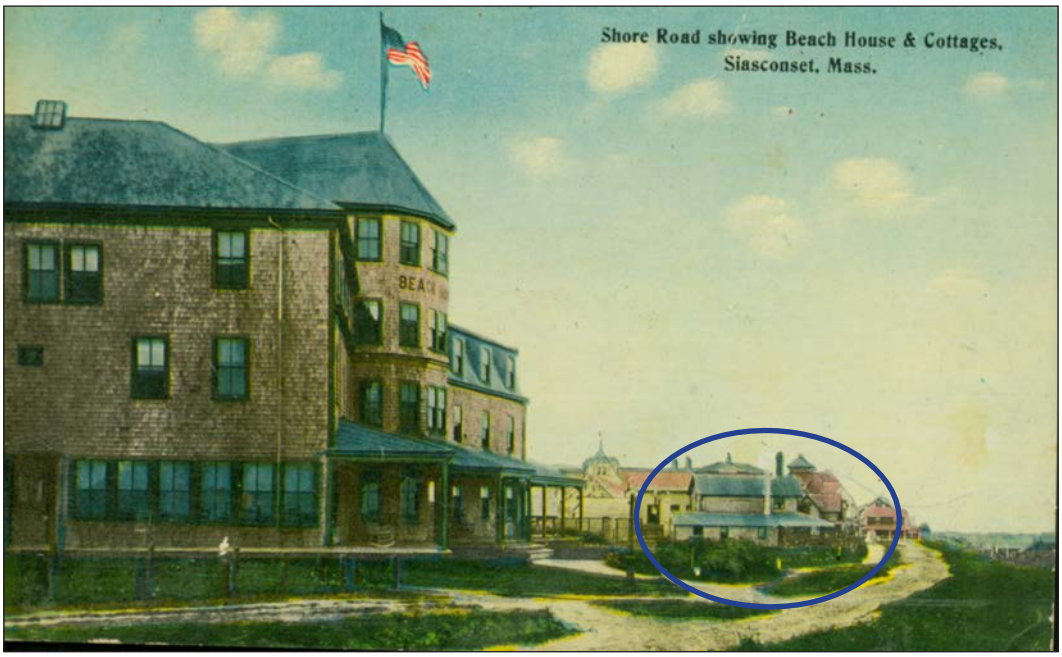
Note the windows with dark wood shutters, the privy structure attached at the back, the chimney on the north slope of the roof, as well as the two-story cottage at the rear/west of the house. The fenestration includes a second-floor, south-facing 12/12 window at the southeast corner and one at the west wall; first floor windows are unevenly-spaced along the southern wing.



NHA GPN518 View of Sunset Heights looking north

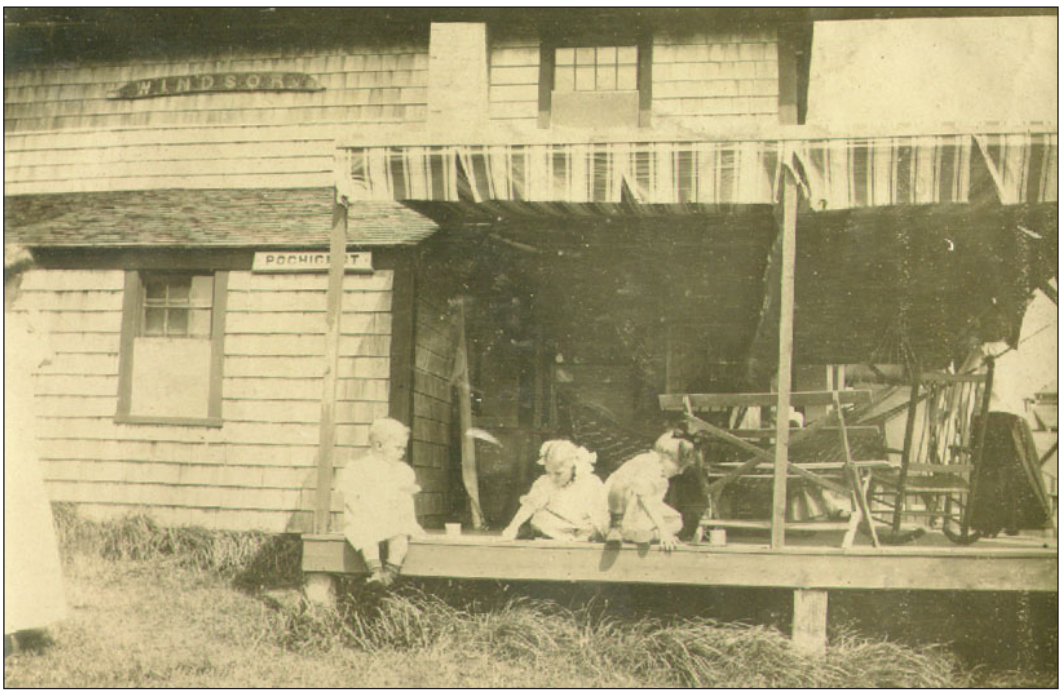
The view of this photograph is similar to NHA GPN526 but with six-eight children, clotheslines, a vertical metal pipe exhaust stack at the privy, and the China Closet having been built at 29 Ocean Avenue on the south side of Pochick Street. The house at 21 Ocean Avenue known as Rudder Grange had been moved forward on its lot in this photo (note its distinctive mansard roof).

By the 1923 Sanborn map, the entire cottage to the west (left of 23 Ocean Avenue in this photo) had been removed which confirms a photo date before 1923.



NHA sc862-69 Beach House Hotel dated between 1909 and 1923

23 Ocean Avenue circled. Note that cottage to the left/west of 23 Ocean
(now 1 Pochick Street) is not in place on the Sanborn map of 1923



NHA p20562 'Windsor', 23 Ocean Avenue

'Windsor' as noted on the 1909 Sanborn map
Note the chimney on the south side of the gable roof. This is the only
photographic evidence of the fabric awning roof
on the wrap-around porch at the front.

Jimmie, Georgie, Francis playing on porch of cottage
named Windsor, 1911



NHA a85-8 Dated between 1909 and 1923 with China Closet at 29 Ocean Avenue in place to the left.

Note the chimney on the south side of the gable roof with single window at the second floor bedroom.



1989 Massachusetts Cultural Resource Information System (MACRIS) photo, NAN.2109

6.4 Year 2024 Photographs



Ocean Avenue Front/East Elevation



Pochick Street South Elevation



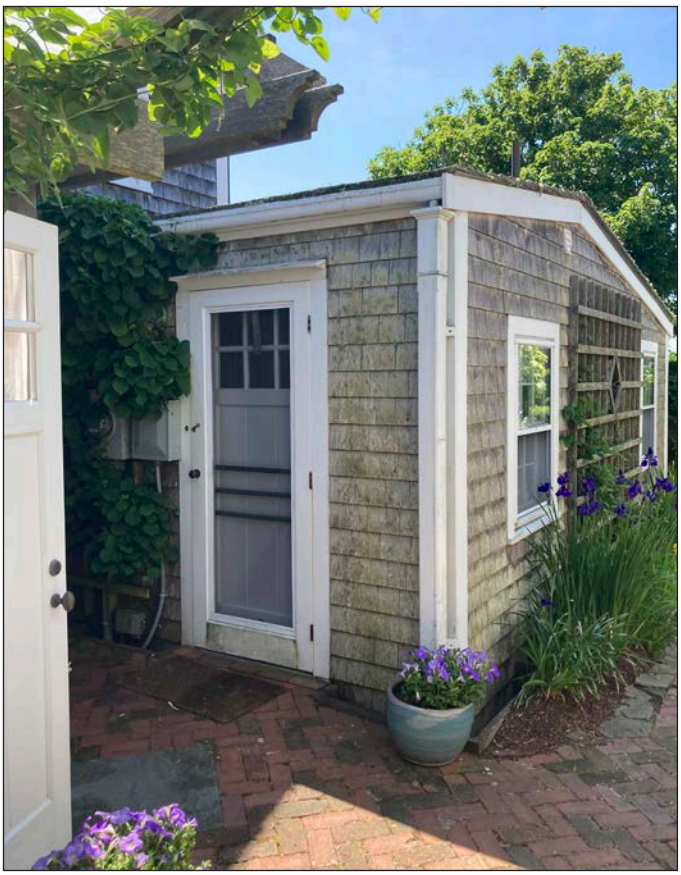
Pochick Street/South Elevation



North & East Elevations



West Elevation & Neighbor



Kitchen Entrance



West Elevation



Shower Entrance at West Elevation



Porch South



Living Room



Living Room with Fireplace



Living Room



Dining Room



Dining Room



Dining Room & Stair to Second Floor



Den/TV Room



Den/TV Room



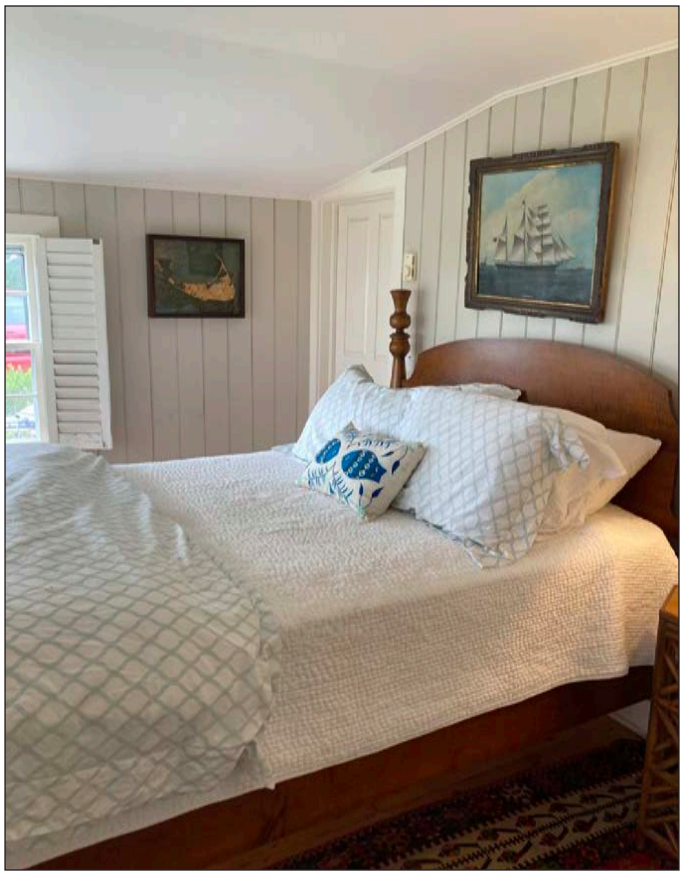
Den/TV Room



Kitchen



Kitchen



South Bedroom First Floor



Brick Chimney, South Bedroom First Floor



South Bedroom, First Floor, 2-Panel Door



South Bedroom, First Floor



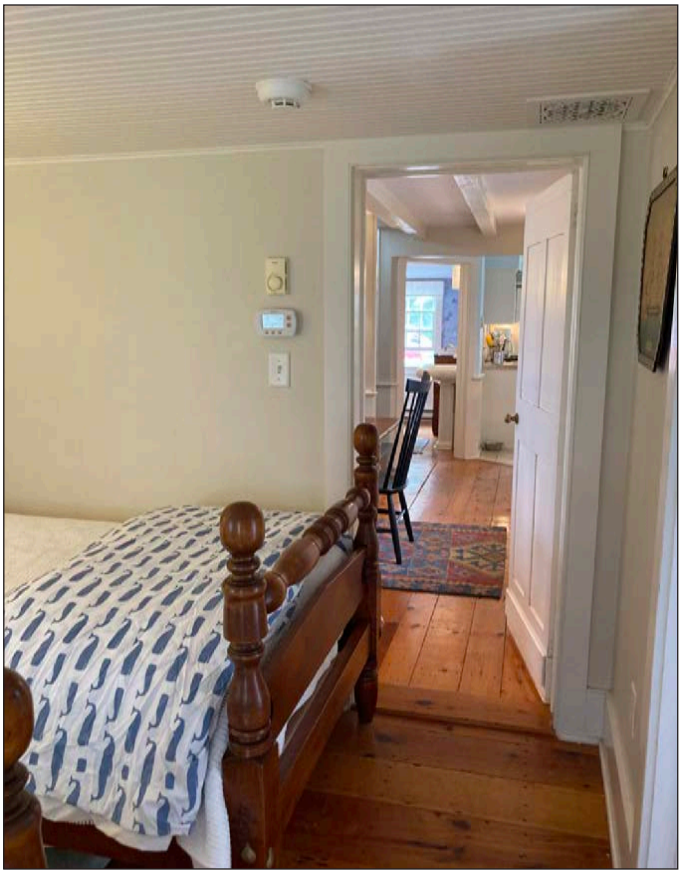
South Bathroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor



North Bedroom, First Floor & Bedroom



West Bathroom, First Floor

6.5 Chain of Title

Nantucket Registry of Deeds Book = NRD

1856 NRD Book 62, pp. 122-23
Thomas A. Gardner to Matthew Crosby
A certain tract of land near the village of Siasconset

1879 NRD Book 66, p. 62
William H. Crosby, Matthew Crosby, Sylvanus Crosby, Martha B. wood, Susan B. Lowden, Elizabeth B. Gardner and Emma L. Crosby, heirs of Matthew Crosby to Edward F. Underhill
a certain tract of land with the dwelling house situated near the village of Siasconset . . . containing about five acres

1926 NRD Book 103, p. 46
Evelyn T. Underhill and Lily Doubleday to Albert G. Brock and Frank E. Lewis

Lot 2, Ocean Avenue and Pochick, together with the dwelling house thereon and all the household goods and personal property contained in or upon the premises.

1926 NRD Book 103, p. 47
Albert G. Brock and Frank E. Lewis to Evelyn T. Underhill, for and during the terms of her natural life, with all the right, uses, rents and incomes and at her decease to revert to us and our heirs and assigns.

Lot 2, Ocean Avenue and Pochick

1935 NRD Book 107, p. 403
Evelyn T. Underhill to Albert G. Brock and Frank E. Lewis
Life right in Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property

1944 NRD Book 110, p. 350
William C. Brock and Mary B. Lewis, trustees under the will of Albert G. Brock to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property

1945 NRD Book 110, p. 351
Frank E. Lewis to Alice Howe

Lot 2, Plan Book 3, p. 52, together with the dwelling house and all household goods and personal property

1951 NRD Book 113, p. 210
Alice Howe to Daisy Wisher

Lot 2, Plan Book 3, p. 52

1955 NRD Book 116, p. 151
Daisy Wisher to John L. Ryon and Katherine H. Ryon
Land in that part of Nantucket called Siasconset with the dwelling house thereonr reserving a right of way on the west side for access to kitchen door

1957 NRD Book 117, p. 465
John L. Ryon and Katherine H. Ryon to Katherine H. Ryon

The land in that part of Nantucket called Siasconset, together with the dwelling house thereon

1988 NRD Book 301, p. 165
John L. Ryon, Nancy R. Muniot and Mortimer Ryon to South Bluff Properties Inc., c/o Mortimer Ryon

Lot B, Plan Book 15, p. 23

1999 NRD Book 642, p. 209
South Bluff Properties Inc. to Bank One Wheeling, Trustee under the last will and testament of Pearson S. Jones

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

2011 NRD Book 1293, p. 283
Andrew M. Feder, V.P. for J. P. Morgan Chase Bank, successor trustee to Bank One, Wheeling-Steubenville, PA, trustee under the will of Pearson S. Jones to Laura M. Rosene and R. Scott Toop

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue.

23 Ocean Ave., Lot B, Plan Book 15 p. 23

2014 NRD Book 1457, p. 330
R. Scott Toop and Laura M. Rosene to Marcia J. Browne and Jeffrey W. Clark

That certain parcel of land together with buildings and improvements thereon situated at the Village of Siasconset ... now known and numbered as 23 Ocean Avenue. .

2022 NRD Book 1883, p. 213
Marcia J. Browne and Jeffrey W. Clark to Beam Reach LLC
23 Ocean Ave., Lot B, Plan Book 15 p. 23

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 37

Street & Number of Proposed Work: 10 NEW WHALE

Owner of record: NANTUCKET ELECTRIC CO. DBA NGRID

Mailing Address: 170 DATA DRIVE
WALTHAM, MA 02451

Contact Phone #: 781-907-2114 E-mail: MARISA.PIZZI@NATIONALGRID.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1927

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH BRICK 1927 BUILDING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. N/A

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/2/2025 Signature of owner of record _____ Signed under penalties of perjury

Gmail Linda Williams <ackczarina1@gmail.com>

Demo Filing - National Grid

1 message

Monica Tawfik <Monica.Tawfik@nationalgrid.com> Mon, Jan 13, 2025 at 11:56 AM
To: Linda Williams <ackczarina1@gmail.com>
Cc: Arthur Reade <air@readelaw.com>, Marisa Pizzi <Marisa.Pizzi@nationalgrid.com>, Danielle Prince <Danielle.Prince@nationalgrid.com>

Good morning Linda,

I am an authorized representative for Nantucket Electric Company d/b/a National Grid and give you permission to sign the HDC demo application for 10 New Whale Street on my behalf.

Please kindly share the final filing digitally for our records.

Thanks,

Monica

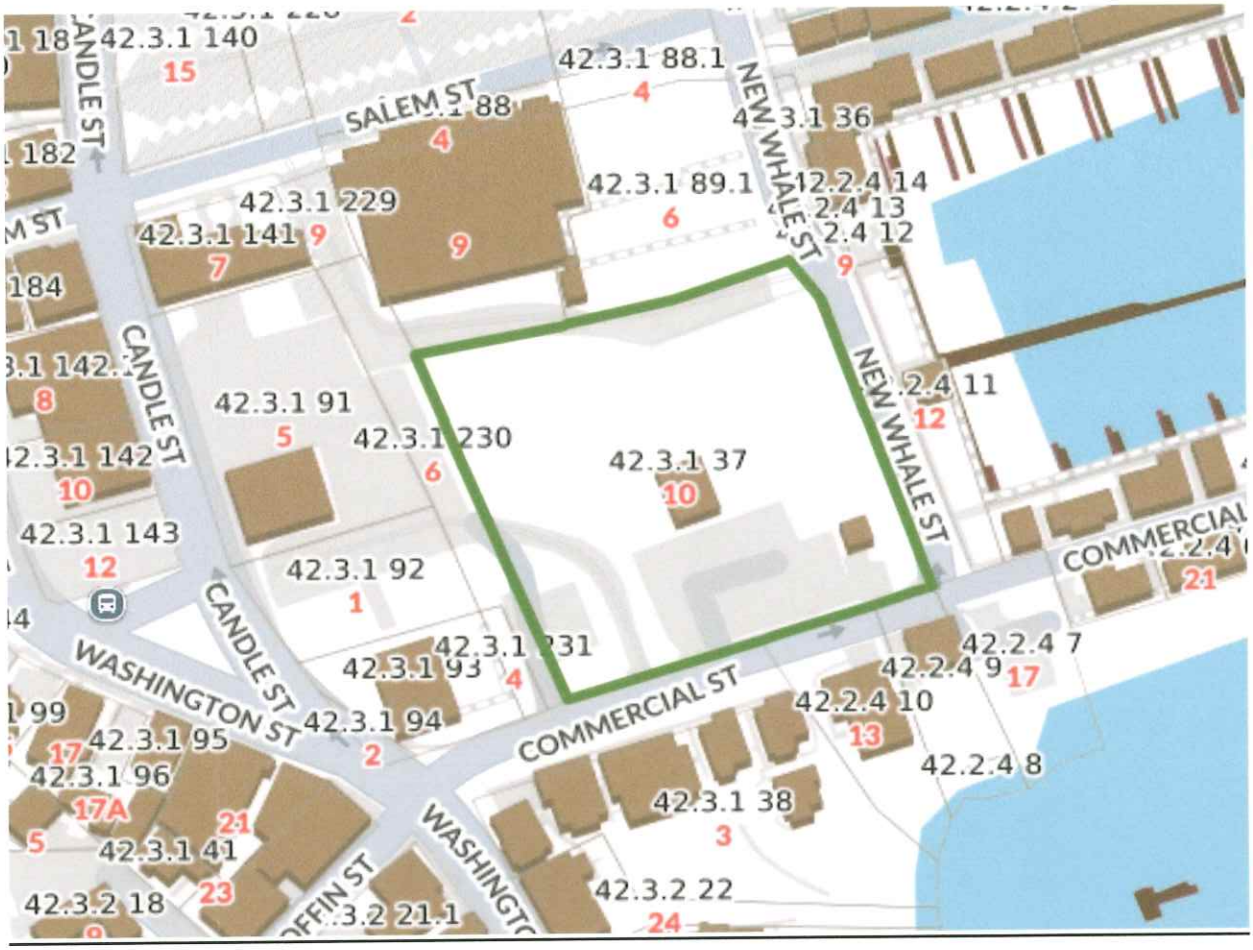
This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our UK Contacts Page or our US Contacts Page (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link: https://www.nationalgrid.com/group/about-us/corporate-registrations

10 NEW WHALE STREET





10 NEW WHALE ST

Location 10 NEW WHALE ST

Mblu 4231/ / 37/ /

Acct# 00009480

Owner NANTUCKET ELECTRIC COMPANY

Assessment $11,992,300

PID 9480

Building Count 1

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$107,700	$11,884,600	$11,992,300

Owner of Record

Owner NANTUCKET ELECTRIC COMPANY
Co-Owner C/O PROPERTY TAX DEPT
Address 40 SYLVAN RD
WALTHAM, MA 02451

Sale Price $0
Certificate
Book & Page C0001/0143
Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
NANTUCKET ELECTRIC COMPANY	$0		C0001/0143	01/01/1900

Building Information

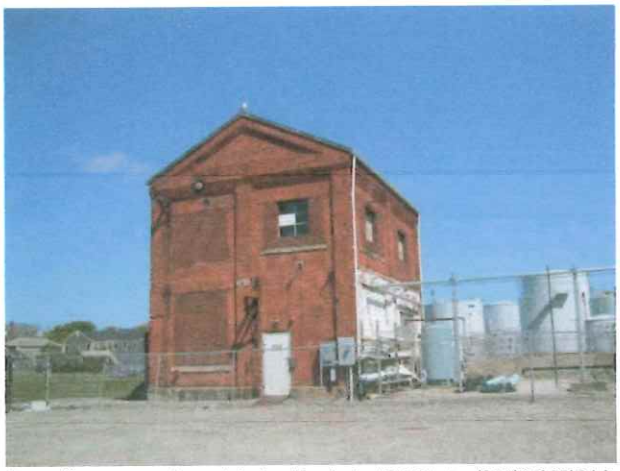
Building 1 : Section 1

Year Built: ~~1875~~ INCORRECT
Living Area: 1,768
Replacement Cost: $309,170
Building Percent Good: 20
Replacement Cost Less Depreciation: $61,800

Building Attributes	
Field	**Description**
Style:	Light Indust
Model	Comm/Ind

Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Use:	IND WHSES
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4220
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	LIGHT
Wall Height	28.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\63\91.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9480_108

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	884	884
FUS	Upper Story, Finished	884	884
		1,768	1,768

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	4010
Description	IND WHSES
Zone	RC
Neighborhood	H50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.31
Frontage	0
Depth	0
Assessed Value	$11,884,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			225.00 S.F.	$3,600	1
FN3	FENCE-6' CHAIN			500.00 L.F.	$16,200	1
FN5	FENCE-10'CHAIN			500.00 L.F.	$22,800	1
PAV2	PAVING-CONC			1090.00 S.F.	$3,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$107,700	$11,884,600	$11,992,300
2024	$104,700	$11,502,400	$11,607,100
2023	$71,200	$10,447,800	$10,519,000
2022	$68,600	$9,817,300	$9,885,900
2021	$68,600	$8,994,400	$9,063,000

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A BRIEF HISTORY OF NANTUCKET ELECTRIC COMPANY

1854: *The Citizen's Gas Light Company* organized.
First lighting of Main Street lights by gas.

1888: Legislature granted a franchise to the *Nantucket Electric Light Company.*

1903: Two companies joined forces and became *Nantucket Gas & Electric Company.*
New electric station started. Relocated from Sea Street to Candle Street.

1905: Property of *Gas & Electric Light Company* sold at auction for $26,000 to a syndicate of Nantucket Citizens, and became *The Citizen's Gas Electric & Power Company of Nantucket.*

1915: First steam coal fired turbine engine installed at electric station.

1921: Second steam coal fired turbine engine installed at electric station.

1924: First 24 hour electric service available.
Third steam coal fired turbine engine installed at electric station.

1930: Name changed to *Nantucket Gas & Electric Company.*

1932: First cargo of fuel oil delivered for NG&EC.

1948: NG&EC upgraded its generating plant with the installation of its first 8 cylinder diesel generator, Unit 1, 700KW.

1952: Installed Unit 2, 8 cylinder diesel generator, 1,000KW.

1956: Installed Unit 3, 8 cylinder diesel generator, 1,250KW.

1962: Removed last steam generator.
Installed Unit 4, 8 cylinder diesel generator, 1,500KW.

1966: Major stock sale to islanders.

1968: Installed Unit 5, 16 cylinder diesel generator, 3,000KW.

1972: Company ceased production of manufactured gas.
Name changed to *Nantucket Electric Company.*
Installed Unit 6, 16 cylinder diesel generator, 5,600KW.

1977: Installed Unit 7, 16 cylinder diesel generator, 7,000KW.

1982: Installation of historic street lights in downtown.

1987: Installed Unit 8, 12 cylinder diesel generator, 800KW, and Unit 9, 16 cylinder diesel generator, 1,400KW, both at Bunker Rd. site.

1987-
1989: Installed Units 10, 11, 12 and 13, totaling 8,800KW.

1988: NEC began to upgrade distribution system to 13,200 volts from 8,320, beginning with Siasconset feeder.

1990-
1995: Completed distribution system upgrade to 13,200 volts on all remaining feeders.

1993: NEC sold appliance division.
NEC announced plans to lay an undersea electric cable to the mainland.

1995: NEC auctioned off old bank/real estate building and built new Substation.

1996: NEC merged with *New England Electric Systems*.
Buried undersea electric cable installed between Jetties Beach and Harwich.
Cable successfully energized.

1997: Upgrade of Bunker Road emergency back-up facility begins.

1998: Utility deregulation begins in Massachusetts, and Island residents and business owners have the option to select electricity generation provider.

2005-
2006: Sold Fairgrounds Road property to Town of Nantucket.
Relocated offices to 32 Bunker Road site.
Second buried undersea electric cable installed between Jetties Beach and Hyannis.
Cable successfully energized.

Some information provided through the courtesy of Nantucket Argument Settlers, published by the *Inquirer & Mirror*.

CERTIFICATE NO: 31544 DATE ISSUED: 2/3/98

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Incomplete applications will not be reviewed by the HDC. All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 37

Street & Number of Proposed Work: 2 CANOE

Owner of record: NANTUCKET ELECTRIC

Mailing Address: 2 FAIRGROUNDS RD
NANTUCKET

Telephone: 325-8000 (on island) _____ (off island)

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Applicant/Owner of Record

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Telephone: _____ (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: 1/22/98 Fee Paid: $ 50.00

Must be acted on by: 3/17/98

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: David Wiley

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

REMOVE METAL SHED
@ GAS BUILDING.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Other (please specify) REMOVE 1927 GAS PLANT BUILDINGS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building? ☐ Yes ☐ No

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt Manufacturer _____
☐ Fiberglass Manufacturer _____
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Length: _____
Type: _____

Skylights (flat only): Manufacturer _____ Model No. _____ Size _____ Location _____
Manufacturer _____ Model No. _____ Size _____ Location _____

Gutters: ☐ Wood (type) _____ ☐ Aluminum _____ ☐ Copper _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front only _____
☐ Other _____

Trim: Lumber type ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
Treatment ☐ Paint ☐ Stain-solid ☐ Natural to weather ☐ Clear oil finish
Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____
Frieze _____ Window Casing _____ Door Frame _____ Other _____

* Windows: ☐ Double Hung ☐ Casement ☐ Other _____
☐ True Divided Lights(muntins) ☐ Snap-in Grilles

* Doors (type and material): Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. _____

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples.

Note: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements.

I hereby agree to abide by and comply with the terms and conditions of this application.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HDC APPLICATION FILE STATUS AND STAFF RECOMMENDATION

APPLICANT NAME: Nan. Electric

FILE STATUS: (Last action)
viewing
DAC
revisions
representation

DATE OF REVIEW: 1/27/98

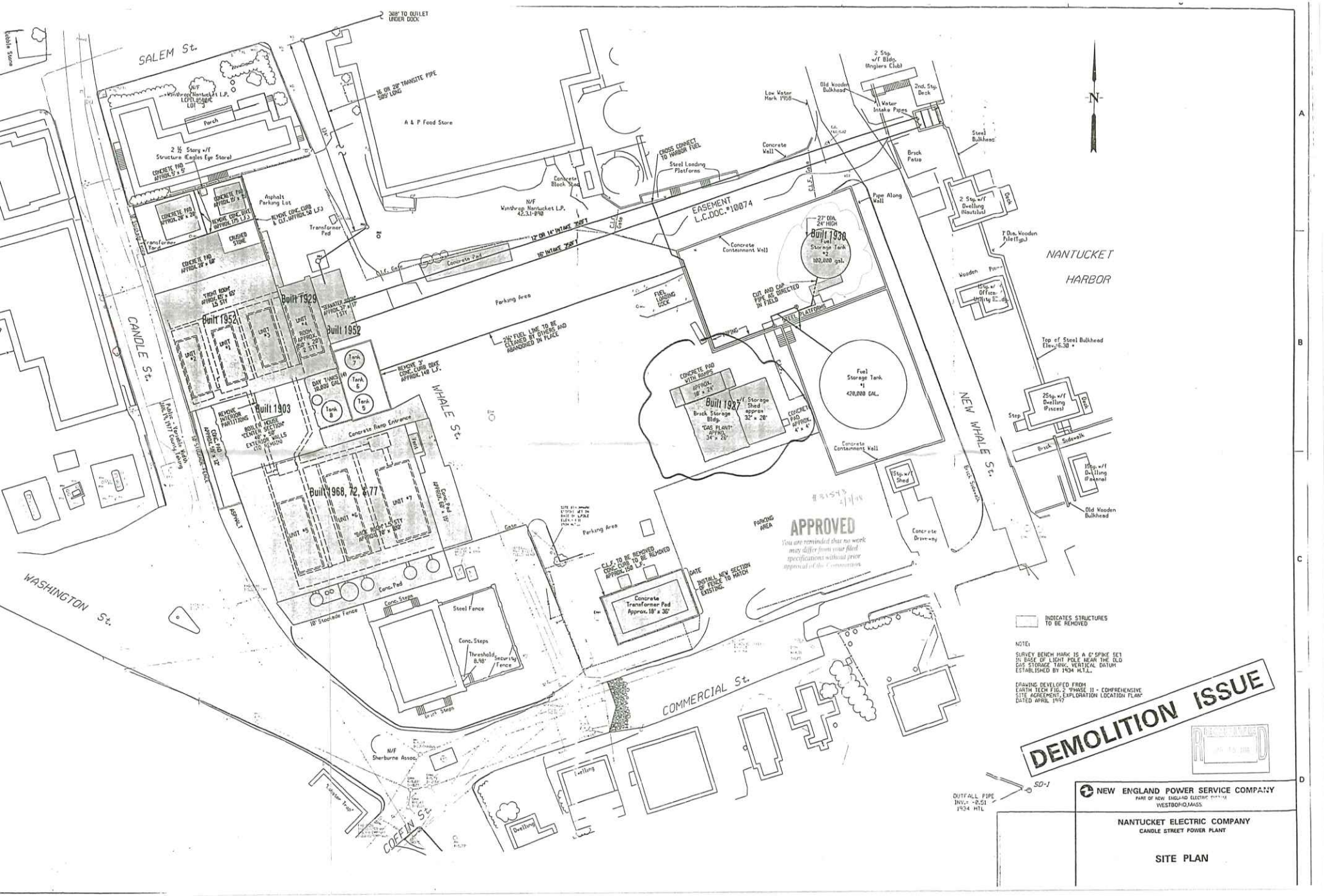
DESCRIPTION OF PROJECT AND ADDRESS:

Demolish Gas Plant Building. at 2 Cambie

CONTEXT: Town OHD.

STAFF RECOMMENDATIONS: (with regard to issues of massing, scale, height, colors, materials,fenestration, landscaping, and details of elements such as roofwalks, cupolas, doors, trim, stairs, skylights, dormers, decks, chimneys, etc...)

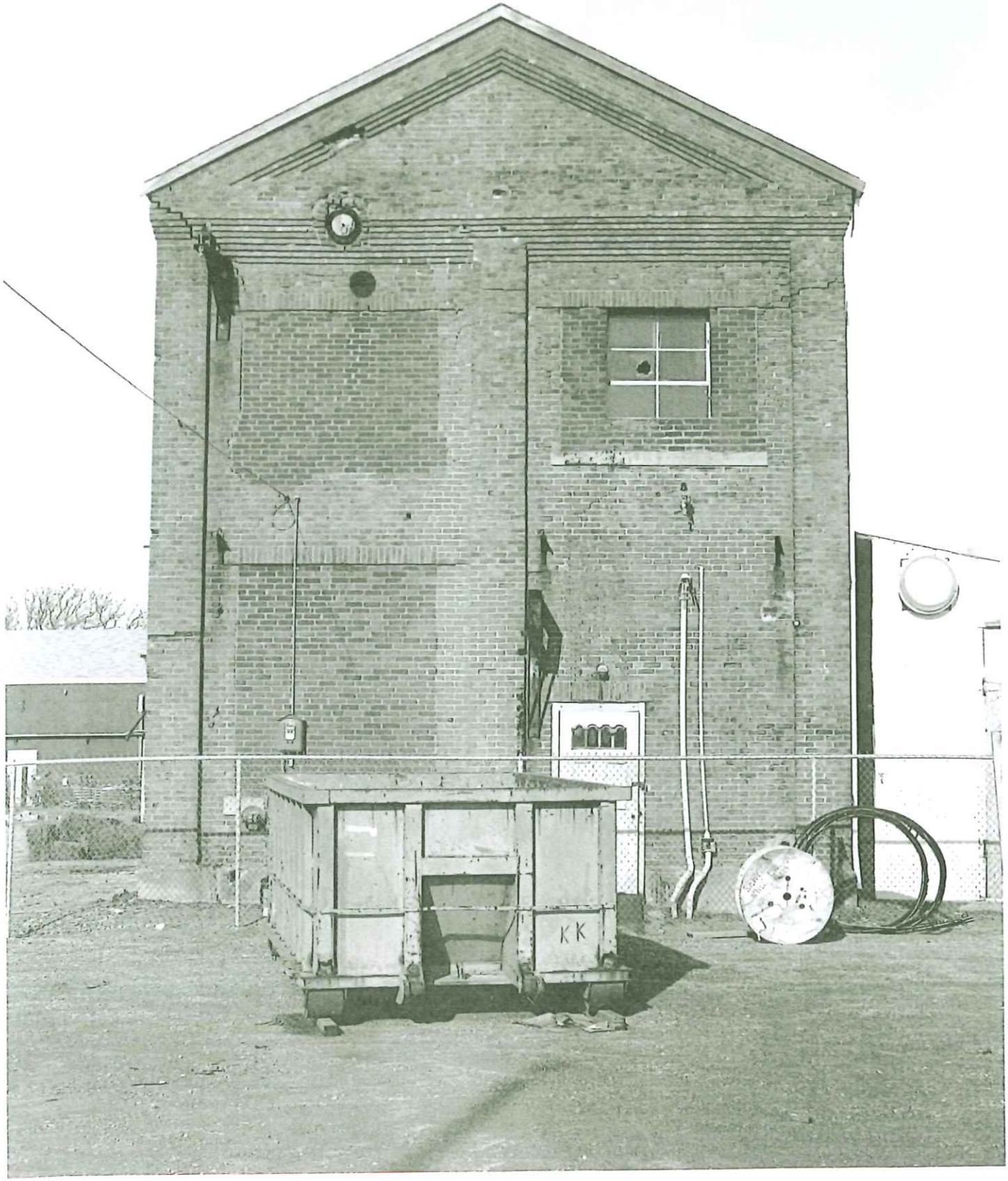
- Recommend Approval.


SALEM St.
CANDLE St.
WHALE St.
NEW WHALE St.
WASHINGTON St.
COMMERCIAL St.
COFFIN St.
NANTUCKET HARBOR
A & P Food Store
2 ½ Story w/f Structure (Eagles Eye Store)
Asphalt Parking Lot
Built 1952
Built 1929
Built 1903
Built 1968, 72, & 77
Built 1930 Fuel Storage Tank #2 100,000 gal.
Fuel Storage Tank #1 420,000 GAL.
Built 1927 Brick Storage Bldg.
EASEMENT L.C.DOC.#10074
Concrete Containment Wall
Concrete Transformer Pad Approx. 18' x 36'
Steel Fence
Conc. Steps
Security Fence
Parking Area
Concrete Driveway
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission
INDICATES STRUCTURES TO BE REMOVED
NOTE:
SURVEY BENCH MARK IS A 6" SPIKE SET IN BASE OF LIGHT POLE NEAR THE OLD GAS STORAGE TANK. VERTICAL DATUM ESTABLISHED BY 1934 M.T.L.
DRAWING DEVELOPED FROM EARTH TECH FIG. 2 "PHASE II - COMPREHENSIVE SITE AGREEMENT, EXPLORATION LOCATION PLAN" DATED APRIL 1997
DEMOLITION ISSUE
NEW ENGLAND POWER SERVICE COMPANY
PART OF NEW ENGLAND ELECTRIC SYSTEM
WESTBORO, MASS.
NANTUCKET ELECTRIC COMPANY
CANDLE STREET POWER PLANT
SITE PLAN

Gas Plant - West



Gas Plant - South



Gas Plant - East



CERTIFICATE NO: 31,598 DATE ISSUED: 2/10/98

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Incomplete applications will not be reviewed by the HDC. All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°: 91, 92 (37)

Street & Number of Proposed Work: 2 CANDLE ST

Owner of record: NANTUCKET ELECTRIC

Mailing Address: 2 FAIRGROUNDS RD NANTUCKET

Telephone: 325-8000 (on island) _____ (off island)

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Applicant/Owner of Record

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Telephone: _____ (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: 1/22/98 Fee Paid: $ 50.00

Must be acted on by: 3/17/98

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: David Wiley

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Other (please specify) REMOVE ALL BUILDINGS. EXCEPT THE 1903 BOILER HOUSE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building? ☐ Yes ☐ No

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt Manufacturer _____

☐ Fiberglass Manufacturer _____

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Length: _____

Type: _____

Skylights (flat only): Manufacturer _____ Model No. _____ Size _____ Location _____

Manufacturer _____ Model No. _____ Size _____ Location _____

Gutters: ☐ Wood (type) _____ ☐ Aluminum _____ ☐ Copper _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front only _____

☐ Other _____

Trim: Lumber type ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

Treatment ☐ Paint ☐ Stain-solid ☐ Natural to weather ☐ Clear oil finish

Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____

Frieze _____ Window Casing _____ Door Frame _____ Other _____

* Windows: ☐ Double Hung ☐ Casement ☐ Other _____

☐ True Divided Lights(muntins) ☐ Snap-in Grilles

* Doors (type and material): Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples.

Note: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements.

I hereby agree to abide by and comply with the terms and conditions of this application.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

existing, planted out and with a shingled rail. The motion was seconded by Mr. Avery. Ms. Hall and Mr. Avery voted in favor of the motion. Mr. Humphrey and Mr. St. Peter were opposed. Mr. Wiley broke the tie by voting in favor, and Certificate #31,541 was issued.

Regarding the application of Nantucket Electric for the demolition of transformer yards at 2 Candle Street (Map #42.31, Parcel #37), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents. Mr. St. Peter made a motion for approval. The motion was seconded by Mr. Avery and so voted. Certificate #31,542 was issued.

Regarding the application of Nantucket Electric for the demolition of a 100,000 fuel tank at 2 Candle Street (Map #42.31, Parcel #37), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents. Mr. St. Peter made a motion for approval. The motion was seconded by Mr. Avery and so voted. Certificate #31,543 was issued.

Regarding the application of Nantucket Electric for the demolition of all buildings except the 1903 boiler house at 2 Candle Street (Map #42.31, Parcel #92), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents and brought large black and white photographs. There was a general discussion of the ages of the buildings and their current condition. Mr. St. Peter expressed concern with demolishing the 1929 part of the center. He said that that part of it should be preserved somehow. Mr. Fredericks explained that preserving the structure is not practical because it has severe cracks and constitutes a hazard just standing there as it is today. Ms. Hall stated that she thought that it was reasonable to ask that that building be documented. Speaking from the audience, Sandy Knox-Johnston asked whether it is true that because of ground pollution certain things (e.g., a hotel) could never be built on that site. Mr. Fredericks responded that the site does have some restrictions. Mr. Humphrey said that he would be concerned about what will be going there in the future. Mr. Avery asked Mr. Fredericks to document all of the buildings with black and white photographs as a record of the industrial past. He also requested that he provide elevations of the buildings without the structures that are attached. Mr. Wiley asked for information about any proposed fencing, so that the Commission will know what the site will look like in its interim phase. Mr. Avery stated that the HDC would prefer to have a wooden fence instead of chain link as a security fence. Motion to hold for further information was made by Mr. Avery, seconded by Ms. Hall and so voted.

Regarding the application of Nantucket Electric for the demolition of the gas plant building at 2 Candle Street (Map #42.31, Parcel #37), Ms. Hall sat in. Chris Dallmus and Dave Fredericks attended the meeting as agents. Noting that the structural concerns with this building are not as serious as with the 1929 building, Mr. Avery stated that the HDC would encourge some kind of reuse (except for the shed lean-to). Mr. Wiley suggested that Mr. Dallmus prepare a separate application for the gas plant building and and that, at this time, the Commission approve the demolition of the corrugated metal shed only. Mr. St. Peter made a motion for approval of the metal shed based on lack of architectural or historical significance. The motion was seconded by Mr. Avery and so voted. Certificate #31,544 was issued.

HDC APPLICATION FILE STATUS AND STAFF RECOMMENDATION

APPLICANT NAME: Nan. Electric

FILE STATUS: (Last action)
viewing
DAC
revisions
representation

DATE OF REVIEW: 1/27/98

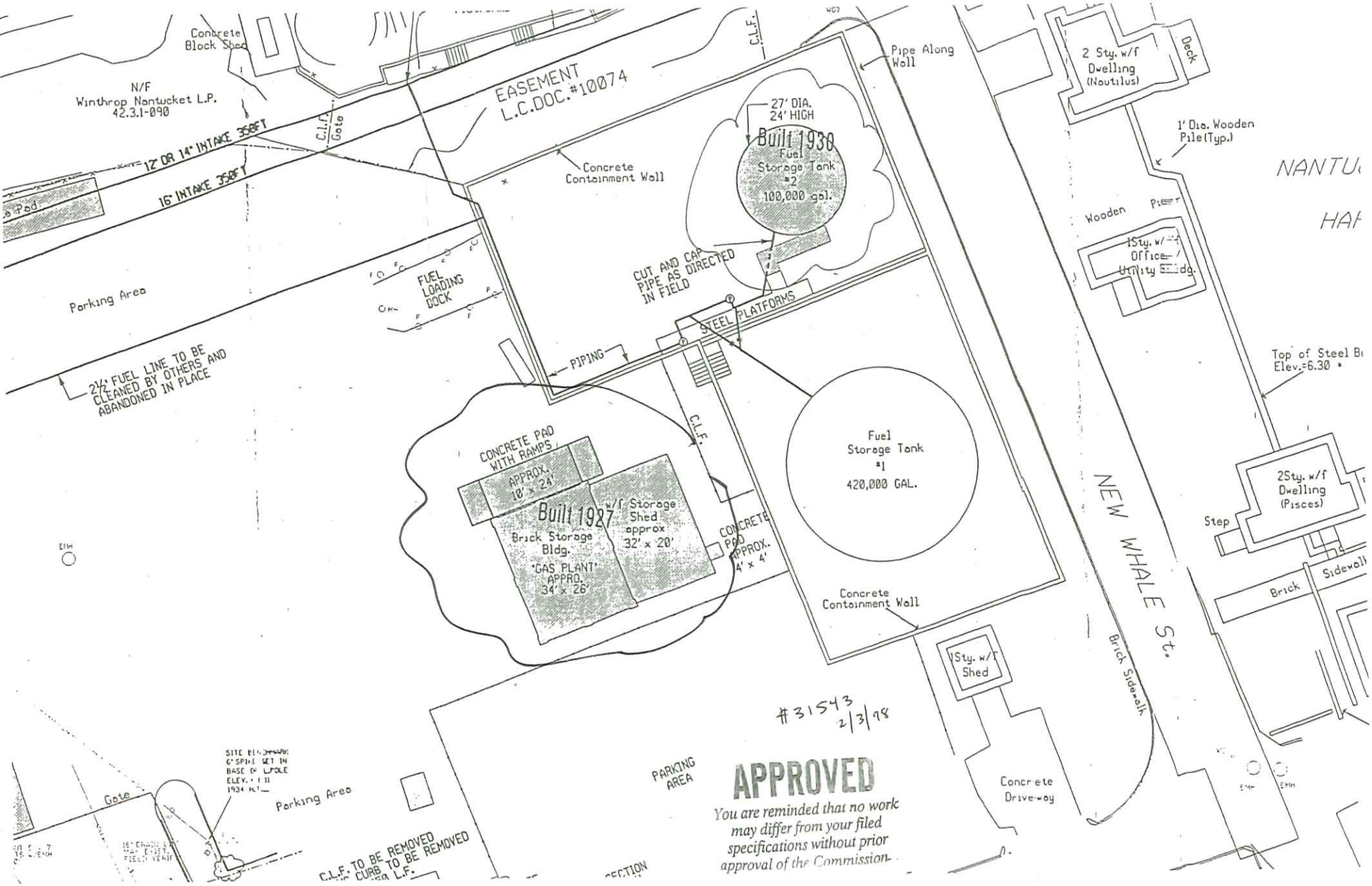
DESCRIPTION OF PROJECT AND ADDRESS:

Demolition at 2 Candle Street.

CONTEXT: Town OHD.

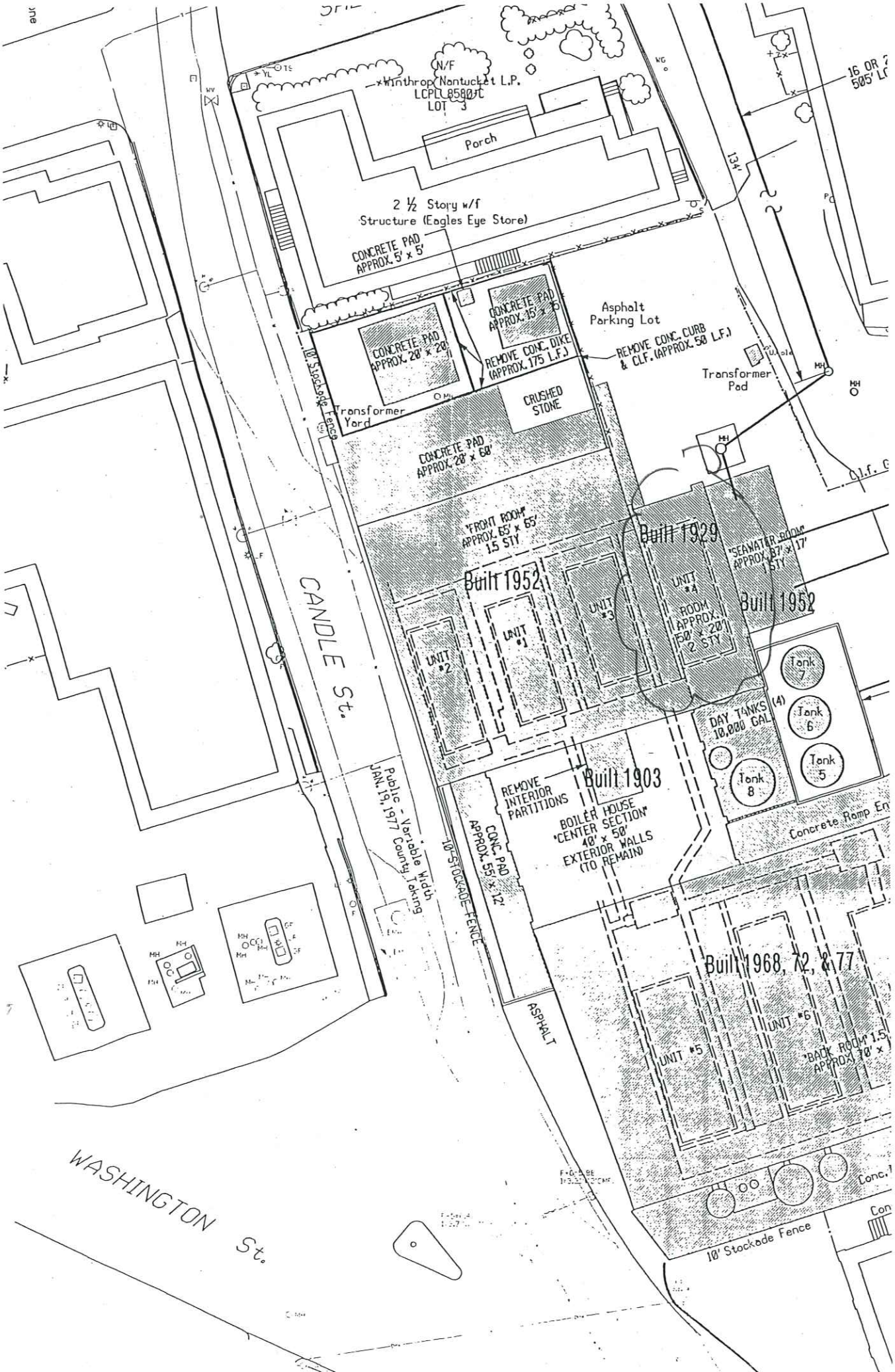
STAFF RECOMMENDATIONS: (with regard to issues of massing, scale, height, colors, materials,fenestration, landscaping, and details of elements such as roofwalks, cupolas, doors, trim, stairs, skylights, dormers, decks, chimneys, etc...)

- Agent has suggested a group viewing for clarification. Recommend February 3rd at 12:30.



APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission.


N/F
Winthrop Nantucket L.P.
LCPLL 8580-T
LOT 3
Porch
2 ½ Story w/f
Structure (Eagles Eye Store)
CONCRETE PAD
APPROX. 5' x 5'
CONCRETE PAD
APPROX. 28' x 20'
CONCRETE PAD
APPROX. 15' x 15'
REMOVE CONC. DIKE
(APPROX. 175 L.F.)
Asphalt
Parking Lot
REMOVE CONC. CURB
& C.L.F. (APPROX. 50 L.F.)
Transformer
Pad
Transformer
Yard
CRUSHED
STONE
10' Stockade Fence
CONCRETE PAD
APPROX. 28' x 60'
"FRONT ROOM"
APPROX. 55' x 55'
1.5 STY
Built 1929
Built 1952
UNIT #1
UNIT #2
UNIT #3
UNIT #4
ROOM
APPROX. 50' x 20'
2 STY
"SEAWATER ROOM"
APPROX. 87' x 17'
1 STY
Built 1952
Tank 7
Tank 6
Tank 5
Tank 8
DAY TANKS (4)
10,000 GAL
CANDLE St.
Public - Variable Width
JAN. 19, 1977 County Taking
REMOVE
INTERIOR
PARTITIONS
Built 1903
BOILER HOUSE
"CENTER SECTION"
40' x 50'
EXTERIOR WALLS
(TO REMAIN)
CONC. PAD
APPROX. 55' x 12'
10' STOCKADE FENCE
Concrete Ramp
ASPHALT
Built 1968, 72, & 77
UNIT #5
UNIT #6
"BACK ROOM" 1.5
APPROX. 70' x
10' Stockade Fence
WASHINGTON St.
134'
16 OR
505' L

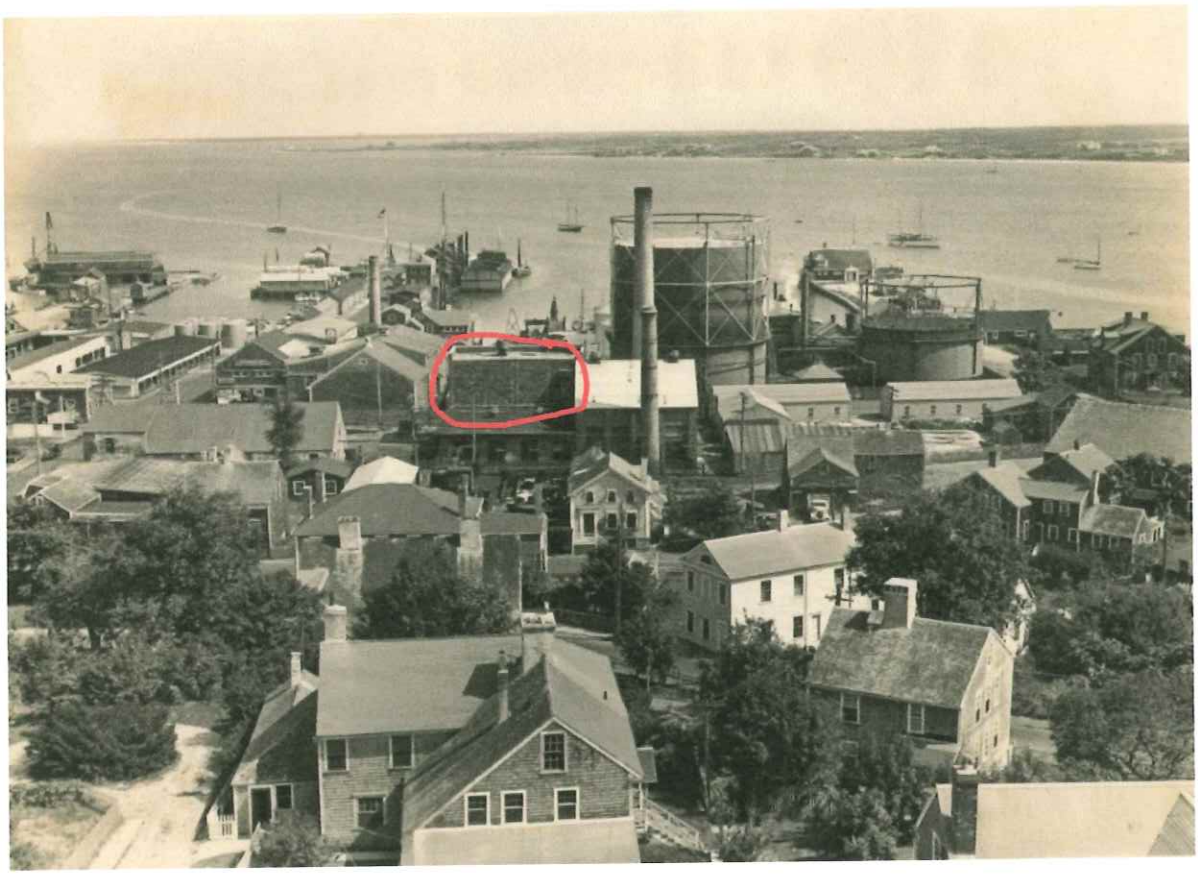
1929 NANTUCKET ELECTRIC BRICK BUILDING - HDC APPROVED DEMOLISION IN 1998

North View





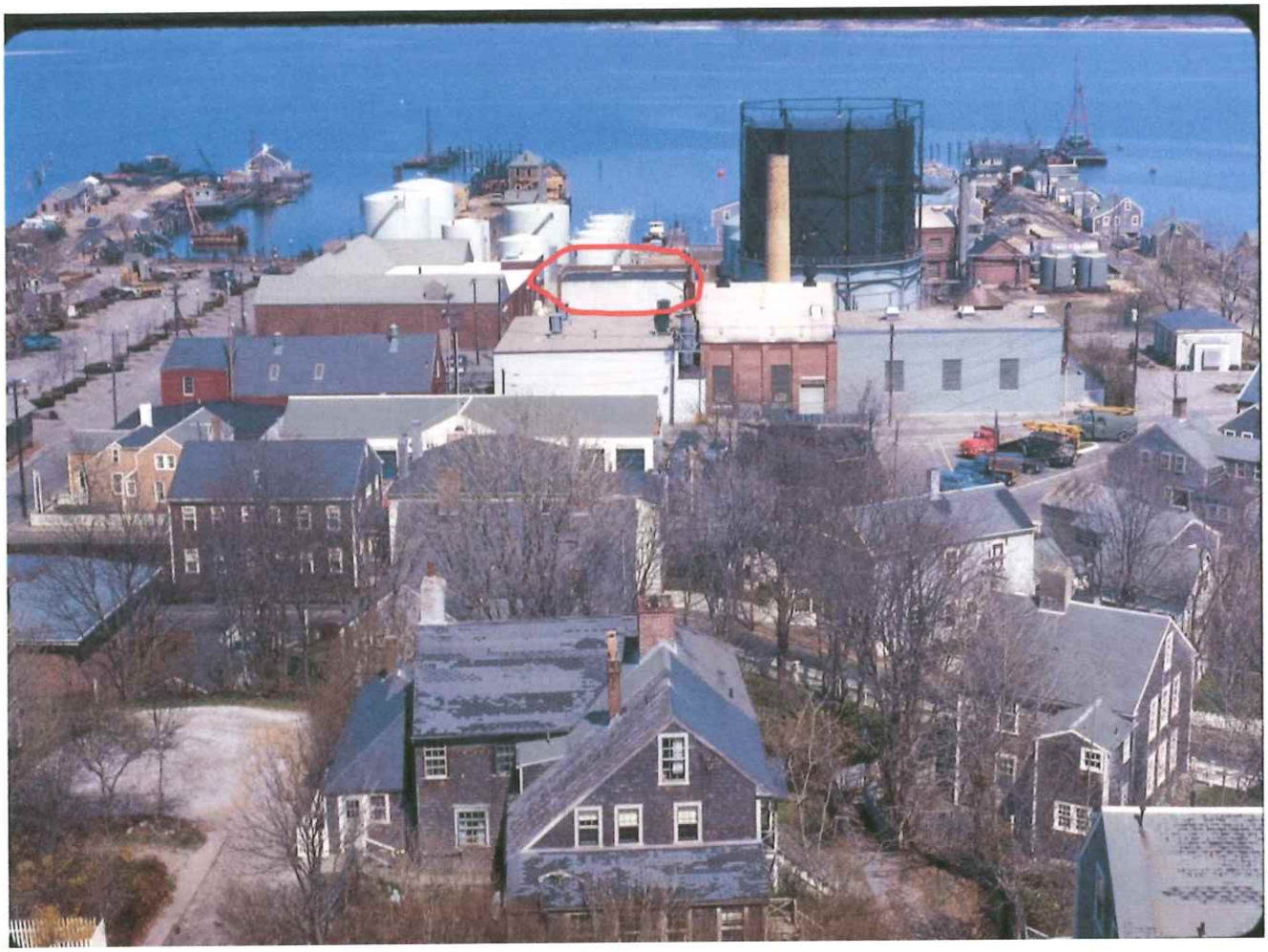
1930s AERIAL PHOTOGRAPH



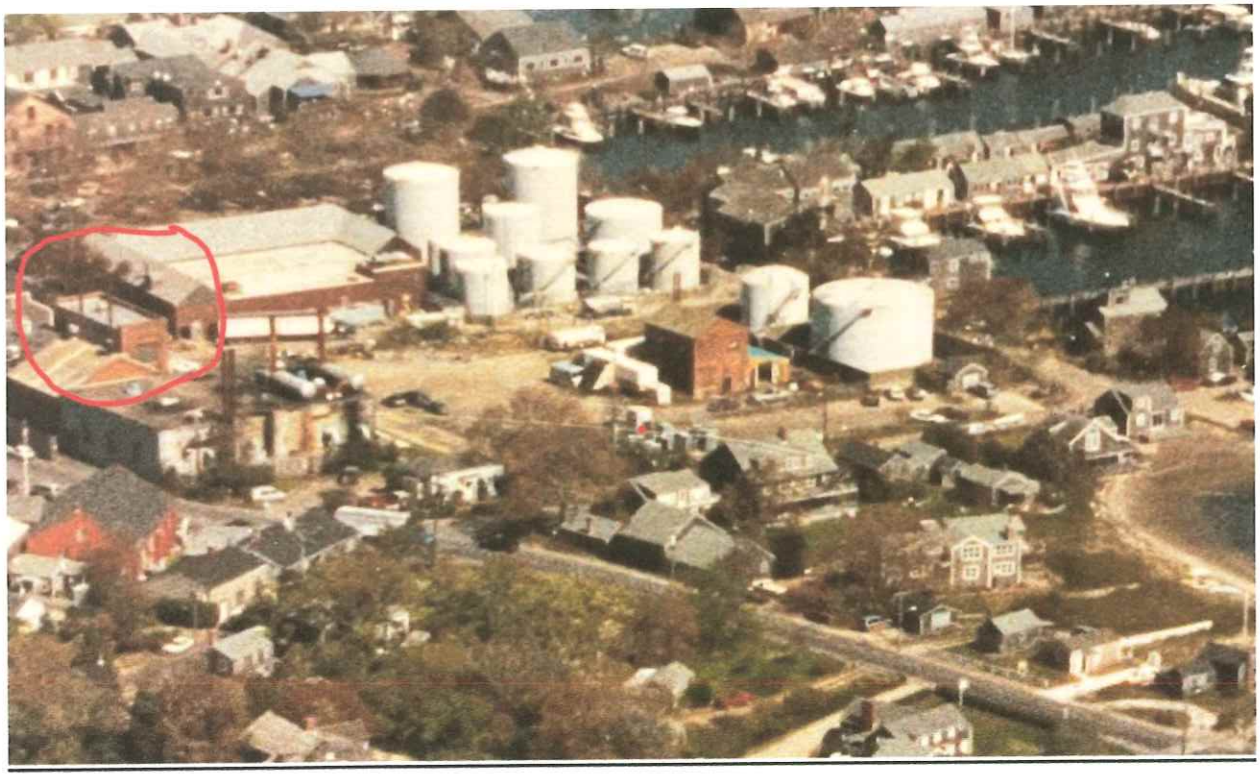
1950s AERIAL PHOTOGRAPH



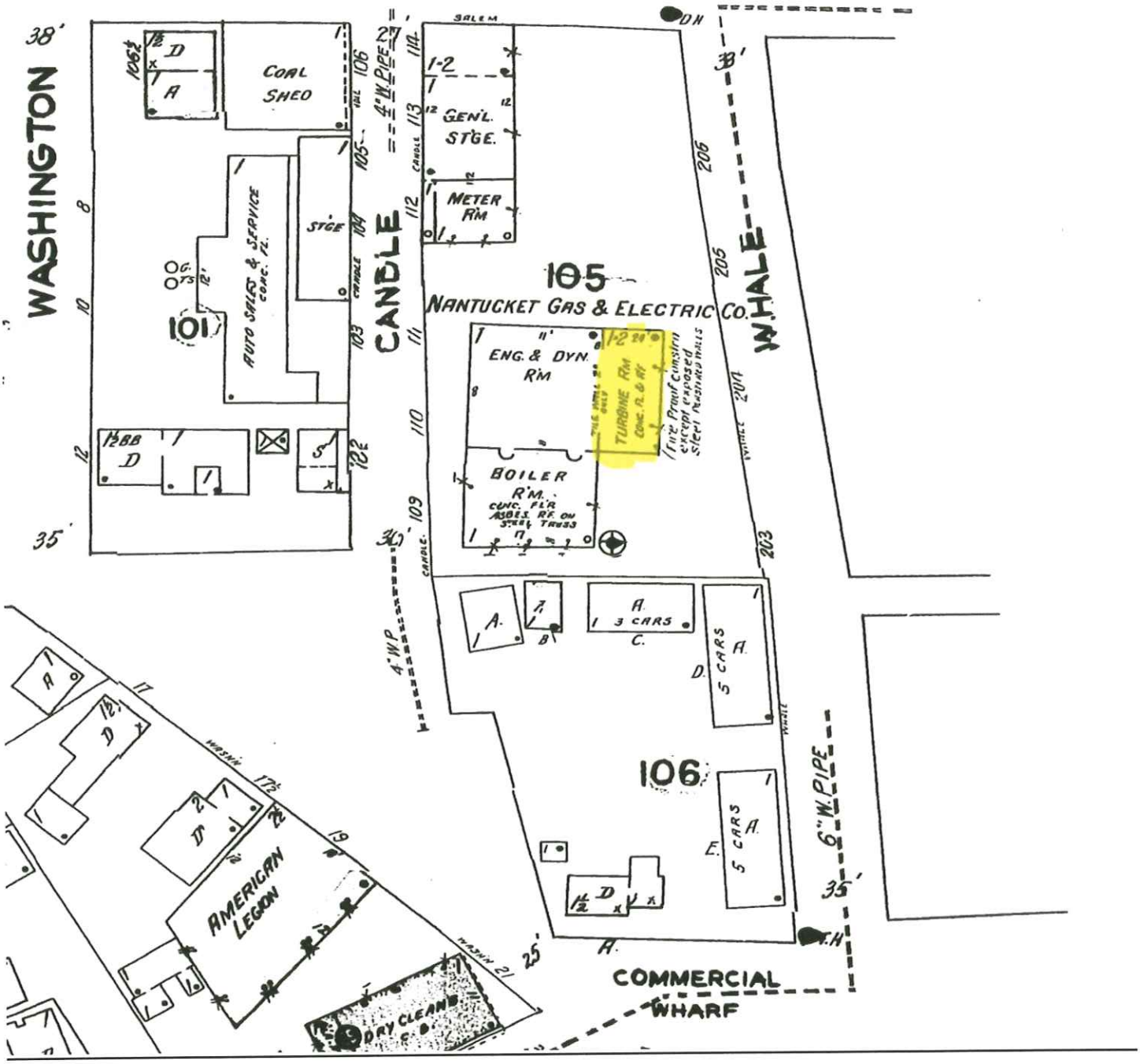
1968 AERIAL PHOTOGAPH



1991 AERIAL PHOTOGRAPH



1949 NHA SANBORN MAP



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..NANTUCKET ELECTRIC COMPANY.....

MAILING ADDRESS..C/O PROPERTY TX DEPARTMENT, 40 SYLVAN ROAD, WALTHAM, MA 02451.....

PROPERTY LOCATION..5 CANDLE STREET AND 10 NEW WHALE STREET.....

ASSESSORS MAP/PARCEL..4231-91, 4231-37.....

SUBMITTED BY:..LINDA WILLIAMS 508-221-0432.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 6, 2025

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2025.01.06 16:22:09 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4224	7		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	15 COMMERCIAL WF
4224	9	X	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	O2554	17 COMMERCIAL WF
4224	10		13 COMMERCIAL STREET LLC		PO BOX 3189	PALM BEACH	FL	33480	13 COMMERCIAL WF
4224	11		NANTUCKET ELECTRIC COMPANY	C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451-2286	12 NEW WHALE ST
4231	38		TACK3 LLC	C/O HARBORVIEW NANTUCKET	221 ROYAL POINCIANA WAY	PALM BEACH	FL	33480	3 COMMERCIAL ST
4231	89		NIR SALEM ST LLC	C/O NEW ENGLAND DEVELOPMENT	75 PARK PLAZA #3	BOSTON	MA	02116	9 SALEM ST
4231	92	X	NANTUCKET ELECTRIC COMPANY	C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451	1 CANDLE ST
4231	141	X	NIR SALEM ST LLC	C/O NEW ENGLAND DEVELOPMENT	75 PARK PLAZA #3	BOSTON	MA	02116	7 SALEM ST
4231	142		TOWN OF NANTUCKET		16 BROAD ST	NANTUCKET	MA	02554	10 WASHINGTON ST
4231	142	1	LEICHTER DOROTHY M TR	C/O SUSAN THURSTON	PO BOX 405	NANTUCKET	MA	02554	8 WASHINGTON ST
4231	143	X	TOWN OF NANTUCKET		16 BROAD ST	NANTUCKET	MA	02554	12 WASHINGTON ST
4231	230	X	NANTUCKET ELECTRIC COMPANY	C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451	6 COMMERCIAL ST
Count:	12								

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA O2554

13 COMMERCIAL STREET LLC
PO BOX 3189
PALM BEACH, FL 33480

NANTUCKET ELECTRIC COMPANY
C/O PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

TACK3 LLC
C/O HARBORVIEW NANTUCKET
221 ROYAL POINCIANA WAY
PALM BEACH, FL 33480

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

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BOSTON, MA 02116

TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

LEICHTER DOROTHY M TR
C/O SUSAN THURSTON
PO BOX 405
NANTUCKET, MA 02554

TOWN OF NANTUCKET
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET ELECTRIC COMPANY
C/O PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work 10 NEW WHALE STREET

Tax Map Number: 42.3.1 Parcel Number: 37

Owner of Record: NANTUCKET ELECTRIC COMPANY DBA NATIONAL GRID

Description of Proposal: DEMOLISH BRICK BUILDING

Anticipated HDC Submission Date: PROJECTED APPLICATION TO BE SUBMITTED MONDAY, 1/13/2025, FOR HEARING NOT BEFORE 1/21/2025, PLEASE CHECK WITH HDC OFFICE TO CONFIRM HEARING DATE

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

10 NEW WHALE STREET – REQUEST FOR DEMOLITION

- The building was constructed in 1927 with a minimal steel frame that had been compromised due to salt air/water intrusion, flooding, shifting of the ground under it.
- Only a few pieces of a frame are present probably as a result of the anticipation of demolition after the HDC approved demolition in 1998. Other buildings between 5 Candle and 10 New Whale were approved to be demolished provided the brick building at 5 Candle remained.
- When the building was constructed they used cheaper porous orange brick and not the more structurally stable brick used on other brick buildings on Nantucket that have maintained their integrity.
- The orange brick seems to have cement mortar which has further caused deterioration of the walls other than the newer brick that was used to enclose prior openings and doors.
- Structure cannot be moved in its current deteriorated state, and particularly due to the fact that the structure is on a concrete base that extends up about two feet upon which the brick is sitting. The building is sited on filled tide land done when the NEC started to construct the tanks in the late 1920s. This building was constructed to support the tanks in 1927.
- The interior remaining concrete floor has begun to sink in sections and crack. A portion had been removed and filled in again in the southwest corner.
- Parts of the building are separating from the other sections as clearly evident in the photographs.
- Every side of the building has been significantly altered further impacting the integrity of the walls.
- HDC maintains the jurisdiction to require any new structures on the site to replicate the details on any new brick building.
- When the newer electric building for the off-island cables was constructed on the corner of Commercial Street and Candle Street, the HDC required it to be brick and to replicate some of the brick detailing on the other structures on the lots. That is clearly shown on the photograph of that building.
- NGRID took over Nantucket Electric Company in 2000. The status of the building appears to have changed little with the deterioration of the structure having taken place over the 70+ year before that.

EAST ELEVATION

THE EAST ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

- The original larger windows have been removed and the area around the newer windows probably from the 1950s bricked in with a different brick that is not visible in the older photographs.
- The two garage doors were used to have direct access into a sizable metal addition, which is visible in the photographs. In one instance, concrete blocks were placed in the openings further putting weight on the softer bricks and concrete under them.
- There was an attempt to seal the softer bricks with white paint, more than likely lead based.
- The concrete pad for the building that was attached to this side is still visible on the ground and in the aerials. It was allowed be removed in 1998 in anticipation of the demolition of the main brick portion.
- The other garage door has some sort of board that is coming apart.
- The southeast corner is separating from the building with the settling and pressure on the pad.
- There are significant cracks in the façade of this side.



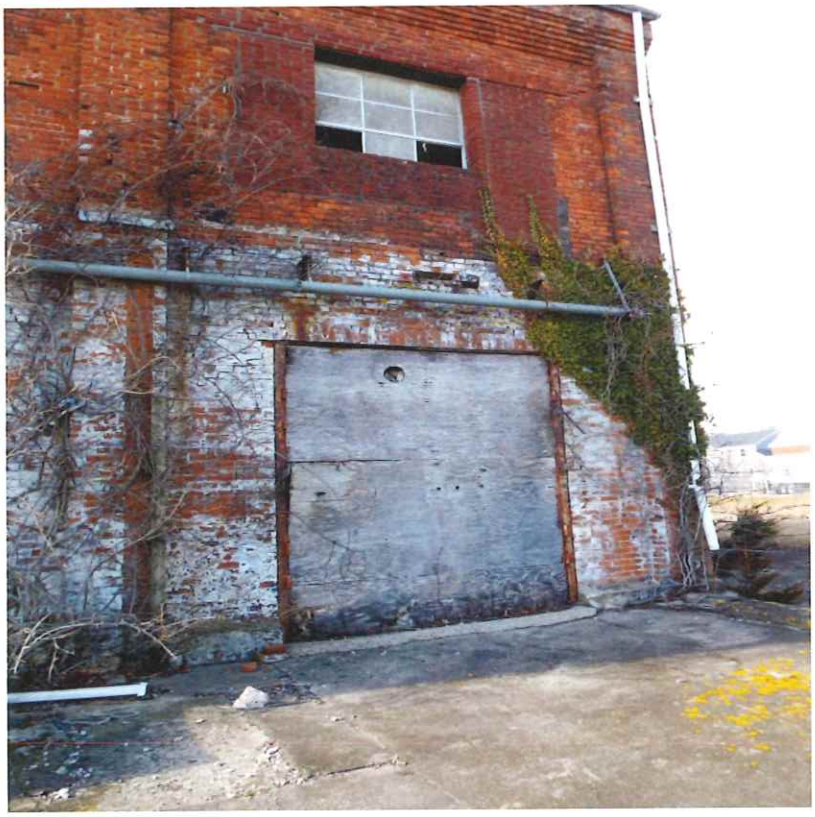


Garage door connecting the interior of the brick building with the metal addition on the east side was closed up with concrete blocks.





Garage door was removed and some sort of asbestos panel placed in the opening. Window above is broken not secure in the opening. It replaced the larger window in that area. Different brick is visible. Cracks are visible to the right of the window. There is some bowing out under the window at the intersection of the two types of brick. The concrete pad is visible on the east side where the addition had been constructed.



Window above is broken not secure in the opening. It replaced the larger window in that area. Different brick is visible. Cracks are visible to the right of the window. There is some bowing out under the window at the intersection of the two types of brick. Window is not afunctional and simply used to block the interior from the elements. Window "sill" under one of them is clearly larger than the replacement window.



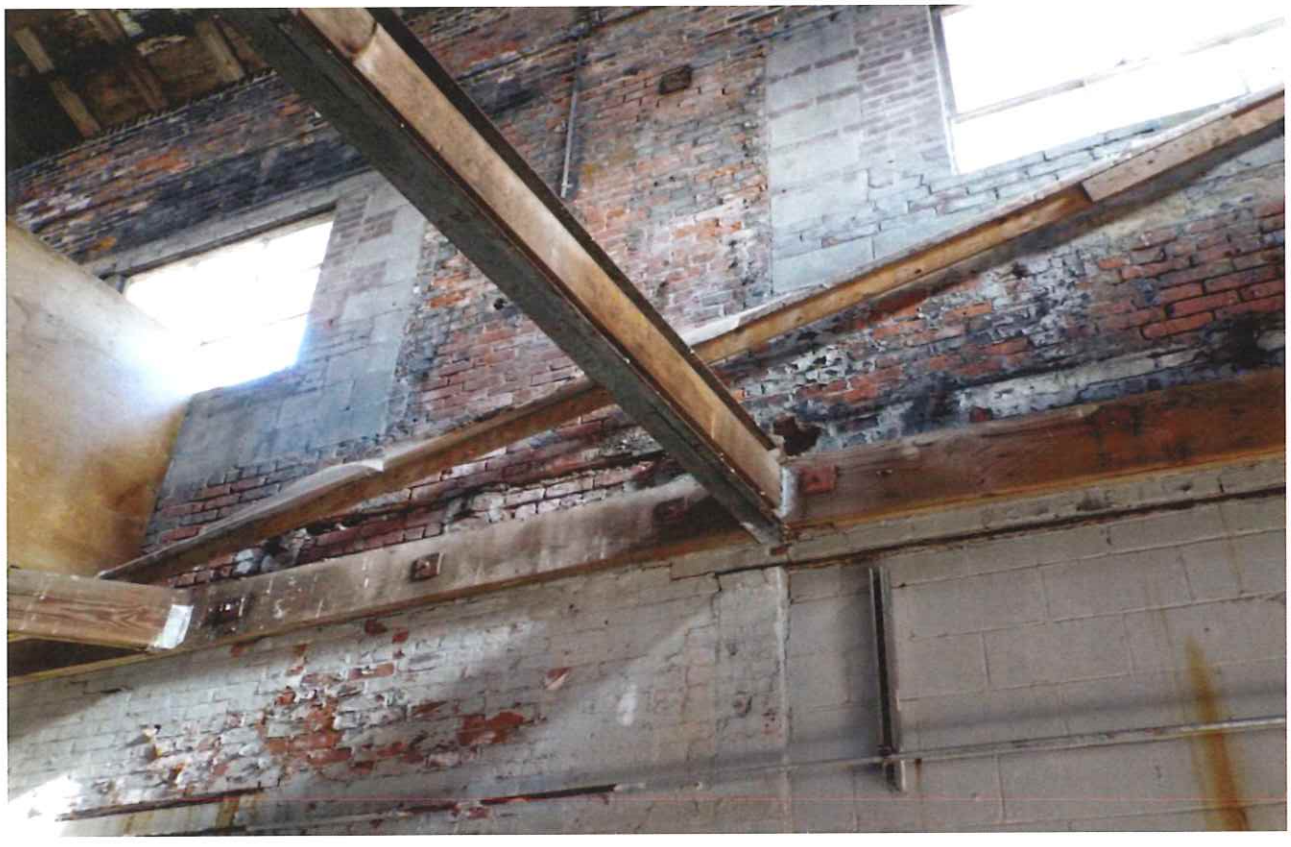








Evidence of the replacement of the original windows, concrete blocks added to fill in the space of the larger windows. Concrete used to patch the bricks, which destroys bricks, particularly porous orange brick.



SOUTHEAST CORNER SEPARATING FROM THE BUILDING

The mortar for brick around the replacement smaller window appears to be appropriate but does not integrate well with the softer orange brick.

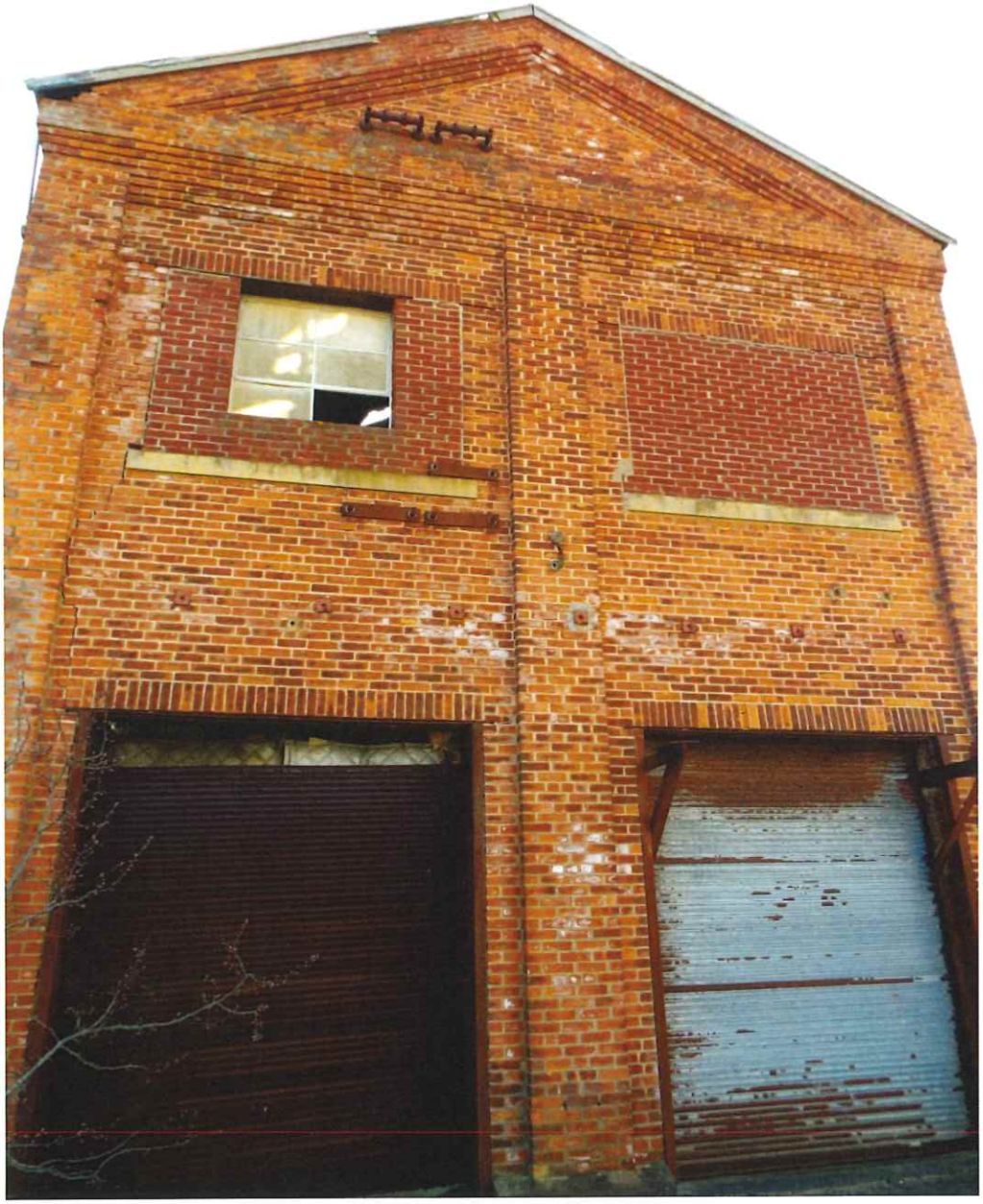




NORTH ELEVATION

THE NORTH ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

- Two upper windows were removed and a smaller window placed in the opening, which is broken and not secure. The other window was bricked over.
- The garage doors are not stable, falling off and are rotting. At one point there had been another addition on this side of the building but removed in 1998 in all likelihood. The concrete pad is still in place for that addition.
- There is rotting on the northeast upper left section under the roof with missing bricks.
- Other bricks have been secured with concrete further compromising their integrity.
- Cracks in the brick are visible on the left.



Missing bricks under the roof framing on the northeast corner.



Windows were replaced with smaller windows. The left window was bricked over with yet a different brick than was used on the east elevation to brick in those windows.






EXIT


FIRE

WEST ELEVATION

THE WEST ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

- All four windows were replaced and bricked around.
- Over time, there appears to be other smaller additions placed on this side as seen in the aerial photographs.
- Brick in contact with the concrete foundation are beginning to break down.
- There are three different types of brick in this west elevation.
- Southwest corner section is breaking down.



CONCRETE FOUNDATION



The porous orange bricks on the west side are severely damaged and breaking down.







Where the orange brick connects to the replacement brick around the windows, there is a compromise of the orange brick.







SOUTH WEST CORNER





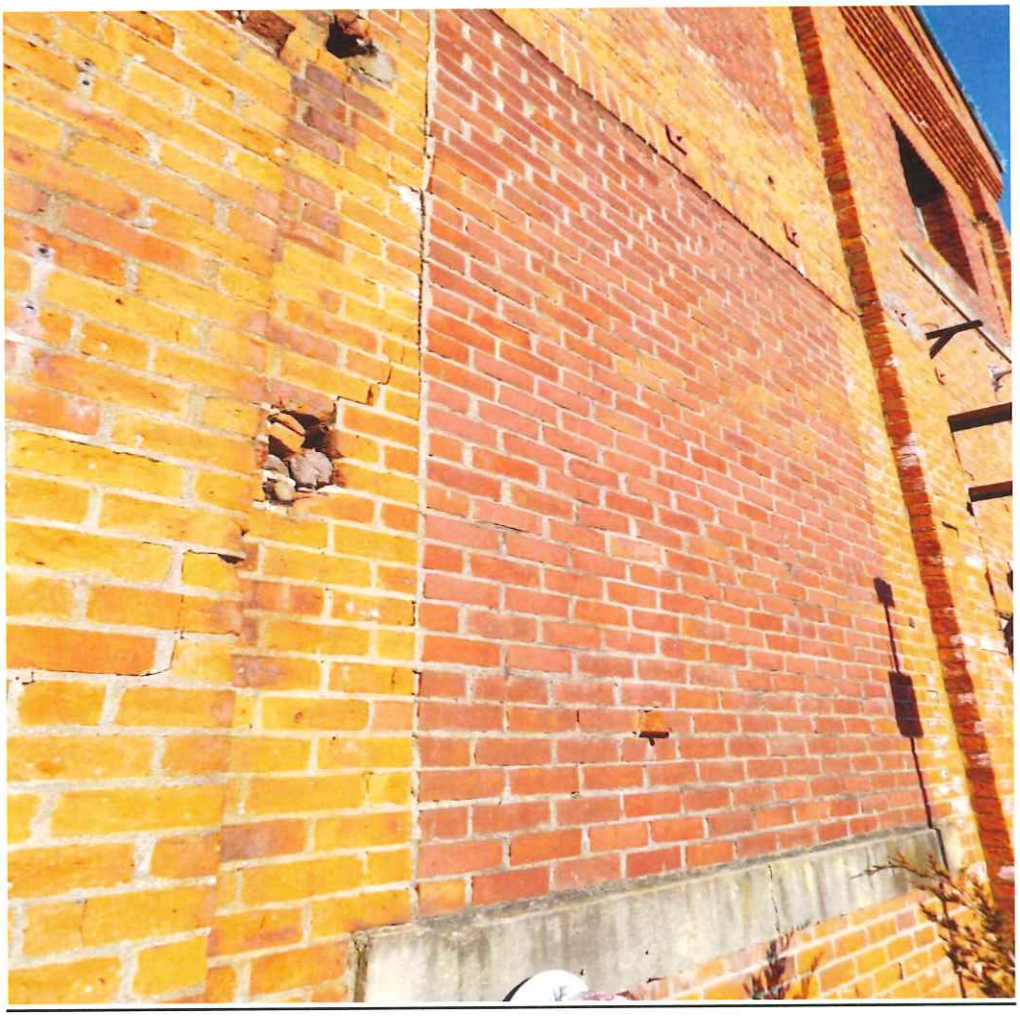


SOUTH ELEVATION

THE SOUTH ELEVATION HAS BEEN SIGNIFICANTLY ALTERED

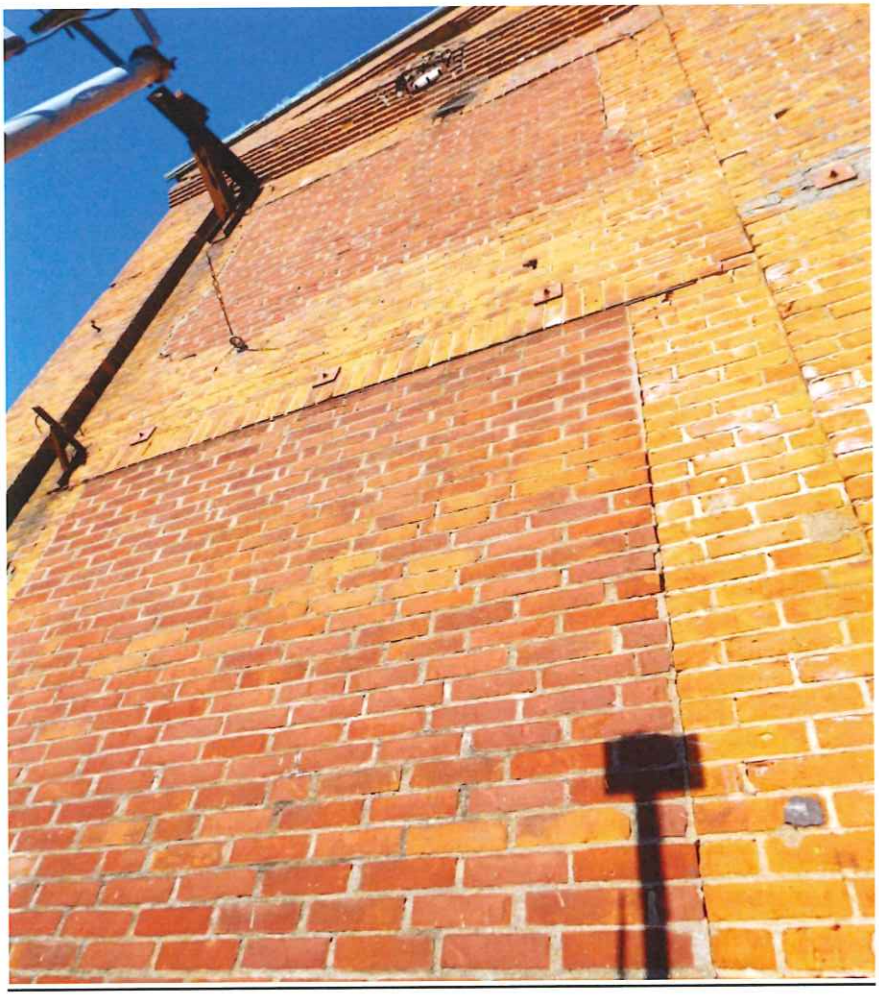
- Older aerials appear to show a larger wood structure attached to this side of the building.
- Windows were removed and bricked over with a different brick. One window was removed entirely. A smaller replacement window was installed that is now not stable is broken and not secure in its location.
- The southeast corner of the building has begun to separate from the rest of the building.
- The garage opening on the first floor was removed and bricked over.
- The door appears to be in the same location but not the original door.

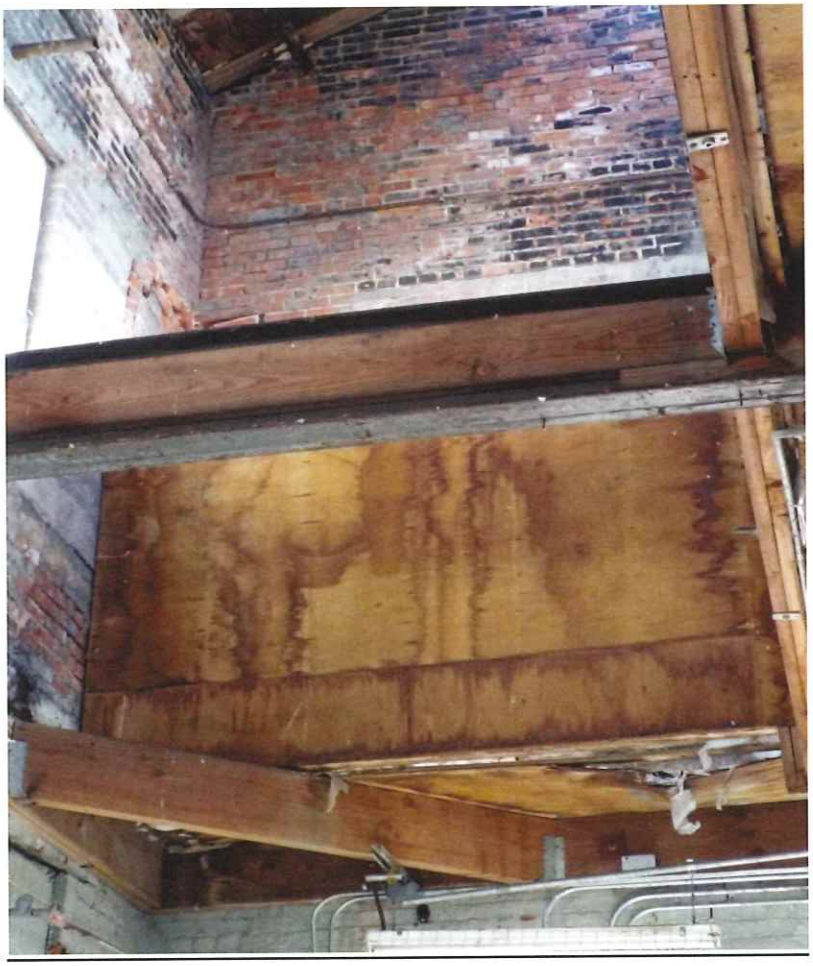


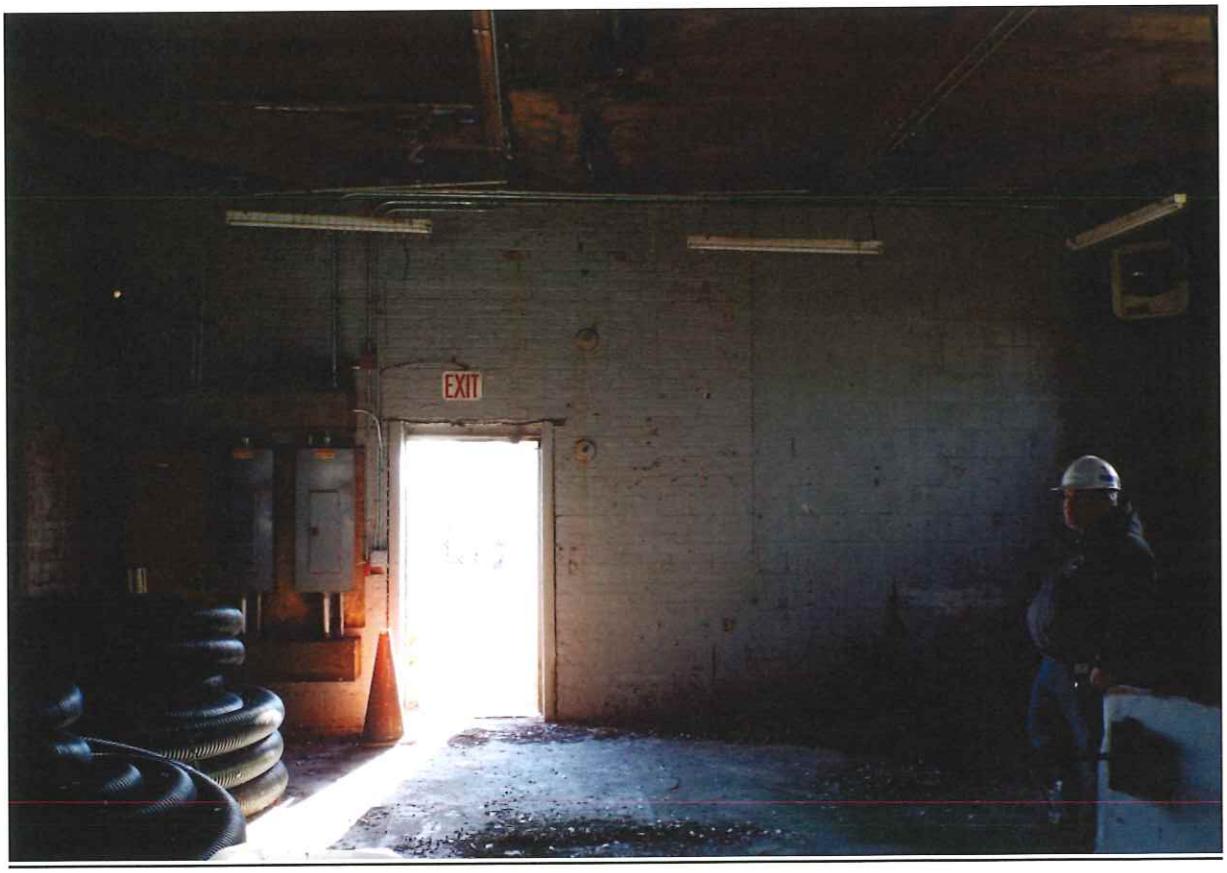






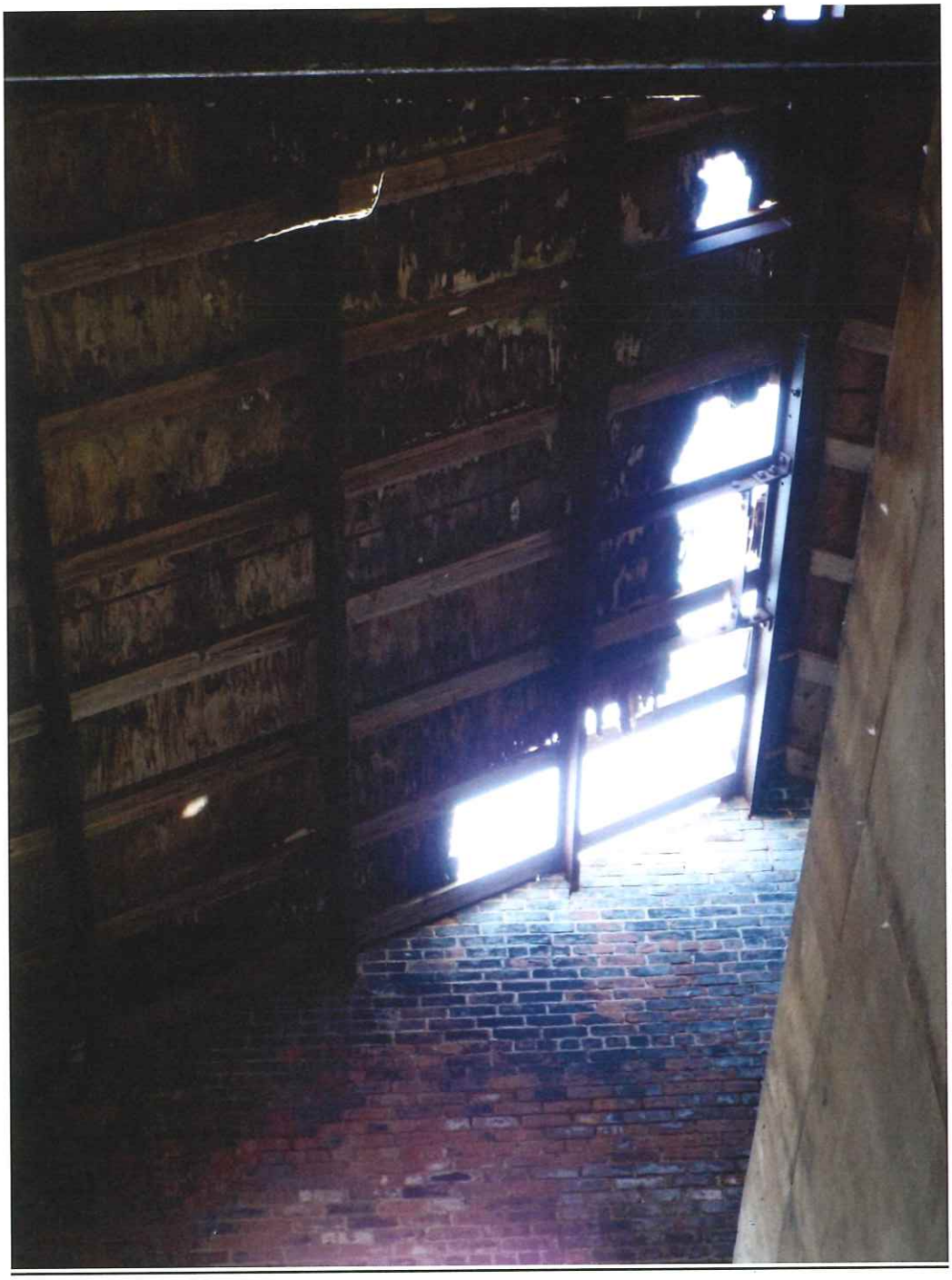





EXIT







2 COMMERCIAL STREET/CORNER OF WASHINGTON STREET – 1996

- **When the building was approved by the HDC it was required to to be brick.**
- **Details present on the other brick buildings were required to be represented on the new structure.**



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

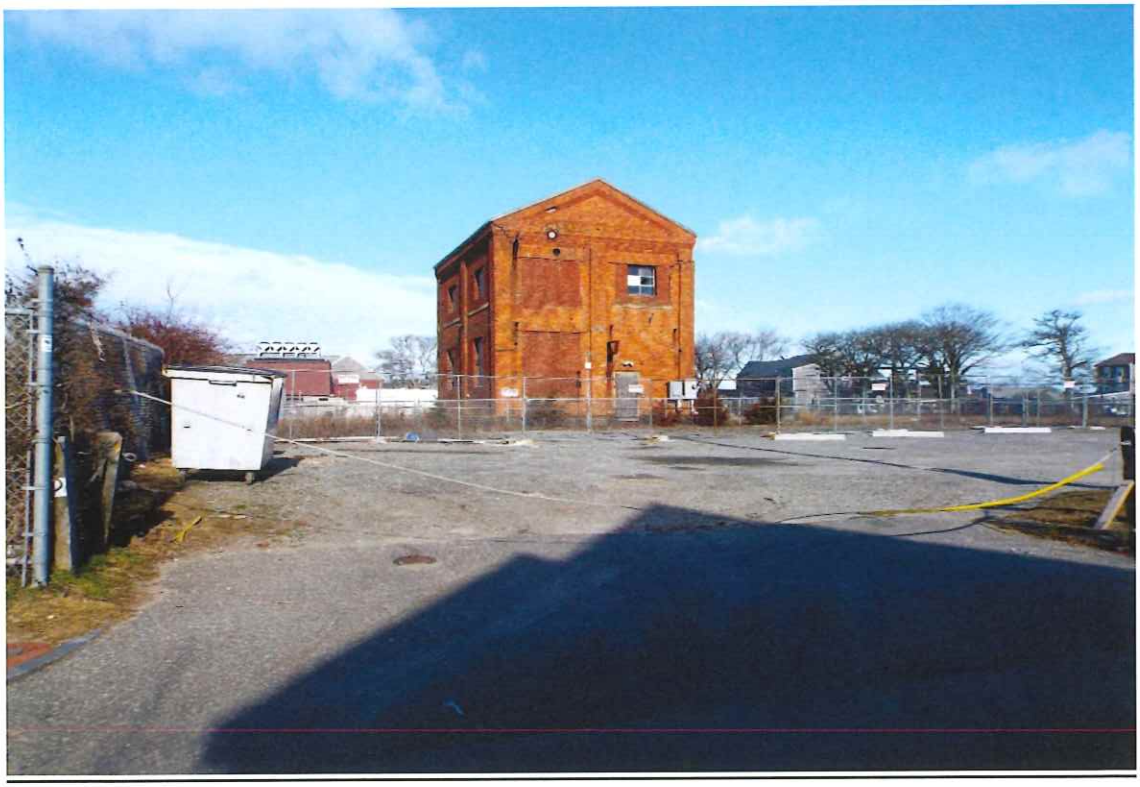


10 NEW WHALE STREET

WEST ELEVATION FROM FORMER "WHALE STREET"



WEST/SOUTH ELEVATION FROM COMMERCIAL STREET – FORMER WHALE STREET ON LEFT



SOUTH ELEVATION FROM COMMERCIAL STREET



SOUTH/EAST ELEVATION FROM NEW WHALE STREET/WHARF AREA



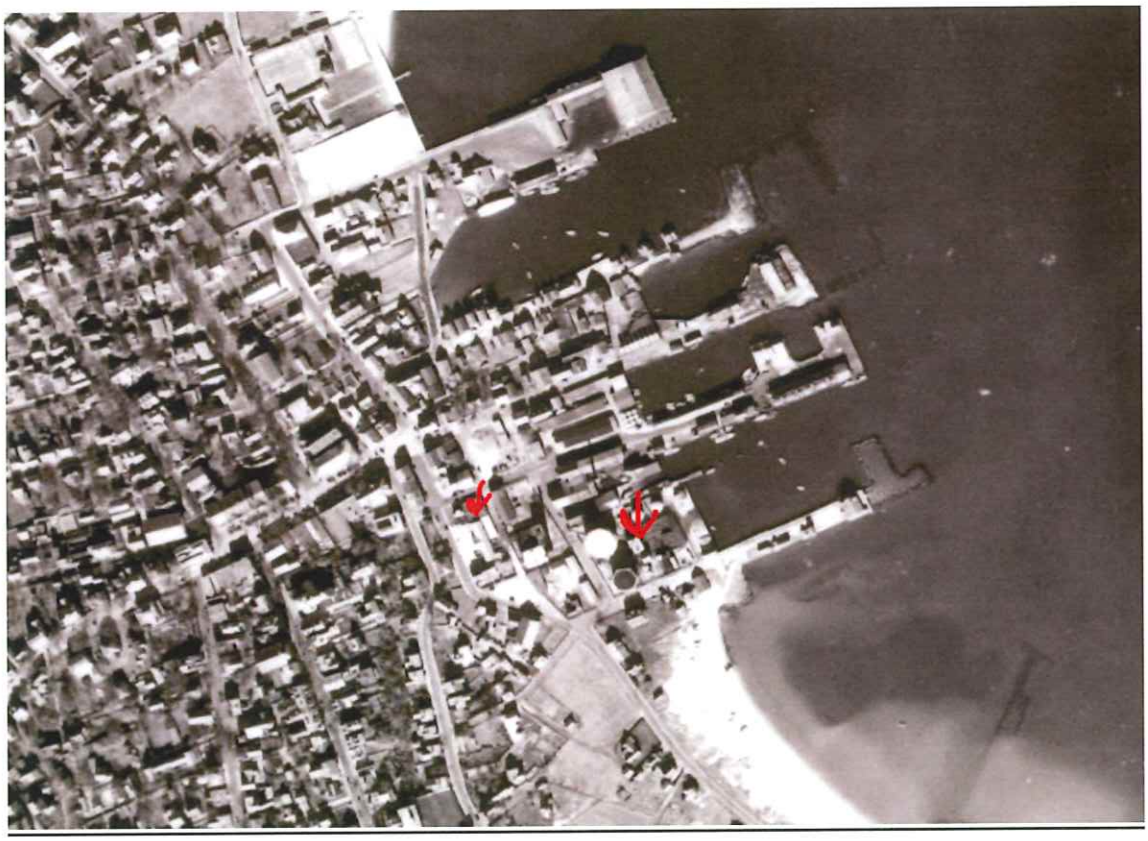
EAST ELEVATION FROM NEW WHALE STREET/WHARF AREA



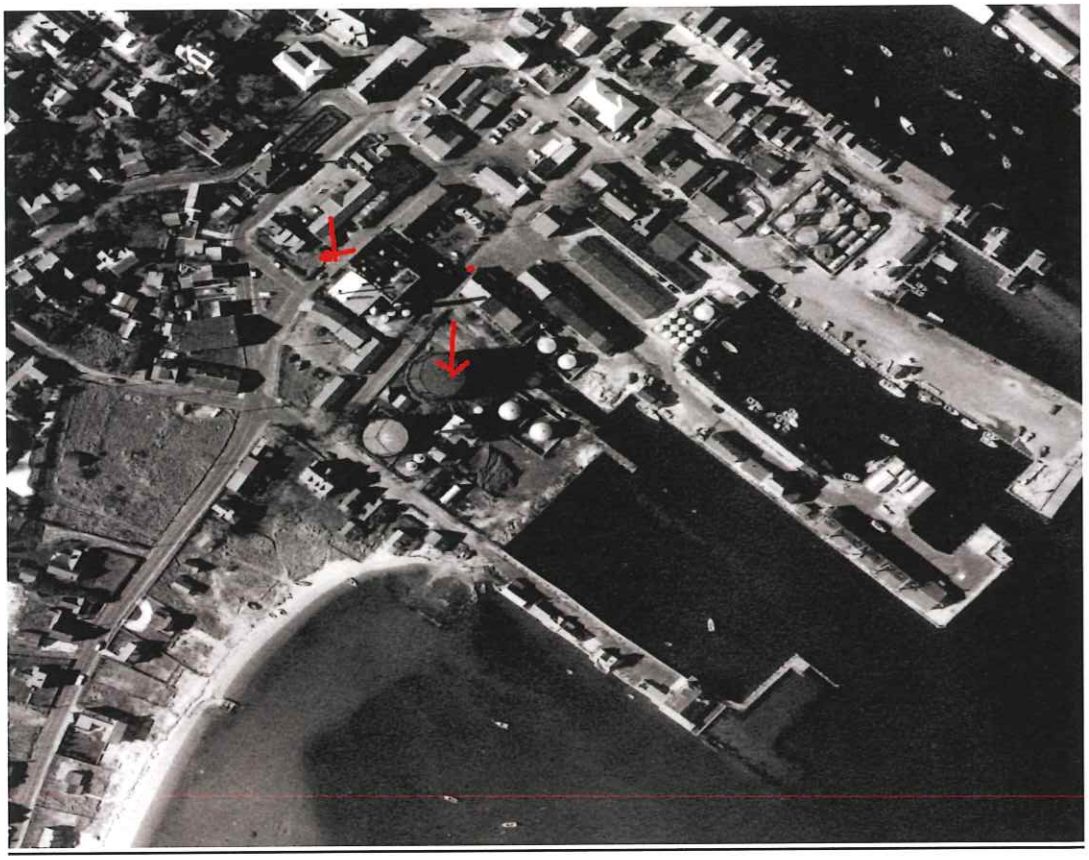
EAST/NORTH ELEVATION FROM NEW WHALE STREET/WHARF AREA



NHA 1935 AERIAL – 10 NEW WHALE AND 5 CANDLE BUILDINGS PRESENT



TOWN 1957 AERIAL – 5 CANDLE AND 10 NEW WHALE BUILDINGS VISIBLE



1998 TOWN GIS AERIAL

Original Nantucket Electric Company buildings fronting Candle St. attached to the remaining 5 Candle Street are still visible on the GIS aerial. They were removed after 1998. Several gas tanks have been removed from around 10 New Whale Street and it stands alone. Metal addition on the east of 10 New Whale is still visible.



2003 TOWN GIS AERIAL – TANKS REMOVED ON 10 NEW WHALE – ONLY 5 CANDLE STREET REMAINS ON LOT AFTER NORTH AND SOUTH ADDITIONS REMOVED



2007 TOWN GIS AERIAL – THE STRUCTURAL PADS FOR THE ADDITIONS ARE STILL VISIBLE ON THE EAST AND NORTH



2014 TOWN GIS AERIAL



2023 TOWN GIS AERIAL



1918 NHA AERIAL PHOTOGRAPH

"Tower view from the Unitarian Church looking east over Old South Wharf, center, and Commercial Wharf, right, to a frozen harbor." Back of photo reads: "Jan & Feb freeze up 1918 from town clock tower. Date: 1918". Beginning of 5 Candle Street electric buildings visible – no tanks or 10 New Whale visible.



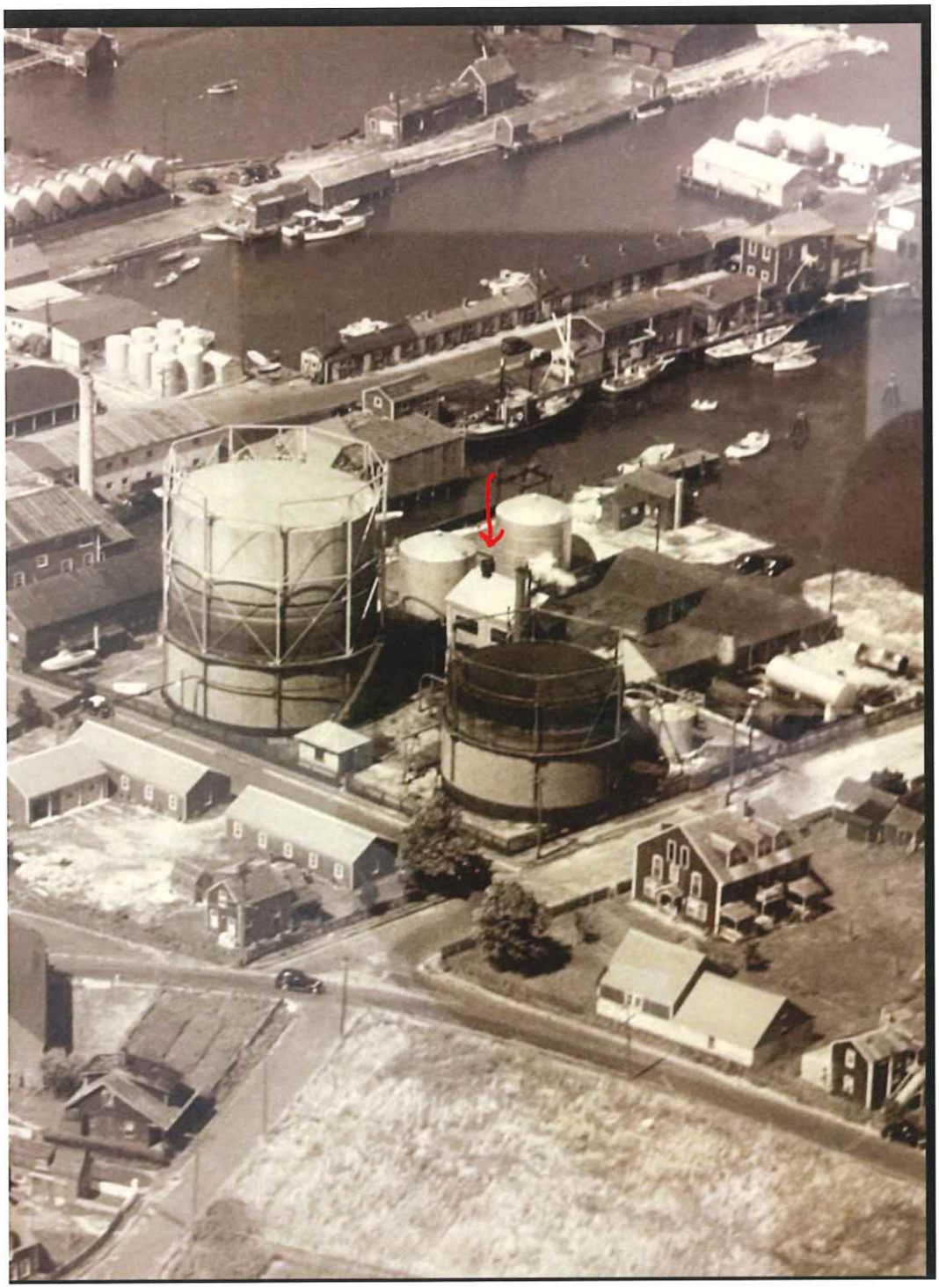
1930s NHA AERIAL PHOTOGRAPH

"Orange Street view of the wharves. Stone Alley is in the foreground, Old South Wharf on the left, and Commercial Wharf on the right. Date: @1930s". 5 Candle Street is visible in the middle with the chimney stack. 10 New Whale difficult to see as it is surrounded by tanks if there at all. This photograph may pedate the 1927 construction of the building.



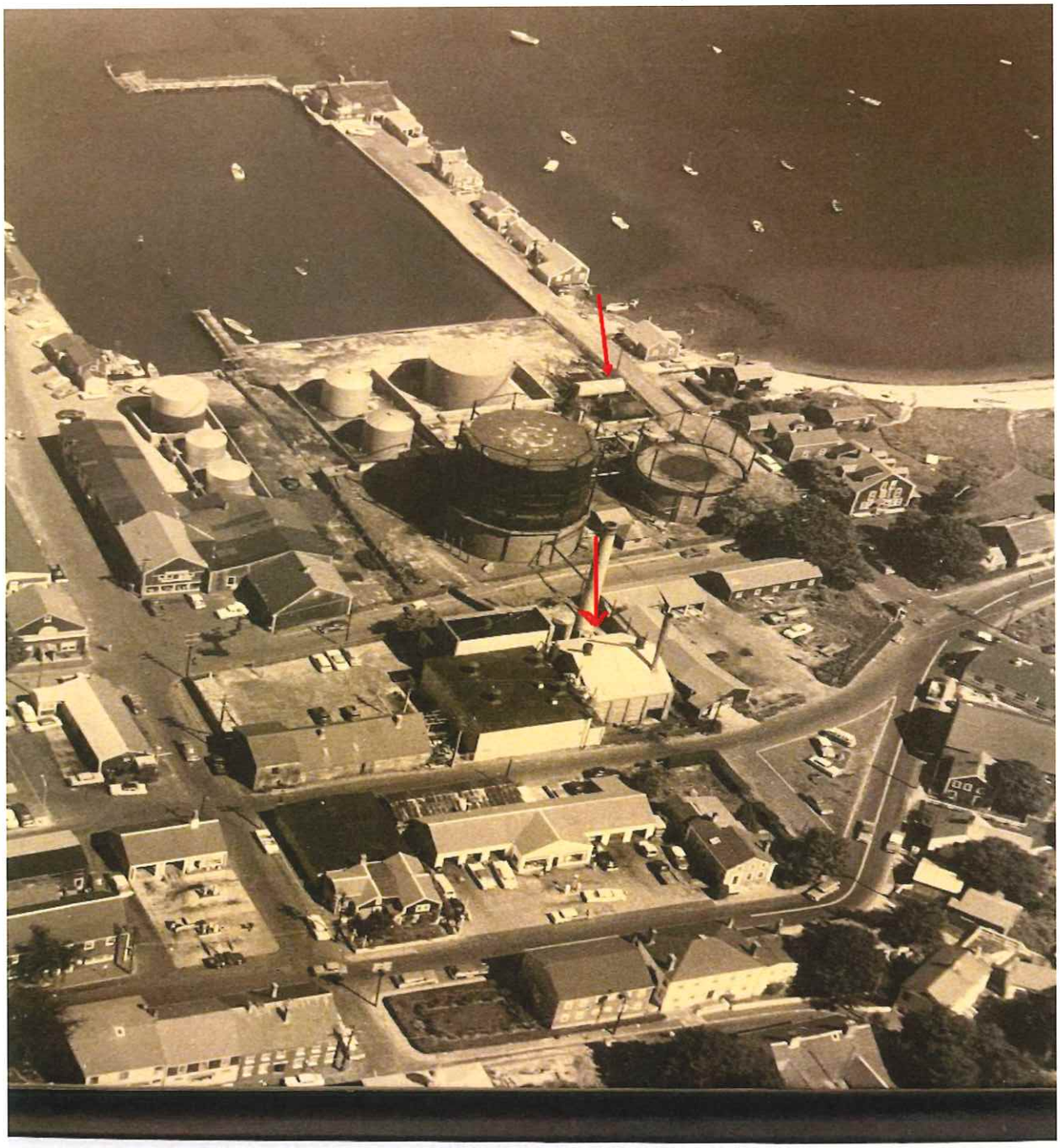
1938 AERIAL PHOTOGRAPH IN PRIVATE COLLECTION

10 New Whale building has a chimney, which has been removed, window openings are different then the building currently has. It appears to be attached to the large wooden building to the south. 5 Candle Street buildings are visible to the southwest on the other side of Whale Street



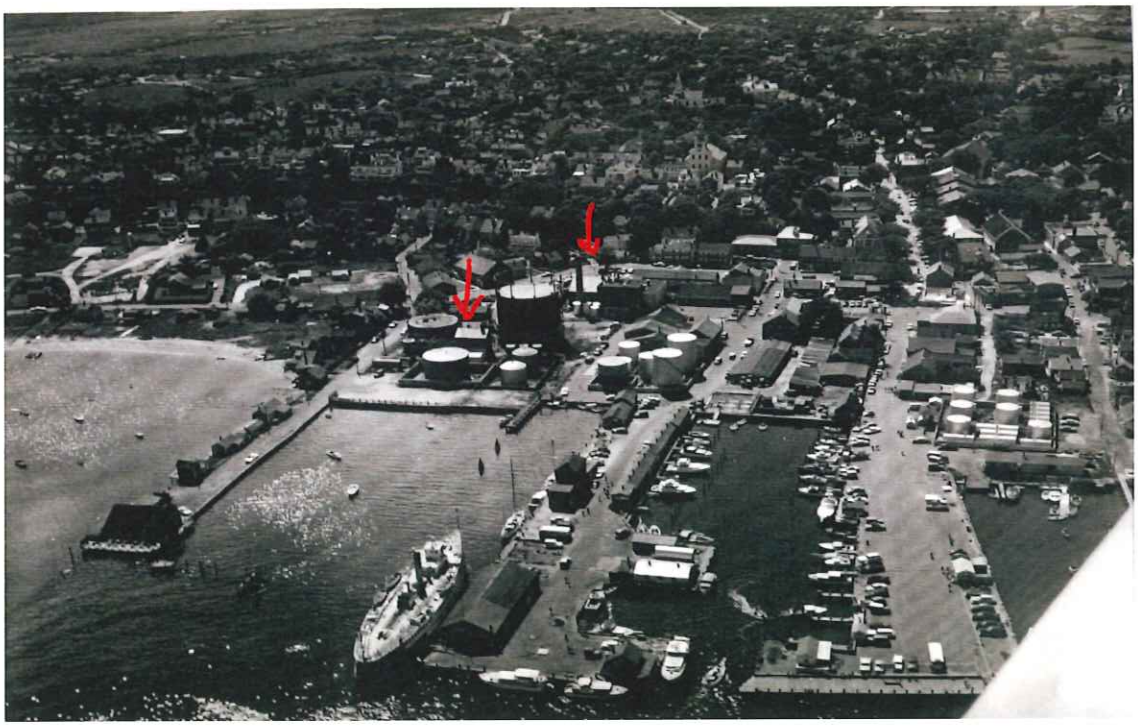
1950s AERIAL PHOTOGRAPH IN A PRIVATE COLLECTION

It is difficult to see 10 New Whale building as there appears to be several additions surrounding it. 5 Candle Street buildings visible attached to the remaining brick building. 5 Candle building appears to have no openings on the street side except for a garage door.



1950S NHA AERIAL PHOTOGRAPH

"Photocopy of an aerial view of Straight Wharf, Old South Wharf, and Commercial Wharf, as well as the downtown of Nantucket. Note the steamer docked at Old South Wharf. Date: 1950s" East side addition on 10 New Whale still visible.



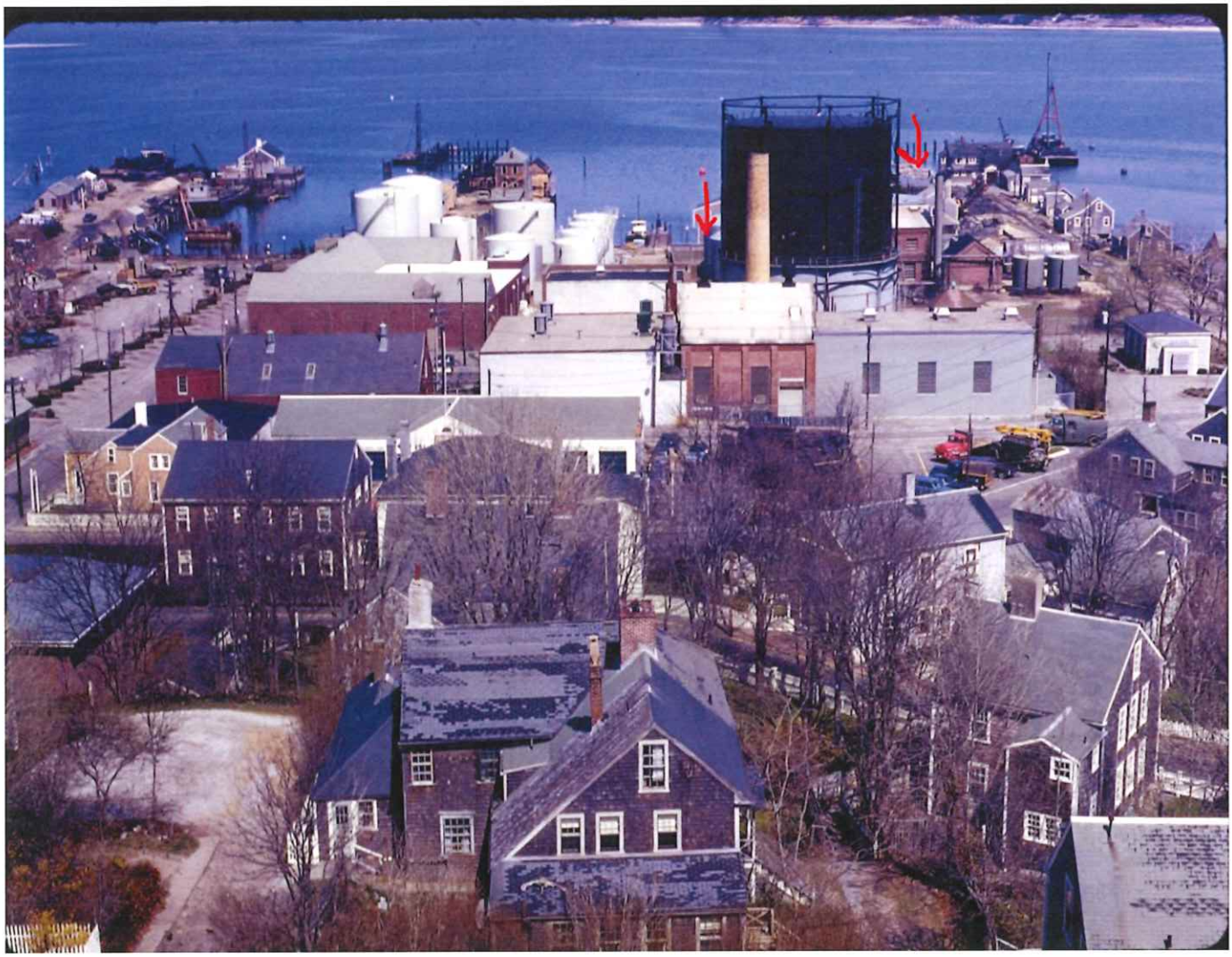
1962 NHA AERIAL PHOTOGRAPH

"Aerial view of Commercial Wharf, Old South Wharf and Straight Wharf, showing many warehouses and utility tanks. Date: 1962 Nov 27". 5 Candle and 10 New Whale visible.



1968 NHA AERIAL PHOTOGRAPHY

"View from tower of Unitarian Church showing Straight Wharf, Old South Wharf, and Commercial Wharf under reconstruction, fuel tanks, the electric company plant, and part of Union Street. Date: 4/30/1968". 5 Candle Street complex still intact. Windows have been added to 5 Candle. Windows changed on 10 New Whale with other buildings appearing to be attached to it.



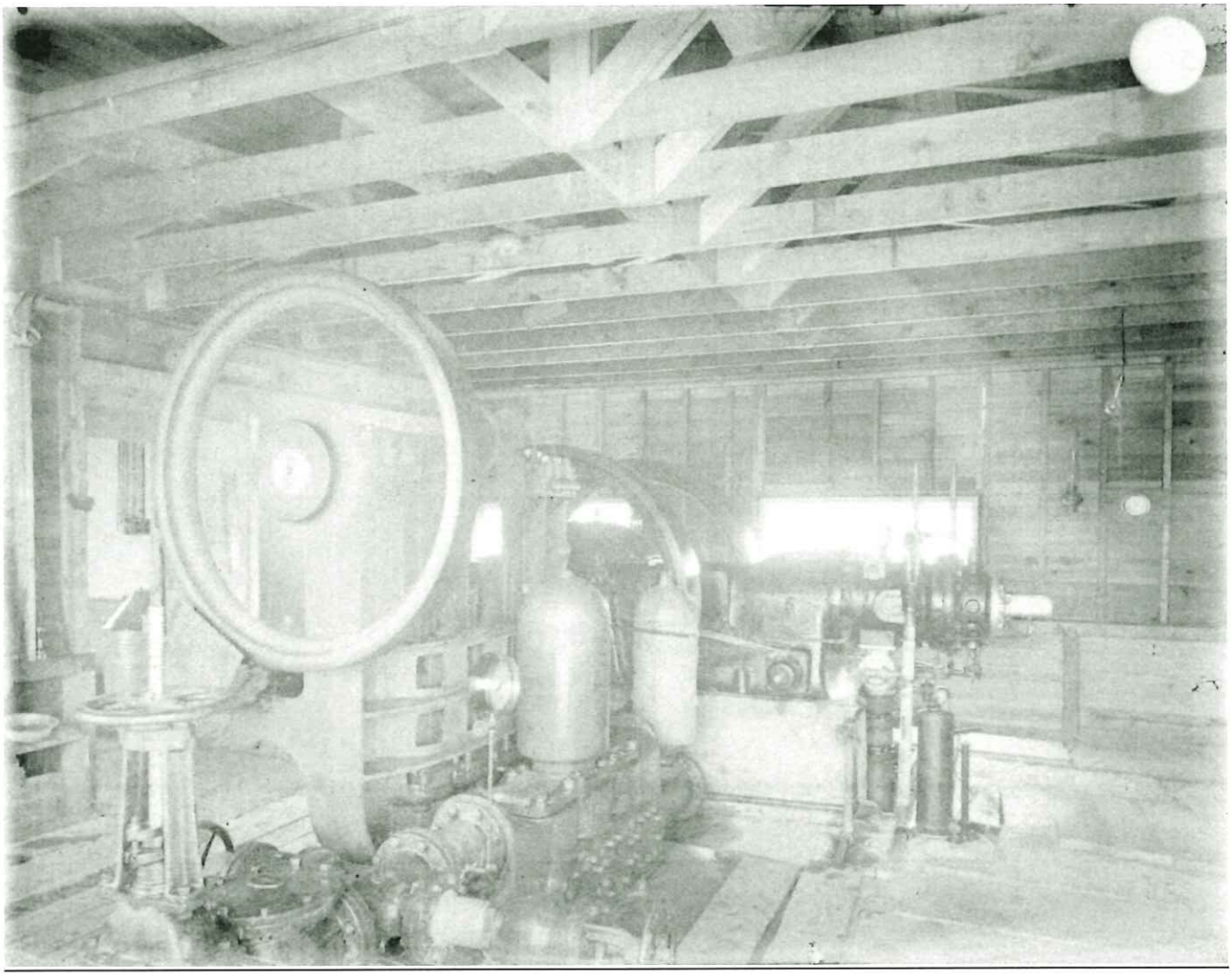
1991 AERIAL IN PRIVATE COLLECTION

East additions still visible – 10 New Whale windows on the south have been removed – 5 Candle Street buildings still visible on the left. Another brick building appears behind 5 Candle Street brick building that was allowed to be demolished.

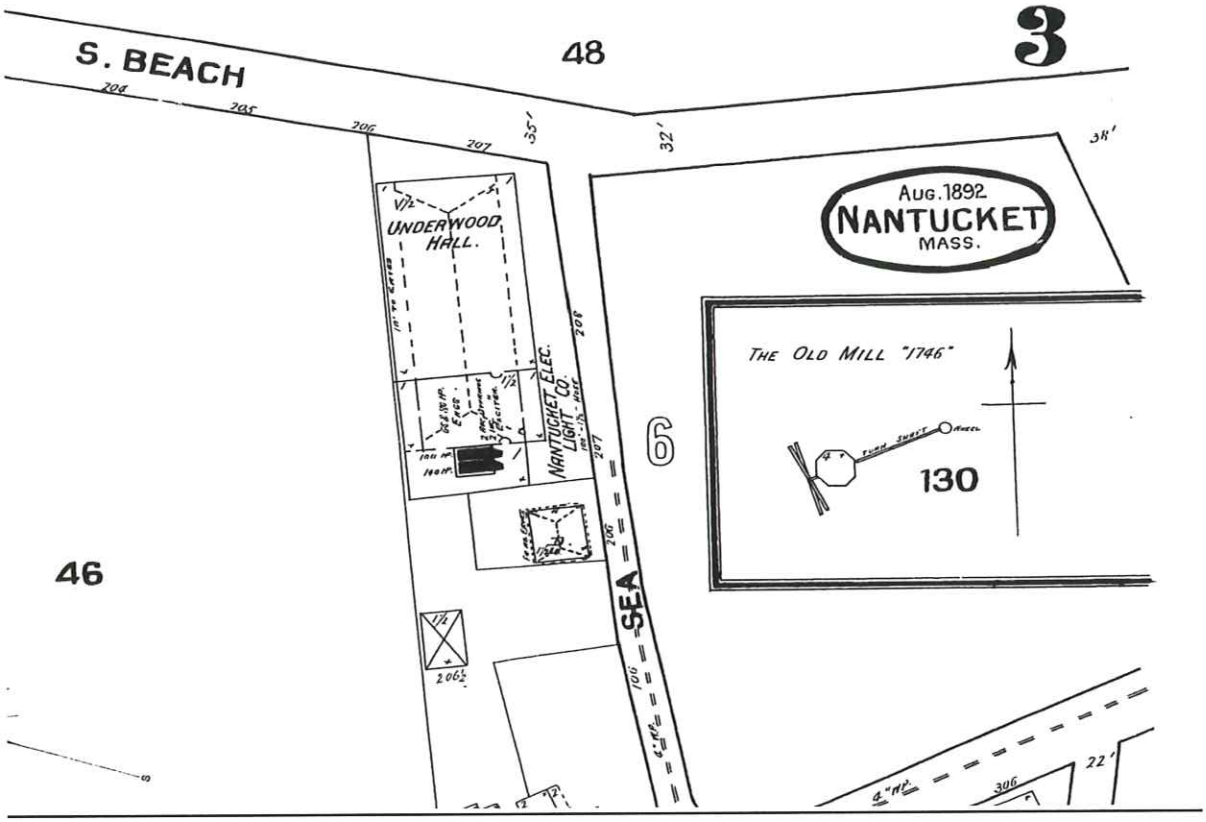


NHA PHOTOGRAPH - THE ELECTRIC CO. WAS NOT ON SITE UNTIL AT THE EARLIEST 1903

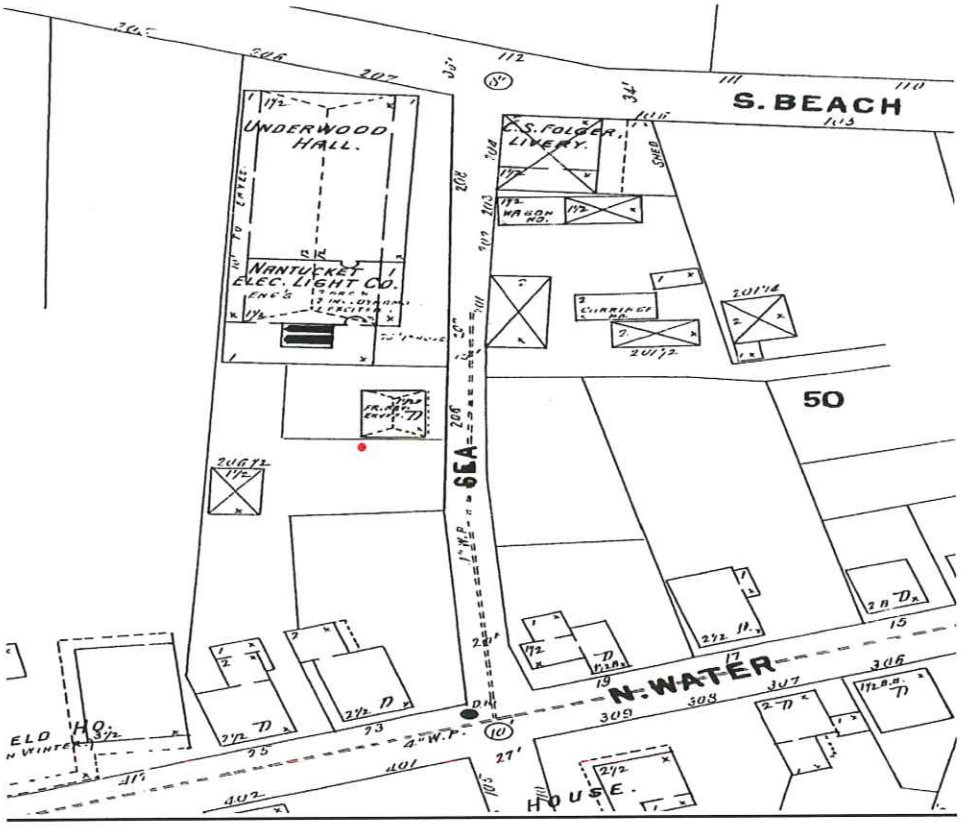
"Machinery in the interior of the Electric Company. Bare wood walls, beams visible. This may be the Electric Company's first location on Sea Street, which operated from 1889 to 1903."



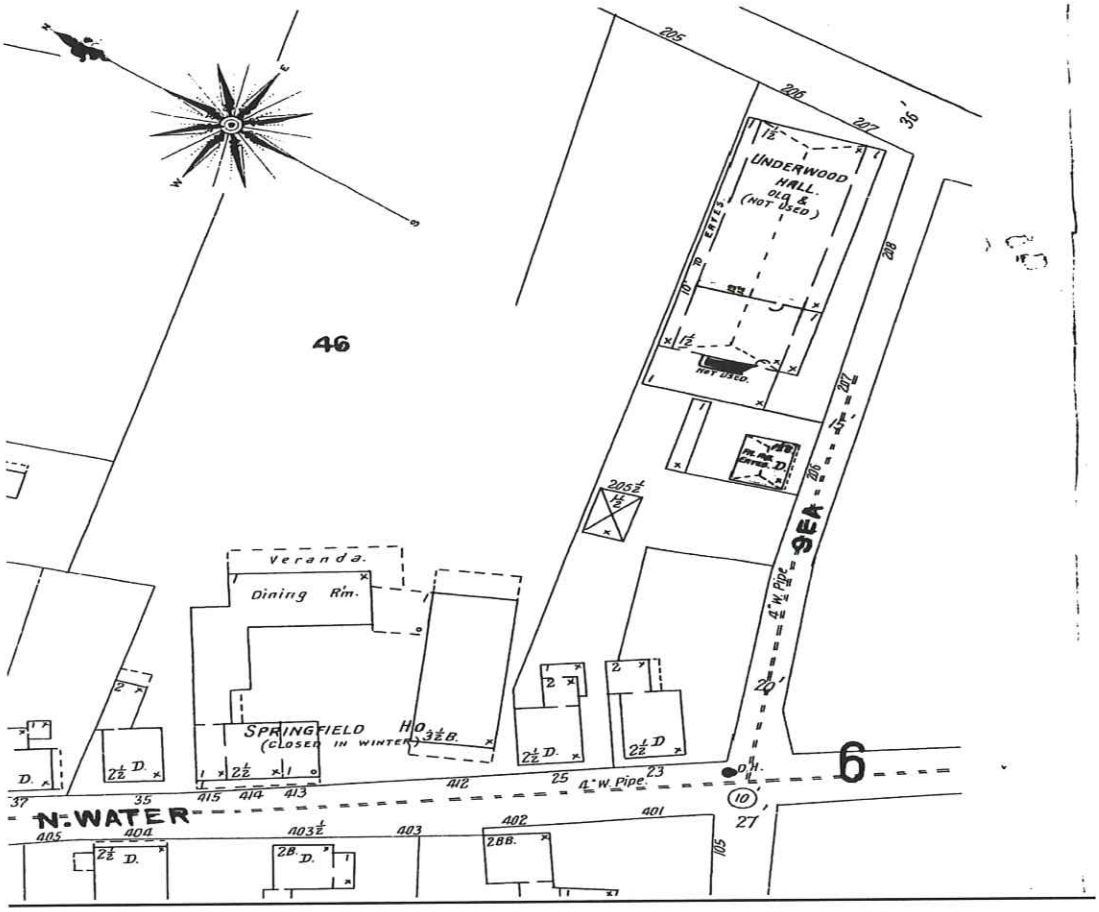
1892 NHA SANBORN MAP – SHOWING ORIGINAL SITE OF THE "NANTUCKET ELECTRIC LIGHT CO." ON SEA STREET BEHIND UNDERWOOD HALL THE ROLLER SKATING RINK



1898 NHA SANBORN MAP – ELECTRIC COMPANY ON SEA ST. BEHIND ROLLER SKATING RINK

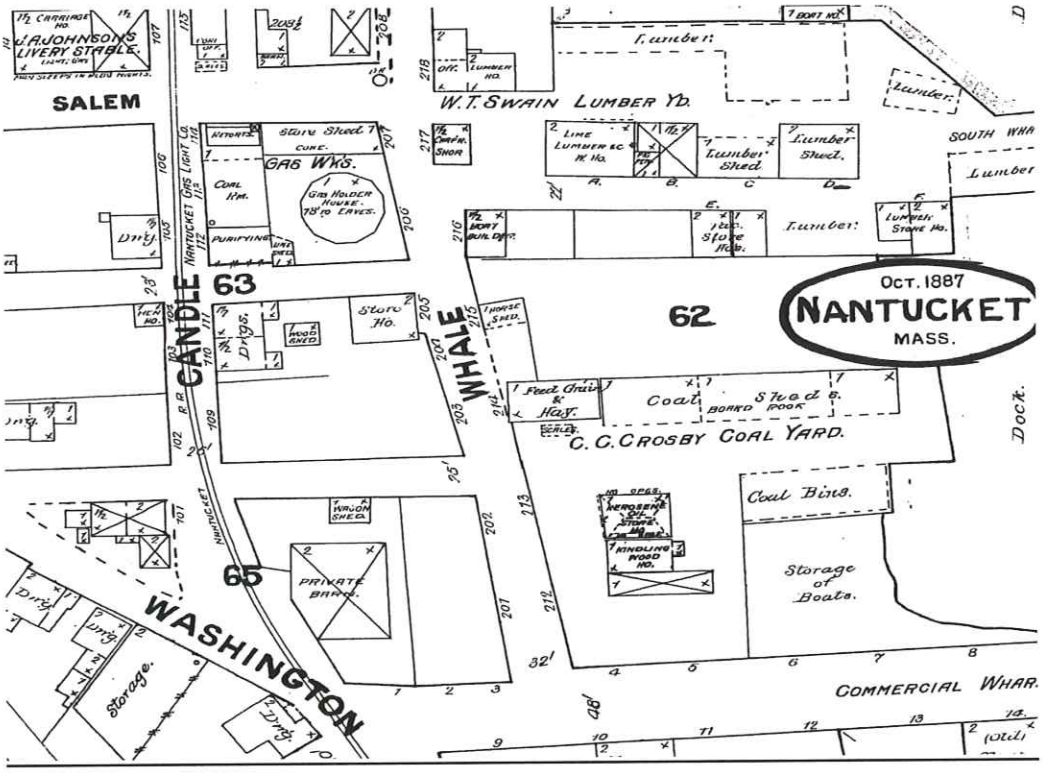


1904 NHA SANBORN MAP – ELECTRIC COMPANY HAS MOVED FROM SEA STREET

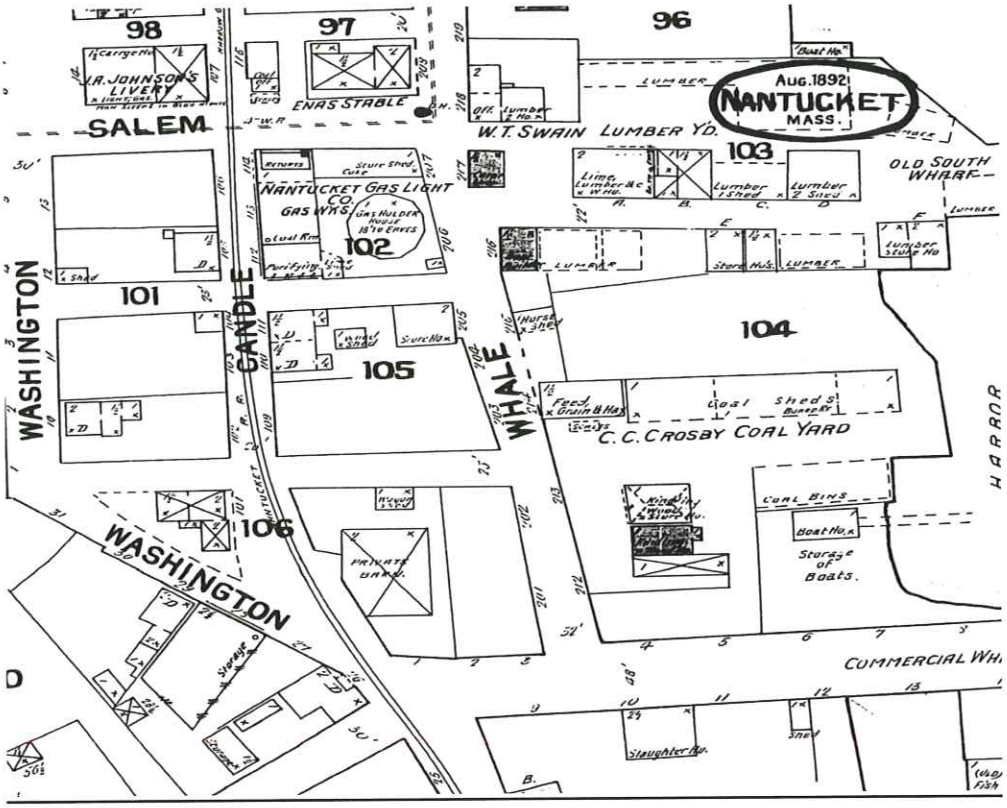


1887 NHA SANBORN MAP

Coal bins are present on the 10 New Whale site along with kerosene storage building/kindling wood storage. No 5 Candle or 10 New Whale bricks buildings present yet.



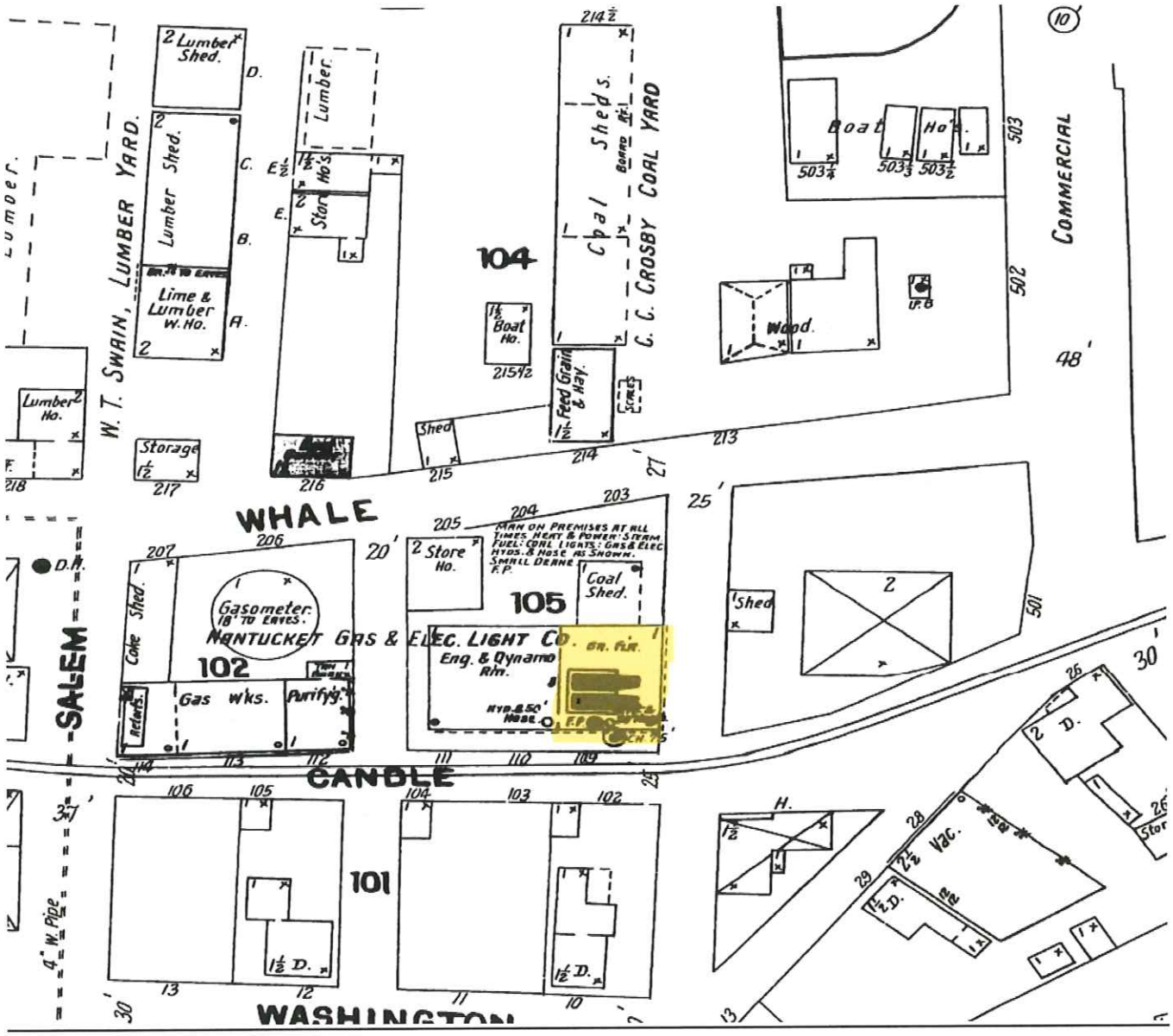
1892 NHA SANBORN MAP – NO BUILDINGS



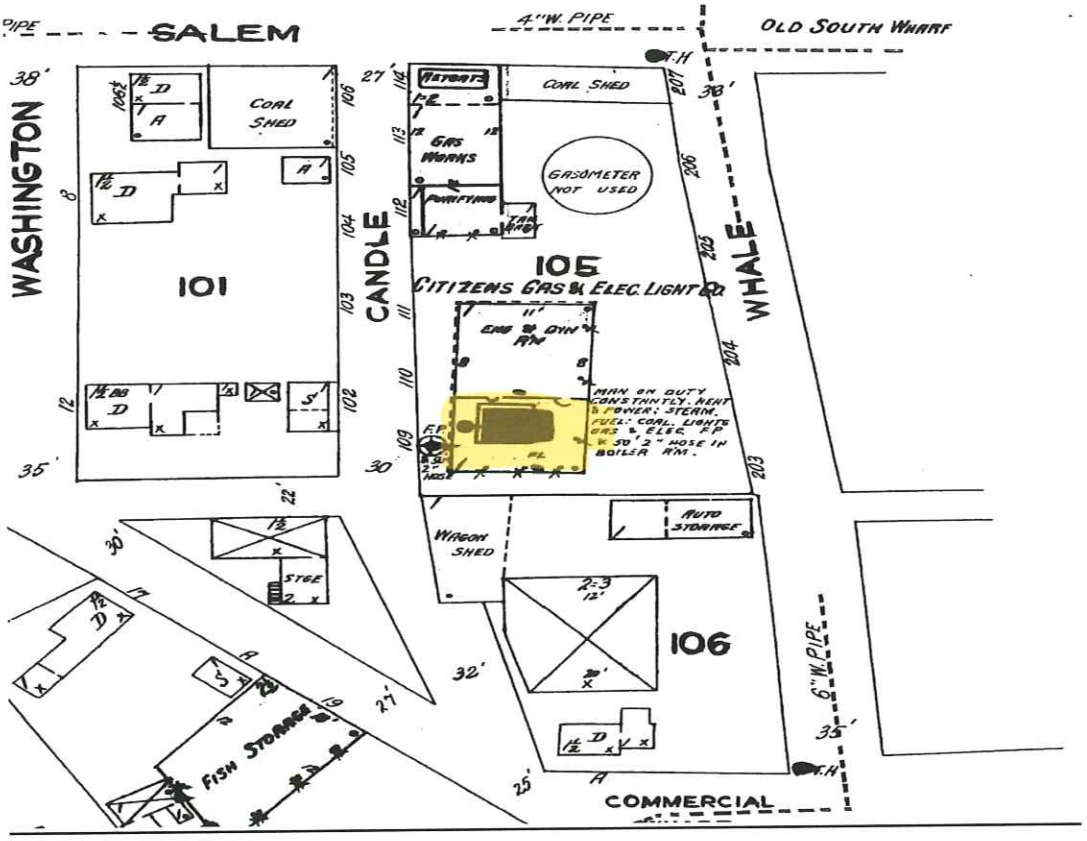
1904 NHA SANBORN MAP

The "Nantucket Gas & Electric Light Co." buildings are being constructed on the lot at 5 Candle Street. No brick building at 10 New Whale yet. The coal sheds and other wood buildings, some related to boats, are still present. The brick building at 5 Candle is the furnace room with the chimney noted on the plan and visible in the aerial photographs for some time, until removed.

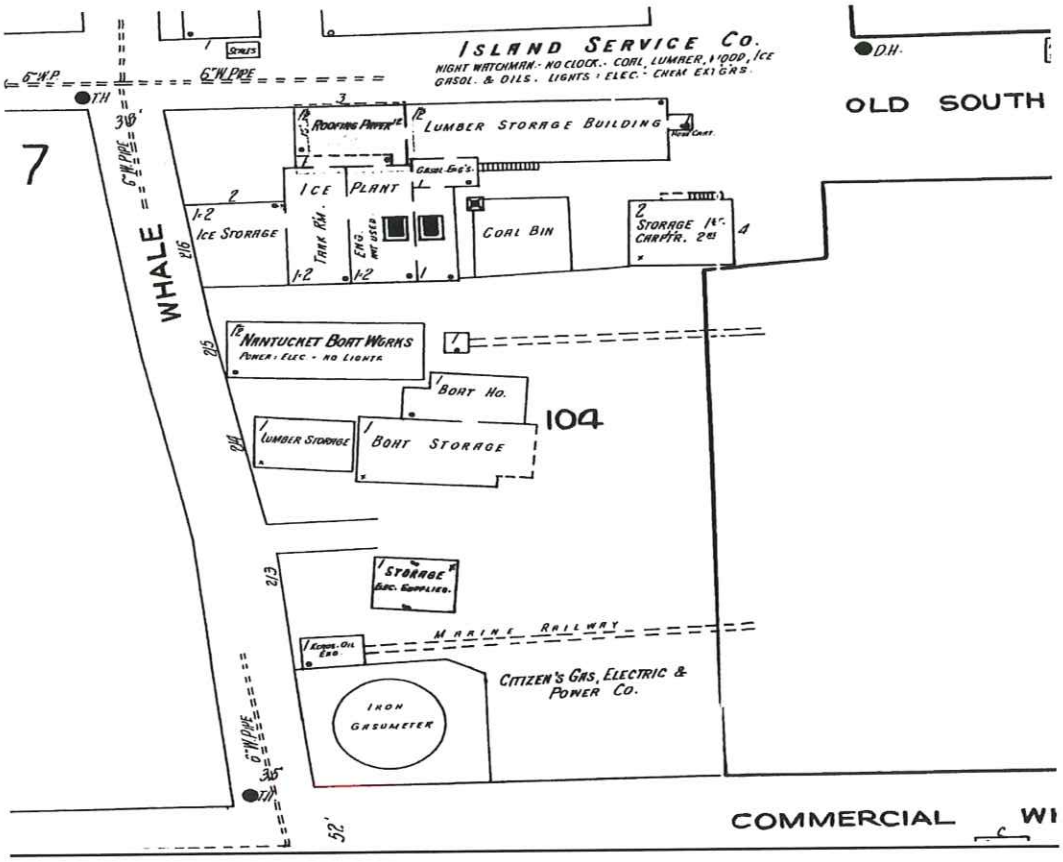
"MAN ON PREMISES AT ALL TIMES HEAT & POWER, STEAM, FUEL, STEAM, COAL, LIGHTS, GAS & ELEC HYDS. & HOSE AS SHOWN..."



1923 NHA SANBORN MAP – 5 CANDLE STREET REFERRED TO AS THE "BOILER RM."



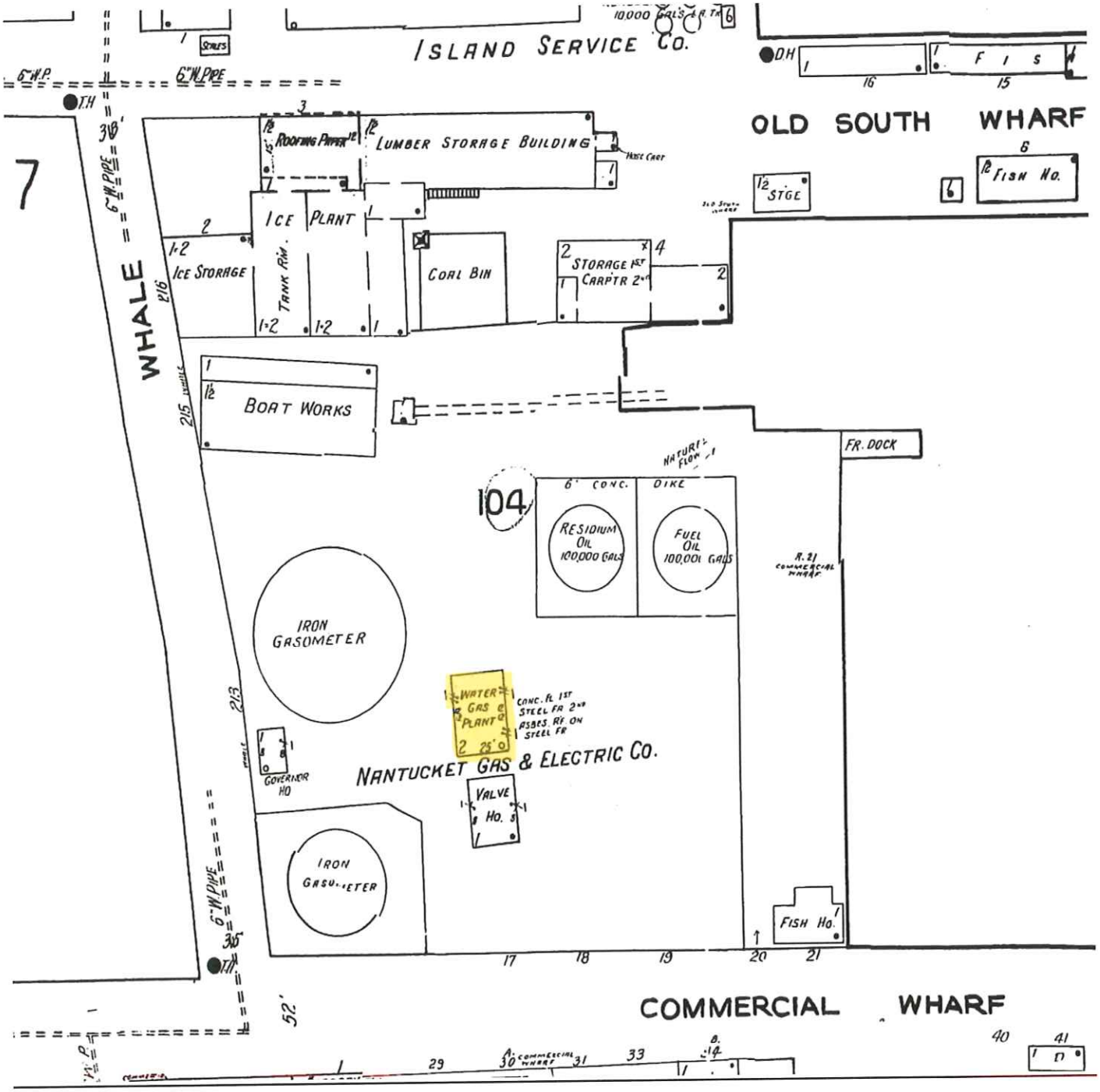
1923 NHA SANBORN MAP – BRICK BUILDING NOT PRESENT ON 10 NEW WHALE



1949 NHA SANBORN MAP – 10 NEW WHALE STREET

NOTATION ON THE BULDING "WATER GAS PLANT" - "CONC. FL 1ST...STEEL FR 2ND...ASBES RF ON STEEL FR"

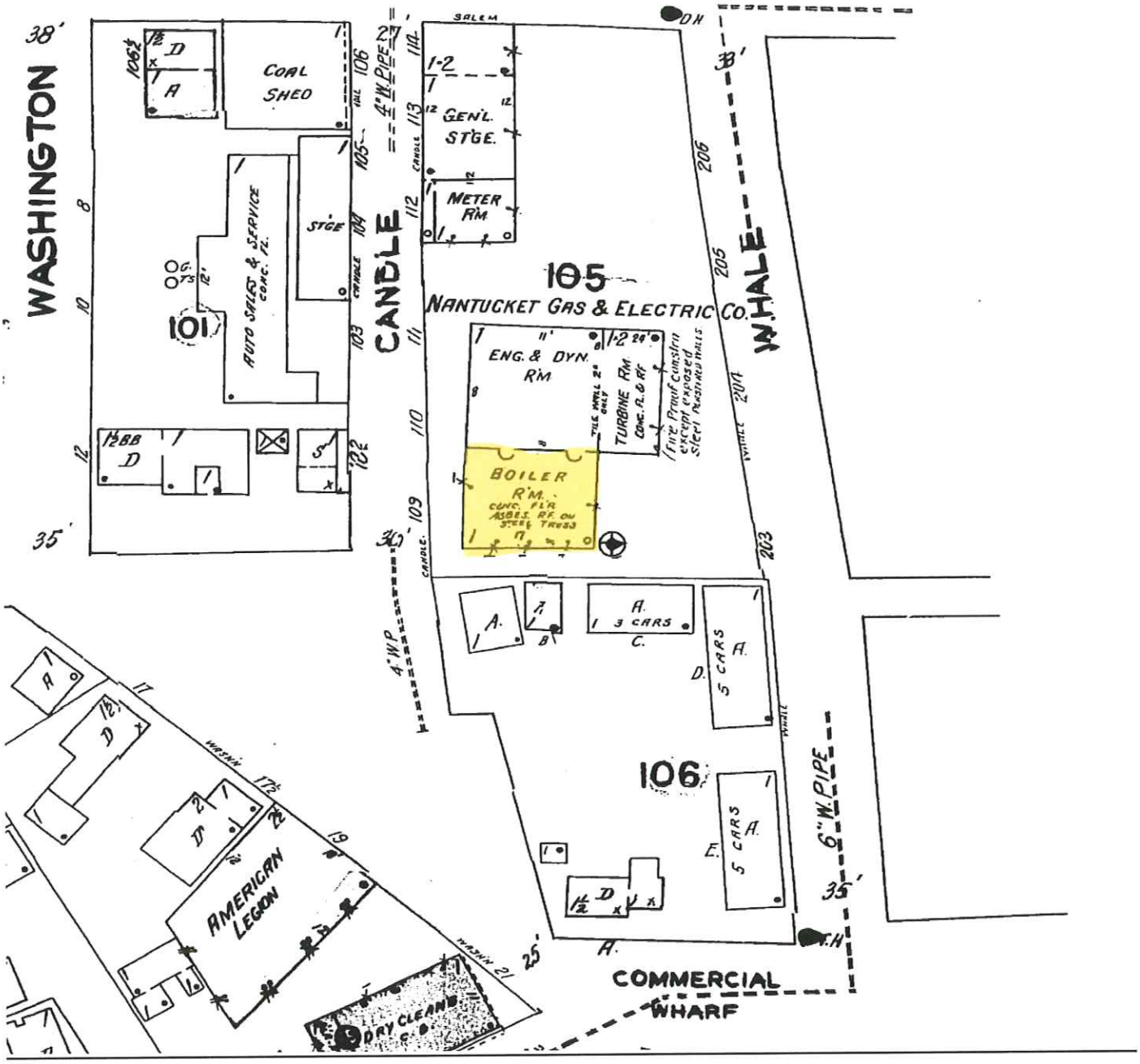
Today the steel frame is no longer present other than a few pieces or was minimally present to begin with and removed from the building several years ago. The asbestos roof had been largely removed by the elements over time. Concrete floor has shifted and is settling due to unstable filled tidal land and degradation of the concrete base the brick walls are sitting on.



1949 NHA SANBORN MAP – 5 CANDLE STREET

NOTATION ON THE BULDING "BOILER RM...CONC. FLR. ASBES. RF. ON STEEL TRUSS".

The aerials clearly show further additions to the brick building, particularly on the south and north of the "ENG. & DYN. RM", all of which were removed in 1998 by an approval from the HDC. The smaller buildings to the south are also shown on the aerials prior to earlier removal.



McKENZIE
ENGINEERING
COMPANY, INC.

January 8, 2025

Memorandum

National Grid
170 Data Drive
Waltham, MA 02451

Re: Building Structural Assessment Report
10 New Whale St., Nantucket MA

On December 3, 2024, I inspected the above building located at 10 New Whale Street on Nantucket Island. Present at my inspection were National Grid operations employees. The purpose of this inspection and this report is to document the structural condition of the building. The following report details my observations and conclusions based on the identification of advanced deterioration and multiple structural issues with the building.

I have also read the regulations in § 124-13 of the Town of Nantucket General Bylaws, "Minimum maintenance of buildings and structures". Comments as to the feasibility of the repair of structural damage are included in this report.

Captioned photos of areas of structural distress are included at the end of this report.

History: The building, constructed approximately 100 years ago, is located 160 feet west of the Nantucket Town docks and harbor. It measures 26 feet by 34 feet with an 884 sf footprint and has a maximum height of 28 feet. The building was used until the early 1970's for natural gas manufacture from coal. After the building was decommissioned for manufactured natural gas use, it was used to store pumping equipment, oil/water separators and storage tanks required to clean hazardous materials from subsurface ground water, and to house a foam sprinkler system for fire protection of fuel storage tanks on the property. Those fuel storage tanks were used to supply diesel generators that supplied electrical power to the island, housed in the building at 5 Candle Street. Power generation at 5 Candle Street ended in the late 1990's, following completion of the first undersea cable from Nantucket to the mainland. The building has not been used by National Grid in recent years except for minor storage.

Structural Assessment

Construction and Current Condition: The building foundation is concrete, and the exterior walls are brick, approximately 12" thick. The first floor is concrete and there is evidence that a second floor existed at one time constructed of steel beams approximately 3 feet on center most likely with a wood floor deck. After the original second floor was removed,

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LEOMINSTER, MA 01453
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understood to be due to deterioration of the deck and structural members, a partial first floor ceiling was constructed of wood beams and plywood. This ceiling may have been required for the heating of the sprinkler room and the room housing equipment used for the clean-up of hazardous material in the groundwater. A unit heater is still visible at the first-floor ceiling level. The current partial first floor ceiling is not safe due to rot and deterioration; it was noted some plywood ceiling panels are breaking due to rot under their own weight. All original window and door openings were infilled with a mixture of concrete block and brick. This infill of existing openings, most likely done in the 1970's after decommissioning of the manufactured gas process, created new smaller window openings on the first and second floors. Those windows have steel frames with fiberglass windowpanes. Many windowpanes are broken, and all windows are deteriorated beyond their useful life. Doors, both overhead and man-doors, are in poor condition.

Walls and Foundation: The brick walls of the building are uninsulated, have no reinforcement and are cracking throughout the structure. Mortar deterioration has resulted in loose and falling bricks. Brick degradation due to natural weathering in areas including the north side of the west façade (photo 4682), and other areas of the building where the bricks are eroding due to weathering, is likely attributable to poor manufacturing practices, i.e. too low a temperature during firing when the bricks were manufactured. On the east façade, a 4'+/- wide section of the left (south) corner is cracked, separating from the remainder of the wall and has rotated toward the left (south) several inches. This is an indication of a potential foundation settlement issue and represents a danger to public safety as a failure/collapse of this building corner could lead to a catastrophic collapse of the remainder of the building. Currently there are no areas of the brick walls that I would classify as structurally sound due to the amount of cracking, eroded mortar and visible distress.

Roof: The 5" +/- pitch roof was most likely originally constructed with slate shingles over a wood roof deck, which was supported by steel channels spanning from the brick exterior walls to two steel trusses. The current roof, installed approximately 50 years ago, replaced the original roof and consists of asphalt shingles on plywood, supported by flat 2 x 4 wood sleepers, supported by the original steel channels and steel roof trusses. Deterioration of the shingles over the last 50 years has resulted in roof leaks leading to severe rot damage of the plywood roof sheathing and 2x4 sleepers, resulting in large areas of the roof to be open allowing rain to enter the building. Potential failure of roof components due to the observed rot is cautioned, including failure during a wind event resulting in airborne roofing components causing a potential public safety issue on and off the site.

Per §124-13 of the Nantucket General Bylaws," Minimum maintenance of buildings and structures, sub-part C, "In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, §6 shall apply". It is my professional opinion that structural deterioration at 10 New Whale

Street has progressed to an advanced stage and has most likely been at an advanced stage for many years. Any structural repairs attempted to this building, due to the current deteriorated condition of the brick walls and roof components, would be unsafe in my opinion. The extent of repairs would involve the demolition and rebuilding of such a large percentage of the building that the repair is infeasible.

Conclusion

The building was constructed using a type of brick that deteriorated over time with normal weathering, exacerbated by the location close to the harbor receiving strong winds and rain from coastal storms. Deterioration of the brick used in the building started from the moment the building was constructed and in my opinion the building should have been razed approximately 30 years ago. Based on my inspection of the building as detailed above, it is my professional opinion that this building is structurally unsound and is not suitable for rehabilitation. Further, it is my professional opinion that due to the current poor structural condition of the walls and roof of the building, the building is currently a public safety concern.

Please call if you have any questions.

Very Truly Yours,



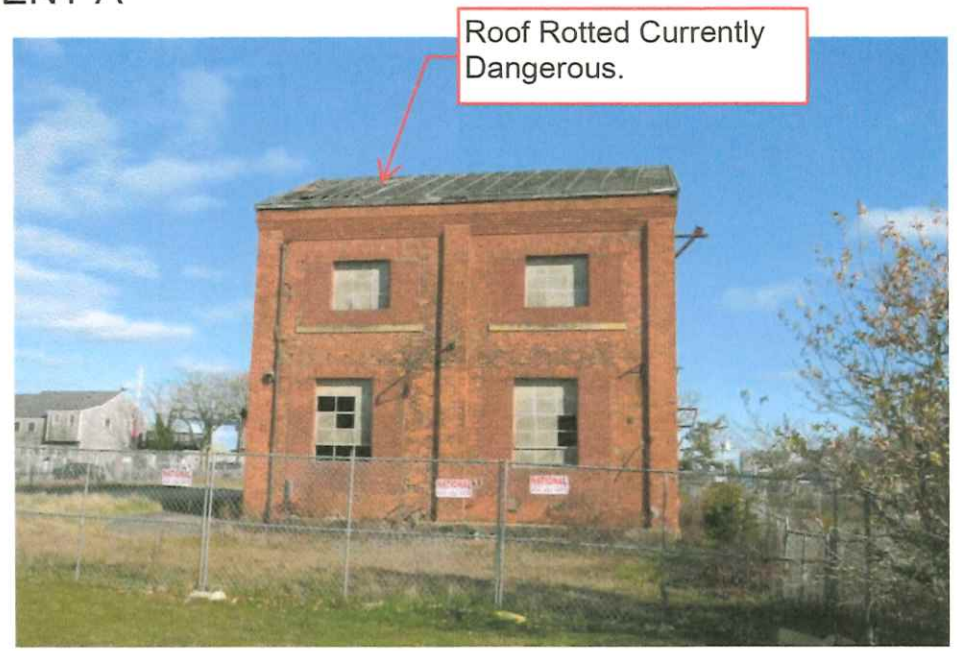
Peter M. Reynolds, P.E.
President

Attachment A: Captioned Photographs, 8 Pages
Attachment B: Nantucket HDC §124-13. Minimum maintenance of buildings and structures.

ATTACHMENT A



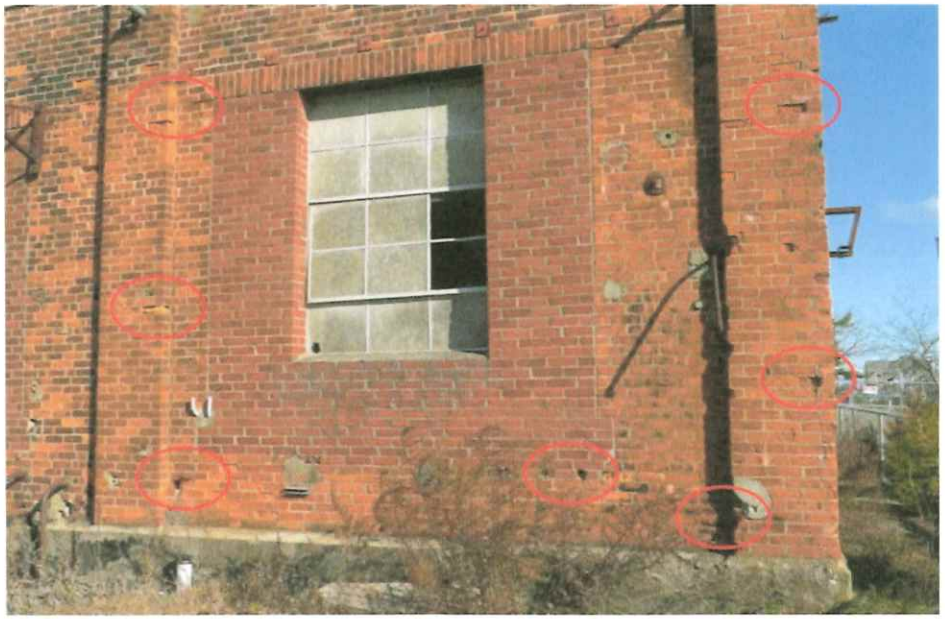
West Façade
IMG_4653



West Façade
IMG_4651



South Façade areas of brick failure
IMG_4654



West Façade
IMG_4652

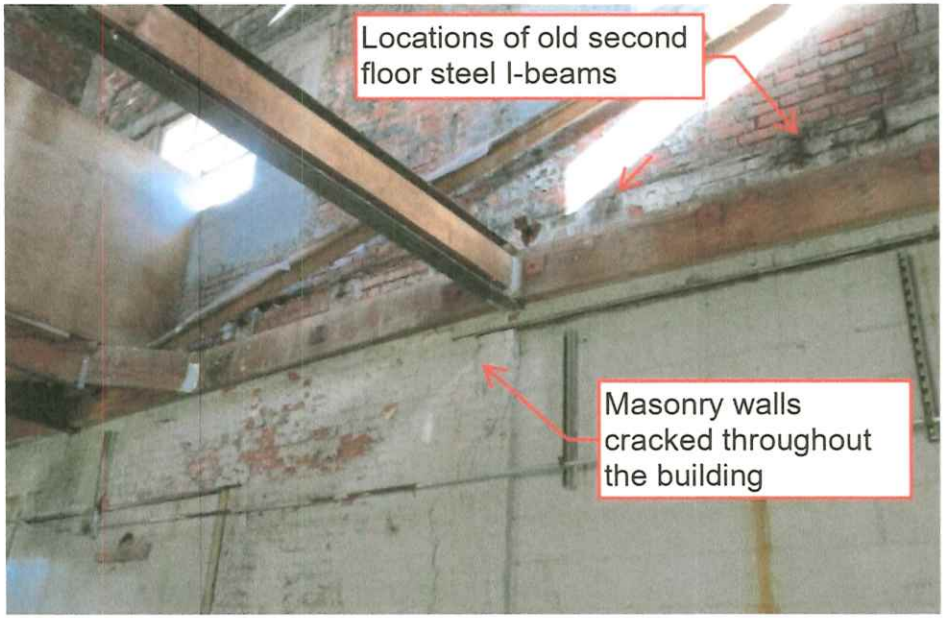


IMG_4658



South Side

IMG_4655



IMG_4659



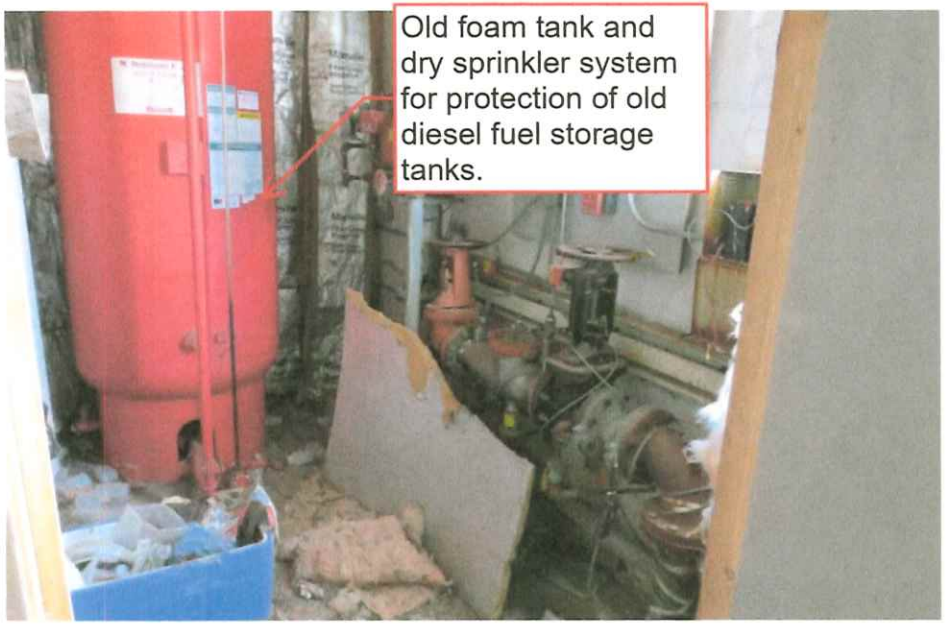
IMG_4657



IMG_4663



IMG_4660



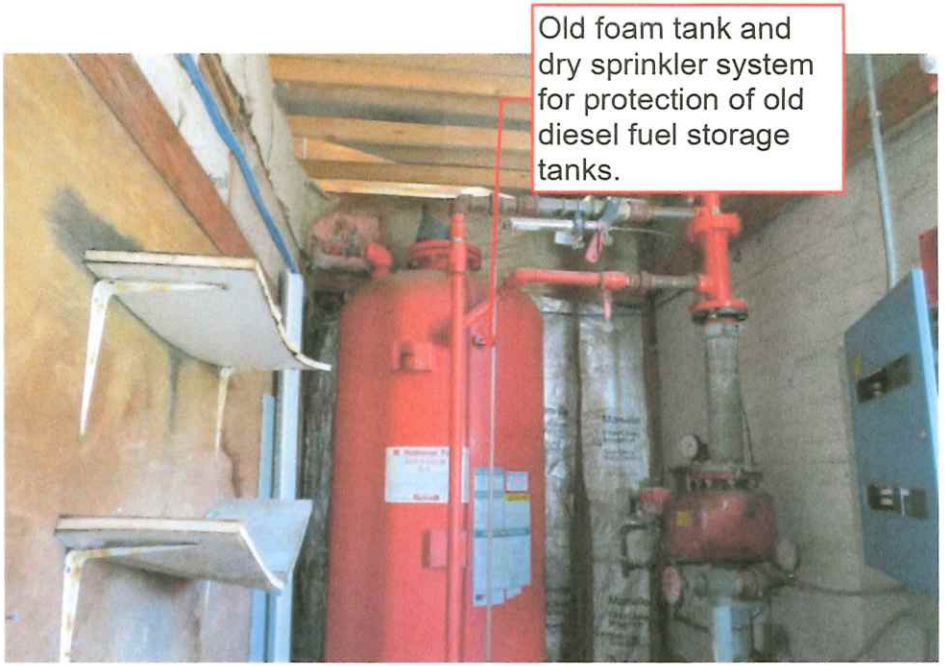
IMG_4665



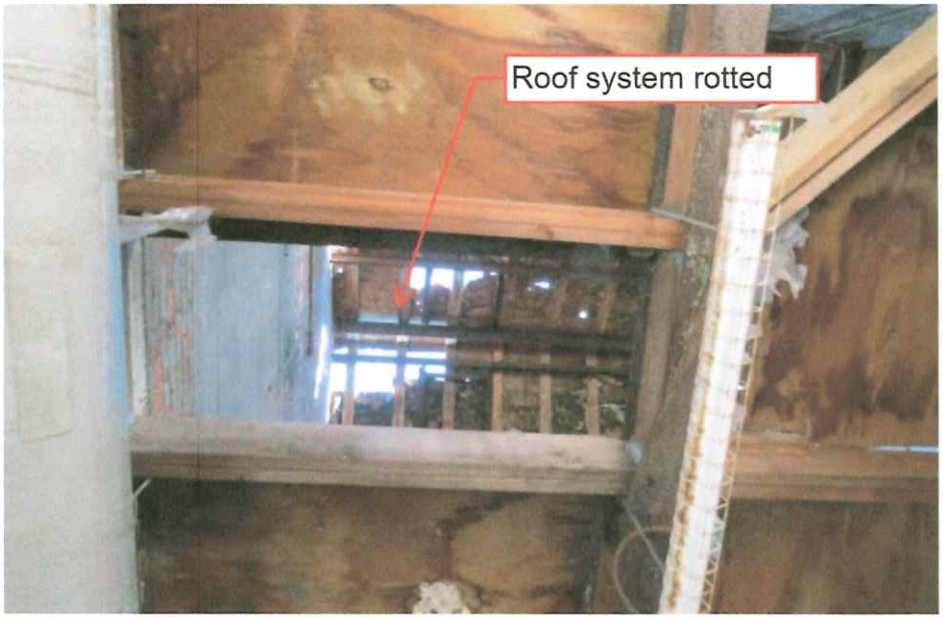
IMG_4661



IMG_4668



IMG_4666



IMG_4669



IMG_4667



IMG_4672



IMG_4670



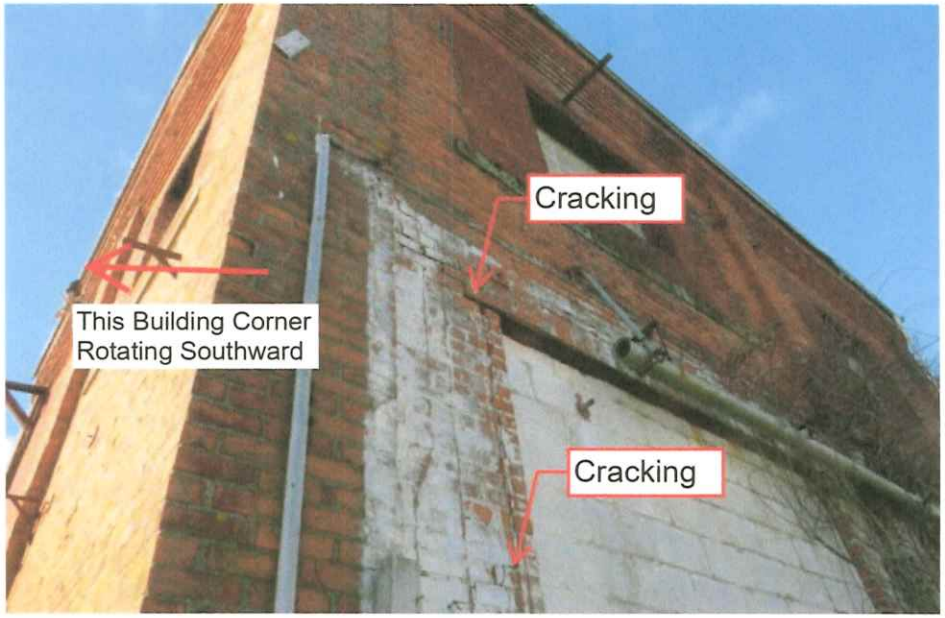
IMG_4673



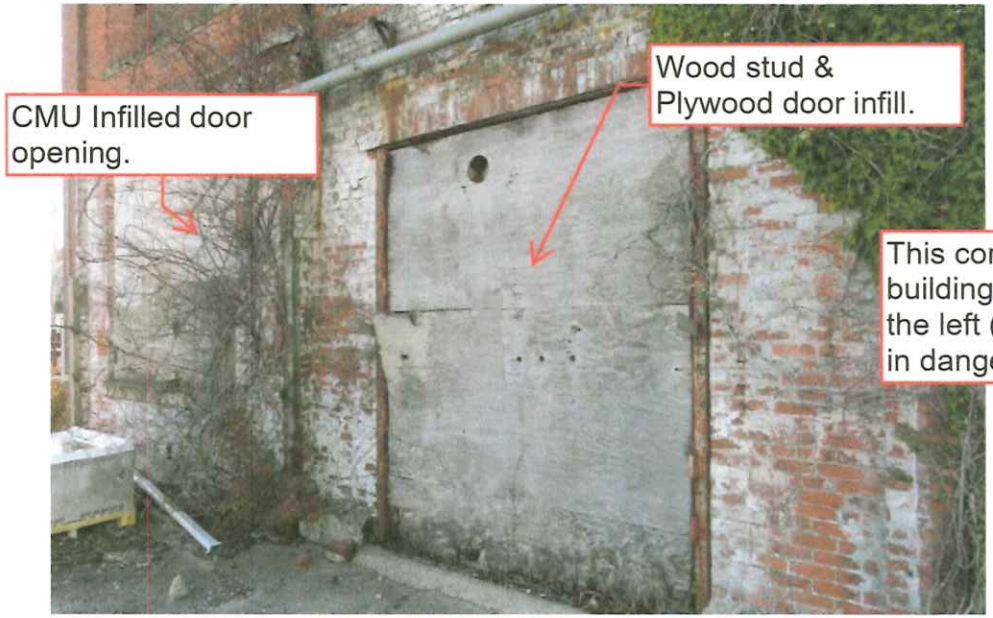
IMG_4671



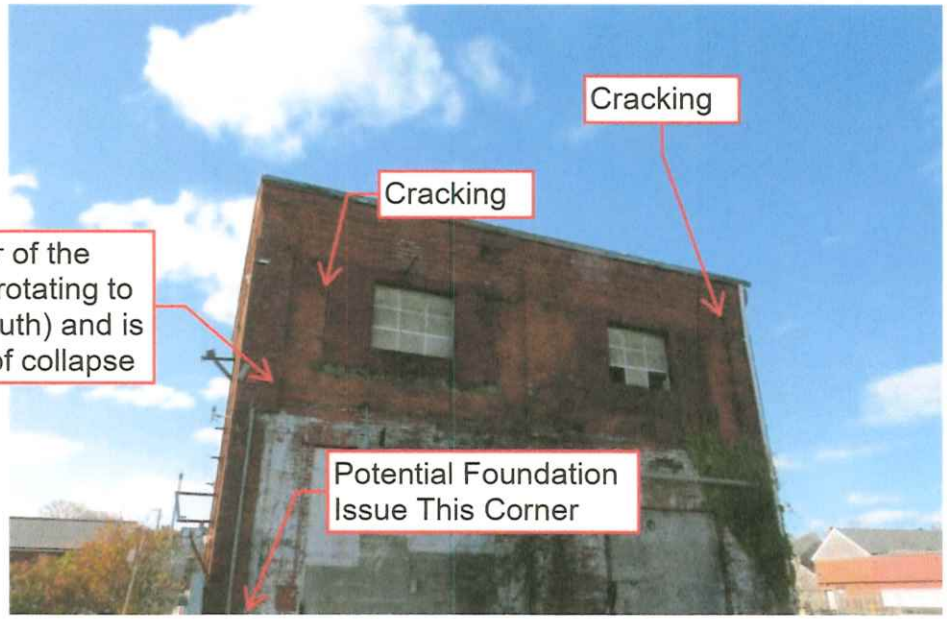
East Façade
IMG_4677



East Façade
IMG_4674



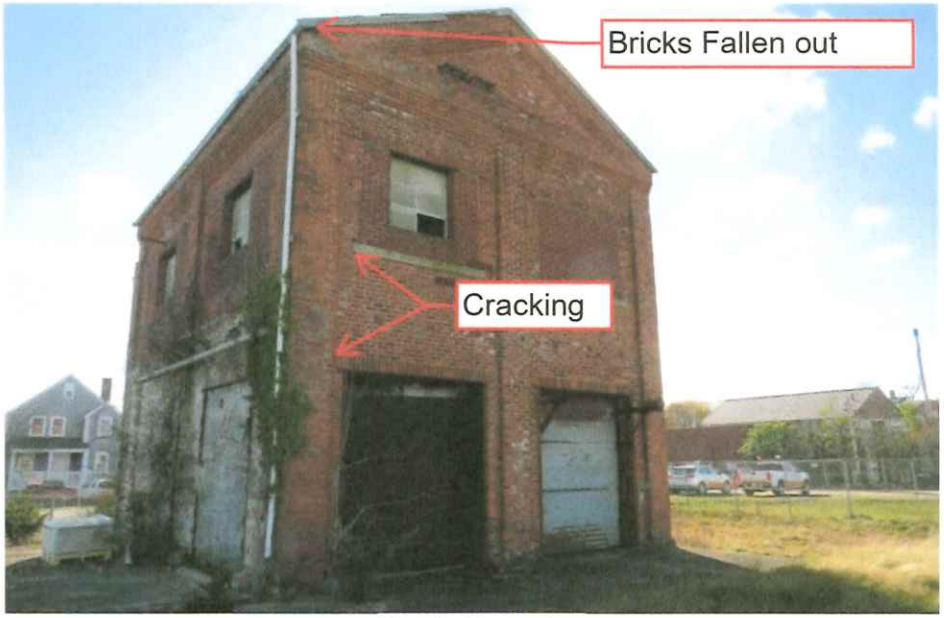
East Façade
IMG_4678



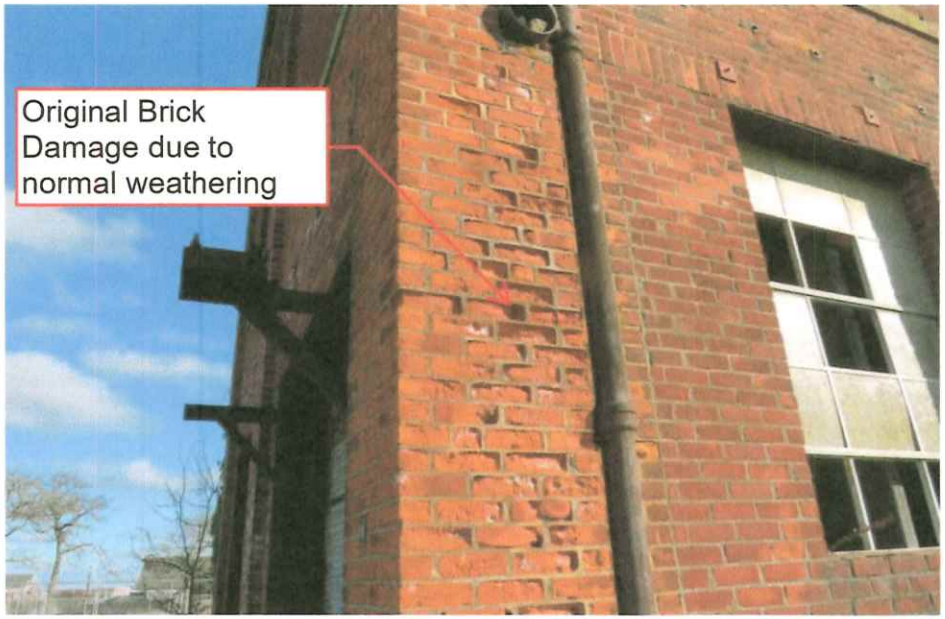
East Façade
IMG_4676



North and West Façades
IMG_4681



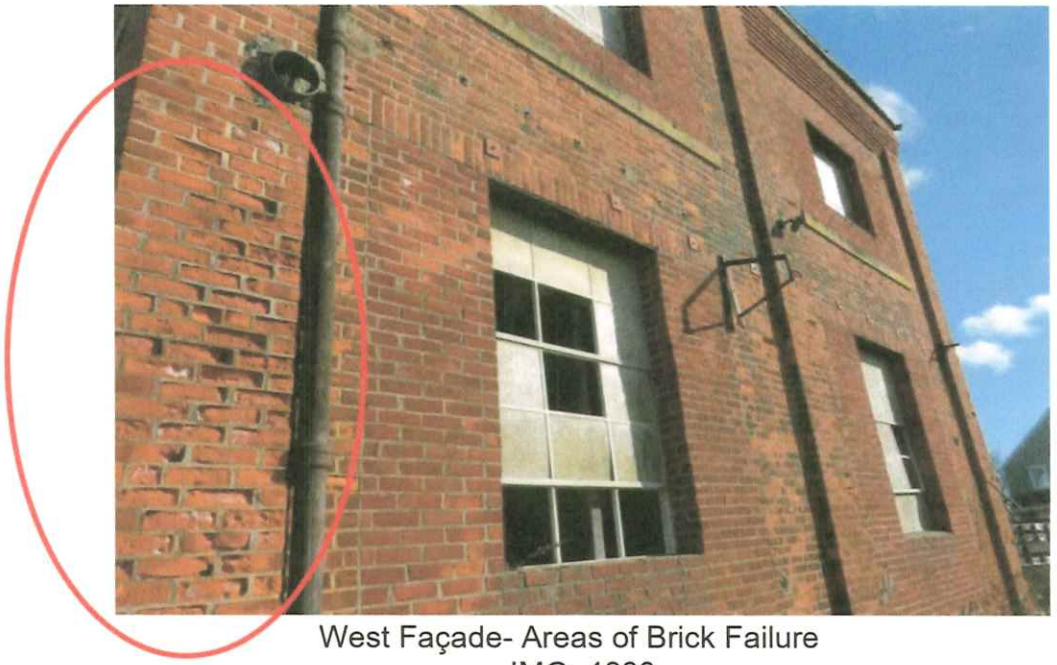
North Façade
IMG_4679



West Façade
IMG_4682



North Façade- Areas of Masonry Damage
IMG_4680



West Façade- Areas of Brick Failure
IMG_4683



West Façade- Areas of Brick Failure
IMG_4684

ARTICLE IV
Certificates of Appropriateness, Etc.
[Adopted 4-13-1998 ATM by Art. 49, approved 7-31-1998]

§ 124-8. Construction conditioned on approval.

Pursuant to Section 9(g) of the Nantucket Historic District Act (Chapter 395, Acts of 1970, as amended, hereinafter referred to as the "HDC Act"), no building or structure shall be constructed or altered within the Nantucket Historic District as defined in Section 4 of the HDC Act in any way that affects its exterior architectural features, unless and until either:

A. An application for a building permit shall first have been approved as to exterior architectural features, which approval shall be evidenced by a certificate of appropriateness issued by the Nantucket Historic District Commission; or

B. The Commission first issues a certificate of nonapplicability with respect to such alteration or construction.

§ 124-9. Permit for razing required.

Pursuant to Section 9(g) of the HDC Act, no building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Nantucket Historic District Commission.

§ 124-10. Applicability of Act.

For the purposes of this Article IV, "exterior architectural features" shall have the same meaning as defined in Section 2A of the HDC Act. The "Nantucket Historic District Commission" refers to the Commission created by Section 3 of said Act. The procedures for obtaining a certificate of appropriateness, a certificate of nonapplicability or a permit to raze are those described in the HDC Act, including Section 9 thereof.

§ 124-11. Violations and penalties.

Any violation of § 124-8 or 124-9 prohibitions shall result in a penalty of $300, which may be enforced by means of noncriminal disposition tickets pursuant to Chapter 1 of the Nantucket Code. Each day the violation continues to exist shall be considered a separate violation.

§ 124-12. Notice. [Added 4-13-1998 ATM by Art. 60, approved 7-31-1998; amended 4-12-1999 ATM by Art. 58, approved 8-10-1999; 4-8-2008 ATM by Art. 70, approved 8-18-2008]

The Historic District Commission (HDC) shall establish regulations to provide for the giving of notice to interested parties of hearings on all applications that involve new construction resulting in an overall change of 1,000 square feet or more of floor area, or 100 square feet or more of floor area in the Old Historic Districts of Town and Siasconset, as may from time to time be defined by the HDC. Such regulations shall include a provision that notice shall be given to owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list of the Board of Assessors, and to

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such other interests as the Commission shall deem entitled to notice by adoption of rules and regulations. The Commission shall give notice of hearings in accordance with its regulations.

§ 124-13. Minimum maintenance of buildings and structures to which St. 1970, c. 395 applies. [Added 4-12-2004 ATM by Art. 55, approved 9-3-2004]

A. Owners of certain contributing buildings and structures in the Nantucket Historic District shall provide sufficient minimum maintenance as defined herein in Subsection B below, to the minimum extent necessary to keep such buildings from falling into a state of poor repair as may be identified hereinafter by the Nantucket Historic District Commission rules and regulations as contributing buildings and structures to the historic authenticity of the Nantucket Historic District. This provision shall only apply to the exterior architectural features of such contributing buildings and structures, as defined in St. 1970, c. 395, § 2A,[1] as amended, and also to the interior portions of buildings and structures which, if not adequately maintained, would cause the exterior architectural features to deteriorate or become damaged.

B. In carrying out the responsibilities set forth in § 124-13A above, owners shall therefore be responsible for taking at least the minimum steps necessary to prevent the deterioration of the following items, which would, if allowed to deteriorate, cause a detrimental effect upon the character of the Historic District as to such contributing buildings and structures as follows:

(1) Foundations, exterior walls or other vertical supports (exterior or interior);

(2) Roofs or other horizontal members (including joists, beams, etc.);

(3) Chimneys or chimney support systems.

C. In cases where deterioration has already progressed to an advanced stage, and where immediate removal is requested by the owner, the standard for razing in St. 1970, c. 395, § 6 shall apply.

D. In all cases for such contributing buildings and structures, nonstructural exterior architectural features shall be repaired. In situations where it is impractical to repair the feature, or prohibitively expensive to replace it, it shall be stored safely until such time as it is possible to recreate the feature from the original pieces at reasonable expense.

E. The Nantucket Historic District Commission upon application and after hearing, may grant a waiver from the requirements of this section upon a showing of impossibility, or financial hardship, or the occurrence of events beyond the owner's control, or such other exigent circumstances as the Commission may determine.

F. Any person violating this section shall be subject to a fine or penalty in the amount of $300, with each day to be considered as a separate violation. The enforcing person for purposes of Nantucket Code § 1-2 shall be the administrator of the Historic District Commission or his/her designee.

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1. **Editor's Note: See Ch. A301, § A301-4, Historic District Commission.**

Downloaded from https://ecode360.com/NA0948 on 2024-10-30

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1 copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand)

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Georgi Dimov

AS AGENT FOR ACK Beach LLC

STREET ADDRESS 3 Miles court

MAP/PARCEL 68 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12/23/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

1/23/25
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 187.1

Street & Number of Proposed Work: 3 Miles court

Owner of record: HCK Beach LLC

Mailing Address: 3 Miles court

Contact Phone #: 5083326188 E-mail: gorro@islandbuilding.net

AGENT INFORMATION (if applicable)

Name: George DiNoV

Mailing Address: 3 Miles court, Nantucket MA

Contact Phone #: 508 332 6188 E-mail: gorro@islandbuilding.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other BIPV building integrated photovoltaics install (roof)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2019

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other Solar panels roof

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other 24 PV panels to be installed (Black on dual black asphalt shingle)

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/23/20 Signature of owner of record _____ Signed under penalties of perjury

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

ASSESSOR'S #: 68_187_2

GENERAL NOTES

1.1.1 PROJECT NOTES:

1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.1.5 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.6 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.7 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.2.1 SCOPE OF WORK:

1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 WORK INCLUDES:

1.3.2 PV ROOF ATTACHMENTS - RESCOM RAPIDRAIL

1.3.3 PV RACKING SYSTEM INSTALLATION - RESCOM RAPIDRAIL

1.3.4 PV MODULE AND INVERTER INSTALLATION - TRINA SOLAR TSM-430NE09RC.05 / GROWATT MIN 8200TL-XH-US

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

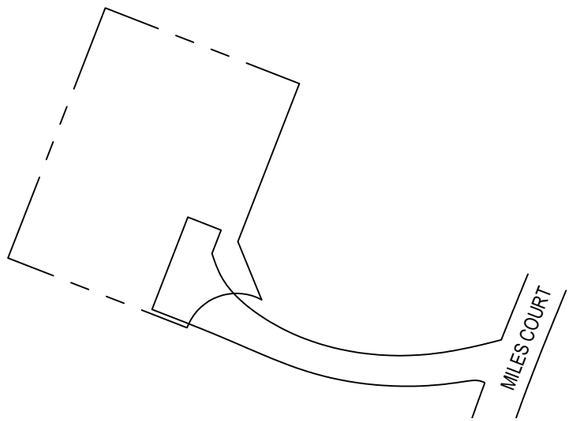
SCOPE OF WORK

SYSTEM SIZE:	STC: 29 X 430W = 12.470KW PTC: 29 X 409.36W = 11.871KW (29) TRINA SOLAR TSM-430NE09RC.05 (1) GROWATT MIN 8200TL-XH-US
ATTACHMENT TYPE:	RESCOM RAPIDRAIL
MSP UPGRADE:	NO



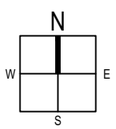
01 AERIAL PHOTO

NOT TO SCALE



02 PLOT MAP

NOT TO SCALE



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001.00	COVER PAGE
G-001.00	NOTES
A-101.00	SITE PLAN
A-102.00	ELECTRICAL PLAN
A-103.00	SOLAR ATTACHMENT PLAN
E-601.00	LINE DIAGRAM
E-602.00	DESIGN TABLES
E-603.00	PLACARDS
S-501.00	ASSEMBLY DETAILS
R-001.00	RESOURCE DOCUMENT
R-002.00	RESOURCE DOCUMENT
R-003.00	RESOURCE DOCUMENT
R-004.00	RESOURCE DOCUMENT
R-005.00	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER

NAME:	GEORGI DIMOV
PHONE:	
E-MAIL:	

PROJECT MANAGER

NAME:	GEORGI DIMOV
PHONE:	5083326188

CONTRACTOR

NAME:	OWNER BUILDER
PHONE:	

AUTHORITIES HAVING JURISDICTION

BUILDING:	NANTUCKET HDC AND BUILDING DEPARTMENT
ZONING:	NANTUCKET HDC AND BUILDING DEPARTMENT
UTILITY:	NATIONAL GRID

DESIGN SPECIFICATIONS

OCCUPANCY:	II
CONSTRUCTION:	SINGLE-FAMILY
ZONING:	RESIDENTIAL
GROUND SNOW LOAD:	25 PSF
WIND EXPOSURE:	B
WIND SPEED:	137 MPH

APPLICABLE CODES & STANDARDS

BUILDING:	MA BUILDING CODE, 9TH EDITION, AS AMENDED (780 CMR), MA RESIDENTIAL CODE, 9TH EDITION, AS AMENDED (780 CMR)
ELECTRICAL:	NEC 2023
FIRE:	MA COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00)

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT, NANTUCKET, MA 02554

APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 SITE NOTES:

2.1.2 A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

2.1.3 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

2.1.4 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

2.1.5 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

2.1.6 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

2.2.1 EQUIPMENT LOCATIONS

2.2.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.

2.2.3 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLE 310.15 (B)(1).

2.2.4 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

2.2.5 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

2.2.6 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.2.7 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

2.3.1 STRUCTURAL NOTES:

2.3.2 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.

2.3.3 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.

2.3.4 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

2.3.5 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

2.3.6 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

2.4.1 GROUNDING NOTES:

2.4.2 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.

2.4.3 PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND, IN ACCORDANCE WITH 250.134 OR 250.136(A). ONLY THE DC CONDUCTORS ARE UNGROUNDED.

2.4.4 PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

2.4.5 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

2.4.6 EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.4.7 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.

2.4.8 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

2.4.9 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.

2.4.10 DC PV ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.41(B)(1) THROUGH (3) TO REDUCE FIRE HAZARDS

2.5.1 INTERCONNECTION NOTES:

2.5.2 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12]

2.5.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(3)(2)].

2.5.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(3)(3).

2.5.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(1) AND (2)

2.5.6 SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.11 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

2.5.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (E)].

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

2.6.2 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

2.6.3 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.

2.6.4 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.

2.6.5 ISOLATING DEVICES OR EQUIPMENT DISCONNECTING MEANS SHALL BE INSTALLED IN CIRCUITS CONNECTED TO EQUIPMENT AT A LOCATION WITHIN THE EQUIPMENT, OR WITHIN SIGHT AND WITHIN 10 FT. OF THE EQUIPMENT. AN EQUIPMENT DISCONNECTING MEANS SHALL BE PERMITTED TO BE REMOTE FROM THE EQUIPMENT WHERE THE EQUIPMENT DISCONNECTING MEANS CAN BE REMOTELY OPERATED FROM WITHIN 10 FT. OF THE EQUIPMENT, ACCORDING TO NEC 690.15 (A).

2.6.6 PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D)

2.6.7 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

2.6.8 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21. (SEE EXCEPTION IN NEC 690.9)

2.6.9 IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

2.7.1 WIRING & CONDUIT NOTES:

2.7.2 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

2.7.3 ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

2.7.4 EXPOSED PV SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.31 (C)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE ON PV ARRAYS, ACCORDING TO NEC 690.31 (A).

2.7.5 PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(5)].

2.7.6 MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY.

2.7.7 ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE

PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION

NEUTRAL- WHITE OR GRAY

* IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

G-001.00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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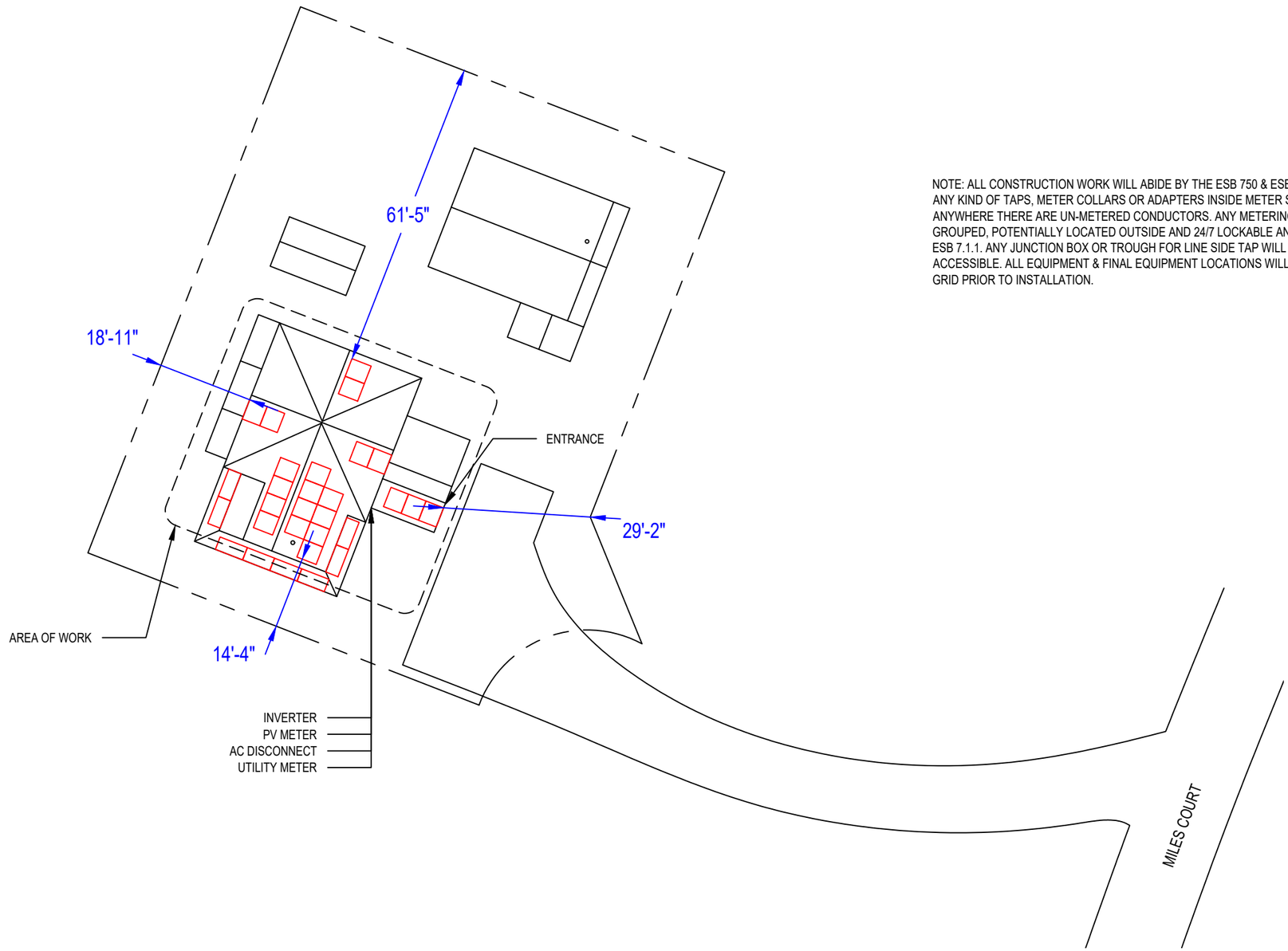
—— – – – —— PROPERTY LINE



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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ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

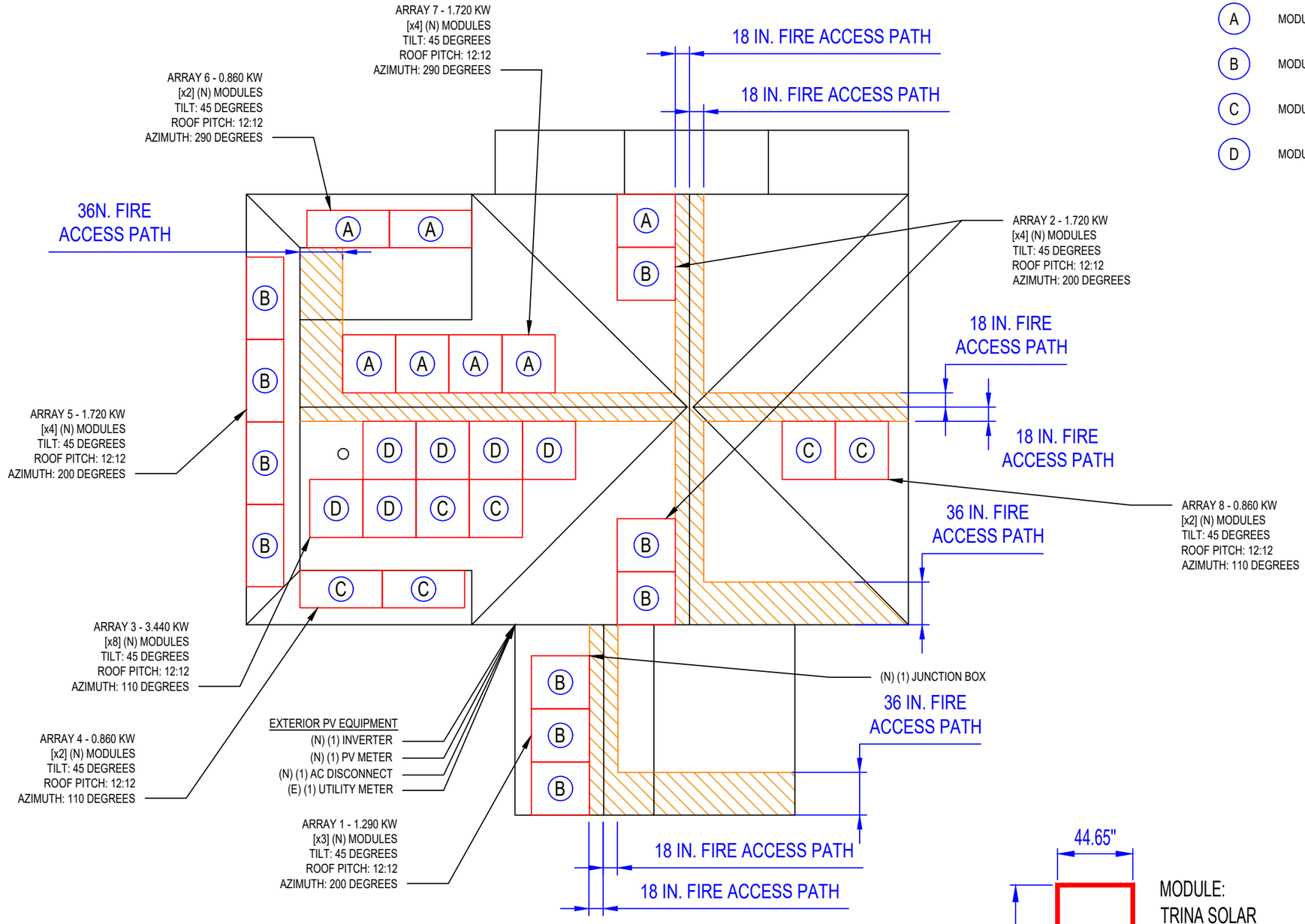
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

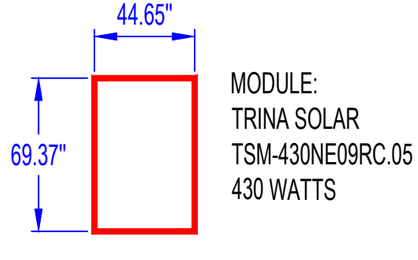
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

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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)

ELECTRICAL PLAN

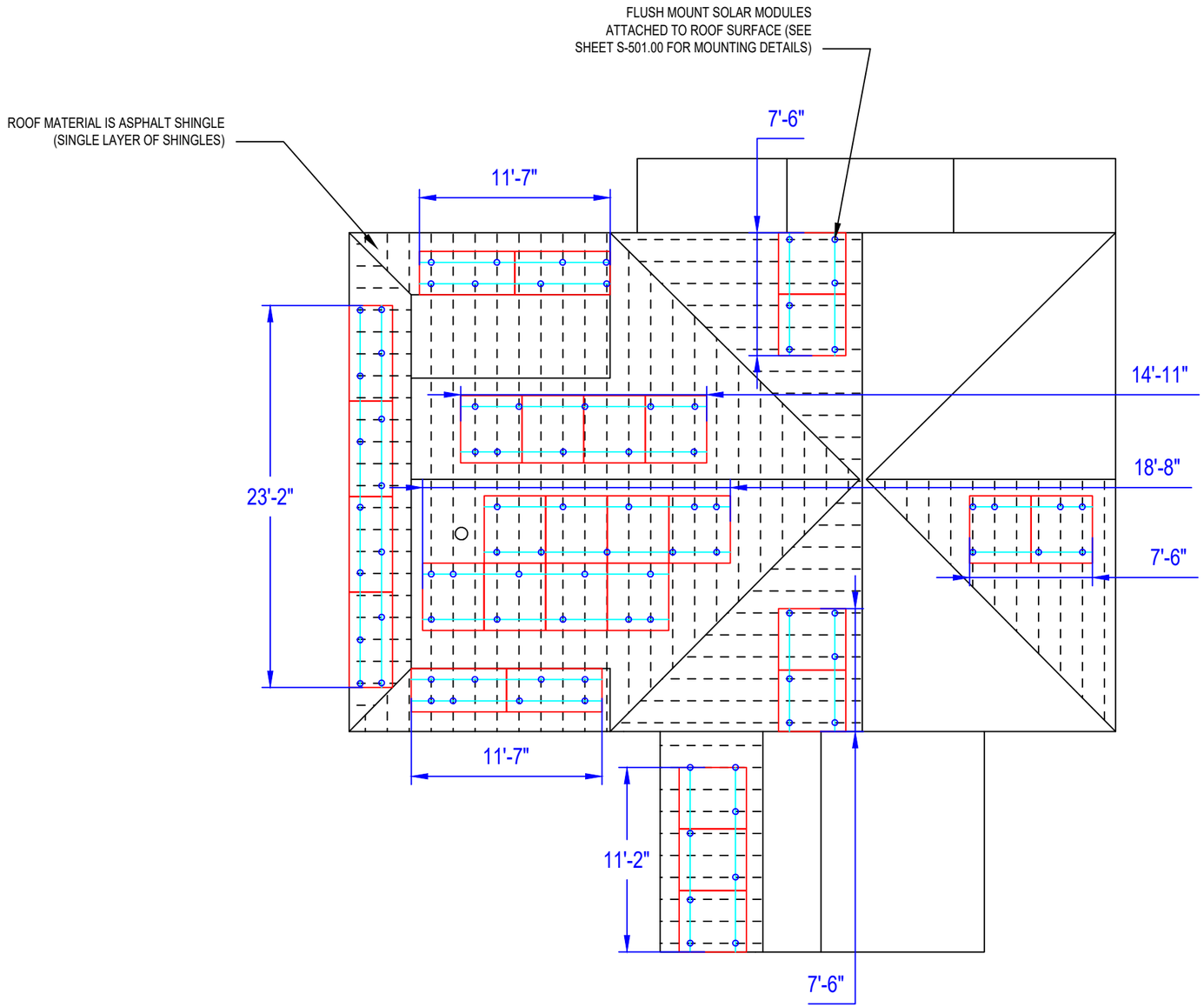
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

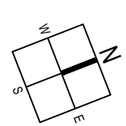
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

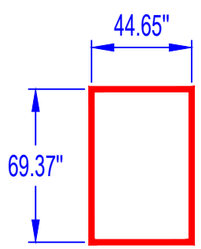
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

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NEW PV SYSTEM: 12.470 kWp

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PAPER SIZE: 11" x 17" (ANSI B)

SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

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

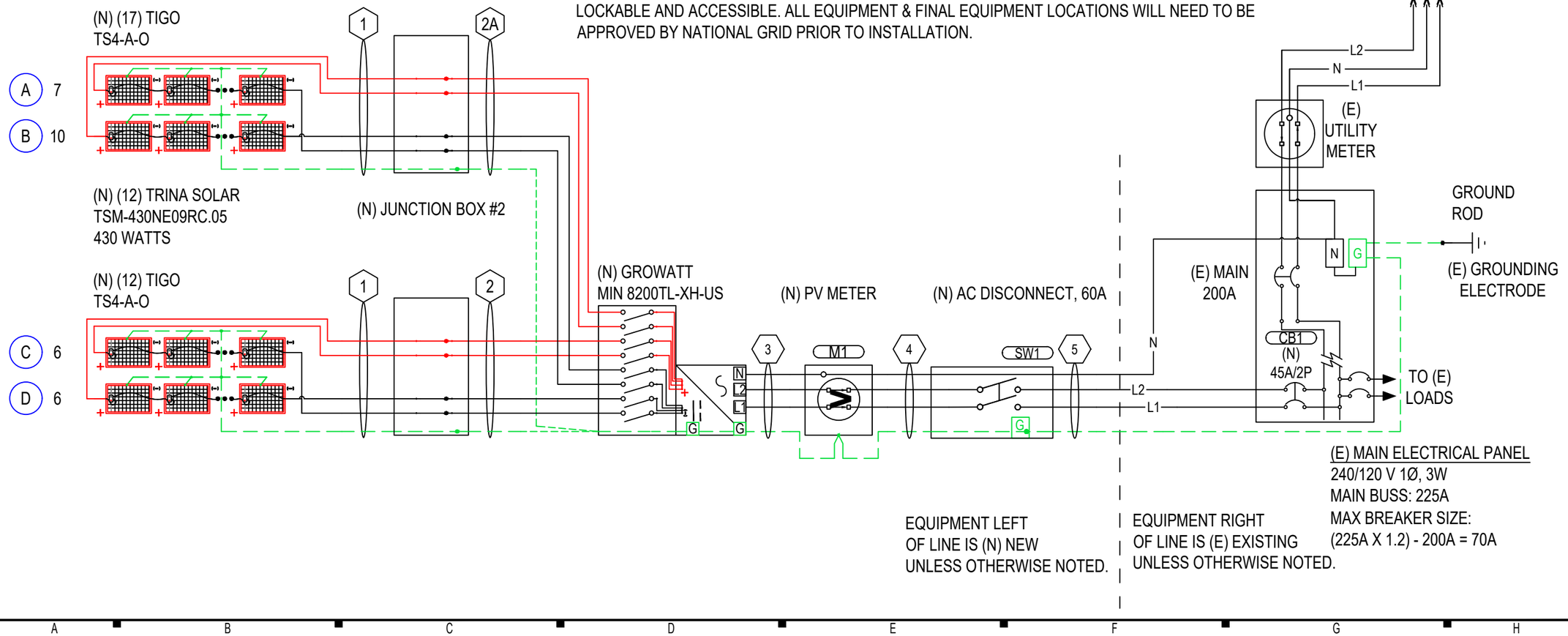
B MODULE STRINGING

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.



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)

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

SYSTEM SUMMARY				
	INVERTER #1			
	MPPT #1	MPPT #2	MPPT #3	MPPT #4
MODULES IN SERIES	7	10	6	6
ARRAY VMP	305.2V	436V	261.6V	261.6V
ARRAY IMP	9.87A	9.87A	9.87A	9.87A
ARRAY VOC	362.6V	518V	310.8V	310.8V
ARRAY MAX VOC	398.3V	569V	341.4V	341.4V
ARRAY ISC	10.5A	10.5A	10.5A	10.5A
ARRAY STC POWER	12,470W			
ARRAY PTC POWER	11,871W			
MAX AC CURRENT	35A			
MAX AC POWER	8,200W			
DERATED (CEC) AC POWER	8,200W			

MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-29	29	TRINA SOLAR TSM-430NE09RC.05	430W	409.36W	10.5A	9.87A	51.8V	43.6V	-0.124V/°C (-0.24%/°C)	25A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1	1	GROWATT MIN 8200TL-XH-US	240V	FLOATING	45A	8200W	35A	4x13.5A	600V	97.5%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	SQUARE D DU222RB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	45A	240VAC

ASHRAE EXTREME LOW	-16.1°C (3.0°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)
ASHRAE 2% HIGH	27°C (80.6°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)

BILL OF MATERIALS

CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	TRINA SOLAR	TSM-430NE09RC.05	PM1-29	29	PIECES	1	TRINA SOLAR TSM-430NE09RC.05 430W 120 HALF-CUT CELLS, MONOCRYSTALLINE SILICON
INVERTER	GROWATT	MIN 8200TL-XH-US	I1	1	PIECE	1	GROWATT MIN 8200TL-XH-US 8200W INVERTER
DISCONNECT	SQUARE D	DU222RB	SW1	1	PIECE	1	SQUARE D DU222RB, NON FUSED, 2-POLE, 60A, 240VAC OR EQUIVALENT
PRODUCTION METER	GENERIC MANUFACTURER	GEN-METER-80A	M1	1	PIECE	1	ELECTRICAL METER, OWNER APPROVED
WIRING		GEN-10-AWG-PV-WIRE-CU	WR1	360	FEET	1	10 AWG PV WIRE, COPPER (POSITIVE AND NEGATIVE)
WIRING		GEN-6-AWG-BARE-CU	WR1	180	FEET	1	6 AWG BARE, COPPER (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-RD	WR2	320	FEET	1	10 AWG THWN-2, COPPER, RED (POSITIVE)
WIRING		GEN-10-AWG-THWN-2-CU-BLK	WR2	320	FEET	1	10 AWG THWN-2, COPPER, BLACK (NEGATIVE)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR2	80	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-8-AWG-THWN-2-CU-RD	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, RED (LINE 1)
WIRING		GEN-8-AWG-THWN-2-CU-BLK	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, BLACK (LINE 2)
WIRING		GEN-8-AWG-THWN-2-CU-WH	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIRING		GEN-8-AWG-THWN-2-CU-GR	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, GREEN (GROUND)
WIREWAY		GEN-PVC-40-0.75" DIA	WW2-5	110	FEET	1	PVC-40 CONDUIT, 0.75" DIA
OCPD	GENERIC MANUFACTURER	GEN-CB-45A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 45A, 240VAC
TRANSITION BOX	GENERIC MANUFACTURER	GEN-AWB-TB-4-4X	JB1-2	2	PIECES	1	TRANSITION/PASS-THROUGH BOX, WITH 4 TERMINAL BLOCKS

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

DESIGN TABLES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-602.00

LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2023 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 608.12, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]
1.6 ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER RESISTANT/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN PER NEC 110.21(B)

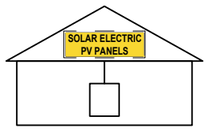
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 1
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (2" X 4").
[NEC 690.13].

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 2
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE (2" X 4").
[NEC 705.12(B)(3)(2)].

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY

LABEL 3
AT RAPID SHUTDOWN SYSTEM (3 3/4" X 5 1/4"). [NEC 690.56(C)(1)(A)].

PHOTOVOLTAIC POWER SOURCE

LABEL 4
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS (5 3/4" X 1 1/8").
[NEC 690.31(G)]

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 5
AT RAPID SHUTDOWN DISCONNECT SWITCH (5 1/4" X 2").
[NEC 690.56(C)(3)].

⚠ CAUTION
MULTIPLE SOURCES OF POWER

LABEL 6
AT UTILITY METER (5 3/4" X 1 1/8")
[NEC 690.56(B)]

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 7
AT POINT OF INTERCONNECTION (2 3/4" X 1 5/8").
[NEC 705.12(B)(3)]

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

LABEL 8
AT POINT OF INTERCONNECTION (2" X 1").
[NEC 705.12(B)(3)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED SOUTH SIDE OF THE HOUSE

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]

WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.
PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]

PHOTOVOLTAIC SOLAR AC DISCONNECT

LABEL 9
AT EACH AC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

PHOTOVOLTAIC SOLAR DC DISCONNECT

LABEL 10
AT EACH DC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE
MAXIMUM VOLTAGE 569 VDC
MAX CIRCUIT CURRENT 10.5 AMPS

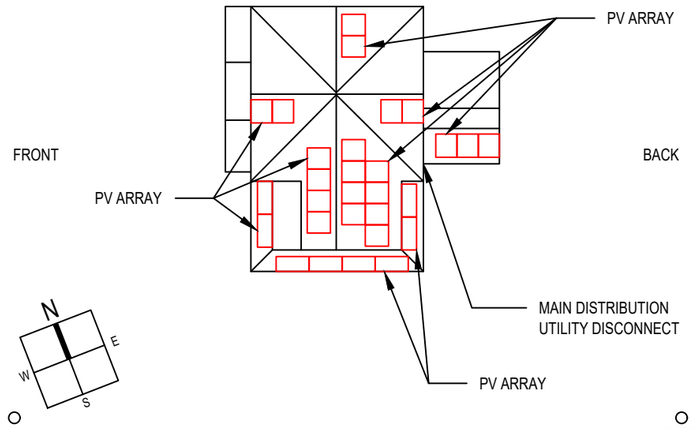
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

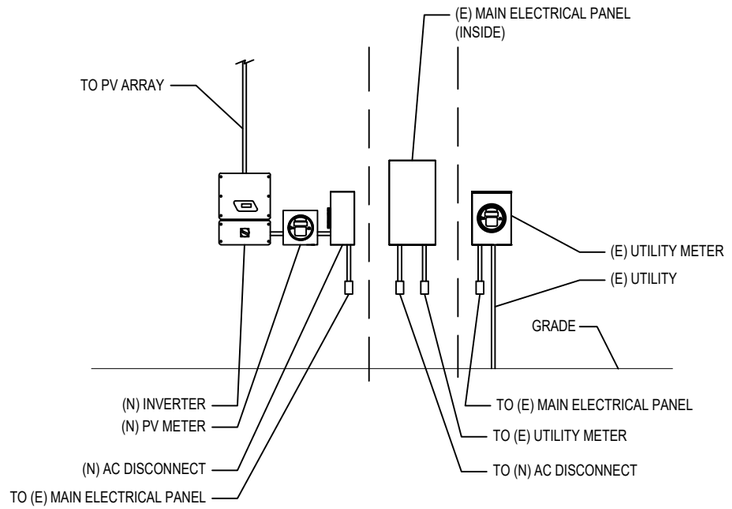
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL 11
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS (4" X 2").
[NEC 690.54]

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554
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ENGINEER OF RECORD

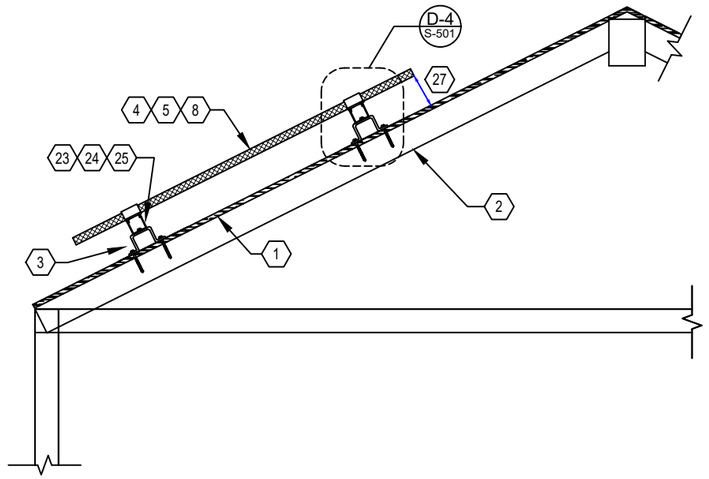
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 01.18.2025
DESIGN BY: E.K.
CHECKED BY: M.M.

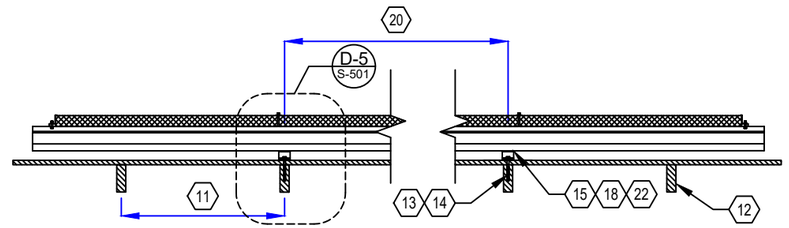
REVISIONS

E-603.00



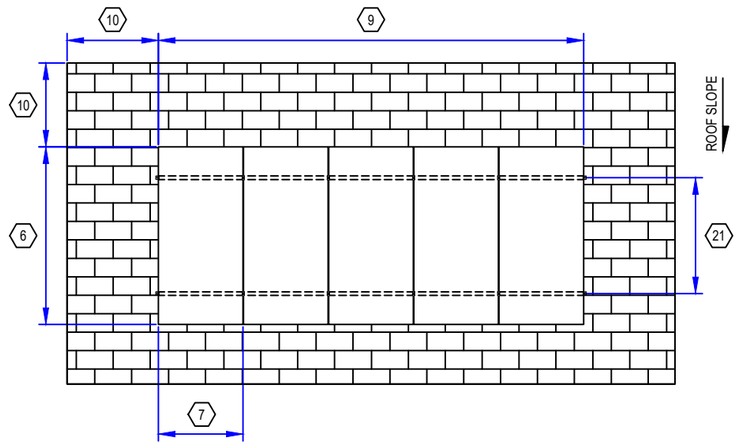
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



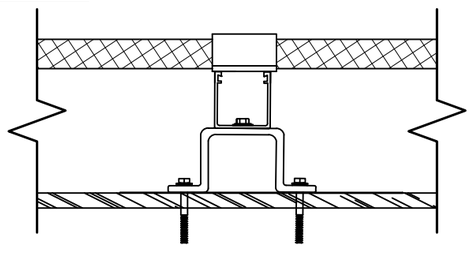
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



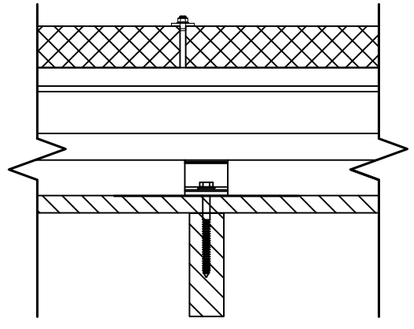
D3 RACKING DETAIL (TOP)

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:
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)

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

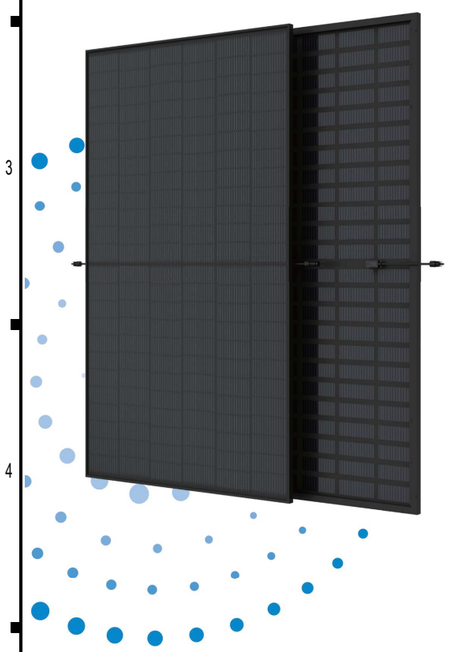
PRODUCT: TSM-NE09RC.05

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

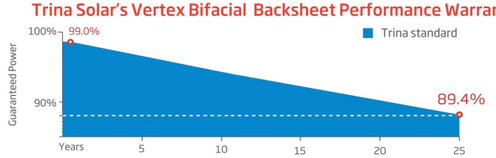
Ultra-low Degradation, longer warranty, higher output

- 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



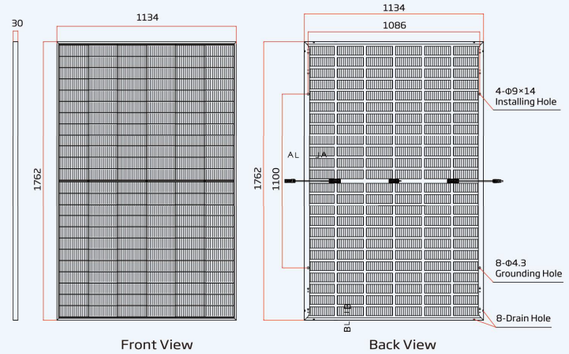
Comprehensive Products and System Certificates

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

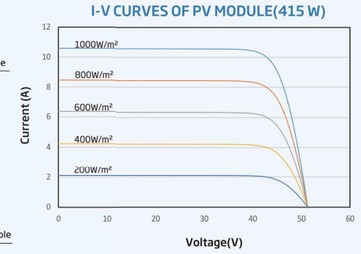
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

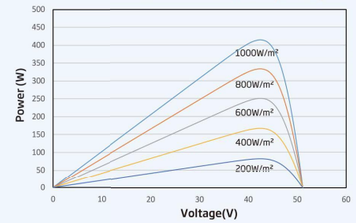
DIMENSIONS OF PV MODULE(mm)



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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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

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CHECKED BY: M.M.

REVISIONS

R-002.00

Tigo® Flex MLPE



TS4-A-O

Module-level PV Optimizer

The TS4-A-O (Optimization) is the advanced add-on optimization solution that brings smart module functionality to standard PV modules for higher reliability. Improve energy efficiency by upgrading underperforming PV systems or adding smart features to new installations.

The TS4-A-O complies with NEC 2017 and 2020 690.12 Rapid Shutdown specifications when installed on each module and accompanied by the Tigo Access Point (TAP) and the Cloud Connect Advanced (CCA). *Module-level DC production data, as well as data from other* Modbus connected devices, can be analyzed via Tigo's Energy Intelligence Software when connected to the cloud.

The TS4-A-O with UHD-Core technology and expanded specifications supports PV modules up to 700W, and 15A.

Included Features

Module-level **optimization** for increased energy yield and greater design flexibility

Manual or automatic module-level **shutdown.** Complies with NEC 2017 and 2020.

Module-level **monitoring** for energy production tracking and system management

Easy Installation

Snap to standard module frame or remove clips for rack mounting

Smart Commissioning

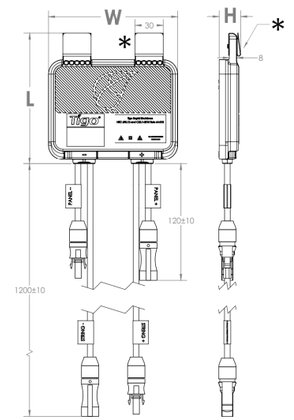
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

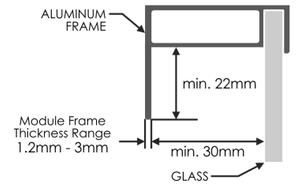
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. Current (Imax)	15A
Maximum Short Circuit Current (Isc)	20A
Maximum Power	700W
Cable Length (in/out)	0.12/1.2m (standard), 0.62/1.2m (optional)
Connectors	MC4 (standard), EVO2 (optional)
Communication Type	Wireless
Recommended Fuse Rating	30A
Rapid Shutdown Time Limit	30 secs or less**
Conductor AWG Range	10-12 AWG
PVRSE Controlled Conductors	≤30 Vdc, ≤240VA, ≤8A**

TAP required for module-level shutdown and CCA required for monitoring with TS4-A-O.
*$V_{MOD\ MAX}$ of the connected panel = TS4-A-O $V_{DCU\ MAX}$
**Limits are based on NEC 690.12 rapid shutdown requirements.



*Clips can be removed for rack mounting

Module frame specifications for mounting TS4-A



ORDERING INFORMATION

461-00252-32	TS4-A-O, 15A, 700W, 1500VUL/1000V IEC, 1.2M Cable, MC4
461-00252-62	TS4-A-O, 15A, 700W, 1500VUL/1000V IEC, 0.62/1.2M Cable, MC4
461-00261-62	TS4-A-O, 15A, 700W, 1500VUL/IEC, 0.62/1.2M Cable, EVO2
461-00261-32	TS4-A-O, 15A, 700W, 1500VUL/IEC, 1.2M Cable, EVO2
462-00252-32	TS4-A-O, 15A, 700W, 1000VIEC, 0.12/1.2M Cable, MC4
462-00252-62	TS4-A-O, 15A, 700W, 1000VIEC, 0.62/1.2M Cable, MC4
462-00261-32	TS4-A-O, 15A, 700W, 1500VIEC, 0.12/1.2M Cable, EVO2
462-00261-62	TS4-A-O, 15A, 700W, 1500VIEC, 0.62/1.2m Cable, EVO2

For sales info:
sales@tigoenergy.com

For product info:
Visit tigoenergy.com/products

For technical info:
Visit support.tigoenergy.com

For additional info and product selection assistance, use Tigo's online design tool at tigoenergy.com/design

Tigo®

Downloads

PV 2.0

Tigo Energy, Inc. | www.tigoenergy.com | sales@tigoenergy.com

9/2/22

PSD-00015-00 REV 1.1

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RESOURCE DOCUMENT

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DESIGN BY: E.K.
CHECKED BY: M.M.

REVISIONS

R-003.00



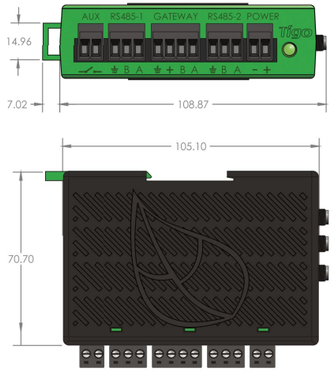
Cloud Connect Advanced (CCA) and Accessories Kit

Data logger/gateway, Tigo Access Point (TAP), power supply, and outdoor enclosure options

The Cloud Connect Advanced (CCA) is a compact, powerful data logging and communications gateway that powers the monitoring and safety capabilities of Tigo TS4 module level power electronics (MLPE). CCA Kit options provide all the components needed for communicating between inverters, TAPs, TS4s, and the Tigo Energy Intelligence platform.

CCA

- Enables module-level monitoring through the Tigo cloud platform
- Connects to wired and wireless networks
- Includes a multifunction LED status indicator
- Configured and commissioned with the Tigo Energy Intelligence (EI) app
- Monitors 3rd-party devices via Modbus



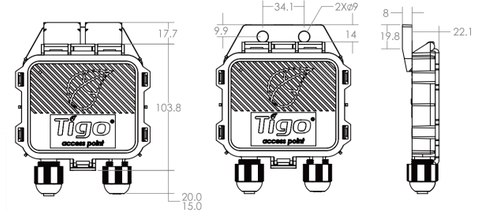
TAP

- Collects data from up to 300 TS4s
- Wireless mesh communication
- Scalable architecture
- Mounts easily on module frames without tools



Power Supplies/Outdoor Enclosure

- Outlet and DIN rail power-supply options
- Compact, DIN rail design
- IP67, NMA 4 rated enclosure



tigoenergy.com

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Specifications

CCA

Input voltage	2 TAPs or fewer: 12-24V_{DC} ±2% 3 TAPs or more: 24V_{DC} ±2%
Input current	1 A
Power consumption (up to 7 TAPs)	3 – 10 W
Dimensions (W/D/H)	31 x 115.5 x 71.5 mm (1.2 x 4.5 x 2.8 in)
Weight	126 g (0.28 lbs)
Operating temperature range	-20 – 85°C (-4 – 185°F)
Maximum altitude	3000 m (9840 ft)
Cooling	Natural convection

TAP

Operating temperature range	-20 – 85°C (-4 – 185°F)
Environmental rating	IP68/NEMA 4X

Power Supplies/Outdoor Enclosure

Operating temperature range	-20 – 70°C (-4 – 185°F)
Input voltage	50/60Hz, 100 – 240 V_{AC}
Power consumption (up to 7 TAPs)	3 – 15 W
Dimensions (W/D/H)	203 x 115 x 278.4 mm (8 x 4.5 x 11 in)
Weight (w/CCA and power supply)	1.1 kg (2.4 lbs)
Environmental rating	IP67/NEMA 4X
Cooling	Natural convection

Includes DIN rail mountable bracket*

Ordering Information

344-00000-52	CCA Kit with TAP, DIN rail power supply*
348-00000-52	CCA Kit with TAP, DIN rail power supply, outdoor enclosure*
346-00000-00	CCA standalone

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

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HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

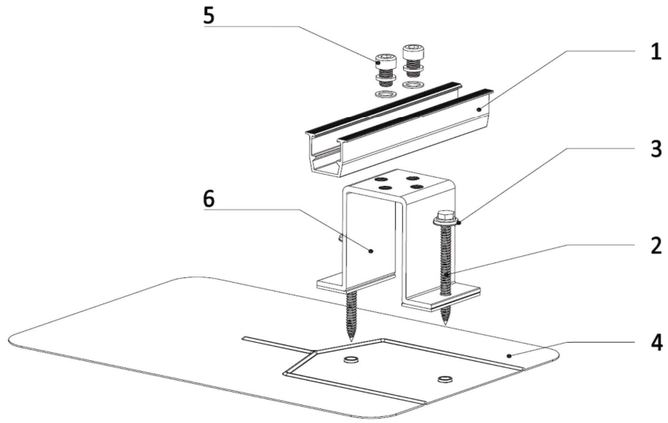
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

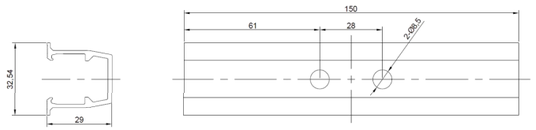
REVISIONS

R-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

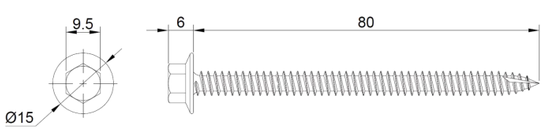
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

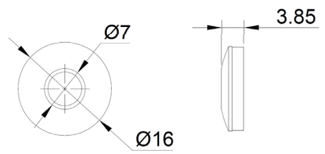
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



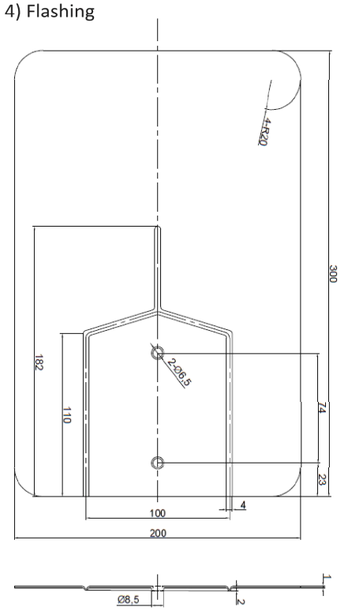
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



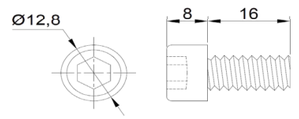
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



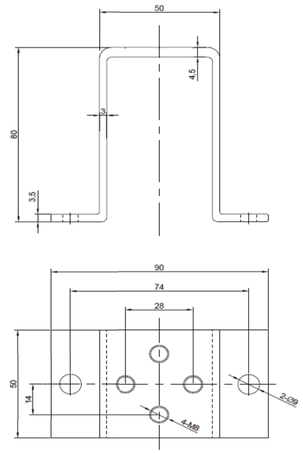
Property	Value
Material	Aluminum
Finish	Mill

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,
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
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PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
Sorry, we have no imagery here.
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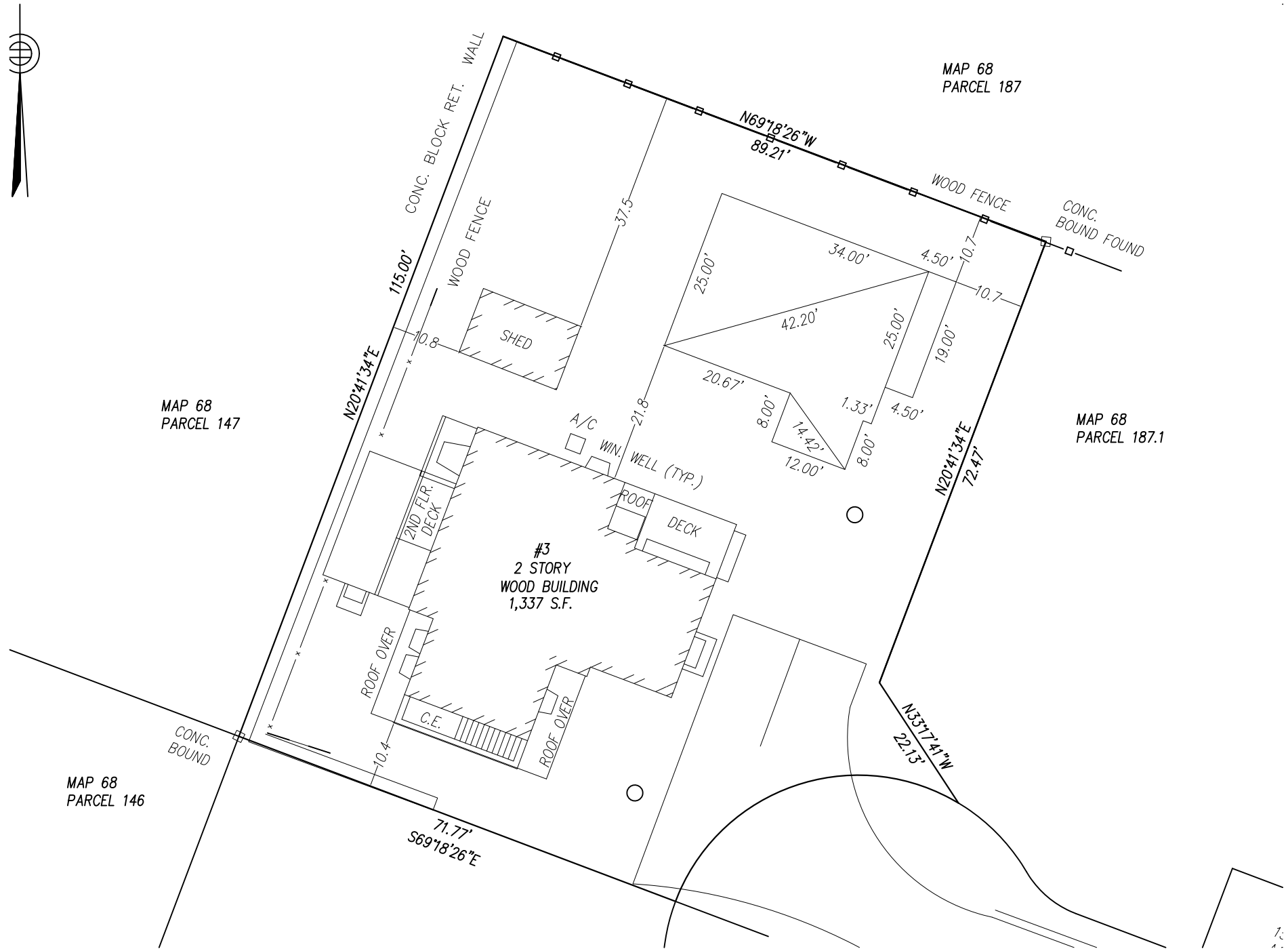
68 149
20
68 189
11A
68 179
8A
68 188
11B
68 179.1
8B
68 148
22
68 188.1
13A
68 180
10A
68 180.1
10B
68 147
24
68 187
13B
68 187.2
3
68 181
12A
68 187.1
15
68 181.1
12B
68 146
26
68 186.3
8
68 182
14A
68 182.1
14B
68 186
6
68 186.2
2
68 186.1
4
68 145
28
68 183
16
68 185
19
68 144
30
Keyboard shortcuts
Map data ©2024 Google
10 m
Terms
Report a map error


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



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

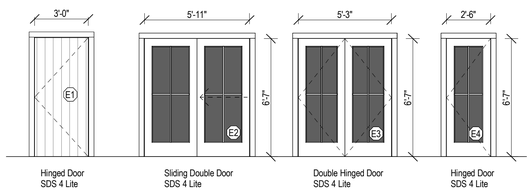


Satellite View

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

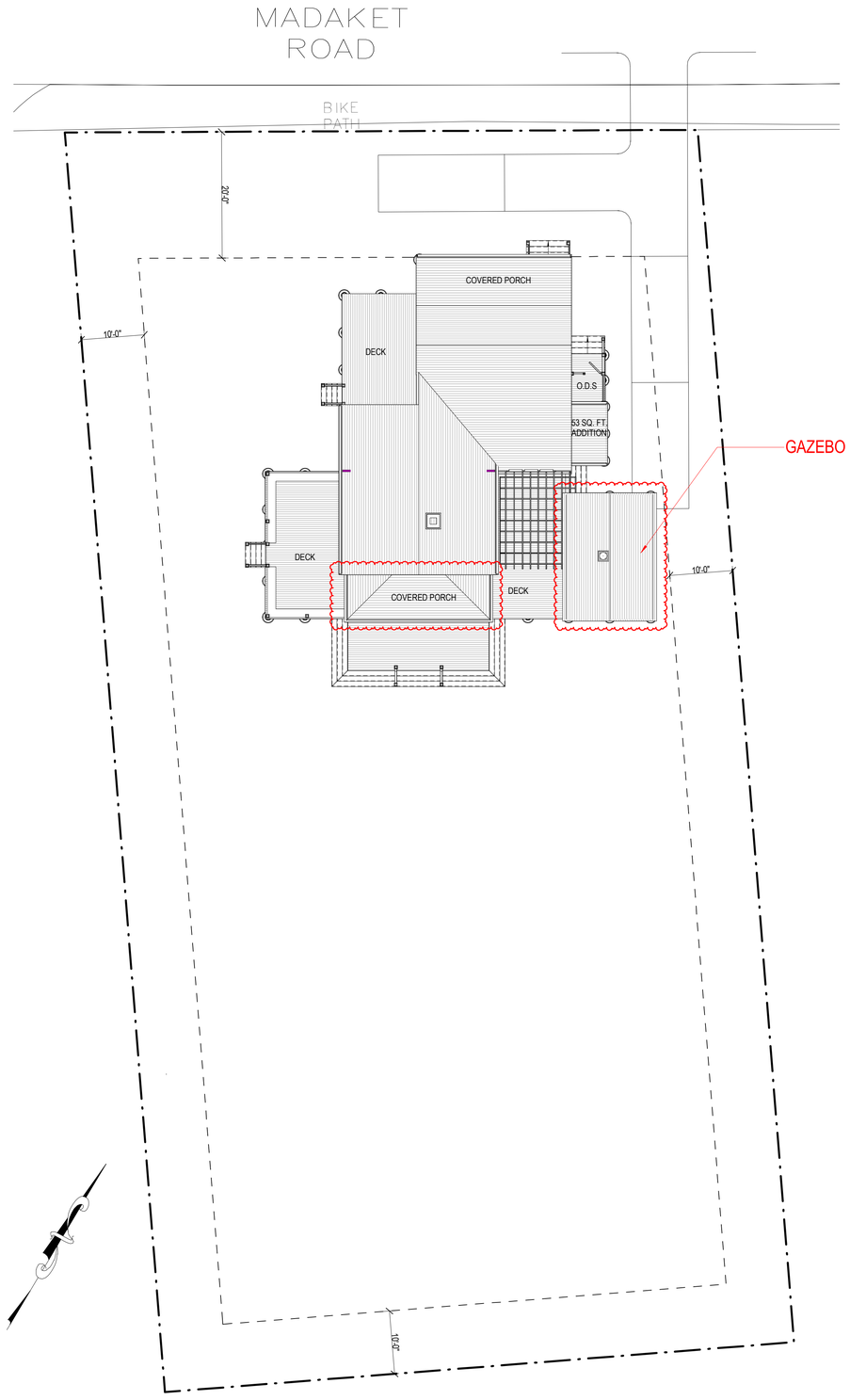
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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

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.

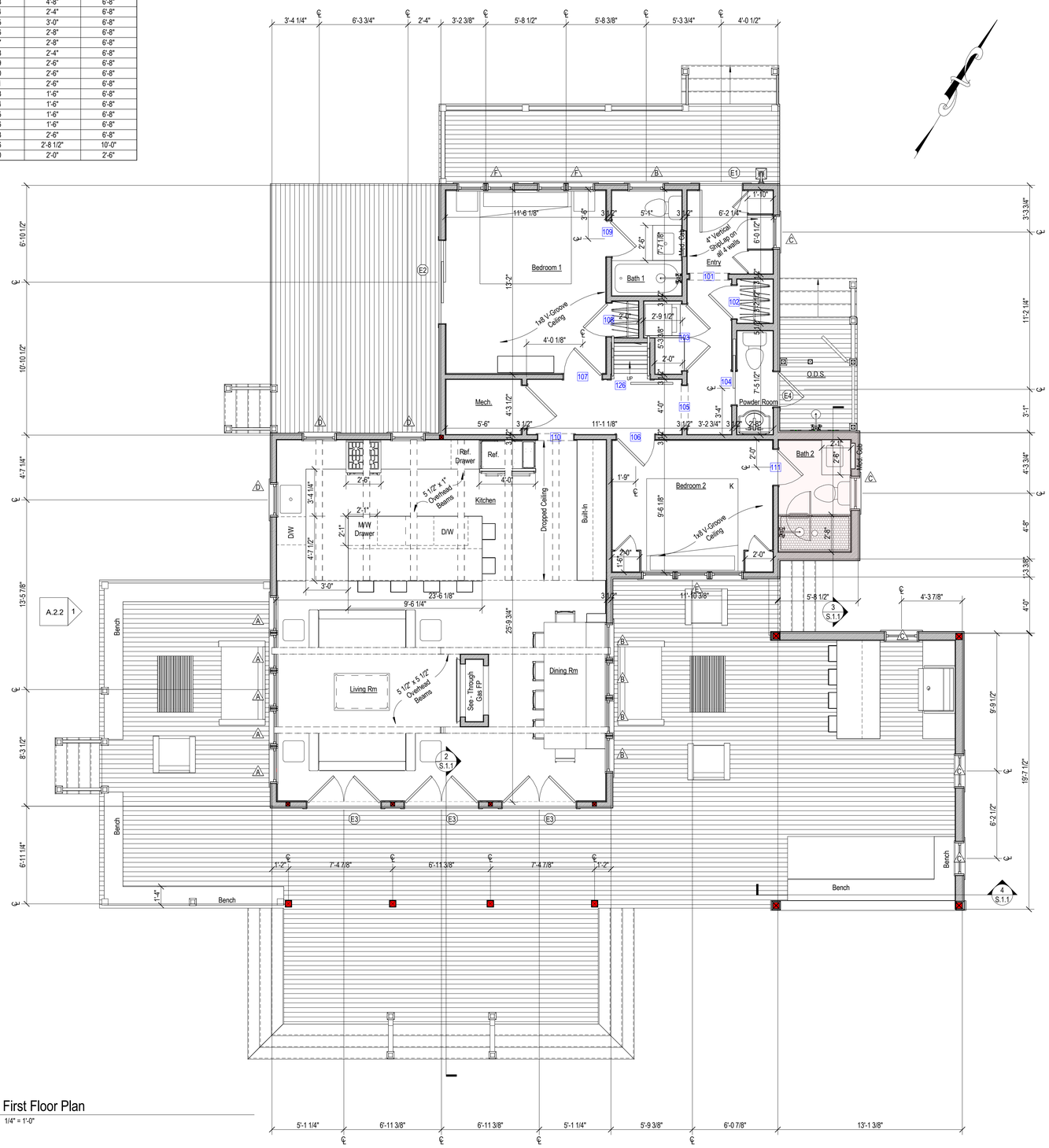
G.1.1

2227

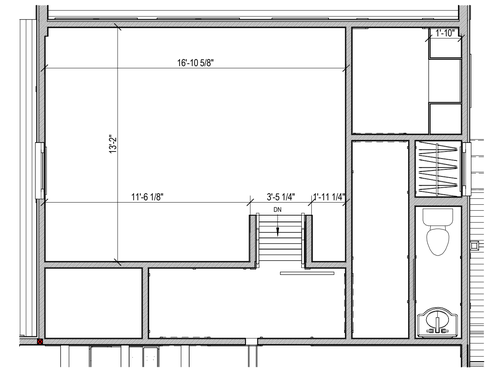
INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
108	2'-4"	6'-8"
109	2'-6"	6'-8"
110	2'-6"	6'-8"
111	2'-6"	6'-8"
113	1'-6"	6'-8"
114	1'-6"	6'-8"
115	1'-6"	6'-8"
116	1'-6"	6'-8"
123	2'-6"	6'-8"
126	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

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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

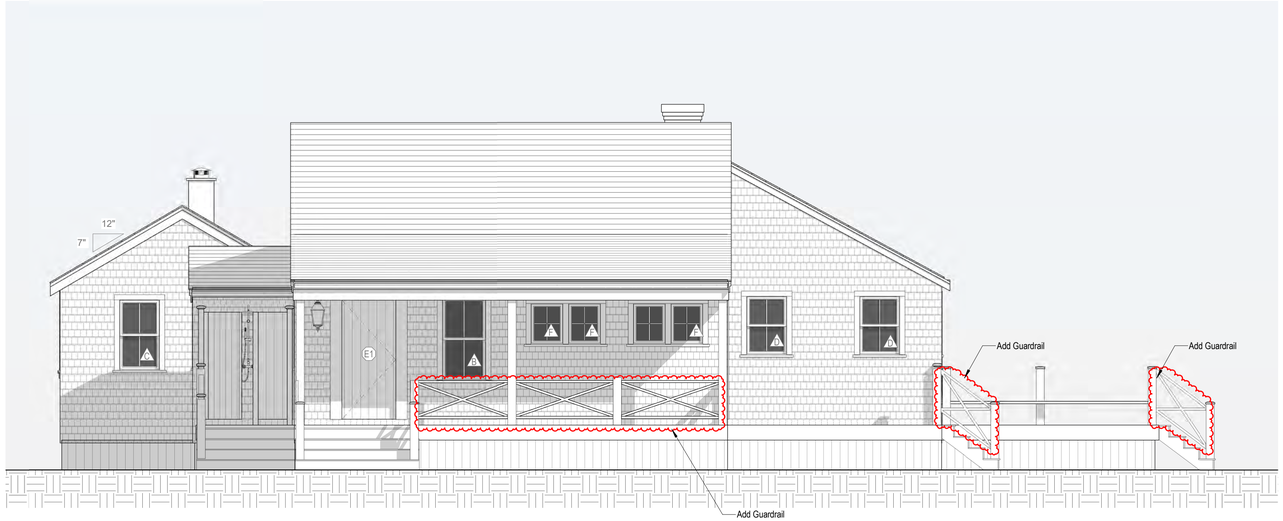
HDC SUBMISSION



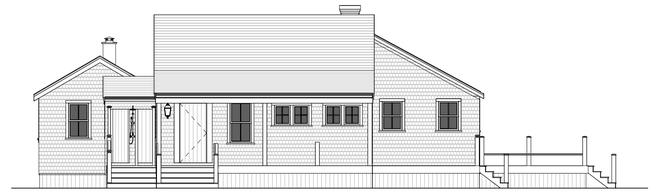
1 Proposed East Elevation
1/4" = 1'-0"



HDC Approved East Elevation
1/8" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



HDC Approved North Elevation
1/8" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
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.

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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

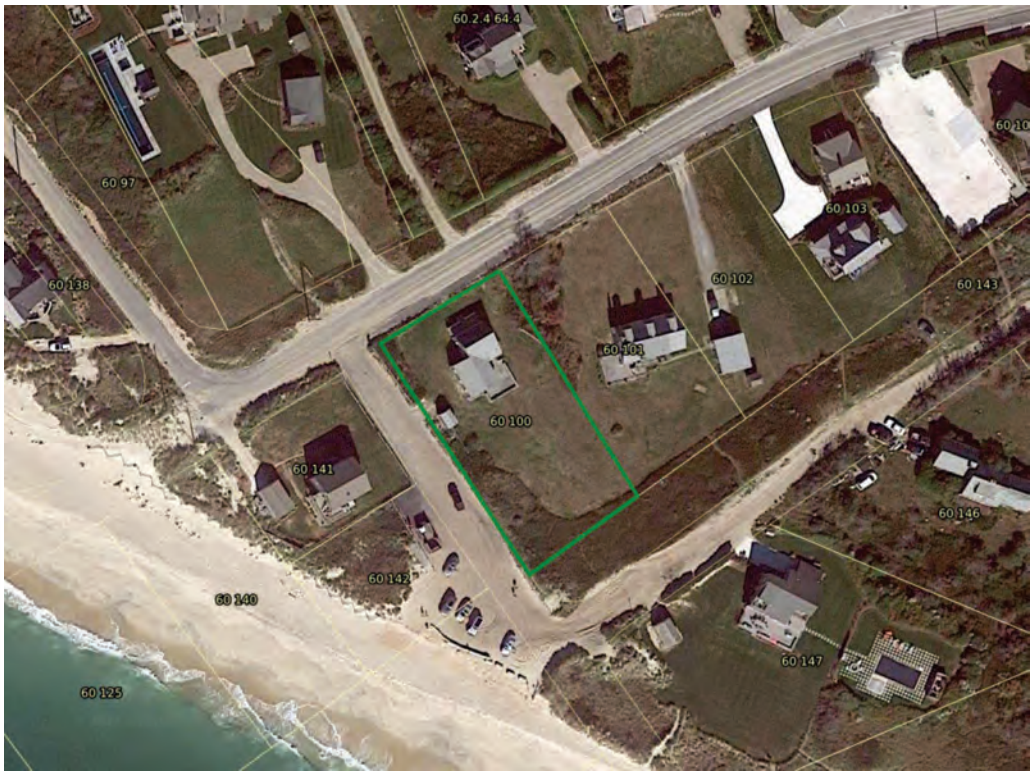
2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554



Locus Map



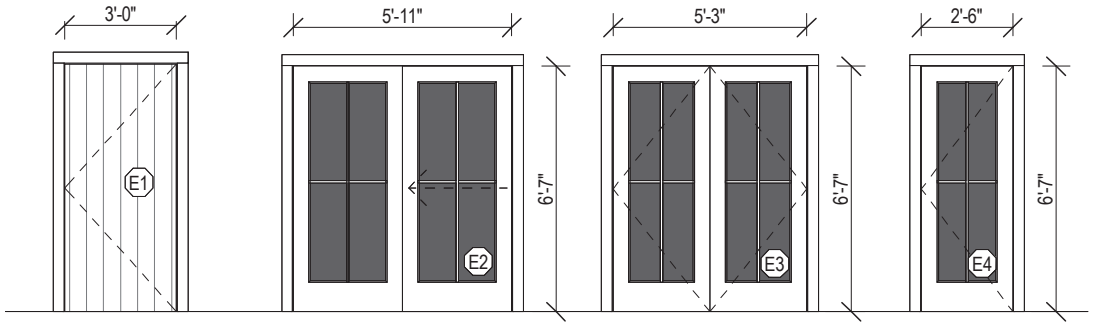
Satellite View



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

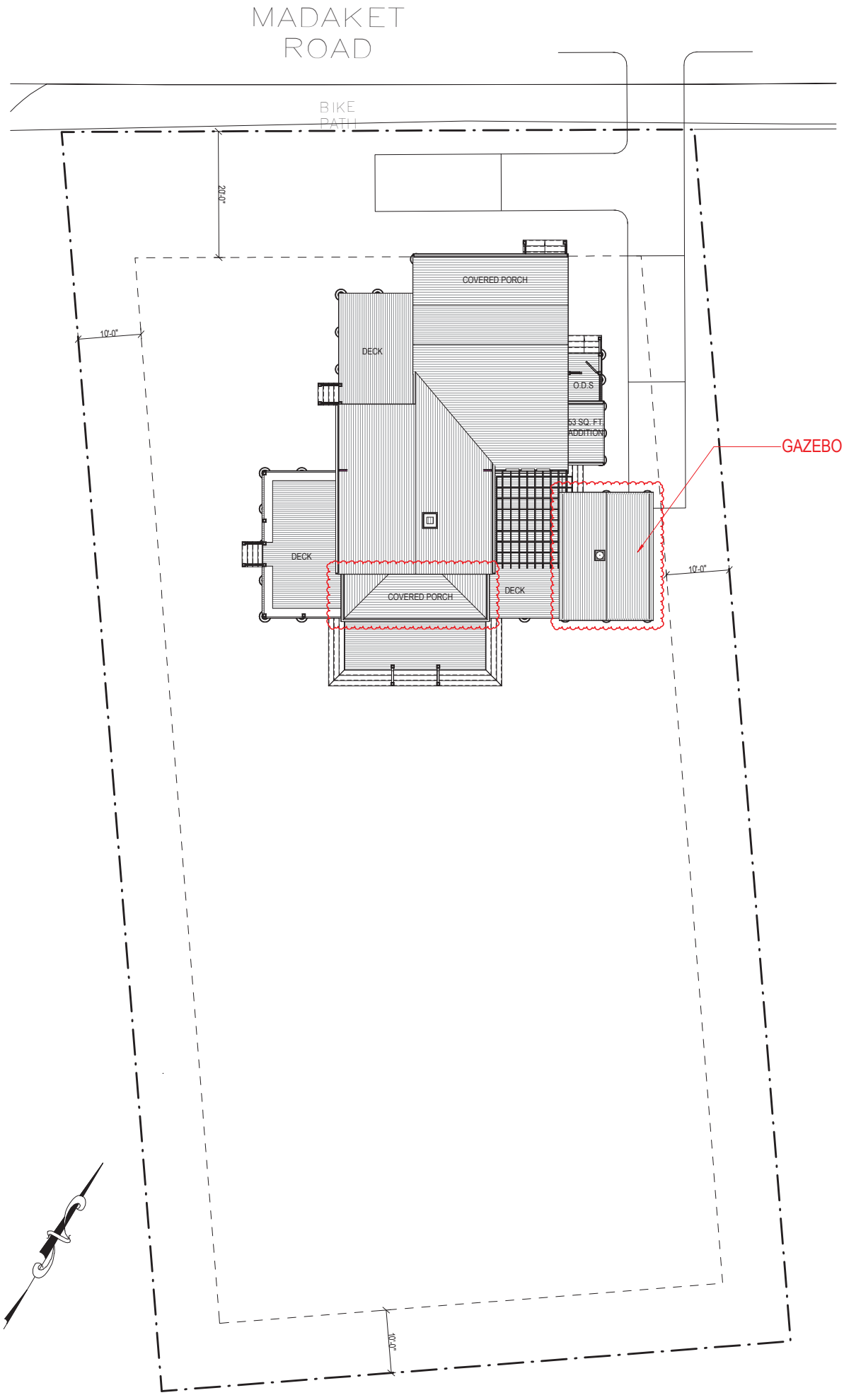
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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

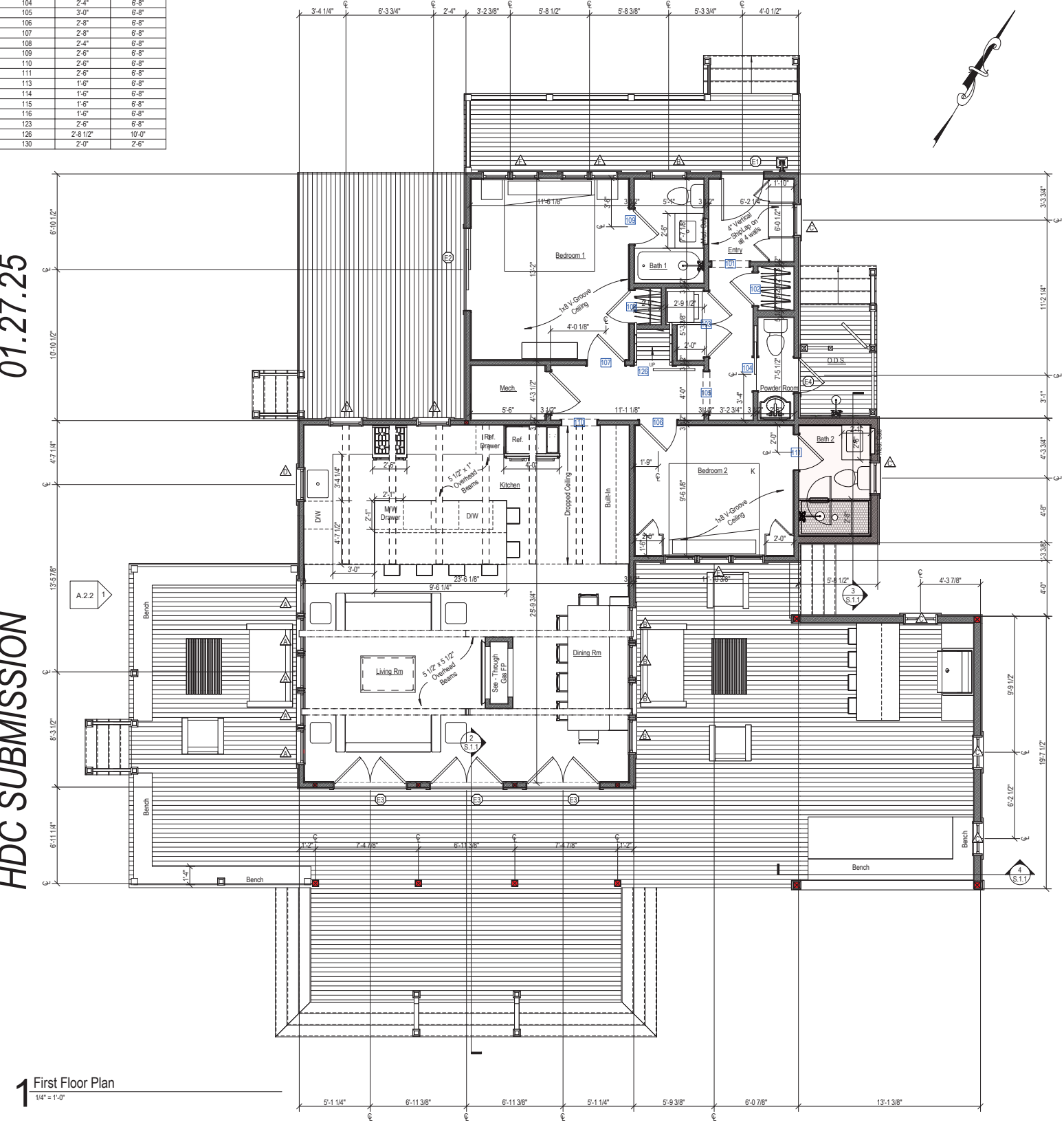
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	2	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



Site Plan

3/32" = 1'-0"

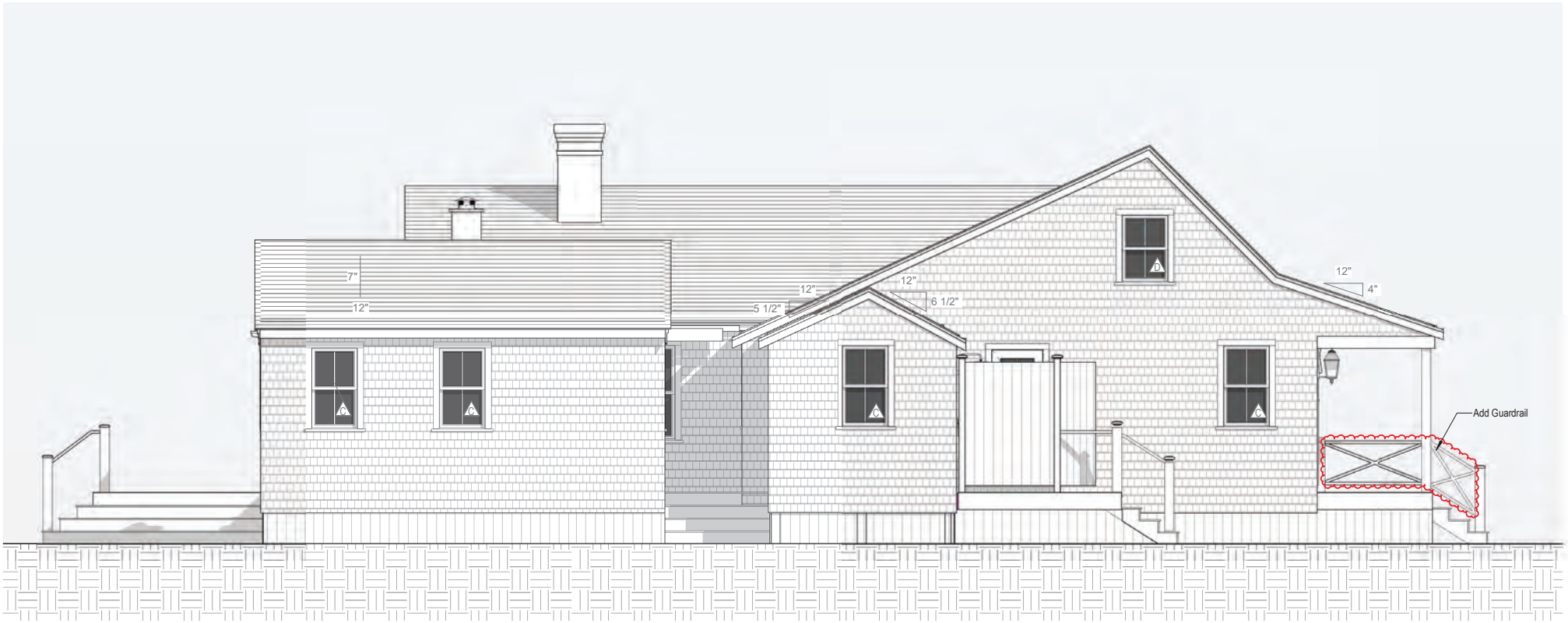
INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
108	2'-4"	6'-8"
109	2'-6"	6'-8"
110	2'-6"	6'-8"
111	2'-6"	6'-8"
113	1'-6"	6'-8"
114	1'-6"	6'-8"
115	1'-6"	6'-8"
116	1'-6"	6'-8"
123	2'-6"	6'-8"
126	2'-8 1/2"	10'-0"
130	2'-0"	2'-6"



1 First Floor Plan
1/4" = 1'-0"

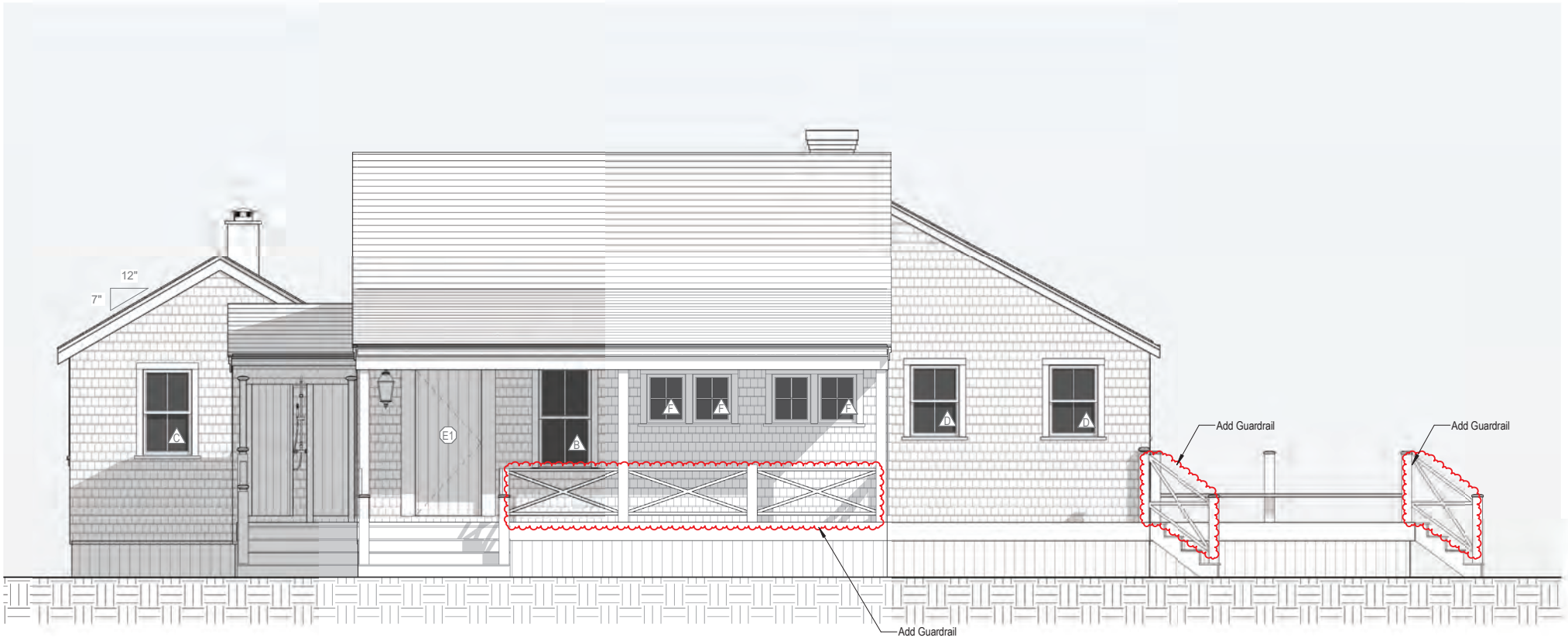
01.27.25

HDC SUBMISSION



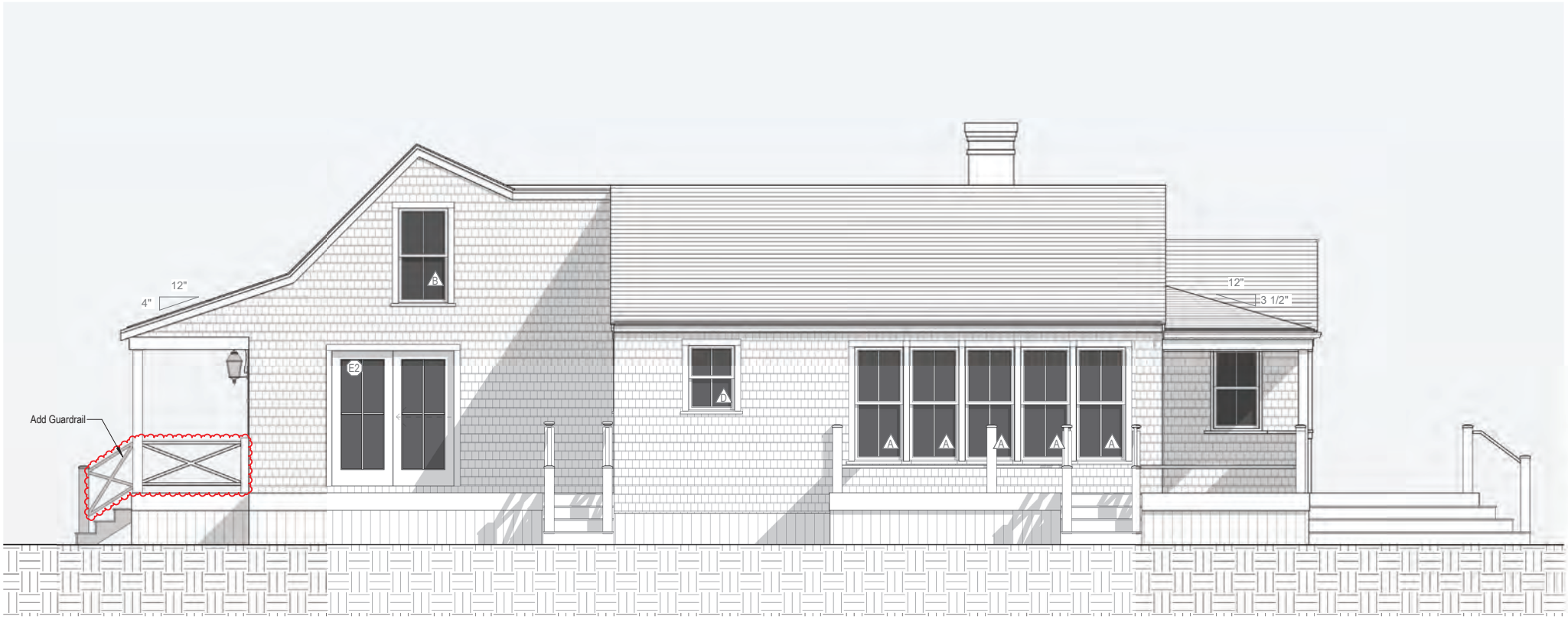
1 Proposed East Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"



4 Proposed West Elevation
1/4" = 1'-0"



3 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 10/22/24

HDC2024-09-11121

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY 001354

Date application received: 9/9/24 Fee Paid: $50

Must be acted on by: 11/8/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-01-7660
☐ Pool (Zoning District ____) ☐ Roof ☑ Other attached gazebo

REVERT TO ORIGINAL PROPOSAL TO INCLUDE ENCLOSED AREA WITH LINEN UNDERNEATH

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 0
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 338 sf ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South " East " West "

Height of ridge above final finish grade: North 15' South " East " West "

Additional Remarks CONTRIBUTING

Historic Name: "THE SEAGULL"

Original Date: 1967

Original Builder: HDC SURVEY NAN. 1053

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation add attached gazebo
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 3½" Soffit (Overhang) 11" Corner boards _____ Frieze 3½"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors N/A
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

10.31.24

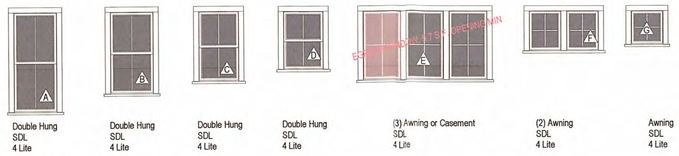
HDC ATS SUBMISSION



Locus Map



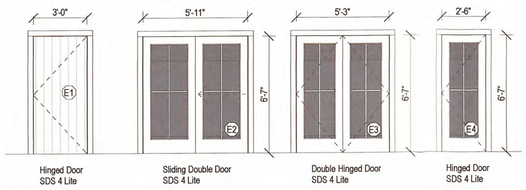
Satellite View



Window Legend

WINDOW SCHEDULE

WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	5	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Door Legend

EXTERIOR DOOR SCHEDULE

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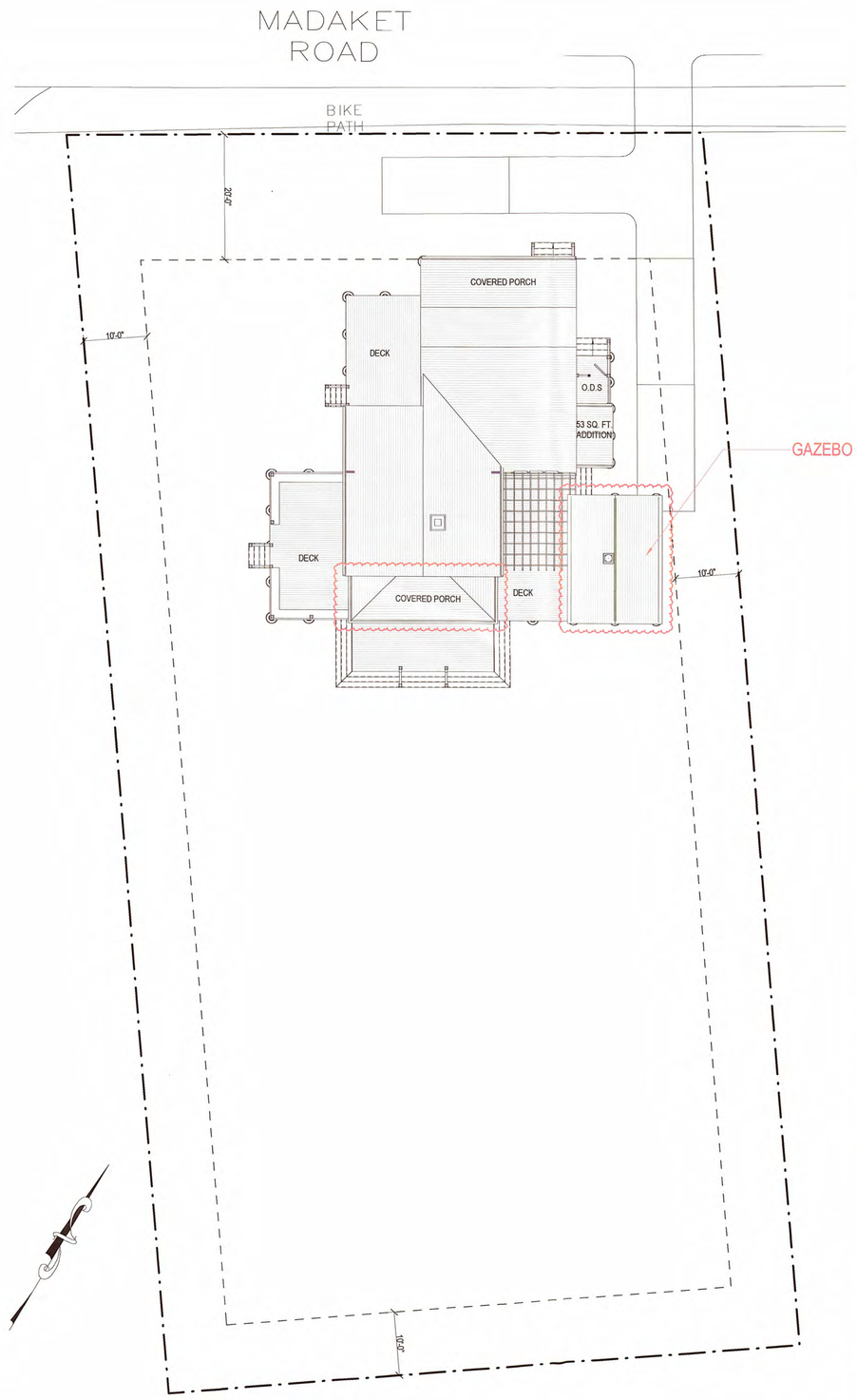
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



Site Plan
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2227

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Nantucket, MA 02554

emeritus
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Cover Sheet

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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
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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"
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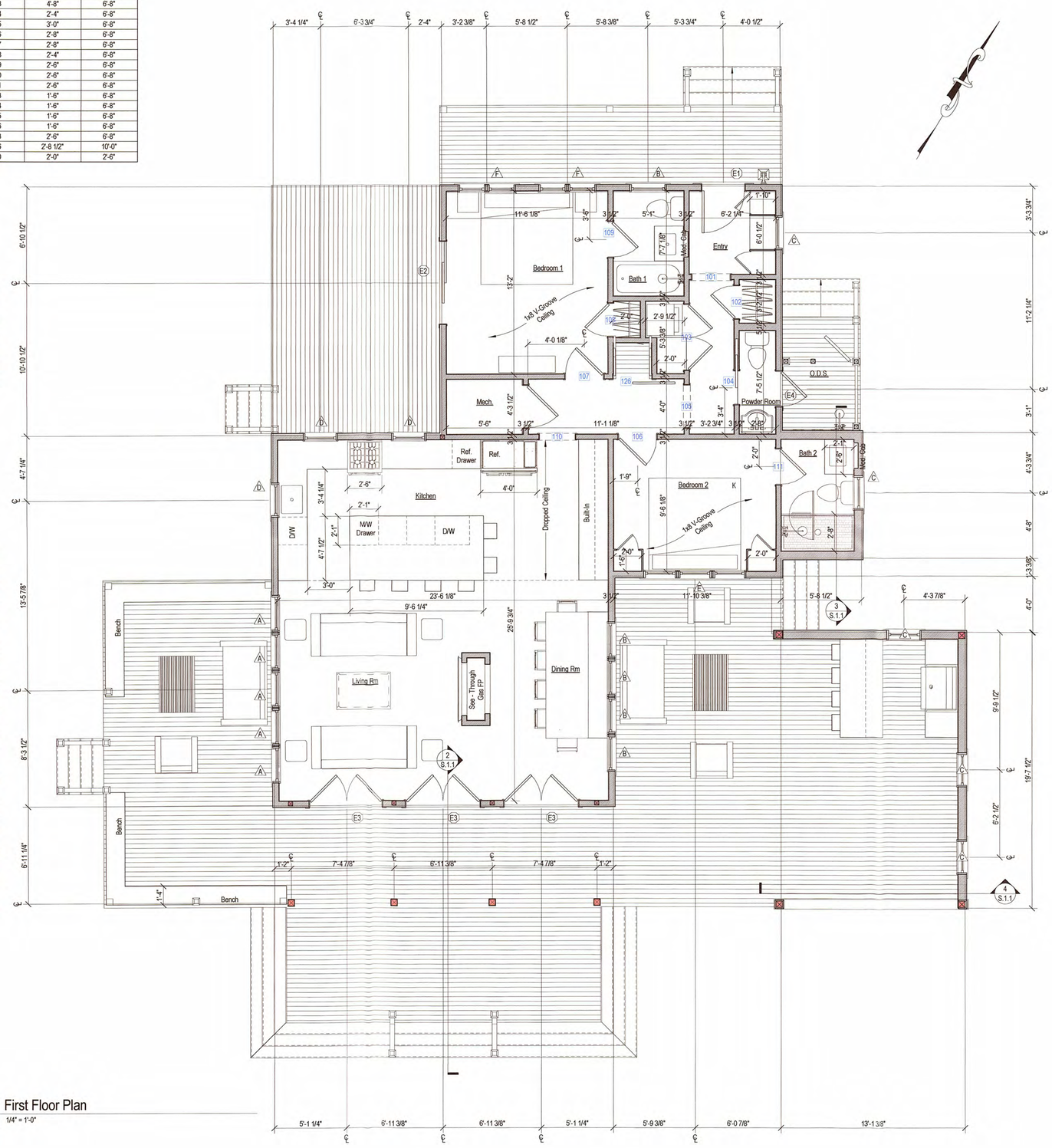
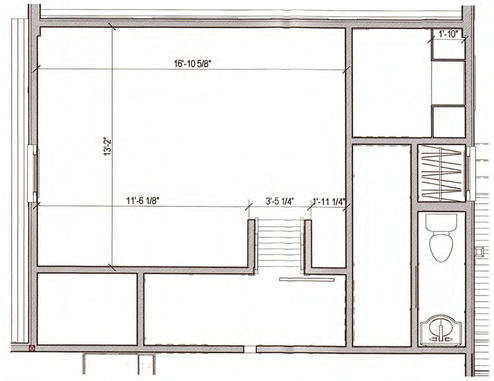


1 First Floor Plan
1/4" = 1'-0"



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

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Nantucket, MA 02554

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8 Williams Lane
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First Floor Plan

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Revisions

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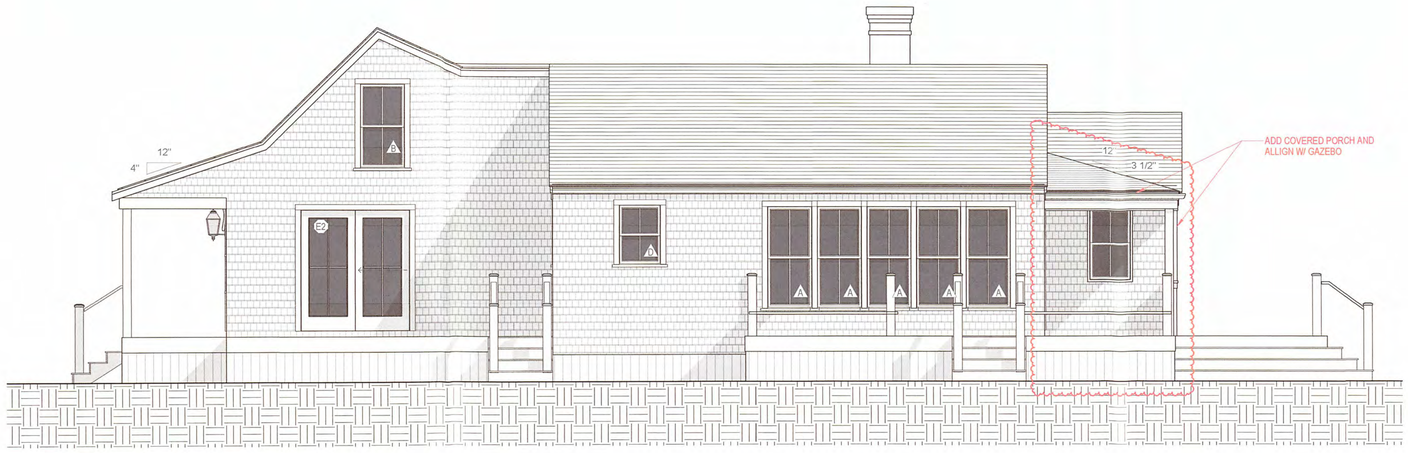
A.1.1
2227

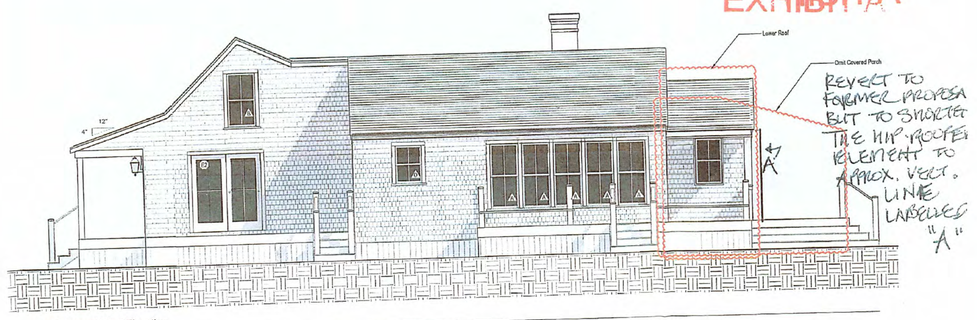
10.31.24

HDC ATS SUBMISSION



4 Proposed West Elevation
1/4" = 1'-0"

EXHIBIT A



4 Proposed West Elevation
1/4" = 1'-0"

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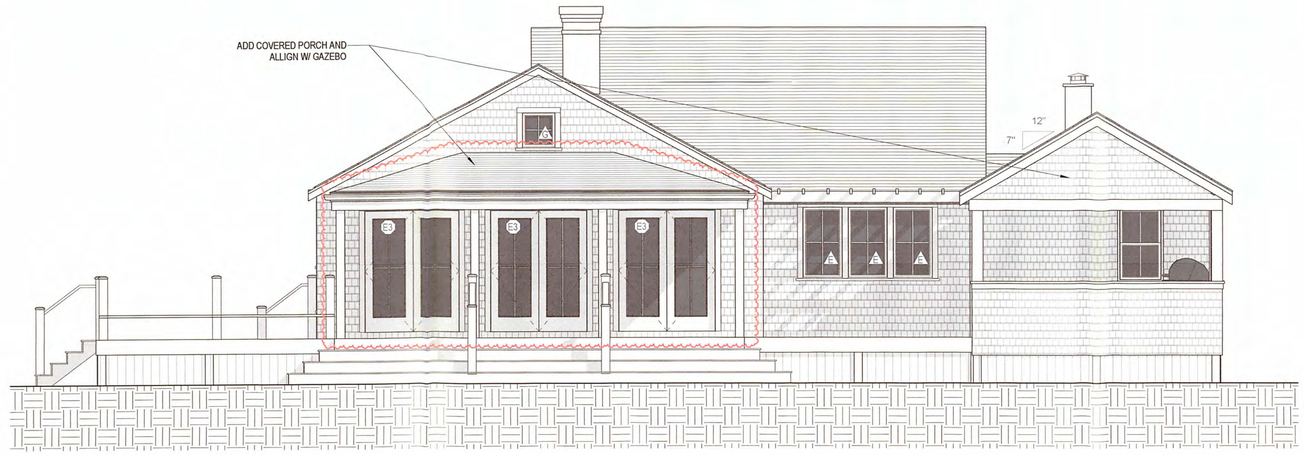

3 Proposed South Elevation
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
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	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

APPROVED
HDC2024.09.11121
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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Revisions

Revision 1 Date 1

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A.2.2
2227

10.31.24

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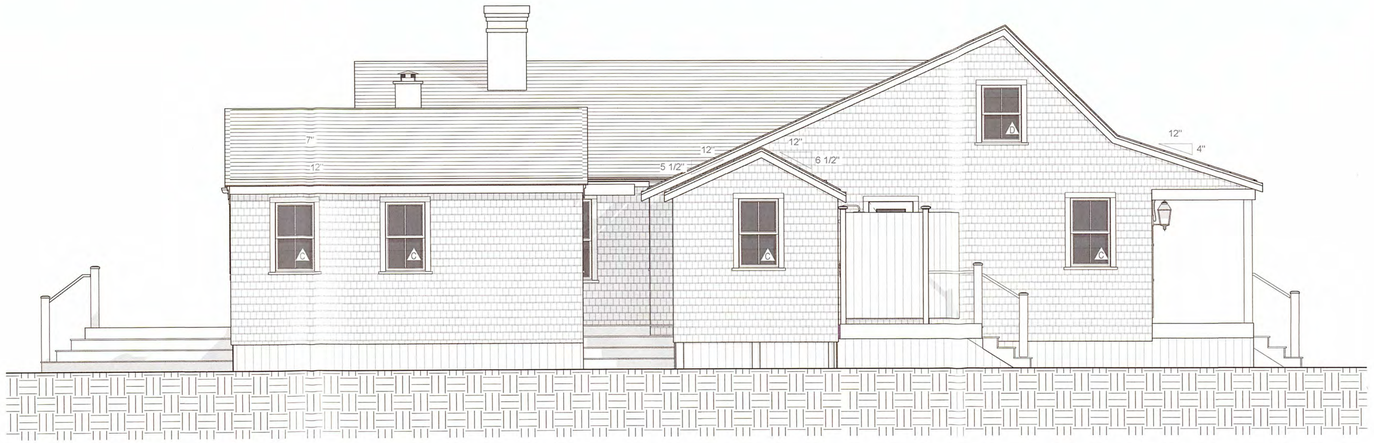
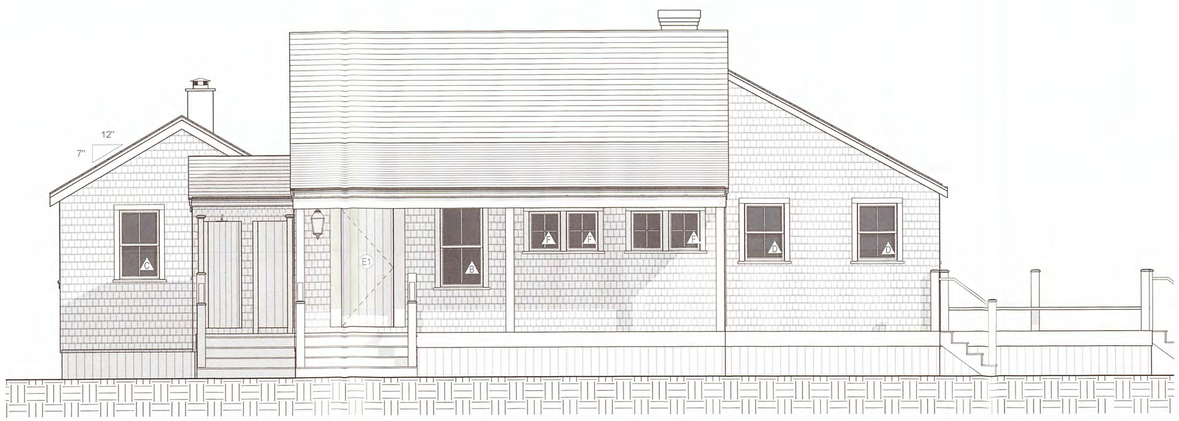


3 Proposed East Elevation
1/4" = 1'-0"



4 Proposed North Elevation
1/4" = 1'-0"

2227

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emeritus
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Exterior Elevations

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A.2.3 Perspective Views
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D.101 LIVING & DINING INT. ELEVATIONS

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A.2.1
2227

One Osprey Way
cottage addtion

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$ 179.60 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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1360 Summit Drive

City, State, ZIP+4®
Watkinsville, GA 30677

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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5330 Chambrey Court

City, State, ZIP+4®
Colorado Springs CO 80919

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: One Osprey Way

Tax Map Number: 65 Parcel Number: 19

Owner of Record: Osprey Way Real Estate Trust

Description of Proposal: Cottage Addition

Anticipated HDC Submission Date: January 27, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.... Osprey Way Real Estate Trust

MAILING ADDRESS 4 North Water Street Nantucket, MA 02554

PROPERTY LOCATION... One Osprey Way

ASSESSORS MAP/PARCEL 65/19

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 21, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.21 11:11:00 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
65	20		BARTLETT HENRY D TR	BARTLETT FAMILY TRUST	5330 CHAMBREY COURT	COLORADO SPRINGS	CO	80919	211 HUMMOCK POND RD
65	20	1	BARTLETT HENRY D TR	BARTLETT FAMILY TRUST	5330 CHAMBREY CT	COLORAD0 SPRINGS	CO	80919	219 HUMMOCK POND RD
82	5		MABBS EDWARD C & MARGARET E	C/O MEGHAN NAGEN BOENIG	1360 SUMMIT DR	WATKINSVILLE	GA	30677	3 OSPREY WY
Count:	**3**								

BARTLETT HENRY D TR
BARTLETT FAMILY TRUST
5330 CHAMBREY COURT
COLORADO SPRINGS, CO 80919

BARTLETT HENRY D TR
BARTLETT FAMILY TRUST
5330 CHAMBREY CT
COLORAD0 SPRINGS, CO 80919

MABBS EDWARD C & MARGARET E
C/O MEGHAN NAGEN BOENIG
1360 SUMMIT DR
WATKINSVILLE, GA 30677

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 65 PARCEL N°. 19

Street & Number of Proposed Work: One Osprey Way

Owner of record: Osprey Way Real Estate Trust

Mailing Address: 4 North Water Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36'-0½" Sq. Footage 1st floor: 562.5 Decks/Patio: Size: 283.75 sf. ☑ 1st floor ☐ 2nd floor
Width: 35'-0" Sq. footage 2nd floor: 335.5 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2002

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New Addition + Renovation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 3¾" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other 4/12 Porch Roof

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TME

Leaders (material and size): TME

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) · Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 5/4 x 4 Corner boards 5/4 x 6 Frieze 1x9
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 5x5

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☒ SDL Front 6 Lite / Vertical Board Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Natural (TME) Sash Green (TME) Doors Green (TME)
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/24/25 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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Locus Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



L-1.2

ID #

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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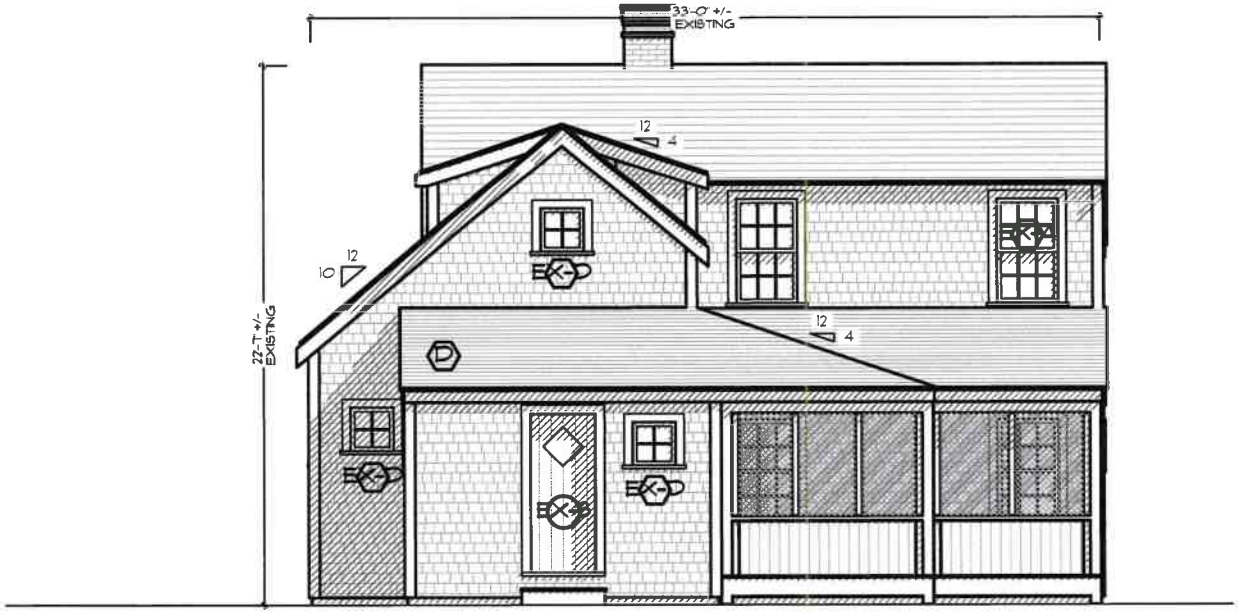
Site Plan

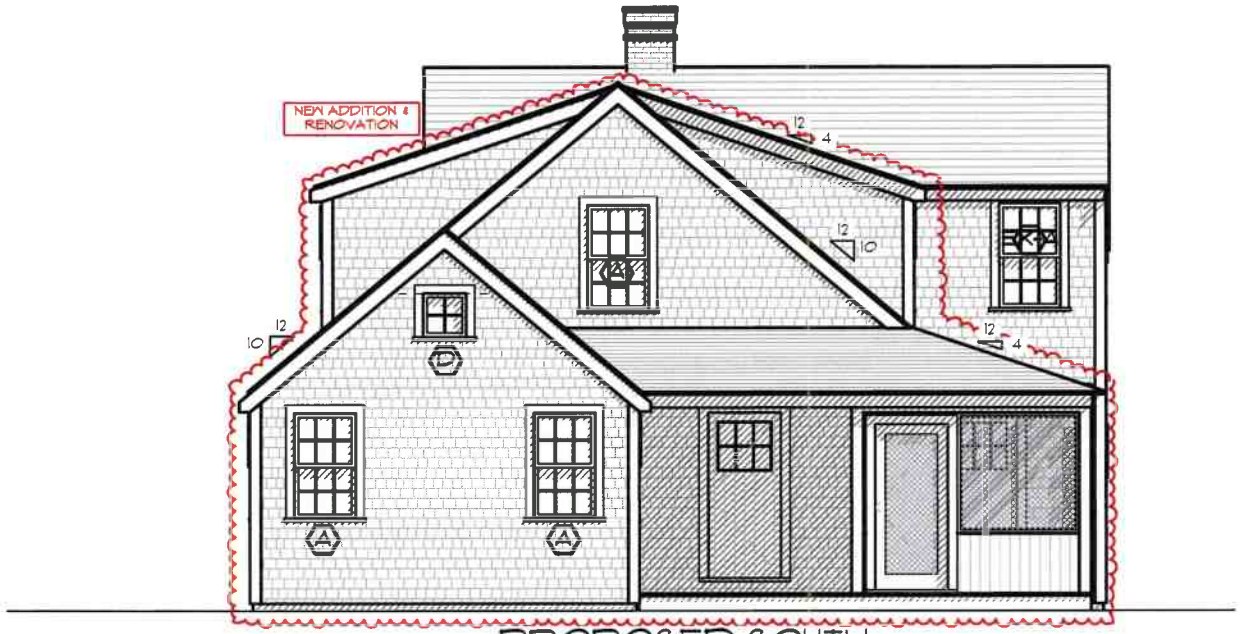
DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



EXISTING SOUTH
ELEVATION



PROPOSED SOUTH
ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

DATE REVISIONS

South Elevation

Cottage at
One Osprey Way
Nantucket, MA 02554
MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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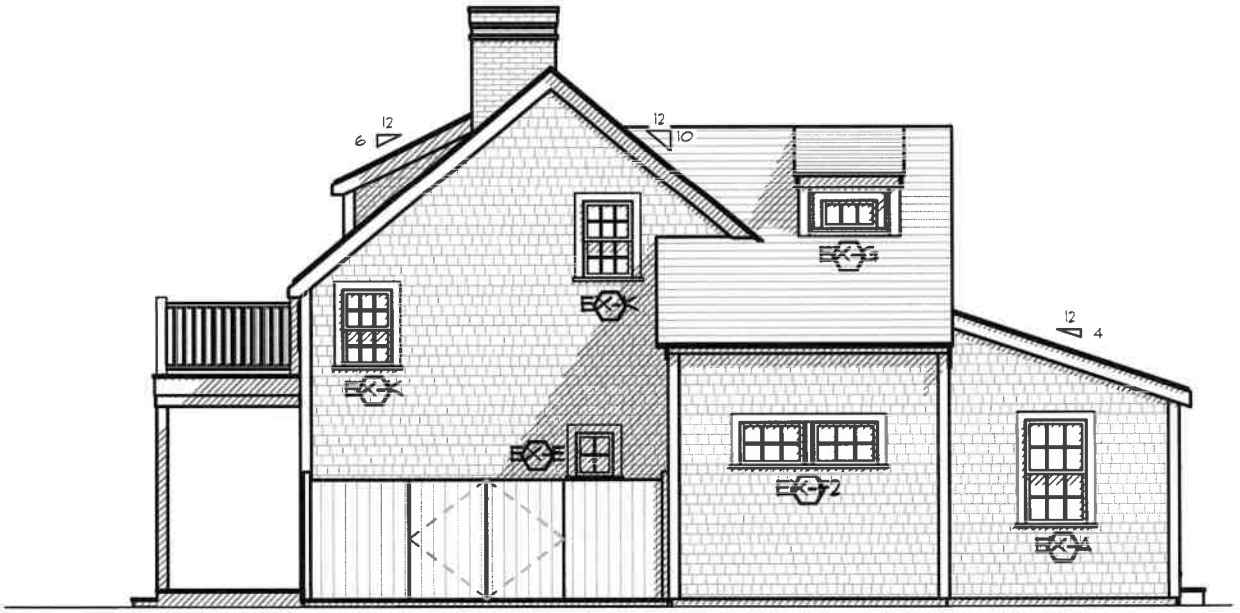
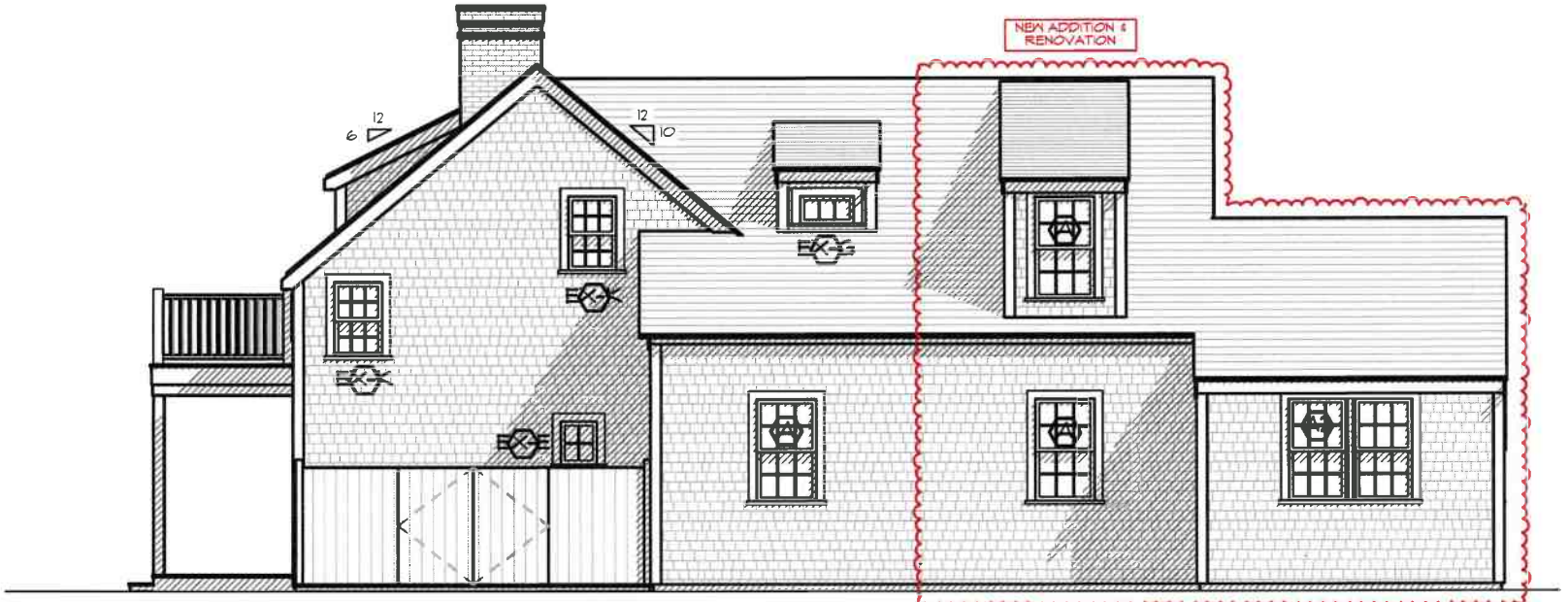
ID#
A-2.1



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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ID#
A-2.2



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

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

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

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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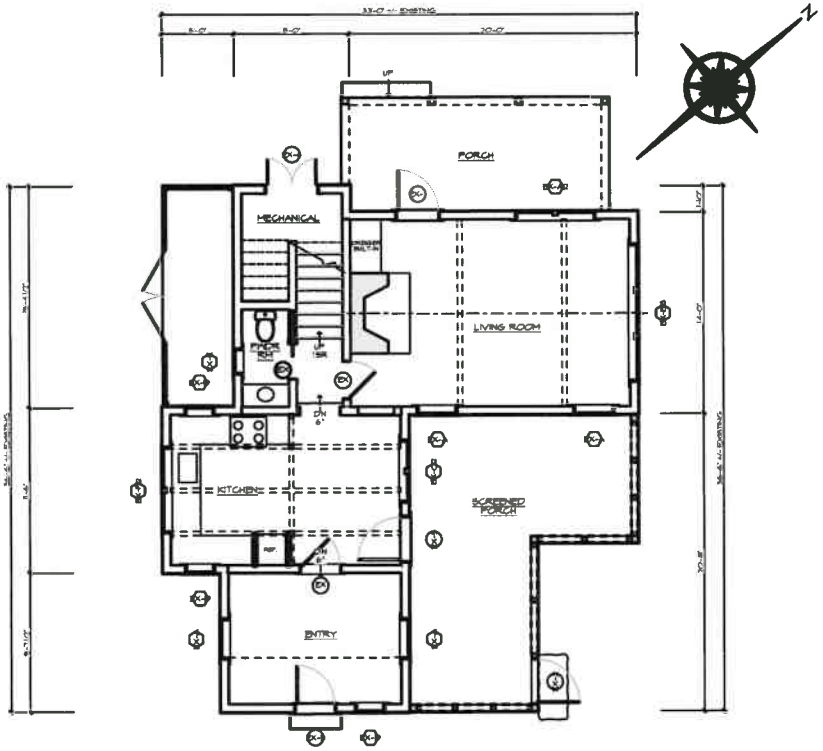
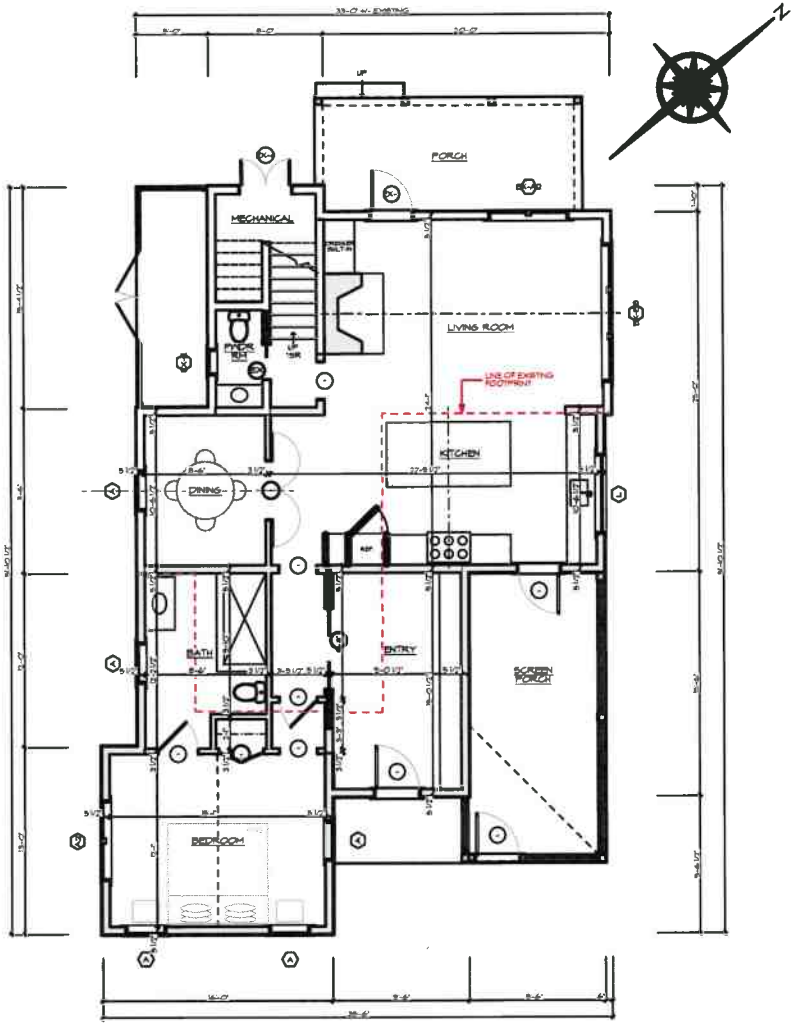


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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

First Floor Plan

Cottage at
One Osprey Way
Nantucket, MA 02554

MAP NO: 65 ZONING INFO: LUG2
PARCEL NO: 19 PROJECT NO: 75 REVISED: 3/29/23

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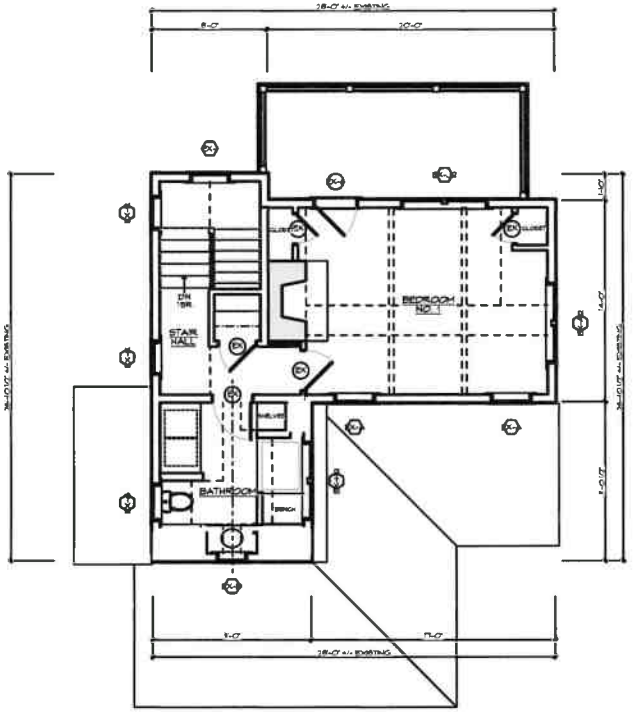
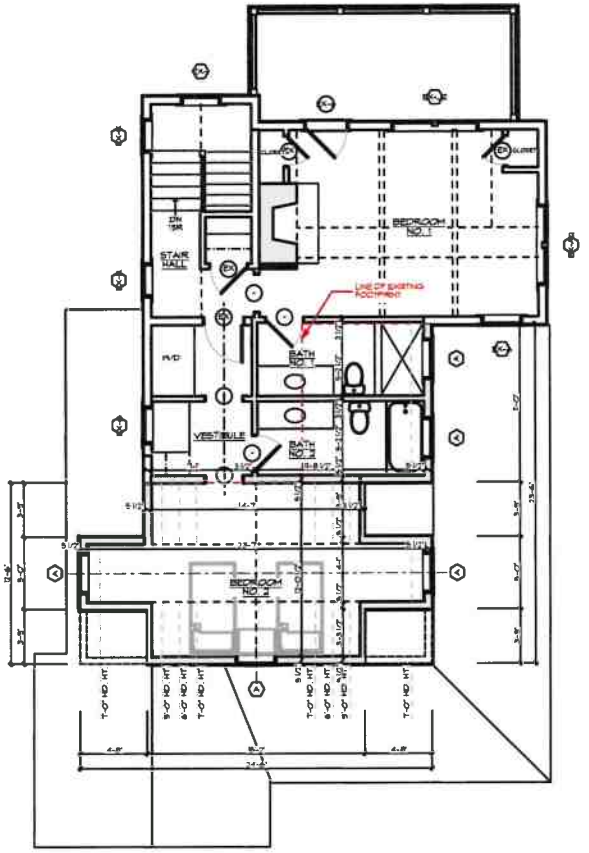


EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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P. 508 228 5455 | P. 617 482 4543

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:

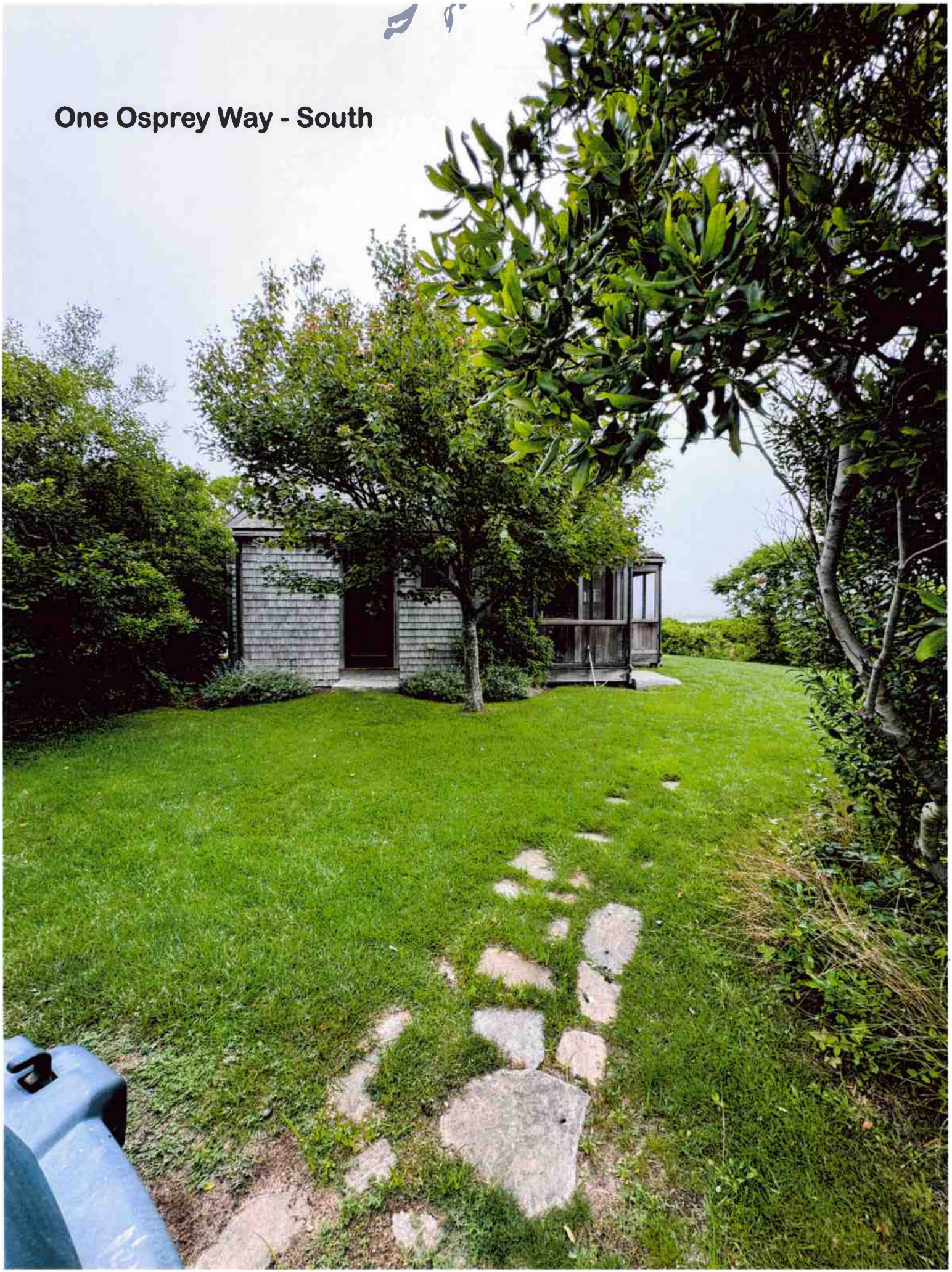
1. All windows noted in this schedule are exisitng with muntin configurations as shown on drawings.
2. Verify all dimensions, exisitng conditions & sizes for windows + doors

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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City, State, ZIP+4®
Fort Lee, NJ 07024

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Boston, MA 02110

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Street and Apt. No., or PO Box No.: 5 Country Club Drive
City, State, ZIP+4®: Larchmont, NY 10538

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City, State, ZIP+4®: Waban, MA 02468

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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.

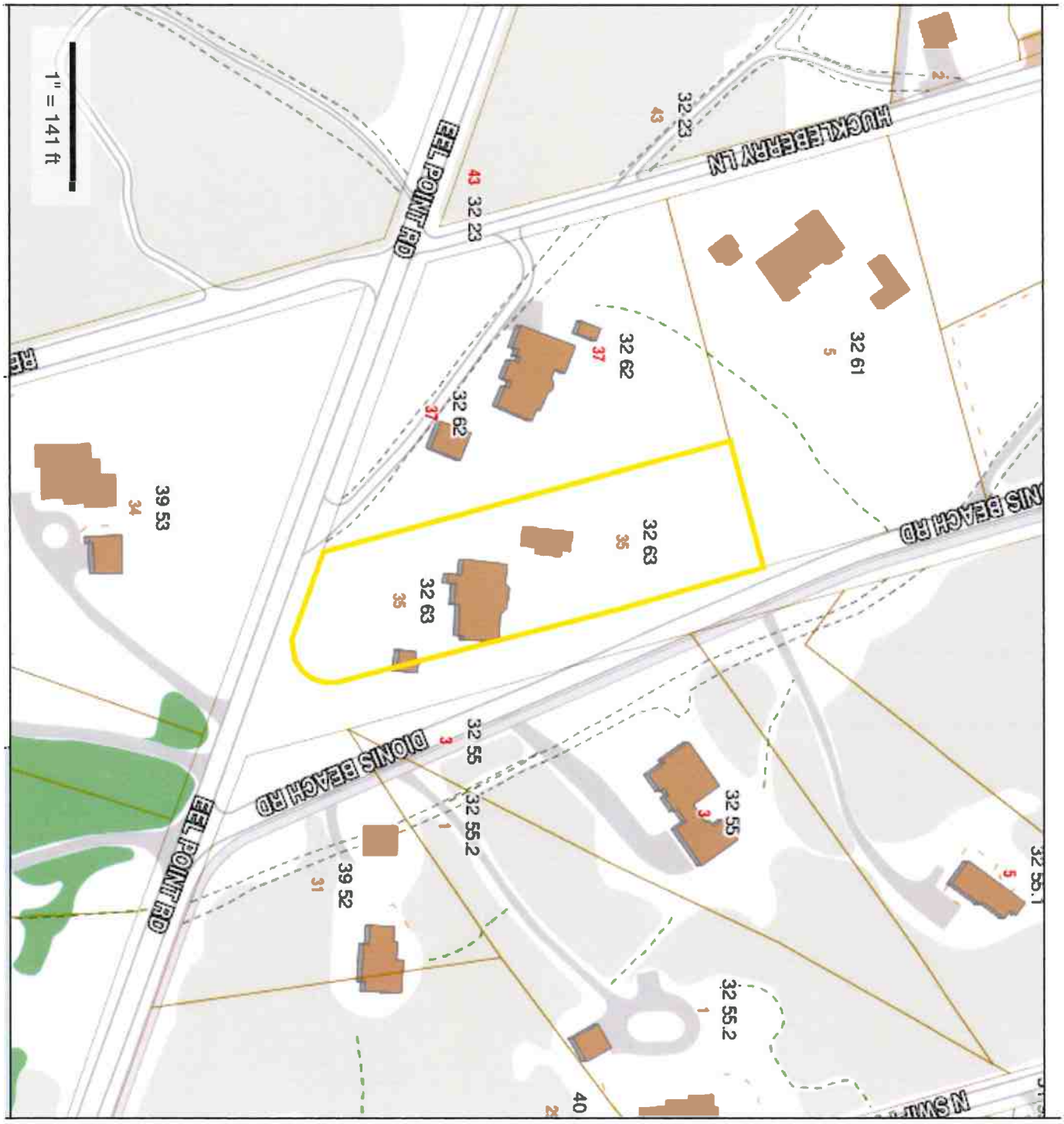
COLORS

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

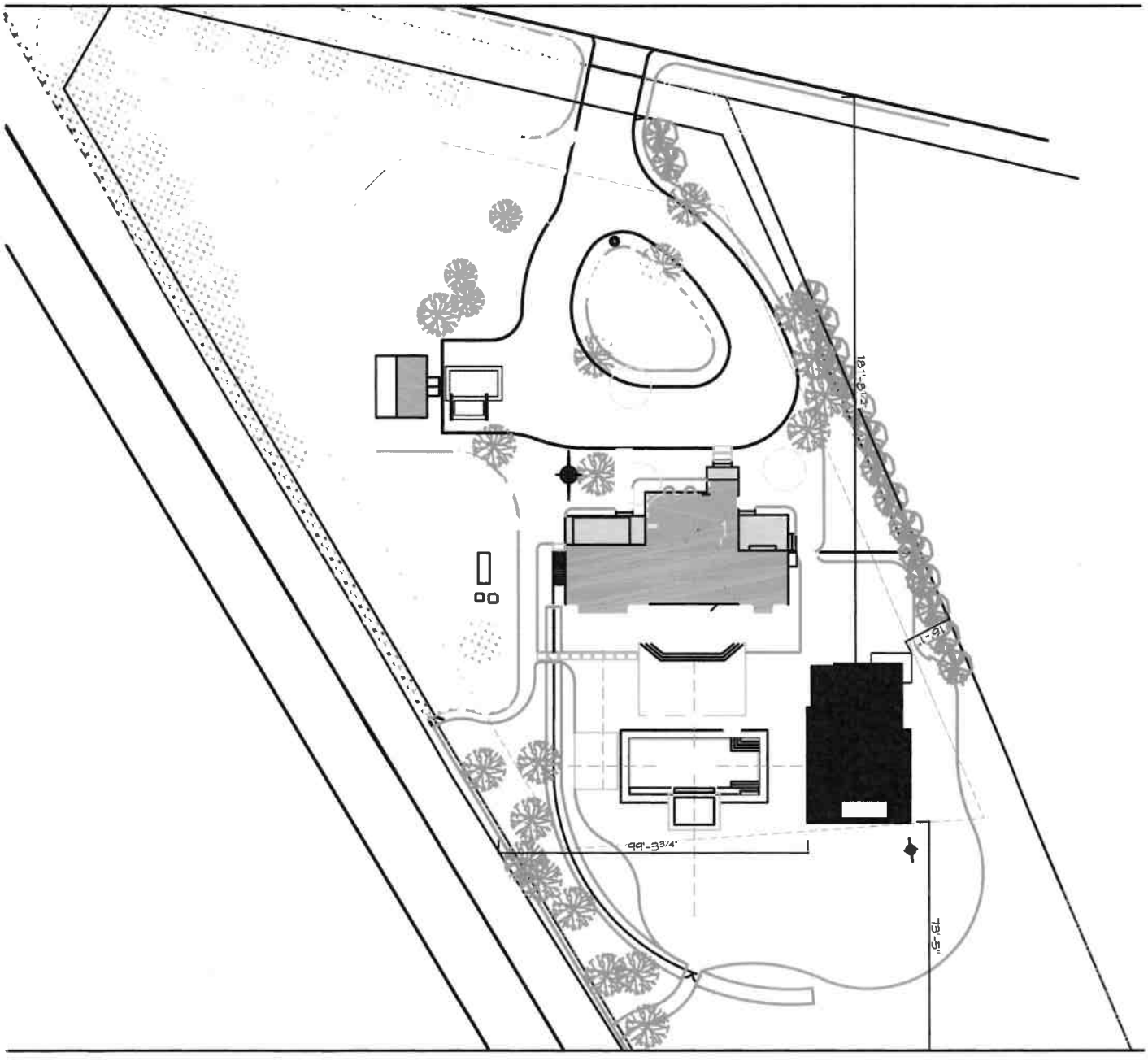
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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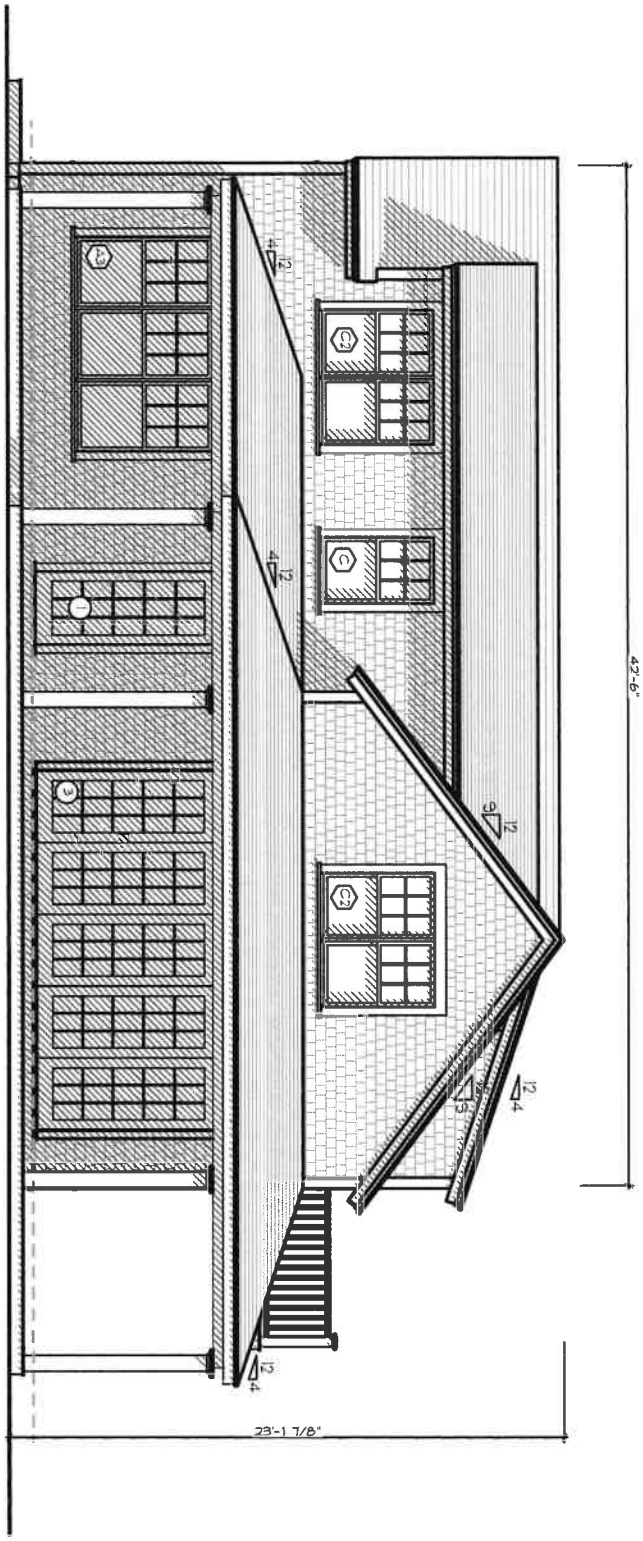
Site Plan

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

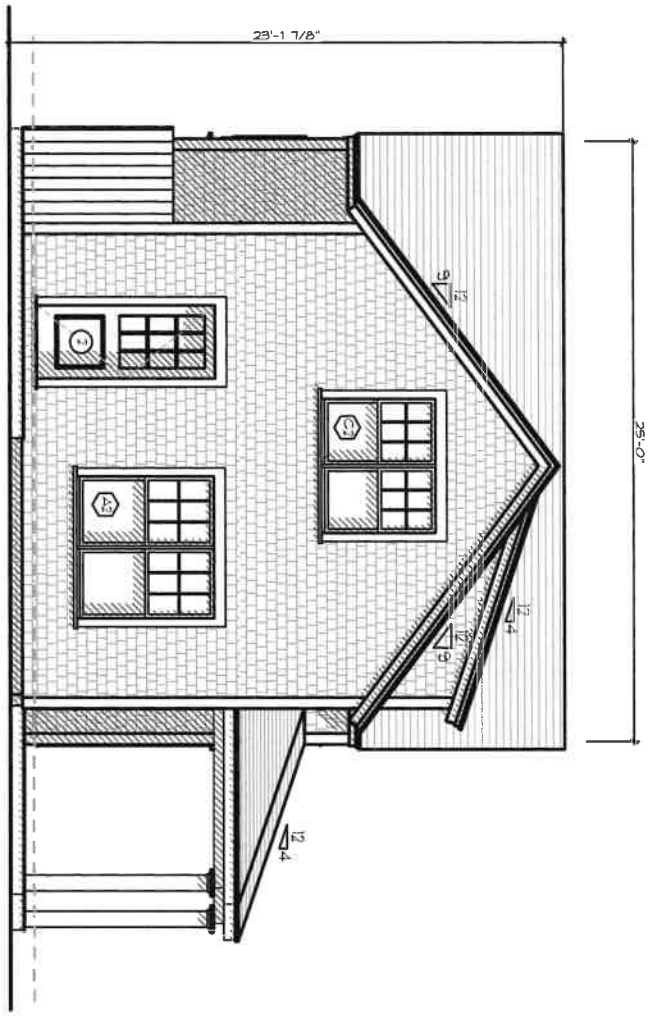
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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.

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

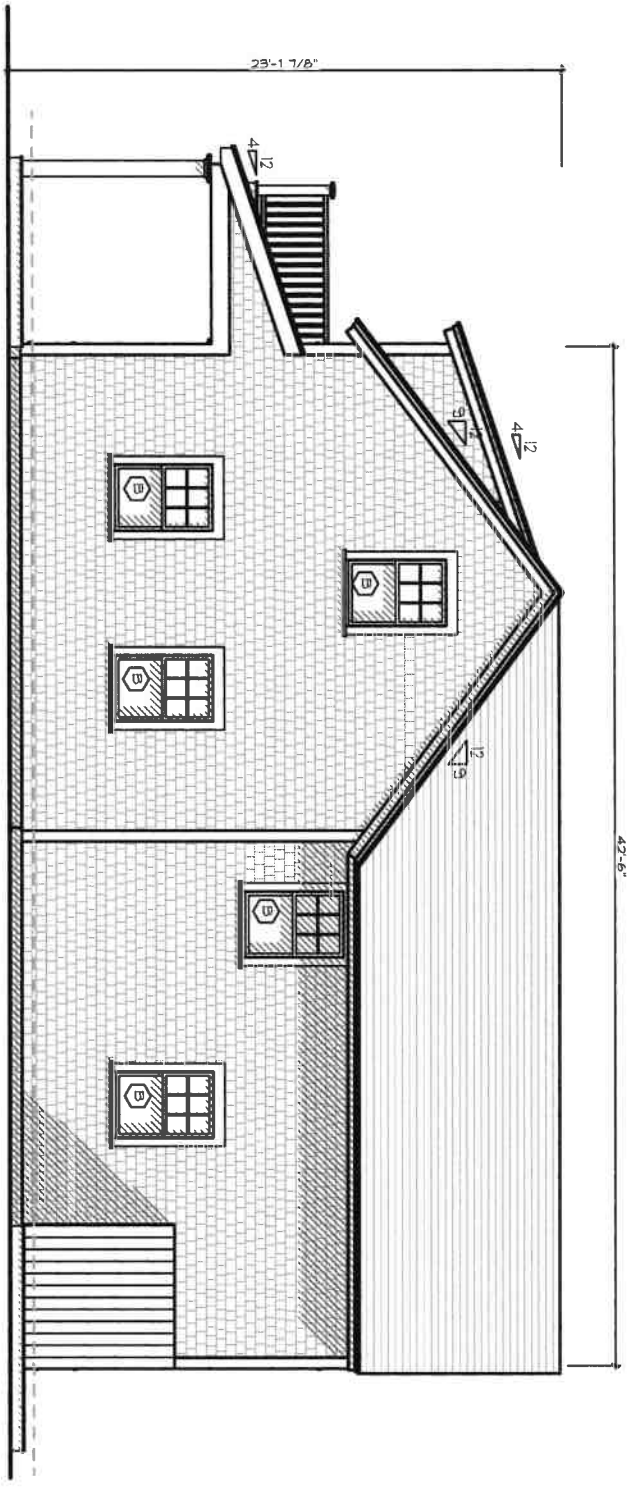
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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.

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:

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.

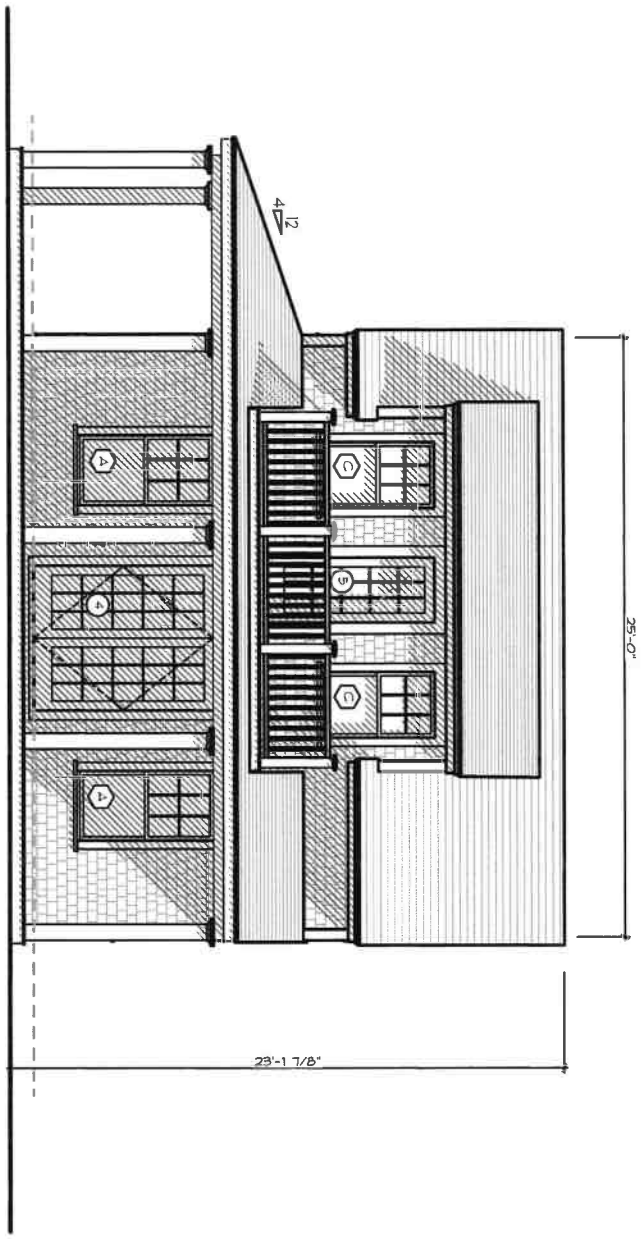
West Elevation

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

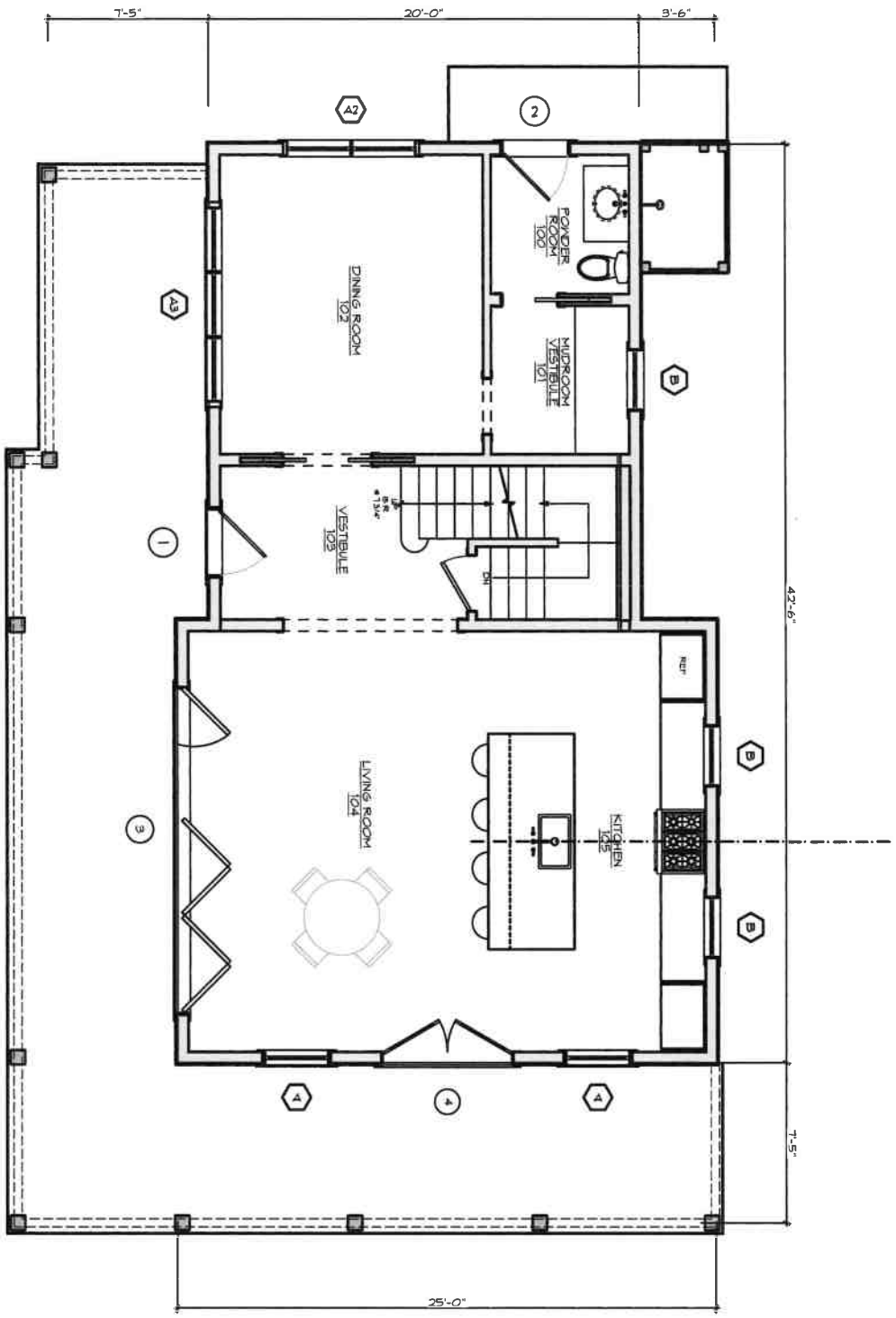
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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.

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

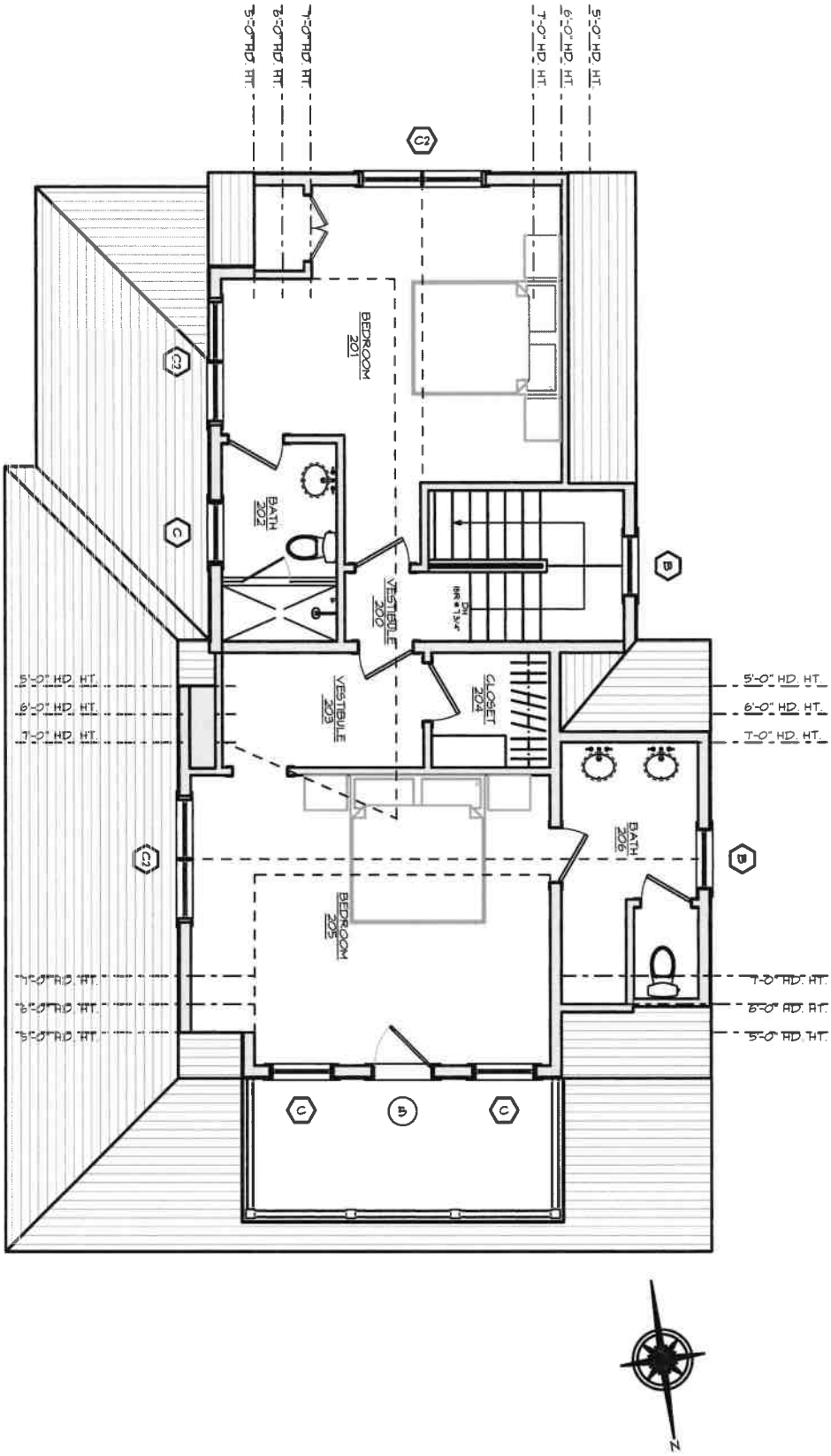
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

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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37 CENTER STREET
City, St NANTUCKET, MA 02554

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City, State, ZIP+4®

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City, State, Z NANTUCKET, MA 02554

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Stre 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
City

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Po
$

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Street ar PO BOX 51687
NEW BEDFORD, MA 02745
City, State, ZIP+4®

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total I
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Street ARROWHEAD REALTY TRUST
PO BOX 51687
City, St NEW BEDFORD, MA 02745

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

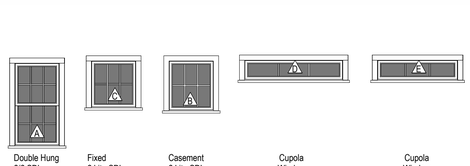
Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

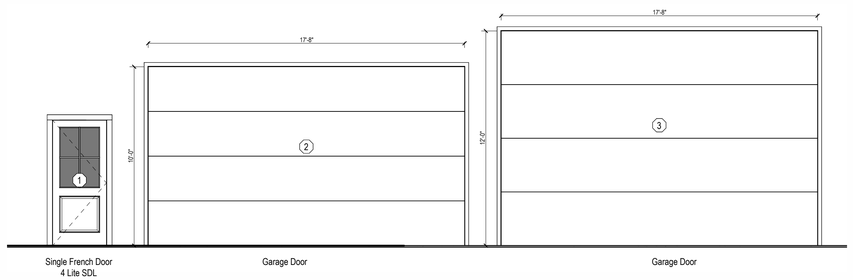
01/27/2025



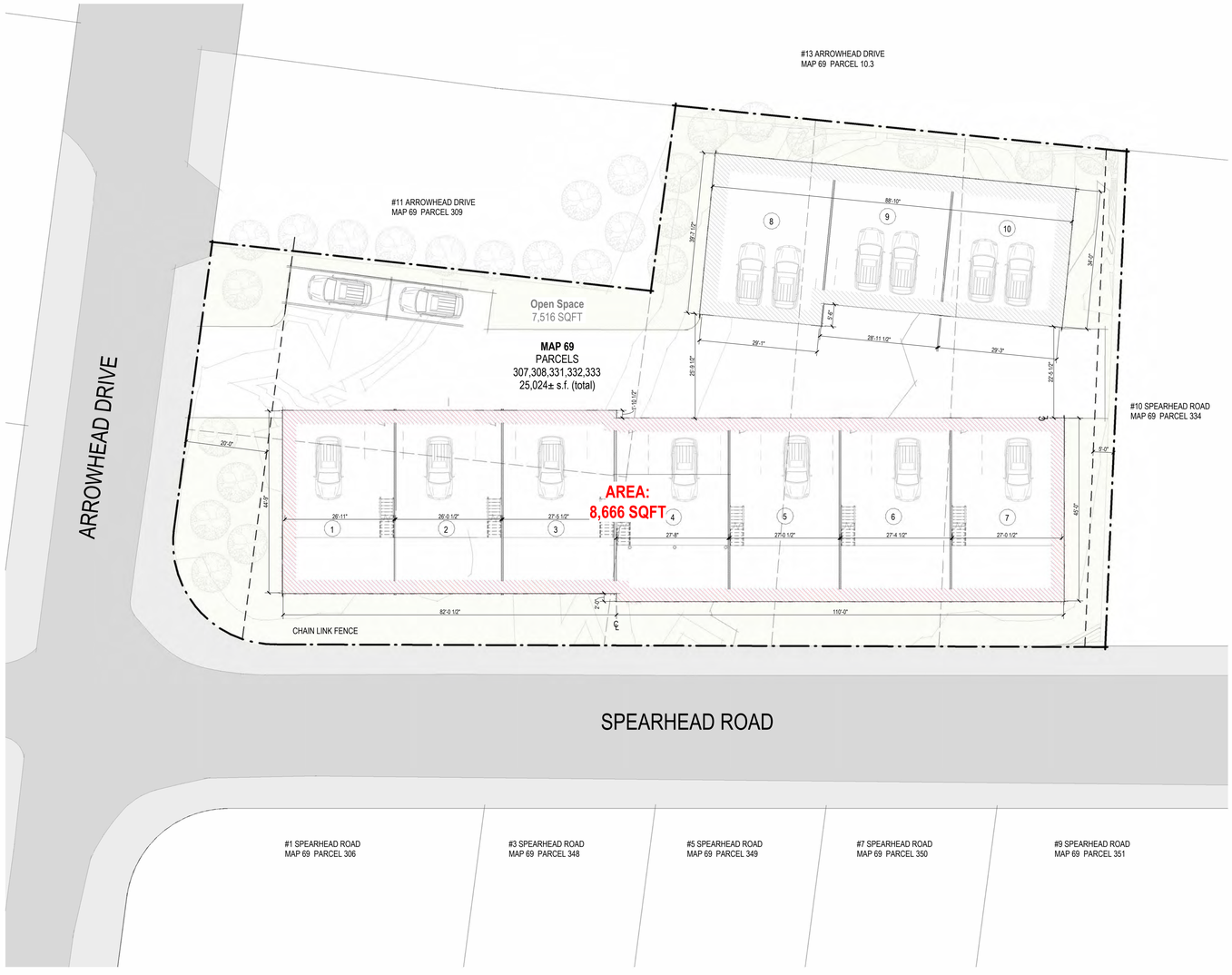
Locus Map
1/2" = 1'-0"



Window Legend
1/4" = 1'-0"



Exterior Door Legend
1/4" = 1'-0"



Site Plan - Proposed
1/16" = 1'-0"

HDC Submission

2504

Storage Facility A- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	69/307
Current Zoning:	CI
Minimum Frontage:	75 FT
Front Setback:	20 FT
Side/Rear Setback:	0 / 10 FT
Lot Size:	-
Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Cover Sheet

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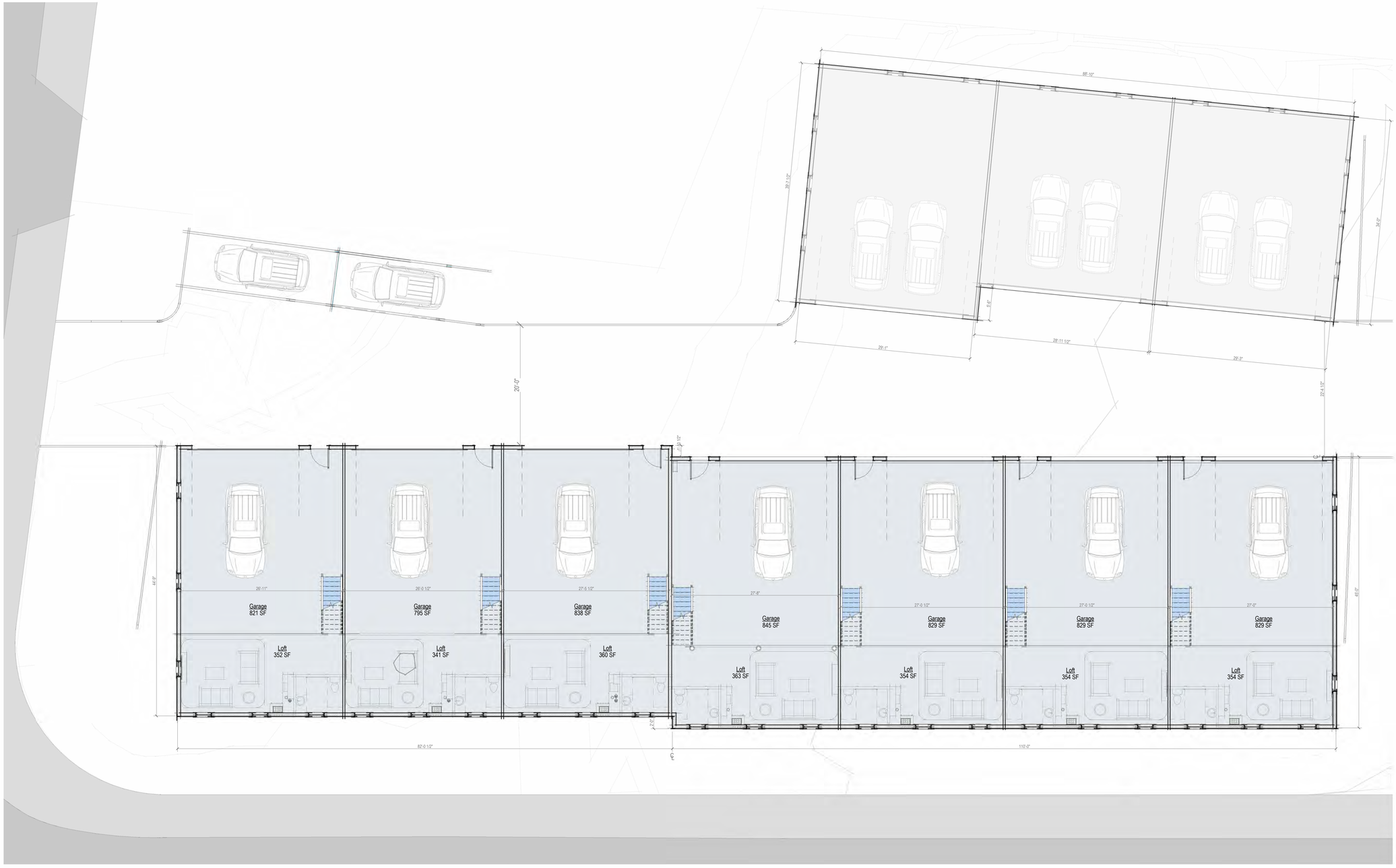
A.0.1
2504

01/27/2025

HDC Submission



First Floor Plan - Proposed

1/8" = 1'-0"

2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Revisions

First Floor Plan

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A.1.1

2504

01/27/2025

HDC Submission



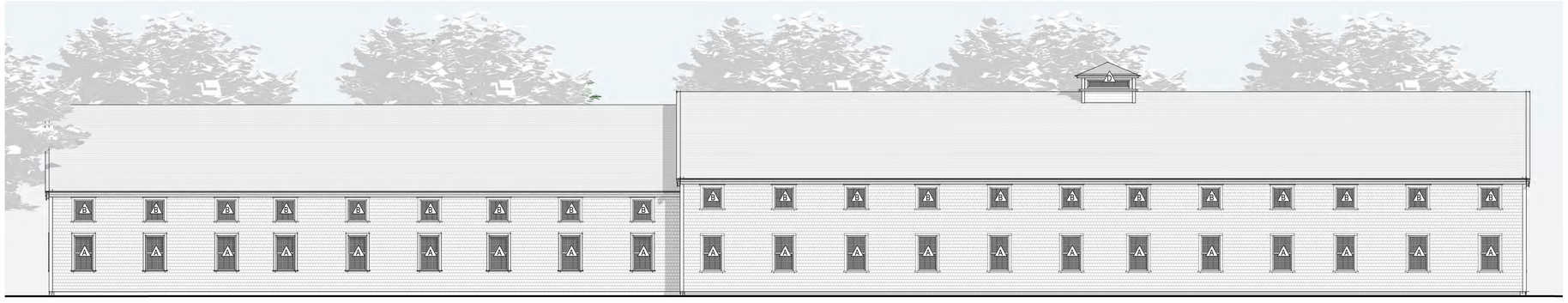
North Elevation - Proposed
1/8" = 1'-0"



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
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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.:	------

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
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Side/Rear Setback:	0 / 10 FT
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Min. Lot Size:	-
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

Perspective

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01/27/2025

HDC Submission













2504

Storage Facility A- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

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8 Williams Lane
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www.emeritusltd.com

Site Information

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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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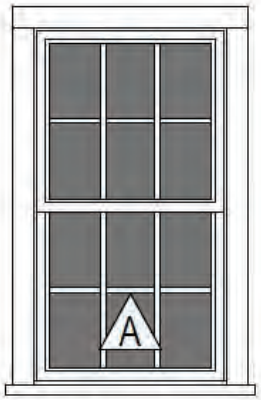
2 Spearhead Rd
Nantucket, MA 02554

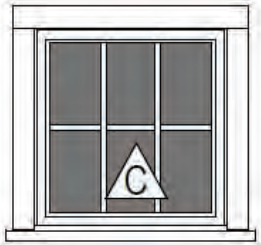


Locus Map

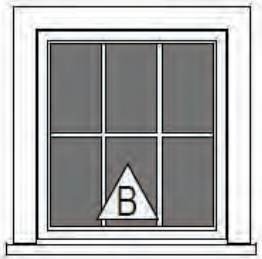
1/2" = 1'-0"



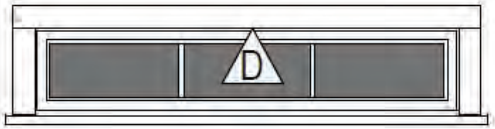
Double Hung
6/6 SDL



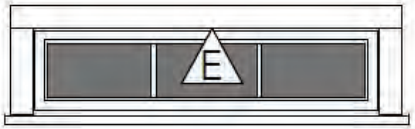
Fixed
6 Lite SDL



Casement
6 Lite SDL



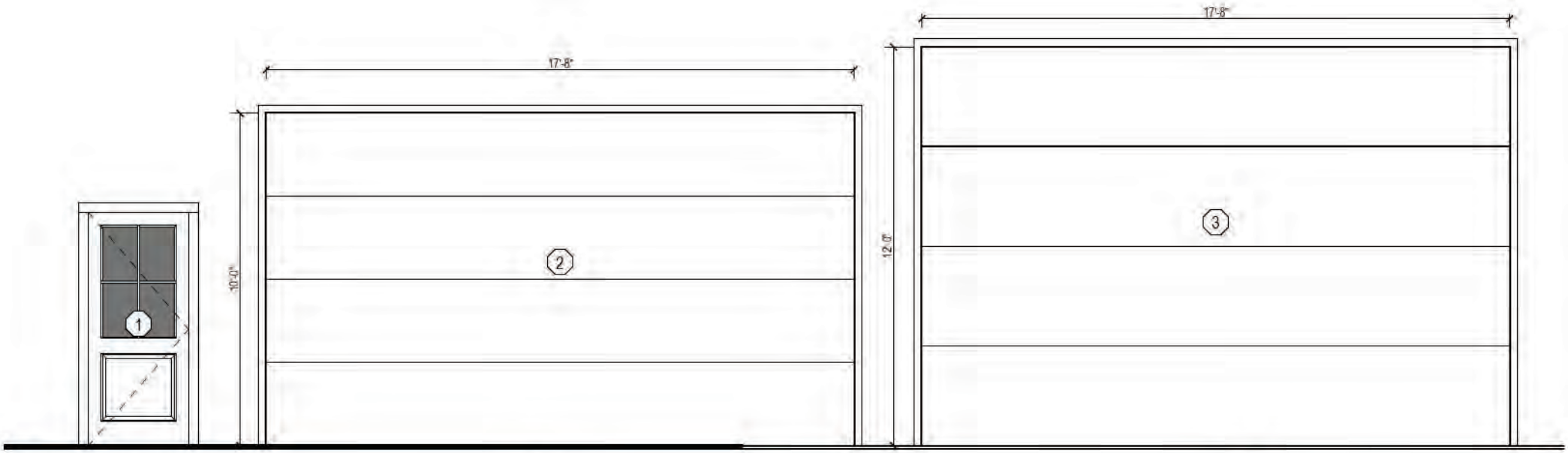
Cupola
Window



Cupola
Window

Window Legend

1/4" = 1'-0"



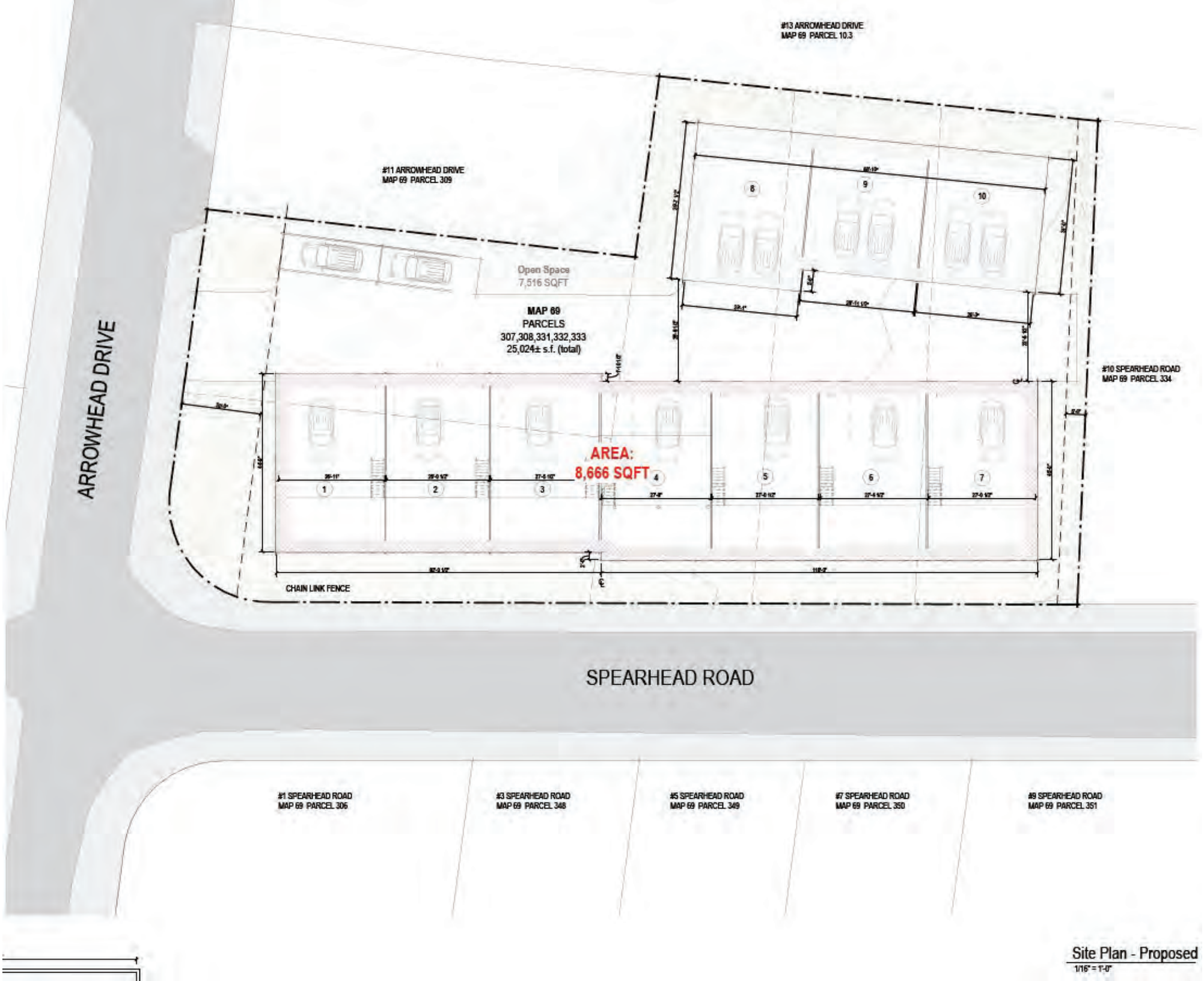
Single French Door
4 Lite SDL

Garage Door

Garage Door

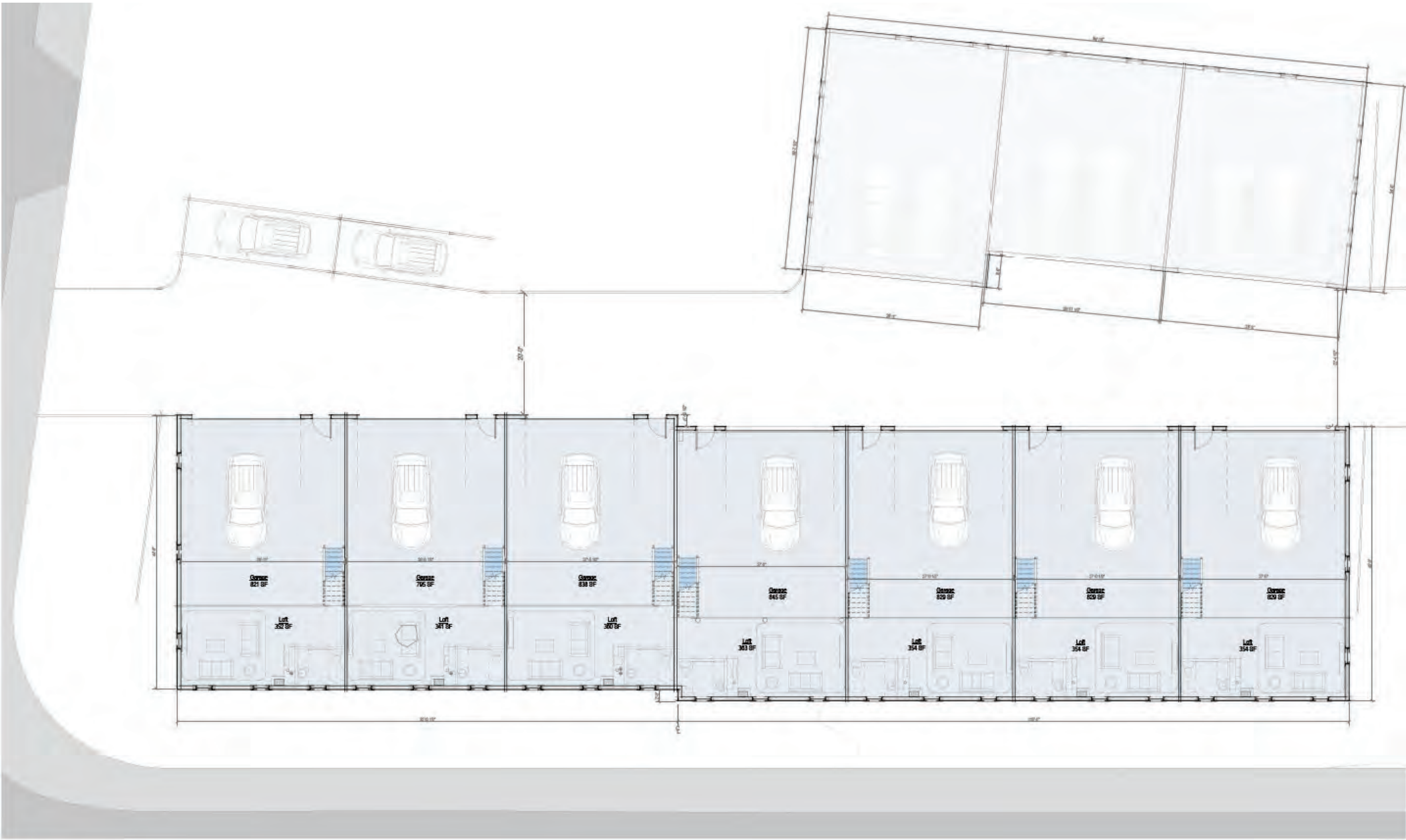
Exterior Door Legend

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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- ☐ 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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City, State, Z NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Tota
$

Sen NANTUCKET HOUSEWORKS INC
Stre 37 OLD SOUTH RD UNIT 6
NANTUCKET, MA 02554
City

Postmark Here

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- ☐ 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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Postag
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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

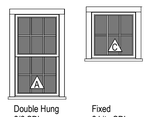
Storage Facility B- 2 Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

01/27/2025



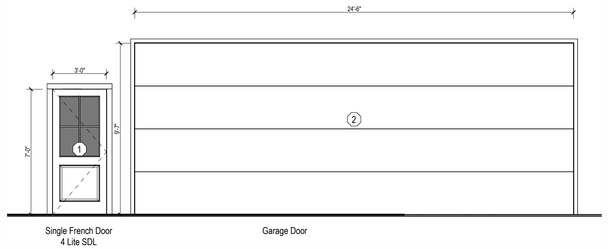
Locus Map
1/2" = 1'-0"



Double Hung
6/6 SDL

Fixed
6 Lite SDL

Window Legend
1/4" = 1'-0"

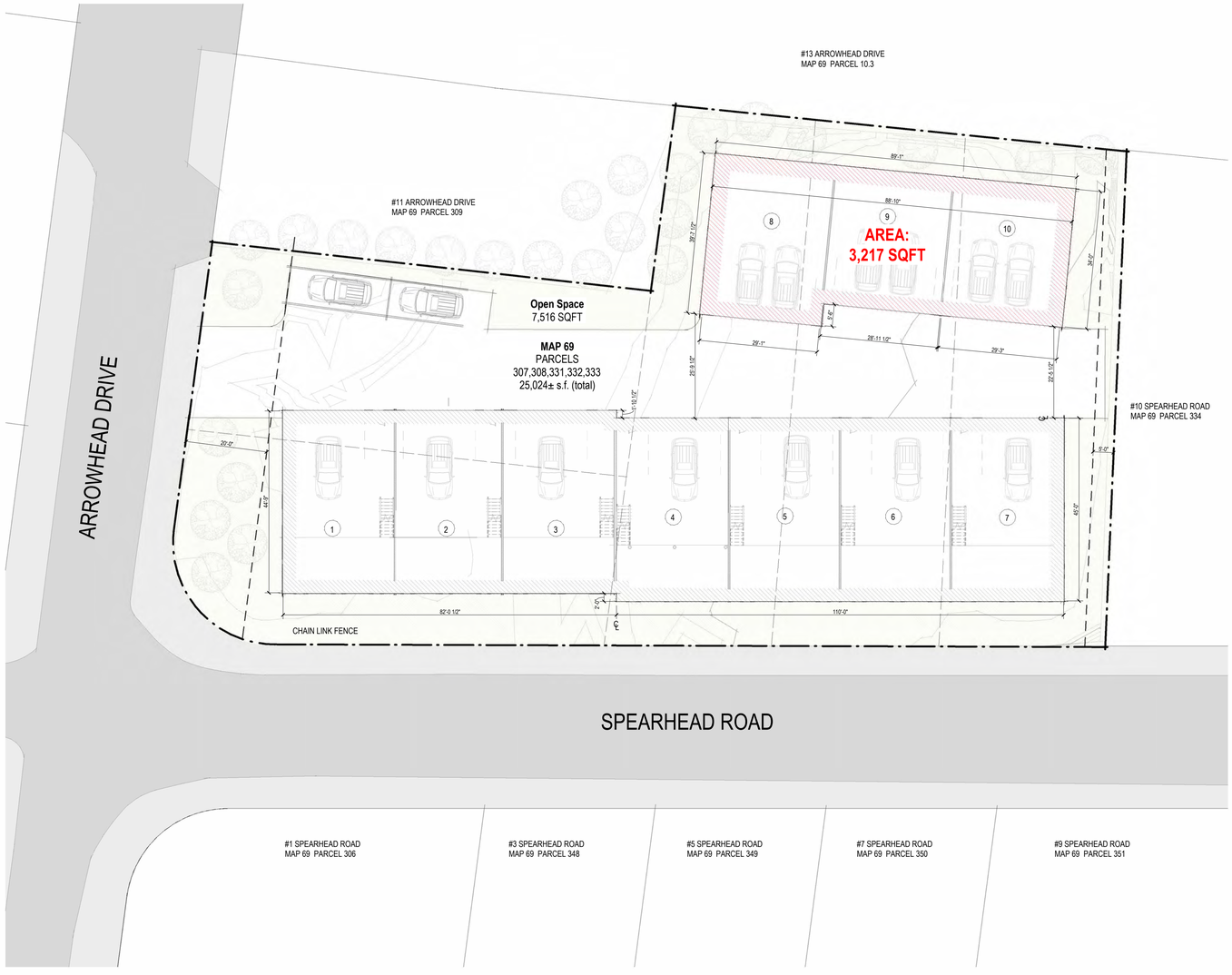


Single French Door
4 Lite SDL

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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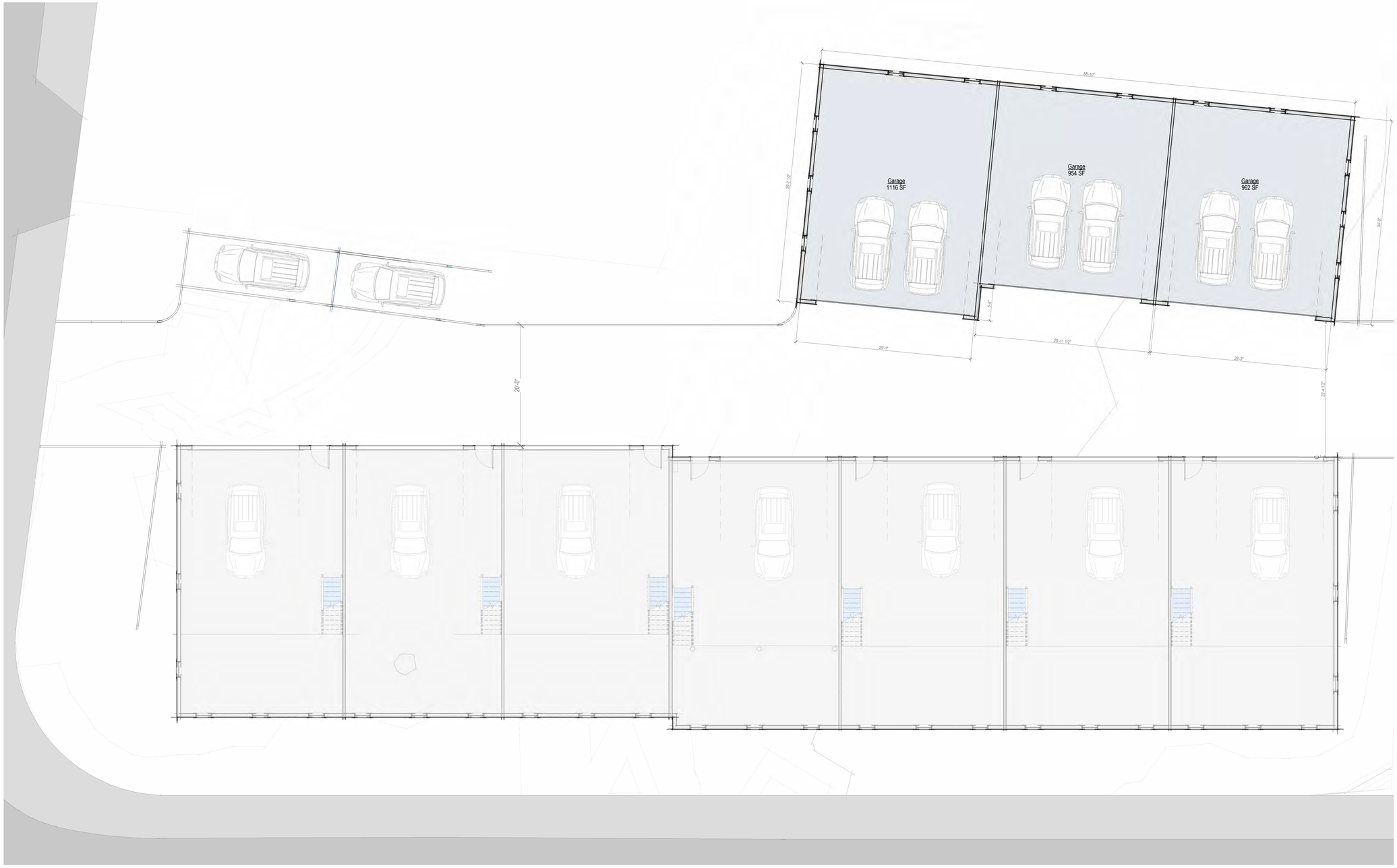
A.01
2504

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

8 Williams Lane
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Sheet Index - Architectural & Structural

Revisions

First Floor Plan

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A.1

2504

01/27/2025

HDC Submission



North Elevation _ Proposed
1/8" = 1'-0"



South Elevation _ Proposed
1/8" = 1'-0"



East Elevation _ Proposed
1/8" = 1'-0"

West Elevation _ Proposed
1/8" = 1'-0"

2504

Storage Facility B · 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Min. Lot Size:	-
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Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Exterior Elevations

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A.2

2504

01/27/2025

HDC Submission



Perspective View



Perspective_View

2504

Storage Facility B- 2
Spearhead LLC

2 Spearhead Rd
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Site Information

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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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Spearhead LLC

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Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Existing Photos

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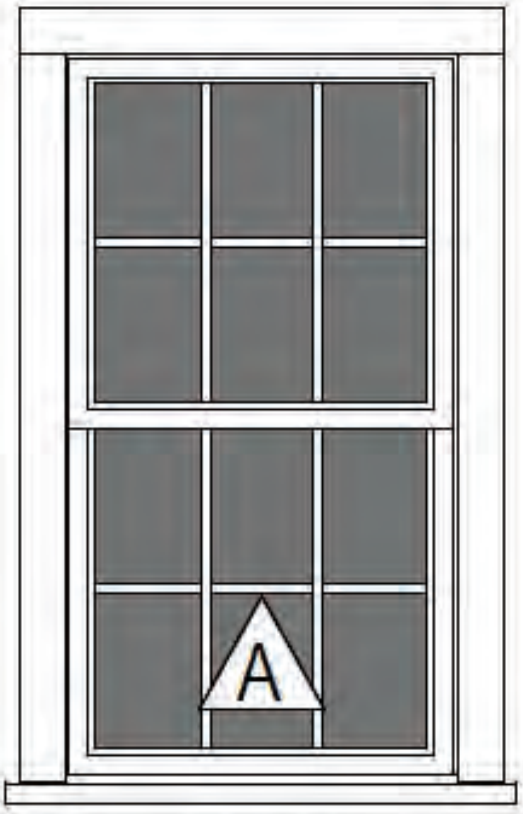
2 Spearhead Rd
Nantucket, MA 02554

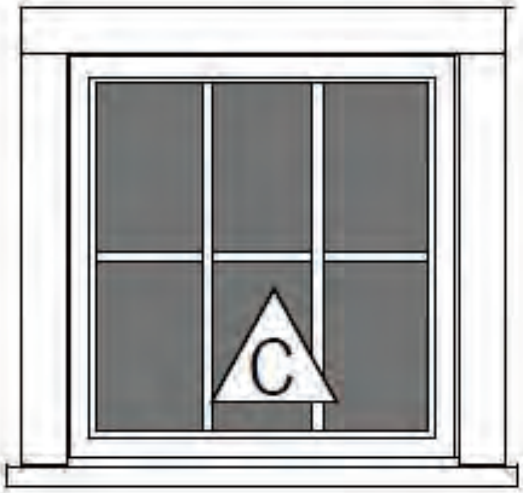


Locus Map

1/2" = 1'-0"



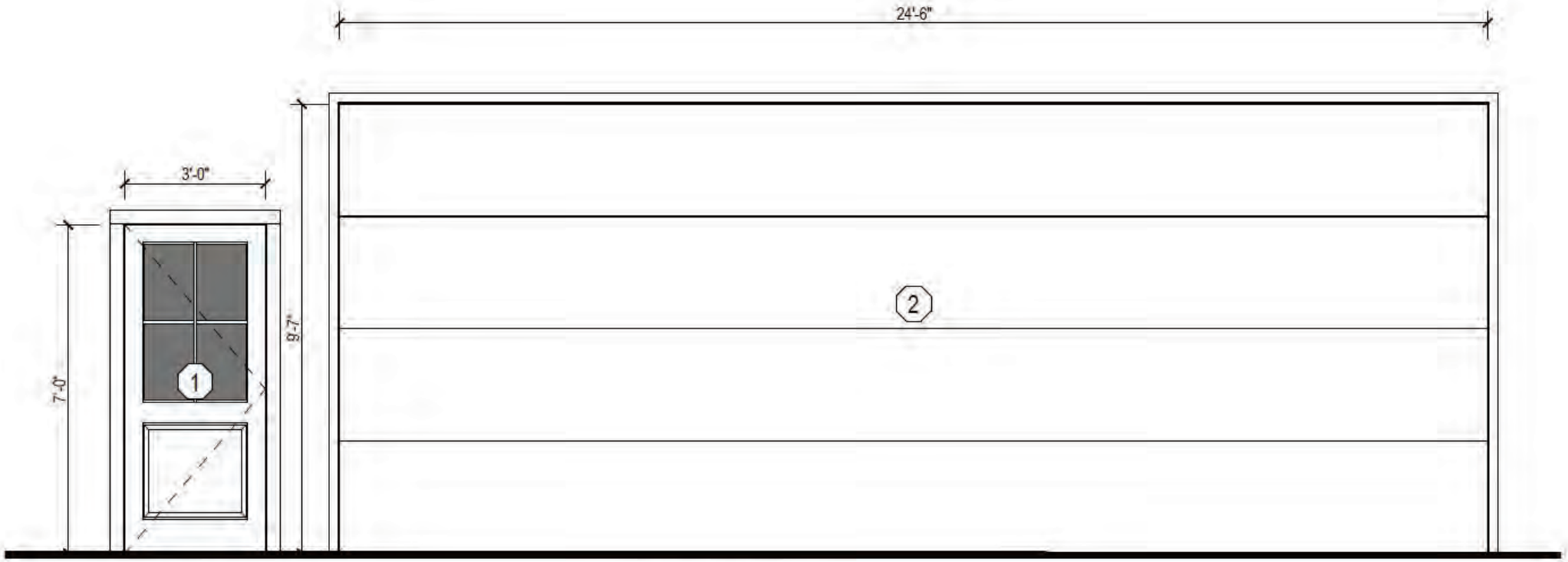
Double Hung
6/6 SDL



Fixed
6 Lite SDL

Window Legend

1/4" = 1'-0"

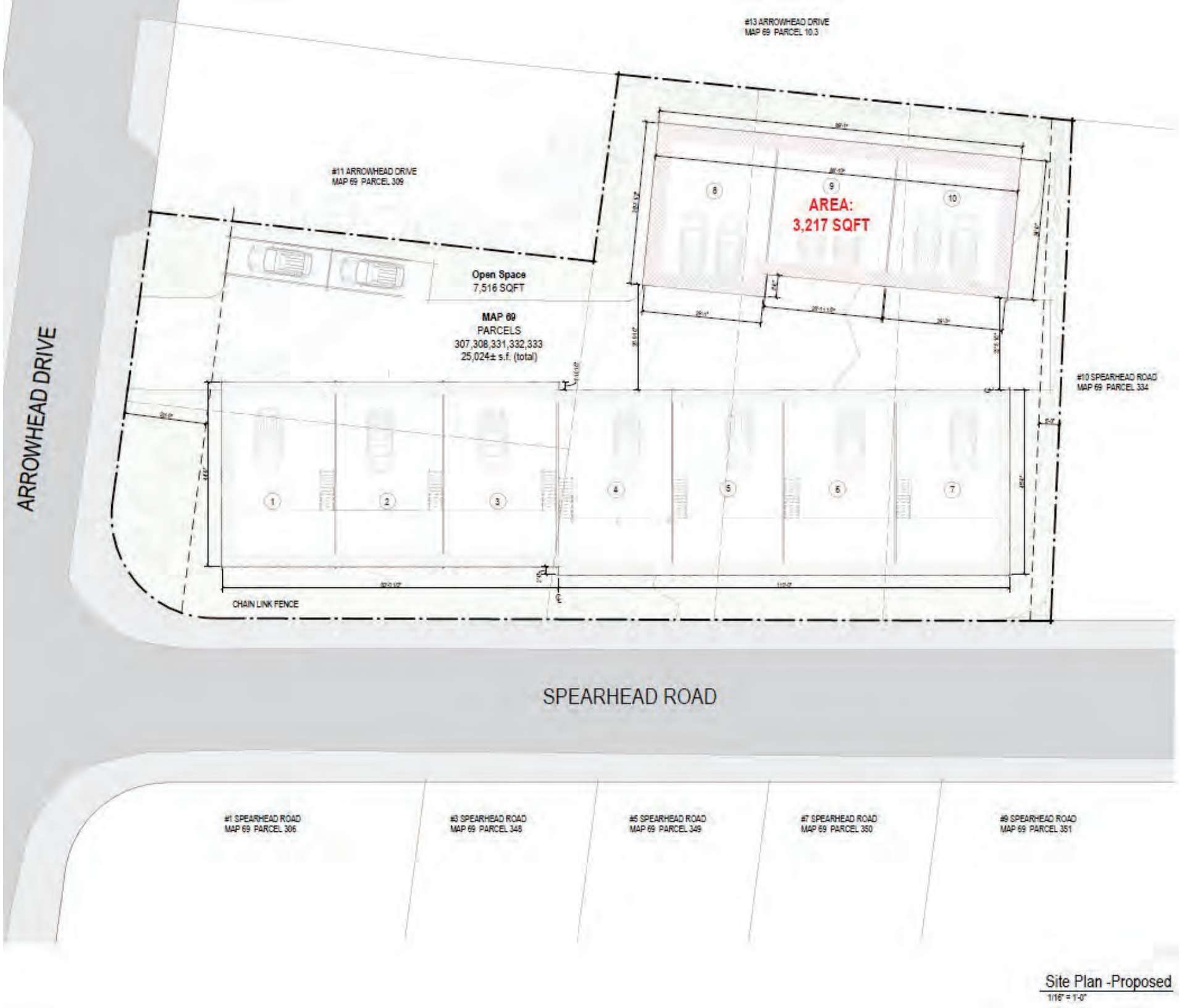


Single French Door
4 Lite SDL

Garage Door

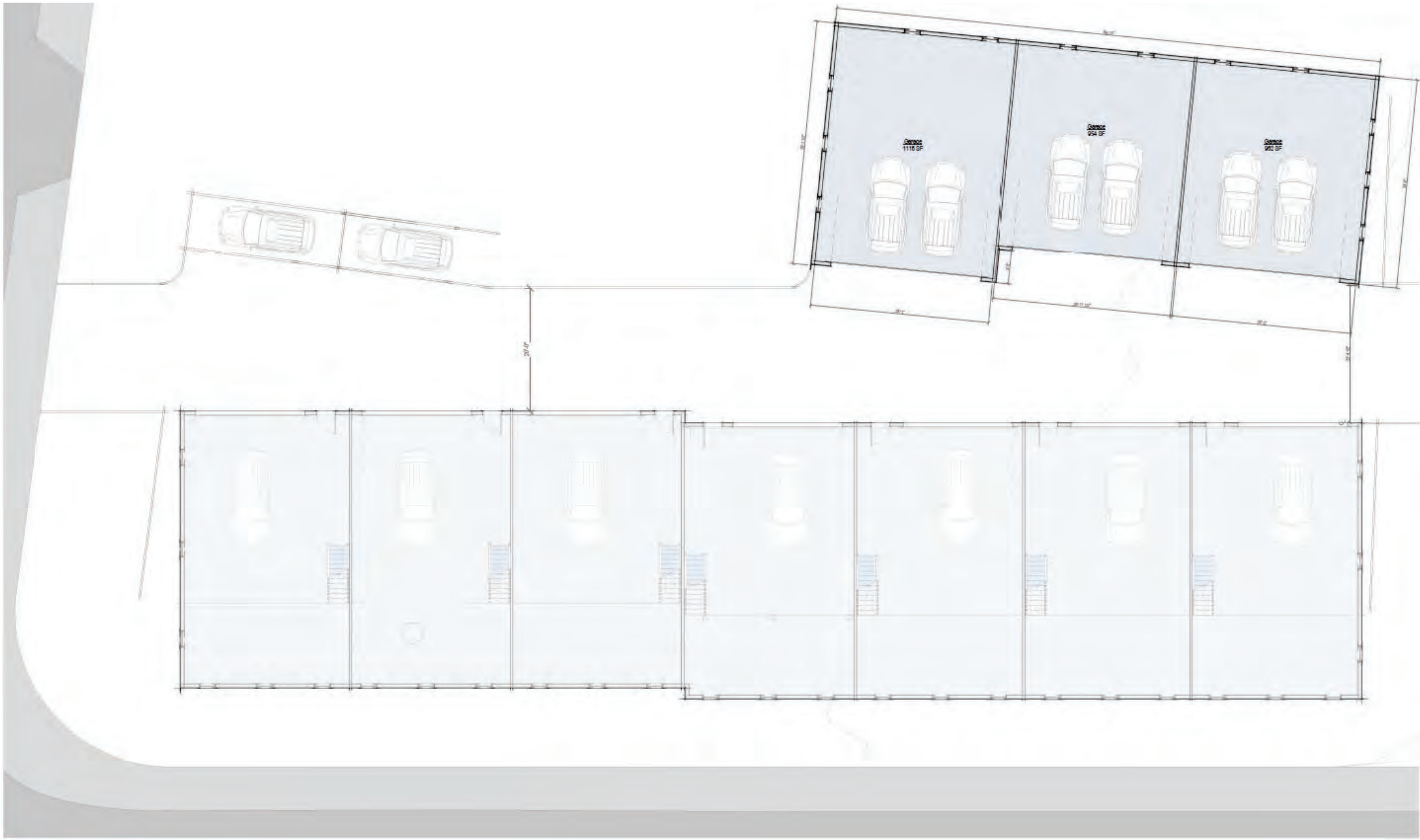
Exterior Door Legend

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"



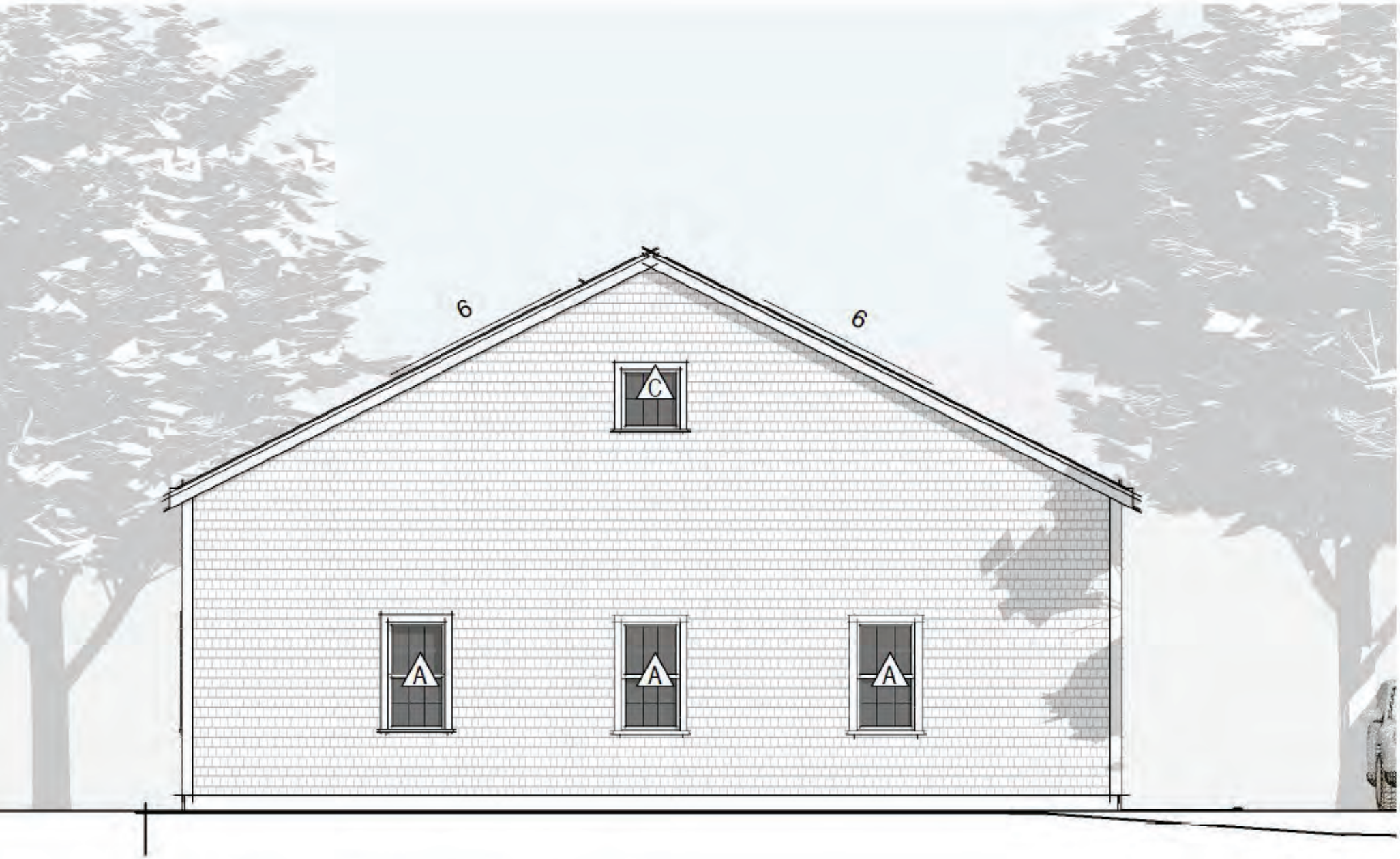
South Elevation _ Proposed

1/8" = 1'-0"



East Elevation _ Proposed

1/8" = 1'-0"



West Elevation _ Proposed

1/8" = 1'-0"



Perspective_View

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





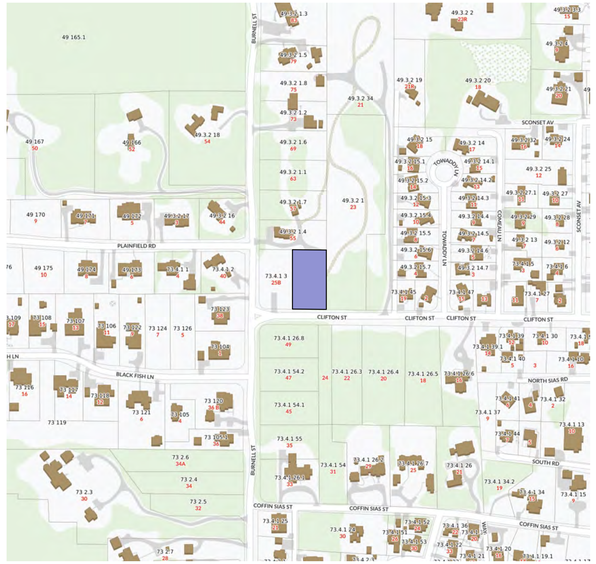




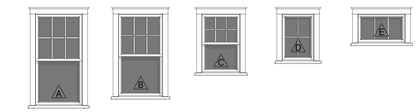
Holding Residence

25A Clifton Street
Nantucket, MA 02554

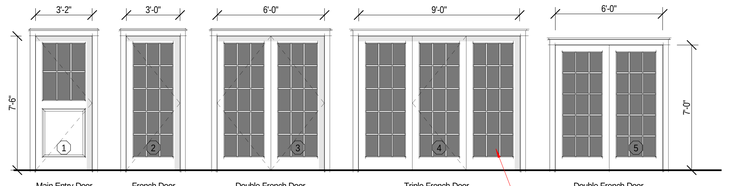
02.10.25



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

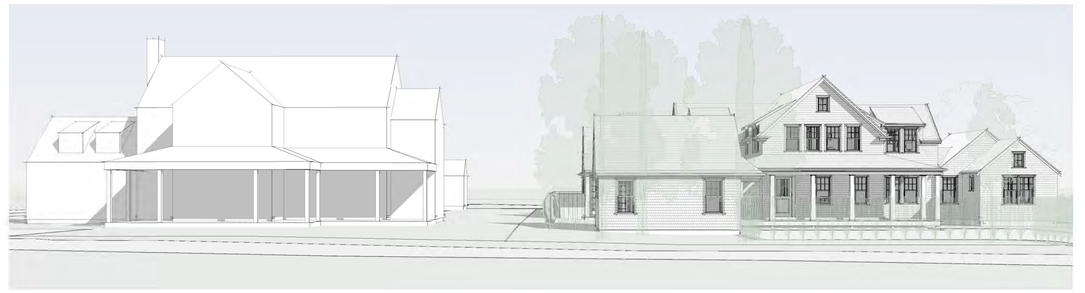
Full Height Glass Pending HDC Approval

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.:	------

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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.2.3 Interior Elevations - Bedroom 205
D.2.4 Interior Elevations - Bathroom 206
D.2.5 Interior Elevations - Bedroom 207
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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

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.

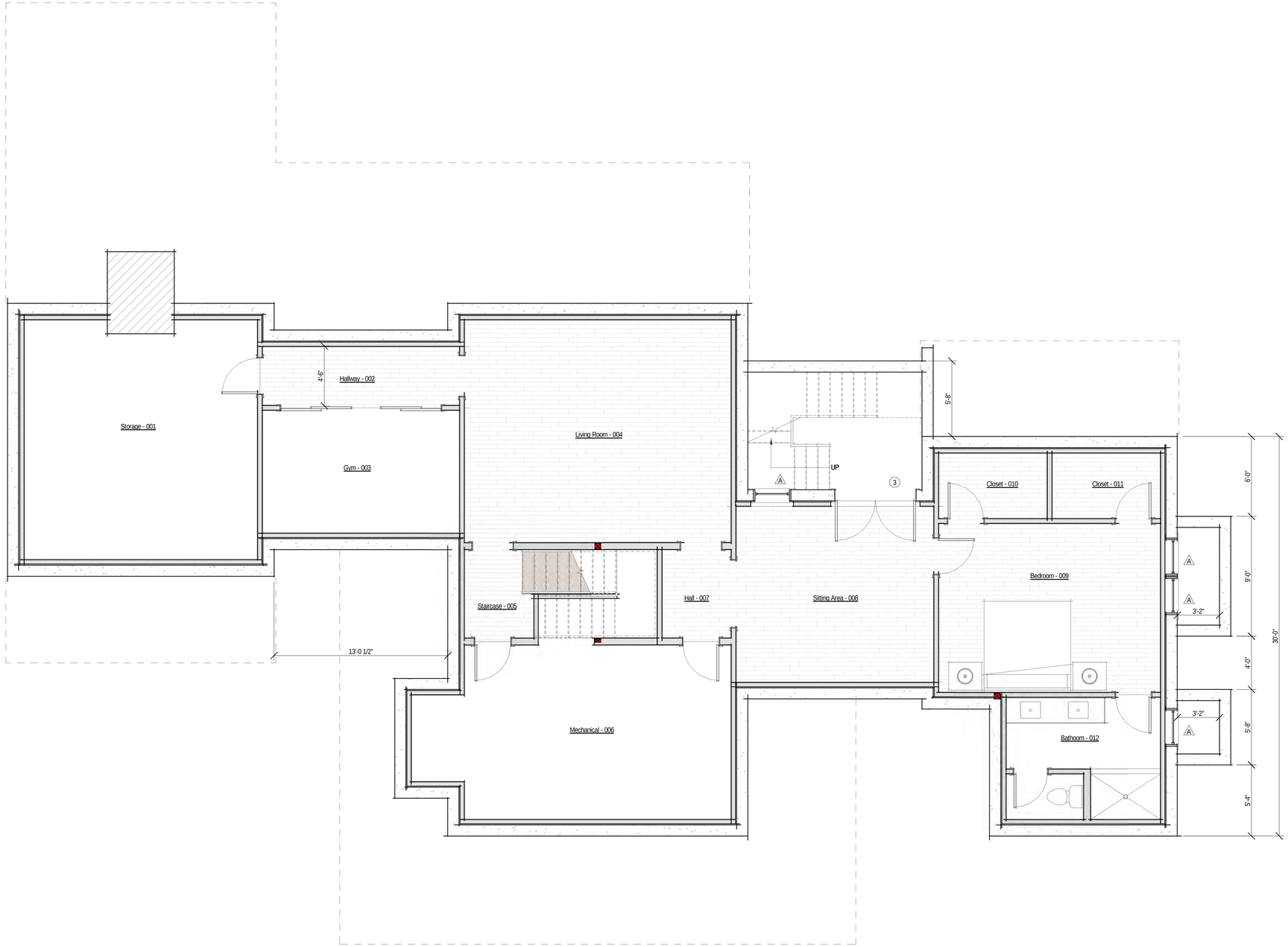
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

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

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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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
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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

Basement Plan

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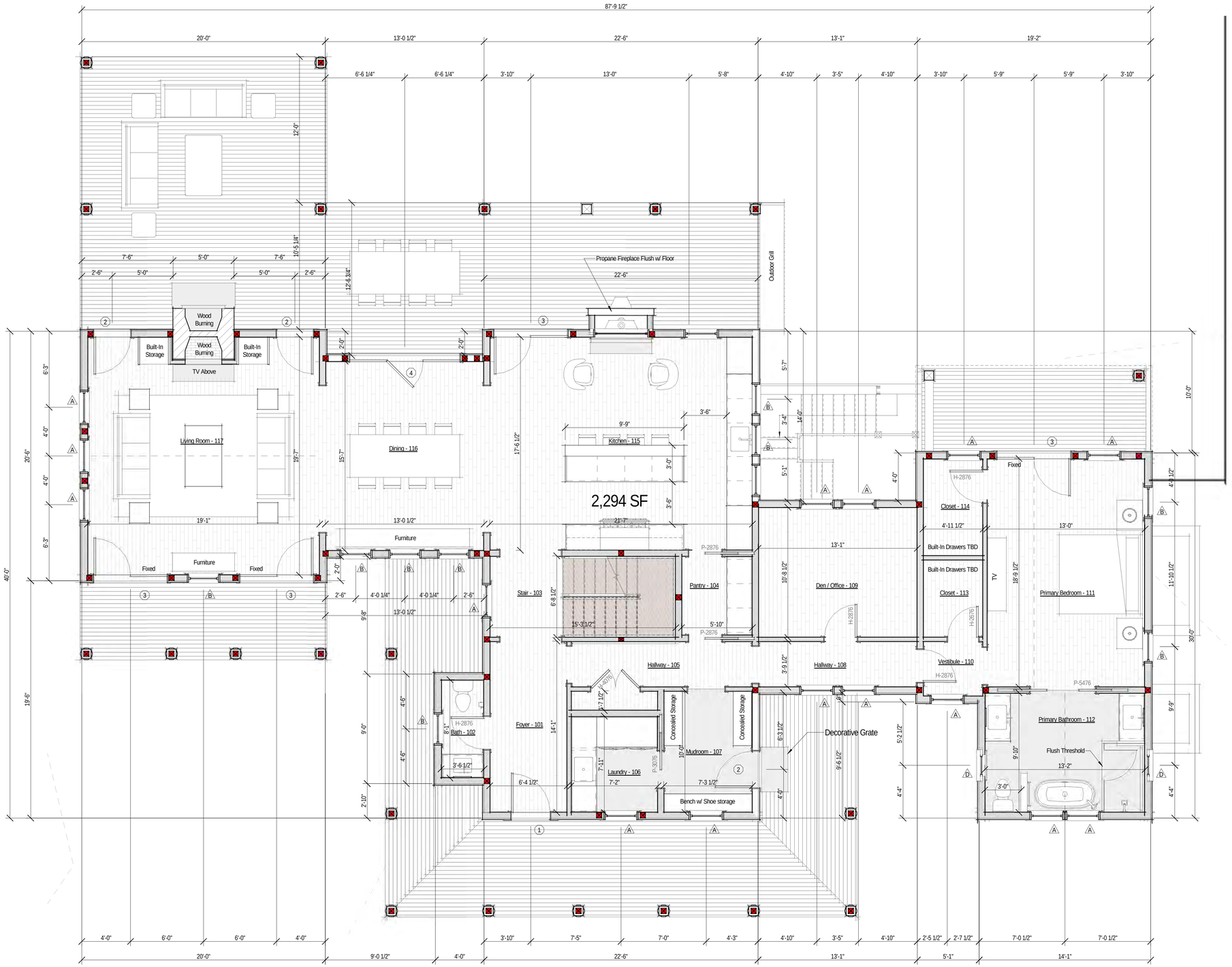
A.1.0

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'
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

First Floor Plan

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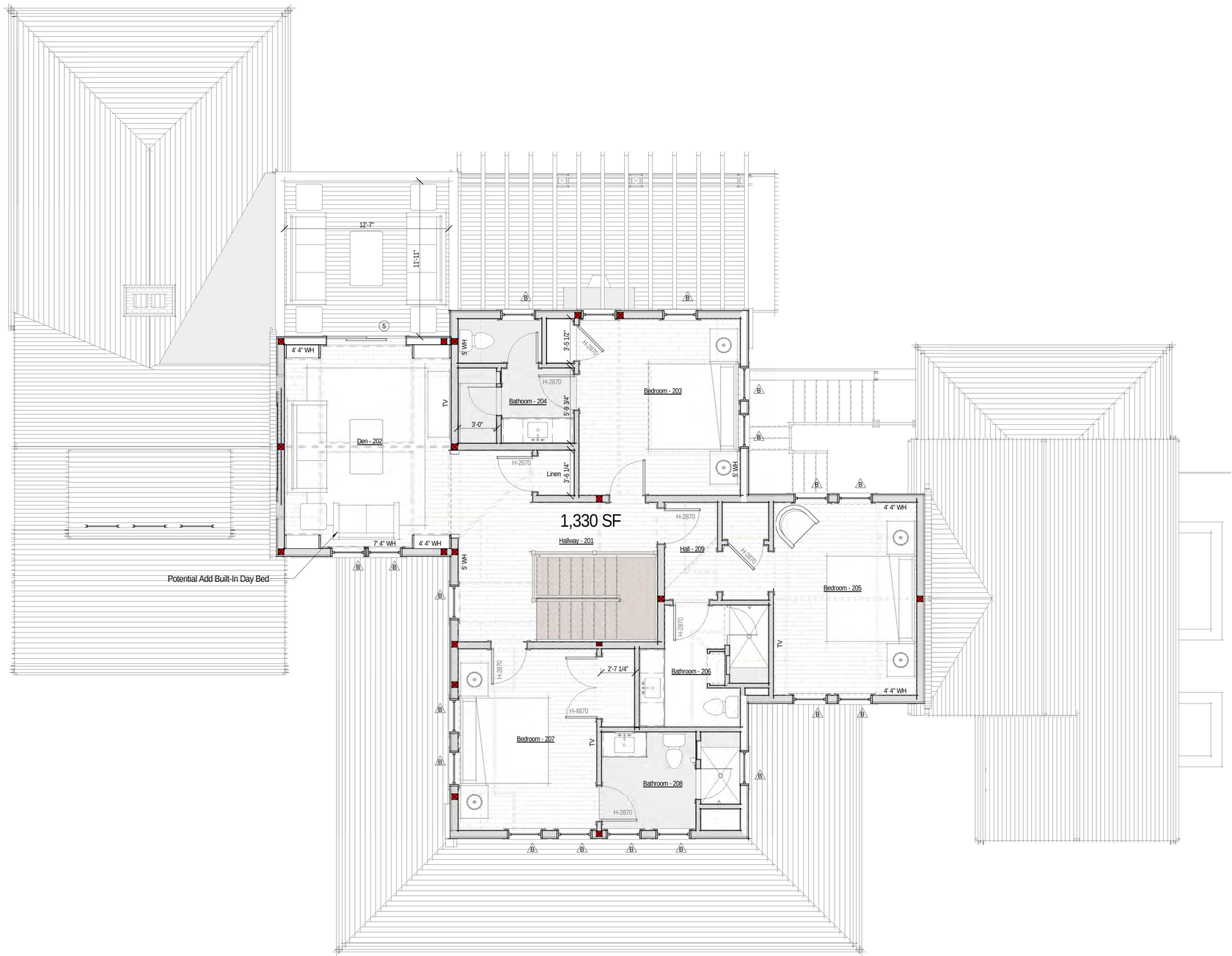
A.1.1
2402

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
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
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116	Dining
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203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom
209	Hall

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.:	------

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D.3.2	Interior Trim Details
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D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details

Revisions

Second Floor Plan

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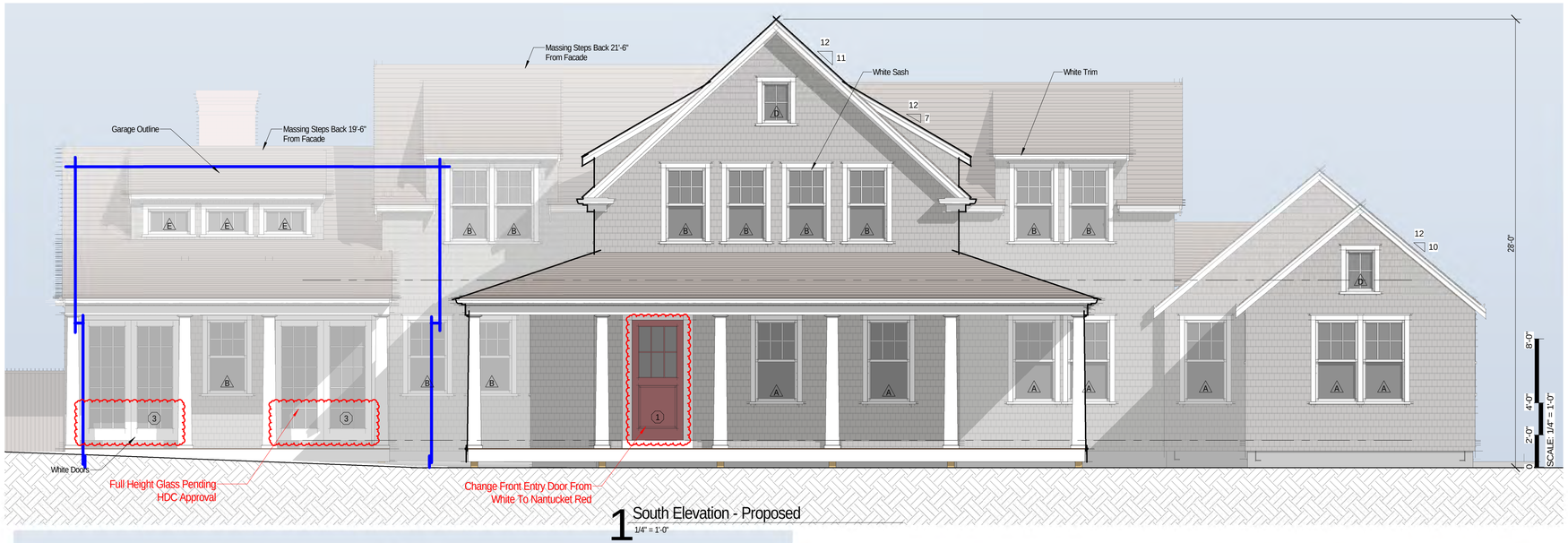
A.1.2

2402

02.10.25

HDC Submission



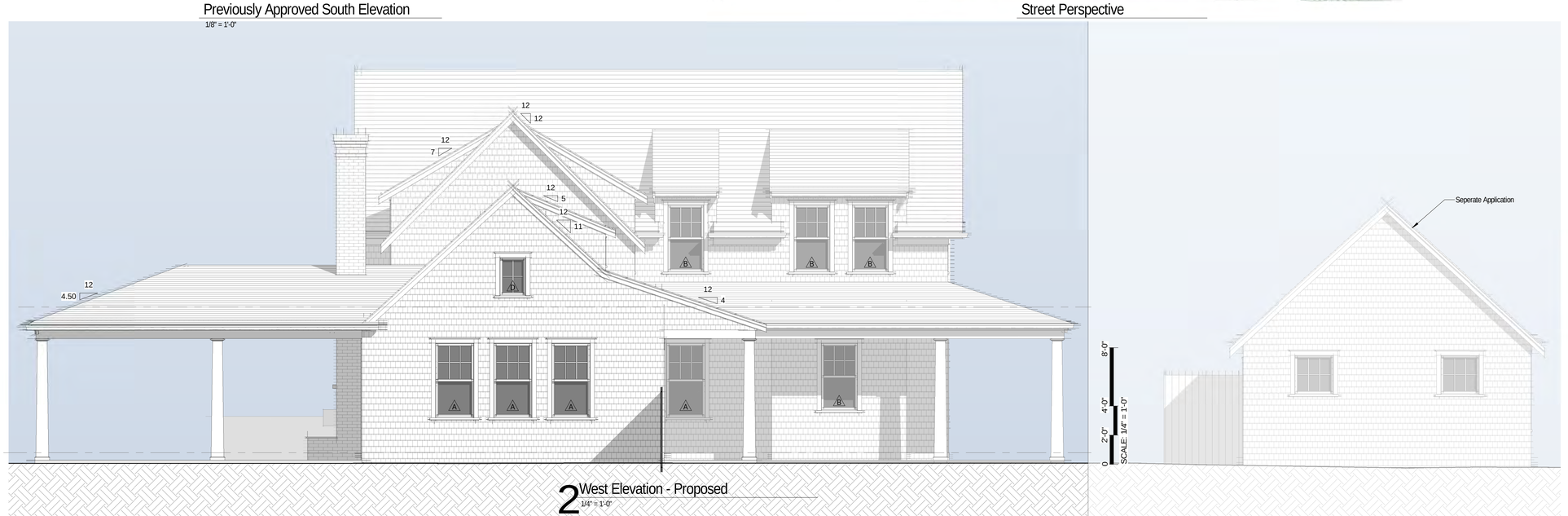
1 South Elevation - Proposed
1/4" = 1'-0"



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
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.:	------
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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

Revision 1 Date 1

Exterior Elevations

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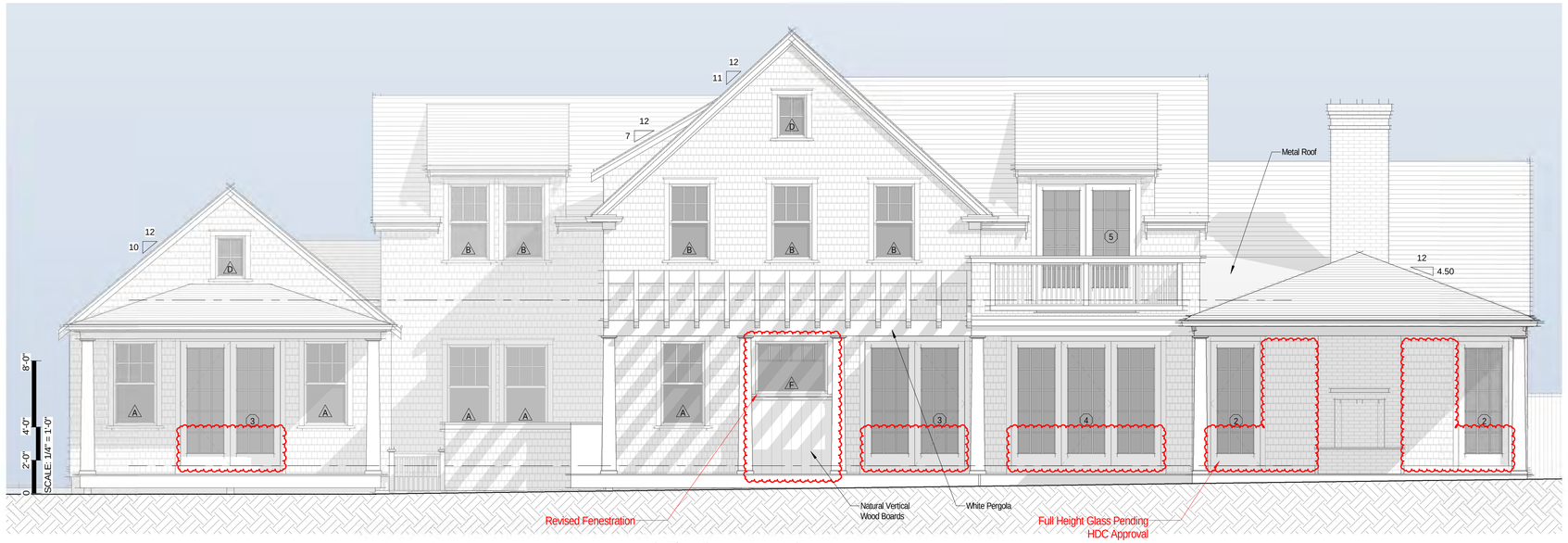
A.2.1

2402

02.10.25

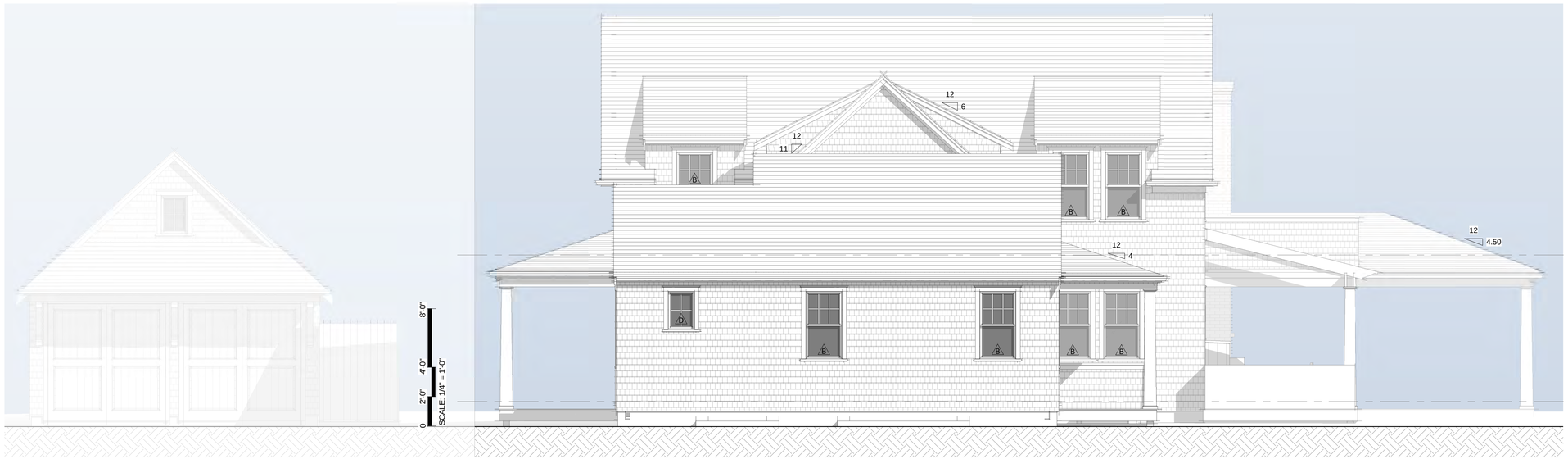
HDC Submission



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
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'
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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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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
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D.1.2	Interior Elevations - Dining
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
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
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D.2.5	Interior Elevations - Bedroom 207
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D.3.4	Kitchen Fireplace Details
D.3.5	Vanity Details

Revisions

Revision 1	Date 1

Exterior Elevations

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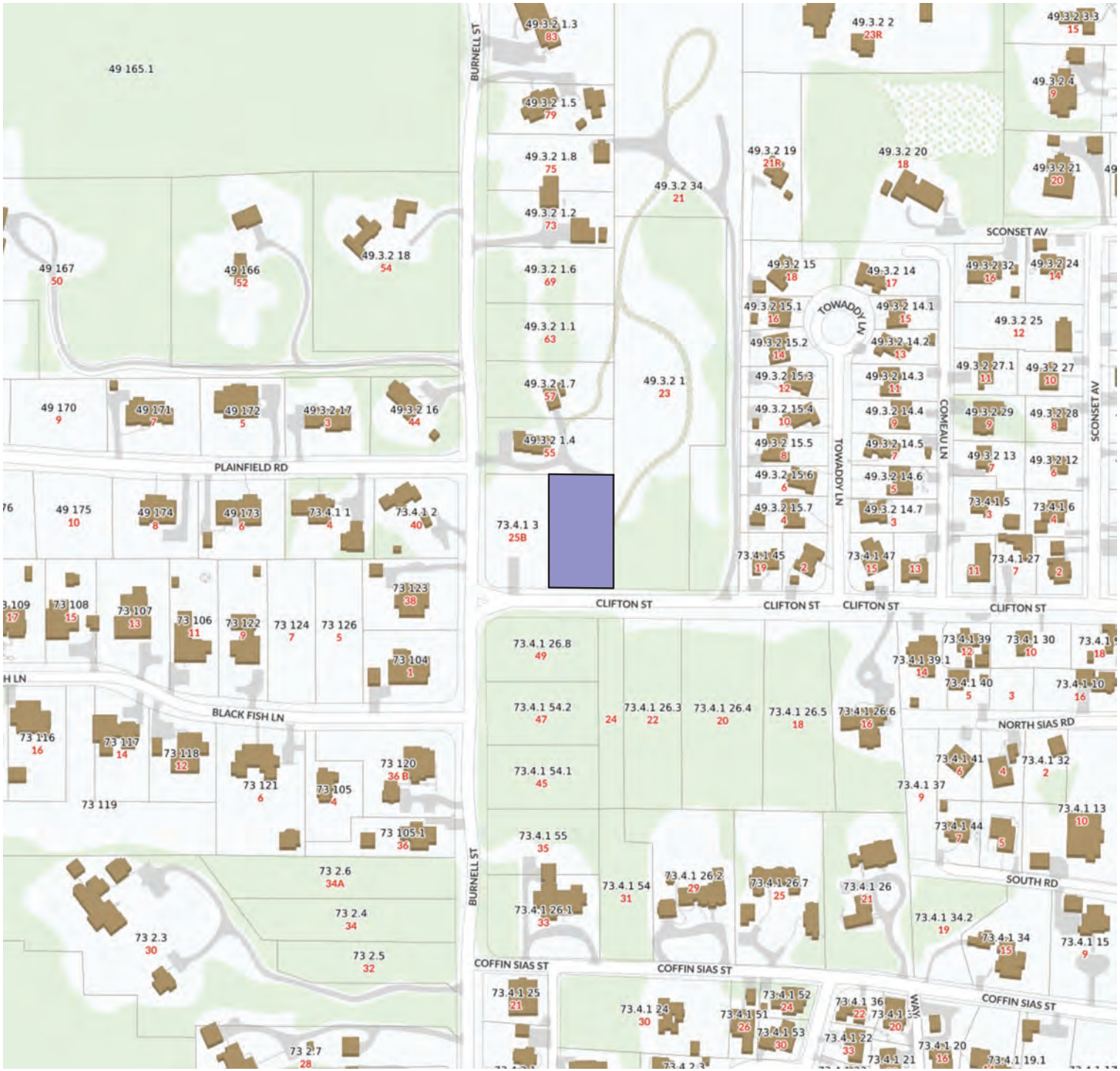
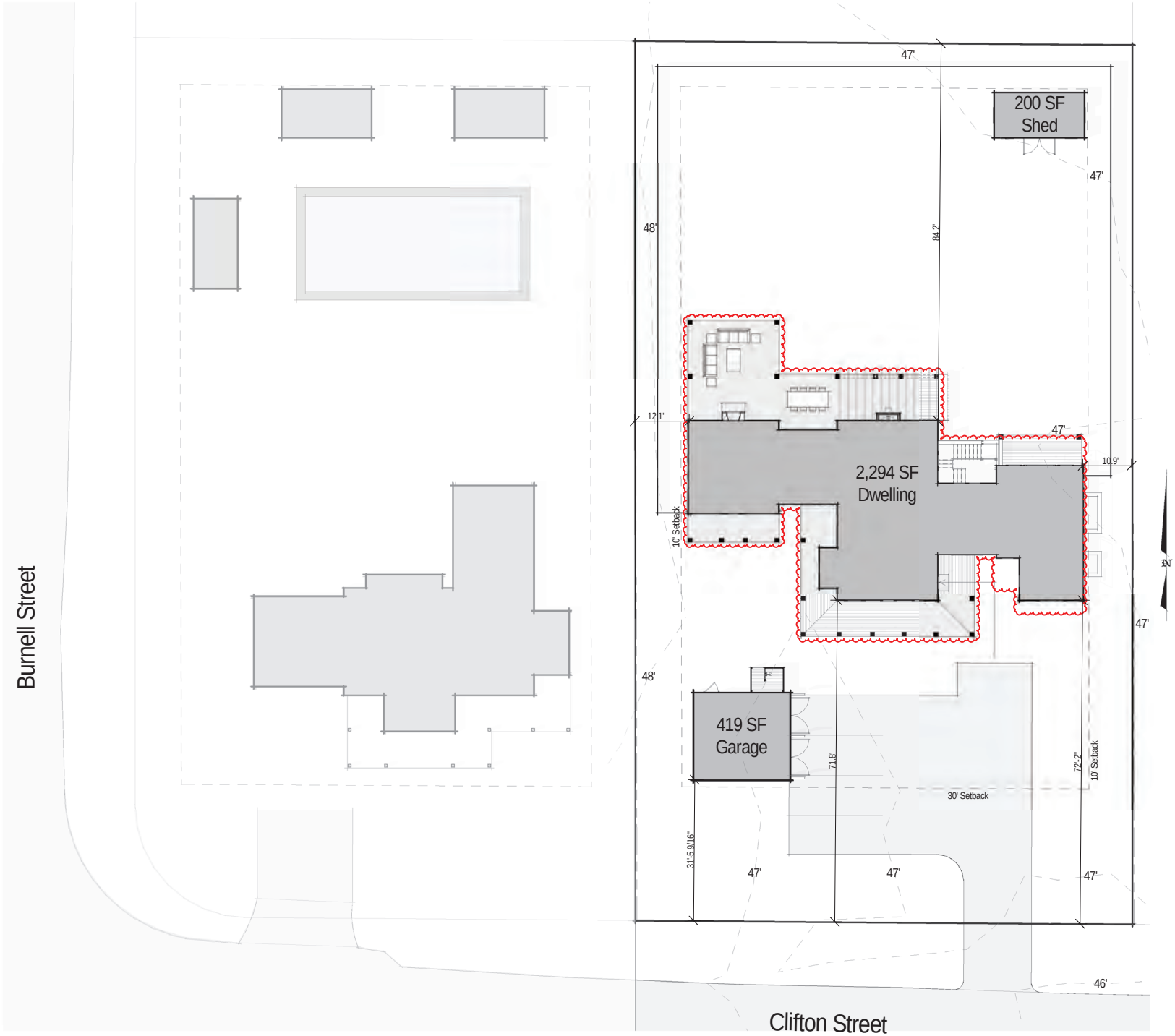
A.2.2

2402



1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



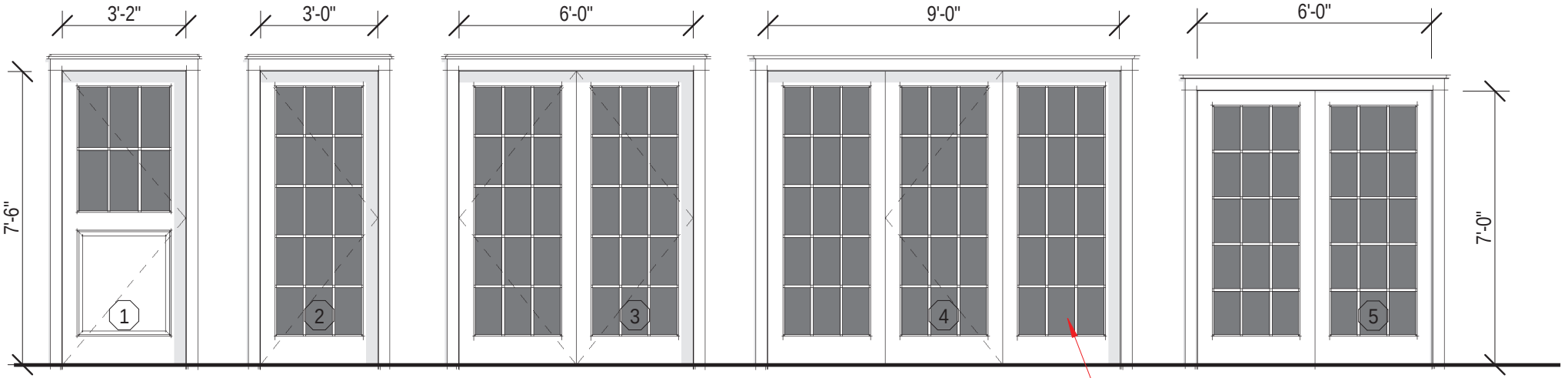
Double Hung
6/1 SDL

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

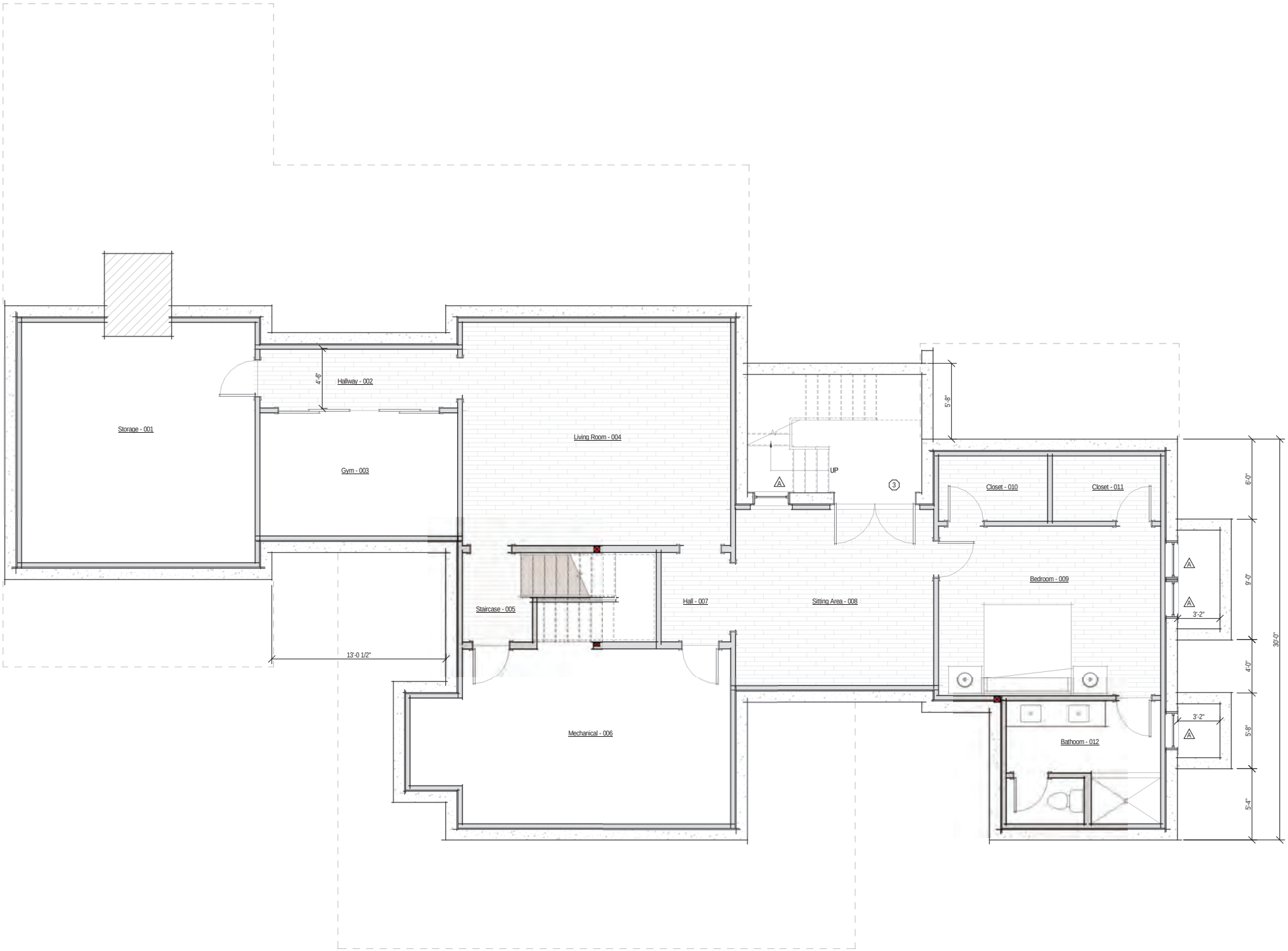
Triple French Door
15 Lite SDL

Double French Door
15 Lite SDL

Full Height Glass Pending HDC Approval

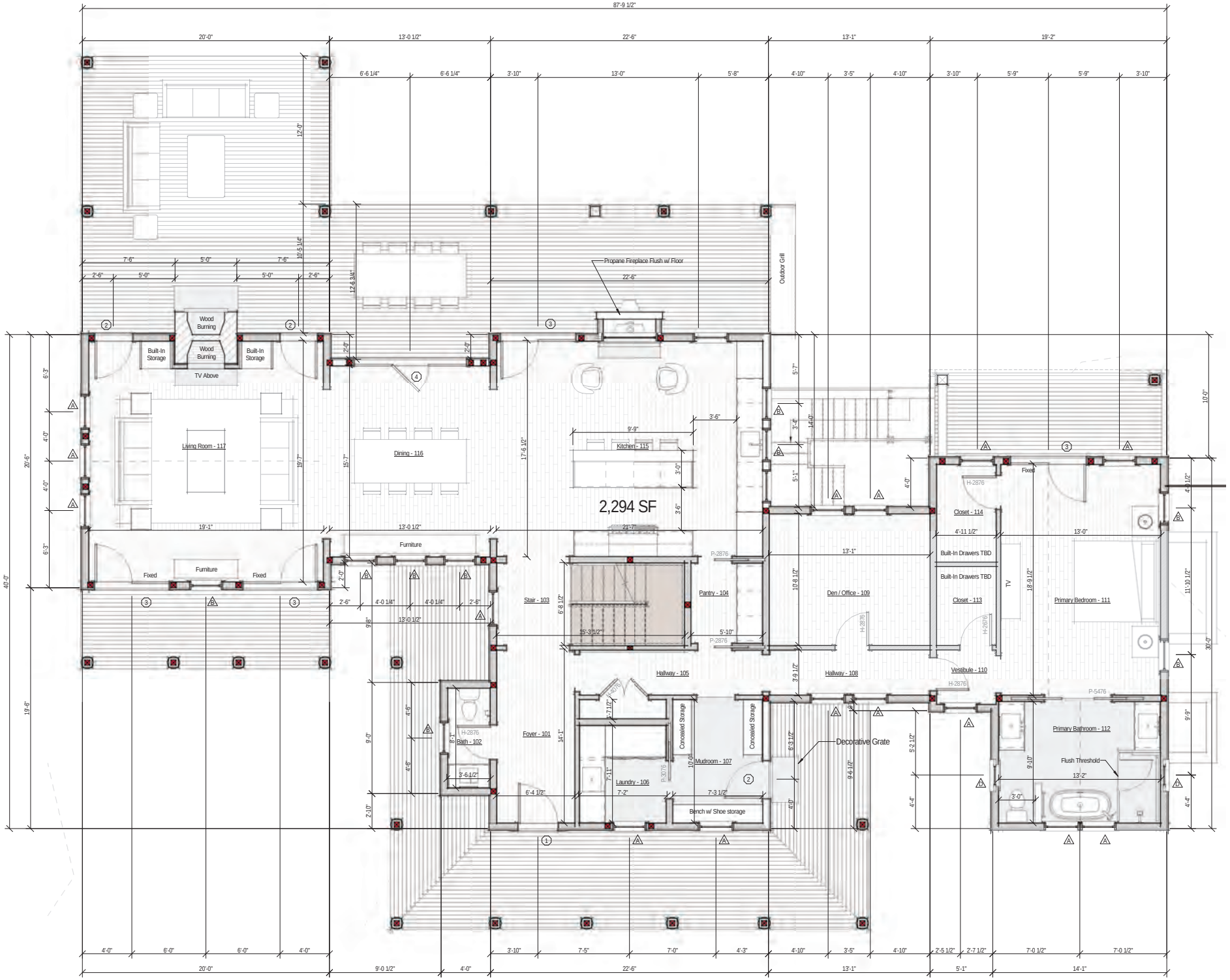
3 Exterior Window & Door Legend

1/4" = 1'-0"

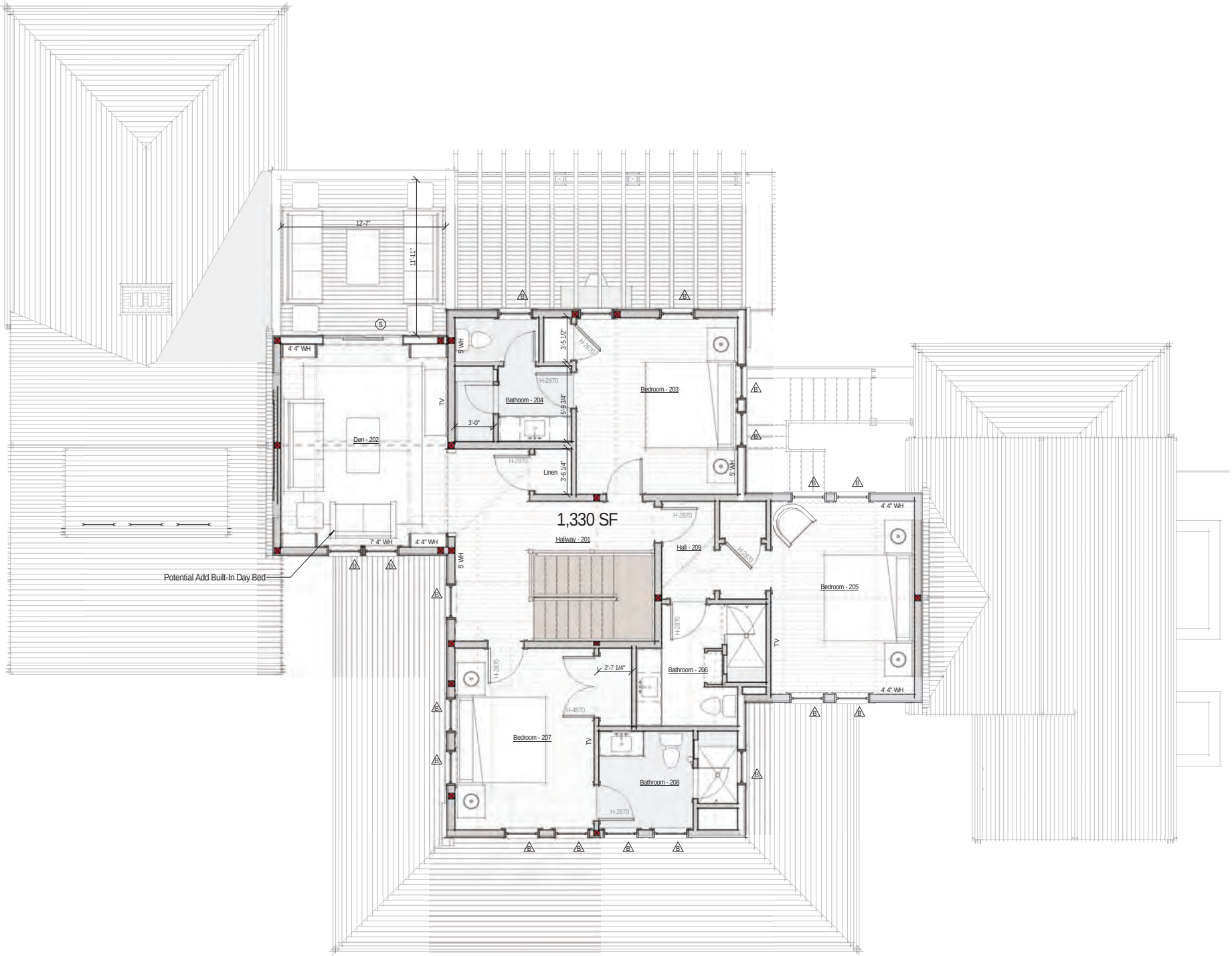


1 Basement Plan - Proposed

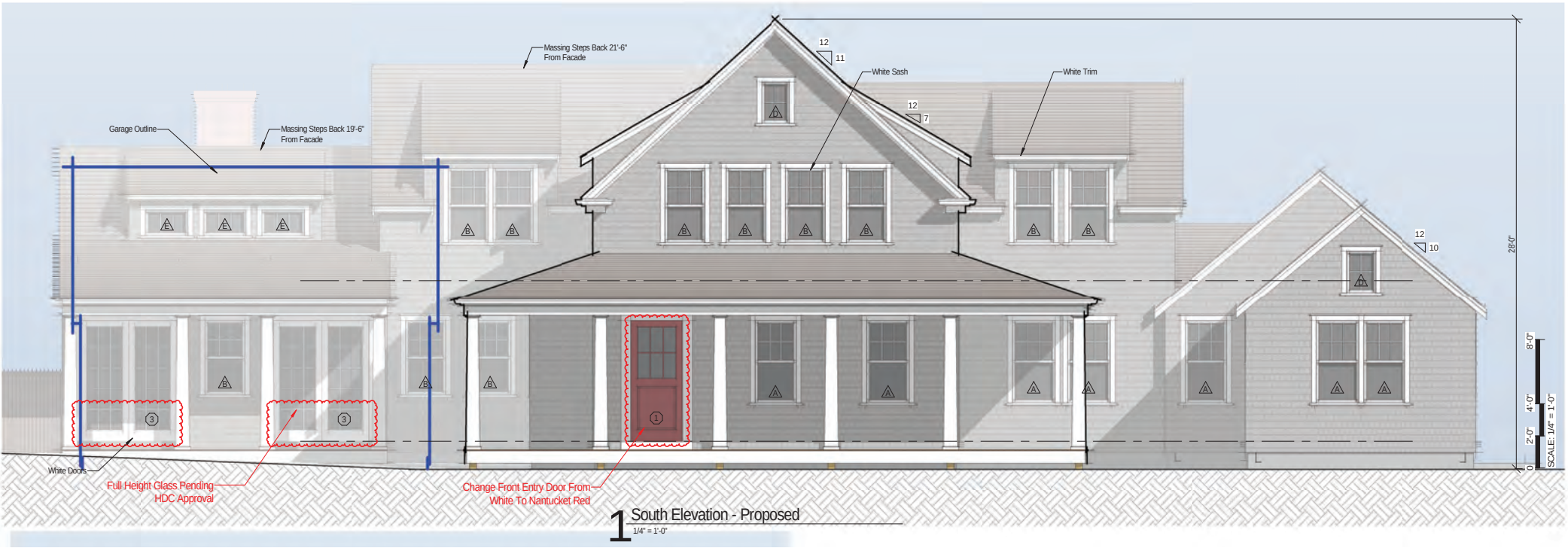
1/4" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"



1 Second Floor Plan - Proposed
1/4" = 1'-0"

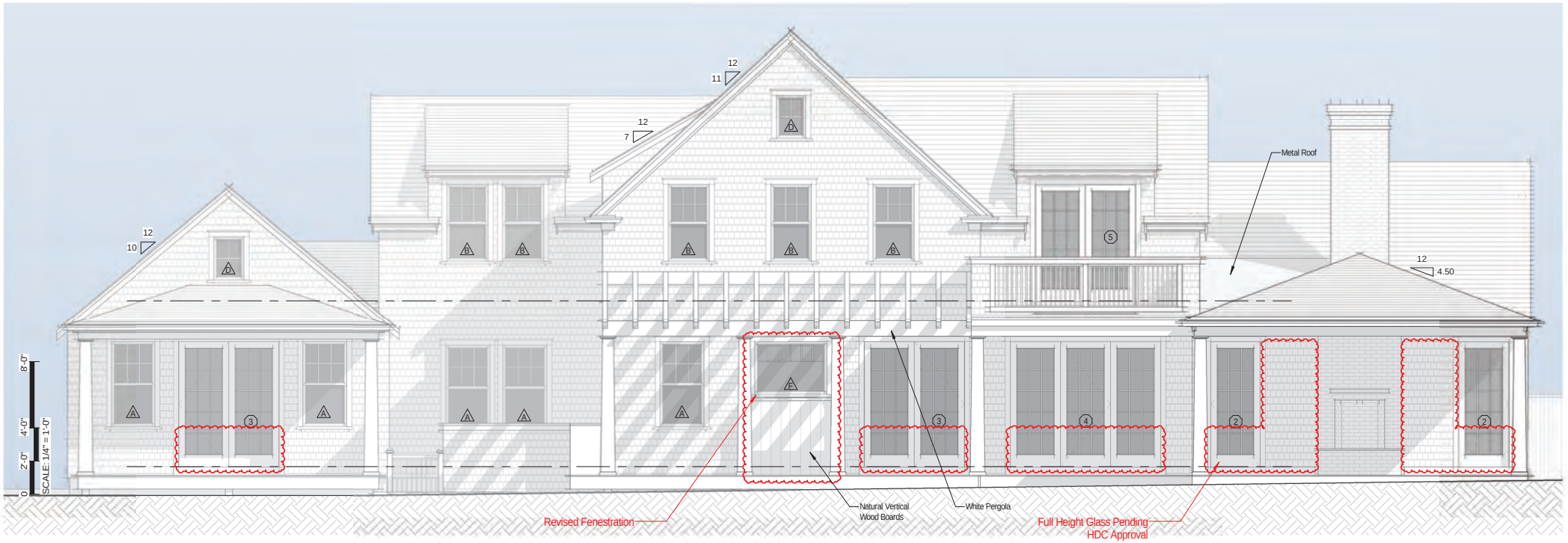


1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"

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.

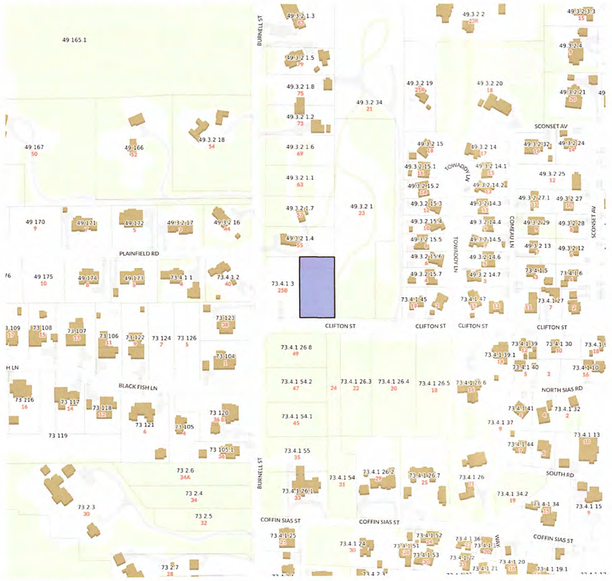
Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

Holding Residence

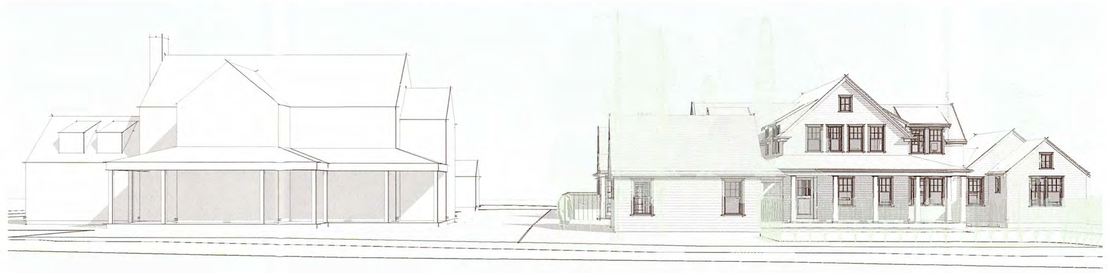
25A Clifton Street
Nantucket, MA 02554

08.12.24

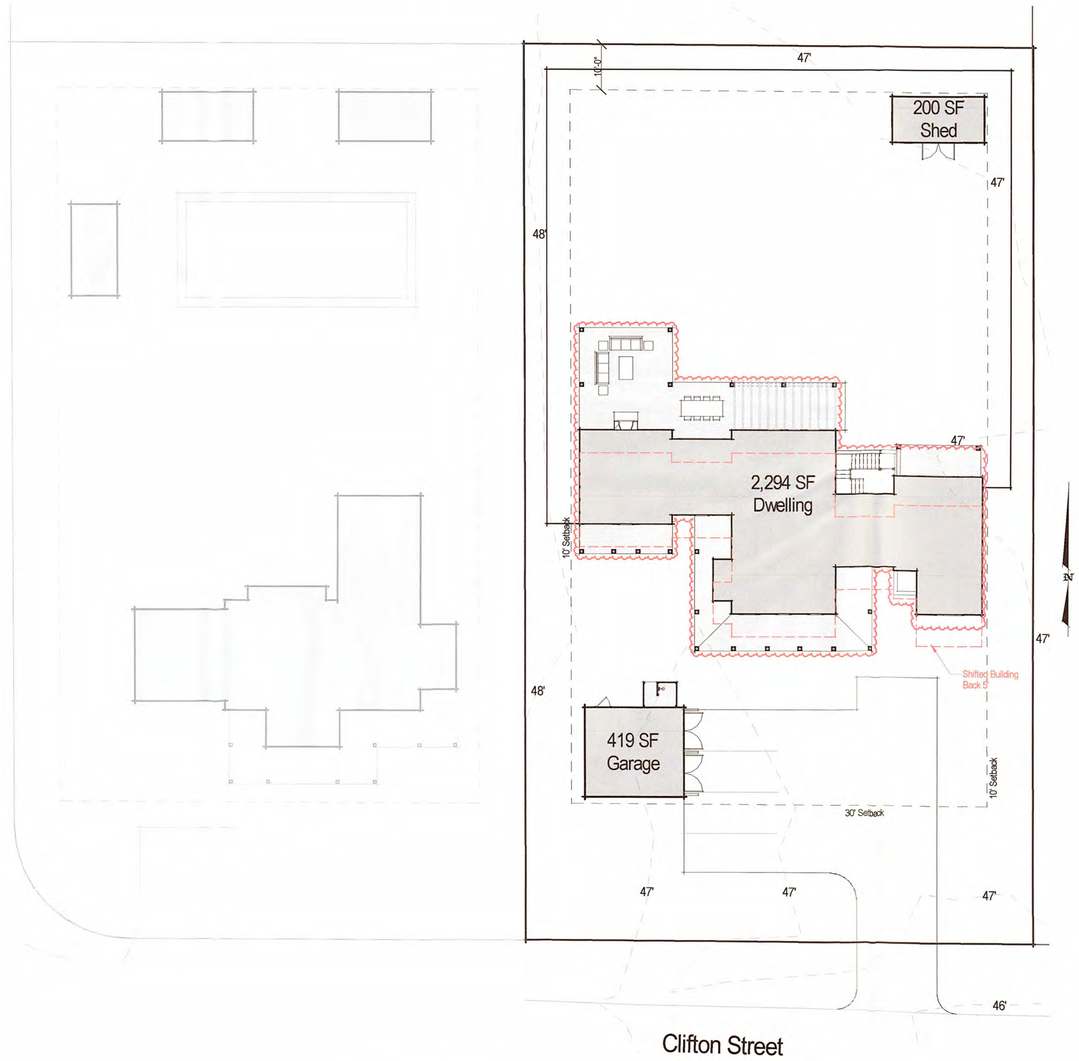
HDC ATS Submission



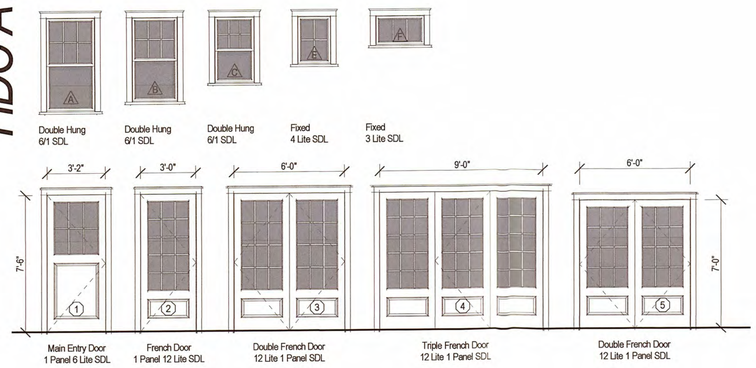
1 Locus Map
Not to Scale



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

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Sheet Index - Architectural & Structural

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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

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G.1.1
2402

08.12.24

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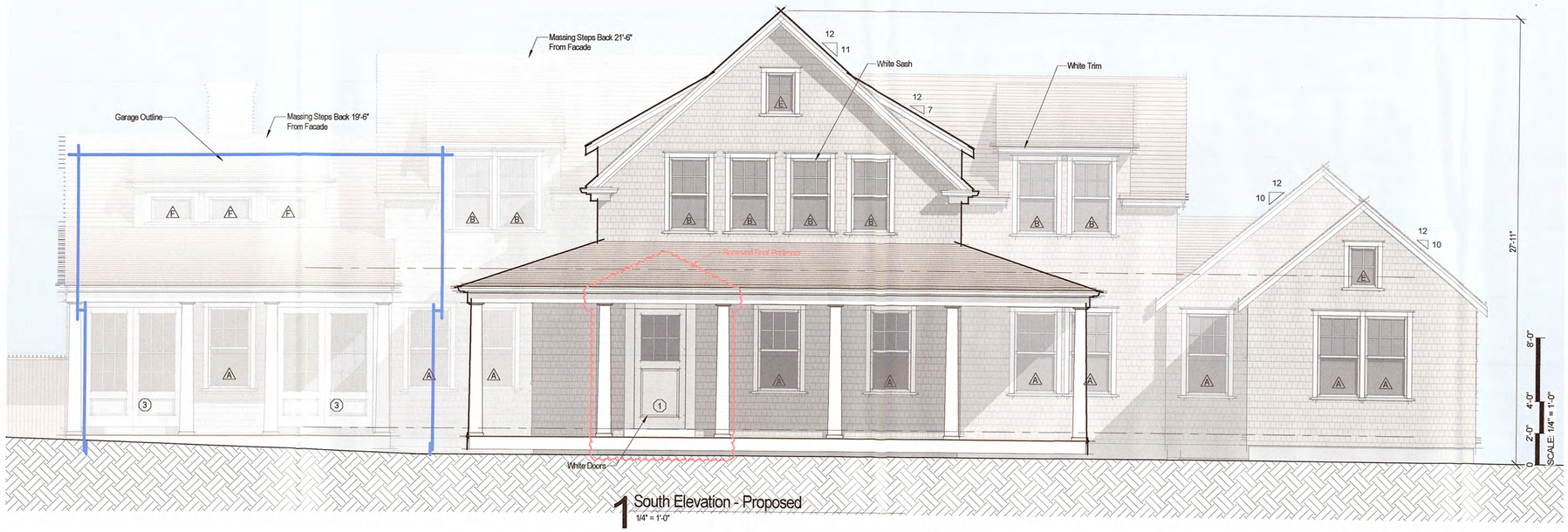

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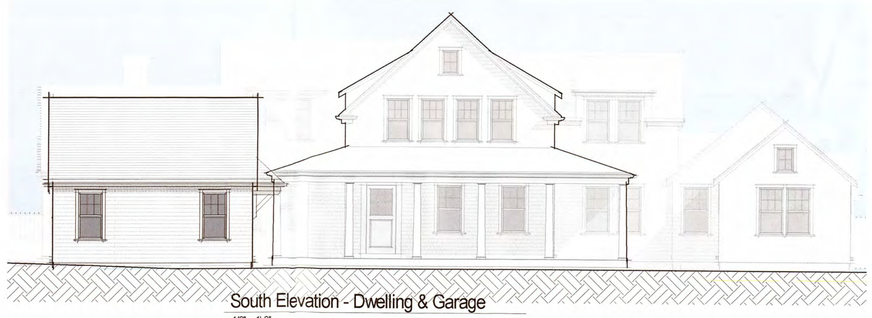
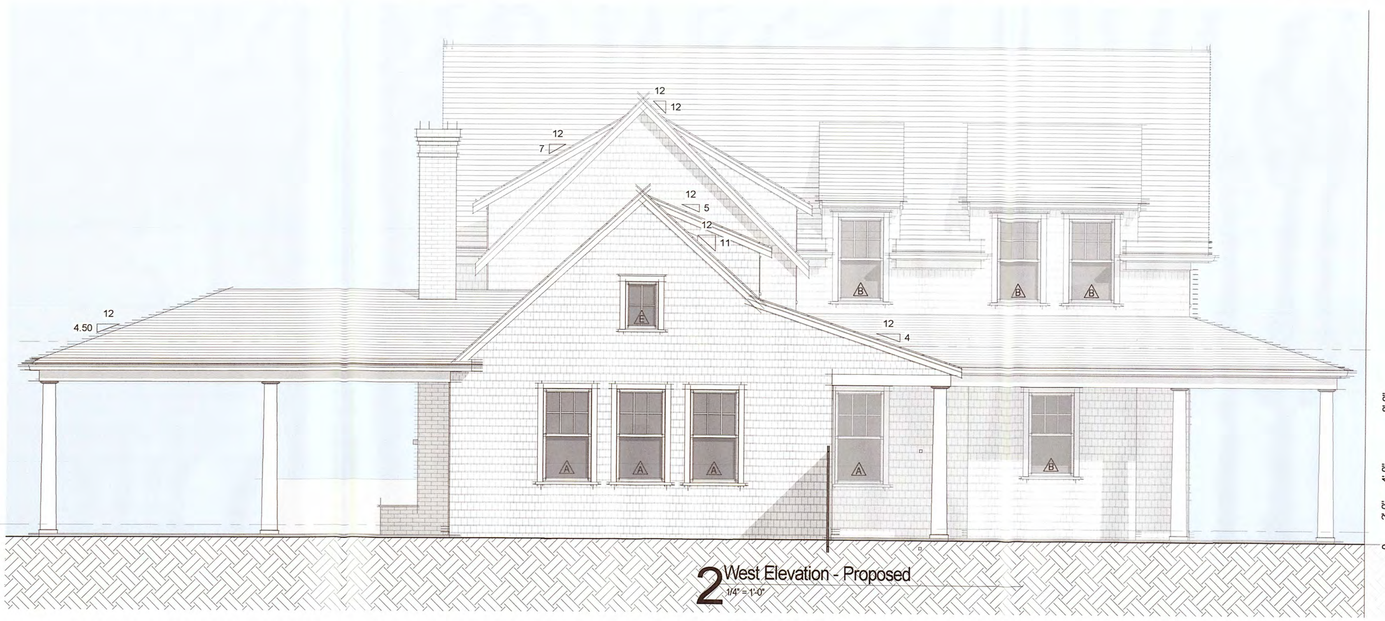


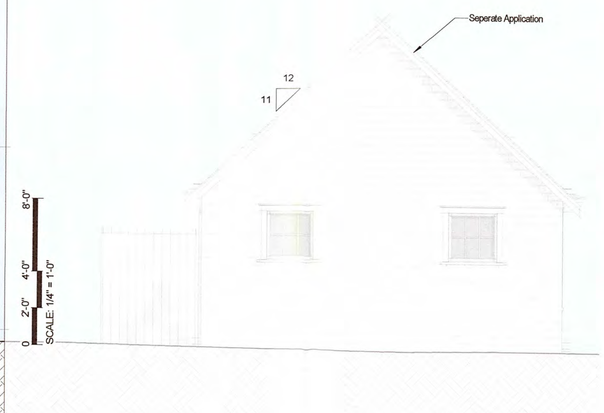
South Elevation - Dwelling & Garage
1/8" = 1'-0"



Street Perspective



2 West Elevation - Proposed
1/4" = 1'-0"



2402

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emeritus
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A.2.1

2402

08.12.24

HDC ATS Submission



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2 East Elevation - Proposed
1/4" = 1'-0"

2402

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A.2.2
2402

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.

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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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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 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Quaisey Corner LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Chestnut Hill, MA 02467

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 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

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Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 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



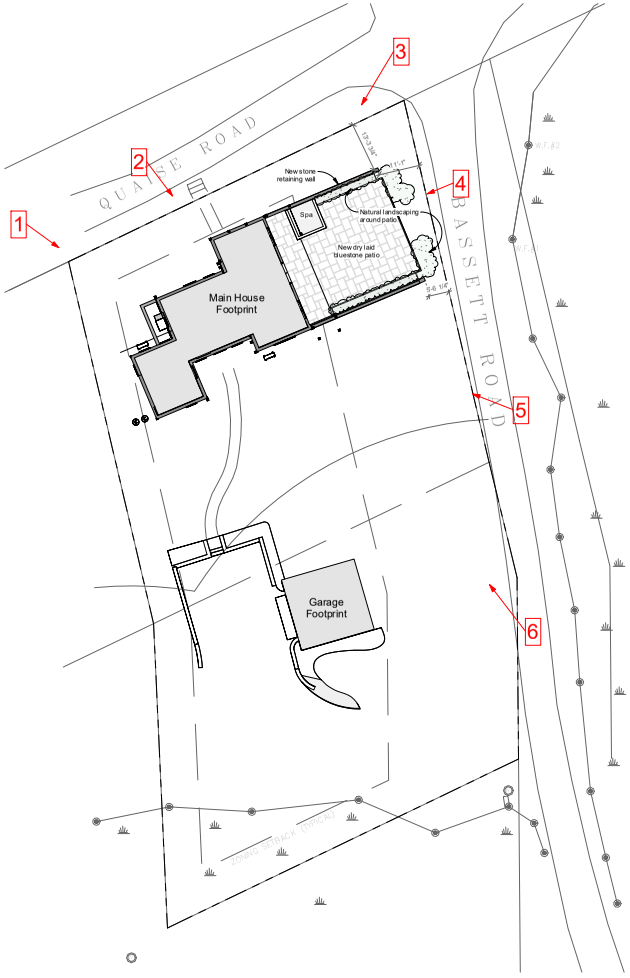
3



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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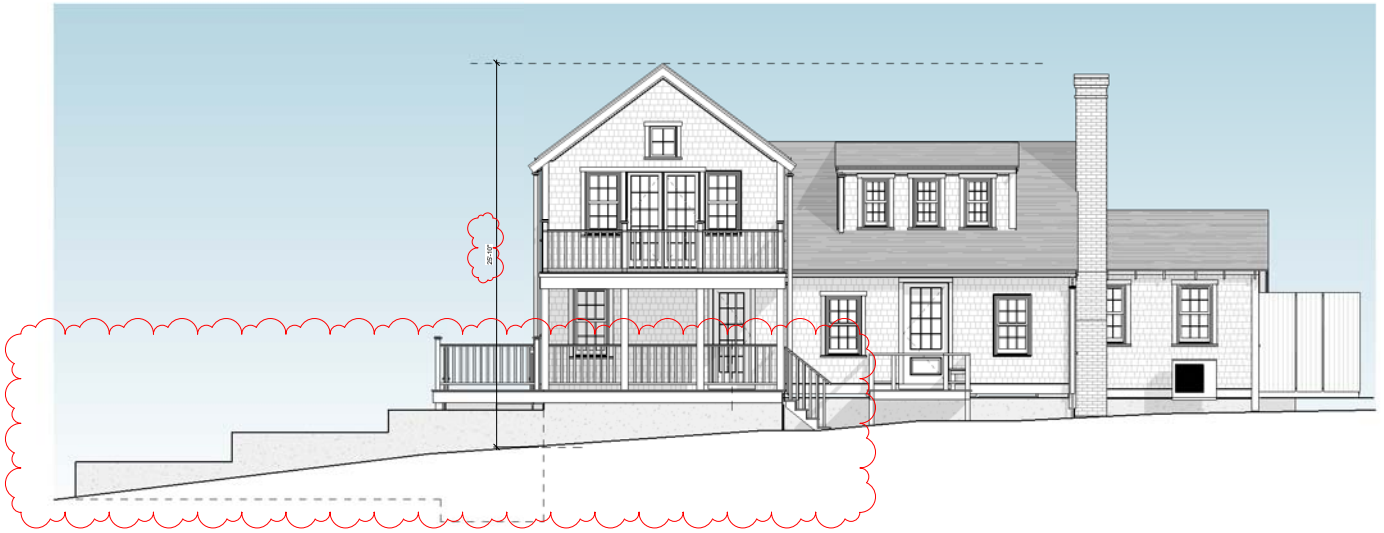
Existing North Elevation



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

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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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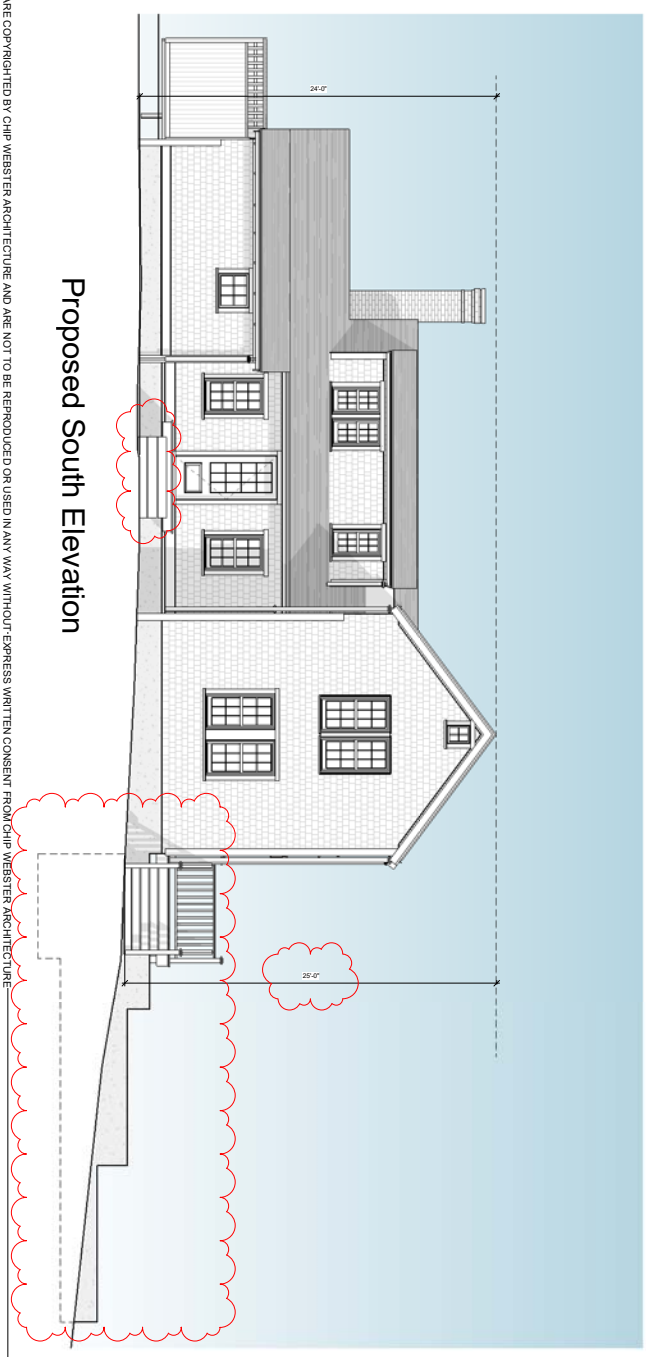
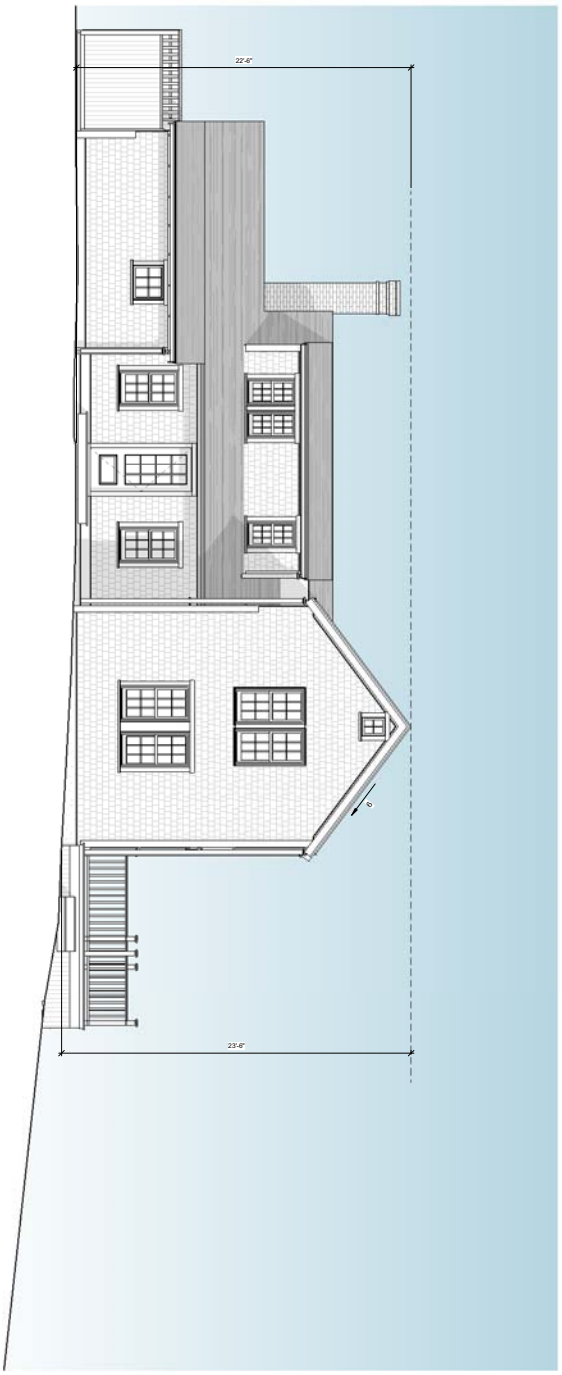
Proposed South Elevation



Existing South Elevation



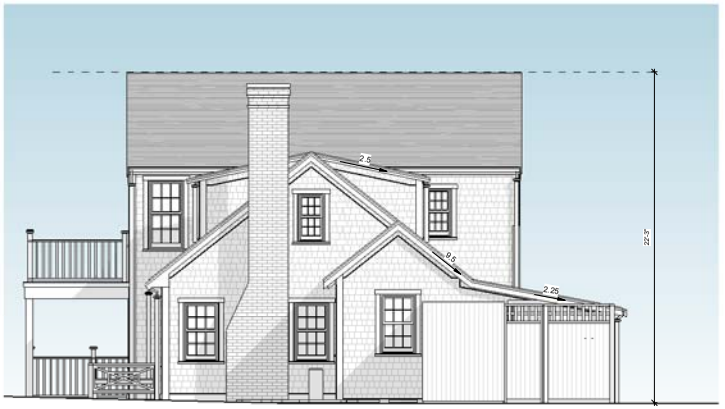
HDC3

#	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

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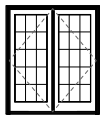
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	

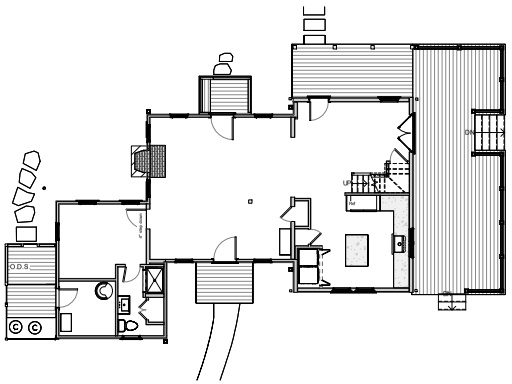


A

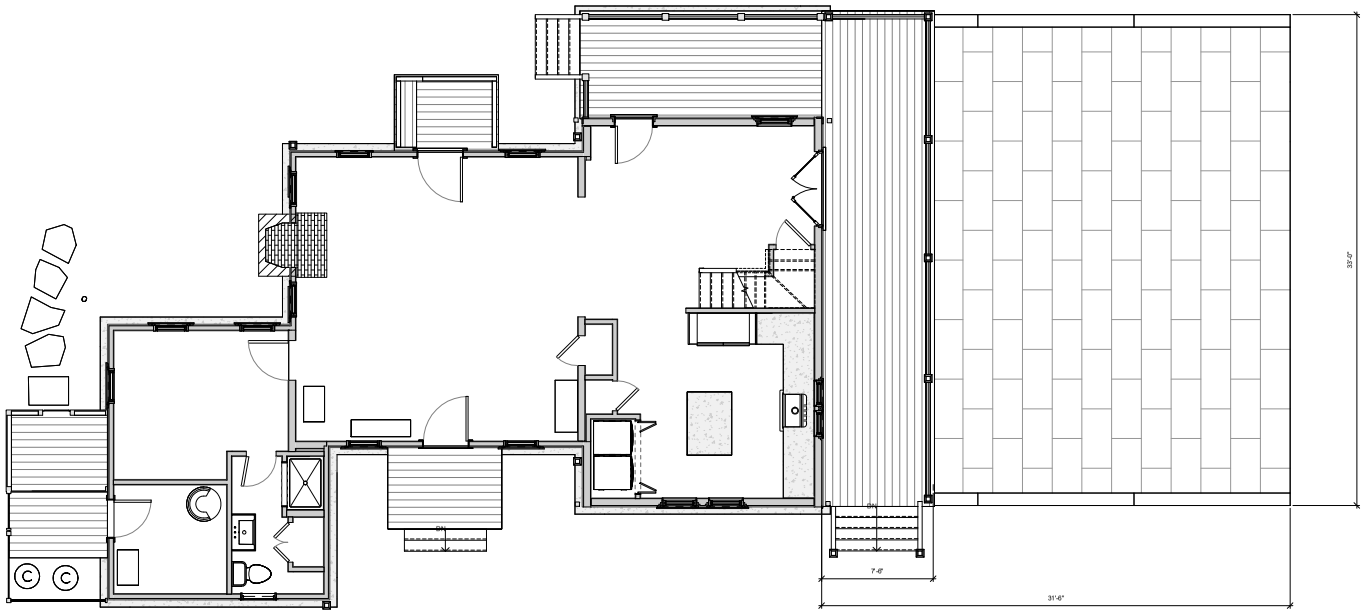
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



6070



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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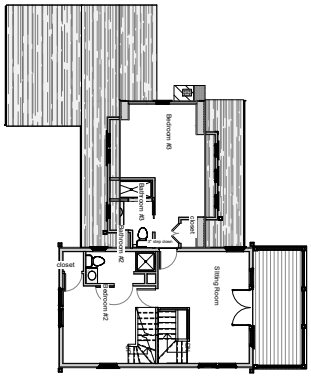
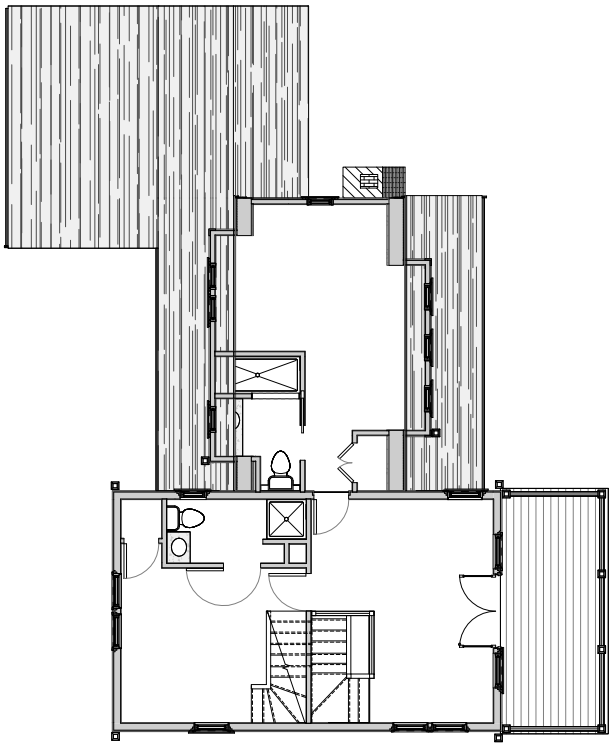


② Existing Second Floor
1/8" = 1'-0"



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.

9589 0710 5270 0681 6383 46

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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 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Quaisey Corner LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ 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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City, State, ZIP+4®: Chestnut Hill MA 02467

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Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 15

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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

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



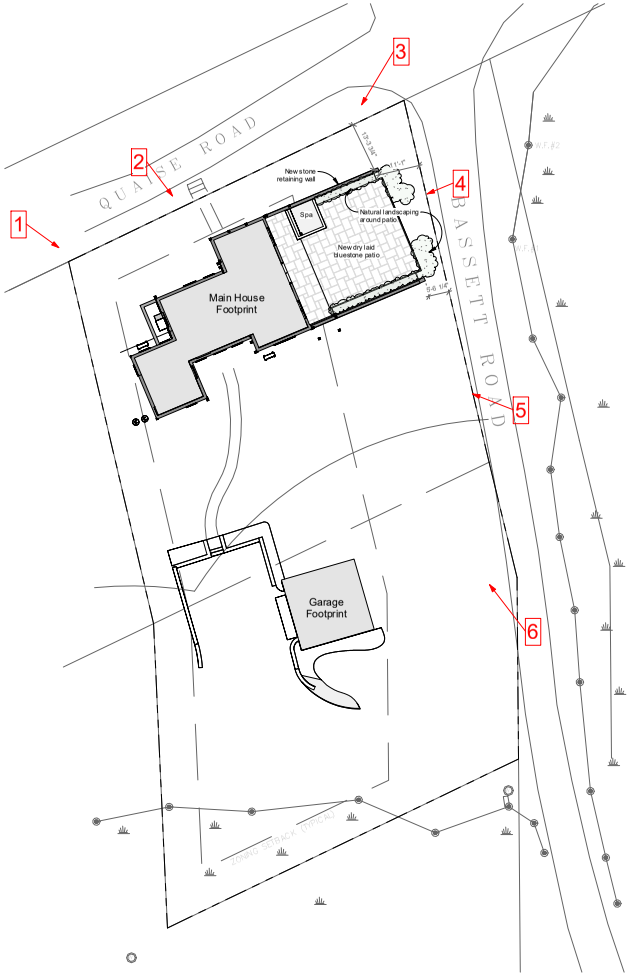
3



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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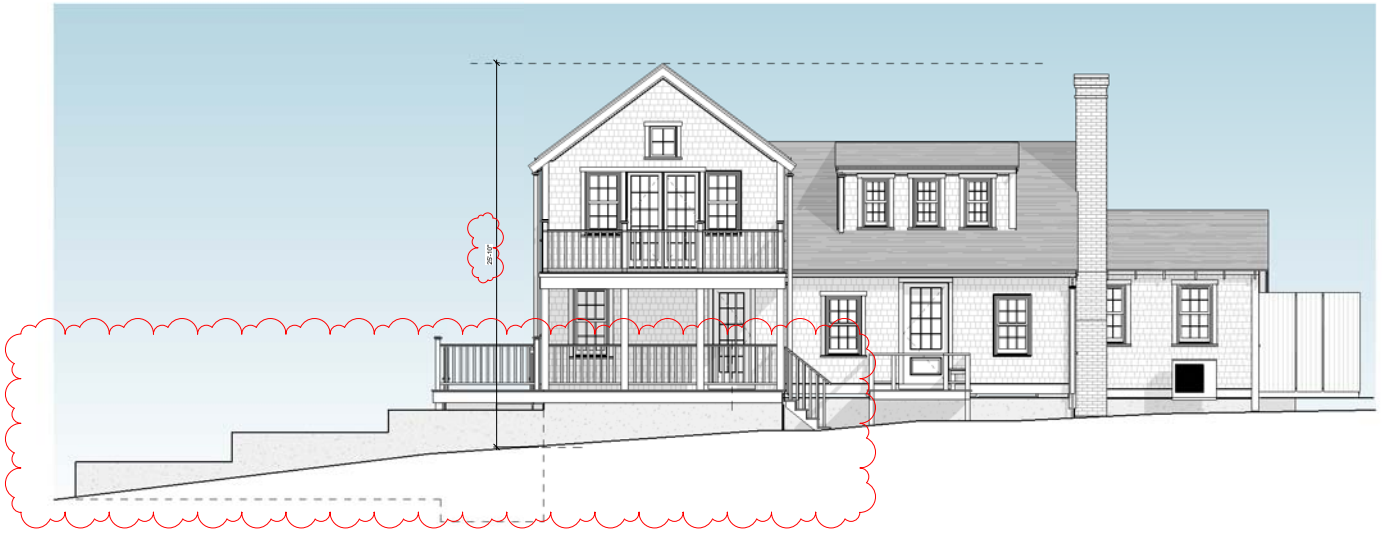
Existing North Elevation



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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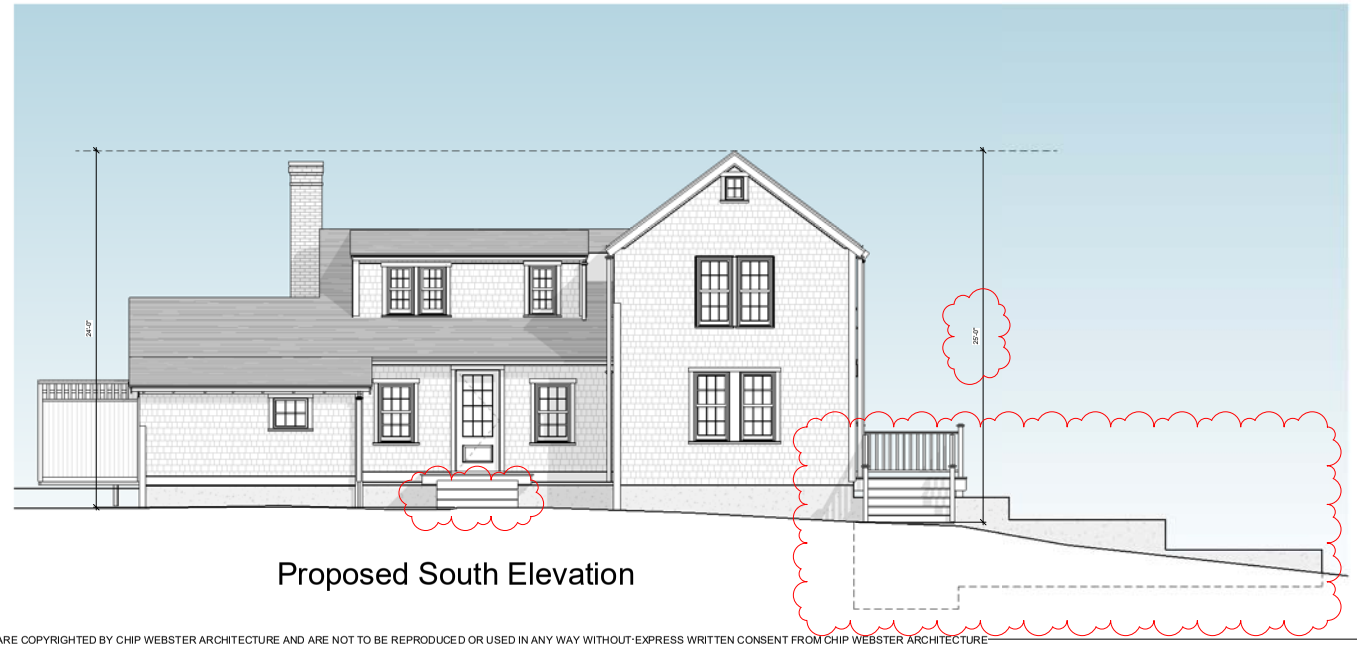
Existing South Elevation



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
1	2025.02.10	HDC Submission

HDC3

2/10/2025 10:36:40 AM

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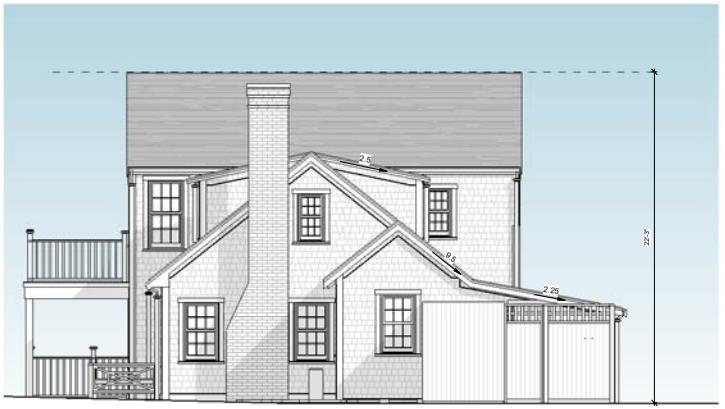

Existing West Elevation



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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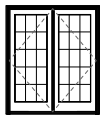
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	

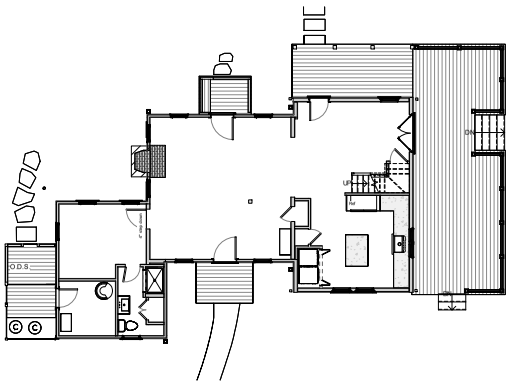


A

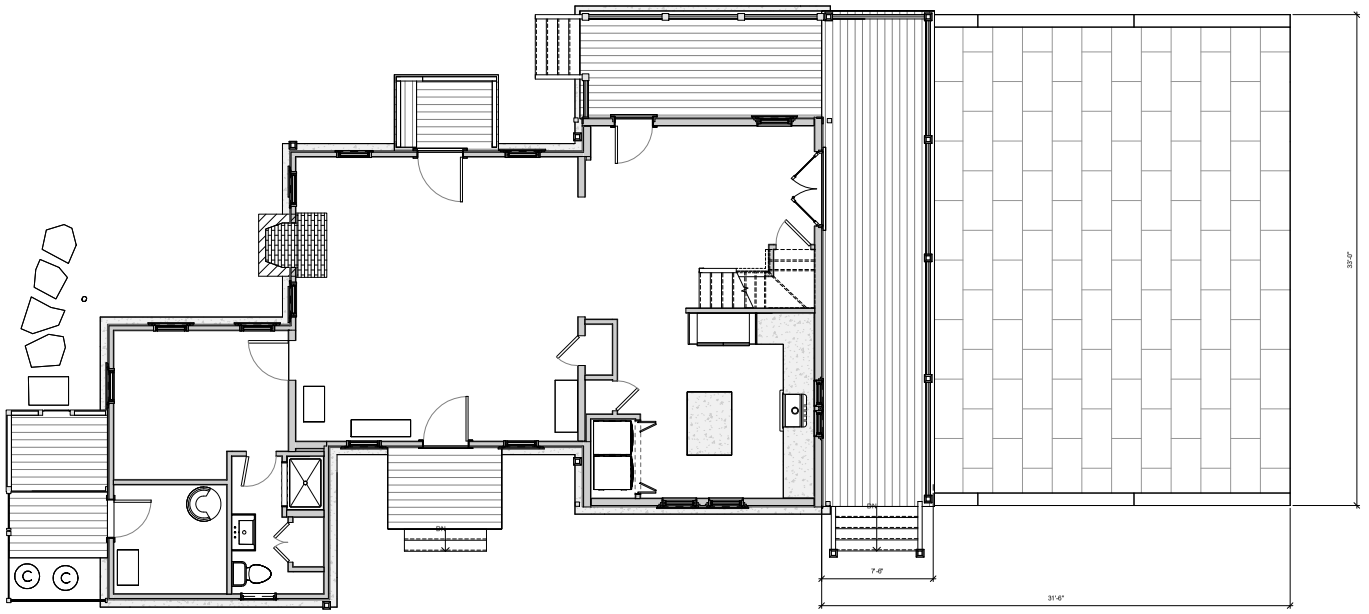
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



6070



② Existing First Floor
1/8" = 1'-0"



① HDC First Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
115 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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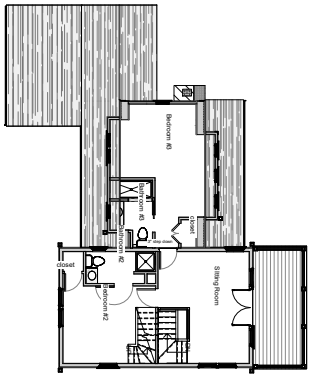
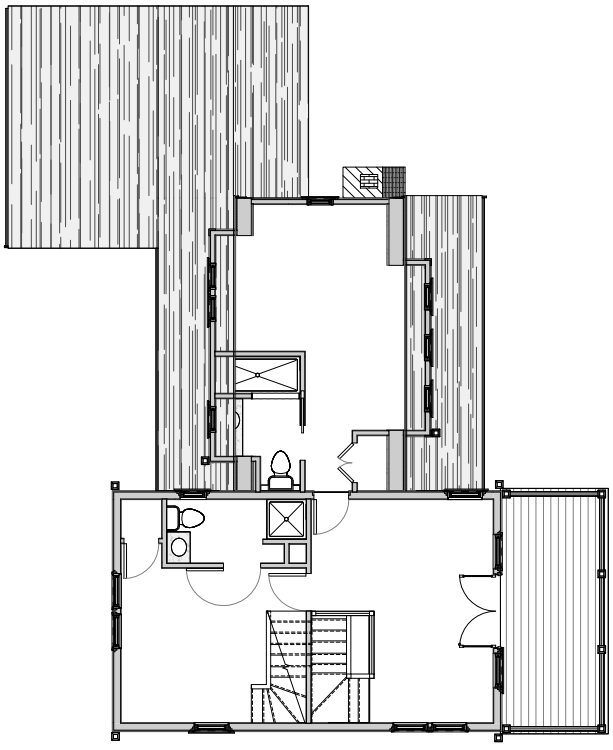


② Existing Second Floor
1/8" = 1'-0"



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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

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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 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

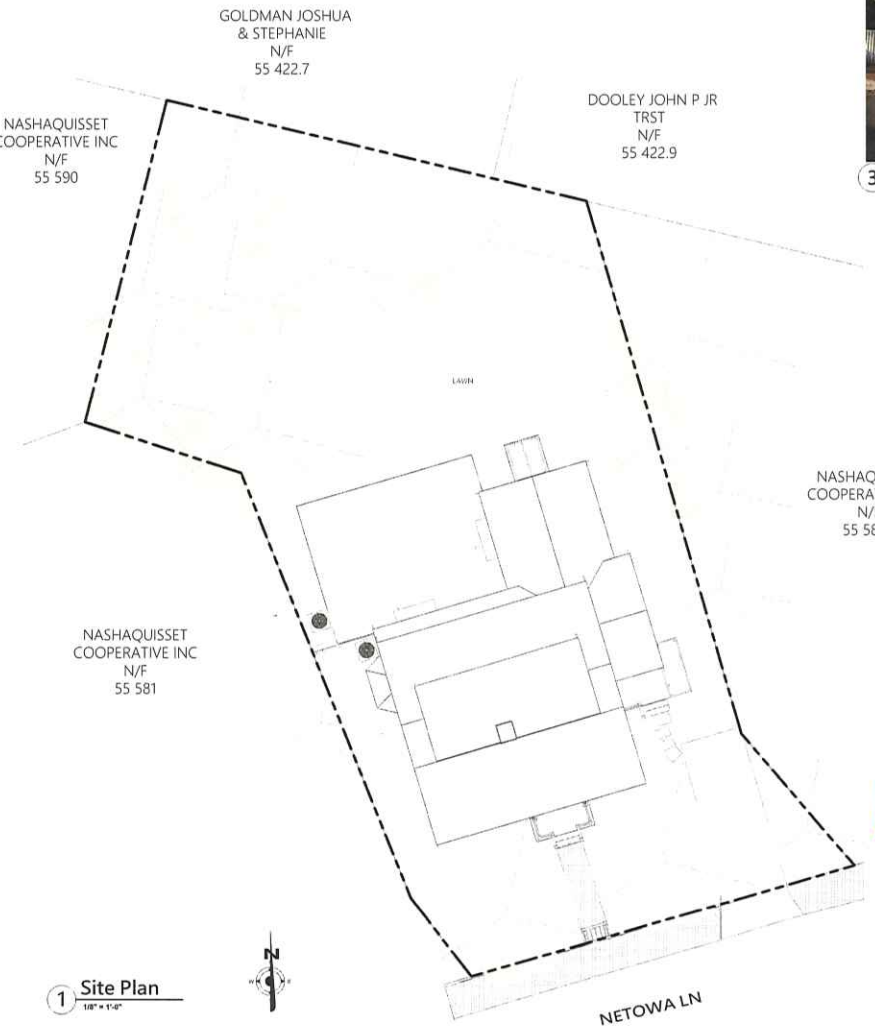
Signature Date

RECEIVED
FEB 10 2025
By

HDC Submission Only - Not For Construction

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"



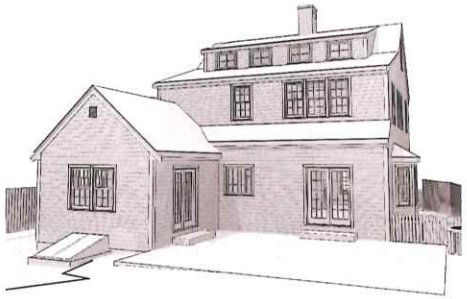
3 Netowa Ln View



2 Locus Map



4 Back Yard View



5 3D View - Proposed

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FEB 10 2025
By

JB STUDIO
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
8 Netowa Ln, Nantucket, MA 02554

Sheet
Site Plan

Date
02.10.2025

Revisions

C.101

Scale
As indicated

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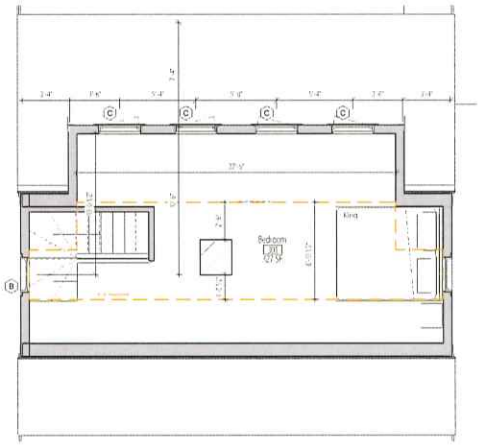
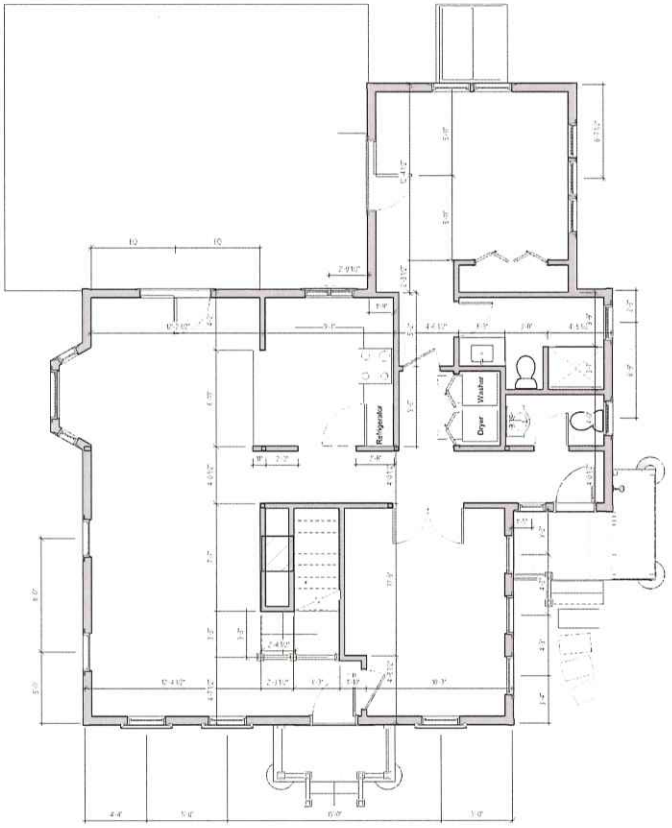


1 Attic - Proposed
1/4" = 1'-0"



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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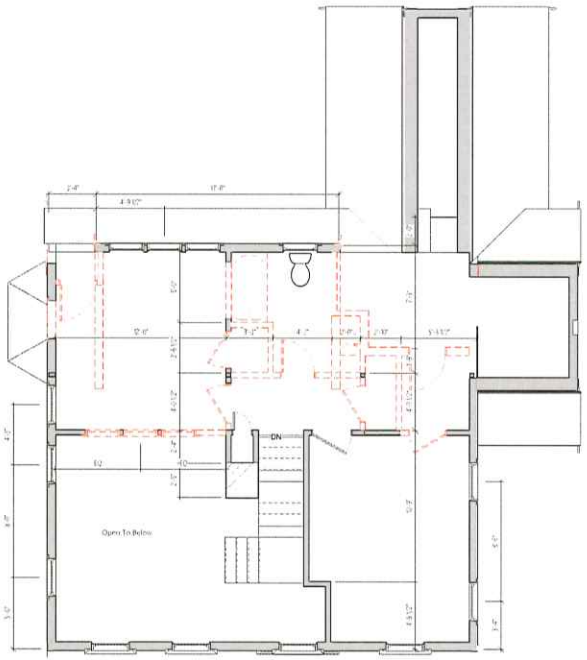
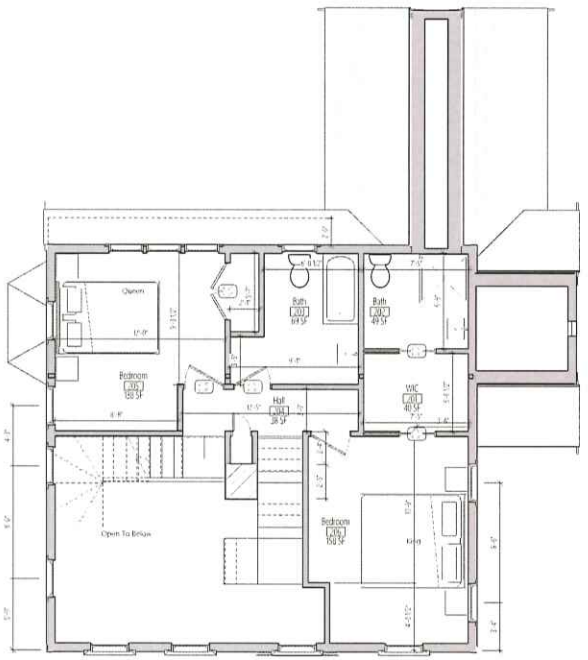


1 Level 2 - Existing/Demo
1/4" = 1'-0"



2 Level 2 - Proposed
1/4" = 1'-0"

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Main House
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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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BY



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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Exterior Elevations

Date

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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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Exterior Elevations

Date

02.10.2025

Revisions

A.202

Scale 1/4" = 1'-0"

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Property Info:

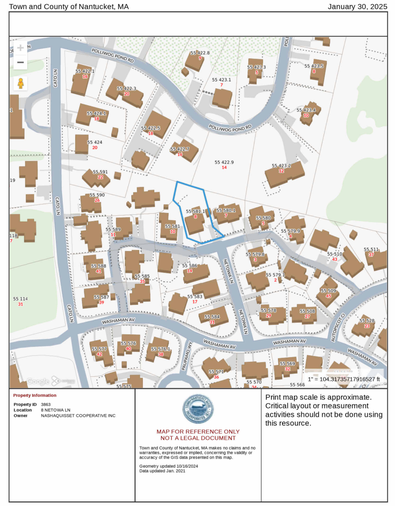
Map & Parcel:	55 581.1	Lot Size:	6,908 sq. ft.
District/Zoning:	R10	Allowable Ground Coverage:	1,727 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	1,302 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	25%		
Front Setback:	15 ft.		
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	1,302 sq. ft.



1 Site Plan
1/8" = 1'-0"



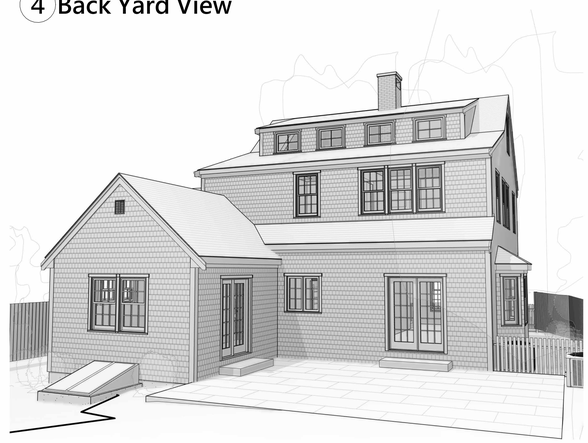
3 Netowa Ln View



2 Locus Map



4 Back Yard View



5 3D View - Proposed

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Site Plan

Date

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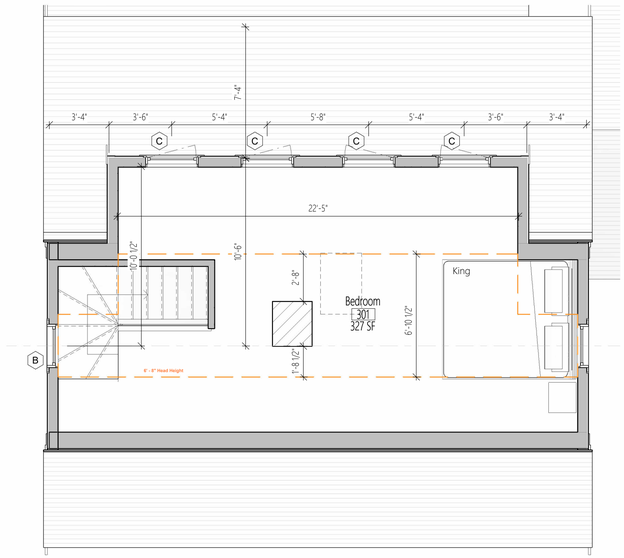

1 Attic - Proposed
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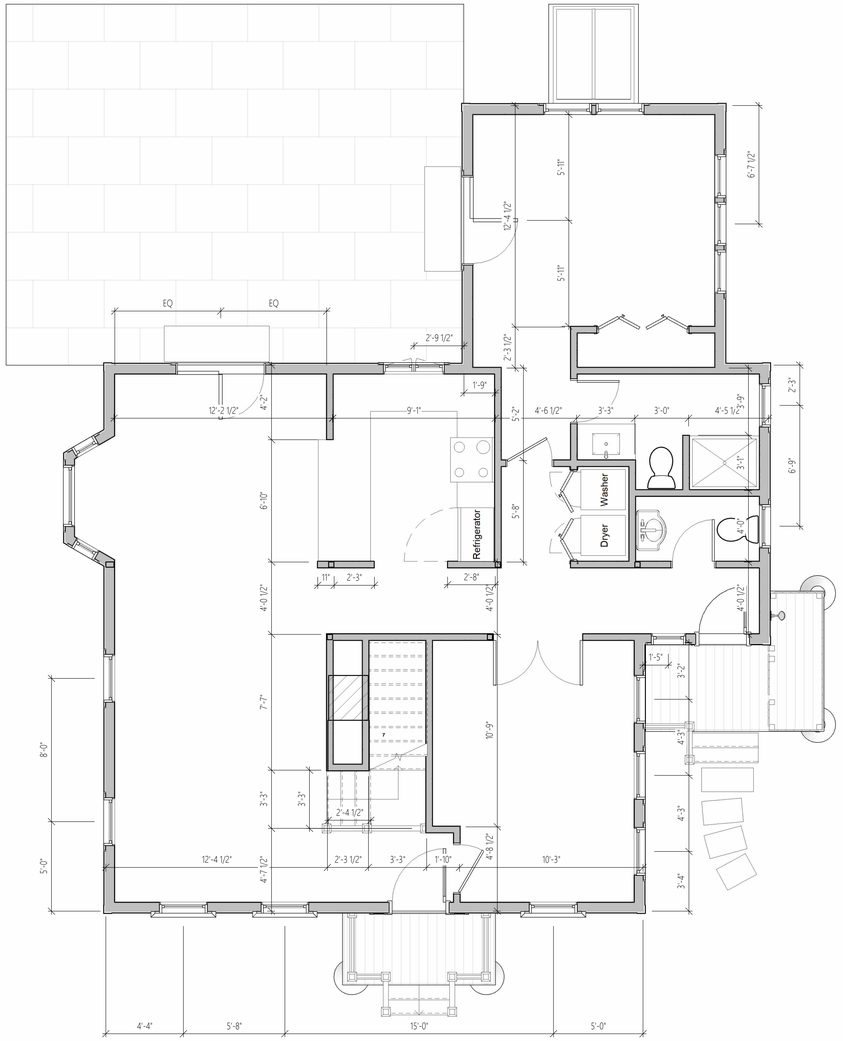

2 Level 1 - No Change
1/4" = 1'-0"

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First Floor & Attic

Date
02.10.2025

Revisions

A.102

Scale 1/4" = 1'-0"

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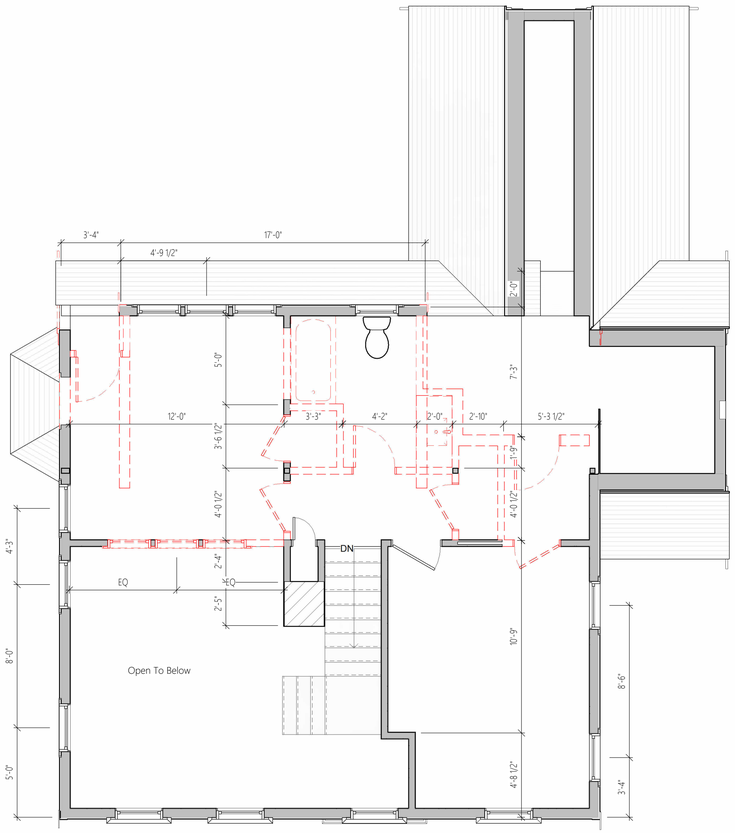
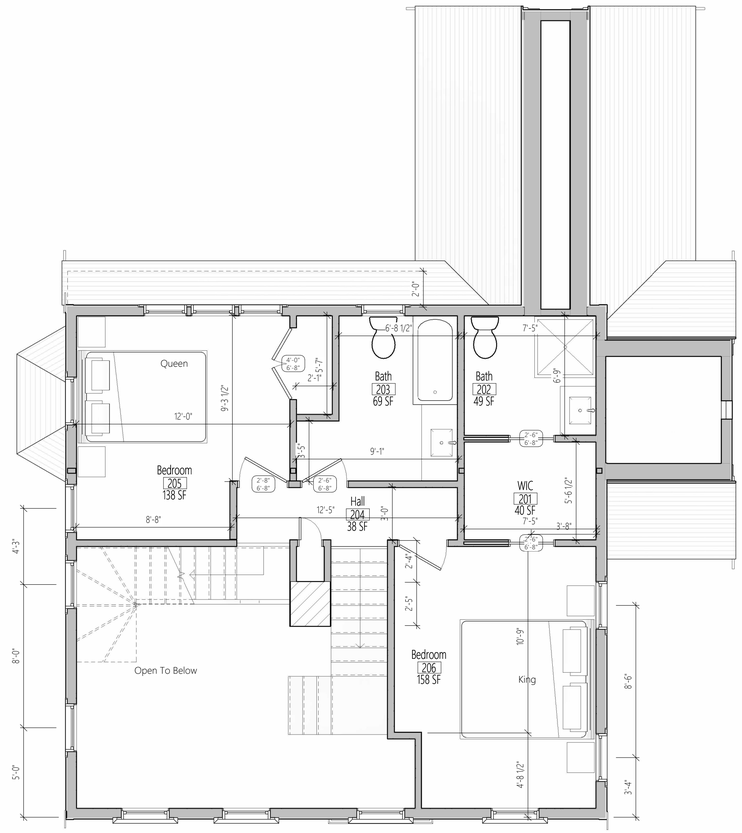


1 Level 2 - Existing/Demo
1/4" = 1'-0"



2 Level 2 - Proposed
1/4" = 1'-0"

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Main House

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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

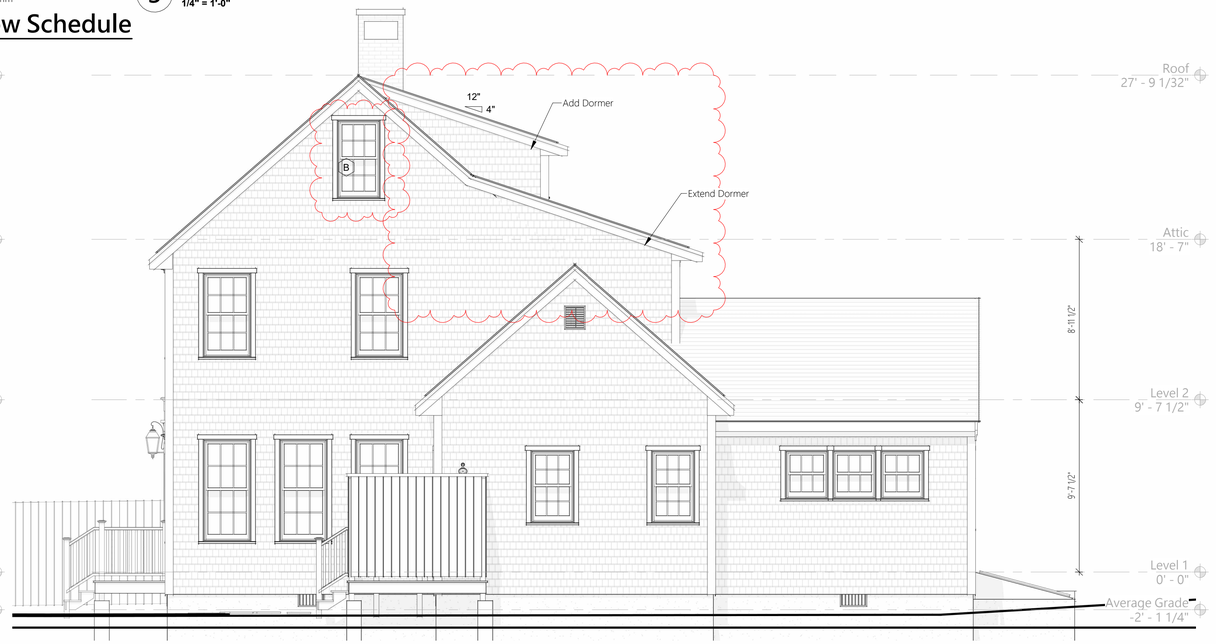
Window Schedule

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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Exterior Elevations

Date

02.10.2025

Revisions

A.201

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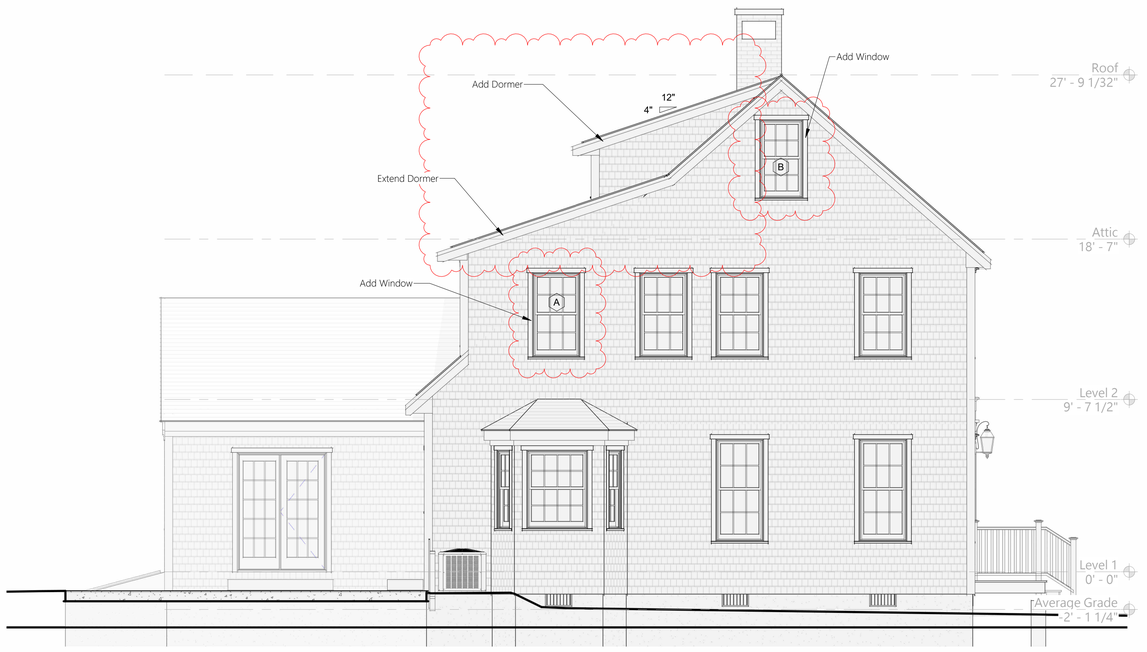
3 South Elevation - No Change
1/4" = 1'-0"



1 West Elevation - Existing/Demo
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

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A.202

Scale 1/4" = 1'-0"

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

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

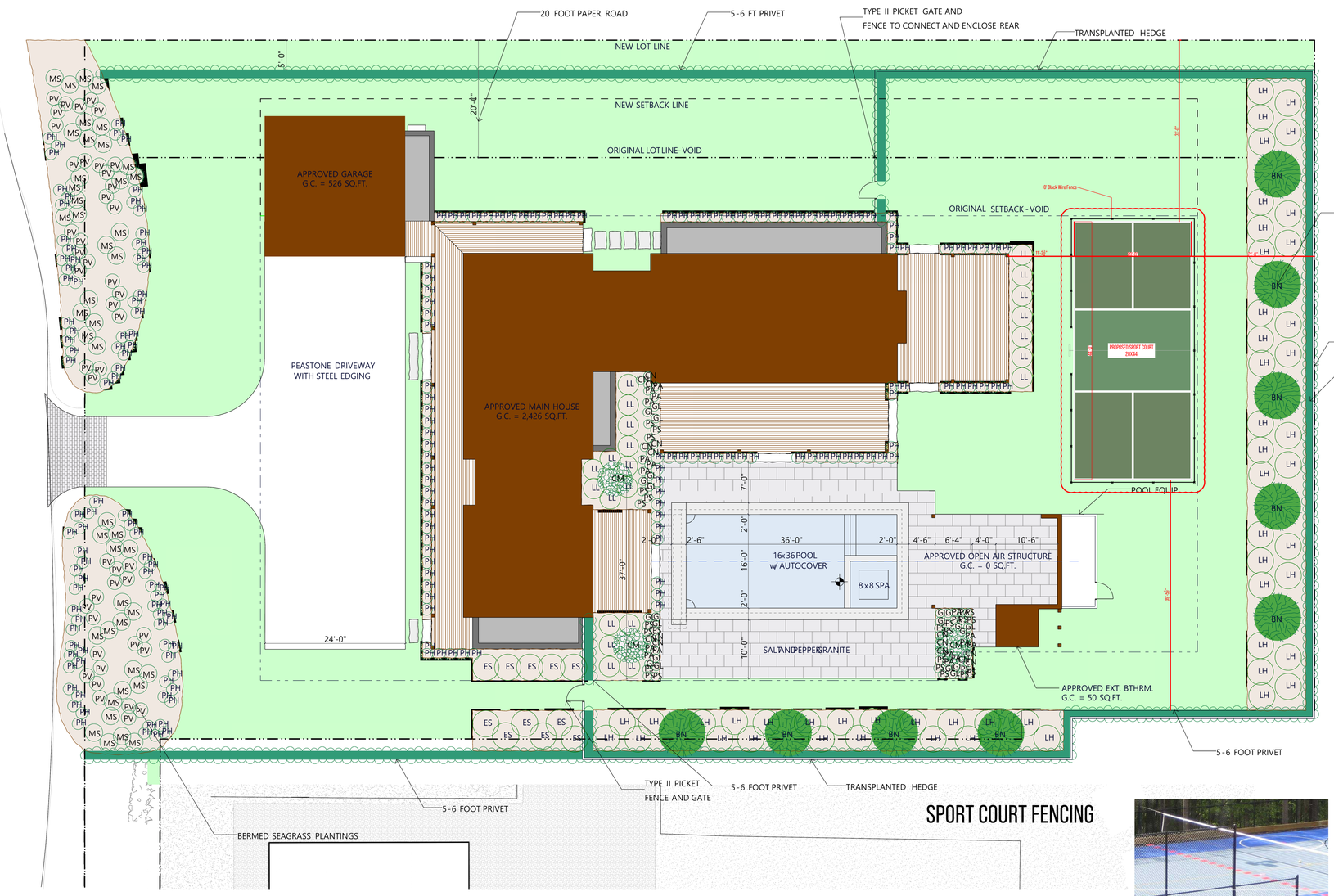
561-685-3770

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**





2 LOCUS MAP

NOTES

ADDRESS: 7a CLIFFORD ST

7a SUBIDIVIDED IN LAND COURT

MAP/PARCEL: 79 / 19

ZONING CODE: R20

LOT AREA = 25,900 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 3,237 SQ.FT. ±
- TOTAL OCCUPIED= 3,052 SQ.FT. ±
- MAIN HOUSE = 2,426 SQ.FT. ±
- CABANA = 50 SQ.FT. ±
- GARAGE = 576 SQ.FT. ±

1 SITE PLAN

SCALE : $\frac{1}{8}$" = 1'

N

0' 4' 12' 32'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 25, 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

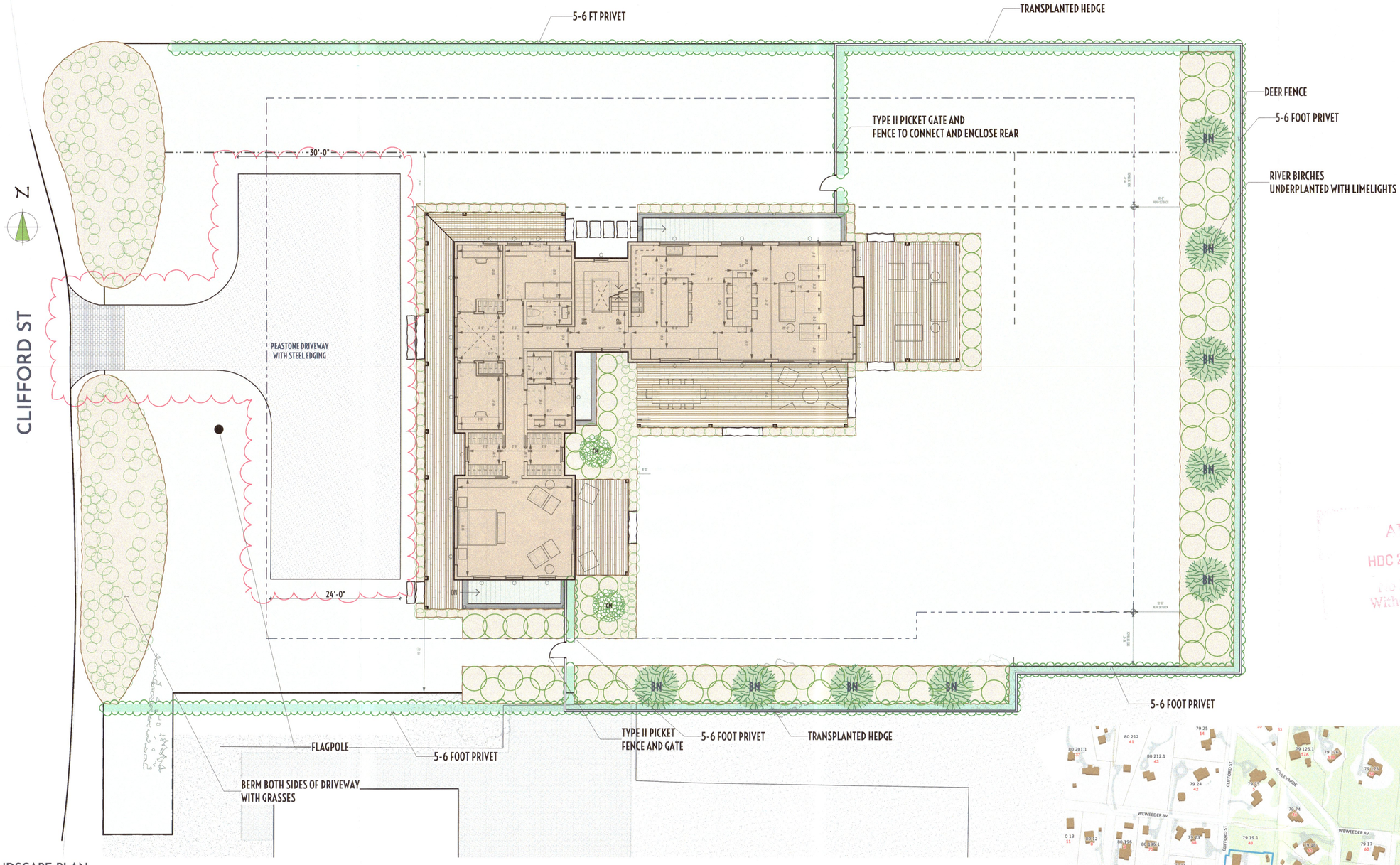
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-79 P-19

APPROVED
HDC 2024-10-11412
No Exterior Changes
Without HDC Approval

RECEIVED
OCT 21 2024
By

Property ID 7318
Location 7 CLIFFORD ST
Owner GIARDINI CARMINE & SHEILA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

84 x 36

Landscape at
7A Clifford St
Nantucket, Ma.
02554

M: 79
P: 19
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/18/24
Drawing No.:

HDC-1

Surveyor	Contact
Surveyor	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

7A CLIFFORD VIEW FROM CLIFFORD ST.



NORTH ELEVATION (PARTIAL)



NORTH / WEST ELEVATION



WEST ELEVATION



WEST / SOUTH ELEVATION (PARTIAL)

7A CLIFFORD VIEW FROM CLIFFORD ST.



WEST / SOUTH ELEVATION (PARTIAL)

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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- Adult Signature Required $
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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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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

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Postage $0.73
Total Postage and Fees $5.58

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

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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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Total Postage and Fees $5.58

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

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

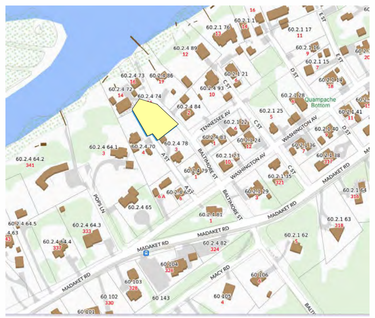
HDC Submission


East


South

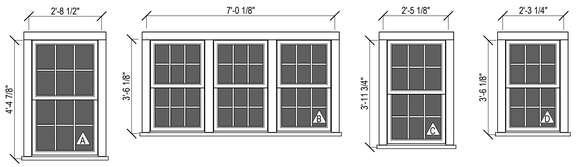

West


North

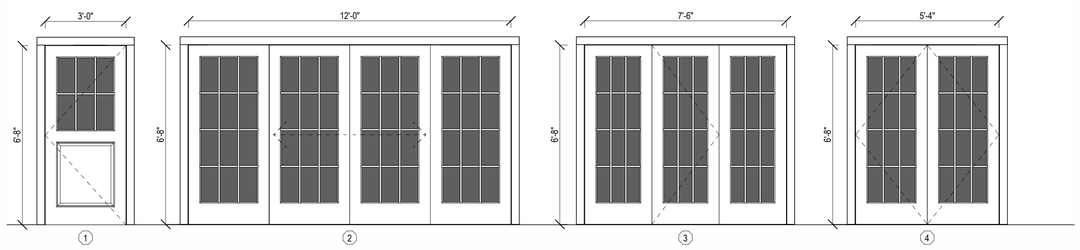

Locus Map


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

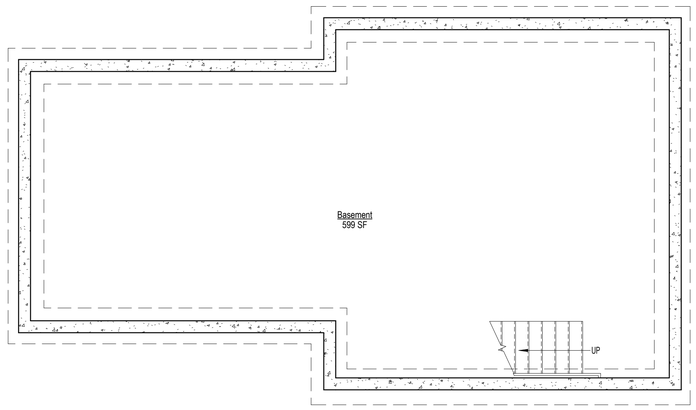
Revision 1 Date 1

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.

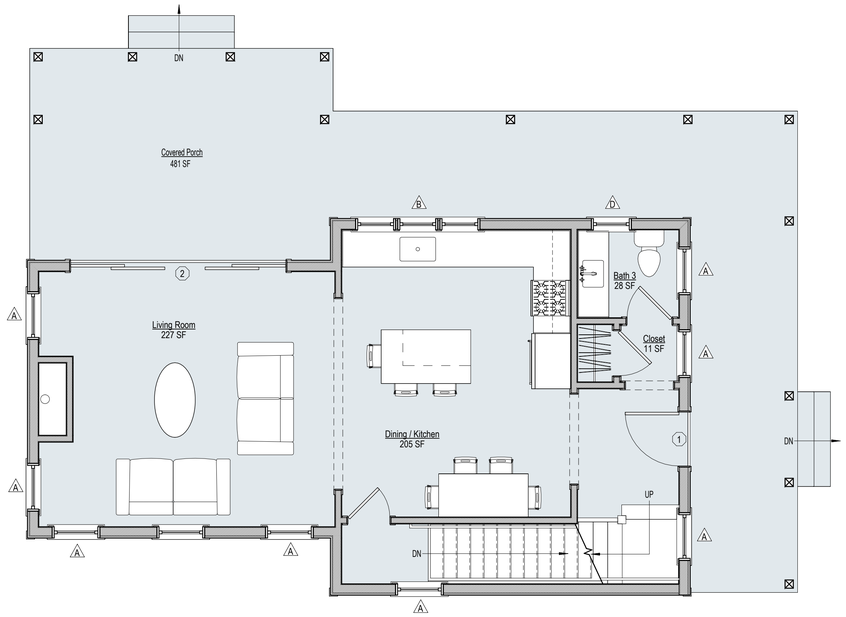
G.101
0727

02.10.25

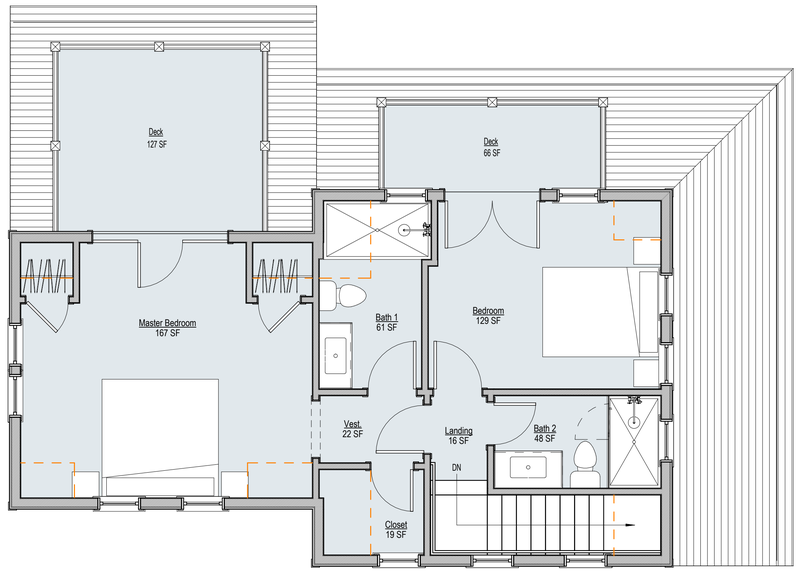
HDC Submission



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

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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.
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Total Proposed G.C.:	1,364 s.f.

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Revisions

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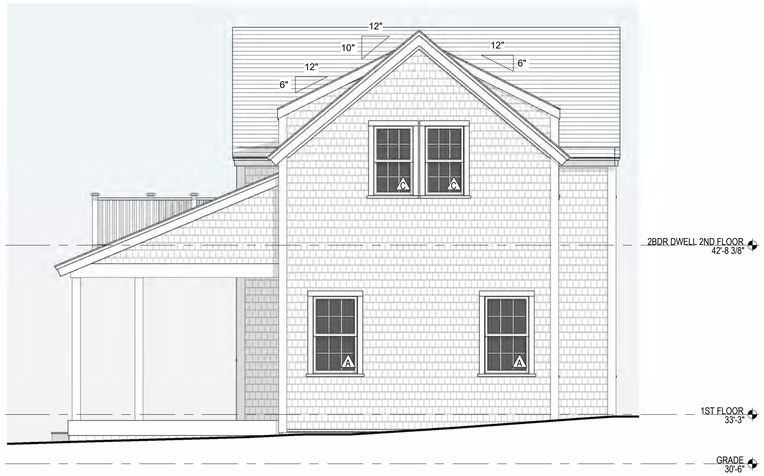
A.102
0727

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

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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.
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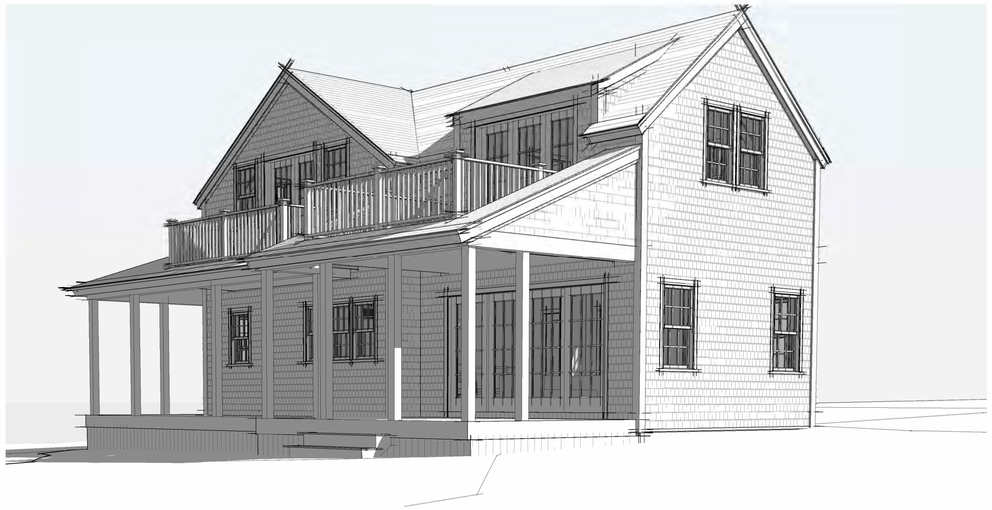
A.103
0727

02.10.25

HDC Submission



North Exterior Perspective



West exterior Perspective



South Exterior Perspective



East Exterior Perspective

0727

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emeritus
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EXTERIOR PERSPECTIVES

Site Information

Map & Parcel:	60.2.4 / 75
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
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Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 1,150 s.f.
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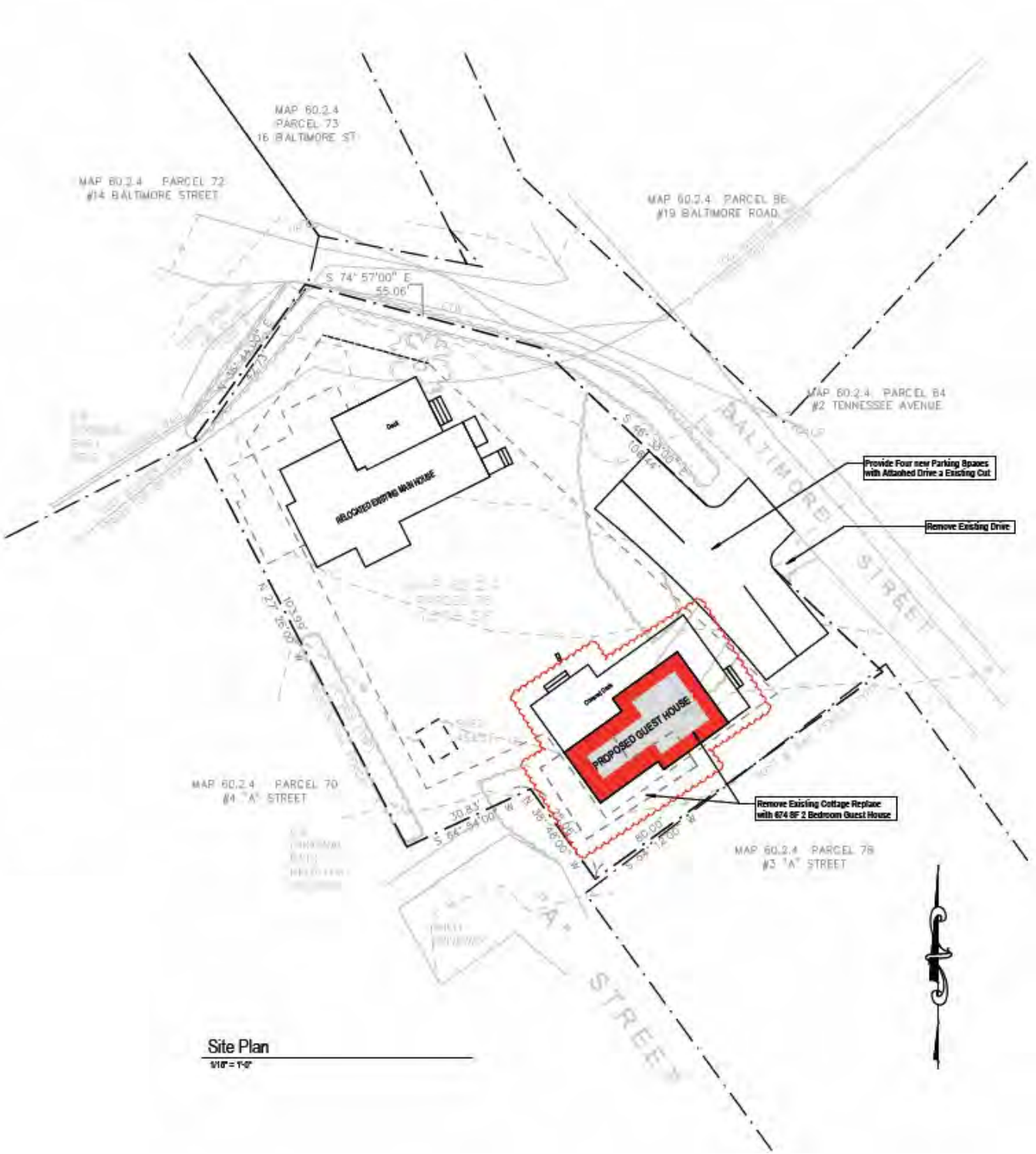
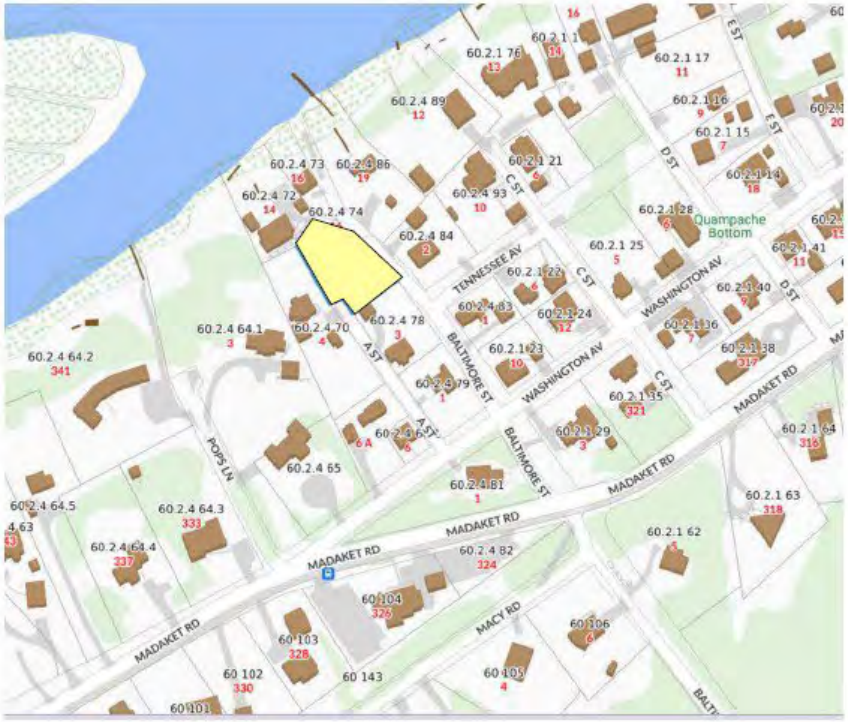
D.1.2
0727


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"

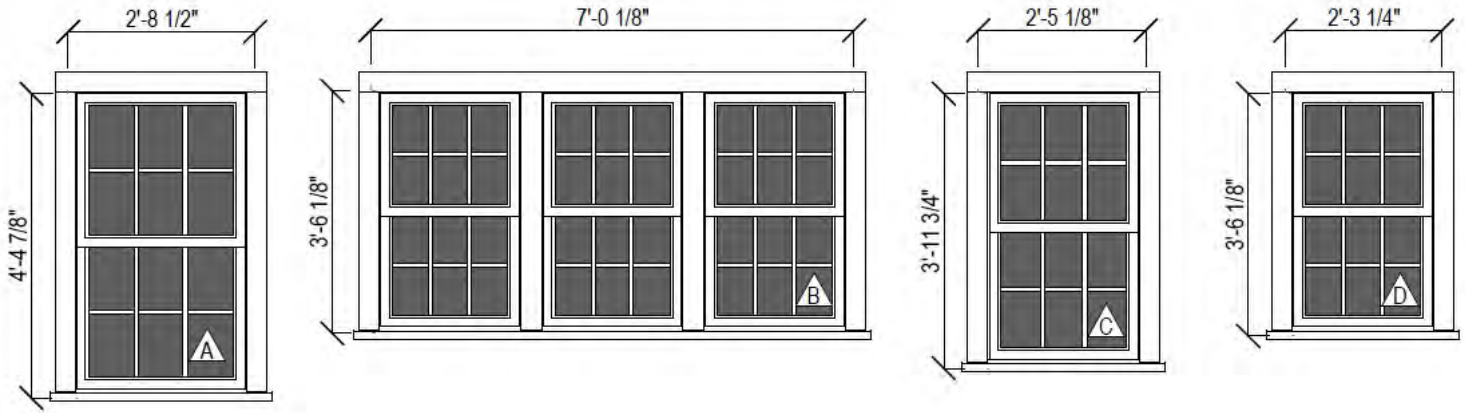


Locus Map



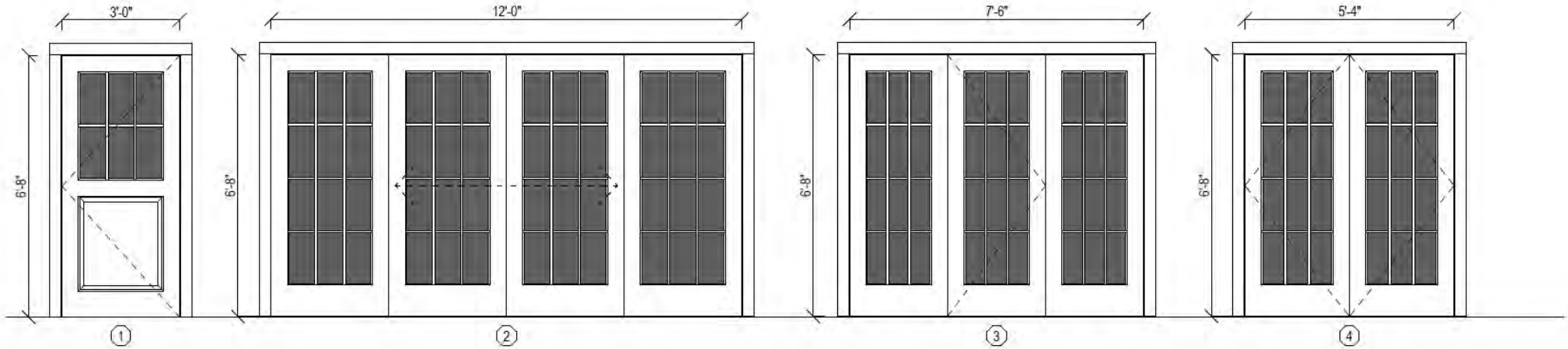
Aerial Site Photo

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	



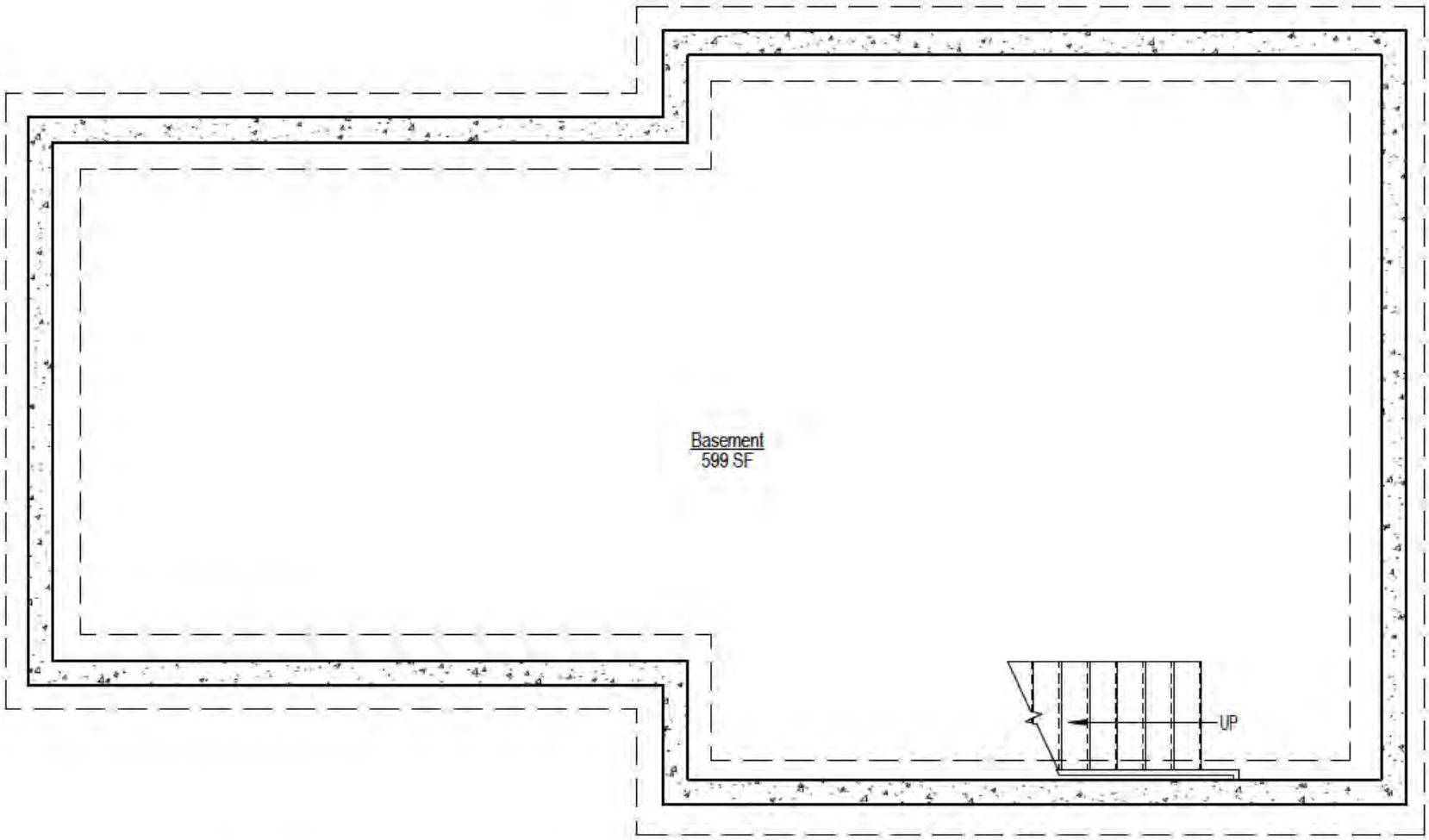
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



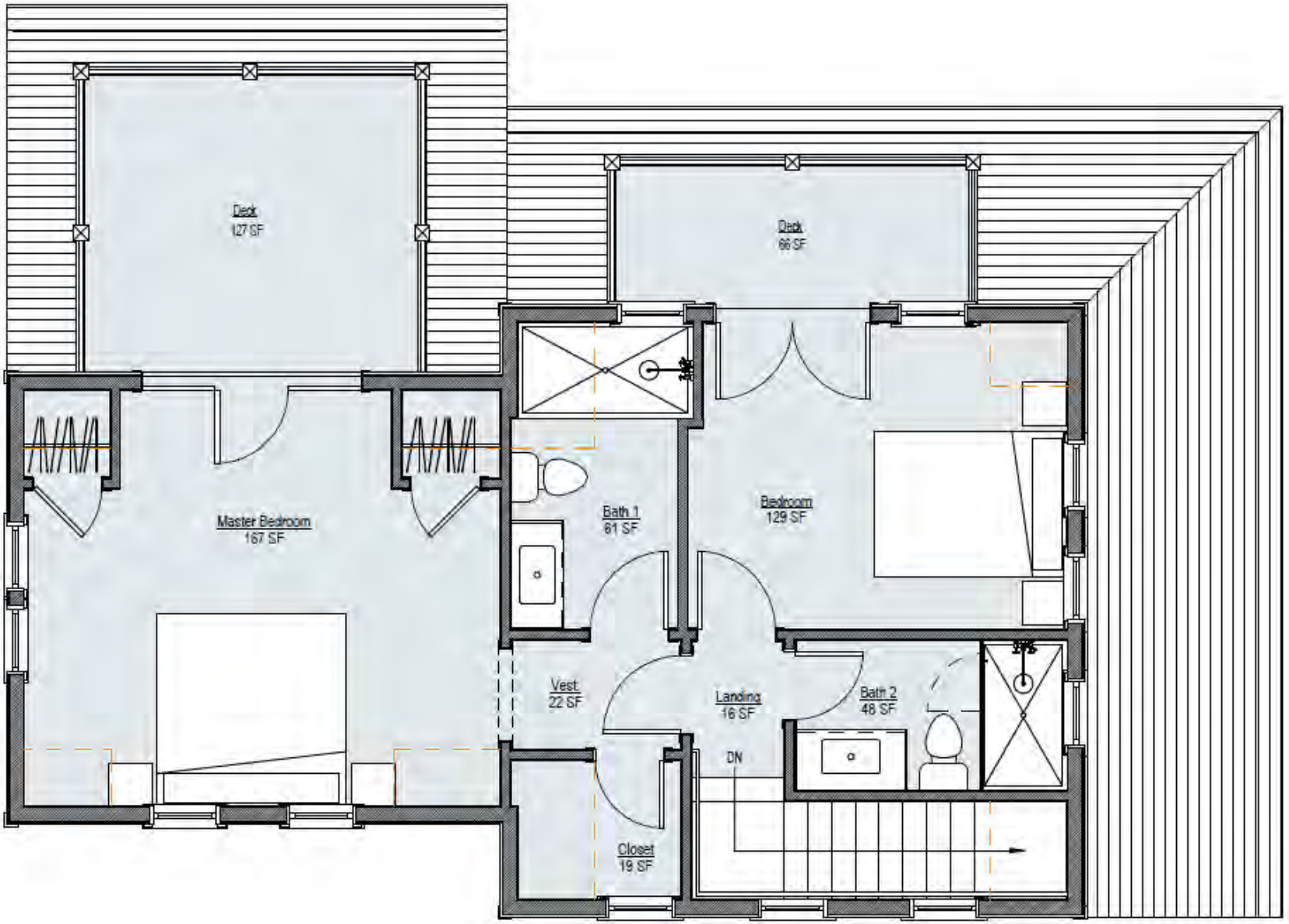
1 GH BASEMENT PLAN

1/4" = 1'-0"



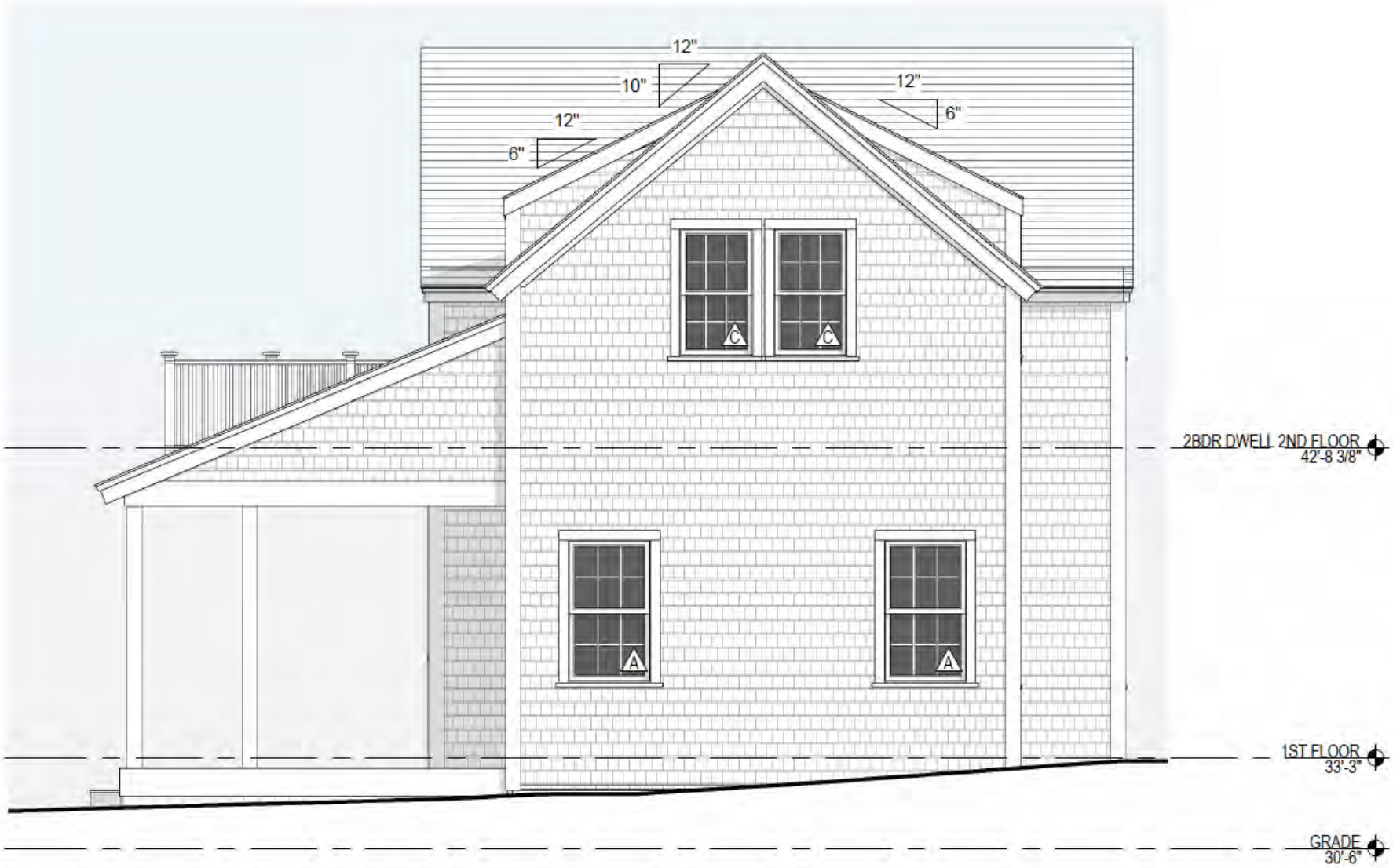
2 2BDR DWELL 1ST FLOOR

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"



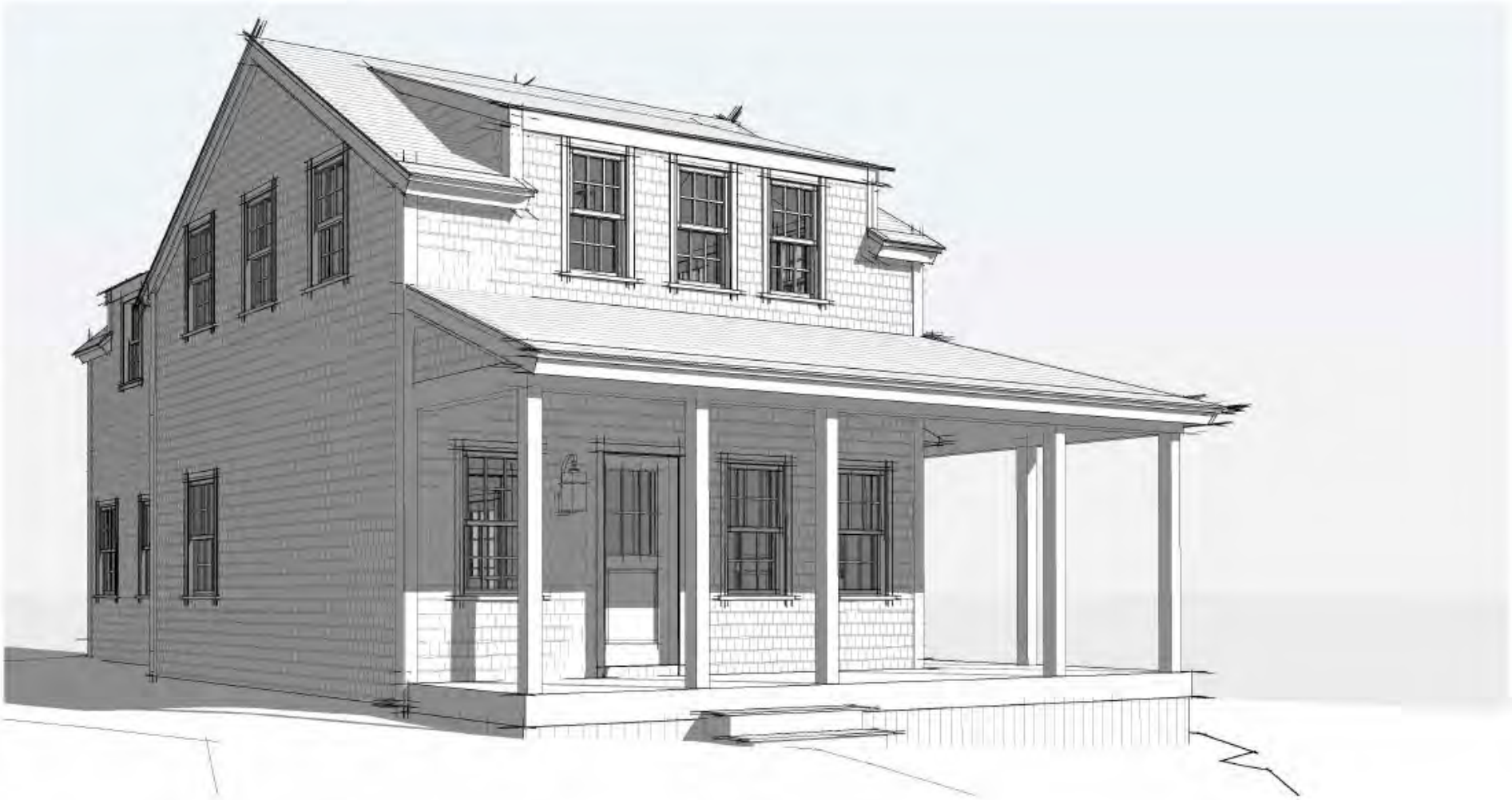
North Exterior Perspective



West exterior Perspective



South Exterior Perspective



East Exterior Perspective



Main House
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 02.18.25

emeritus



Main House
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 02.18.25

emeritus



Main House
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 02.18.25

emeritus



Main House
12 Baltimore Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 02.18.25

emeritus

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing 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.

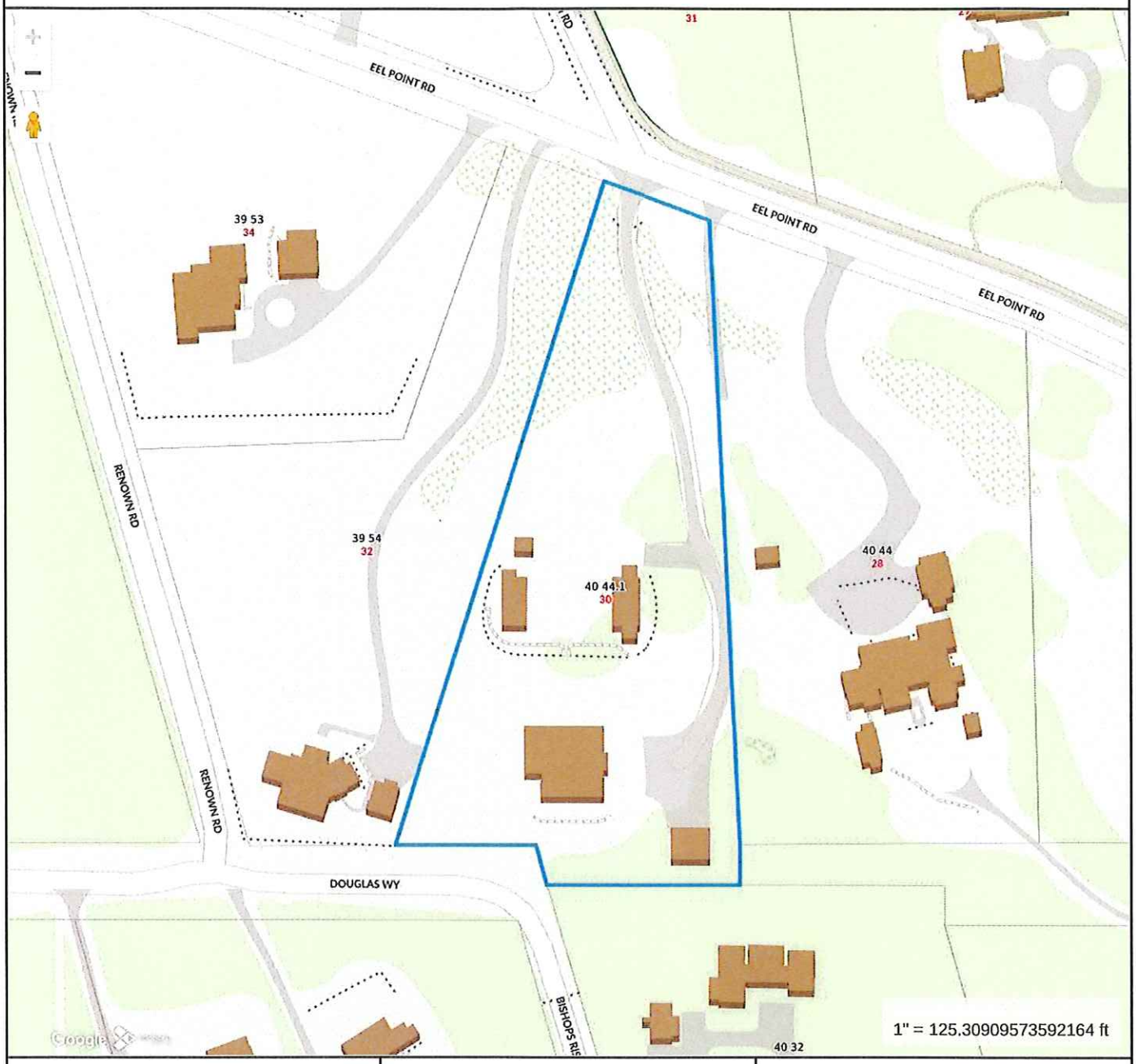
COLORS

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

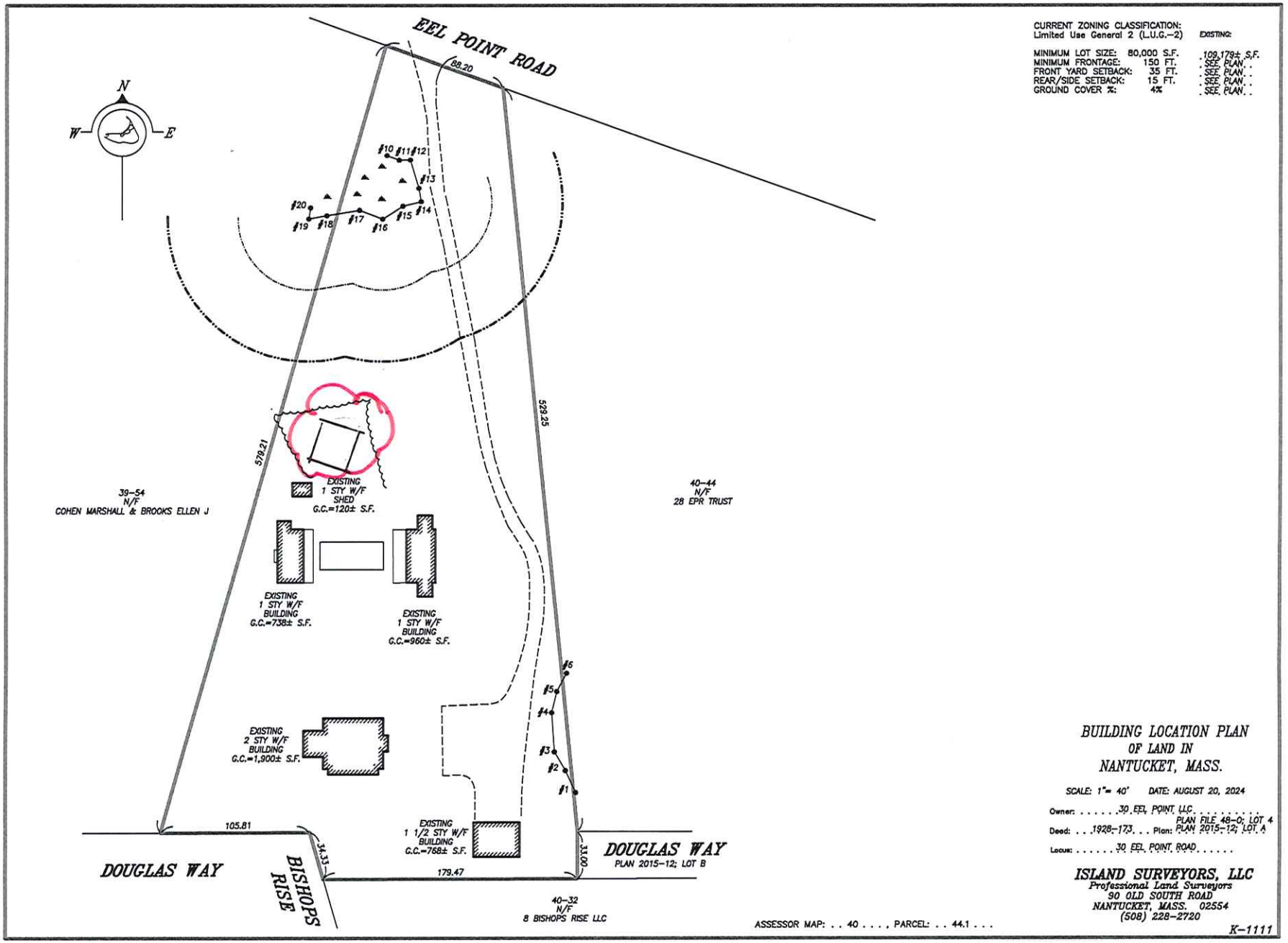
Property ID	1646
Location	30 EEL POINT RD
Owner	30 EEL POINT LLC

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.

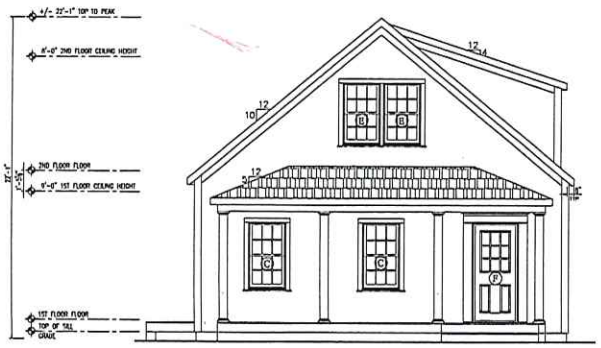
SCALE: 1"= 40' DATE: AUGUST 20, 2024

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 . . . . .

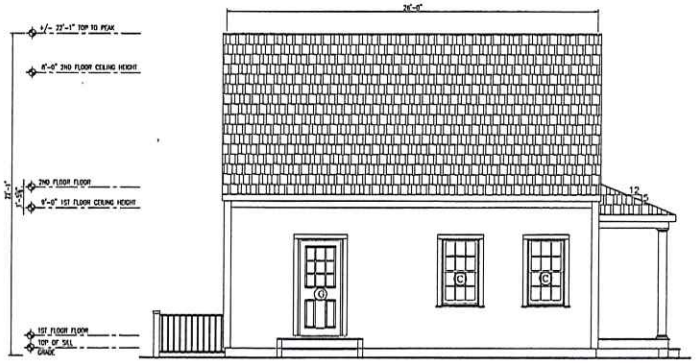
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–1111

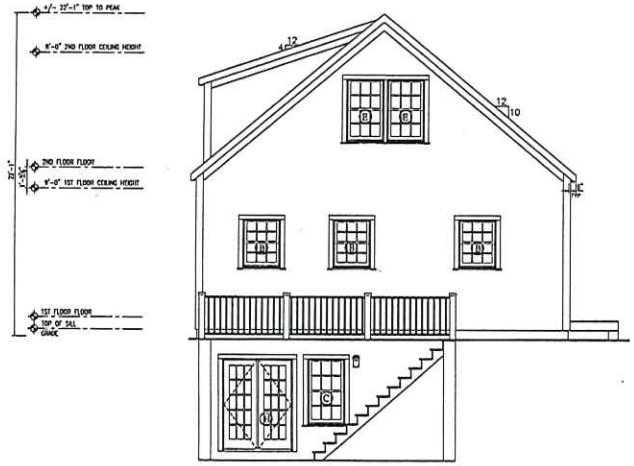
NORTH



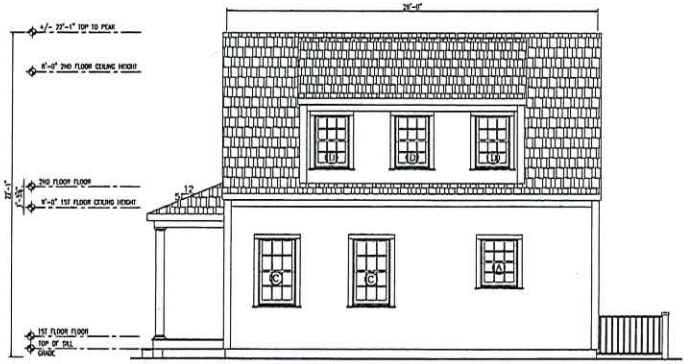
EAST



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

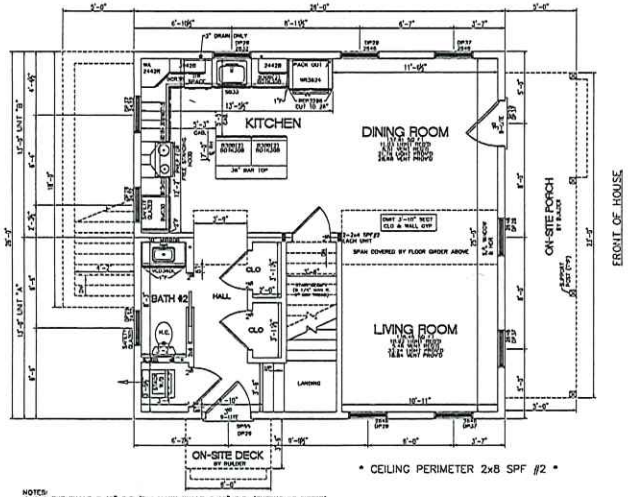
PROJECT:
45334
4-BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

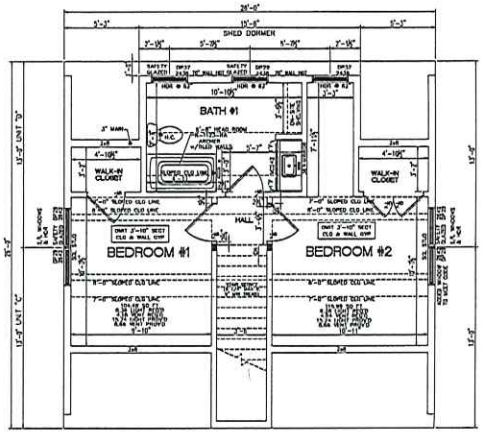
SHEET:
ELEV-

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:
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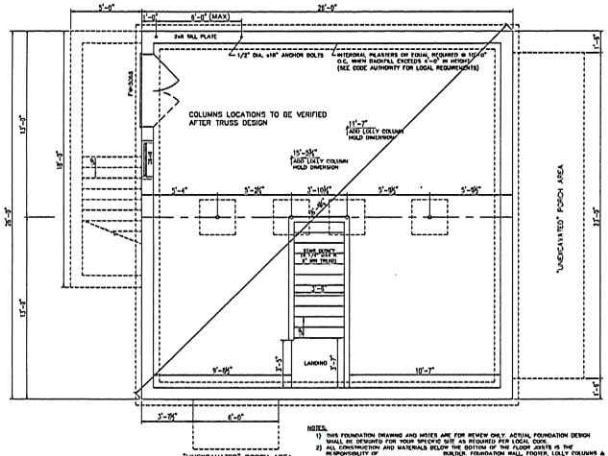
2. 8'-0" CLG HT.
3. 2x10 SPF #2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. CLG BEAM OVER BORM #1/BORM #2 TO BE: 1-1 1/2"x9 1/4"x26'-0" M.L. (PER MODULE)
7. FLR GIRDER UNDER BORM #2 TO BE: 2-1 1/2"x9 1/4"x11'-9 1/2" M.L. (PER MODULE)

FOUNDATION



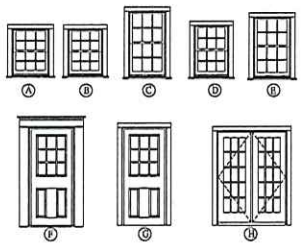
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DETAILED FOR YOUR SPECIFIC SITE AS REQUIRED BY THE LOCAL CODE.
2) THE RESPONSIBILITY OF AND MATERIALS SELECTION FOR THE FOUNDATION AS DESIGNED IS THE RESPONSIBILITY OF THE BUILDER. FOUNDATION WALL FOOTER, 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

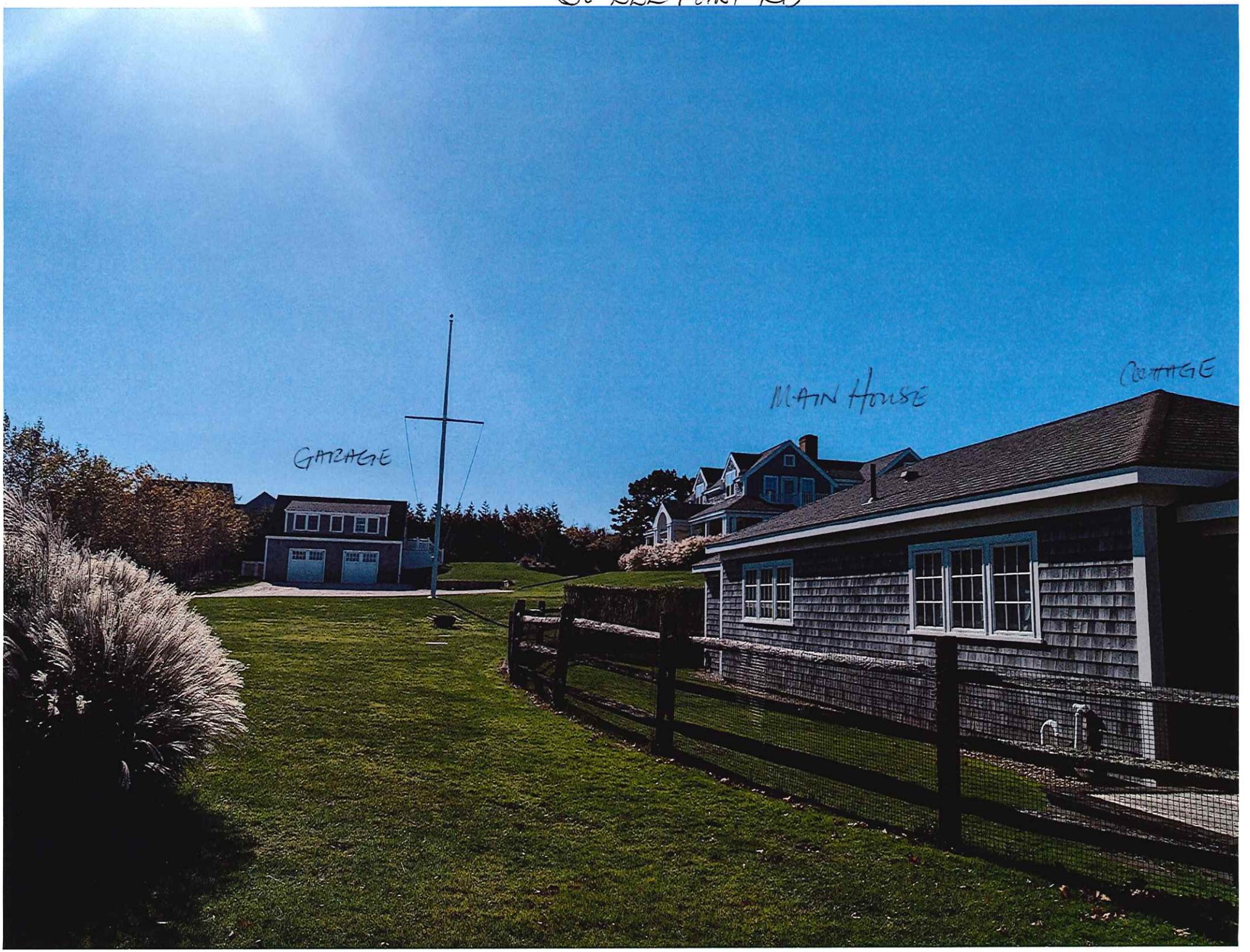
TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

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



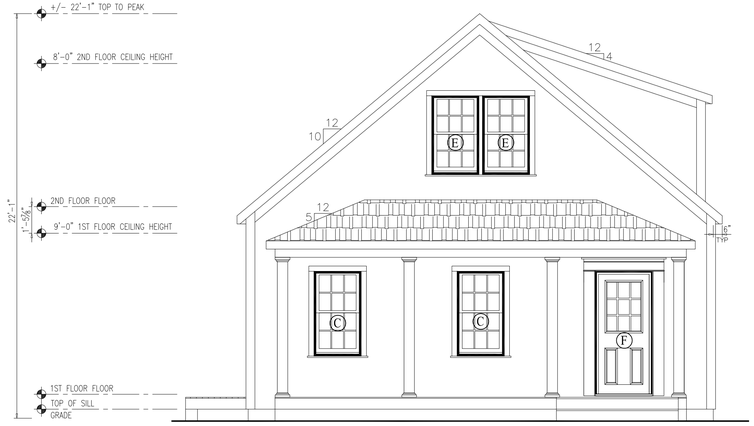



30
30

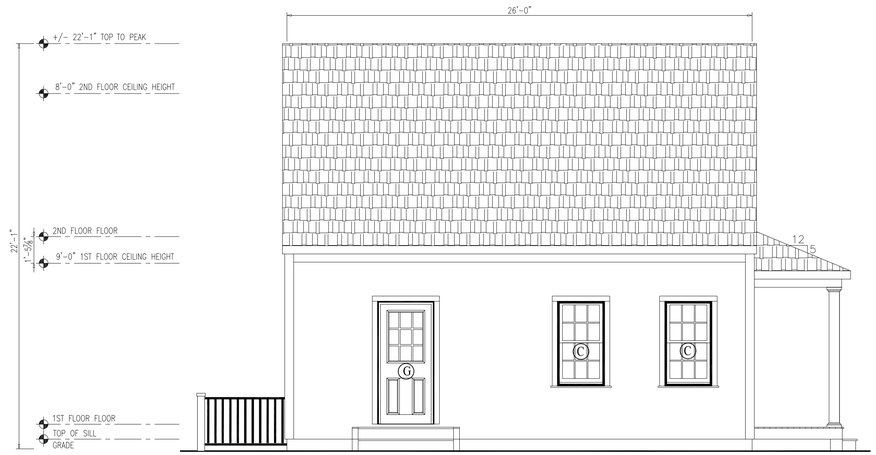




NORTH



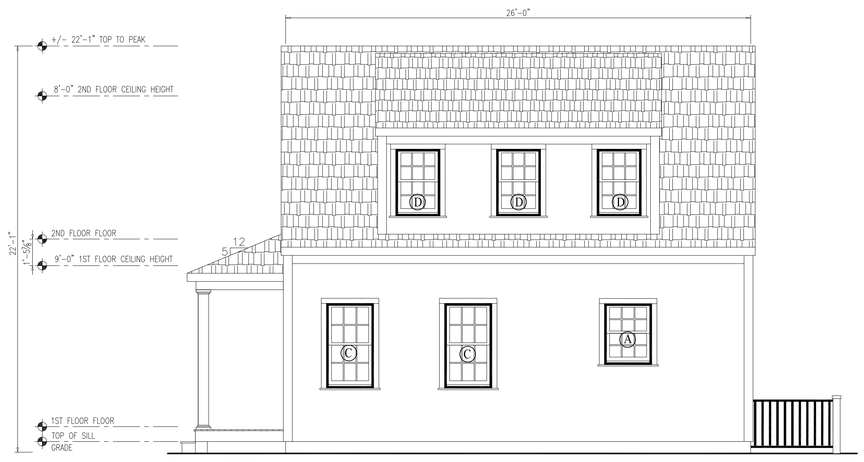
EAST



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

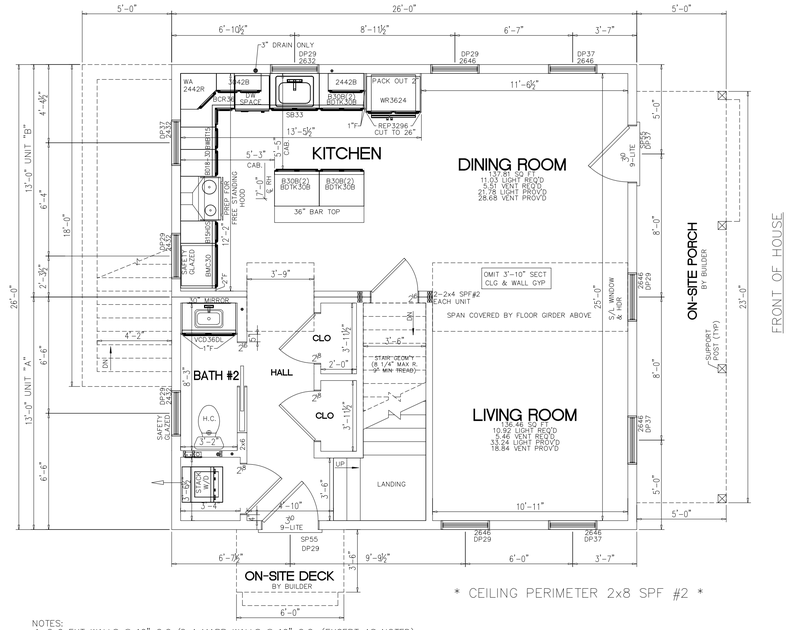
PROJECT:
45334
4-BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
ELEV-

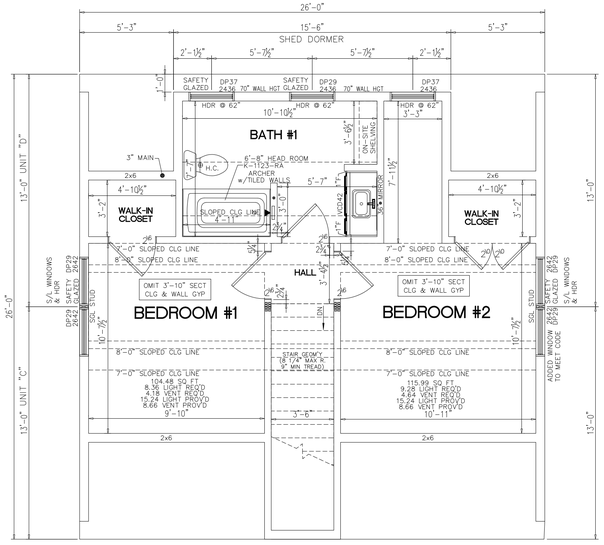
FIRST FLOOR PLAN



* 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



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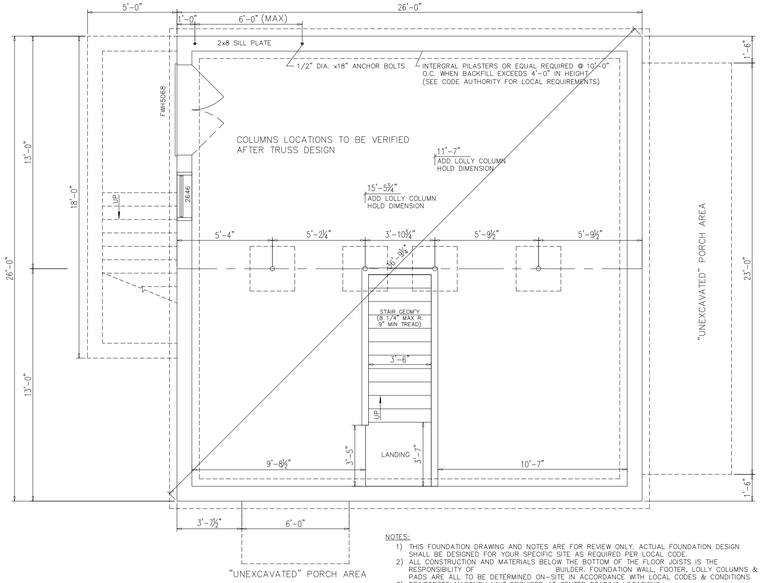
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. CLG BEAM OVER BDRM #1/BDRM #2 TO BE: 1-1 1/2"x9 1/4"x26'-0" M.L. (PER MODULE)
7. FLR GIRDER UNDER BDRM #2 TO BE: 2-1 1/2"x9 1/4"x11'-9 1/2" M.L. (PER MODULE)

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
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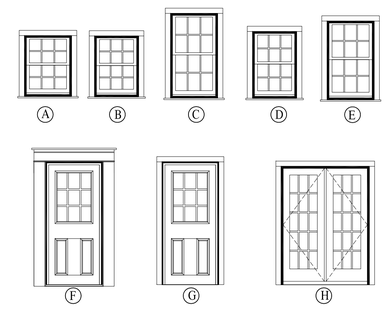
2432	B	30 1/8" X 41 1/4"	ANDERSEN 400	DH WNDOW	.28	8.40	5.09	2.94
2646	C	32 1/8" X 56 7/8"	ANDERSEN 400	DH WNDOW	.28	12.49	8.31	4.71
2436	D	30 1/8" X 44 7/8"	ANDERSEN 400	DH WNDOW	.28	9.23	5.73	3.18
2642	E	32 1/8" X 52 7/8"	ANDERSEN 400	DH WNDOW	.28	11.61	7.62	4.33
DOORS								
SP55 FRONT	F	38 3/4"x82 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

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45334
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FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
PLAN -

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

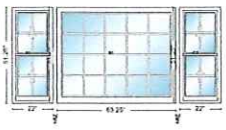
OWNER
Jim Gilrein

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

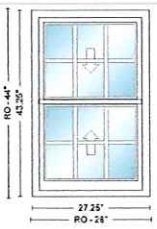
ADH 1' 10"X4' 3 1/4" - APW5444 - ADH 1' 10"X4' 3 1/4", Unit, A Series Picture Window, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard 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					



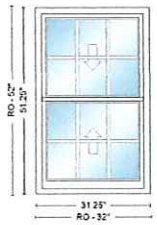
Item	Qty	Operation	Location
200	1	AA	WINDOW -2 - KITCHEN

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



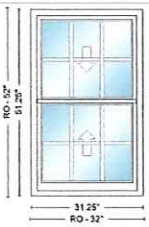
Item	Qty	Operation	Location
300	2	AA	WINDOW 3 - KITCHEN/ WINDOW 4 - BATH

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



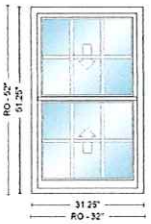
Item	Qty	Operation	Location
400	2	AA	WINDOW 5 AND 6 - BEDROOM

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



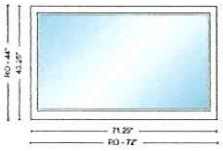
Item	Qty	Operation	Location
500	3	AA	DEN WINDOWS - 7, 8, 9

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

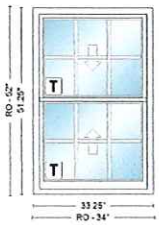


Item	Qty	Operation	Location
600	1	Fixed	picture window kitchen - faces east

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



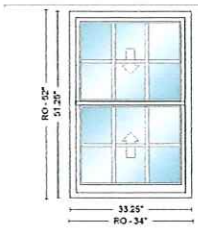
Item	Qty	Operation	Location
700	1	AA	TEMPERED - BATH 1

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



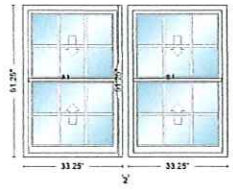
Item	Qty	Operation	Location
800	1	AA	DEN MIDDLE ROOM - SINGLE

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



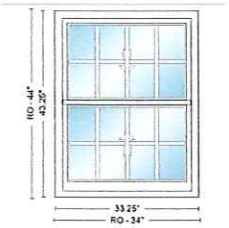
Item	Qty	Operation	Location
900	1	AA-AA	DEN MIDDLE ROOM - MULLED WINDOW

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



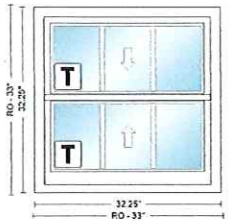
Item	Qty	Operation	Location
1000	1	AA	BEDROOM 2

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



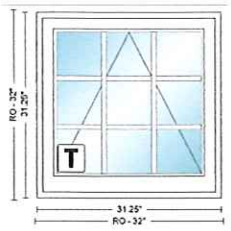
Item	Qty	Operation	Location
1100	1	AA	bath 2

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.

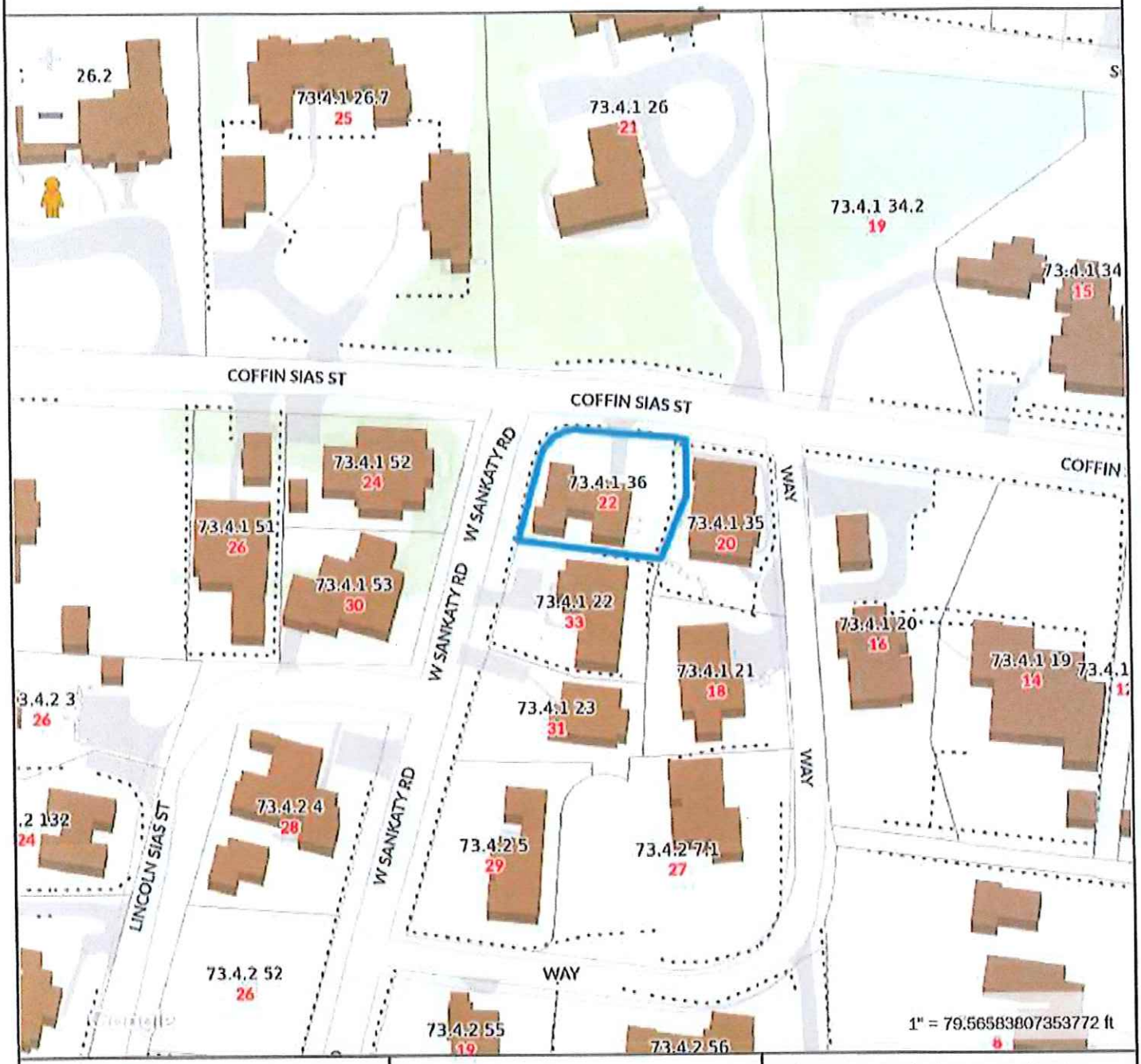
_____ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(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.

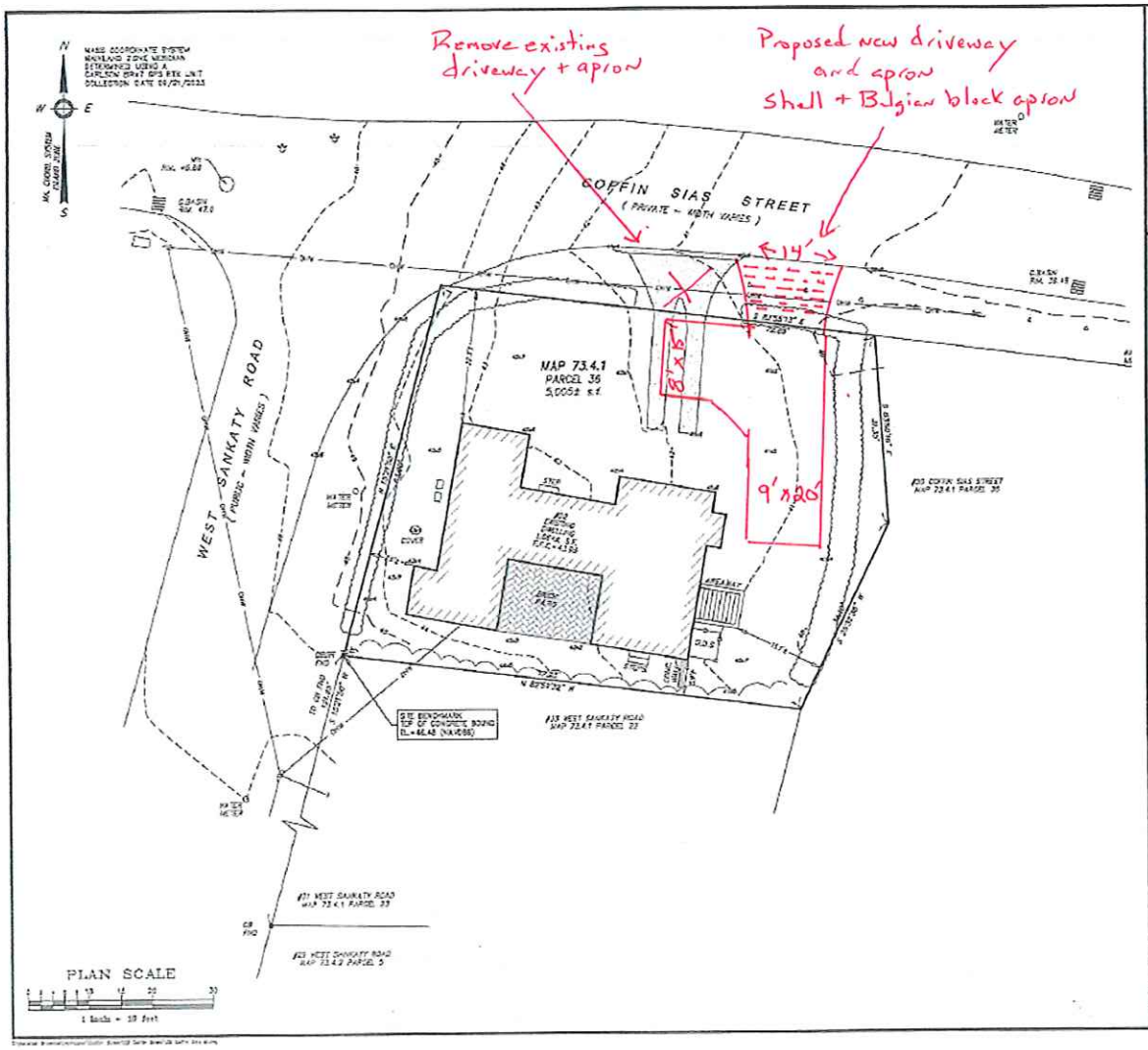
* The home is visible from the street.

22 COFFIN STREET
SIASCONSET



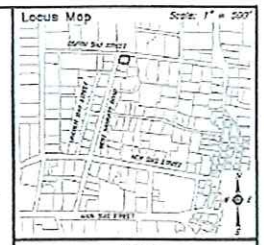






Locus Map

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

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

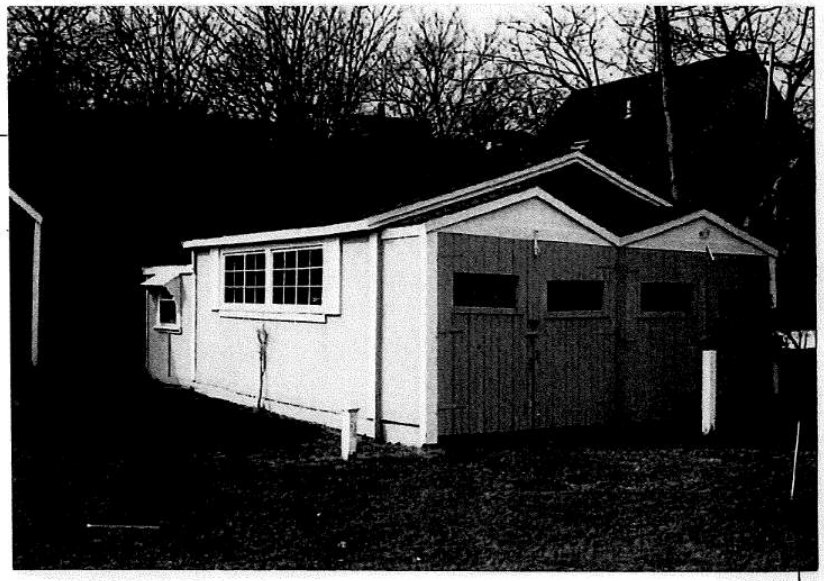
3. Ownership: Private

4. Present Owner: HAMBLIN, ROBERT S.

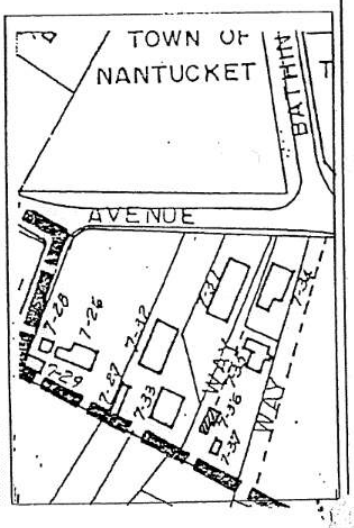
5. Ownership History:
Unknown

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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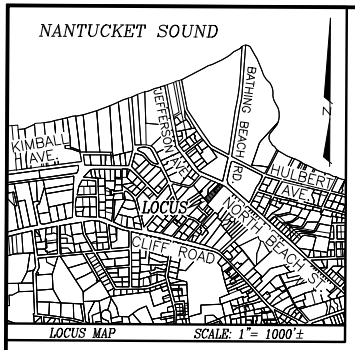
HDC-0.1



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

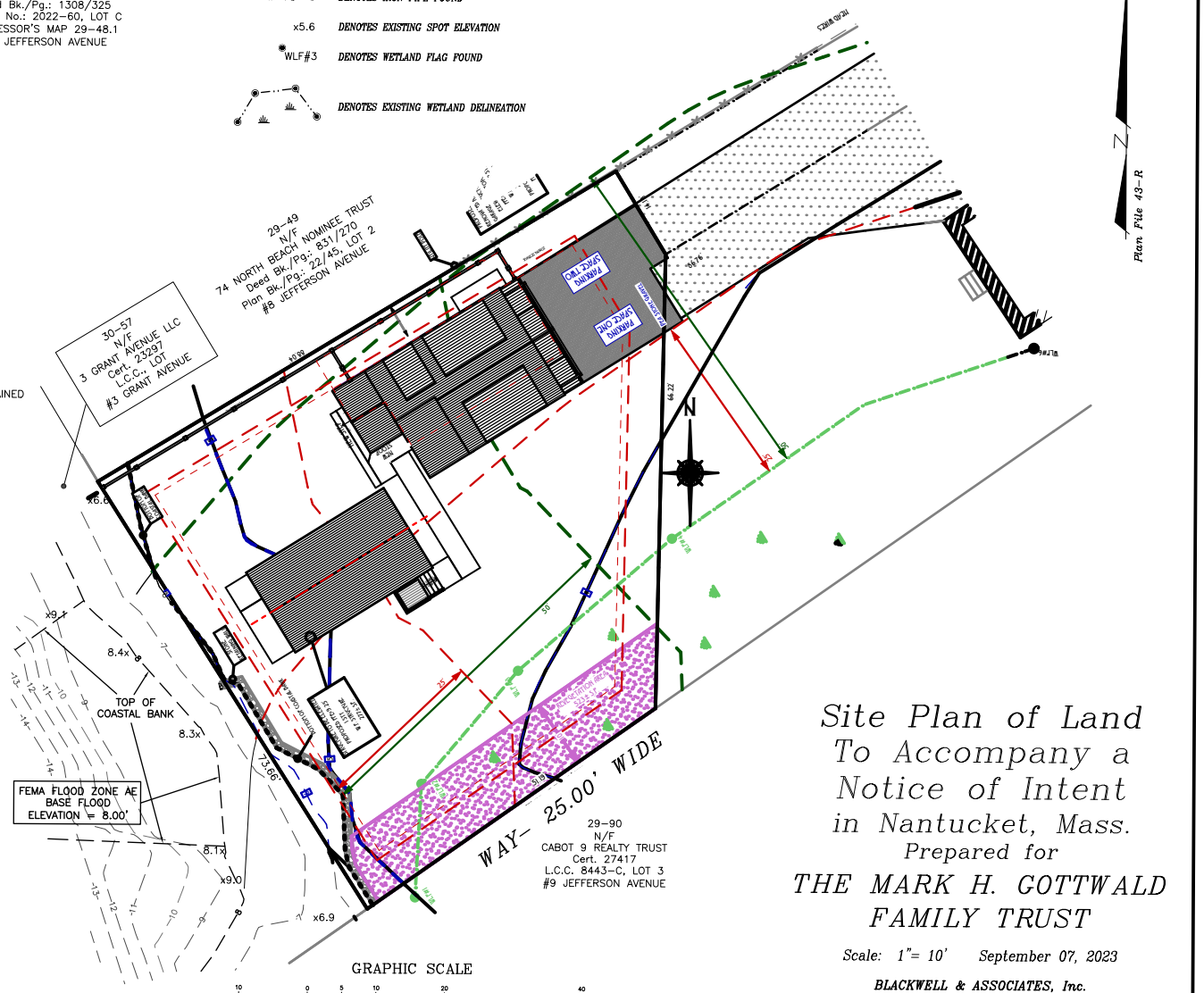
LEGEND

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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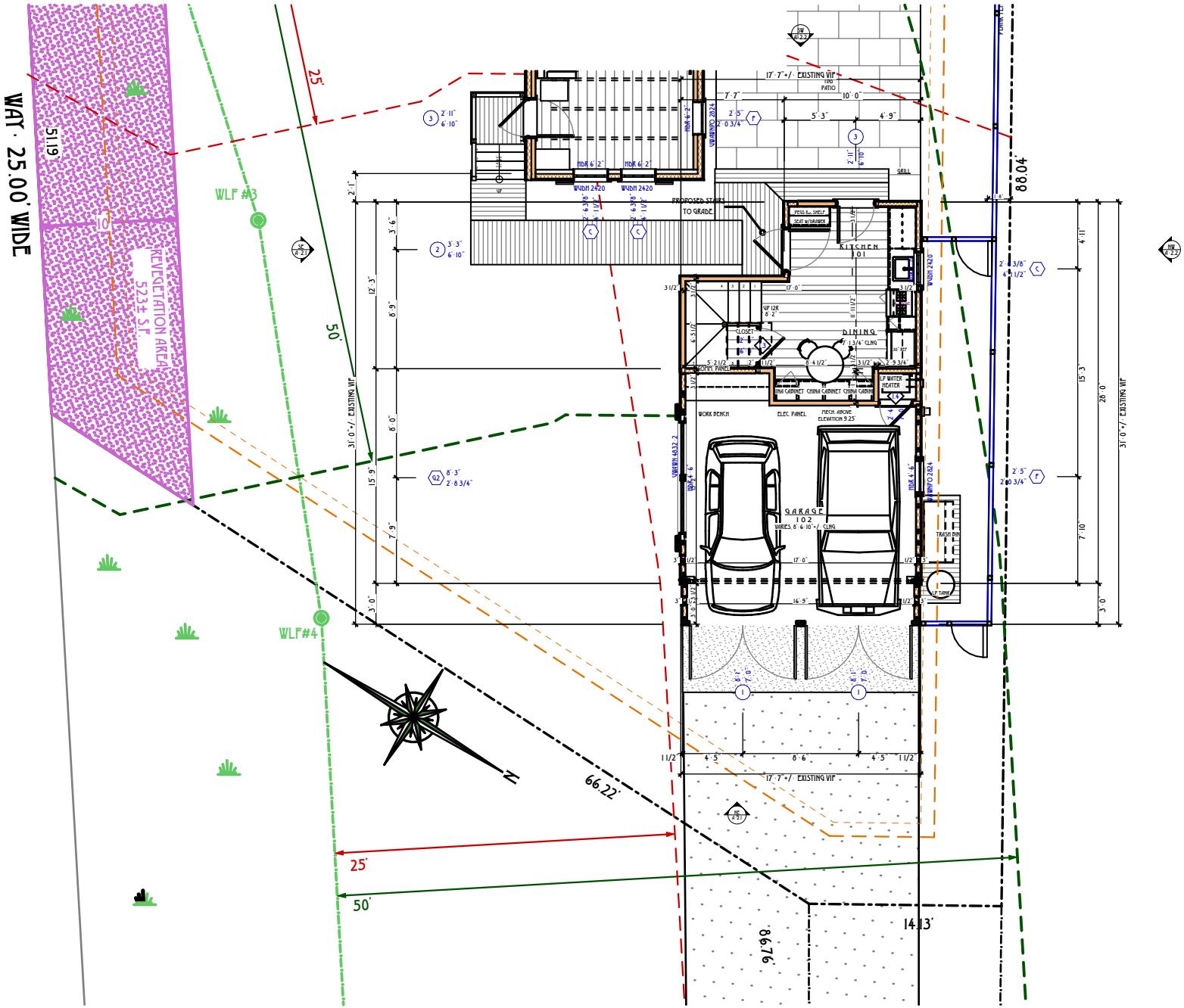
HDC - 0.2

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
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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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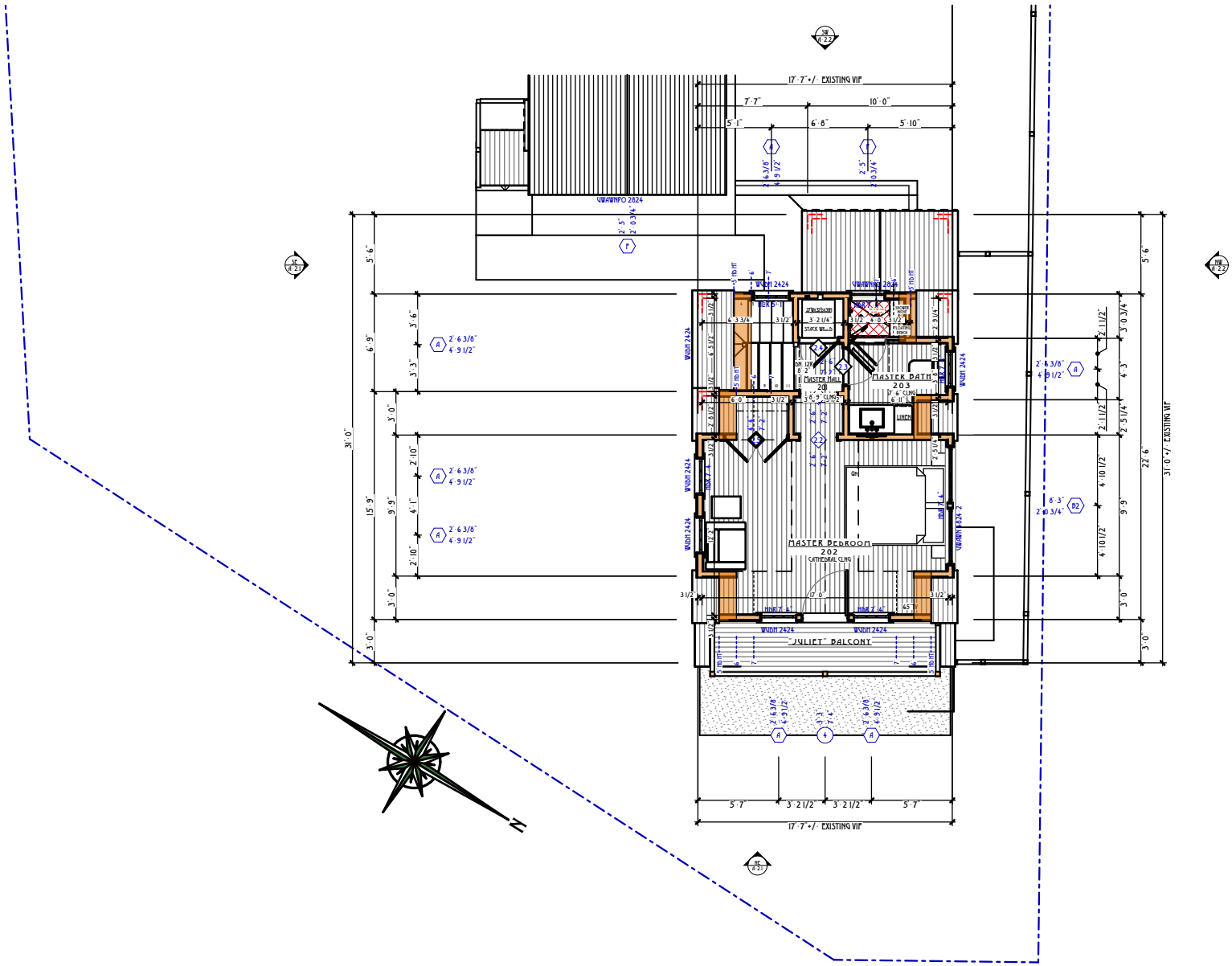
HDC·1.1



2 PROPOSED MAIN HOUSE SECOND FLOOR PLAN · 400.0 S.F+/·

SCALE: 3/32" = 1'-0"

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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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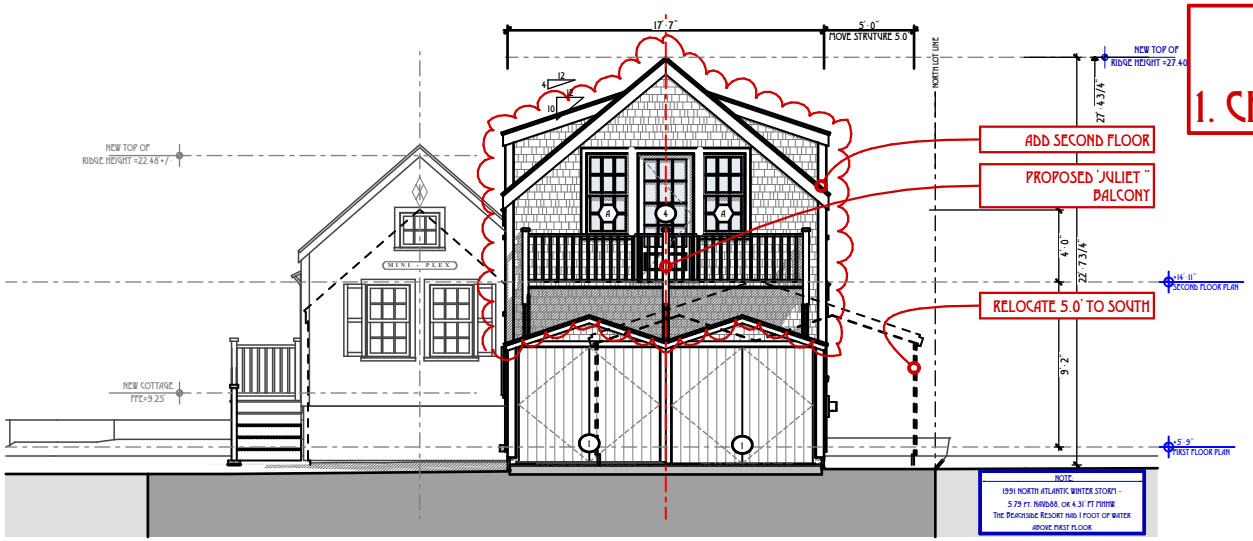
HDC-1.2

REVISIONS: 16 JAN 2025

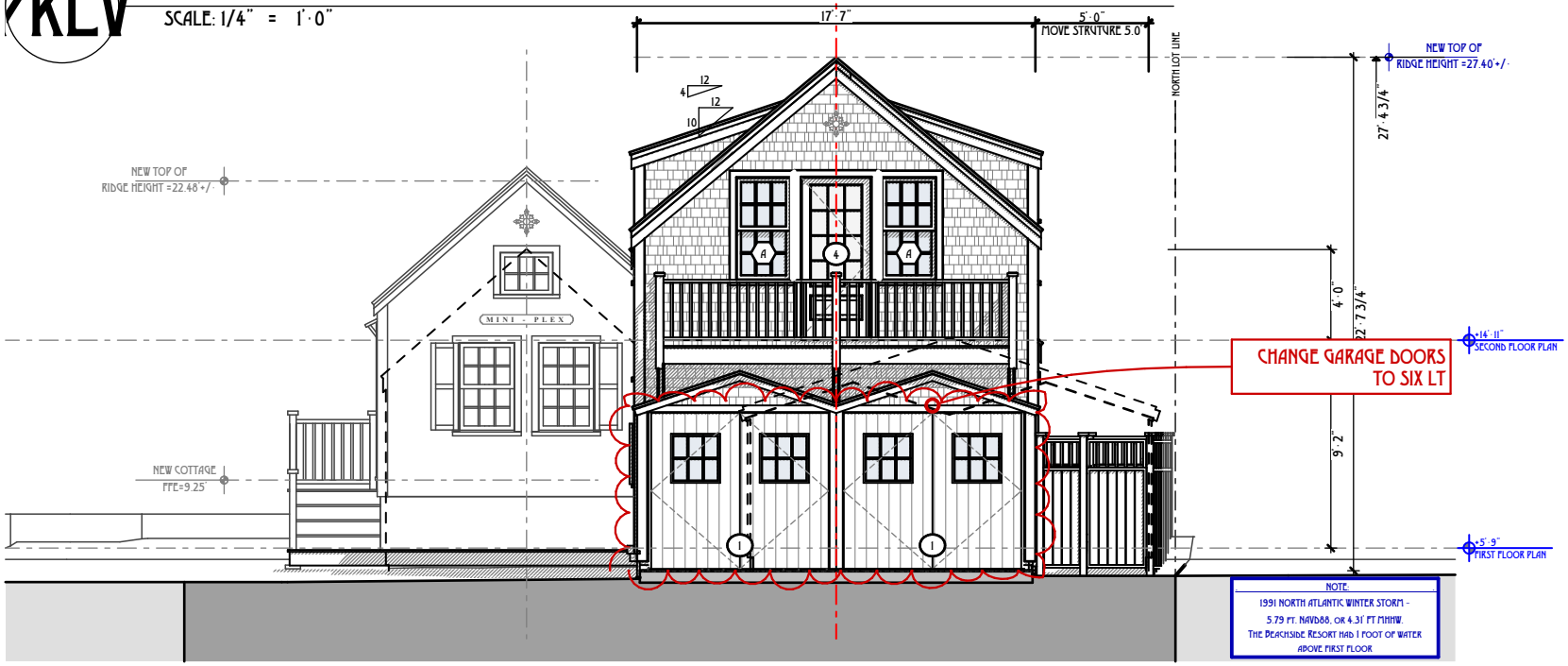
1. CHANGE GARAGE DOORS TO SIX LT



PREV

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



NE

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

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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

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

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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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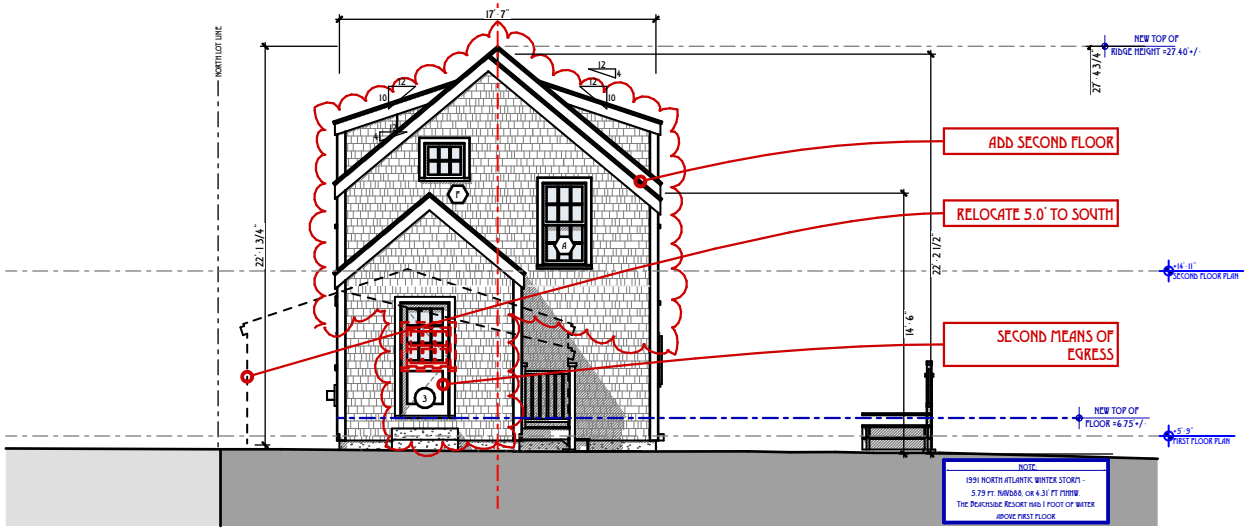
HDC-2.2

REVISIONS: 16 JAN 2025

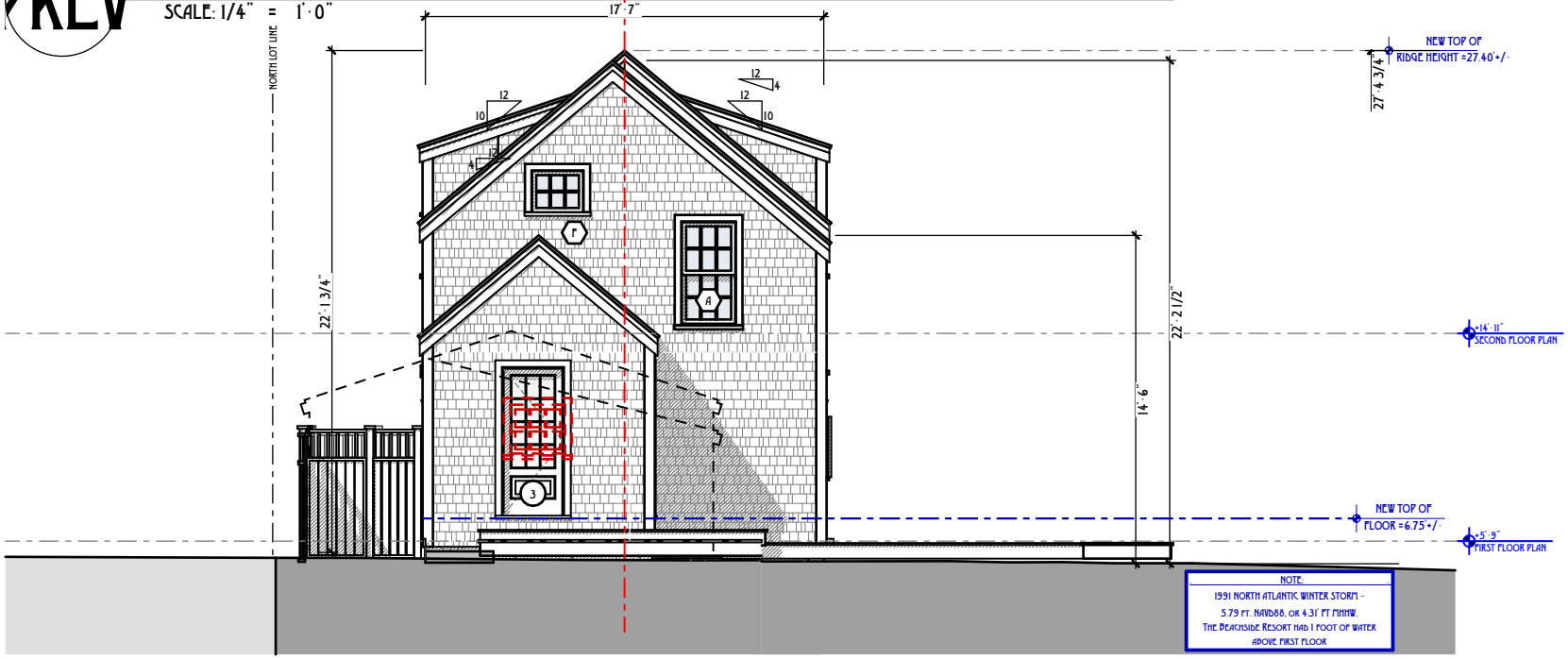
1. NO CHANGE



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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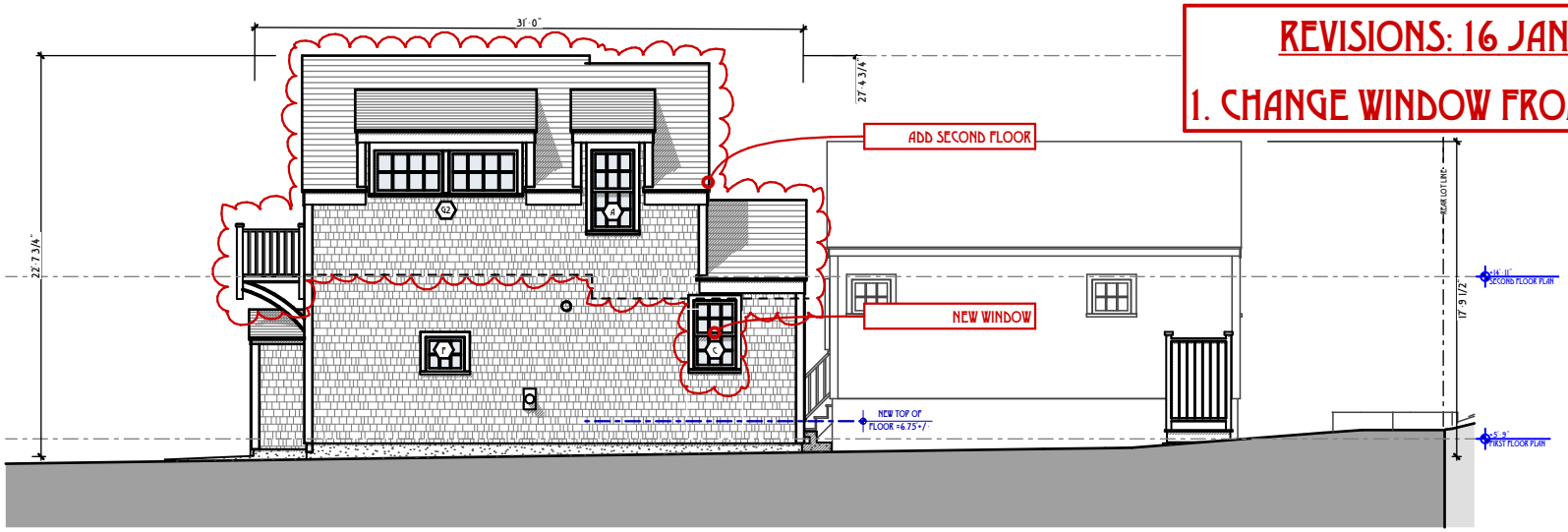
HDC-2.3

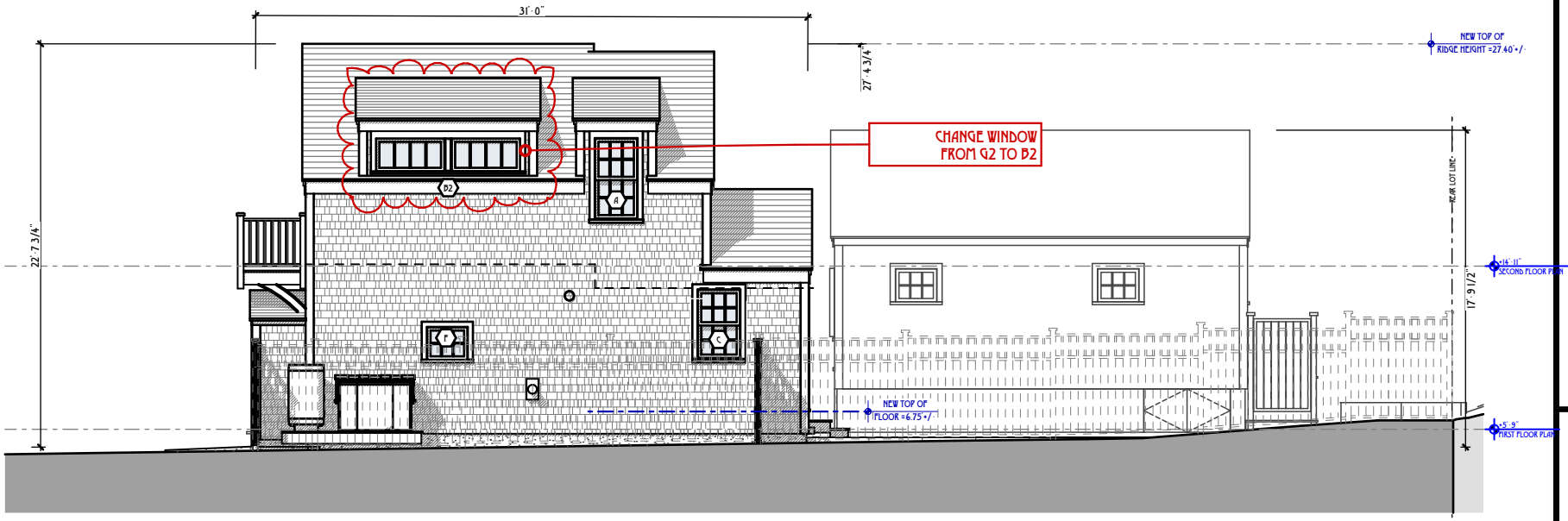
REVISIONS: 16 JAN 2025

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°: 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

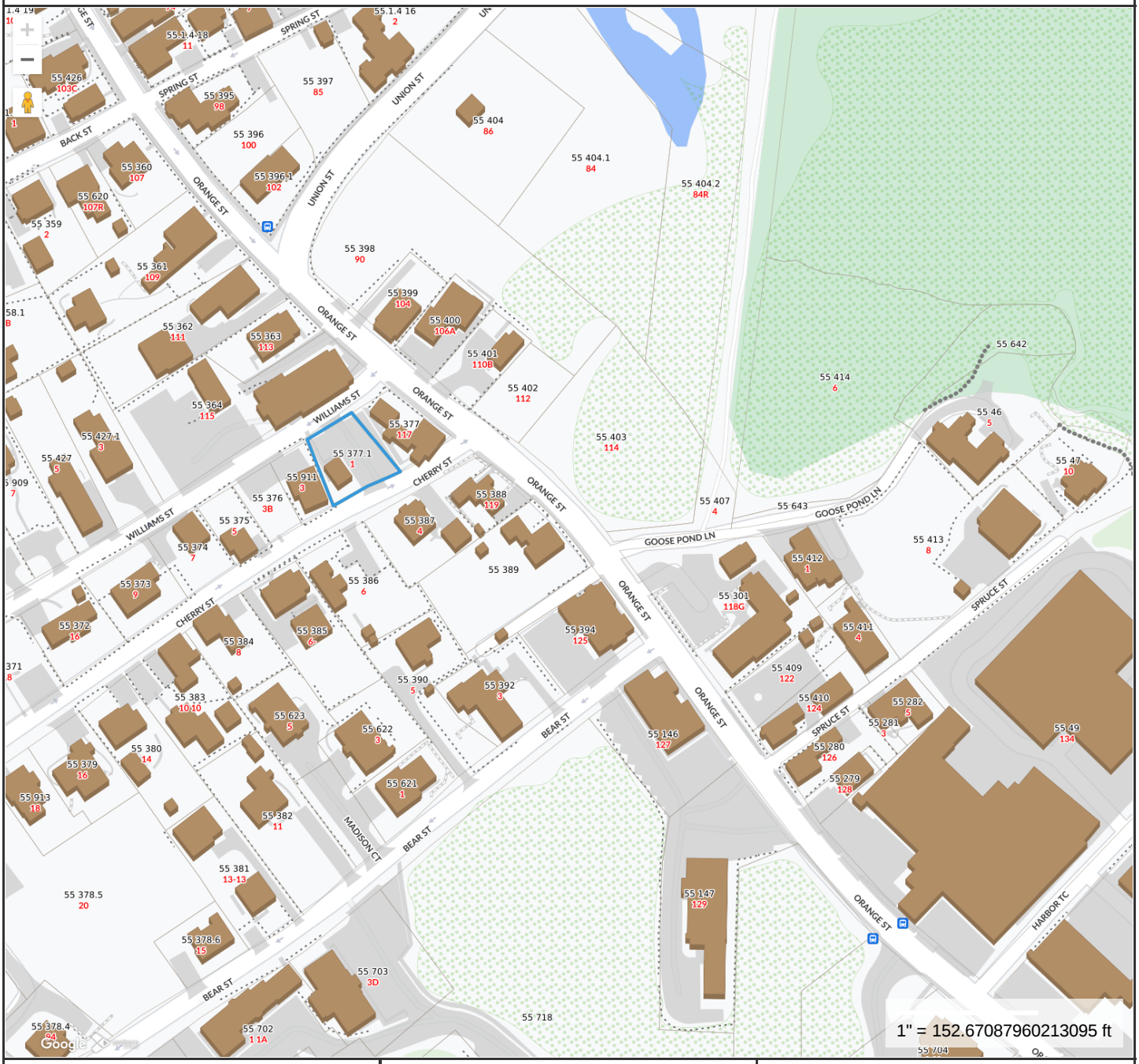
Trim NATURAL QUAKER GRAY Sash BLACK Doors BLACK

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

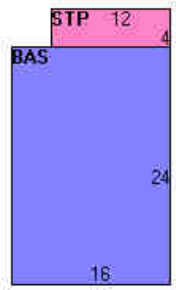
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior 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

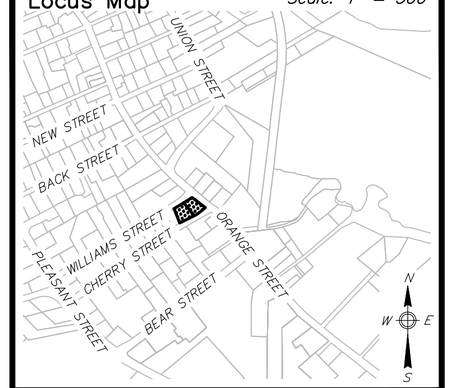
SSM

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

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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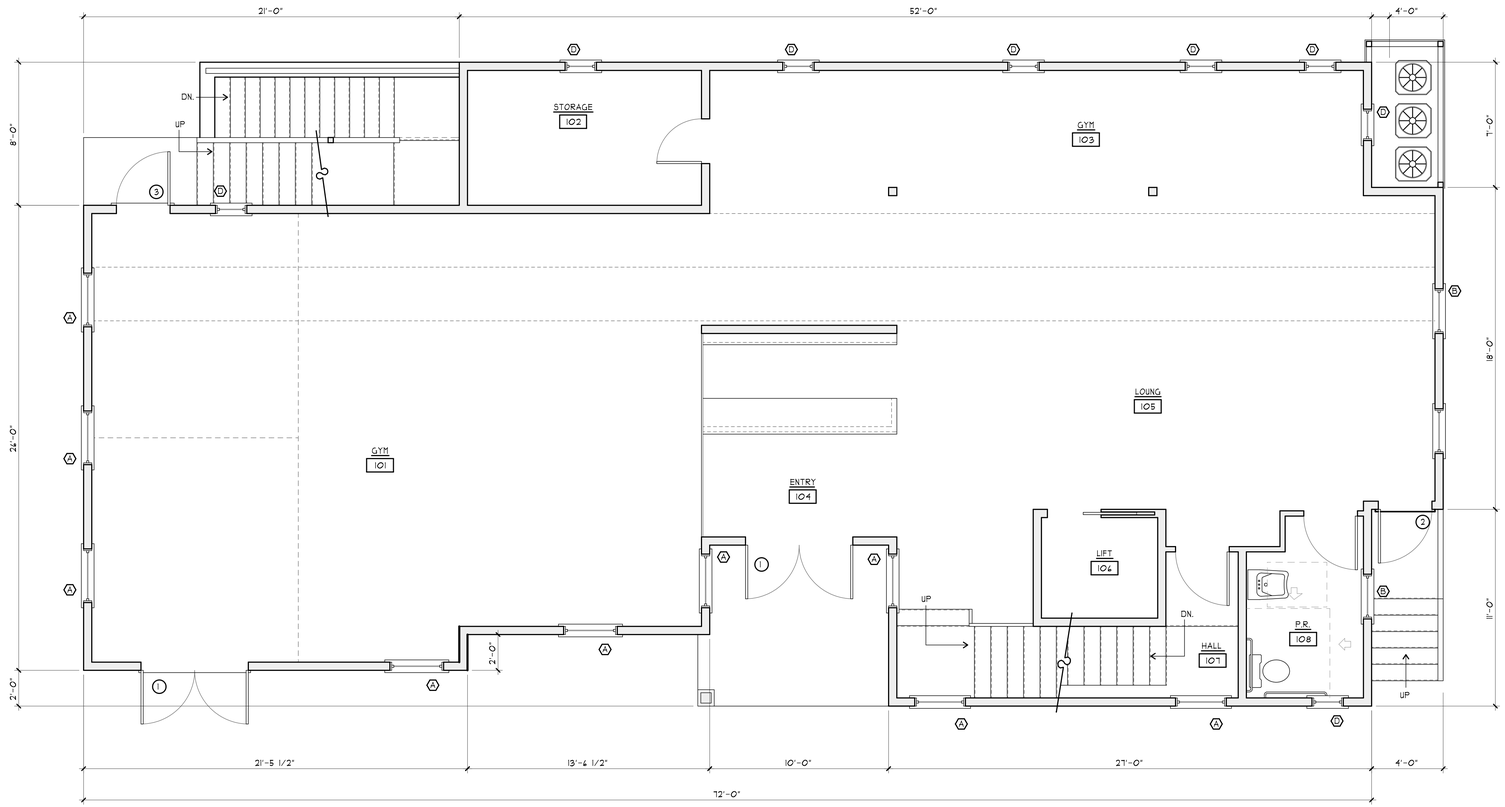
THE FLAGSHIP CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

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

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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: 3771

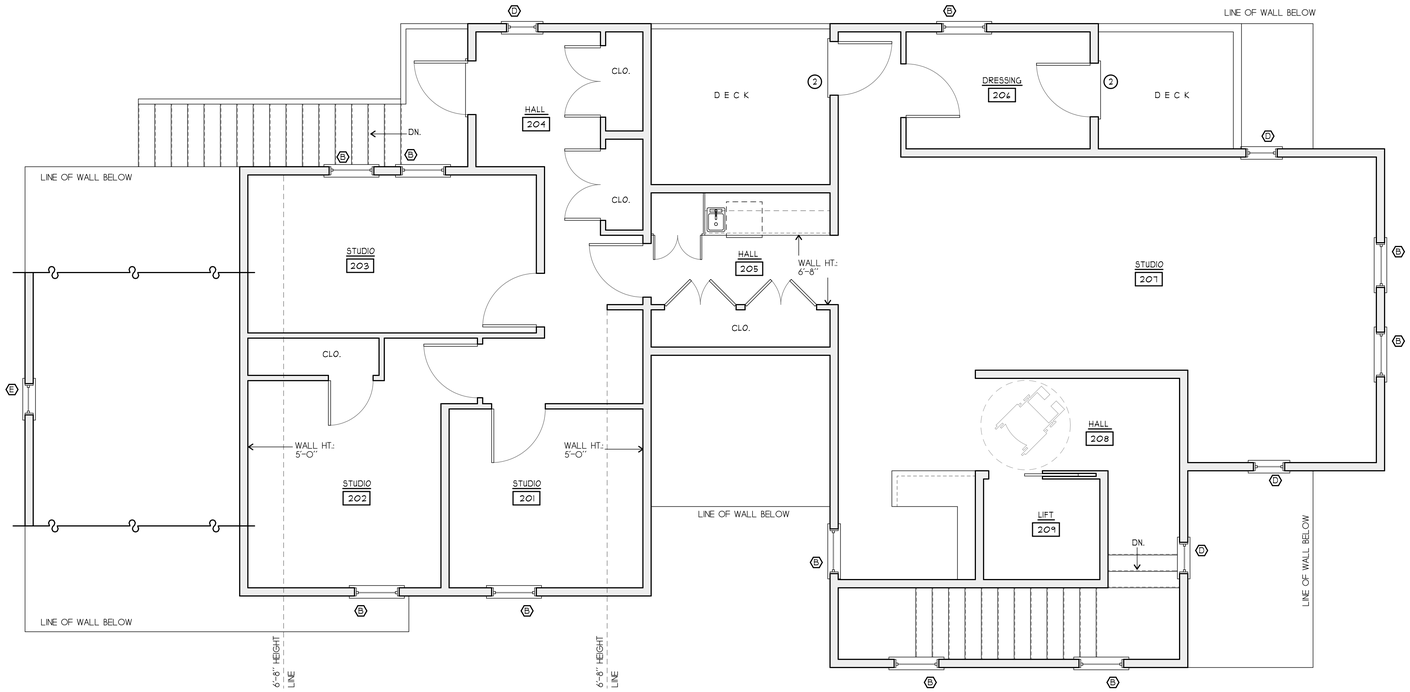
FLOOR PLANS

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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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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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:
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.

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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
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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

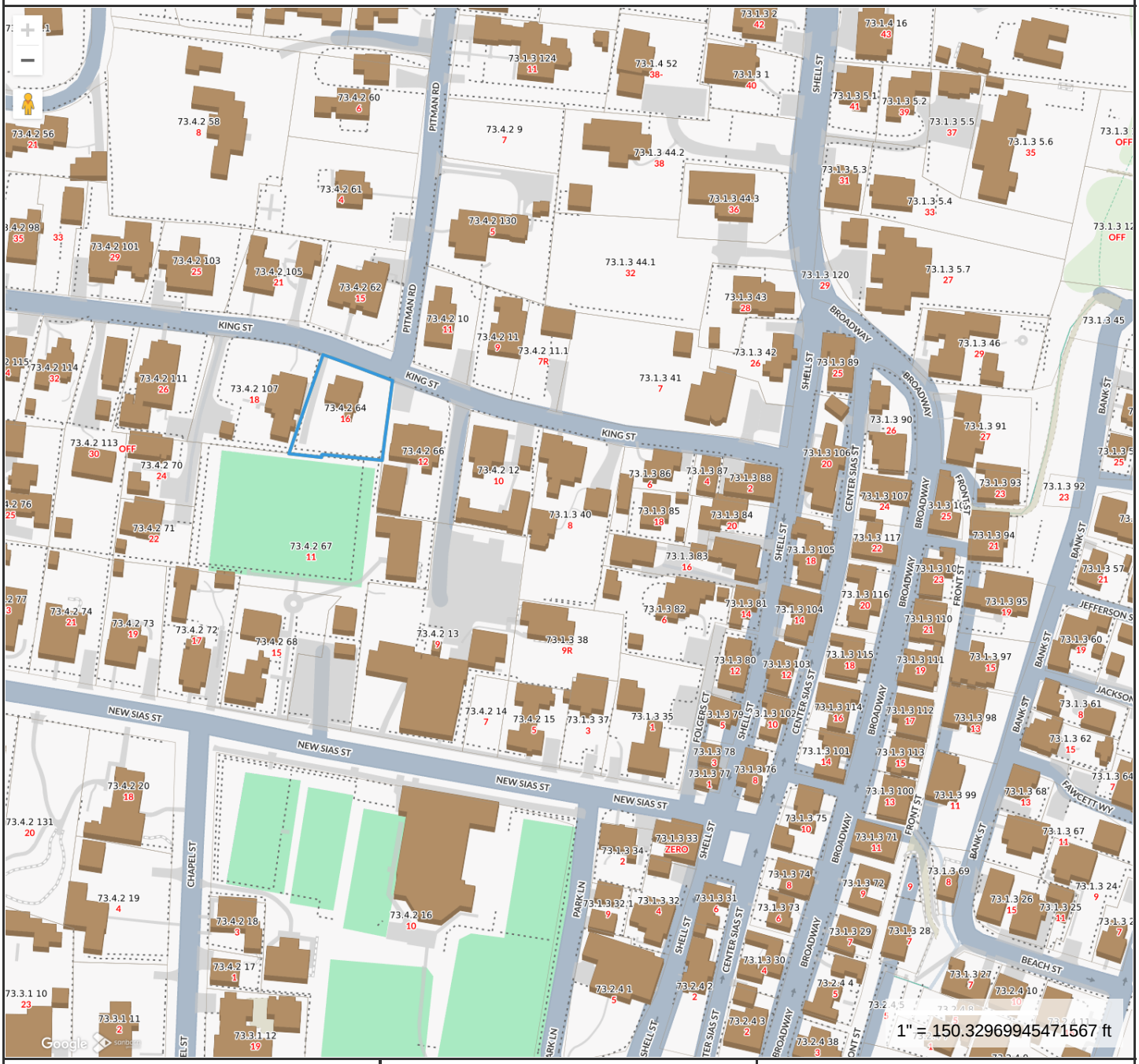
Trim WHITE (TME) Sash ~~WHITE~~ BLACK Doors (FRONT) EXISTING (SALMON PINK)

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

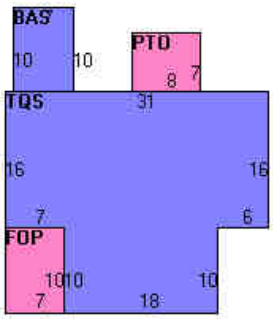
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Below Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft 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.

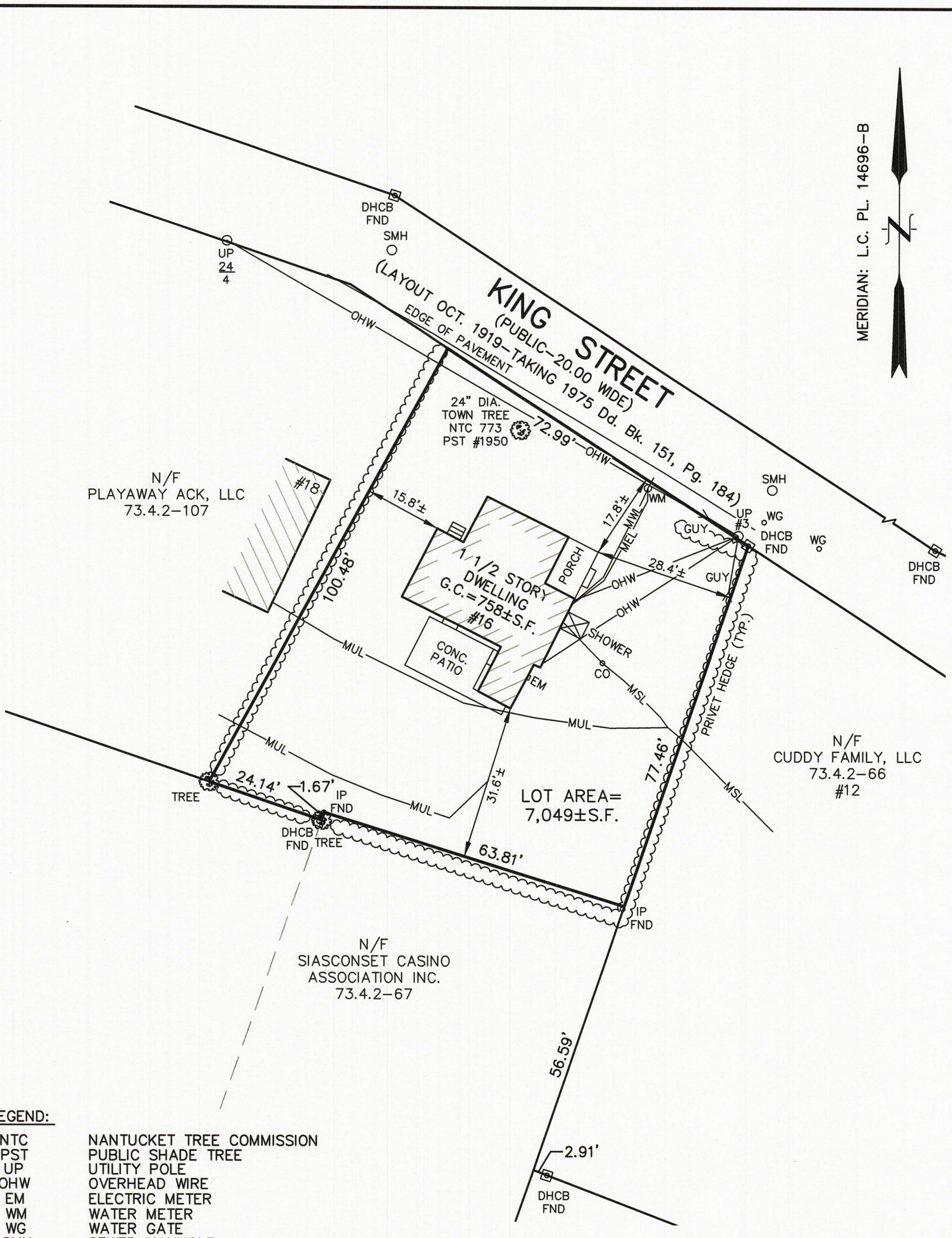
CHAMBERS VIRGINIA G TR
PO BOX 83
SIASCONSET, MA 02564

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

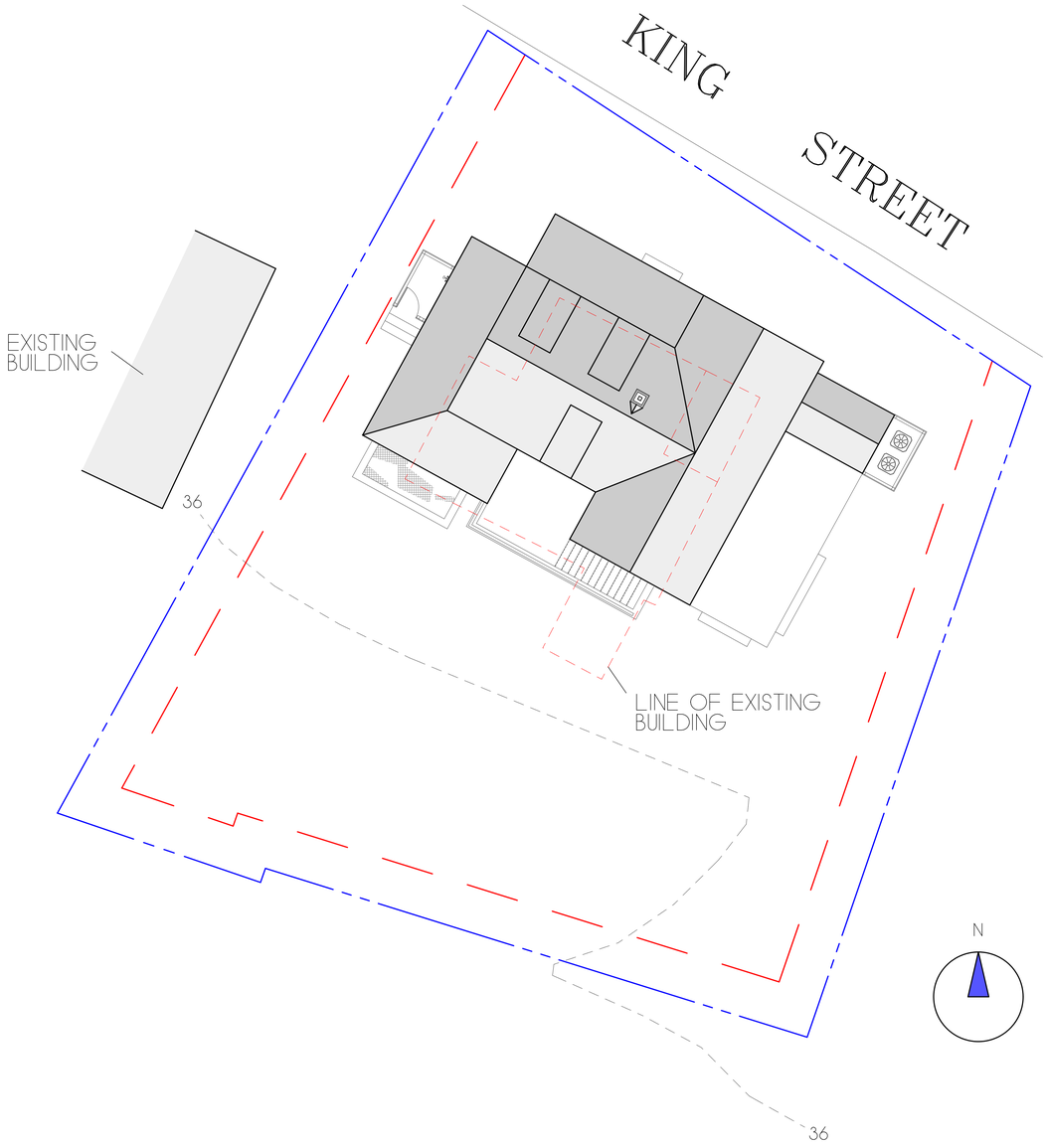
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

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

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REID FAMILY TRUST
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

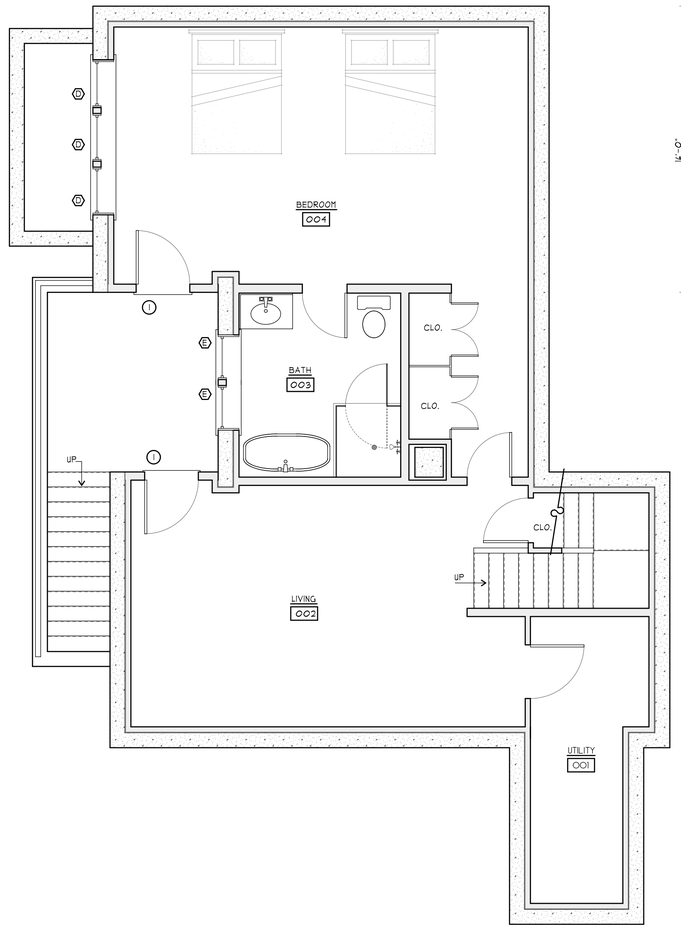
MAP: 73.4.2 PARCEL: 64

H.D.C. SITE PLAN

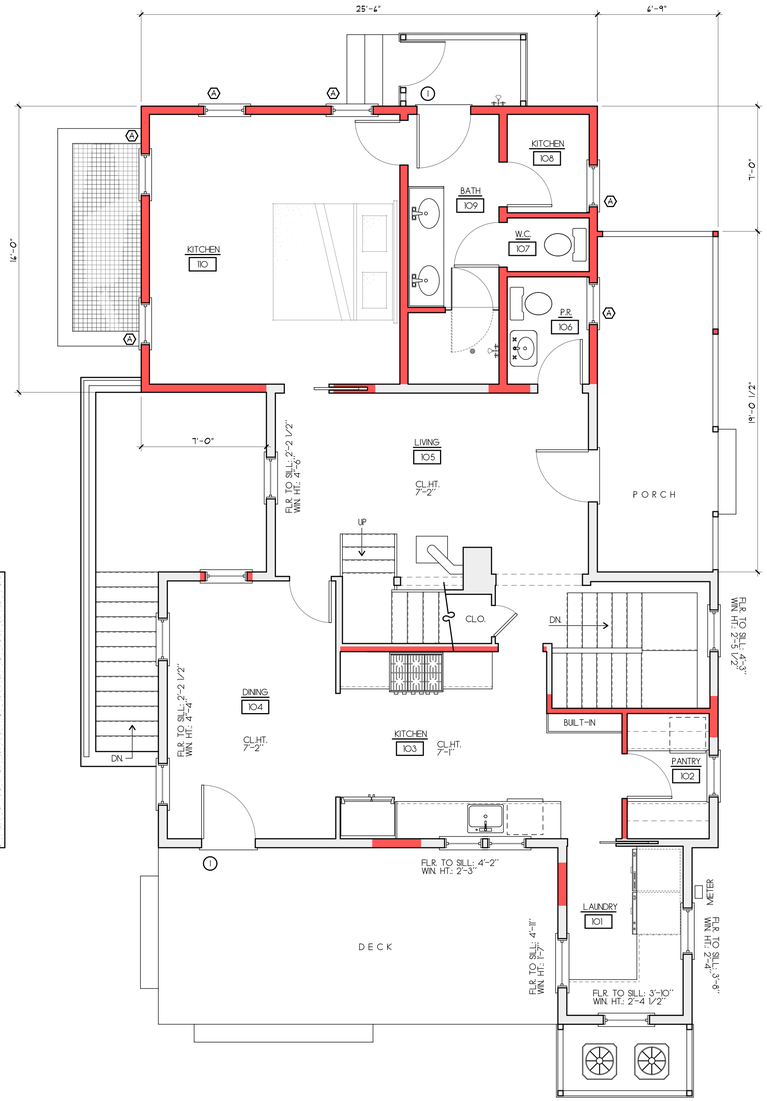
ADDRESS:	DATE:	SCALE:	SHEET NO.
16 KING STREET NANTUCKET, MA 02554	1/22/2025	1/8" = 1'-0"	S 1

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.

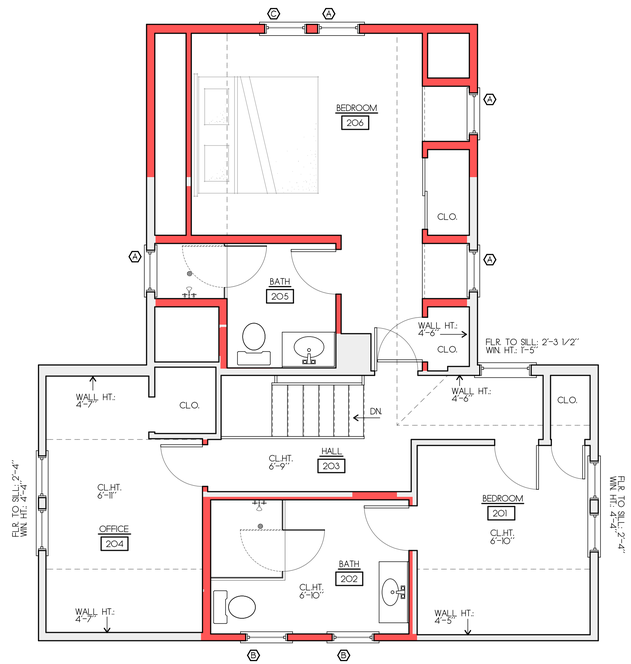


BASEMENT PLAN
SCALE: 1/4"=1'-0" 1150 S.F.



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

NOTE:
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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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REID FAMILY TRUST
DRAWN BY: ETHAN McMORROW
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NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

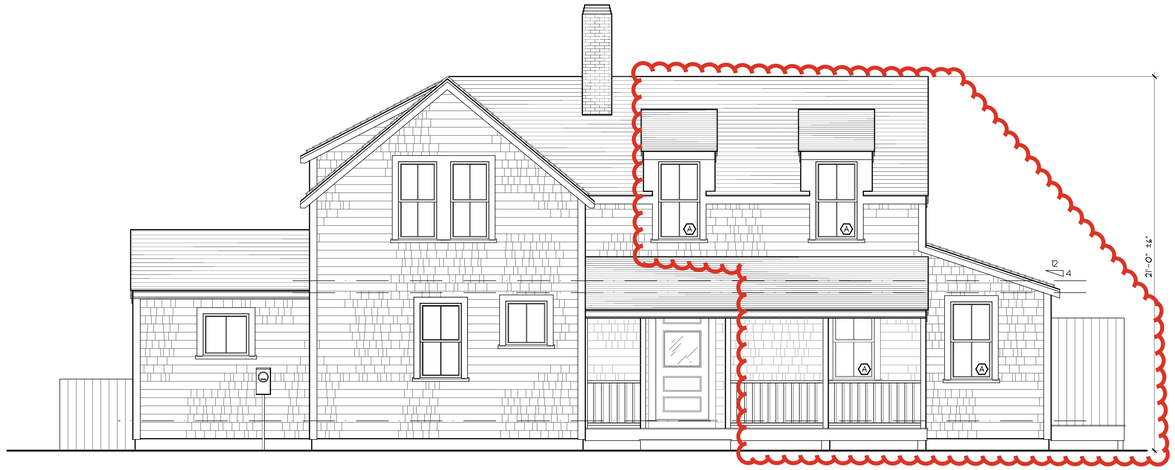
MAP: 73.4.2 PARCEL: 64
FLOOR PLANS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 1/22/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



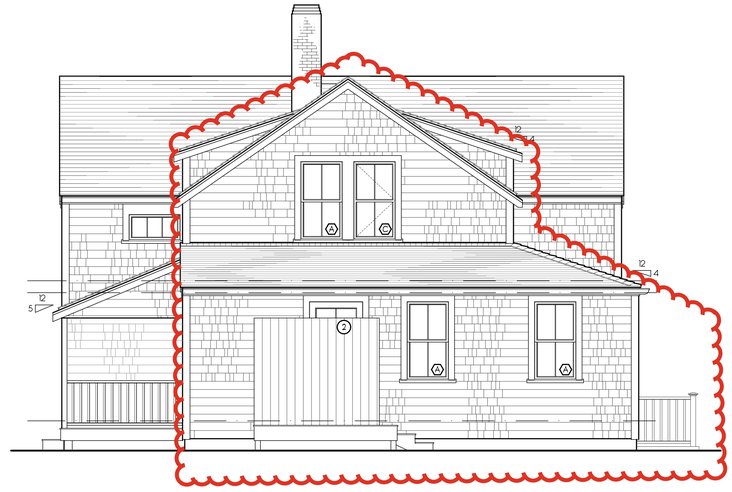
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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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REID FAMILY TRUST
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NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

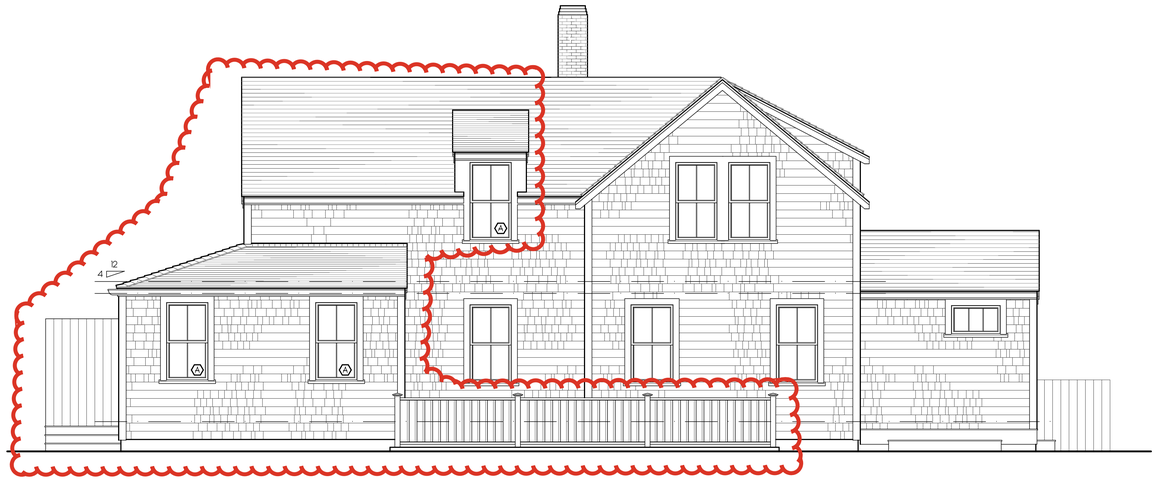
MAP: 73.4.2 PARCEL: 64
ELEVATIONS
ADDRESS: 16 KING STREET NANTUCKET, MA 02554
DATE: 1/22/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



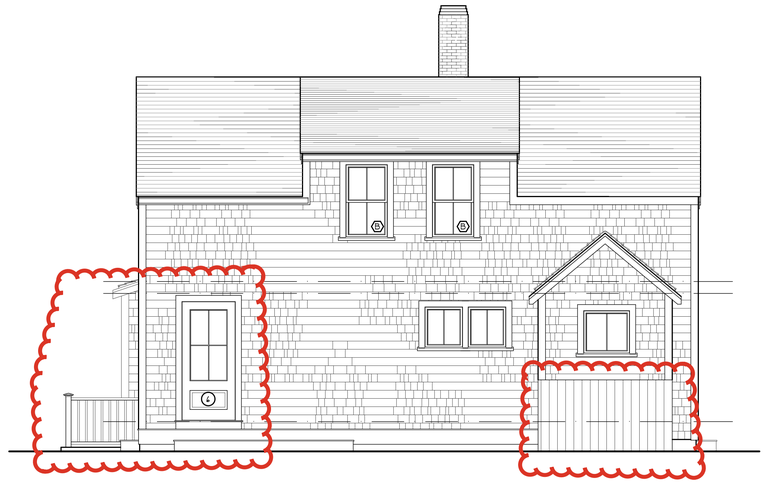
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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
1/05/2025: 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 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

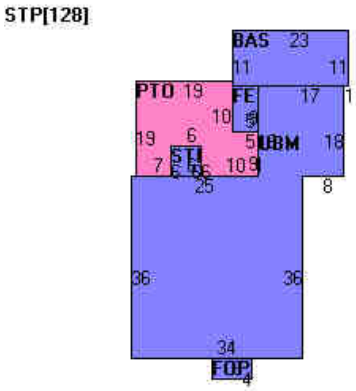
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Excellent +
Stories:	2.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior 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)

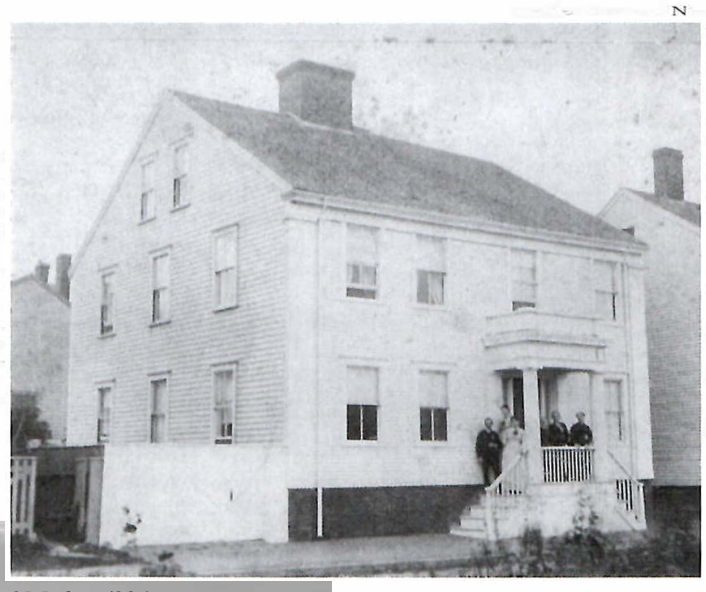
32 Originally typical Nantucket house. 2½-story shingle on high brick basement, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway with sidelights occupying space of former 2 east openings, stoop, 12/12-paned windows.

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.

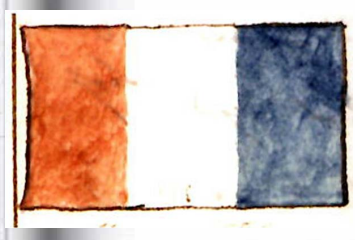
35 Built *ca.* 1786 for George Lawrence, typical Nantucket house. 2½-story shingle, ridge chimney,

25 India Street: built circa 1794 for Mary Norris of Pennsylvania



25 India, /886

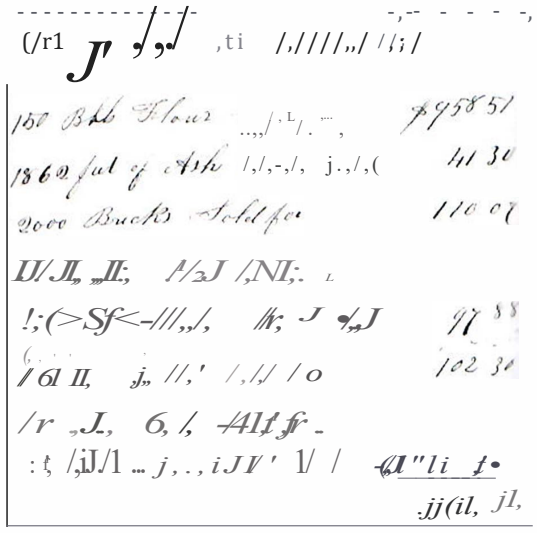
In 1794 house-carpenter John Jenkins exercised a power of attorney for Mary Norris of Chester, Pennsylvania, when he purchased this land for her in 1794, and when he sold the land and buildings to Daniel Comn in 1810, he had a power of attorney from Charles Norris of Norriton, Pennsylvania. It does not 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.

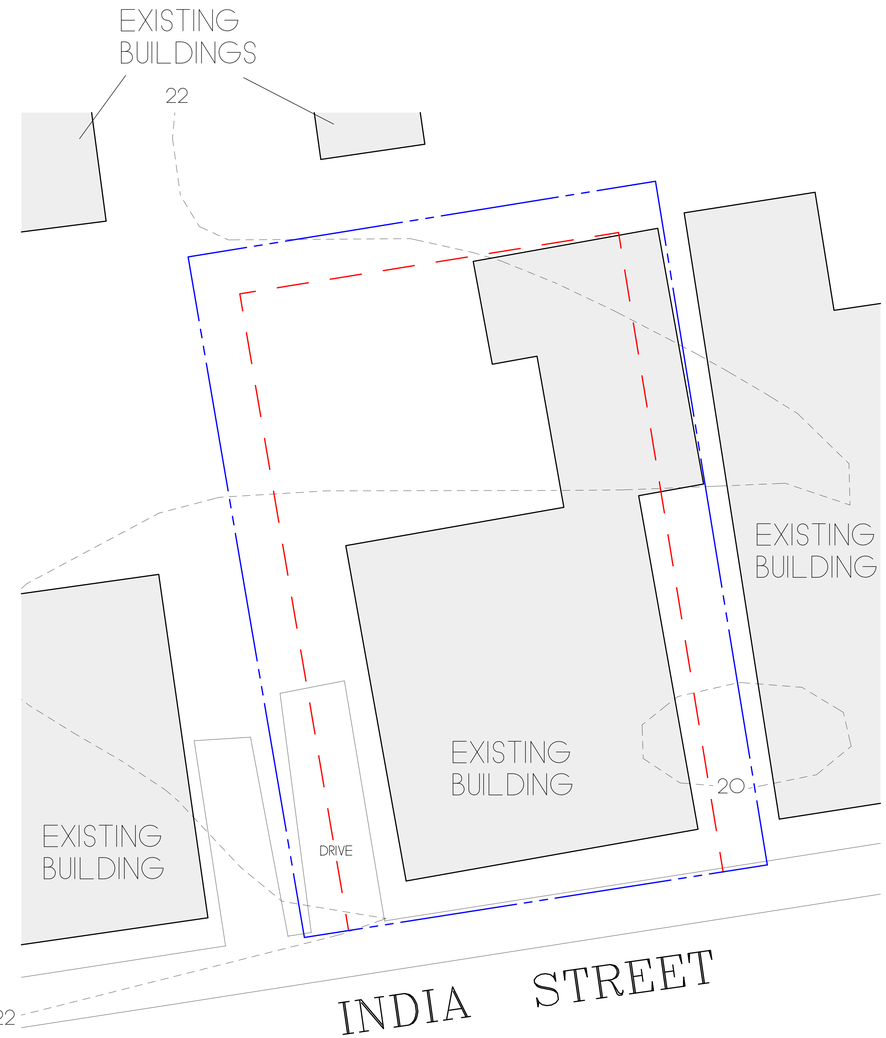
Revised December 5, 2008


SOUTH
EAST
25
1VLS23


SOUTH WEST

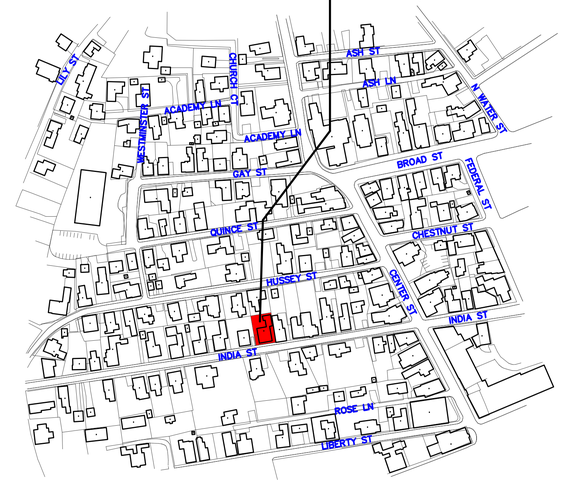

(NORTH)
HOUSE LOCATION
12
HUSSEY STREET


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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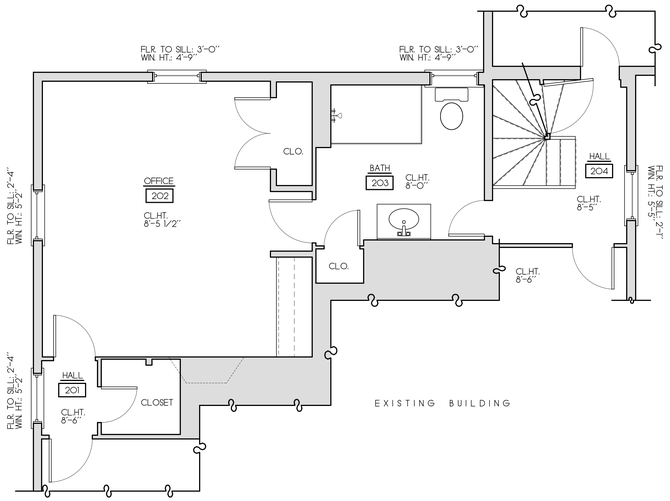
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

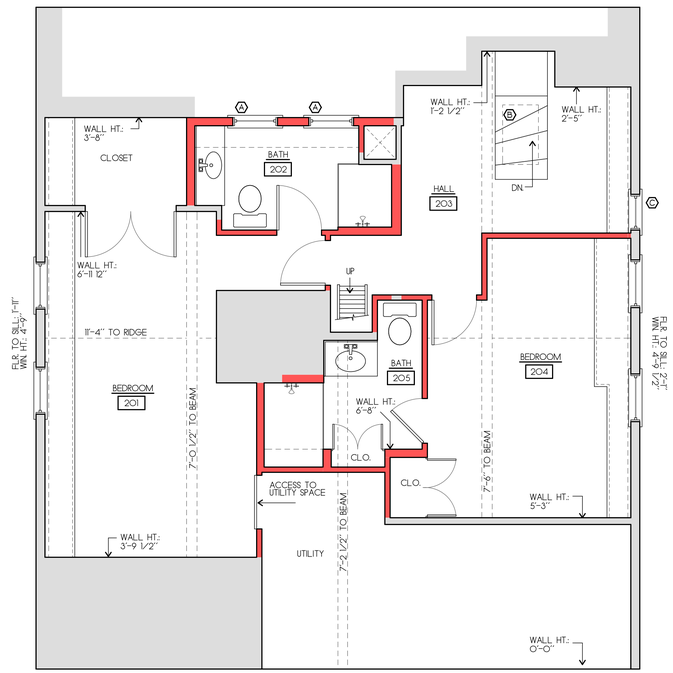
MAP: 42.3.4 PARCEL: 106
H.D.C. SITE PLAN
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 1/24/2025
SCALE: 1/4" = 1'-0"

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:
10/18/2024: AS-BUILT MEASURING
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RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1062
NANTUCKET, MA. 02554
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:
10/18/2024: AS-BUILT MEASURING
12/2/2024: AS-BUILT PLANS
12/5/2024: PROGRESS PRINT
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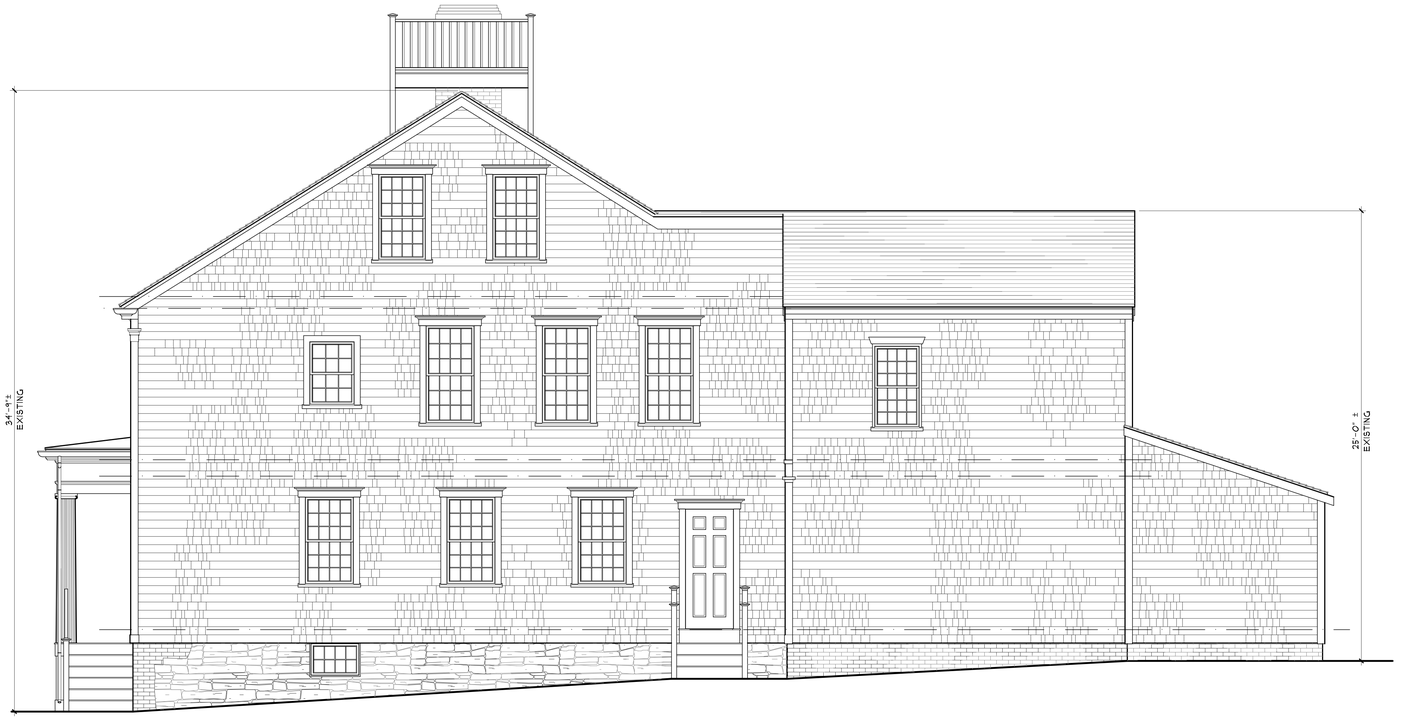
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

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 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

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.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible 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.

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

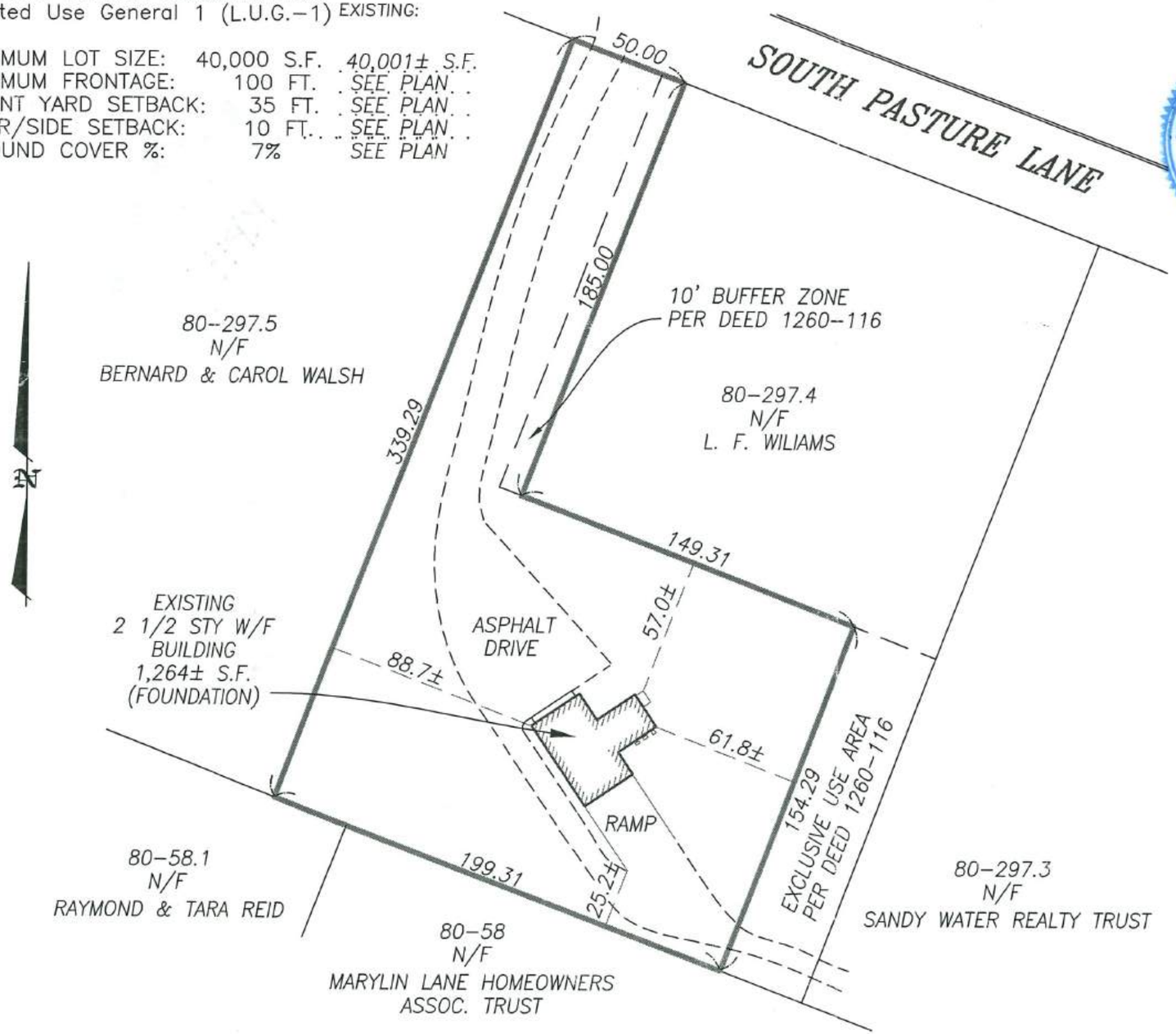
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

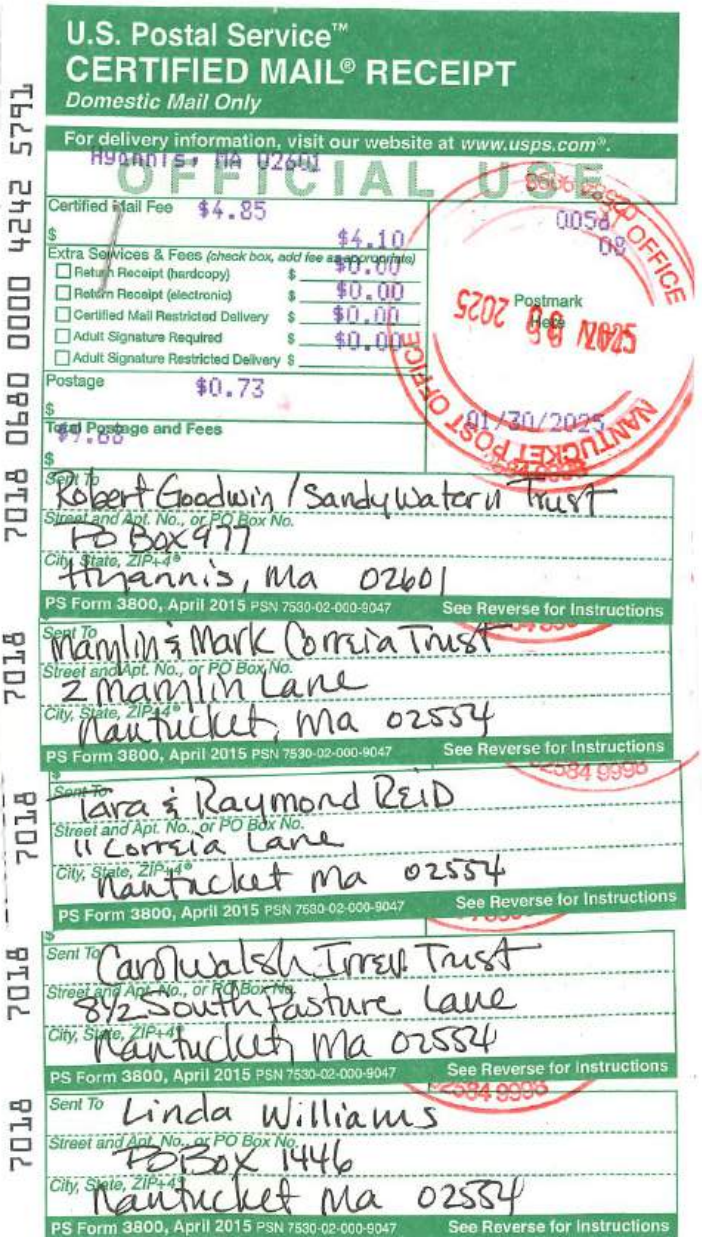
CORRIEA MARYLIN R & MARK A TRST
MARYLIN LANE HOMEOWNERS ASSC
TRUST
2 MARYLIN LN
NANTUCKET, MA 02554

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

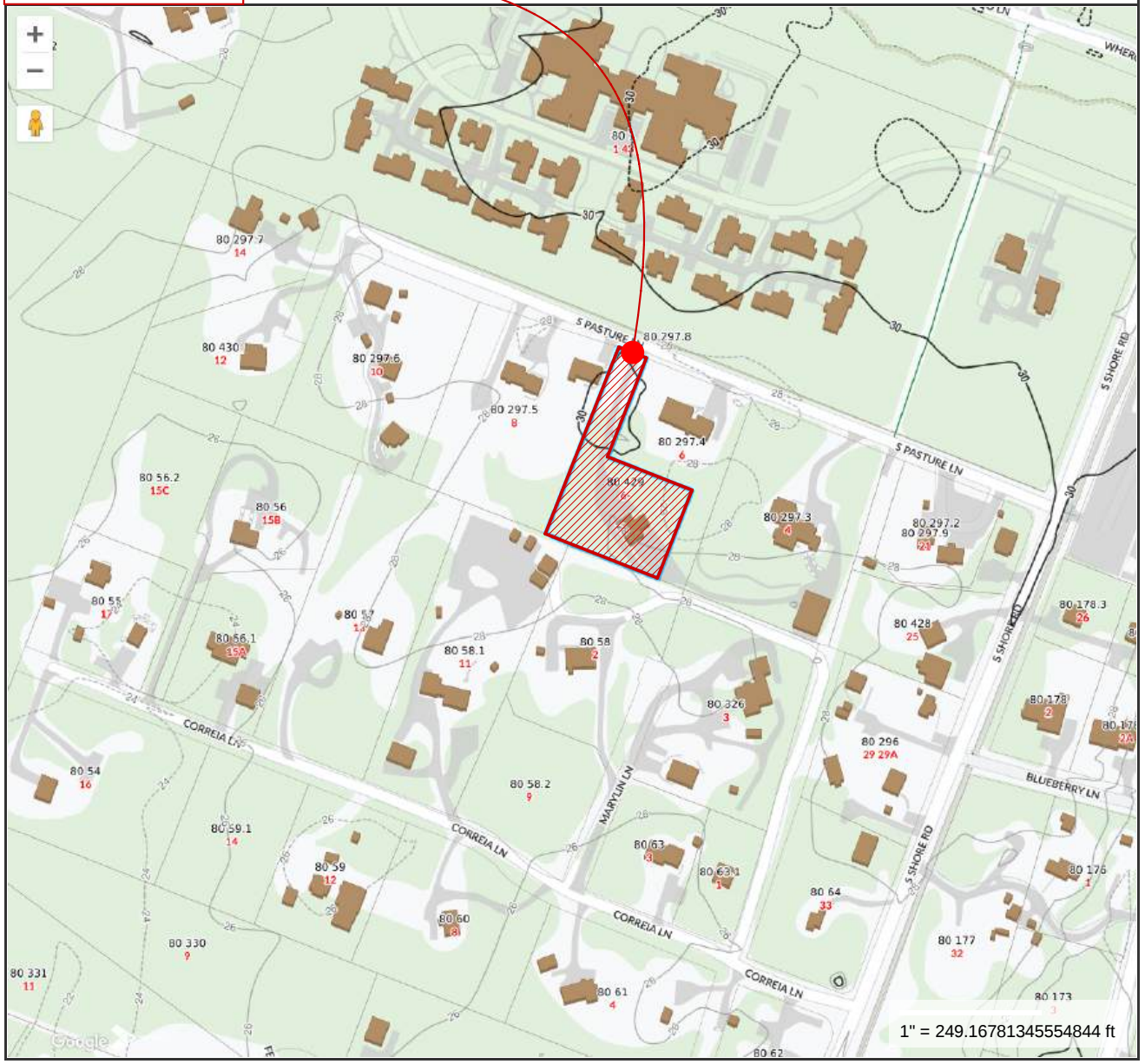


Abutters Listing

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.:

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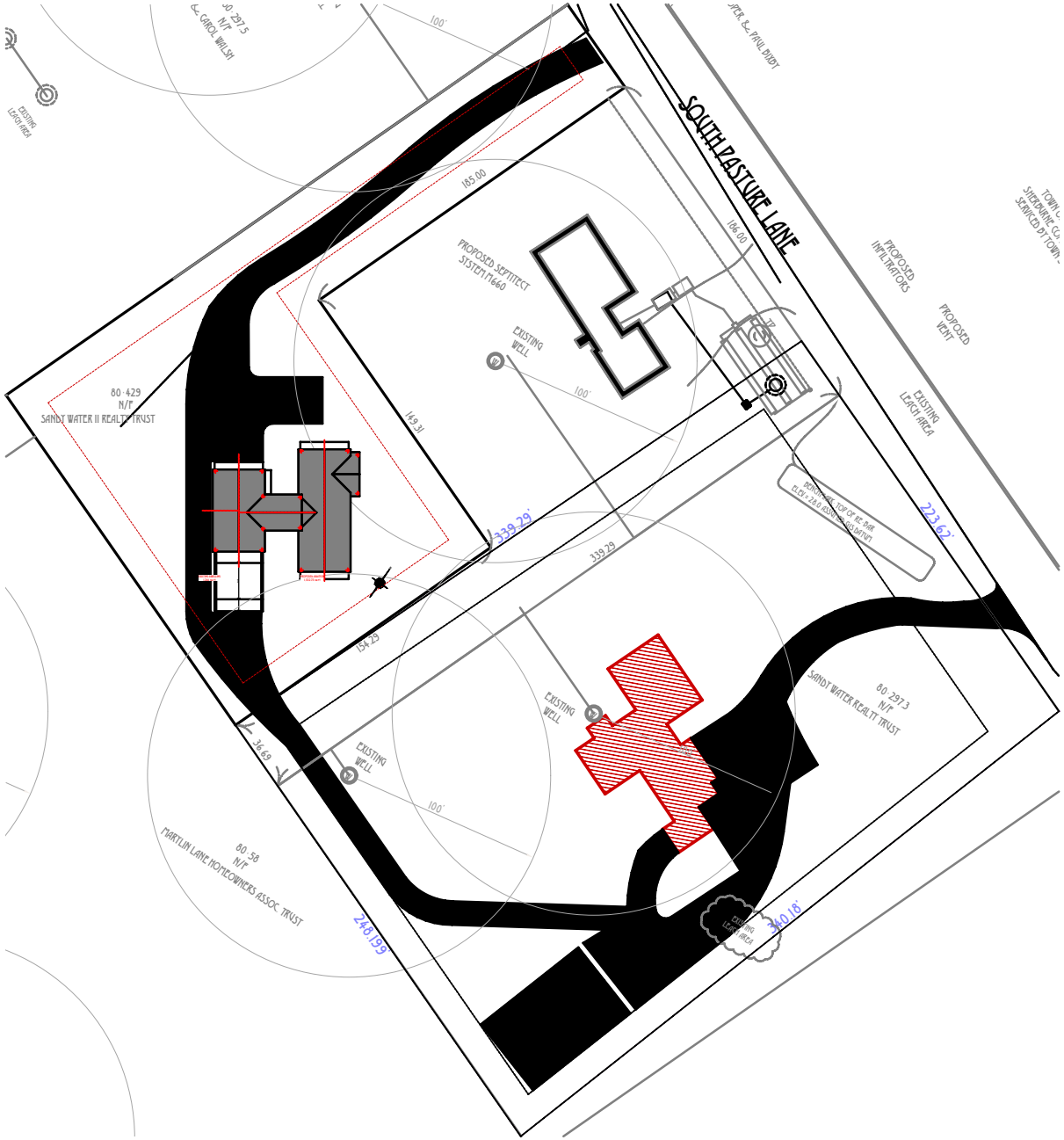
HDC 0.1



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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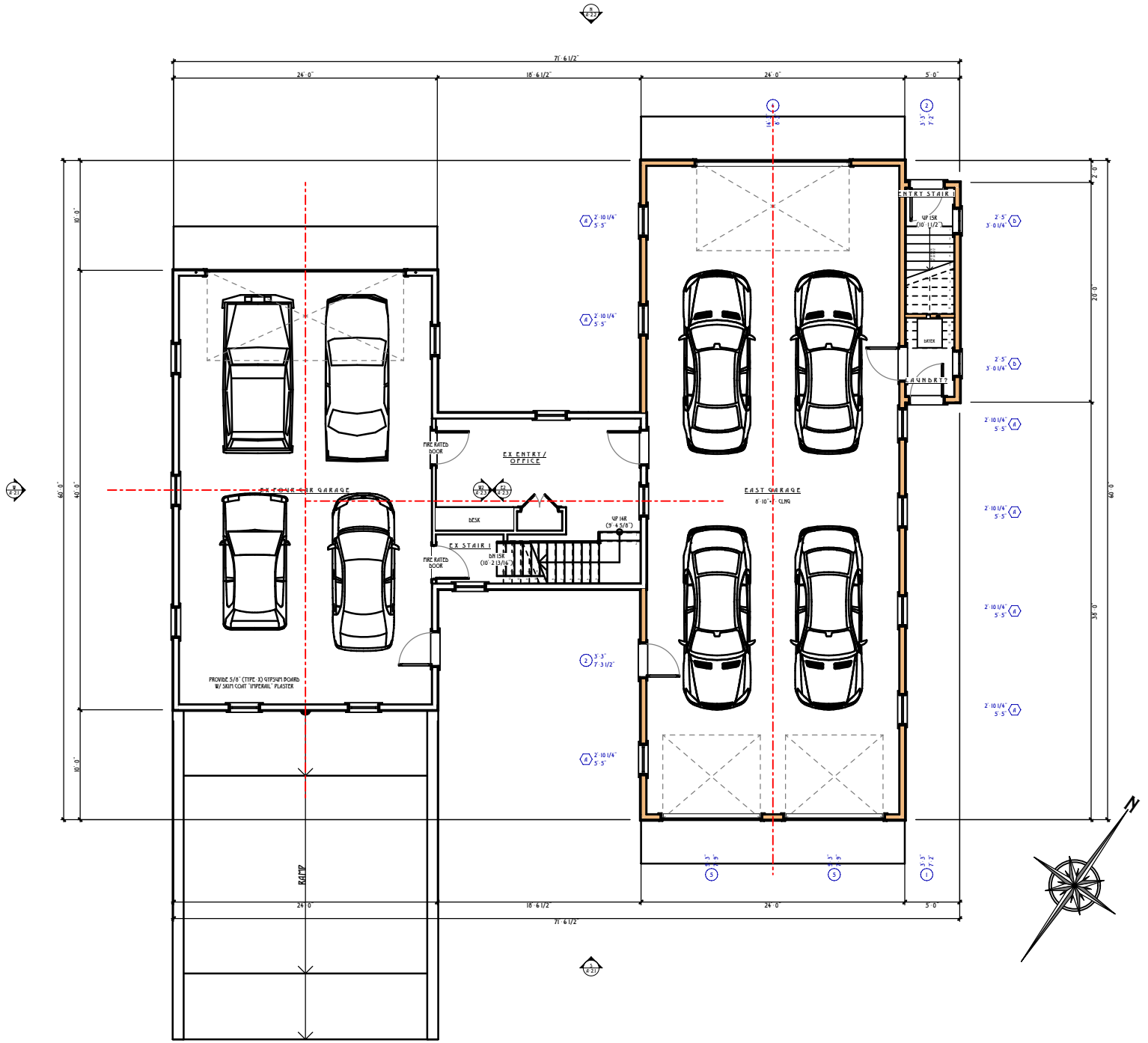
HDC 0.2



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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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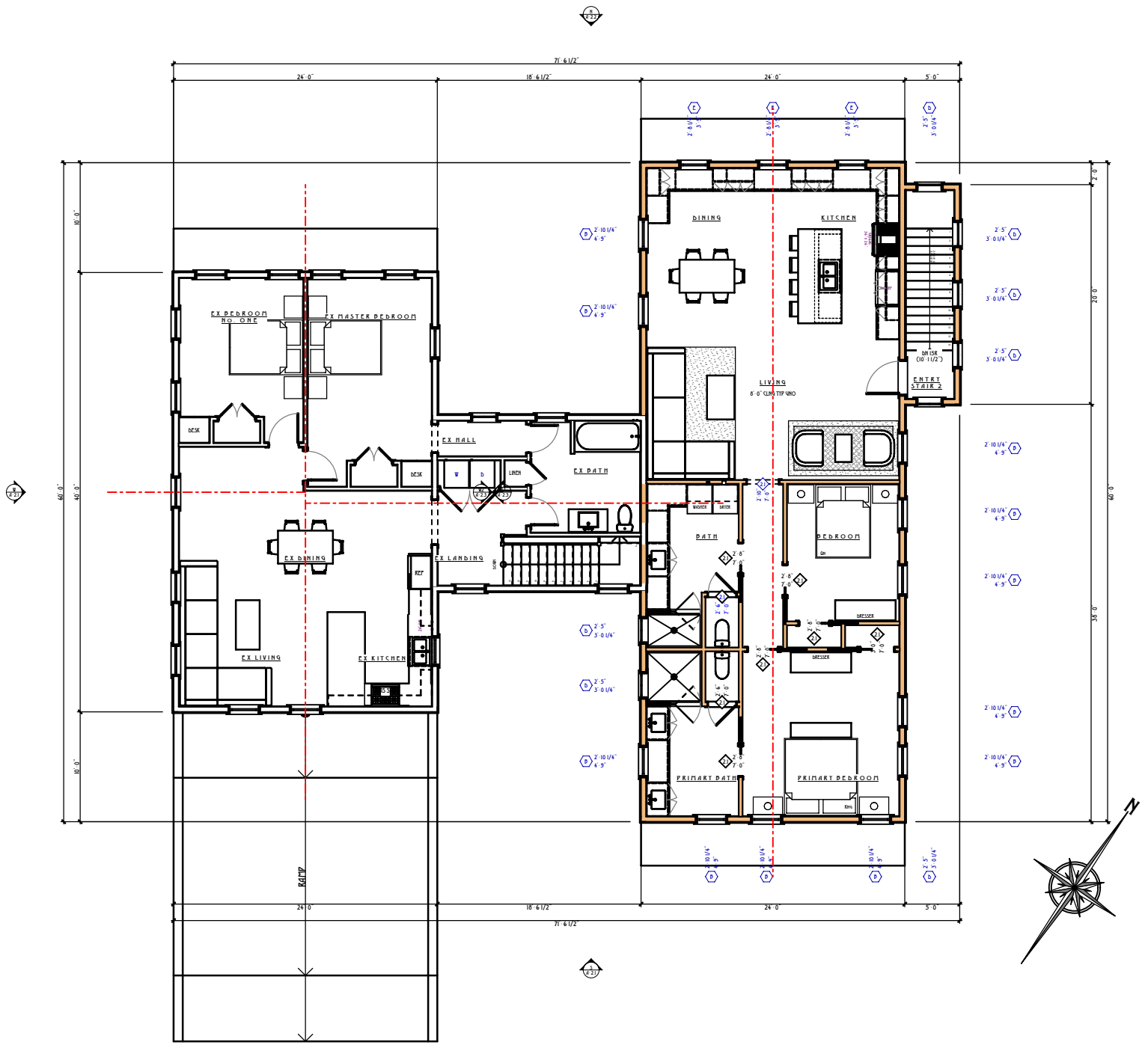
HDC 1.1



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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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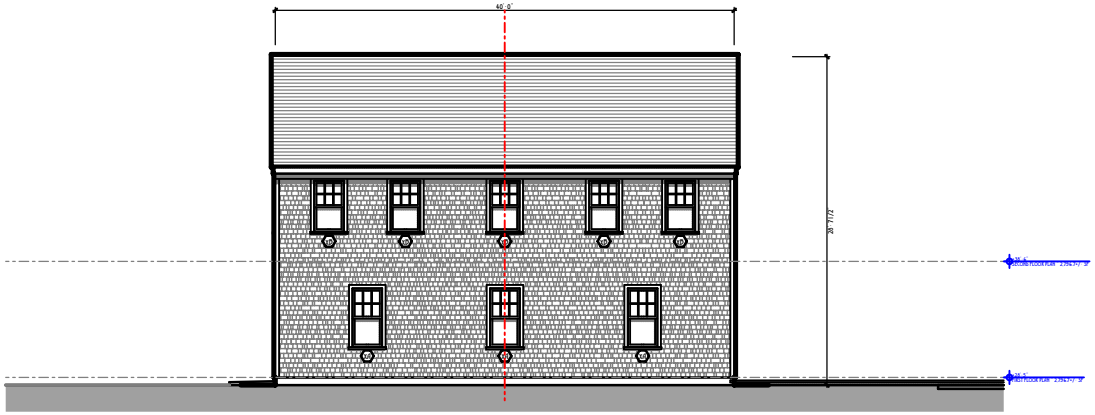
HDC 1.2

REVISIONS: 16 OCTOBER 2025

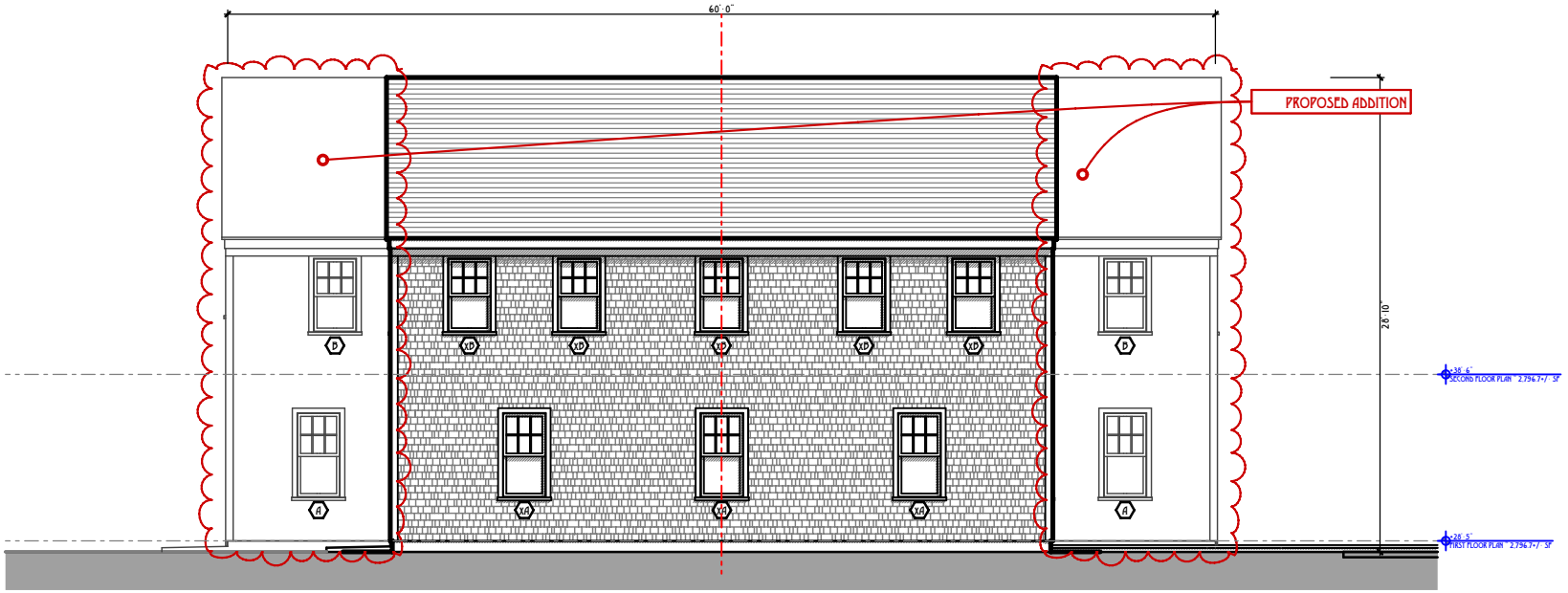
1. PROPOSED ADDITION



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

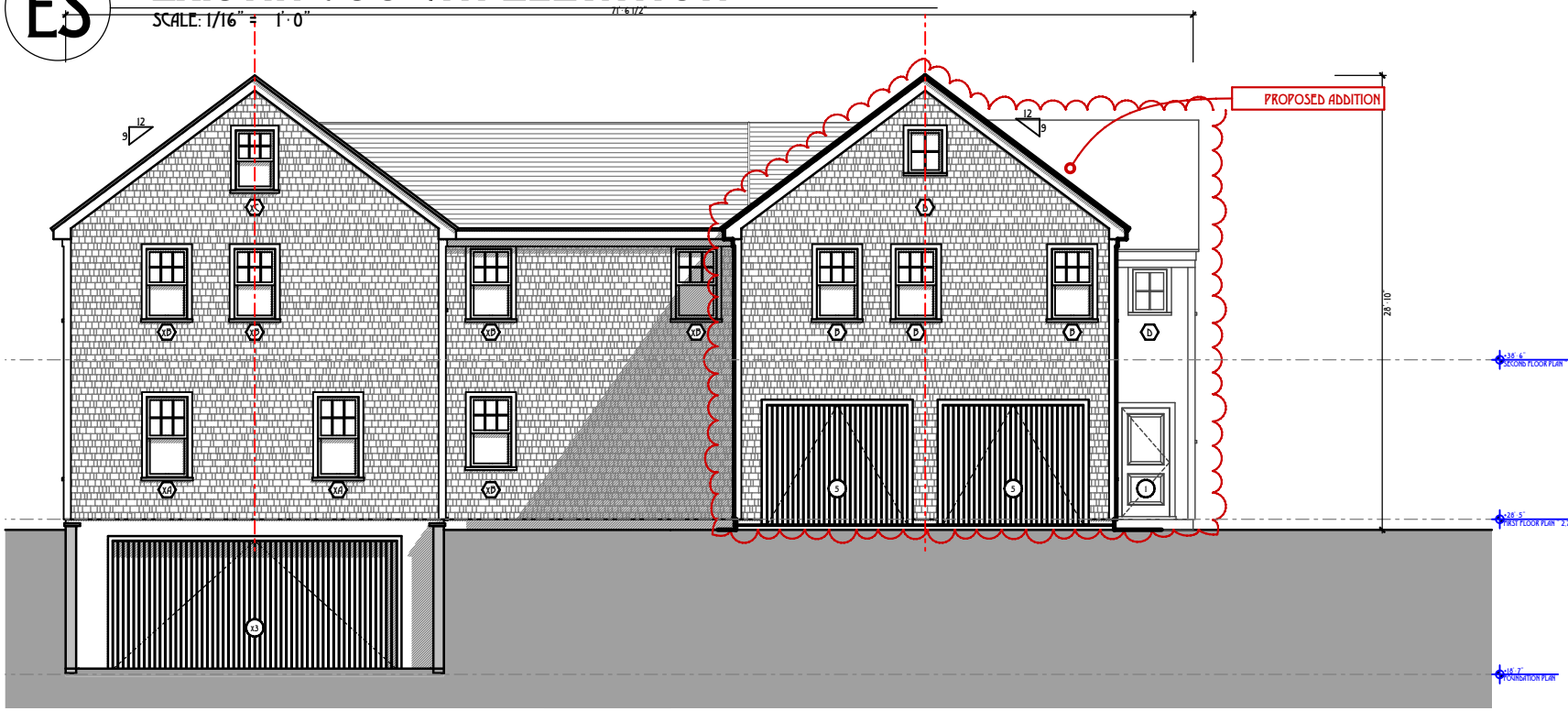
1. PROPOSED ADDITION



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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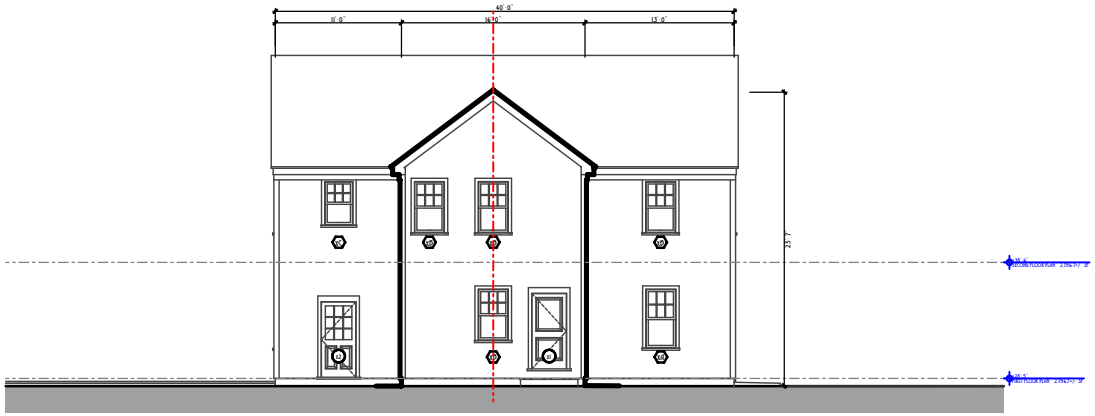
HDC 2.2

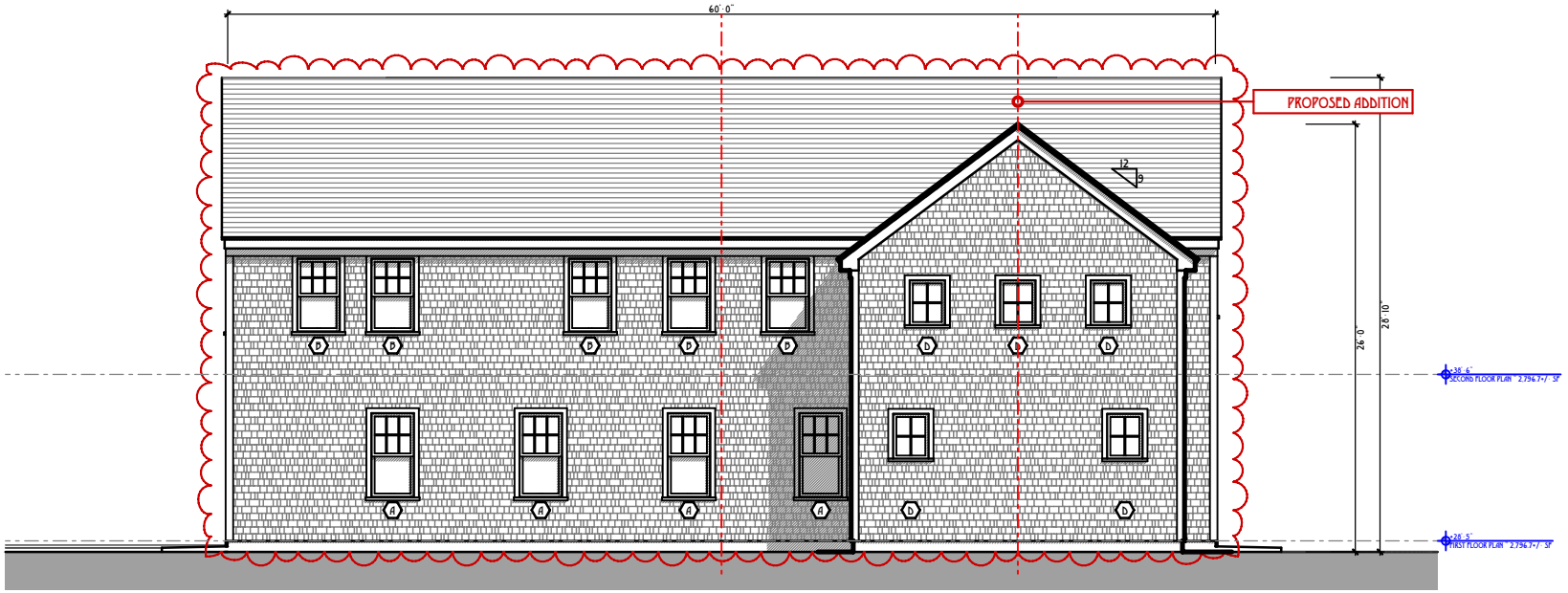
REVISIONS: 16 OCTOBER 2025

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.

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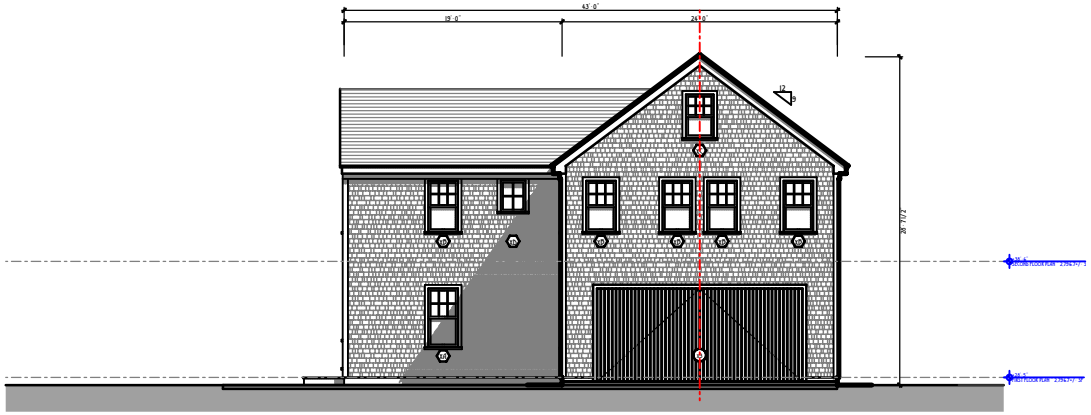
HDC 2.3

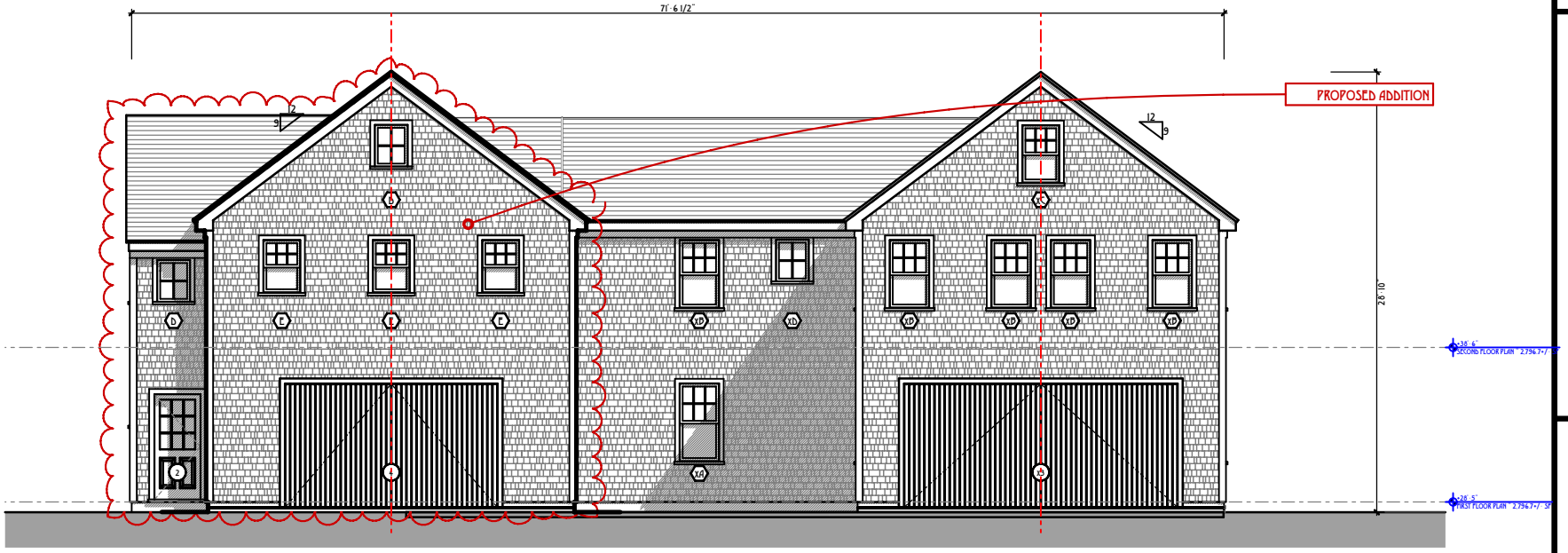
REVISIONS: 16 OCTOBER 2025

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°: 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
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Abigail Camp
Vice-C1iair

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Val Oliver

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ASSOCIArE
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Jesse Dutra

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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

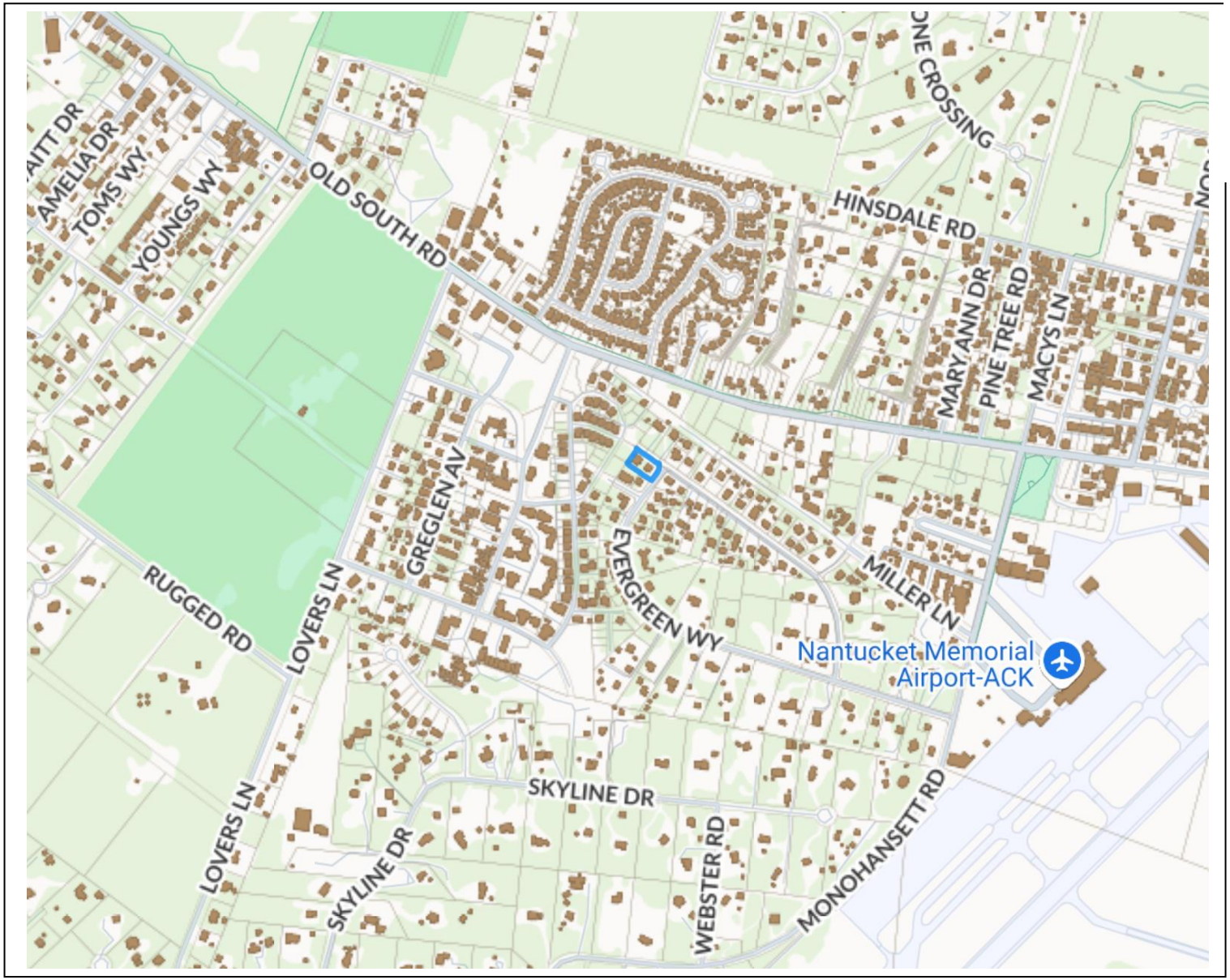
Use: 1020

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



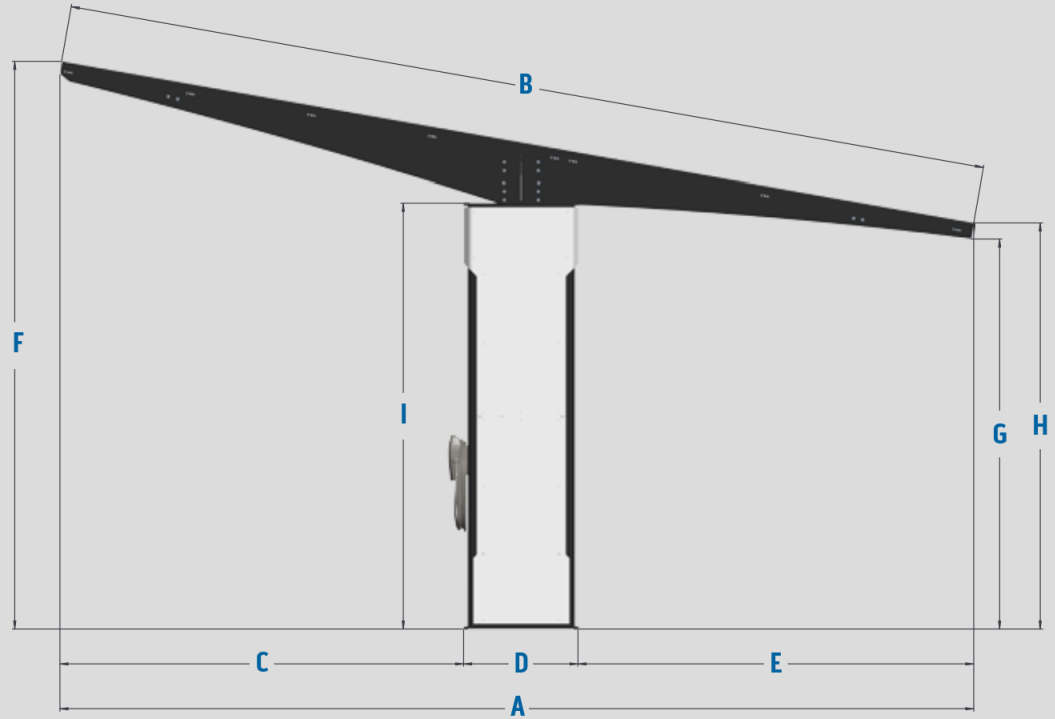
Heliowing 7 Specifications

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“**



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2025-02-11985

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. ~~341~~ 312

Street & Number of Proposed Work: 16 Williams St

Owner of record: Greenstick LLC

Mailing Address: 21 East Street
Winchester, MA 01890

Contact Phone #: _____ E-mail: julie@juliewirth.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 161 old South Rd #500
Nantucket, MA 02554

Contact Phone #: 508-332-2655 E-mail: bu@acksmart.com

FOR OFFICE USE ONLY 5912

Date application received: 2/4/25 Fee Paid: $ 100

Must be acted on by: 2/19/25

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 Install (25) 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 2/4/25 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 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…

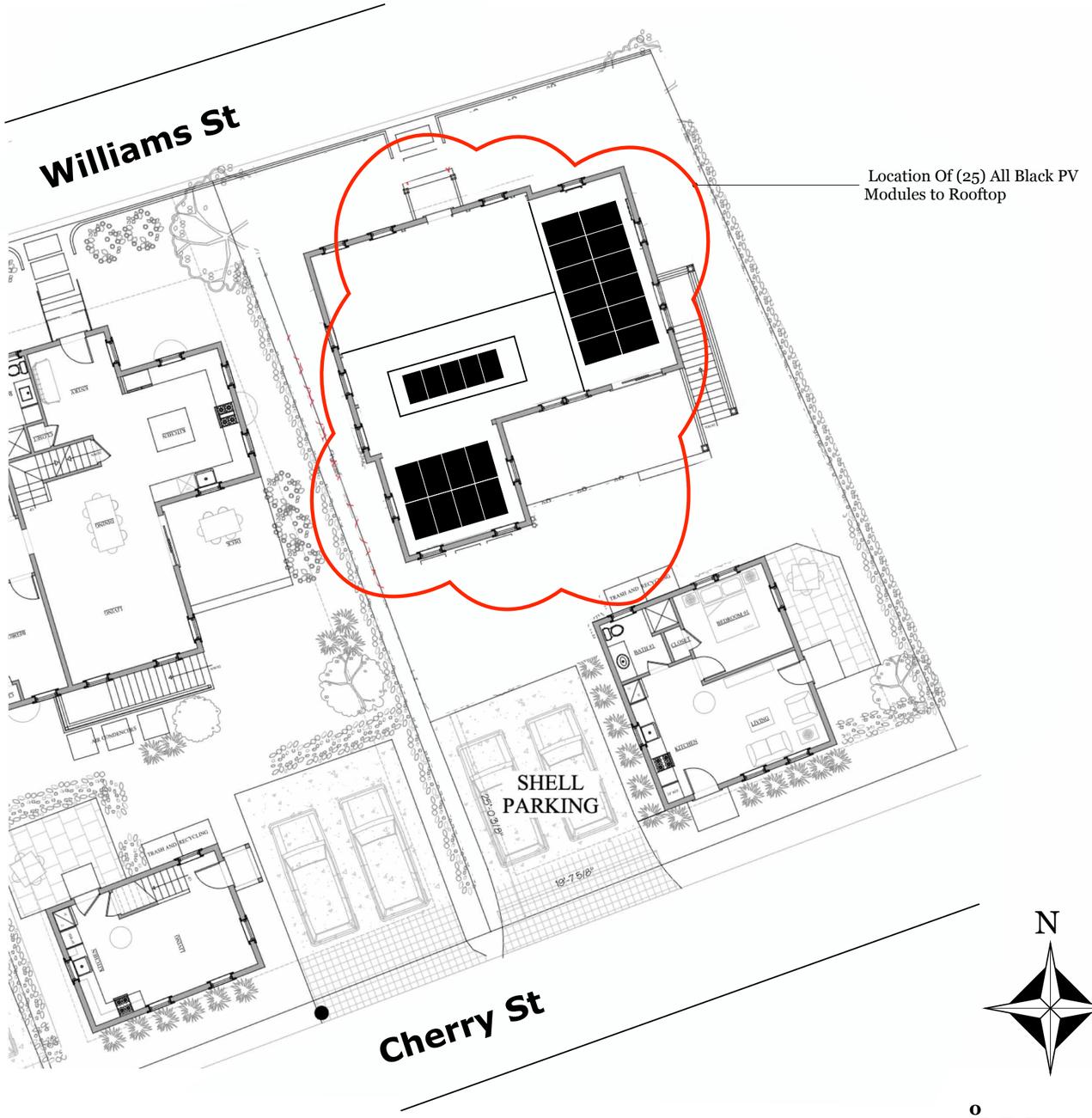
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

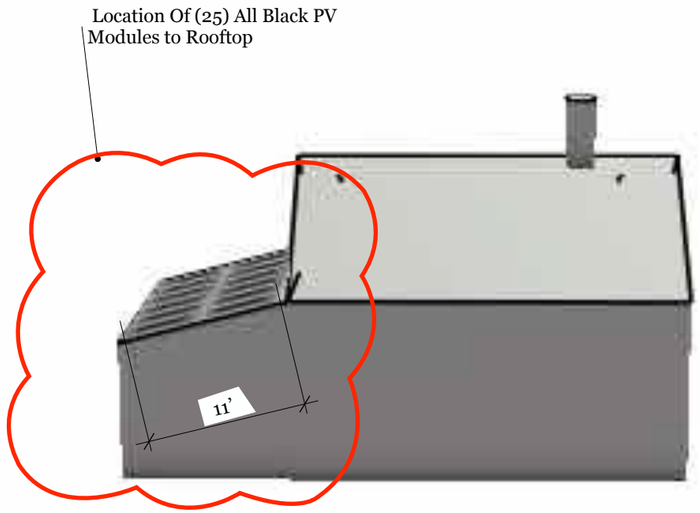
ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

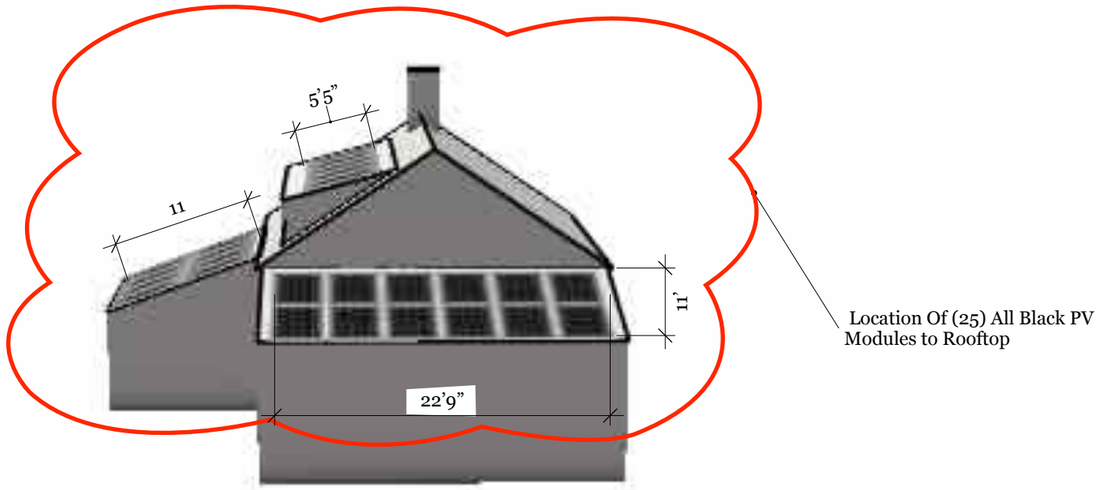
REVISIONS

	MM/DD/YY	REMARKS
1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

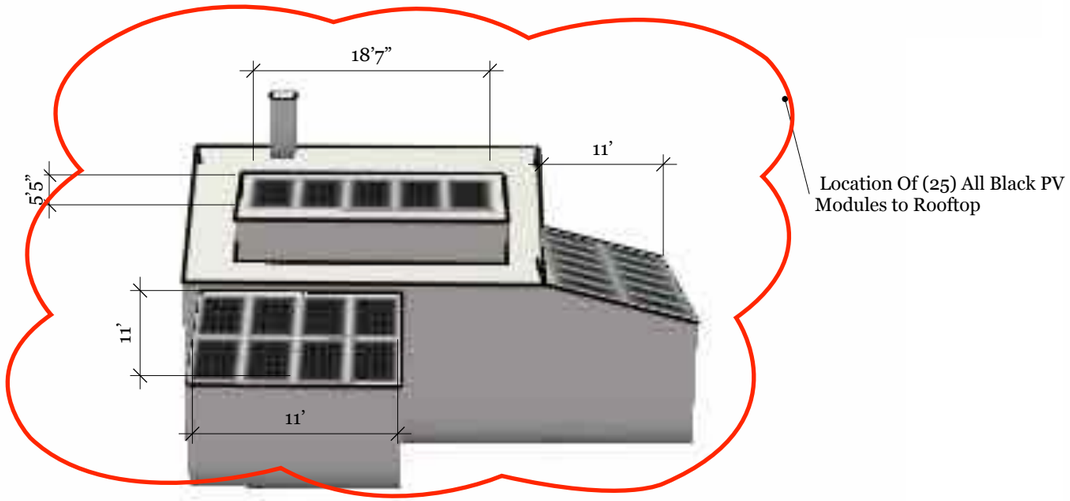
PV 01



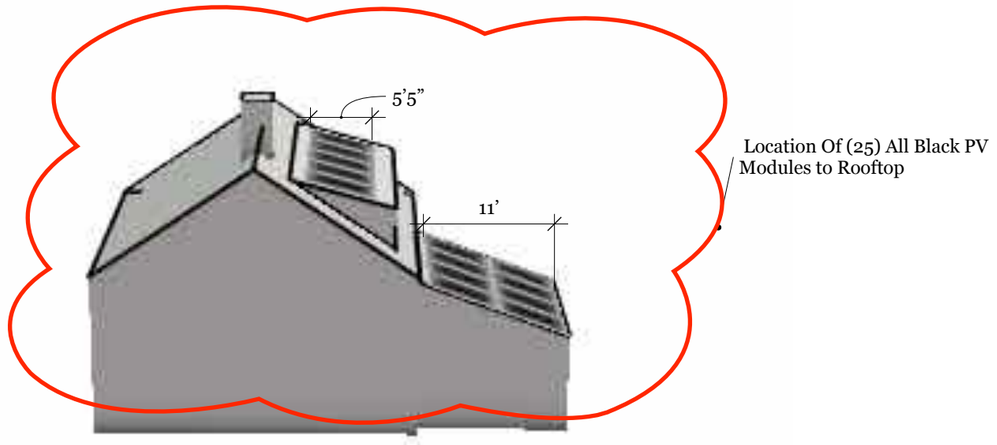
NORTH ELEVATION



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)

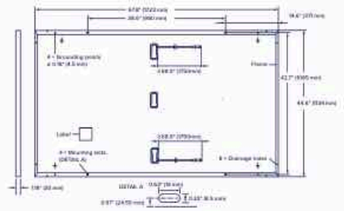
The ideal solution for:

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

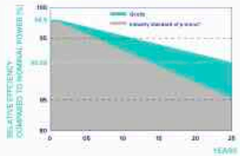


Electrical Characteristics

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

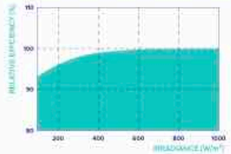


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

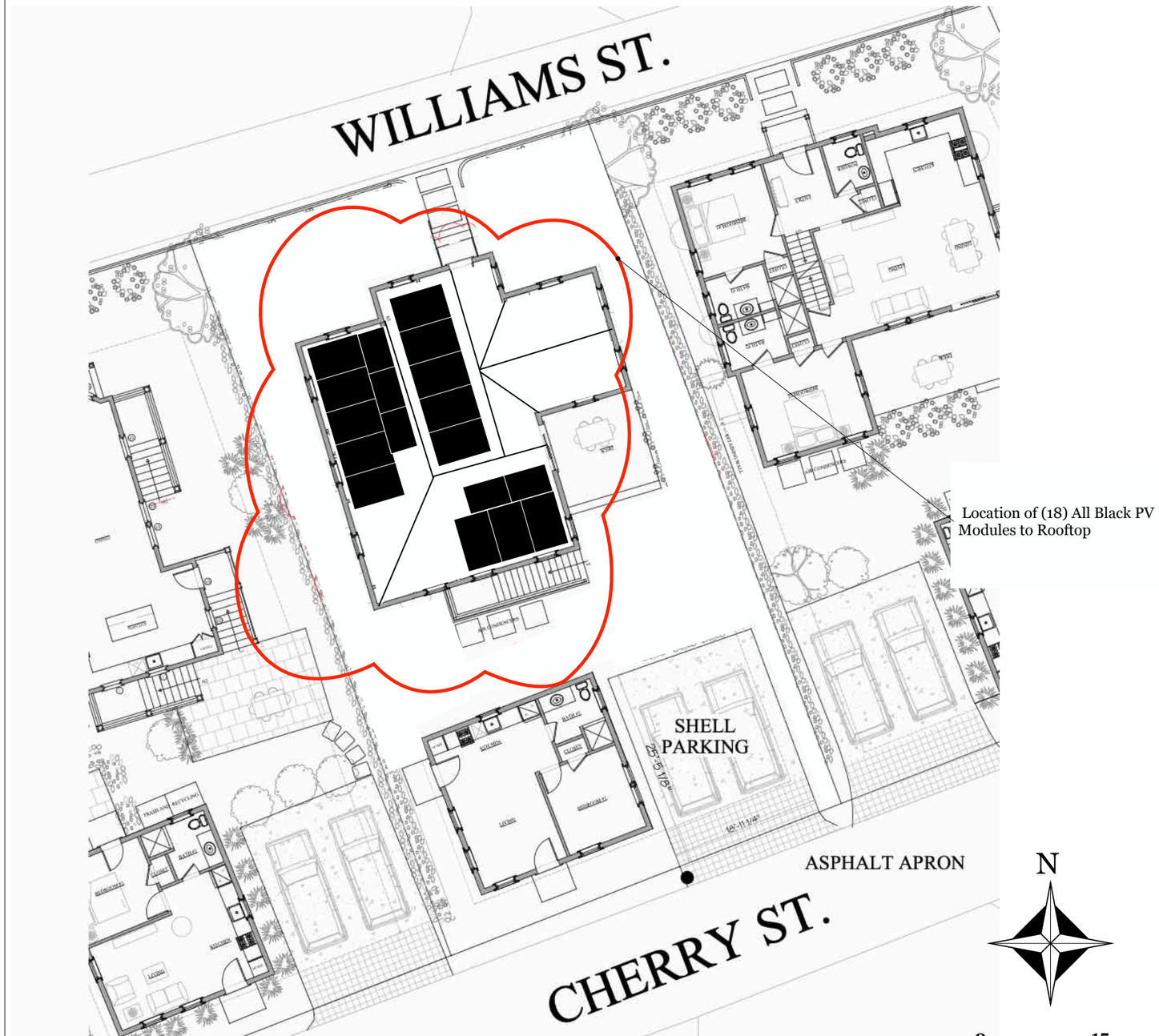
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

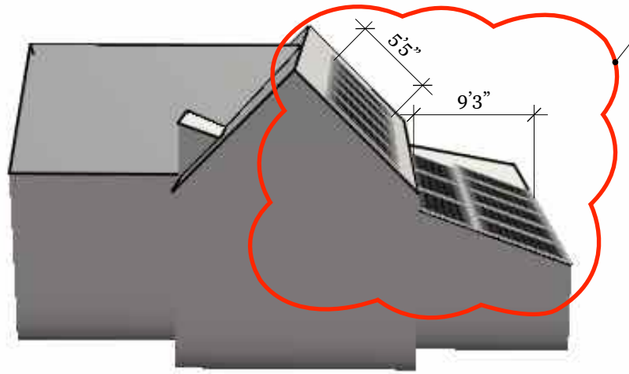
ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

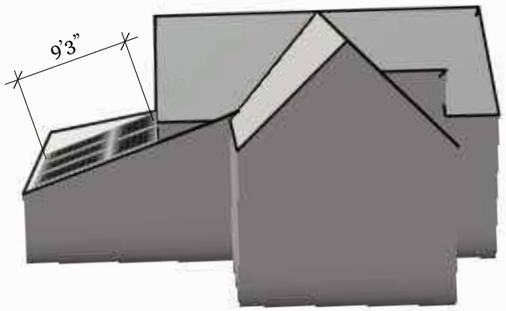
	MM/DD/YY	REMARKS
1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



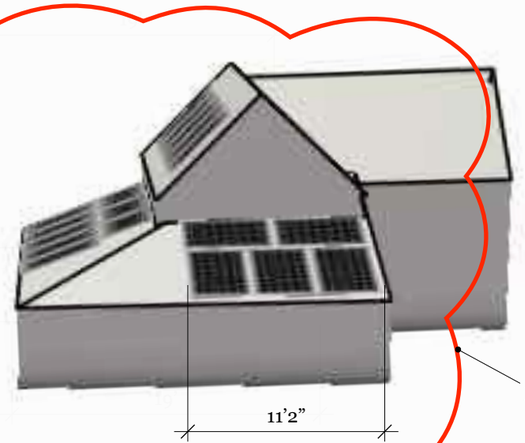
Location of (18) All Black PV Modules to Rooftop

NORTH ELEVATION



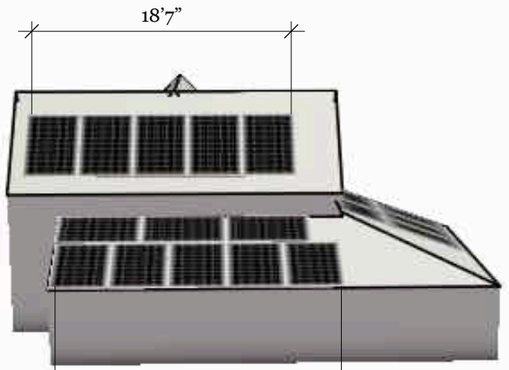
Location of (18) All Black PV Modules to Rooftop

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
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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)

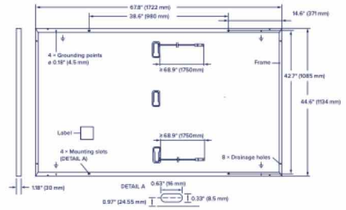
The ideal solution for:

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

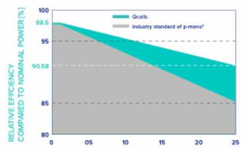


Electrical Characteristics

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

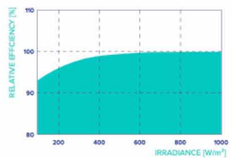


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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: _____

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CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

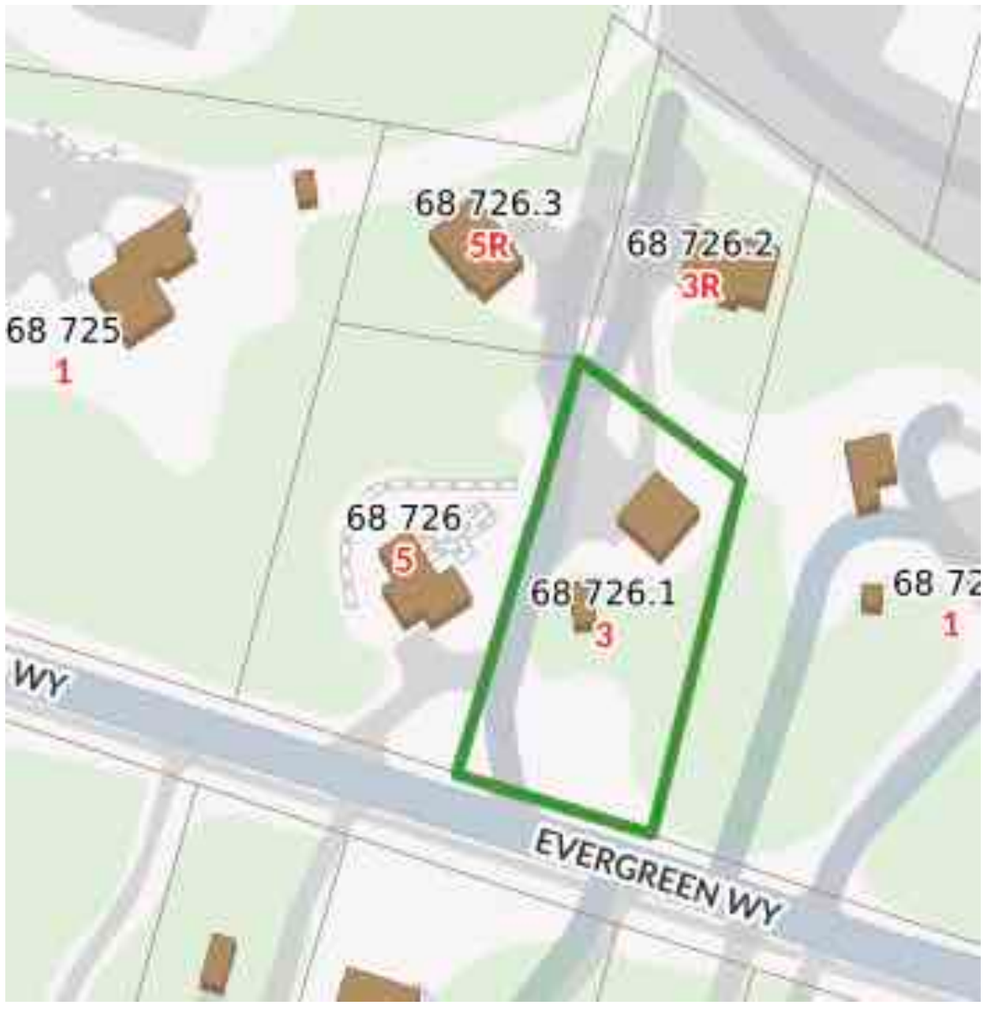
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/6/25

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…

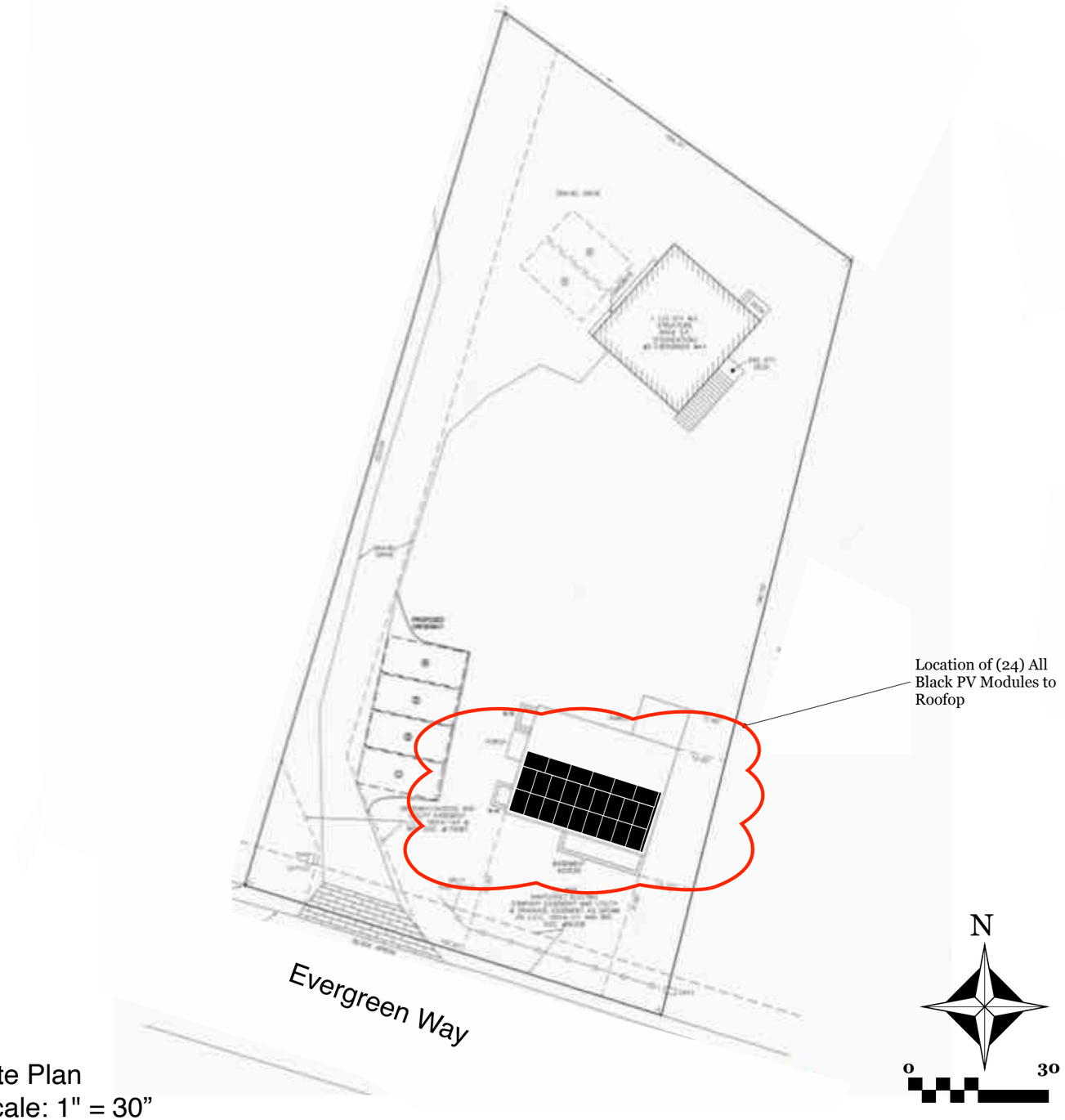
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

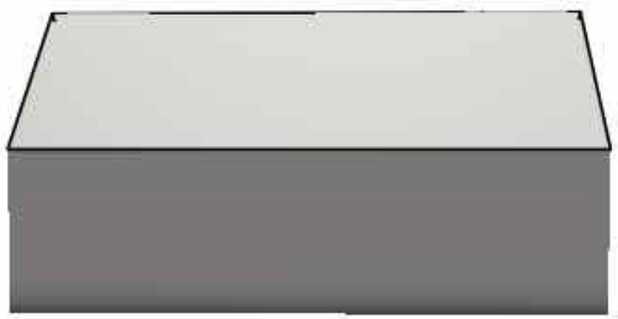
Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS

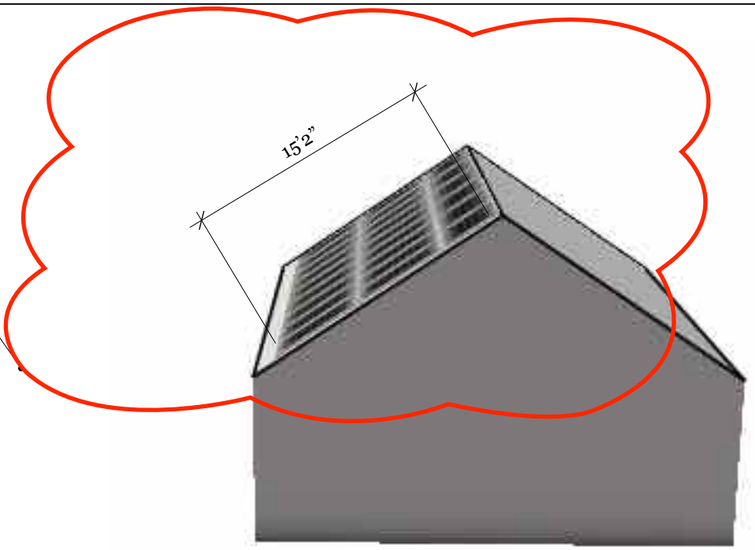
	MM/DD/YY	REMARKS
1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

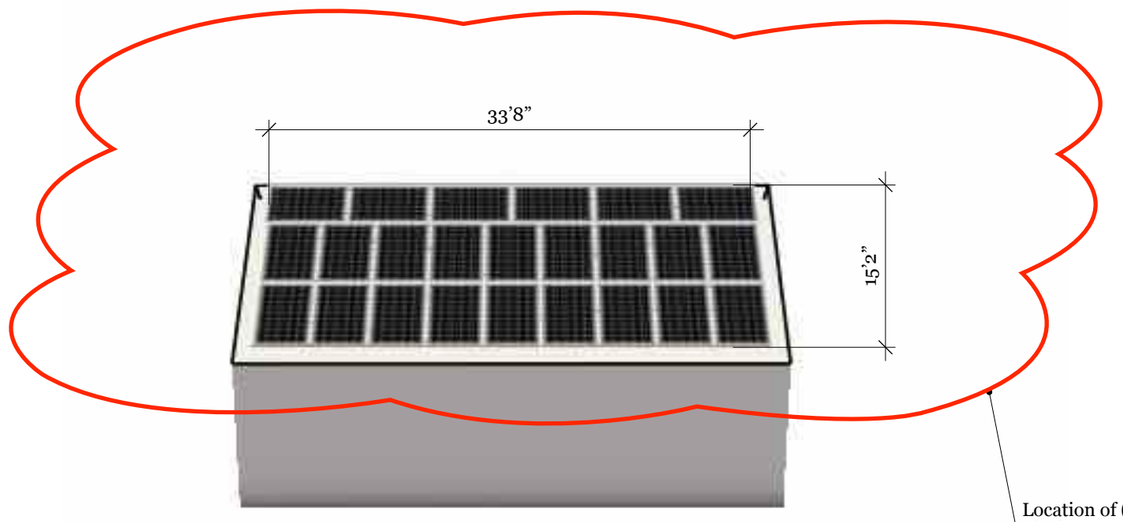
NO CHANGES TO NORTH ELEVATION



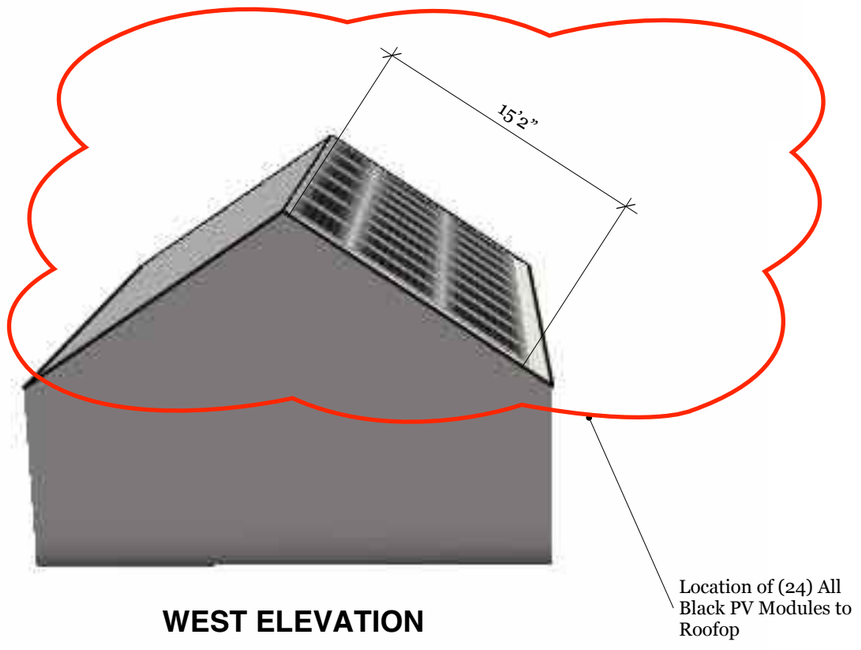
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

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

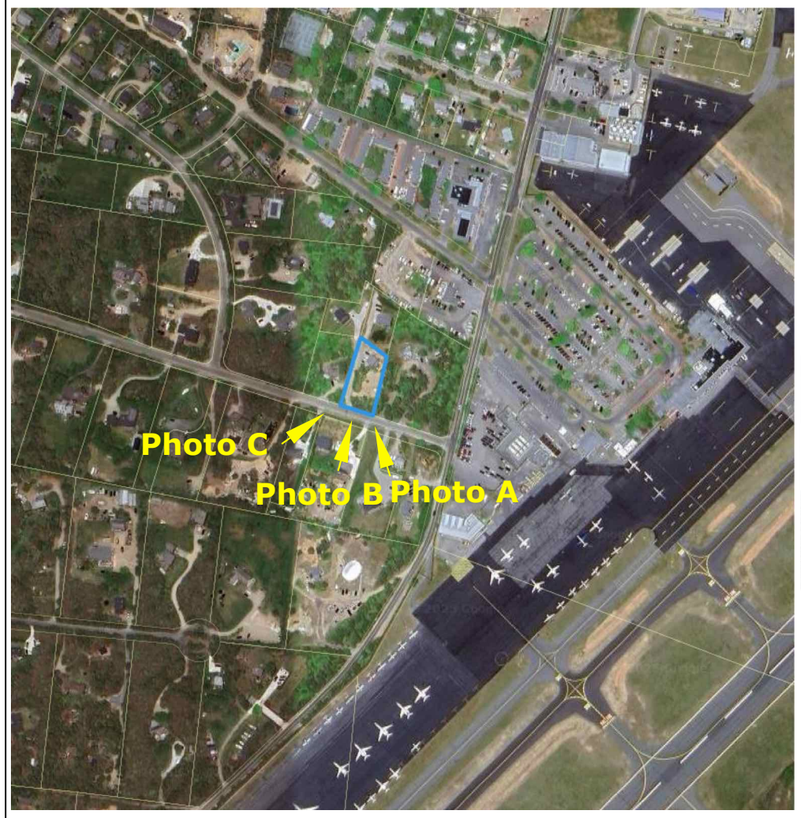




Photo A



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

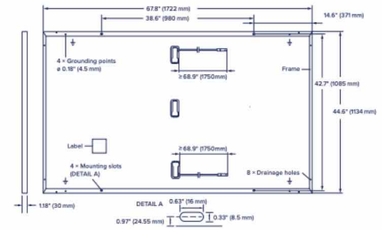
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

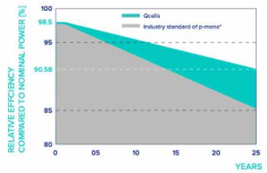


Electrical Characteristics

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

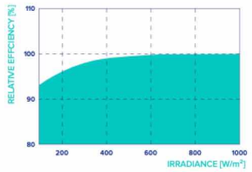


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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
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 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

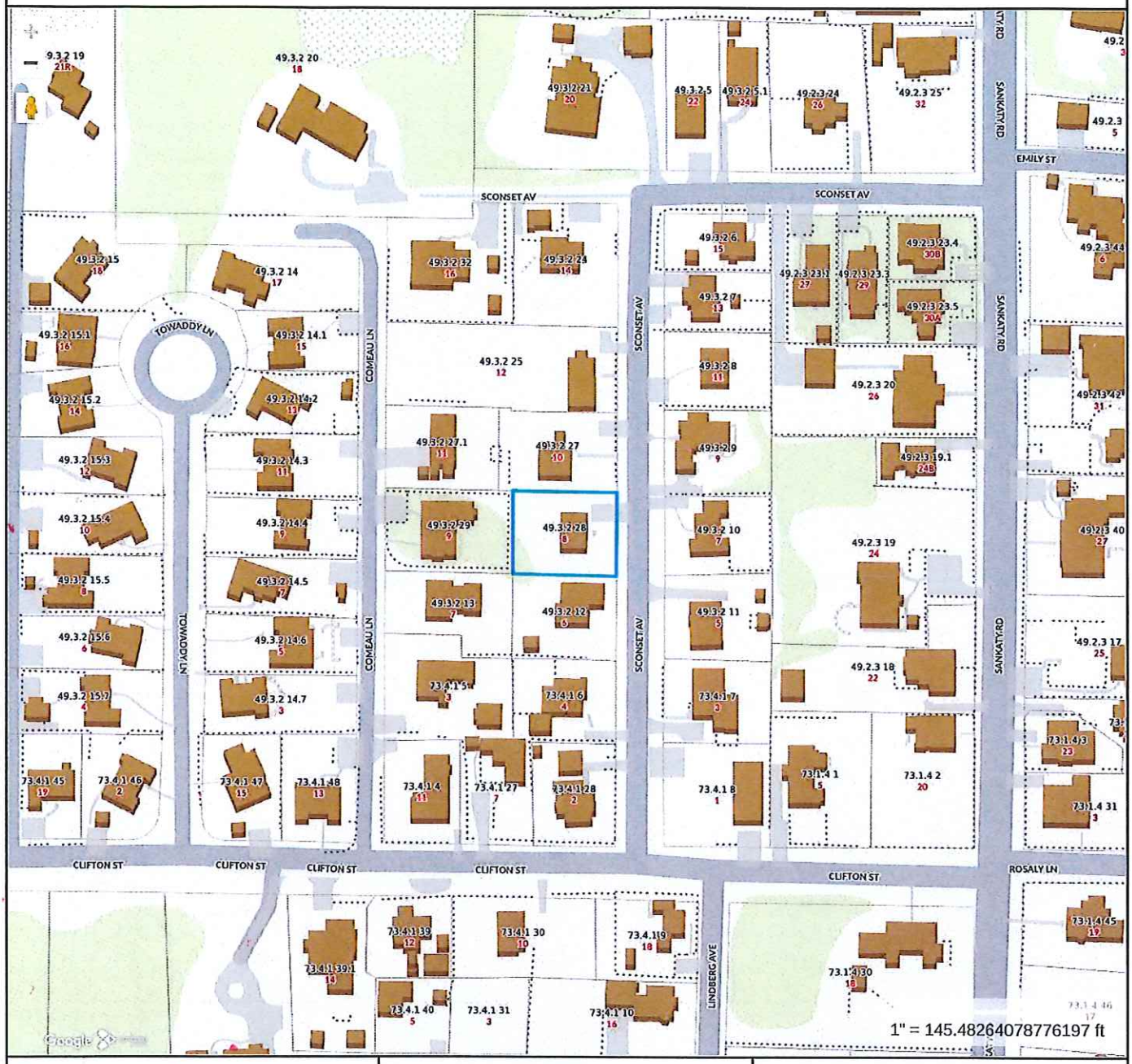
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

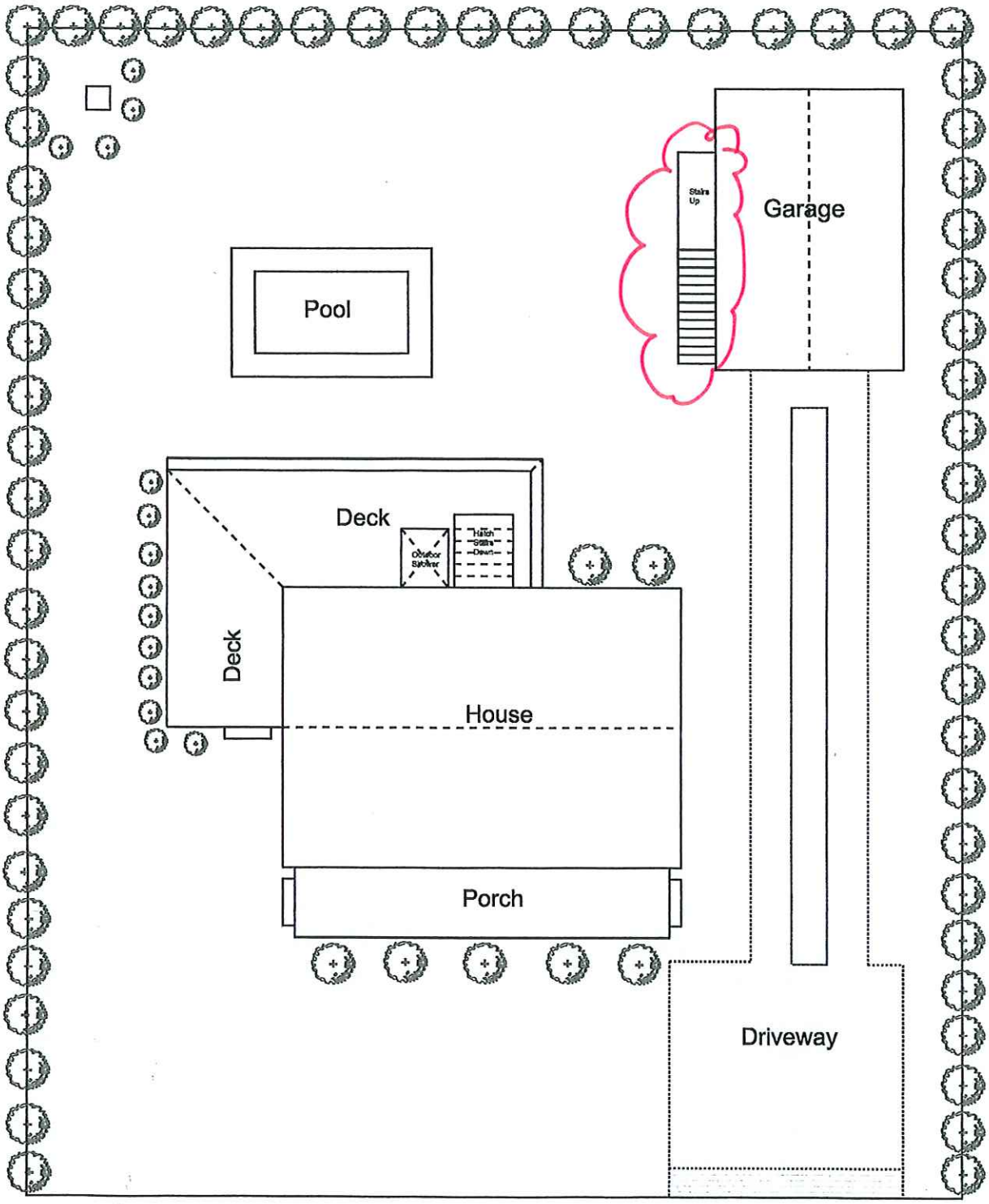
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

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.

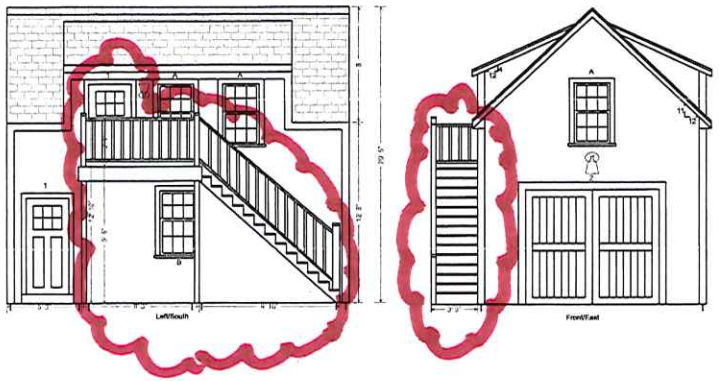
Geometry updated 10/16/2024
Data updated Jan. 2021

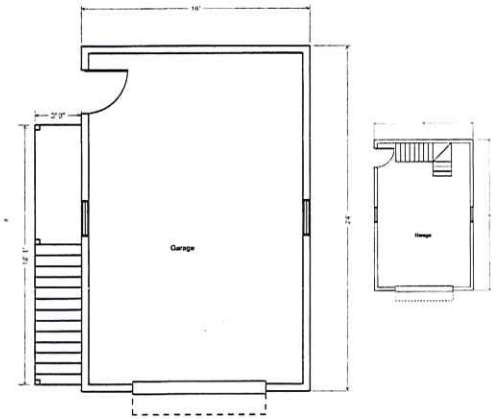
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

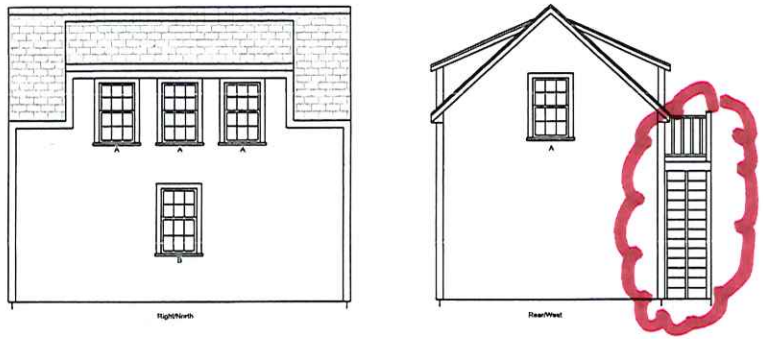


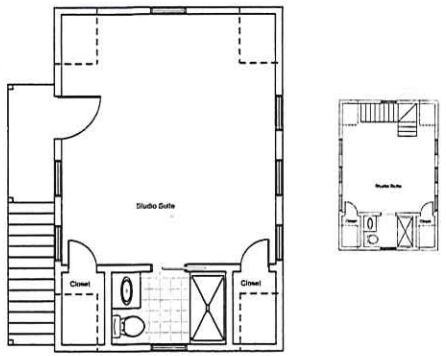
8 Sconset Ave















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

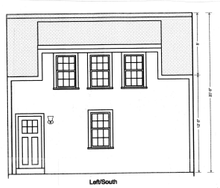
Garage

SITE

6 Sconset Ave
Nantucket MA 02584

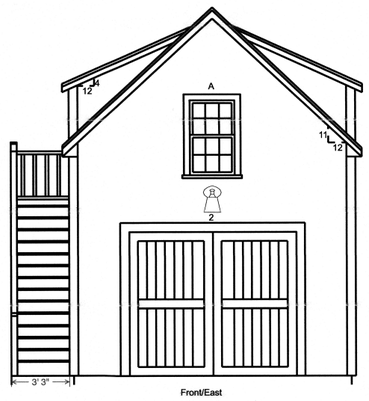
OWNER

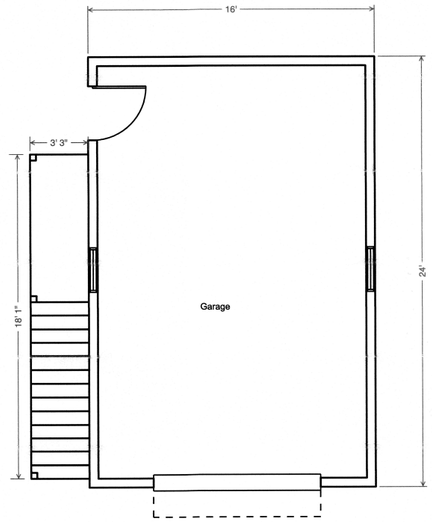
Nantucket Development LLC
PO Box 689
Mashpee MA 02649

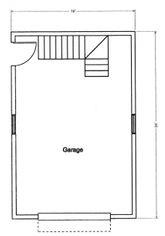


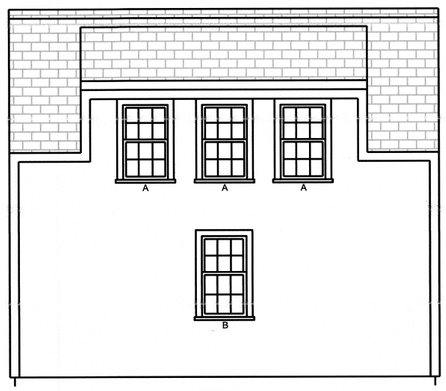


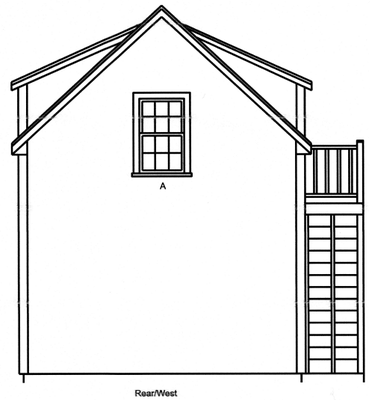


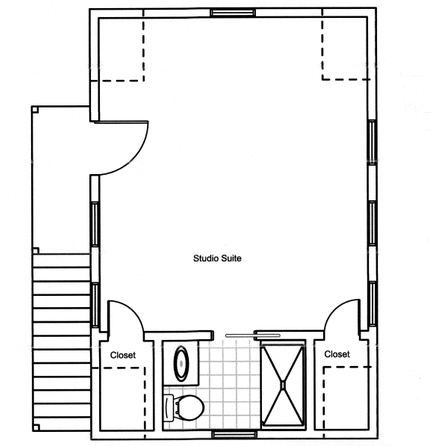


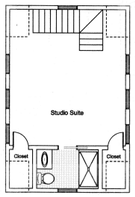


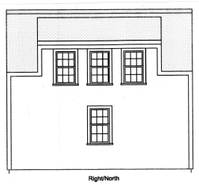
















Schedule

Windows

Key	Qty	Description
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B	2	2446 W 400

Doors

Key	Qty	Description
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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

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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Wellesley, MA 02481

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Ft. Myers, FL 33912

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Bruce Cohen TRST 32 Cliff Road Trust
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32 Cliff Road
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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: 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.

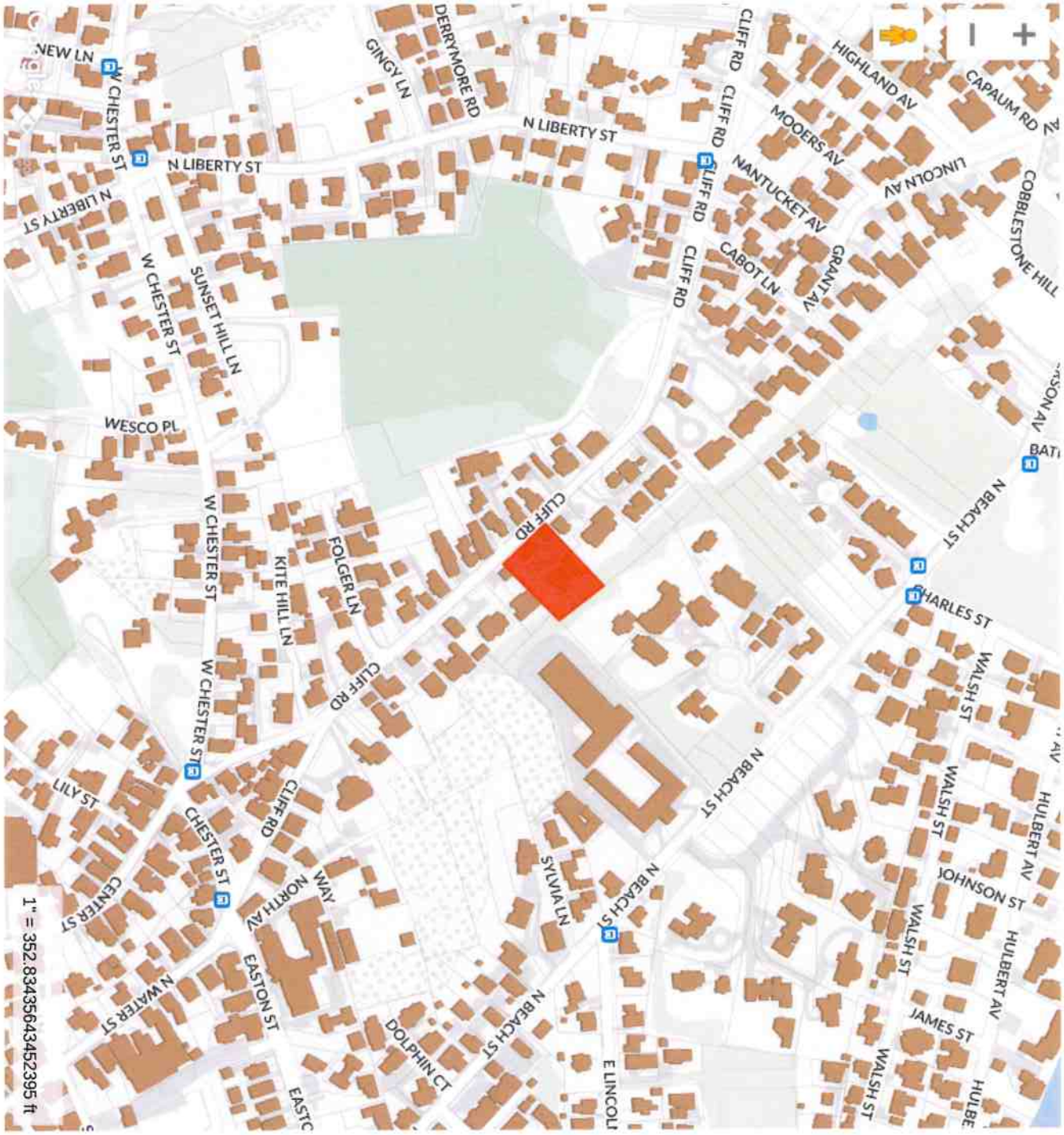
COLORS

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

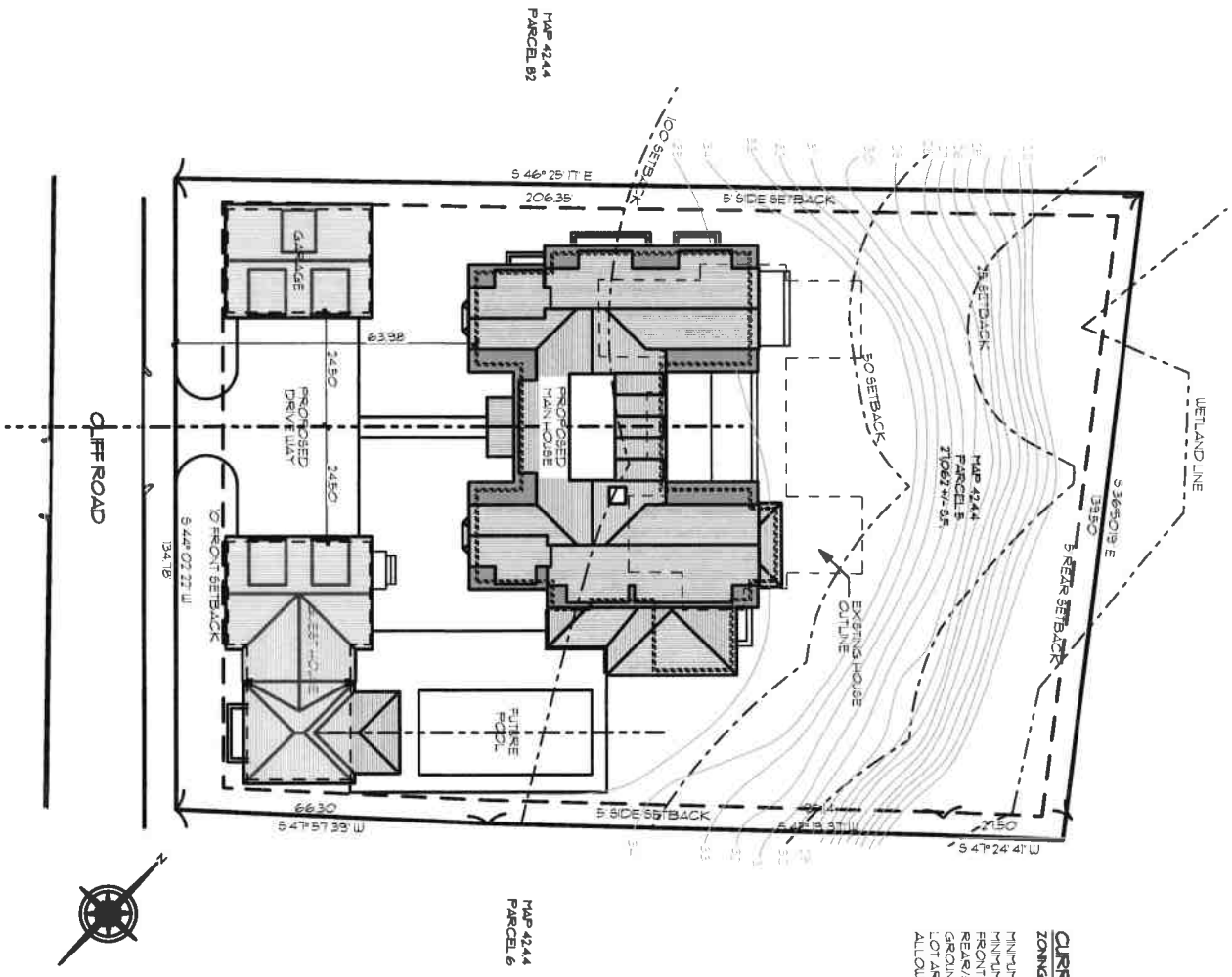
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION

ZONING DISTRICT: R-1

MINIMUM LOT SIZE:	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
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Site Plan

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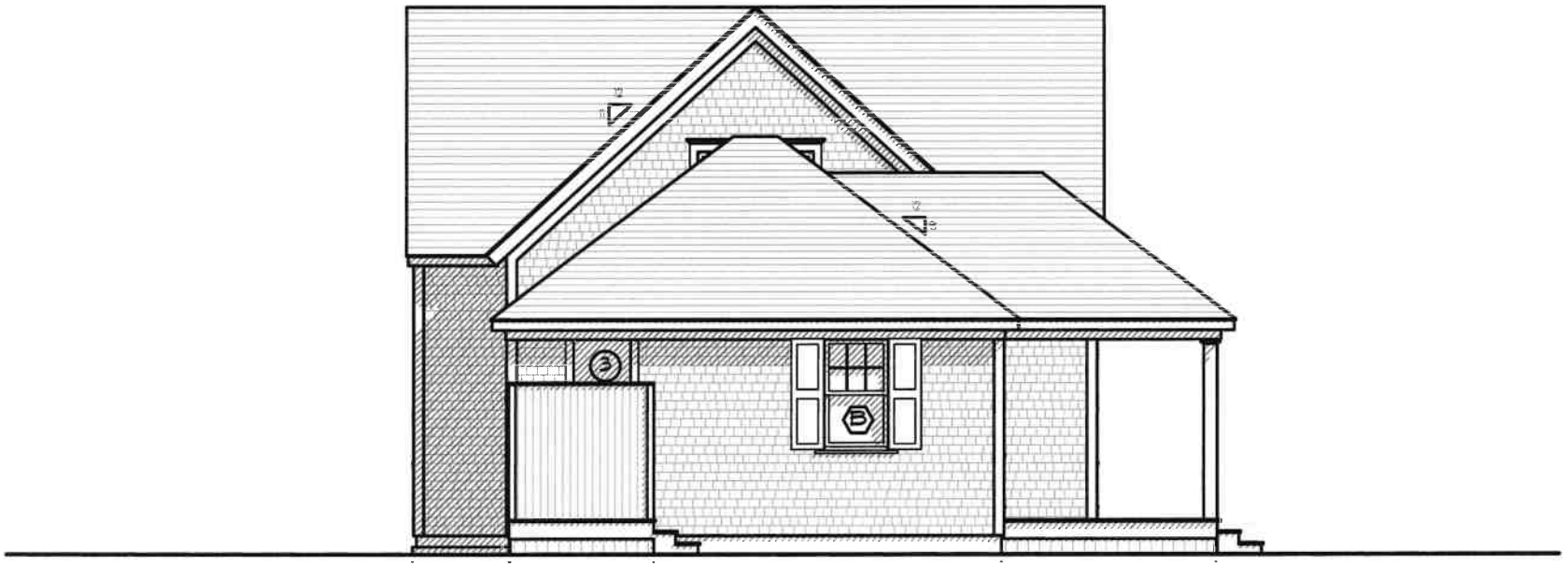
EAST ELEVATION



SOUTH ELEVATION

East & South Exterior Elevations

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
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Guest House at
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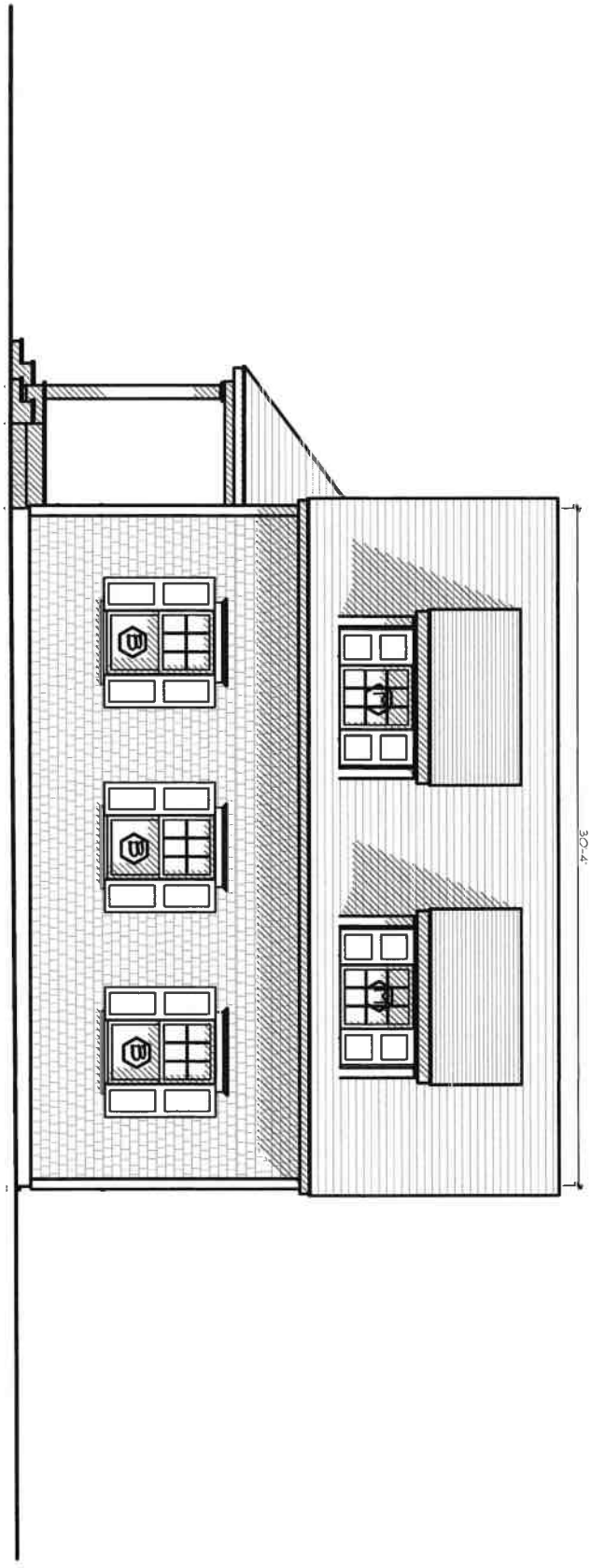
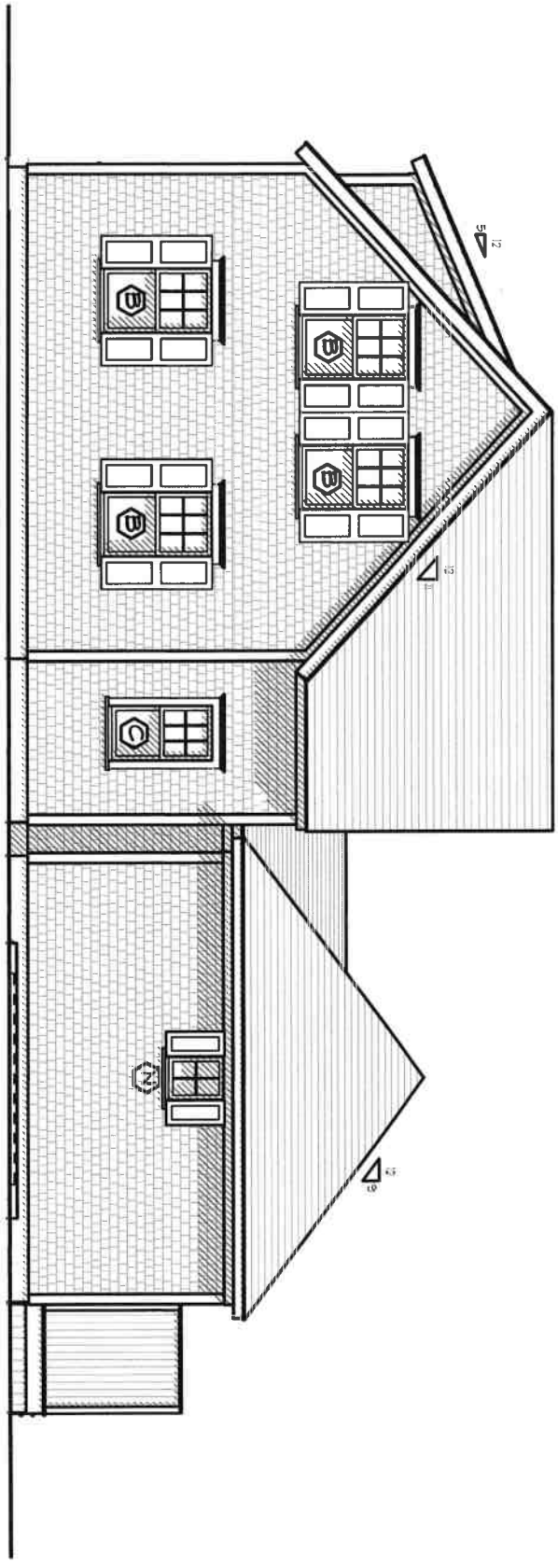
ID#

A-2.1



NORTH ELEVATION



WEST ELEVATION

ID# A-2.1

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Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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West & North Exterior Elevations

BOTTICELLI & POHL

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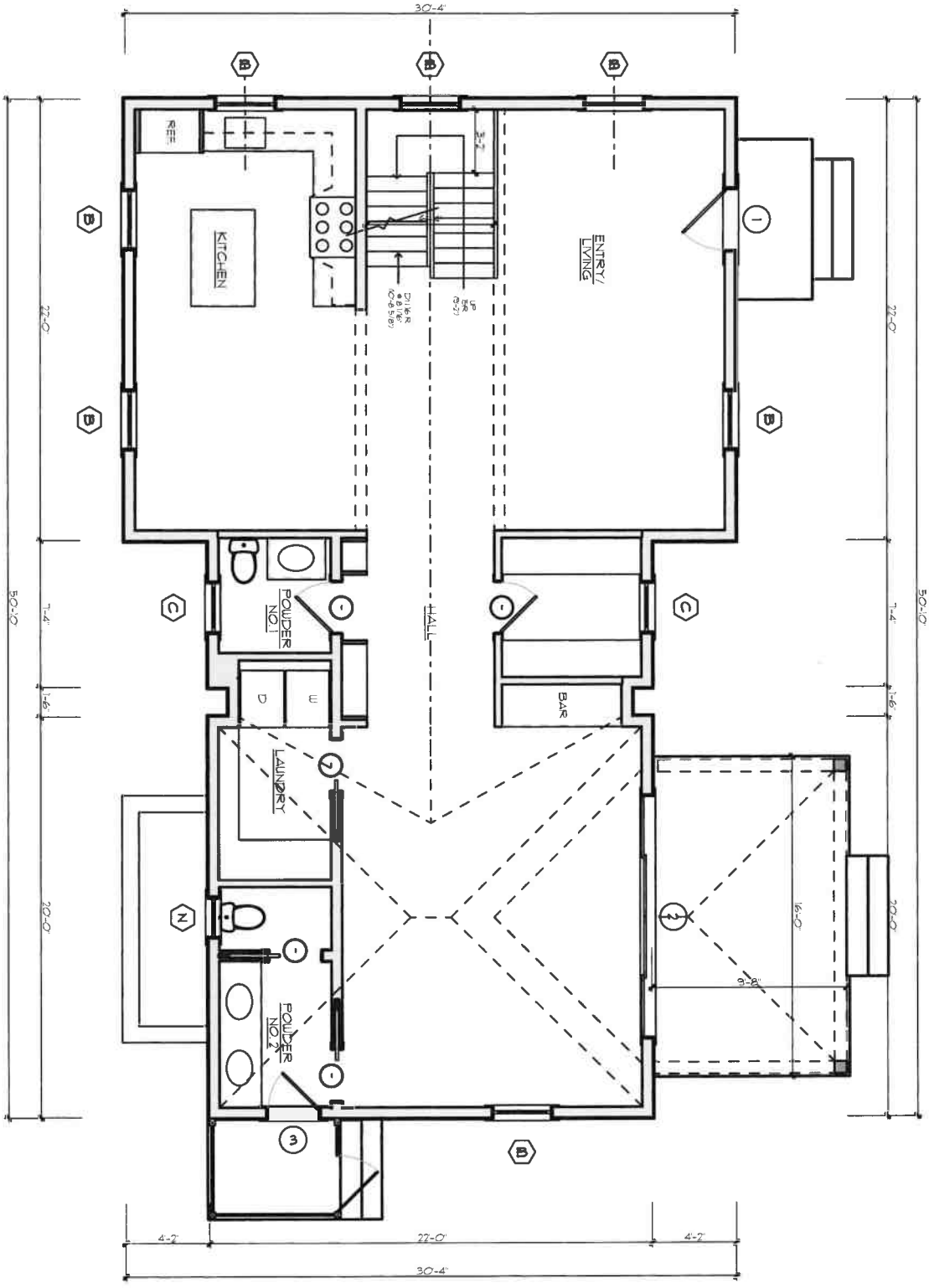
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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First Floor Plan

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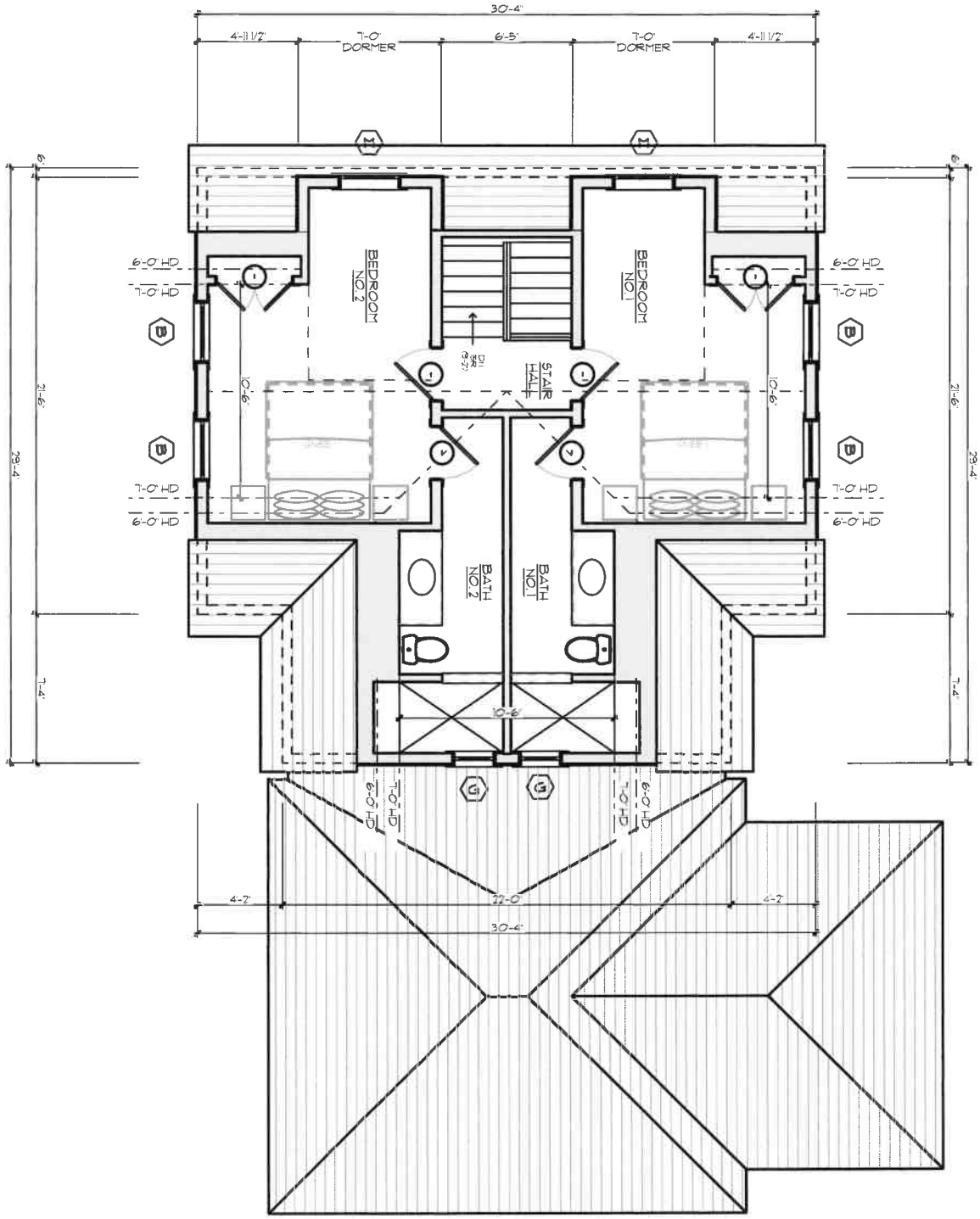

ID # A-1.2

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

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
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

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy 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.

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AGENT INFORMATION (if applicable)

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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

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☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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.

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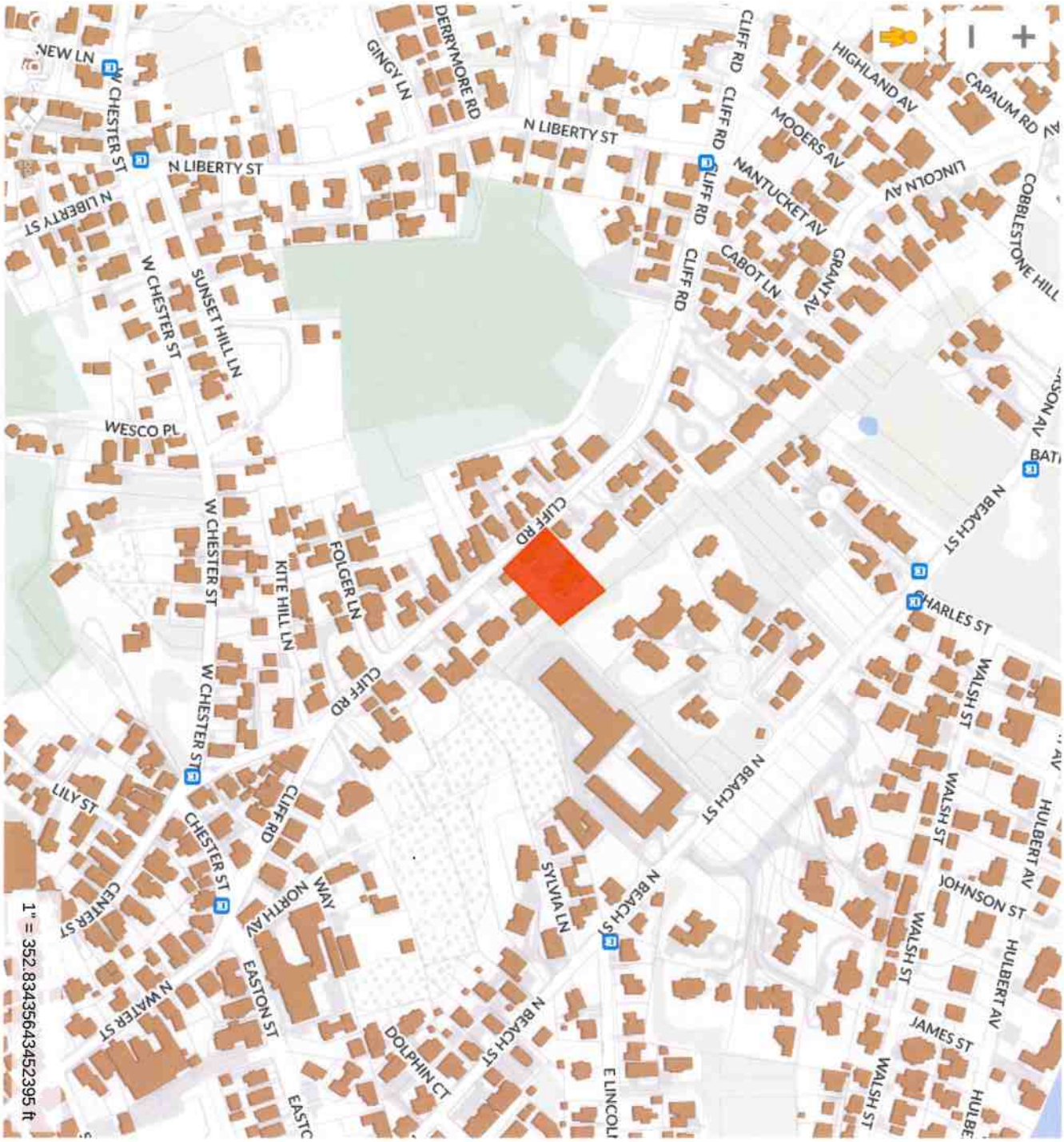

ID# L-1.1

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

BOTTICELLI & POHL

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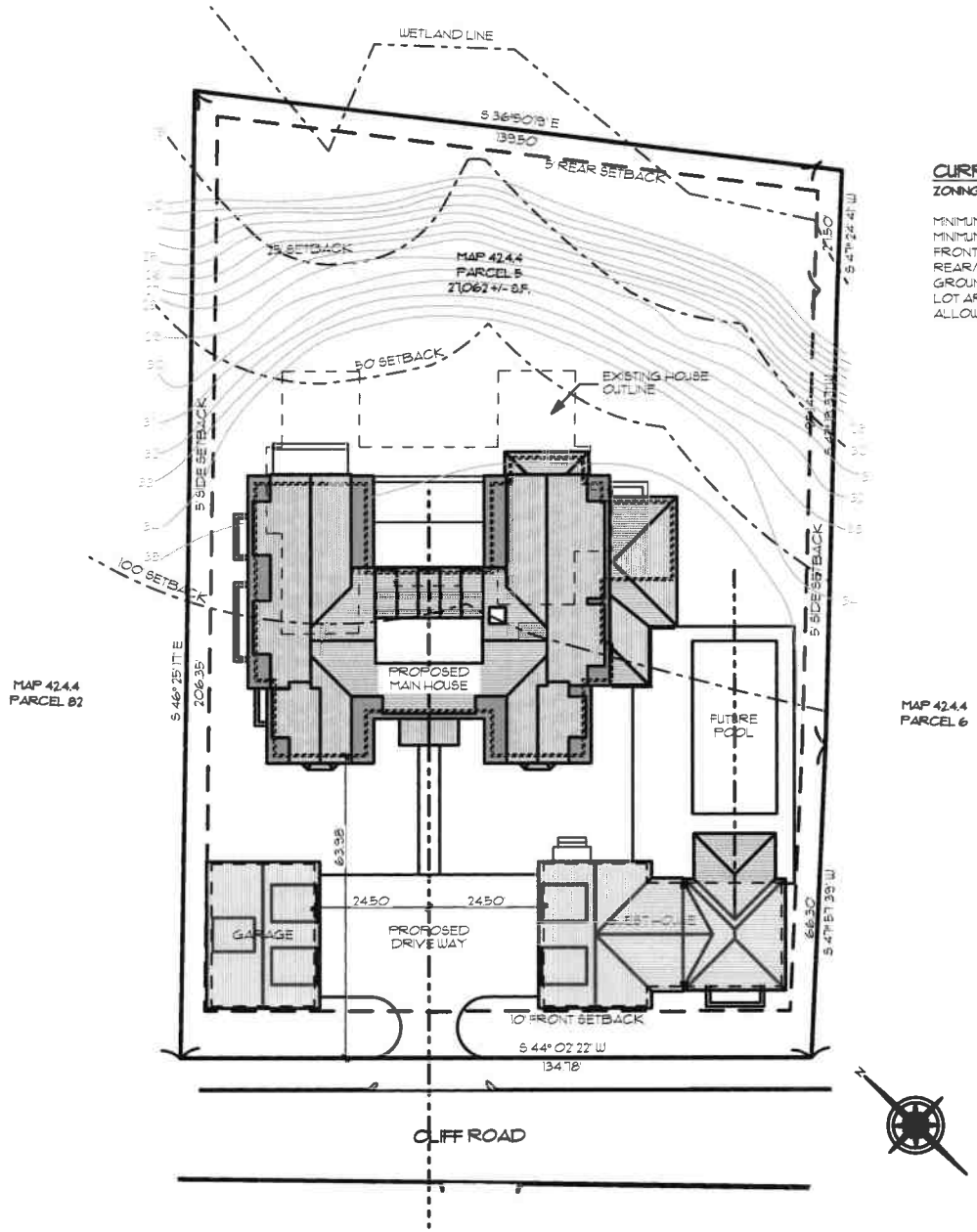

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MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	27,062 SF +/-
ALLOWABLE G.C.:	8,118 SF

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Site Plan

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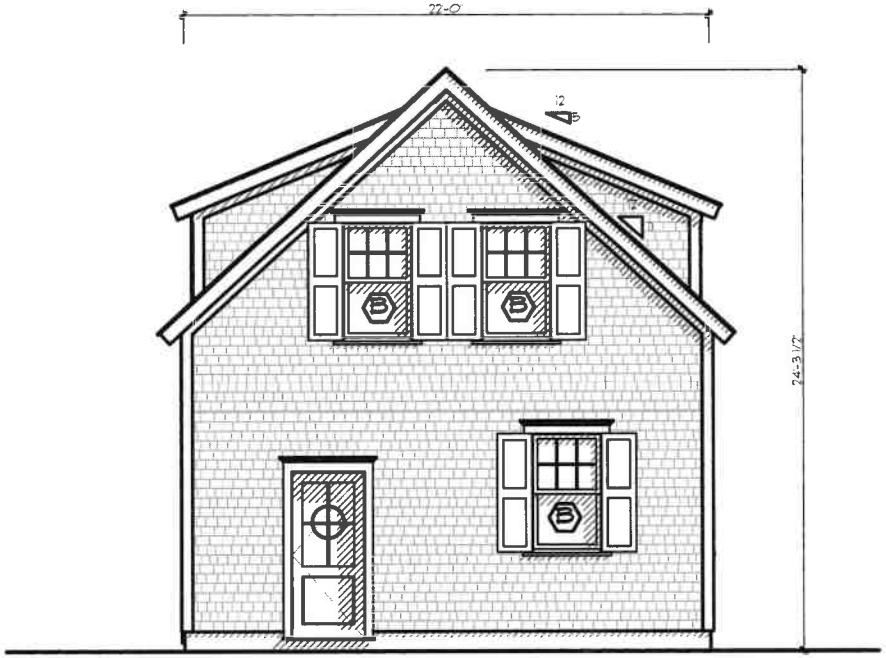
ID#
L-1.2



EAST ELEVATION



SOUTH ELEVATION

East & South Exterior Elevations

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

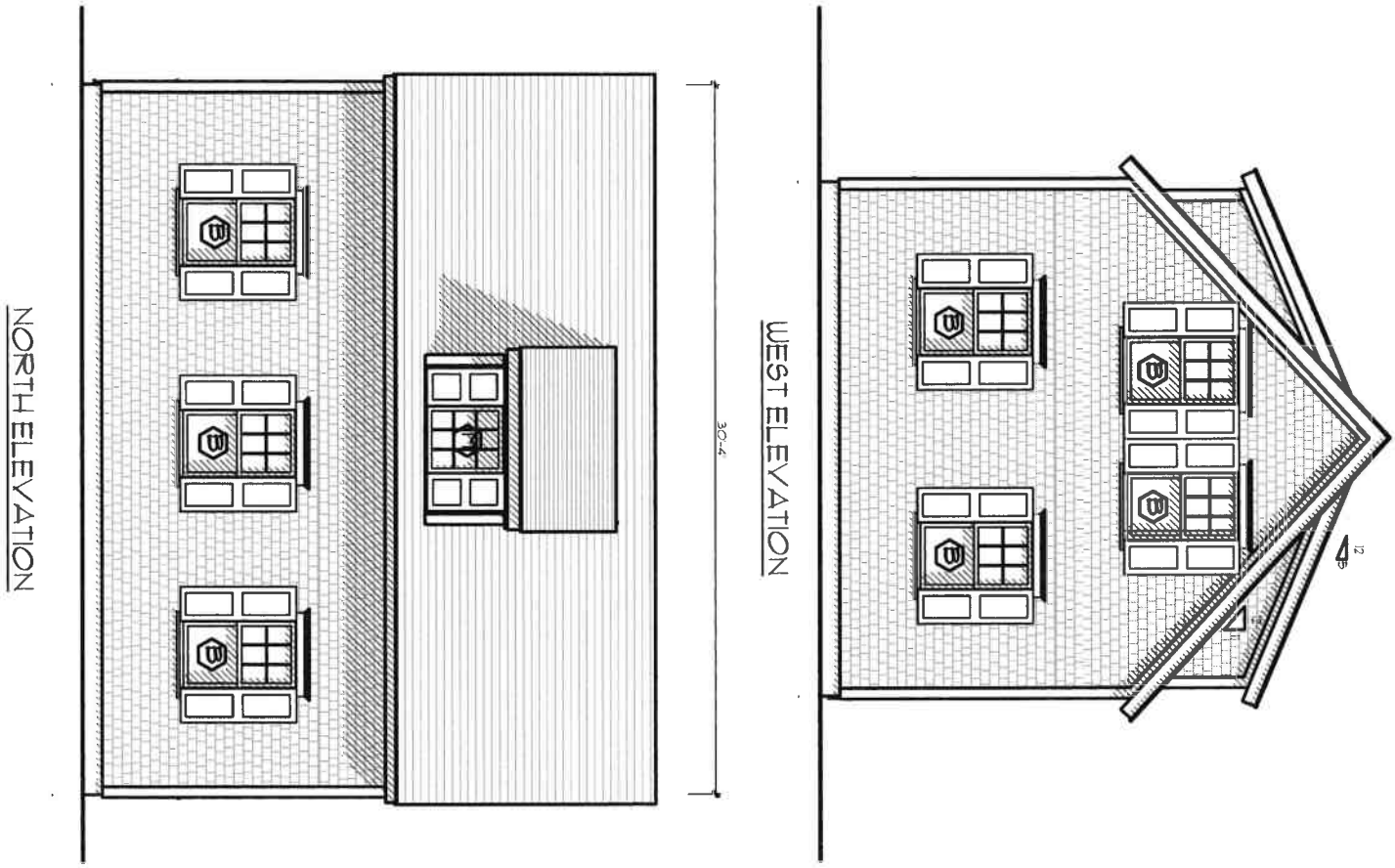
Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 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.

ID#

A-2.1



ID# A-2.1

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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West & North Exterior Elevations

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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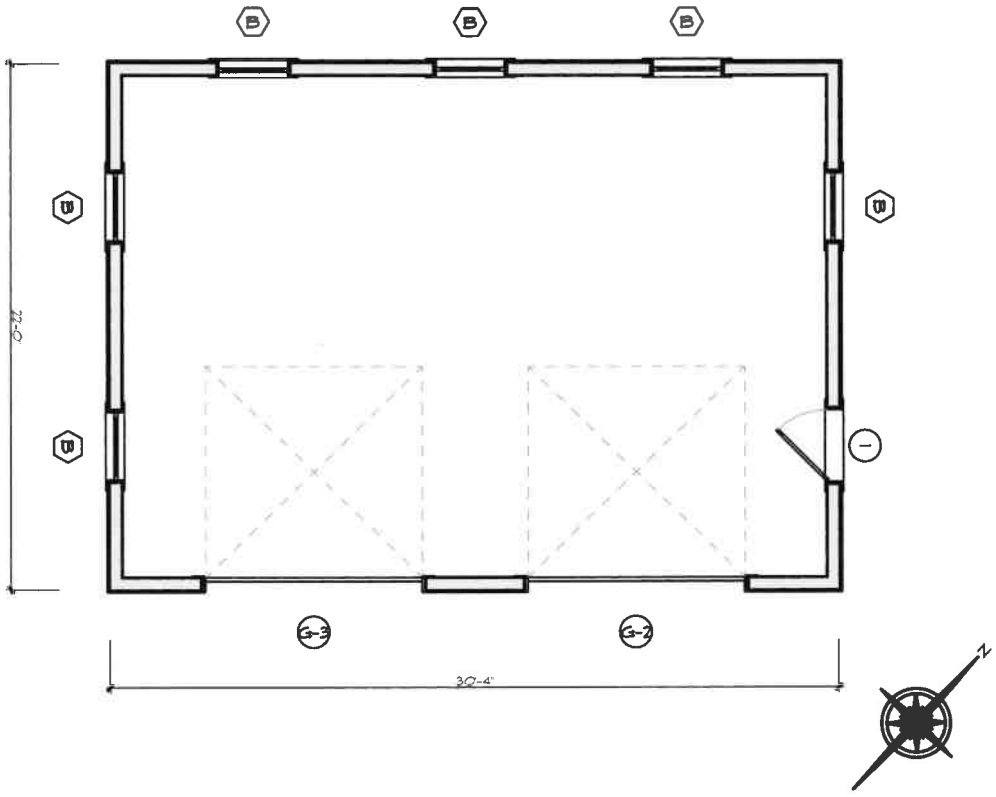

ID# A-1.1

Garage at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
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BOTTICELLIANDPOHL.COM

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.
   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
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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HDC Compliance
Coordinator Land Use
Specialist
[illegible]

Billy Sand
Land Use Specialist
[illegible]

HDC Liaison
Polly Backus
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

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

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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

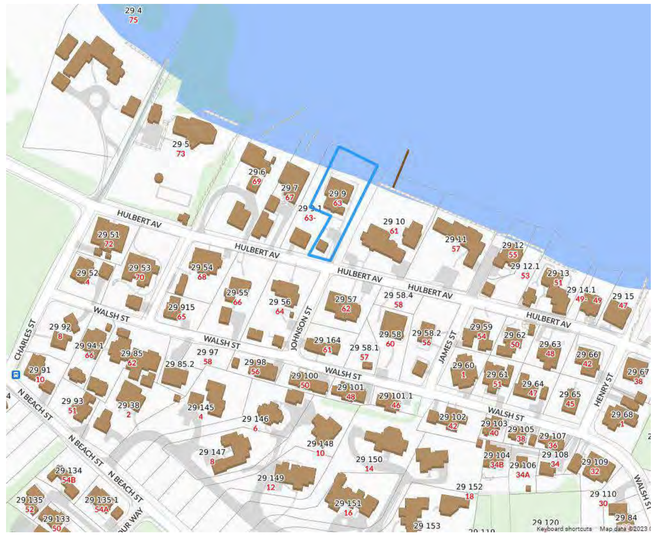
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

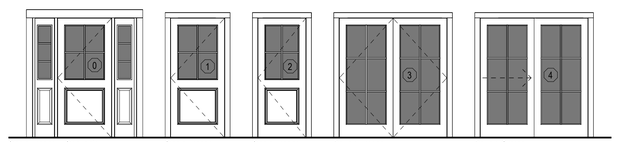
63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

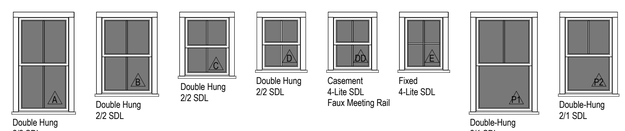


1 Locus Map
Not to Scale



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

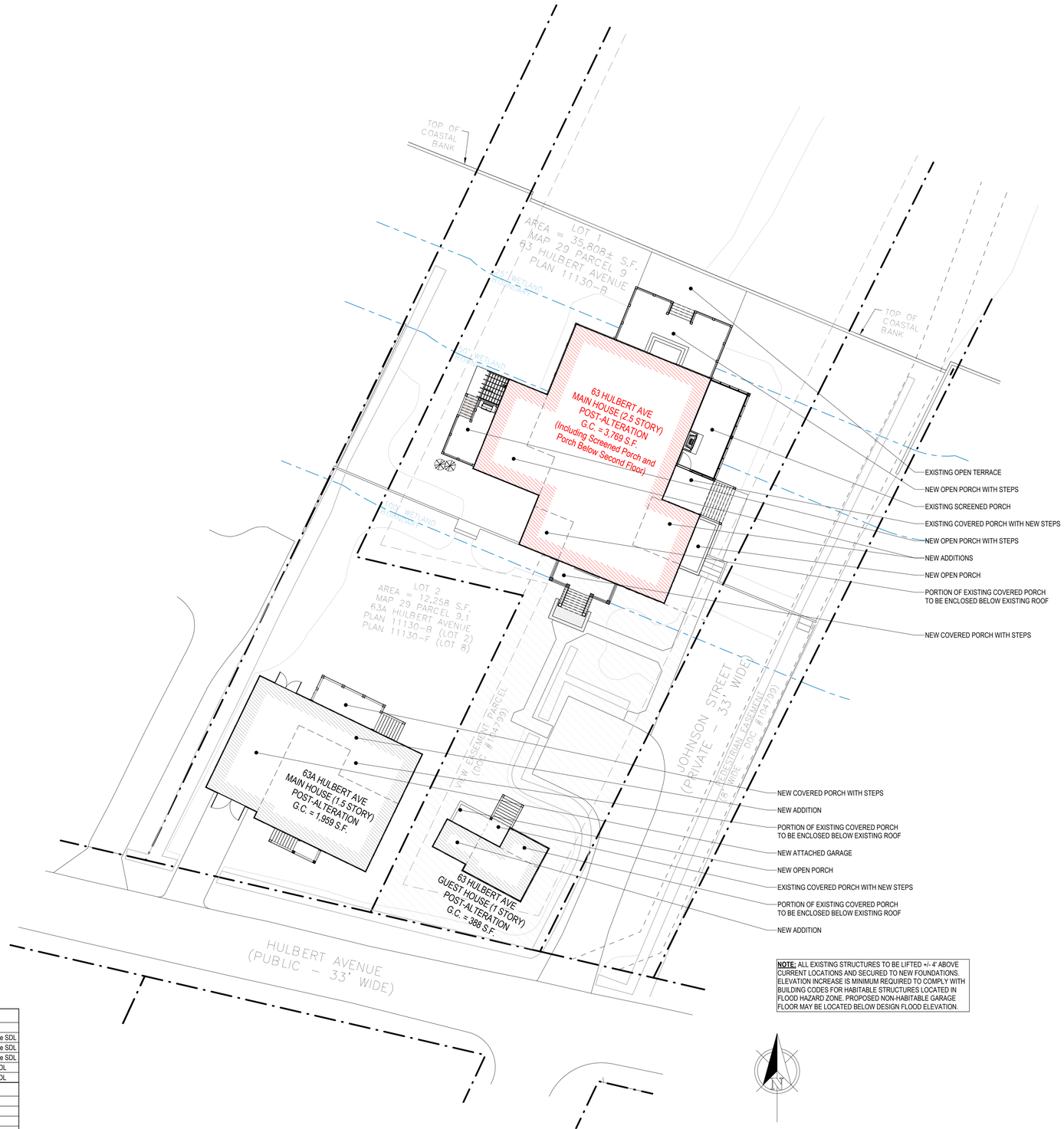
Window Legend
1/4" = 1'-0"

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
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.:	-----

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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
A.2.4 Exterior Elevations
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D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
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D.1.5 Interior Elevation - Office / Half Bath
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D.1.9 Interior Elevation - Great Room
D.1.10 Interior Elevations - Great Room
D.1.11 Interior Elevations - Great Room
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D.1.13 Interior Elevation - Sun Porch
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D.2.4 Interior Elevation - Master Bathroom
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D.2.6 Interior Elevations - Bath #2
D.2.7 Interior Elevation - Bedroom #3
D.2.8 Interior Elevation - Bath #3
D.2.9 Interior Elevation - Bedroom #4
D.2.10 Interior Elevation - Bath #4
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D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
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D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
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R.1.2 2nd & 3rd Floor Reflected Ceiling Plan
R.2.1 Sound Attenuation - First Floor Plan & Details
R.2.2 Sound Attenuation - Second & Third Floor Plans

Cover Sheet

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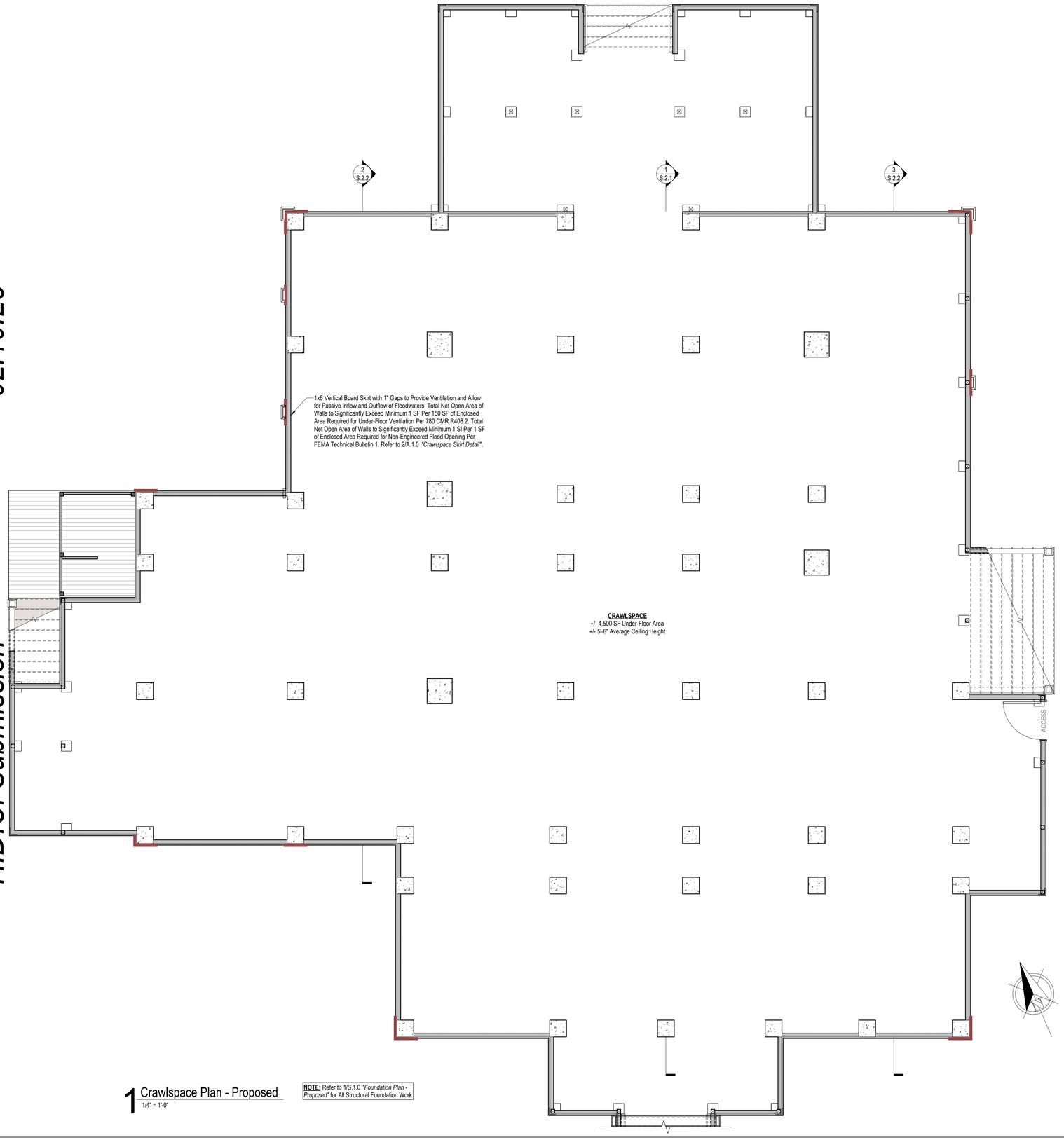
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1
2239

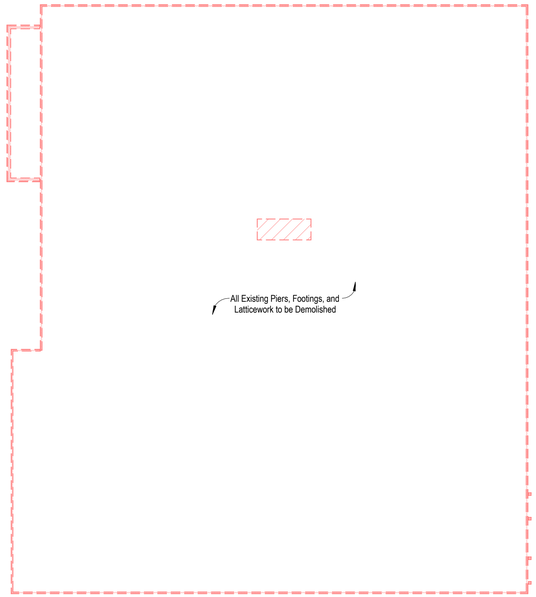
02.10.25

H.D.C. Submission

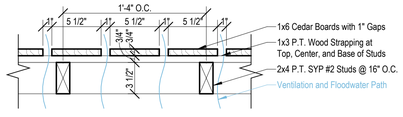


1 Crawlspace Plan - Proposed
1/4" = 1'-0"

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

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
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Side/Rear Setback:	5'
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Proposed G.C.:	-----
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Crawlspace Plan

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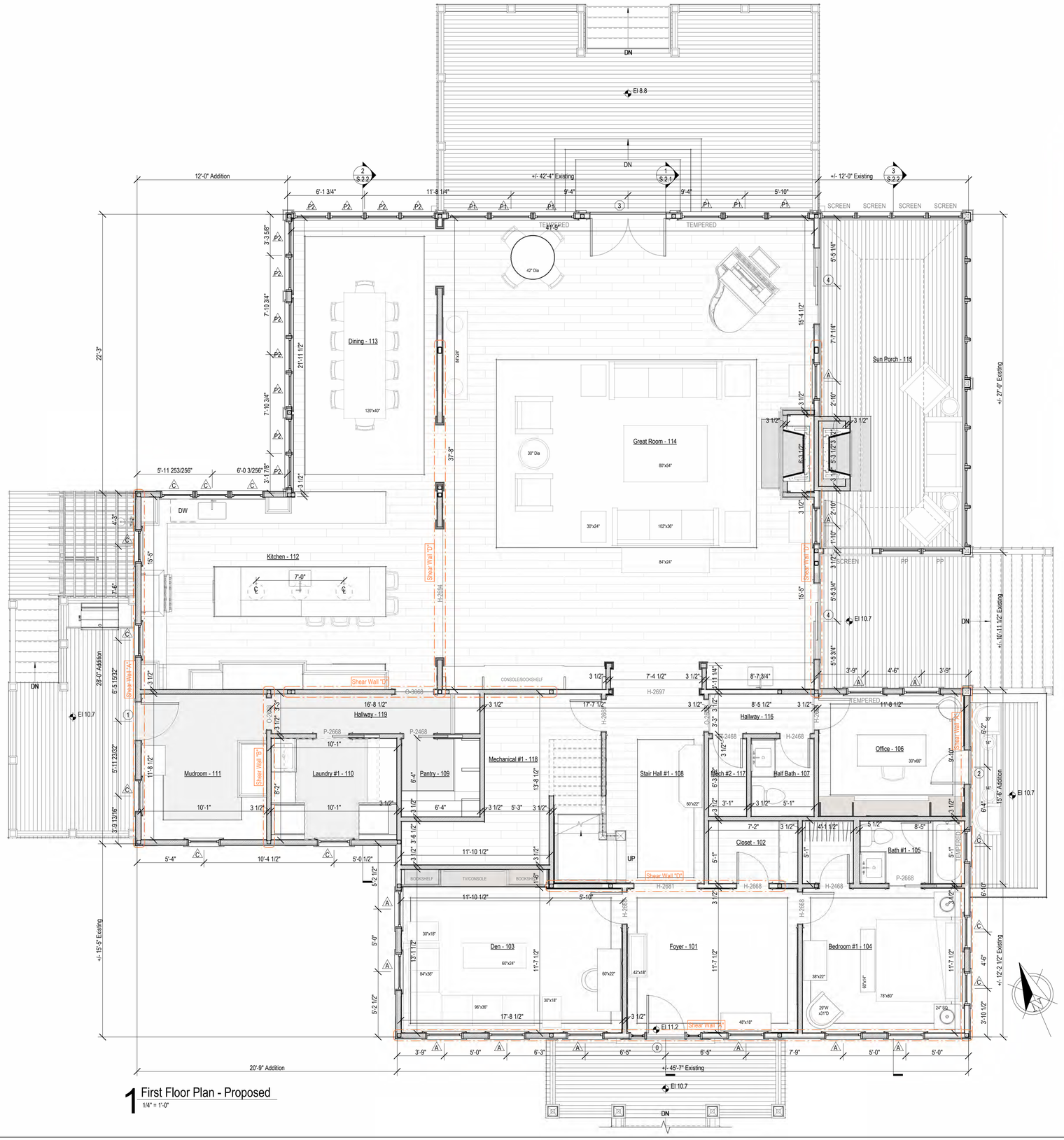
A.1.0
2239

02.10.25

H.D.C. Submission

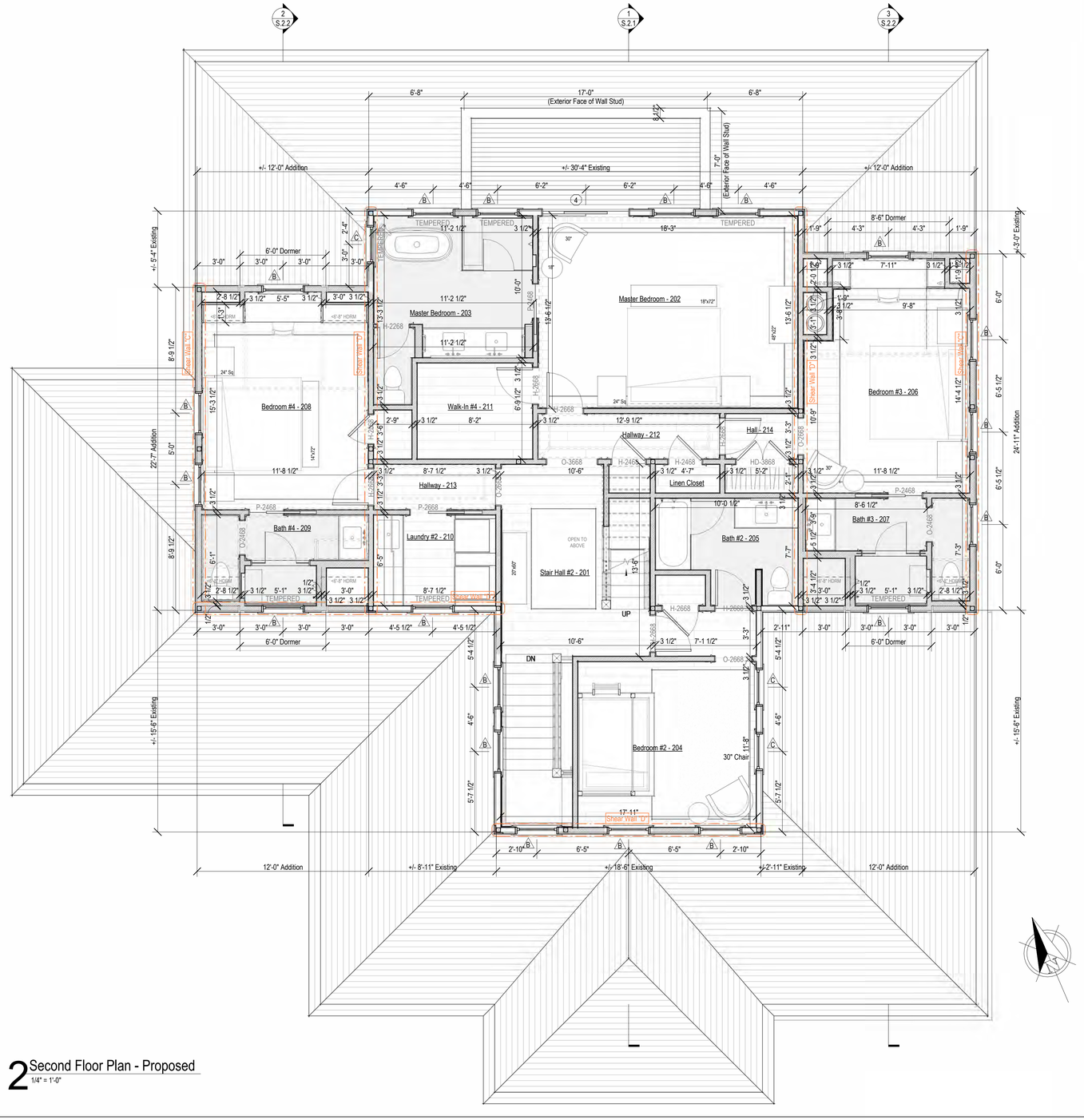

12'-0" Addition
6'-1 3/4"
11'-8 1/4"
+/- 42'-4" Existing
9'-4"
9'-4"
5'-10"
+/- 12'-0" Existing
SCREEN
SCREEN
SCREEN
SCREEN
TEMPERED
41'-9"
TEMPERED
42" Dia
DN
EL 8.8
DN
1
S 2.1
2
S 2.2
3
S 2.2
3
4
Dining - 113
120"x40"
Great Room - 114
80"x54"
30" Dia
30"x24"
102"x36"
84"x24"
Sun Porch - 115
Kitchen - 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

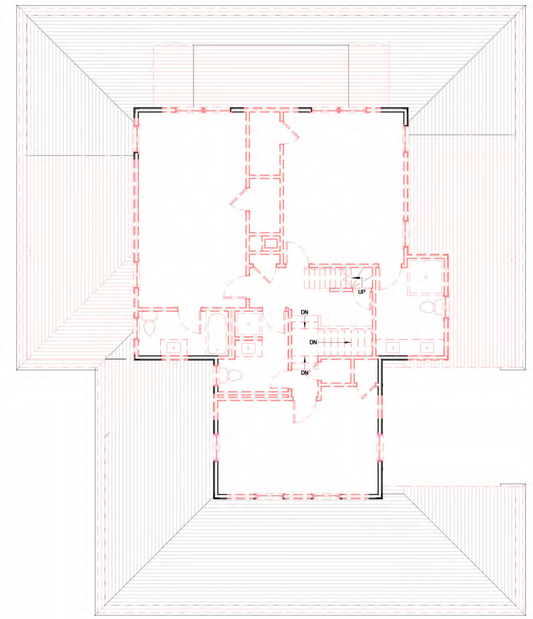
H.D.C. Submission

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

2239

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Second Floor Plan

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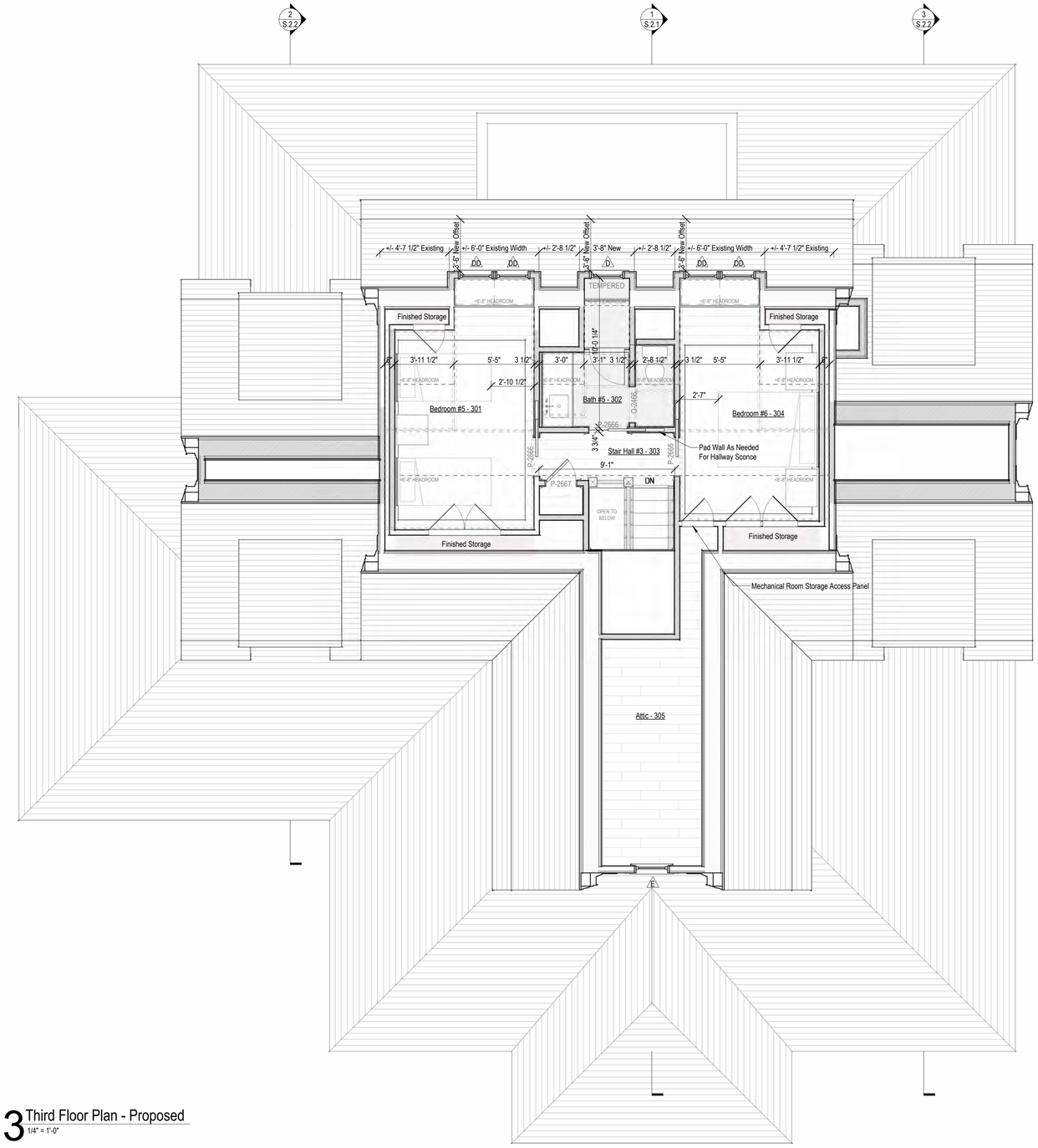
A.1.2

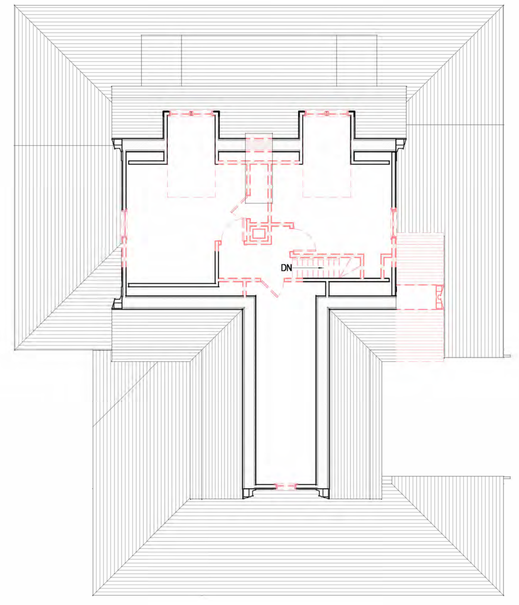
2239

02.10.25

H.D.C. Submission



3 Third Floor Plan - Proposed
1/4" = 1'-0"



3X Third 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
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PHASING LEGEND
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Third Floor Plan

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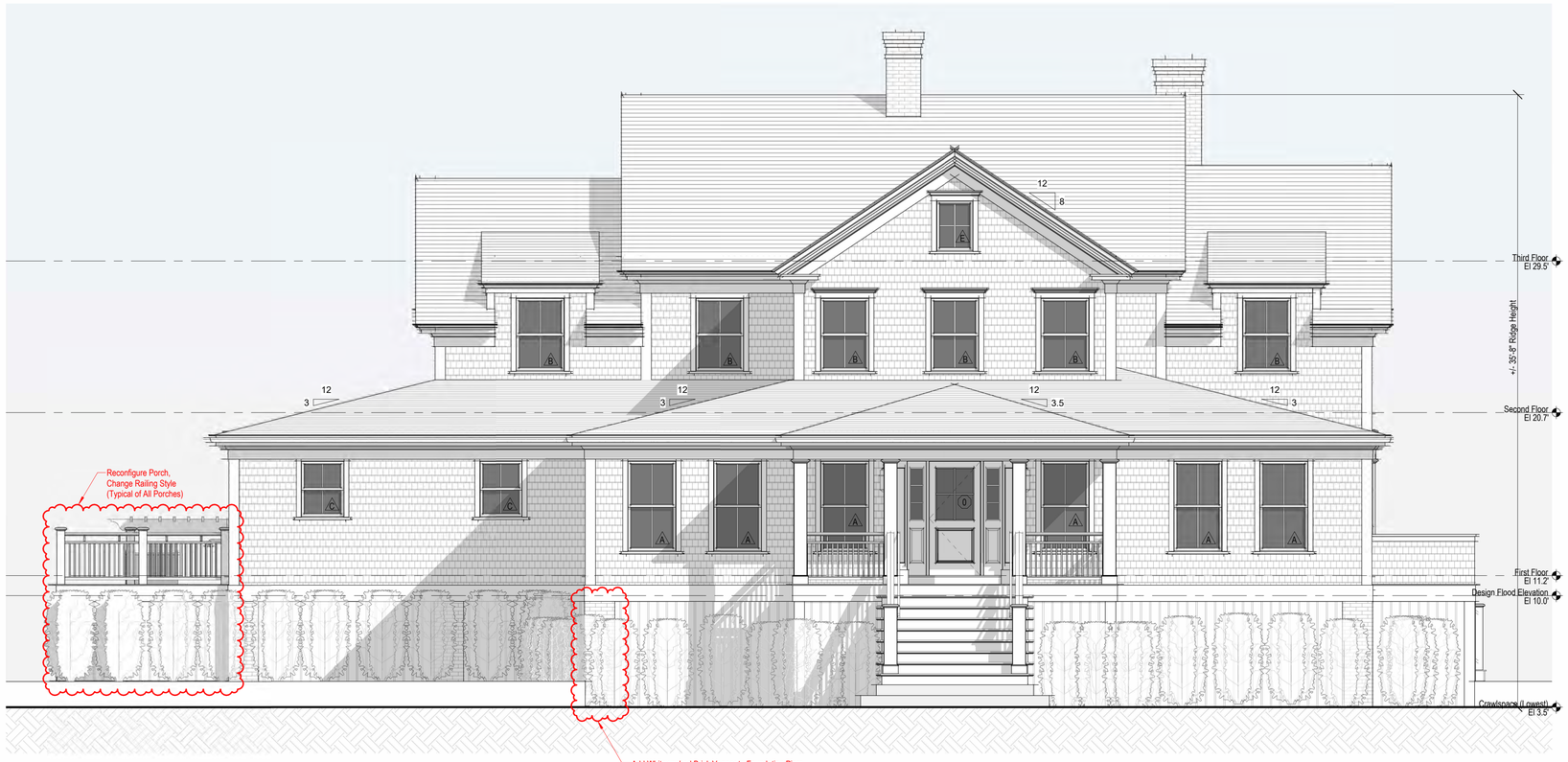
A.1.3

2239

02.10.25

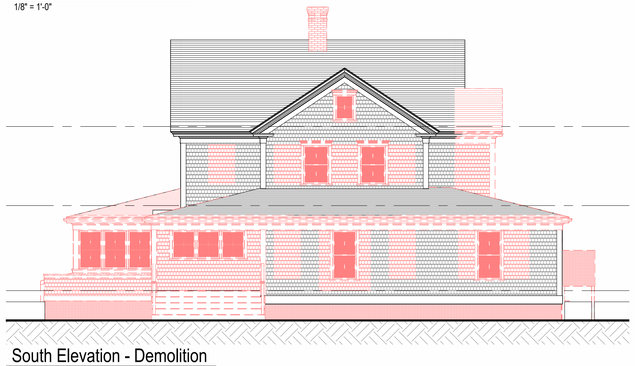


1 South Elevation - Proposed
1/4" = 1'-0"

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

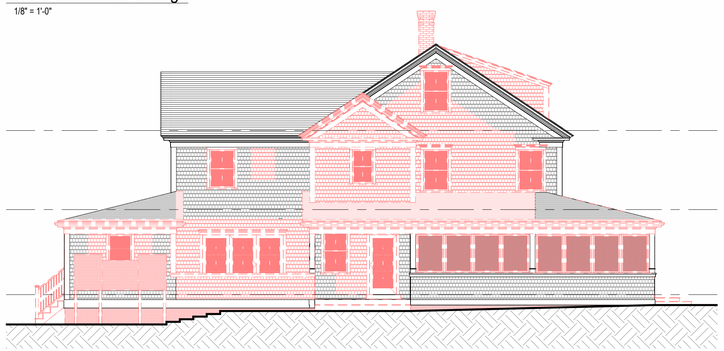


2 East Elevation - Proposed
1/4" = 1'-0"

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"

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Exterior Elevations

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A.2.2

2239

02.10.25

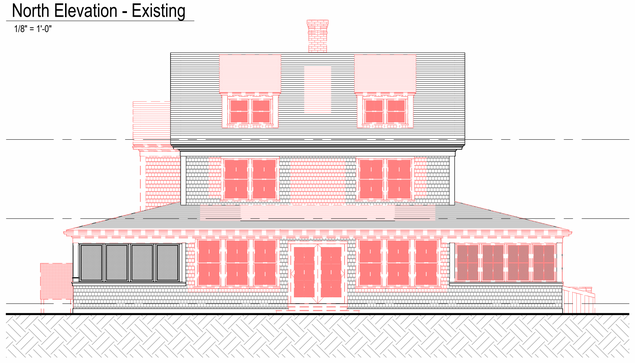


3 North Elevation - Proposed
1/4" = 1'-0"

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)
1/8" = 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.:	-----

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D.1.10	Interior Elevations - Great Room
D.1.11	Interior Elevations - Great Room
D.1.12	Interior Elevations - Great Room
D.1.13	Interior Elevation - Sun Porch
D.1.14	Interior Elevation - Storage
D.1.15	Interior Elevations - Hallway
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D.3.3	Interior Elevation - Bedroom #6
D.3.4	Interior Elevation - Bath #5
D.4.1	Interior Trim Details
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D.4.3	Side Porch Details
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Exterior Elevations

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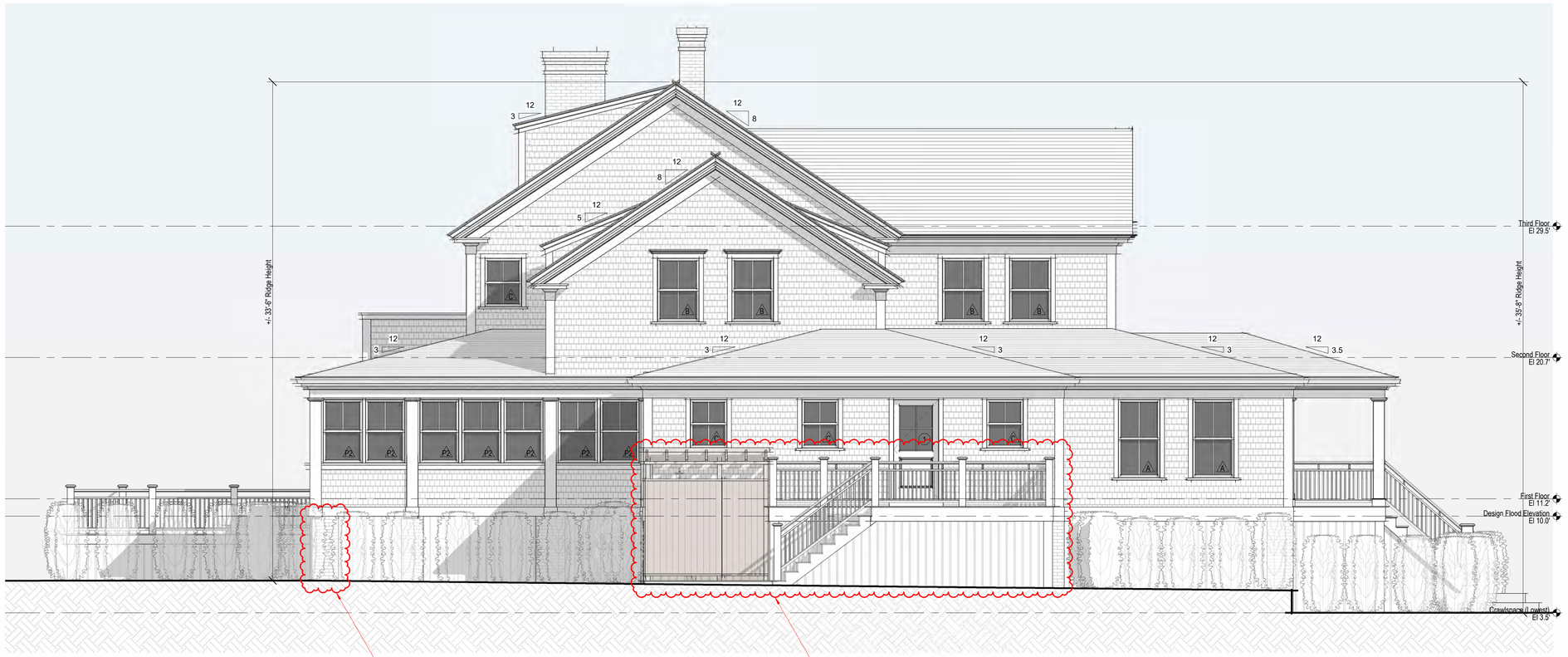
A.2.3

2239

02.10.25

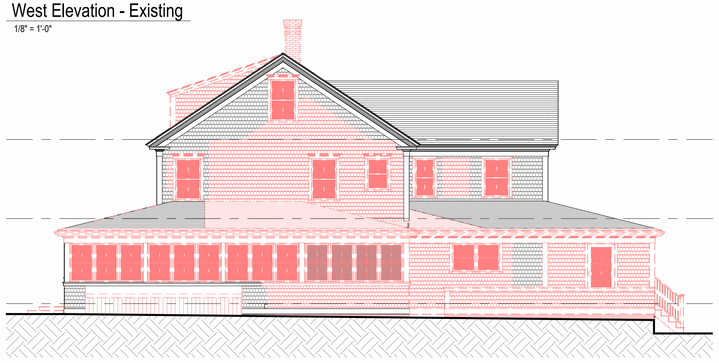


4 West Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
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A.2.4

2239

02.10.25

H.D.C. Submission



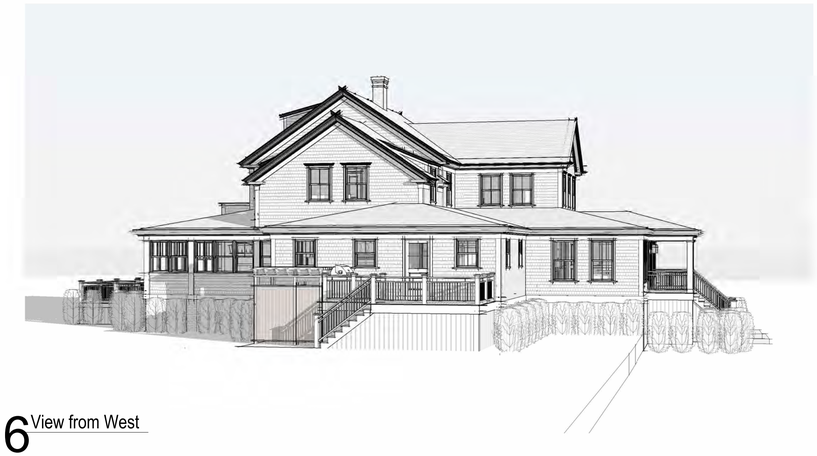
1 View from Southwest



2 View from South



3 View from Southeast



6 View from West



5 View from North



4 View from East

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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.

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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



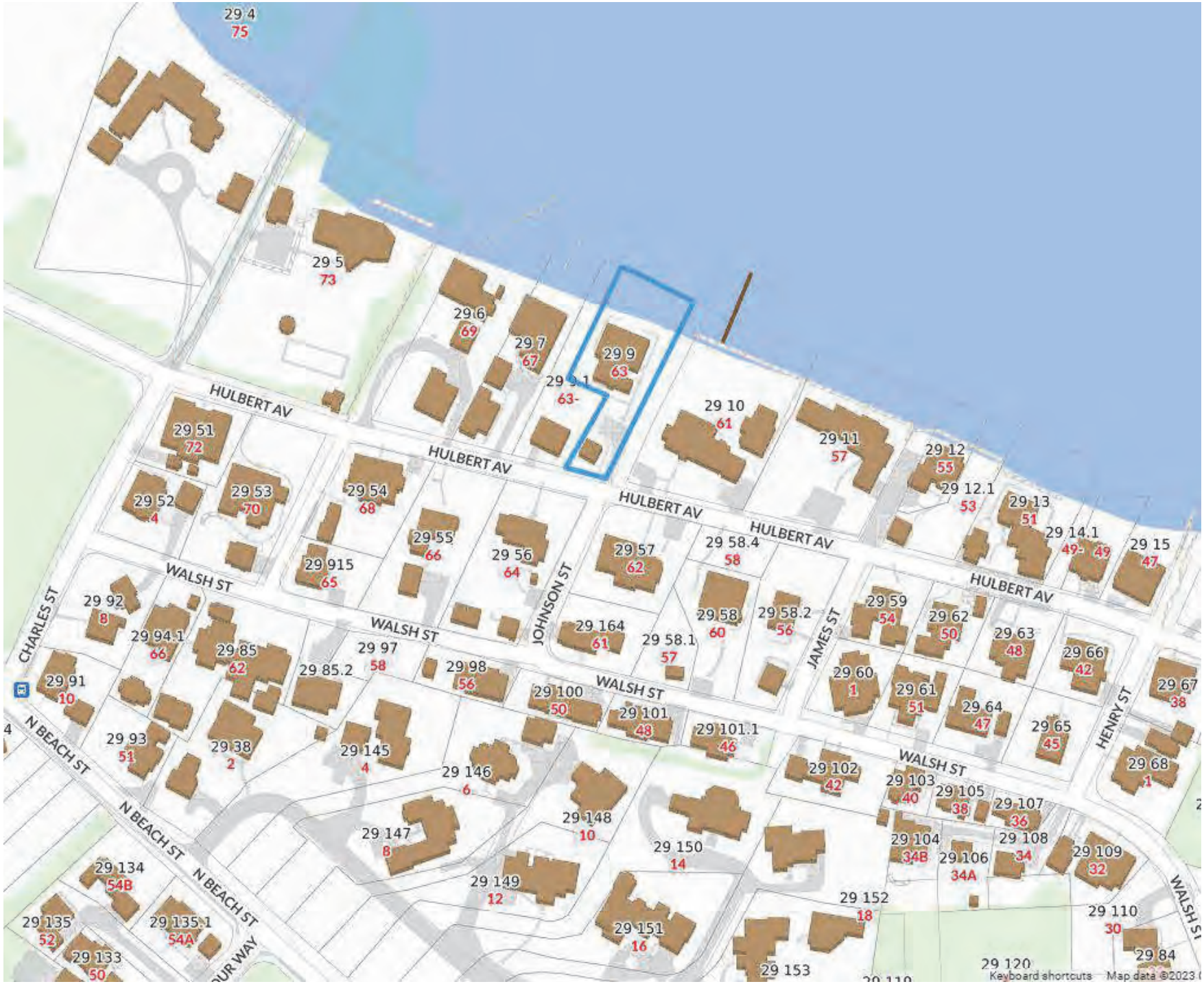
East Elevation 63 Hulbert Ave Map/Parcel: 29/9



South Elevation 63 Hulbert Ave Map/Parcel: 29/9

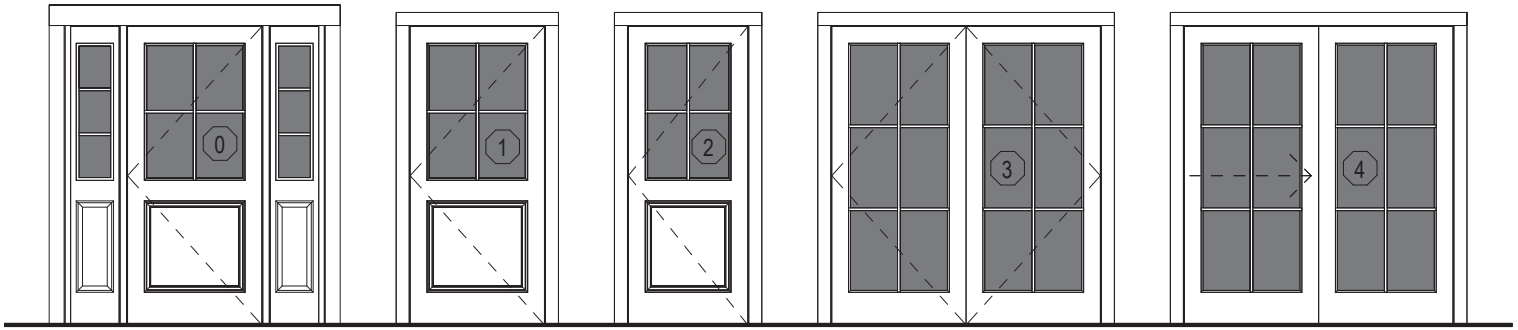


West Elevation 63 Hulbert Ave Map/Parcel: 29/9



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

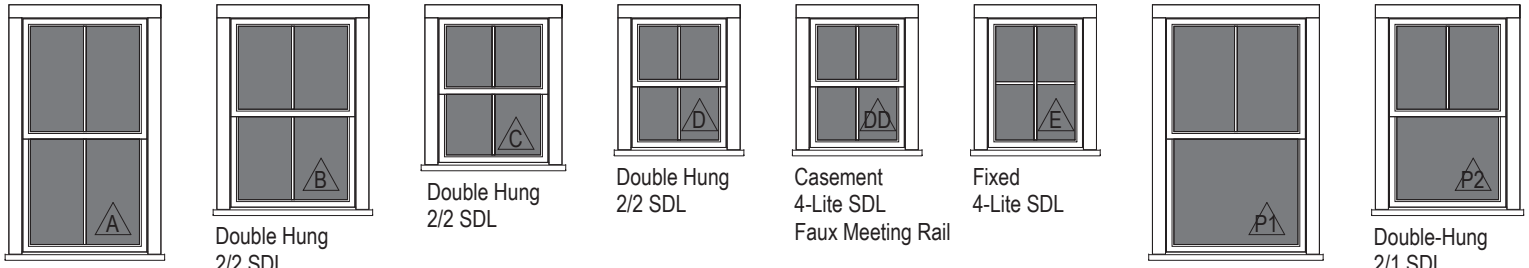
Single Hinged
1-Panel 4-Lite SDL

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

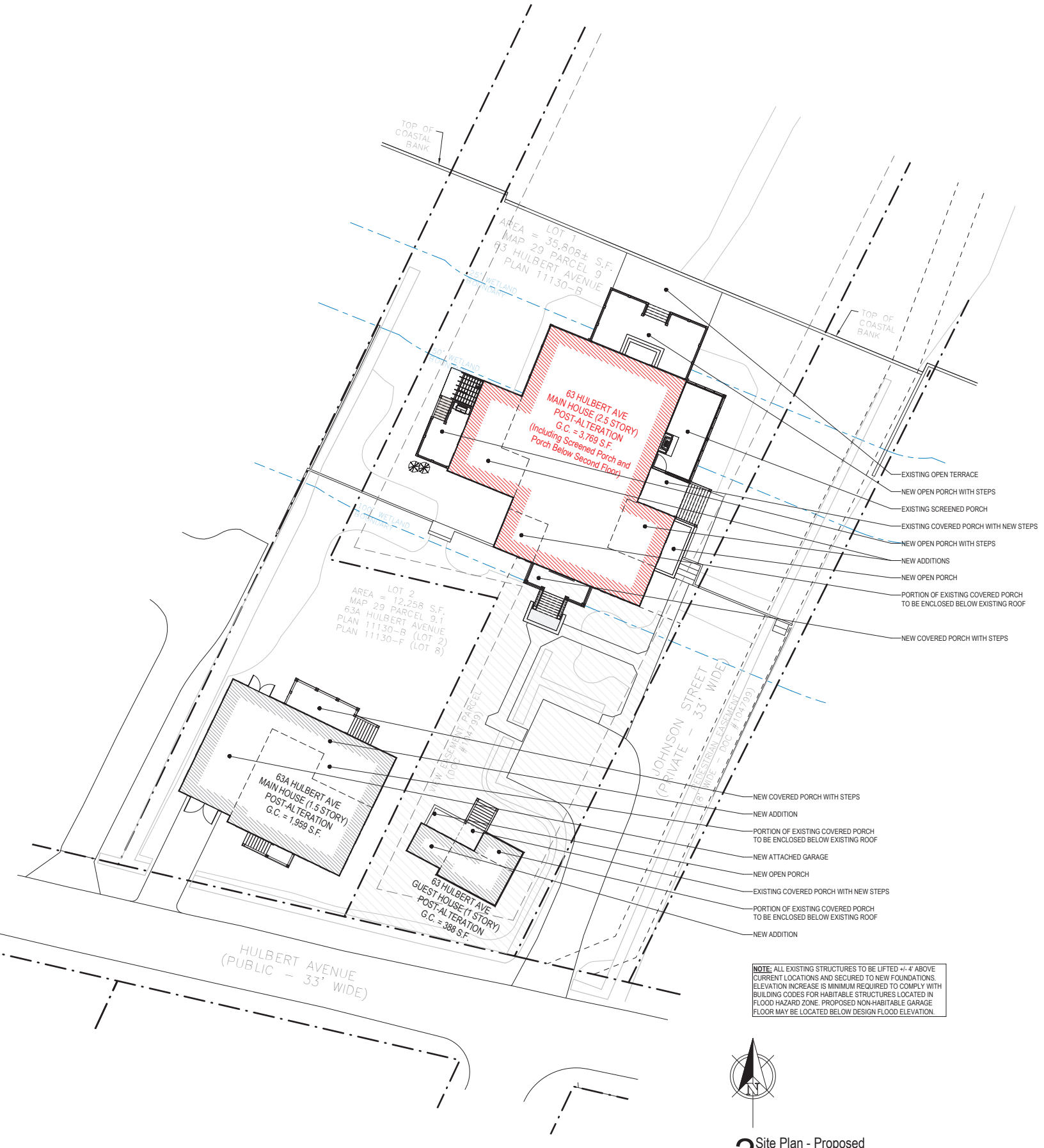
Double-Hung
2/1 SDL

Double-Hung
2/1 SDL

Window Legend

1/4" = 1'-0"

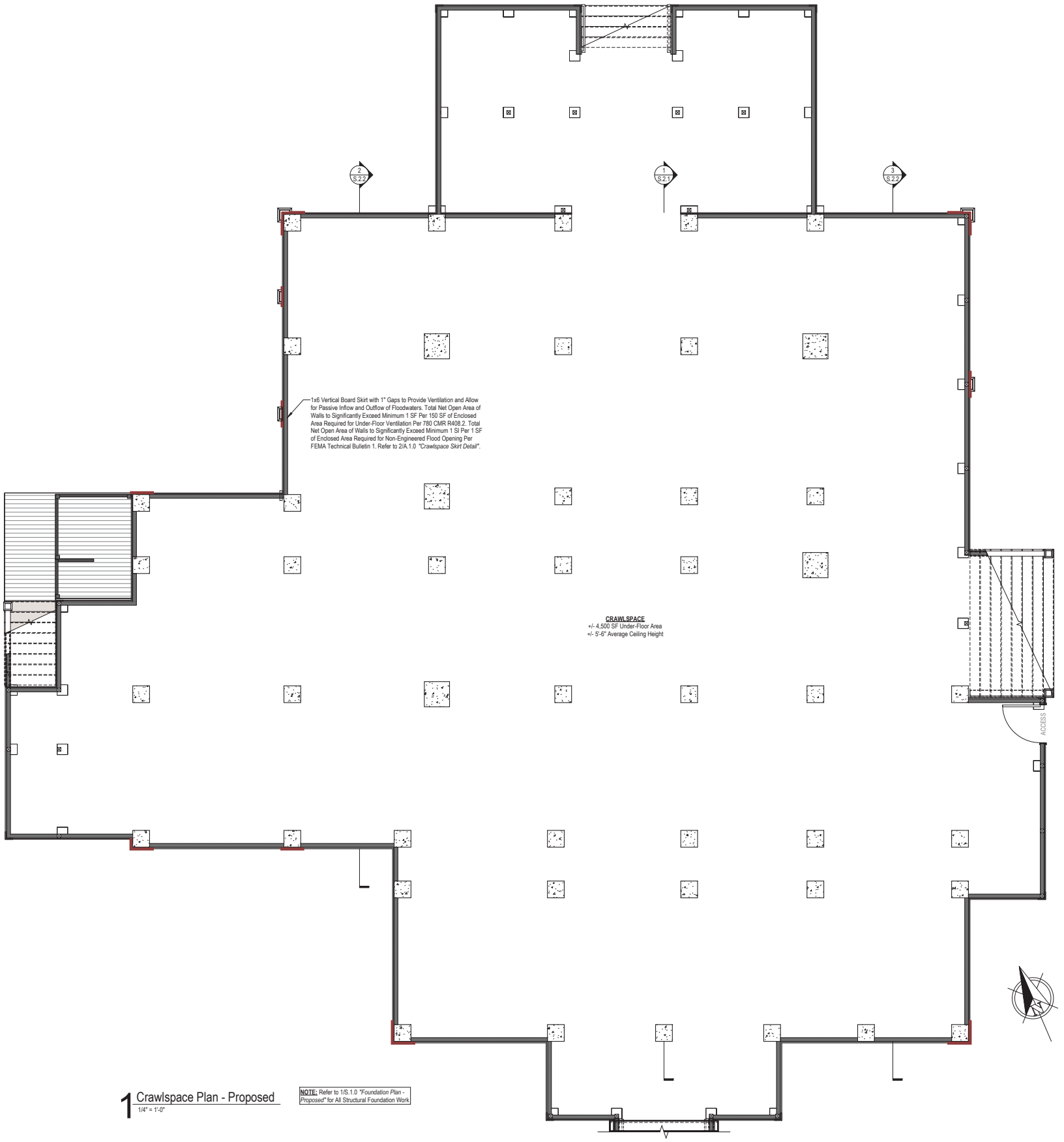
EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
2	1	2'-8"	6'-7 1/2"	2'-8"	6'-8"	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.

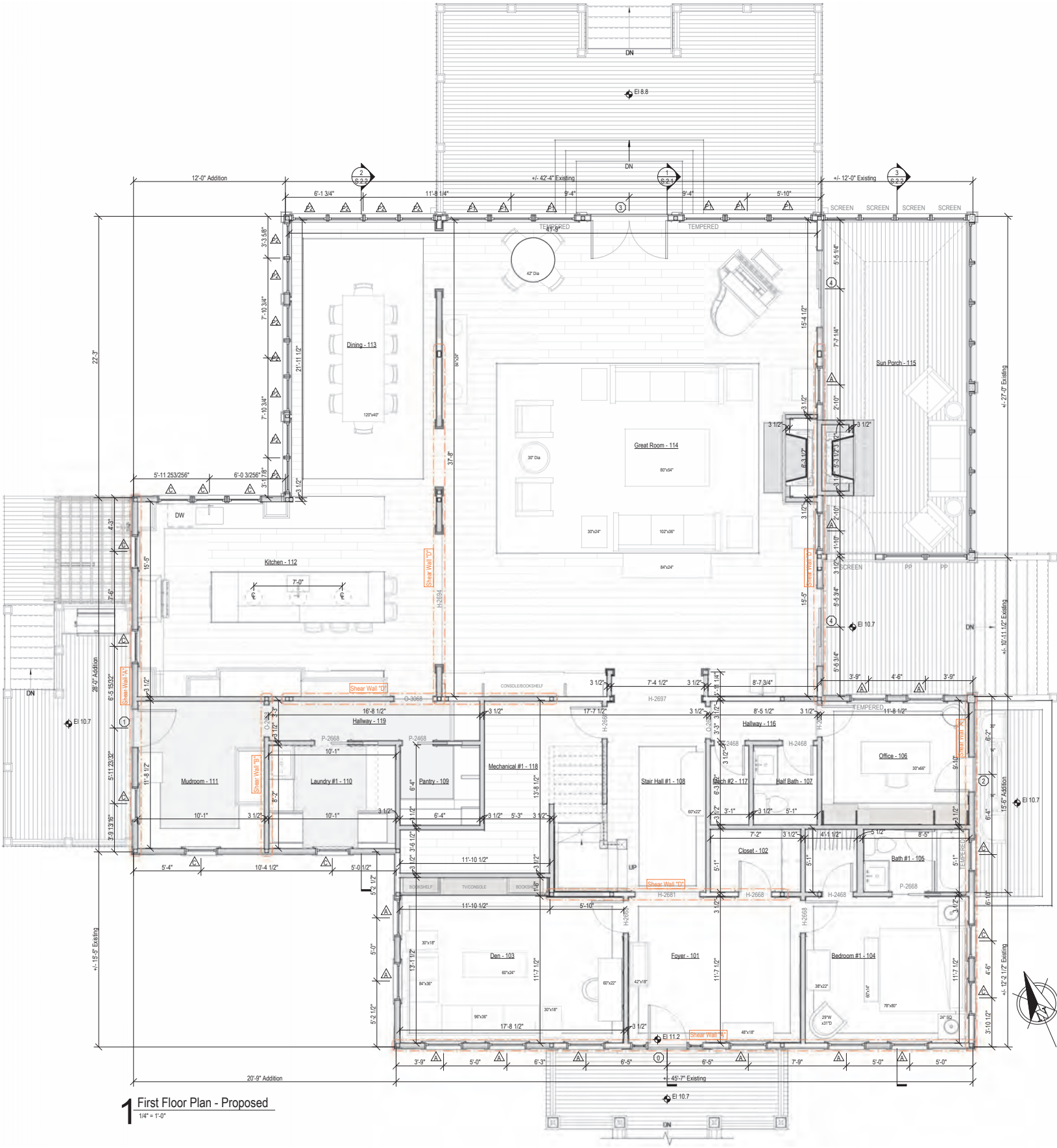
2 Site Plan - Proposed

1/16" = 1'-0"



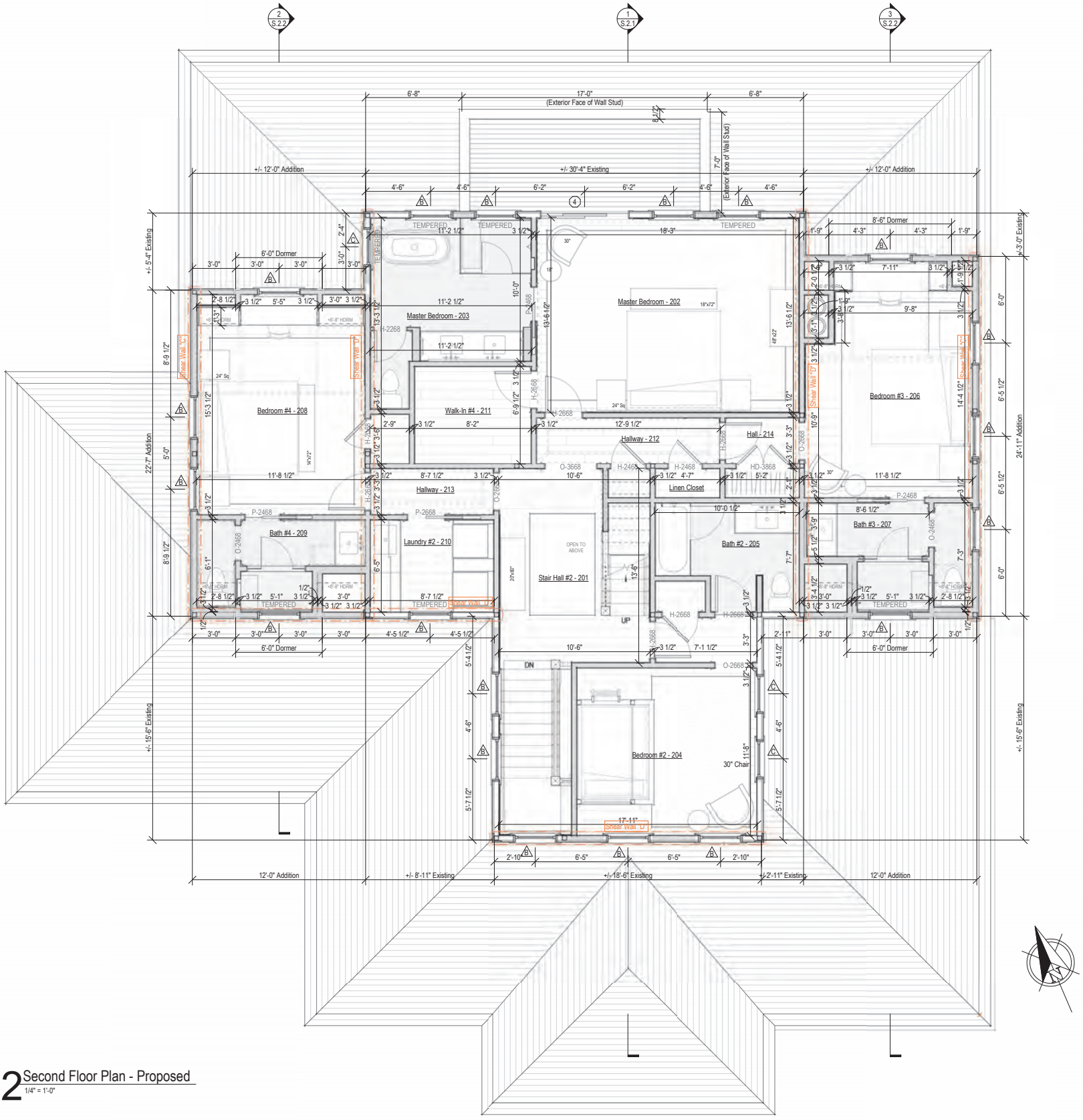
1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



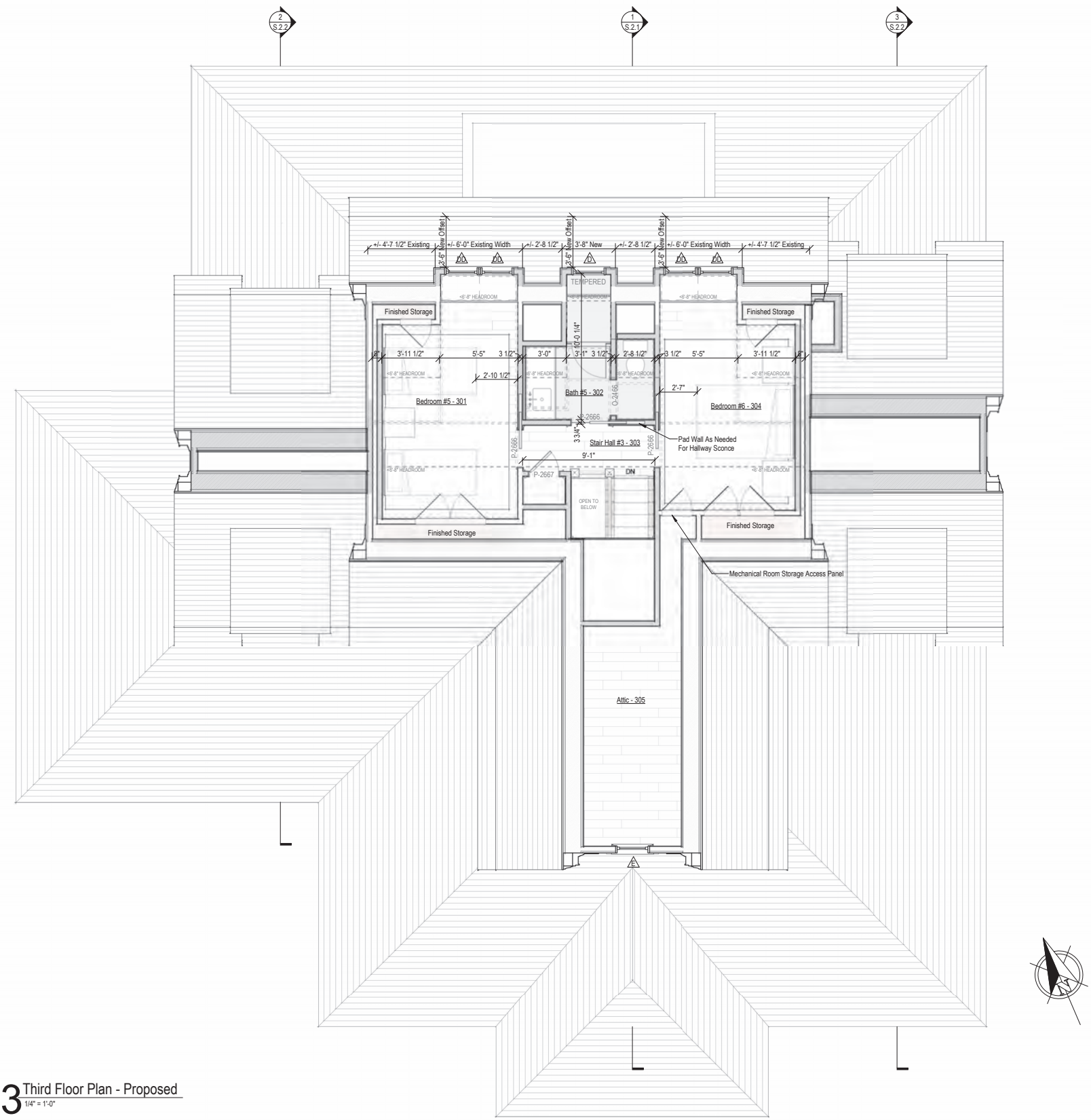
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



3 Third Floor Plan - Proposed
1/4" = 1'-0"



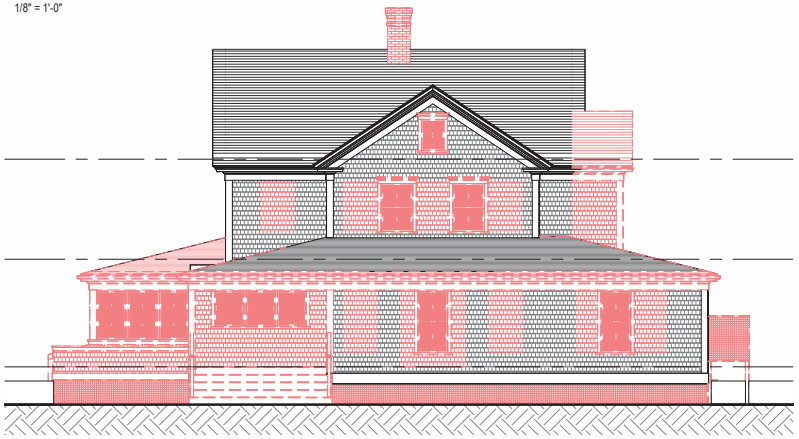
1 South Elevation - Proposed

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"



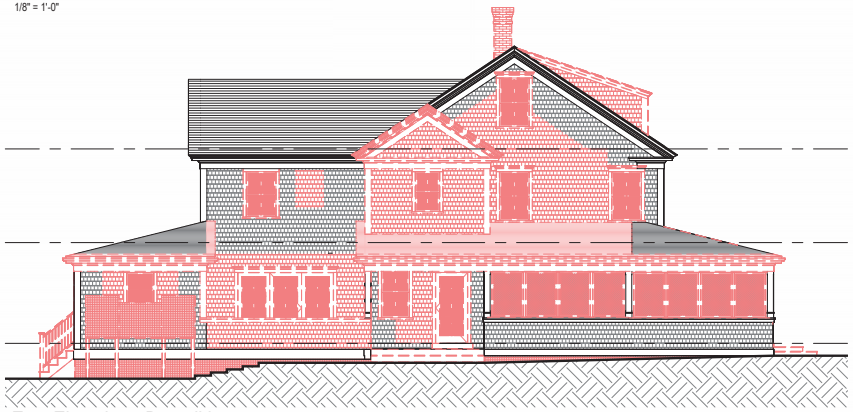
2 East Elevation - Proposed
1/4" = 1'-0"

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"

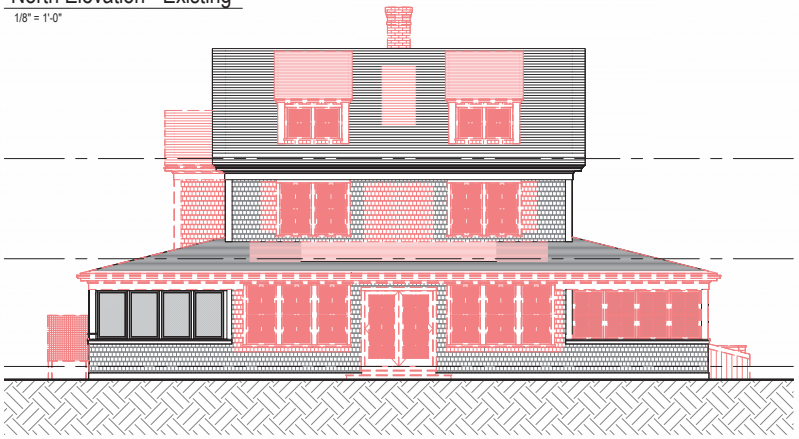


3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



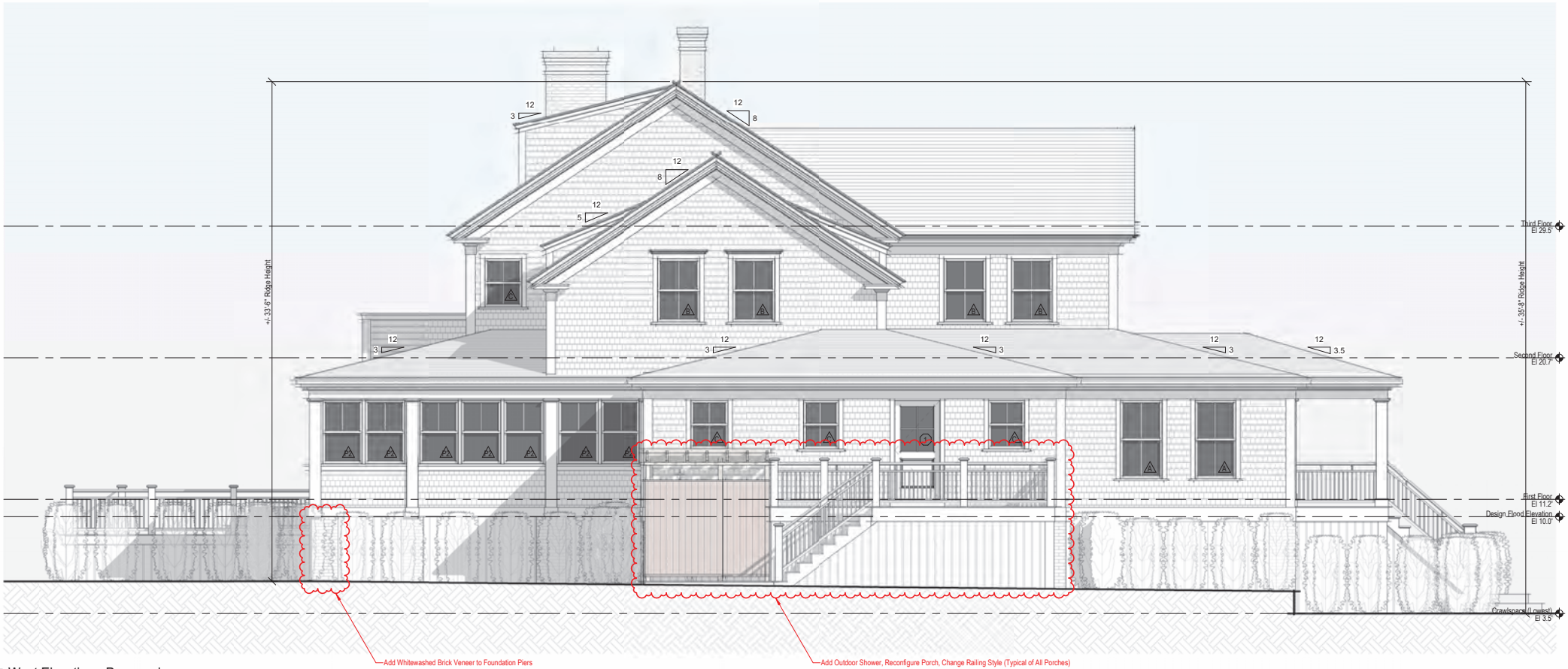
North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"

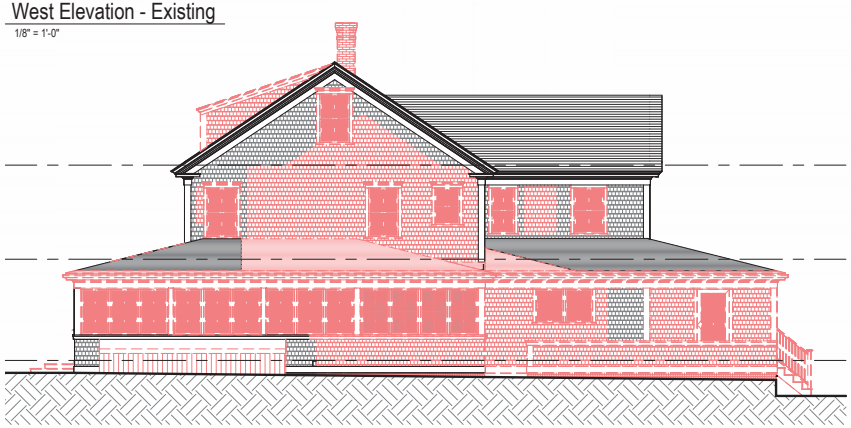


4 West Elevation - Proposed
1/4" = 1'-0"



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

ASSOCIATE COMMISSIONERS

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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. 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.

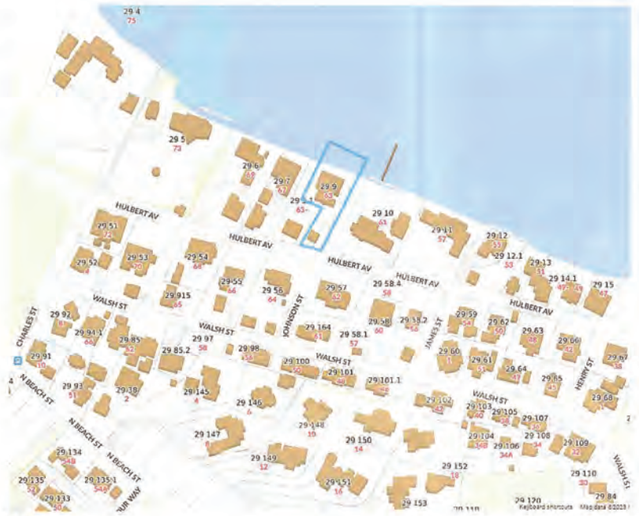
Date 7.29.24 Signature of owner of record _____ Signed under penalties of perjury

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

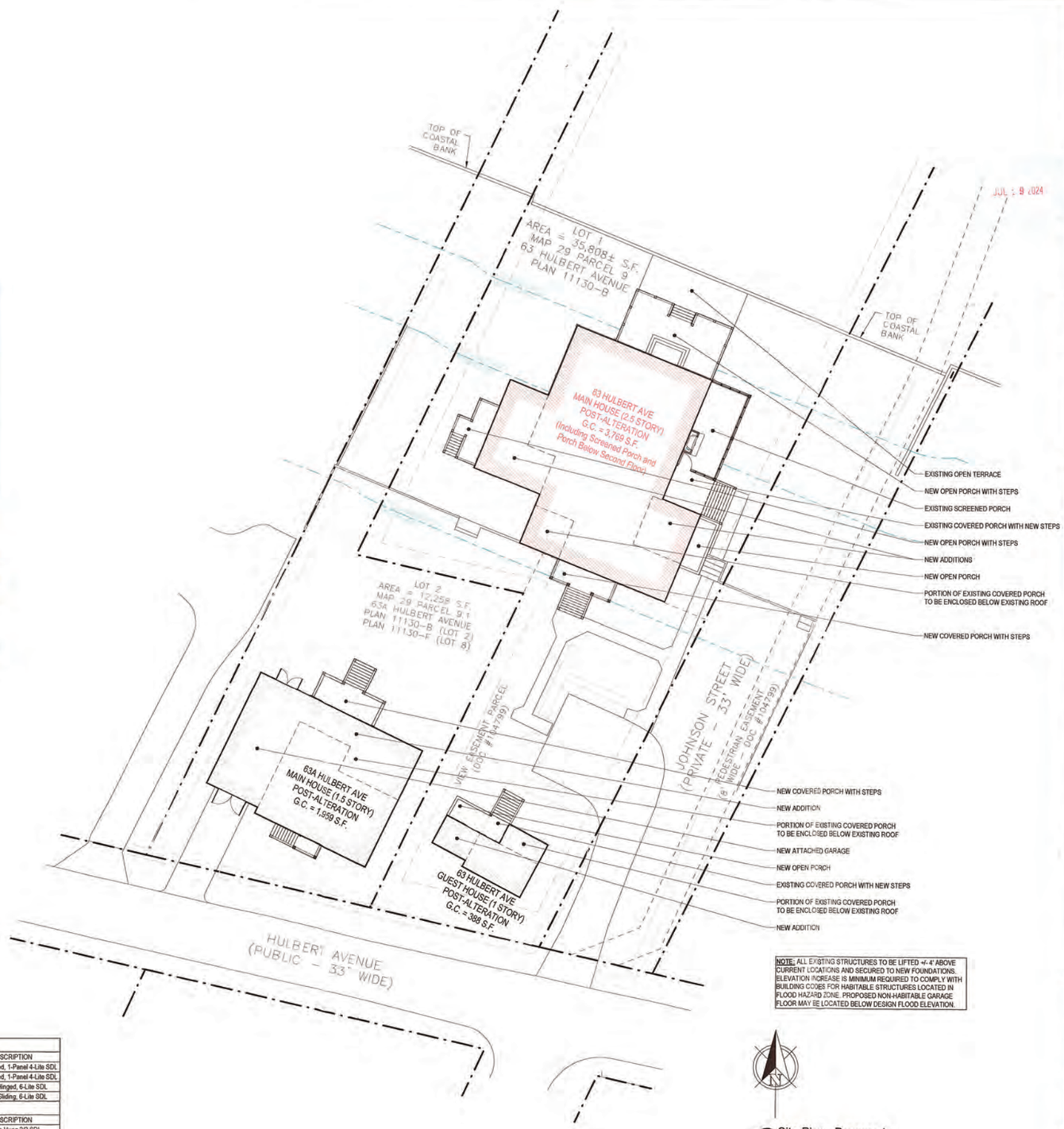
1/4" = 1'-0"

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

SHEET INDEX
A.0.1 Cover Sheet
A.1.0 Crawlspace Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations
S.1.0 Foundation Plan
S.1.1 First Floor Framing Plan
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S.1.3 Third Floor Framing Plan
S.1.4 Roof Framing Plan
S.2.1 Building Sections & Foundation Details
S.2.2 Building Sections
S.3.1 Structural Steel Details
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

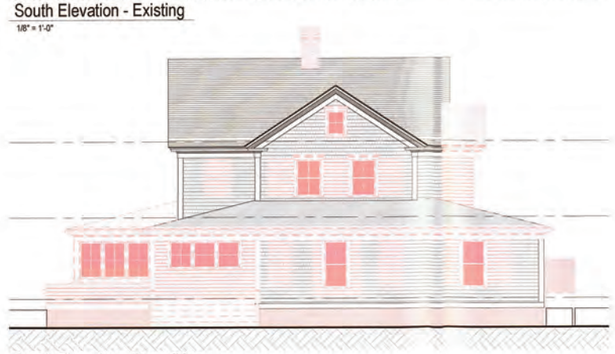
NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



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.:	—

Sheet Index - Architectural & Structural

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S.1.3 Third Floor Framing Plan
S.1.4 Roof Framing Plan
S.2.1 Building Sections & Foundation Details
S.2.2 Building Sections
S.3.1 Structural Steel Details
D.1.1 Exterior Trim Details
D.1.2 Exterior Trim Details

Revisions

APPROVED
HDC 2024-07-10899

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.

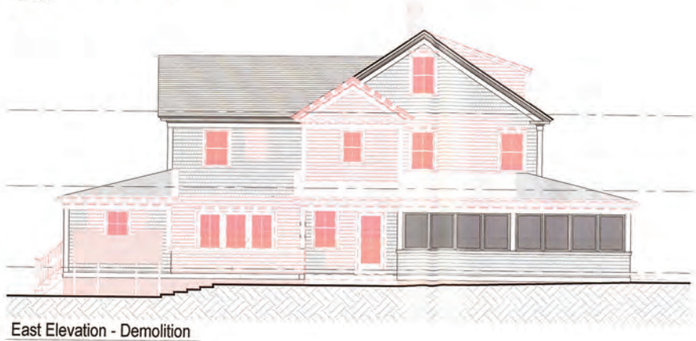


2 East Elevation - Proposed
1/4" = 1'-0"

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

8 Williams Lane
Nantucket, MA 02554
508.325.4945
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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S.1.4 Roof Framing Plan
S.2.1 Building Sections & Foundation Details
S.2.2 Building Sections
S.3.1 Structural Steel Details
D.1.1 Exterior Trim Details
D.1.2 Exterior Trim Details

APPROVED
HDC 2024-07-10899
No Exterior Changes
Without Approval

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
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.

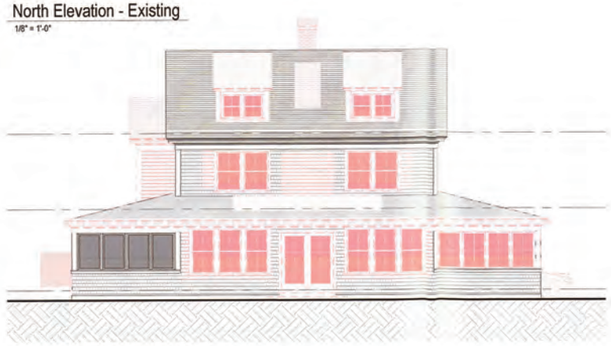


3 North Elevation - Proposed
1/4" = 1'-0"

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
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
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Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

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S.3.1 Structural Steel Details
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D.1.2 Exterior Trim Details

APPROVED
HDC 2024-07-10899
No Changes
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

63 Hulbert Ave
Nantucket, MA 02554

9 Williams Lane
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HDC 2024-07-10899
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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

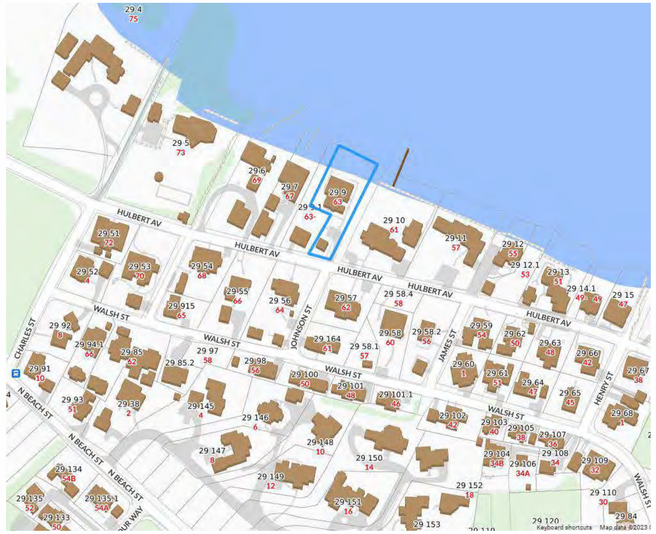
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Guest House

63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

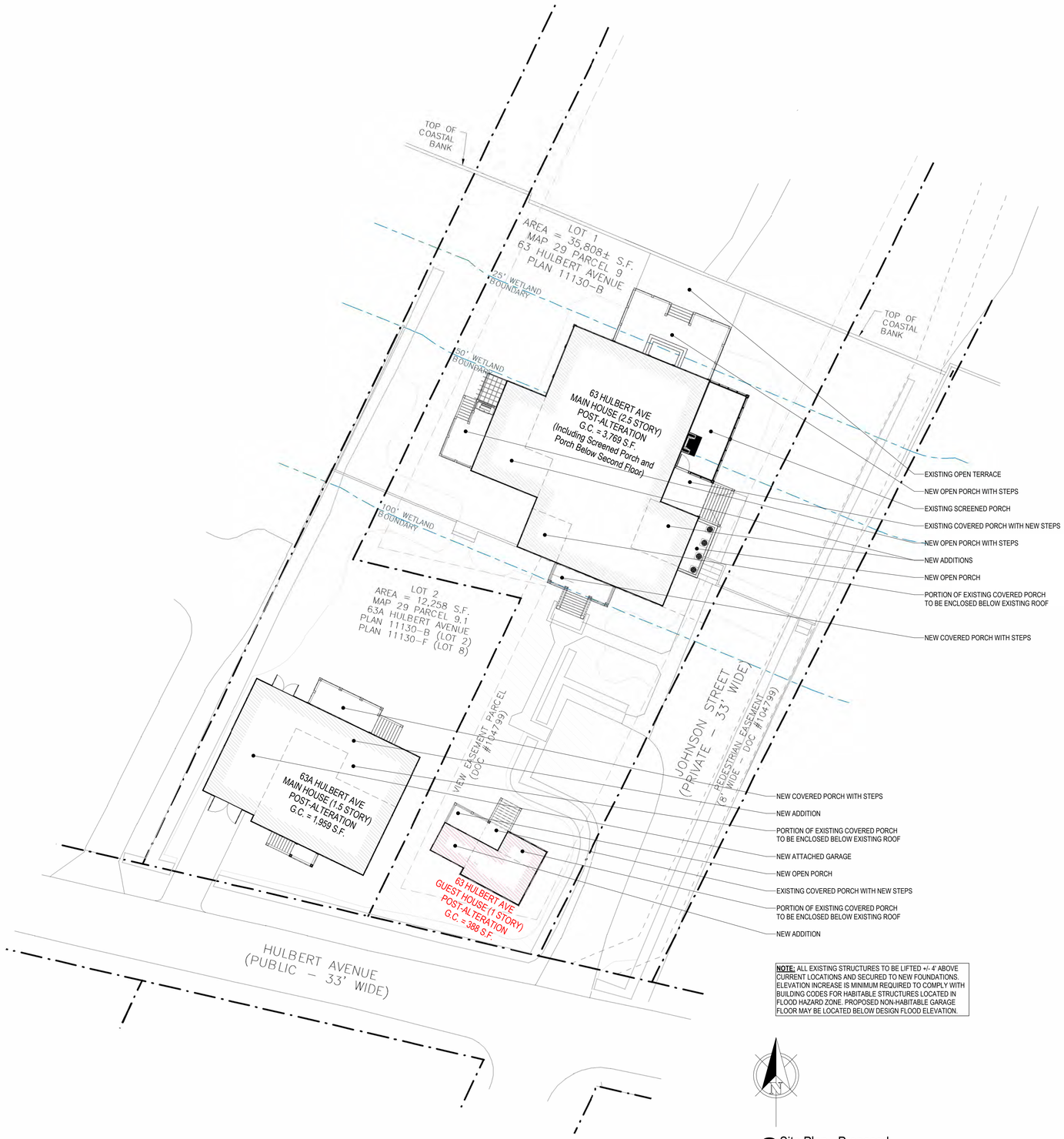


1 Locus Map
Not to Scale



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.1.1 Interior Elevations - Living & Kitchen
D.1.2 Interior Elevations - Bathroom
D.1.3 Interior Elevations - Bedroom
D.2.1 Reflected Ceiling & Lighting Plan

Revisions

Cover Sheet

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A.0.1

2239

02.10.25

H.D.C. Submission

PHASING LEGEND

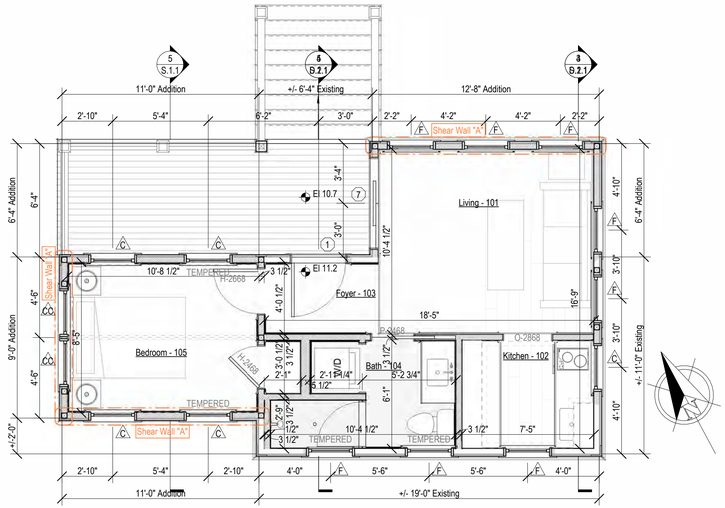
- Existing to Remain
- Existing to be Demolished
- Proposed

SHEAR WALL SPECIFICATIONS

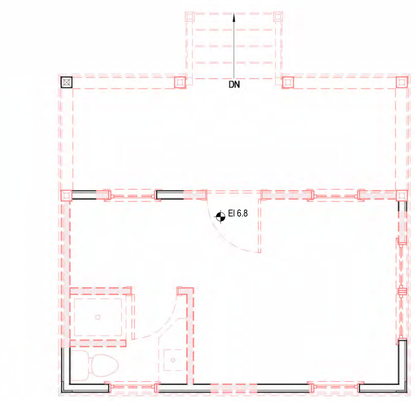
SHEAR WALL TYPE "A" CONSTRUCTION

Foundation to Roof

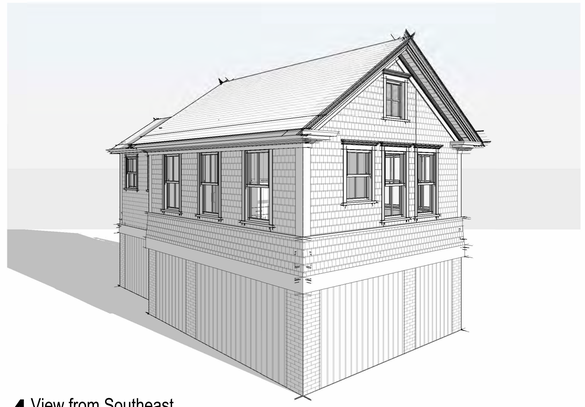
- 2x4 studs spaced at 16" on center with (2)2x4 studs at each end and a (2)2x4 top plate.
- 1/2" exterior grade plywood (minimum) nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions and all interior joints. Plywood to span vertically between floors or provide 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".



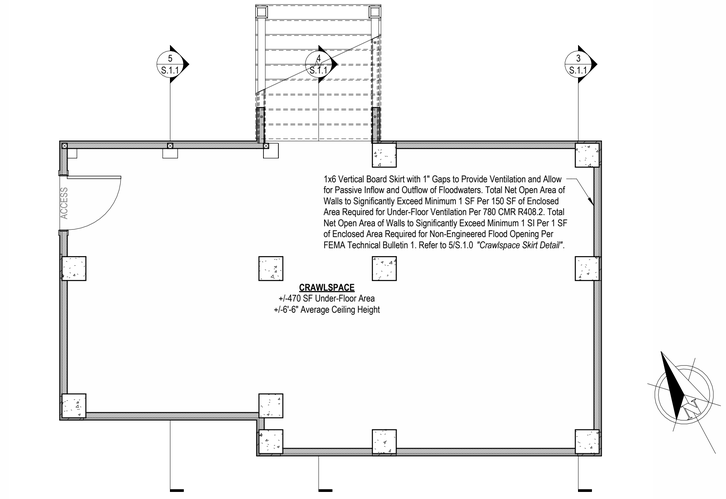
1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"

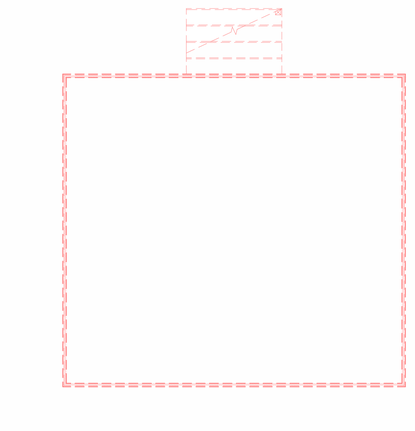


4 View from Southeast



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
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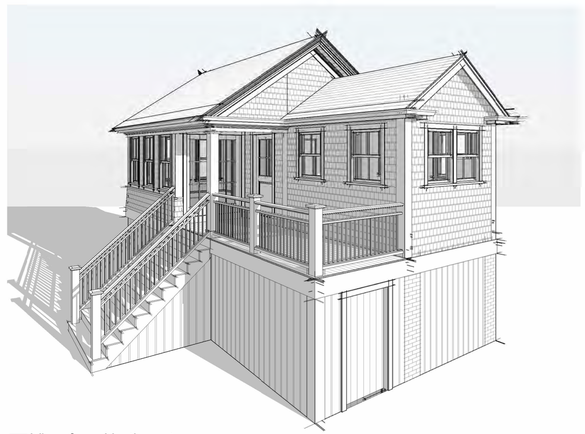
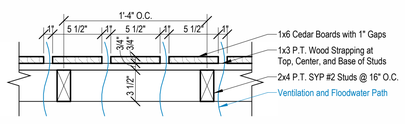


5 View from Northwest



3 Crawlspace Skirt Detail
1 1/2" = 1'-0"

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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

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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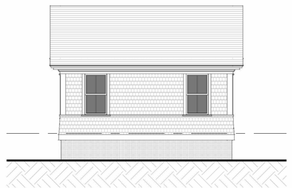
A.1.1

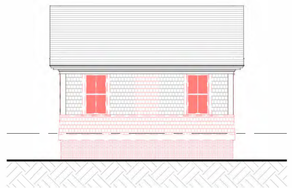
2239

02.10.25

H.D.C. Submission



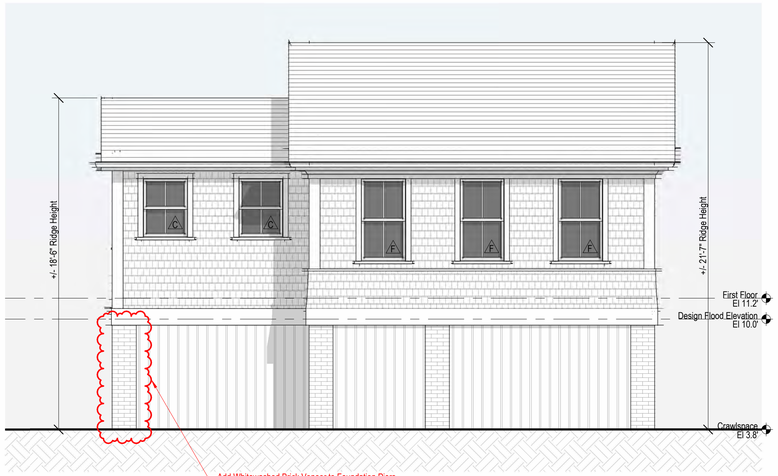
South Elevation - Existing
1/8" = 1'-0"



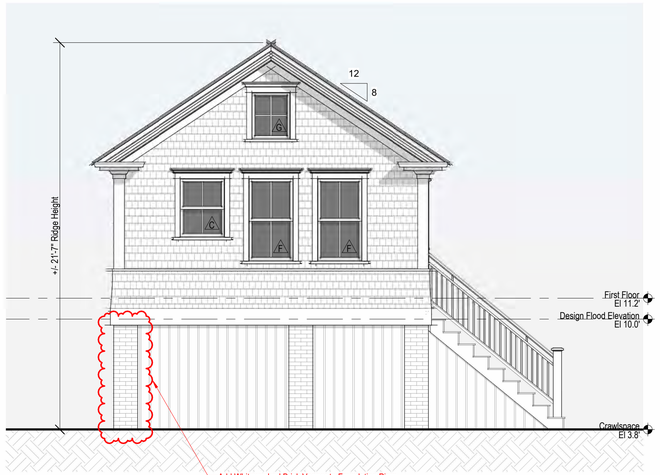
South Elevation - Demolition
1/8" = 1'-0"



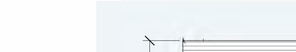
South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



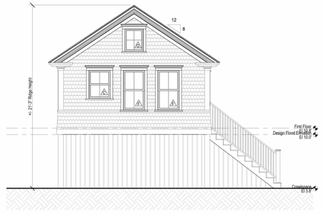
2 East Elevation - Proposed
1/4" = 1'-0"



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"

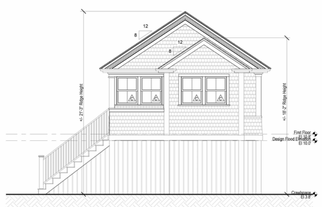
North Elevation - Demolition
1/8" = 1'-0"



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

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
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Revisions

Exterior Elevations

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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

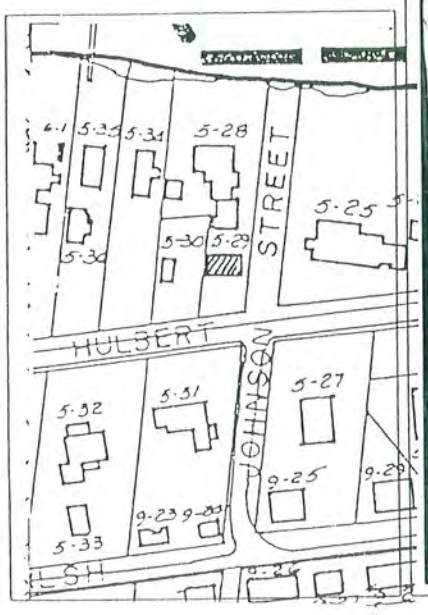
4. Present Owner: FAILING, BRUCE F. JR., & LEIGH Q.

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



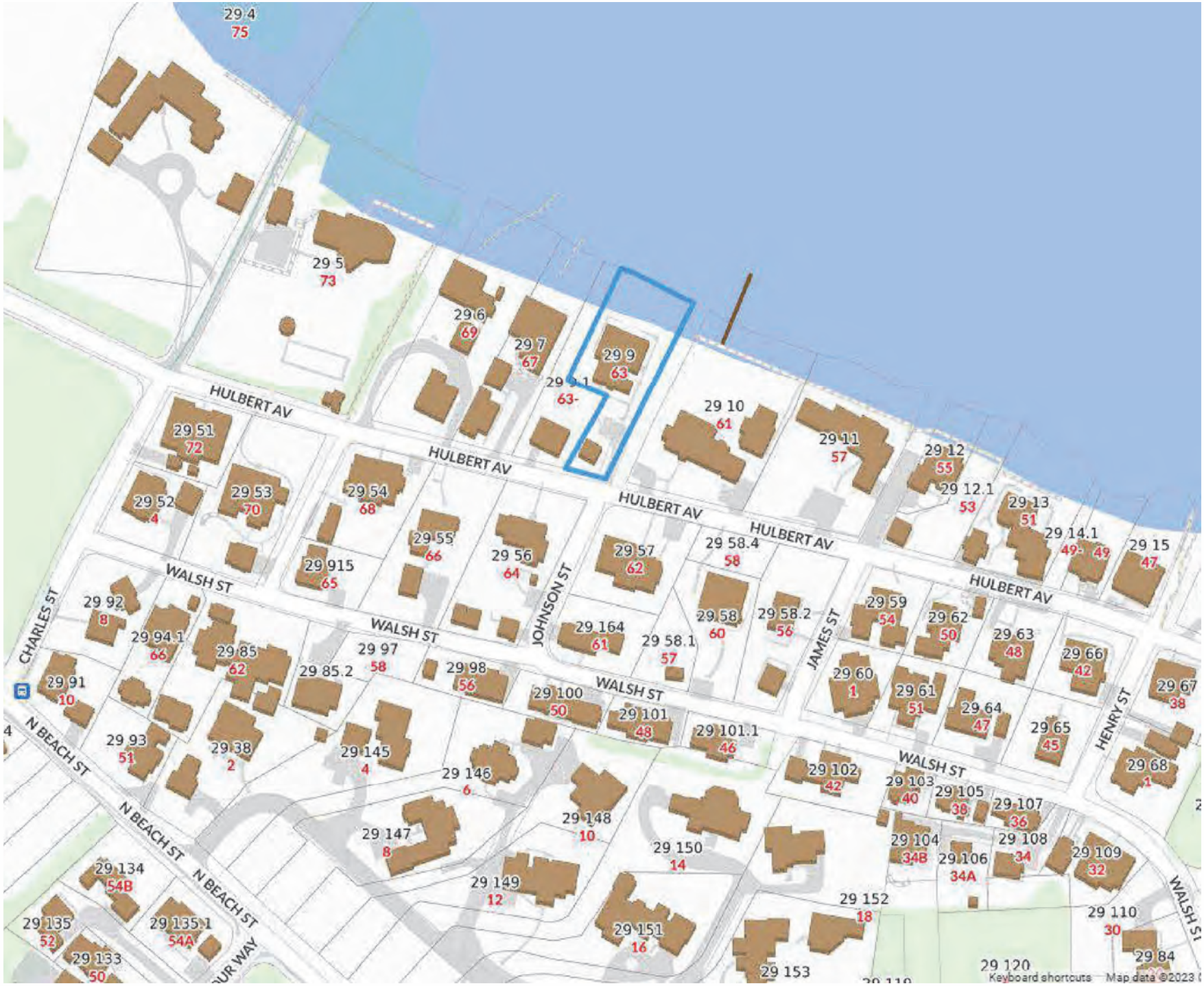
East Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



North Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9

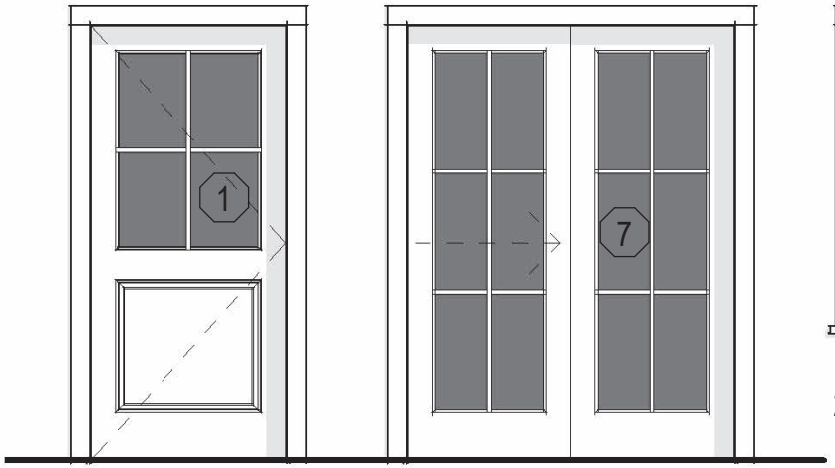


West Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



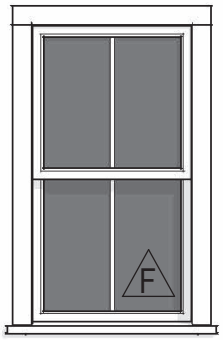
1 Locus Map

Not to Scale

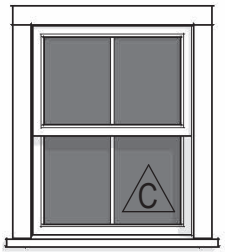


Single Hinged
1-Panel 4-Lite SDL

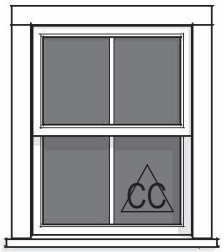
Double Gliding
(2)6-Lite SDL



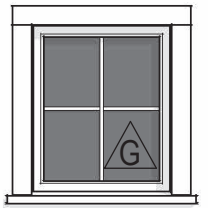
Double Hung
2/2 SDL



Double Hung
2/2 SDL



Casement
4-Lite SDL
Faux Meeting Rail

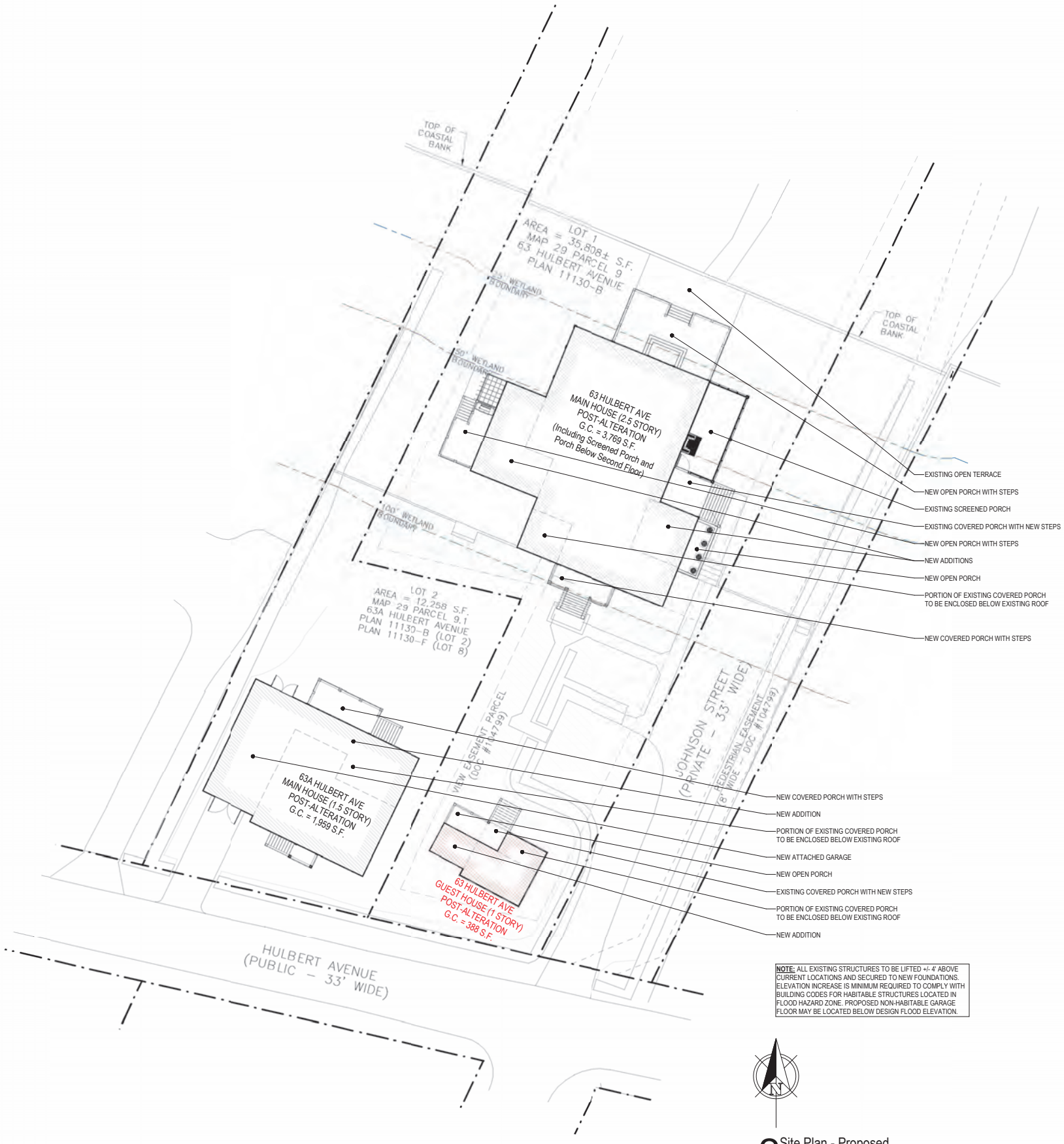


Fixed
4-Lite SDL

Exterior Door & Window Legend

1/4" = 1'-0"

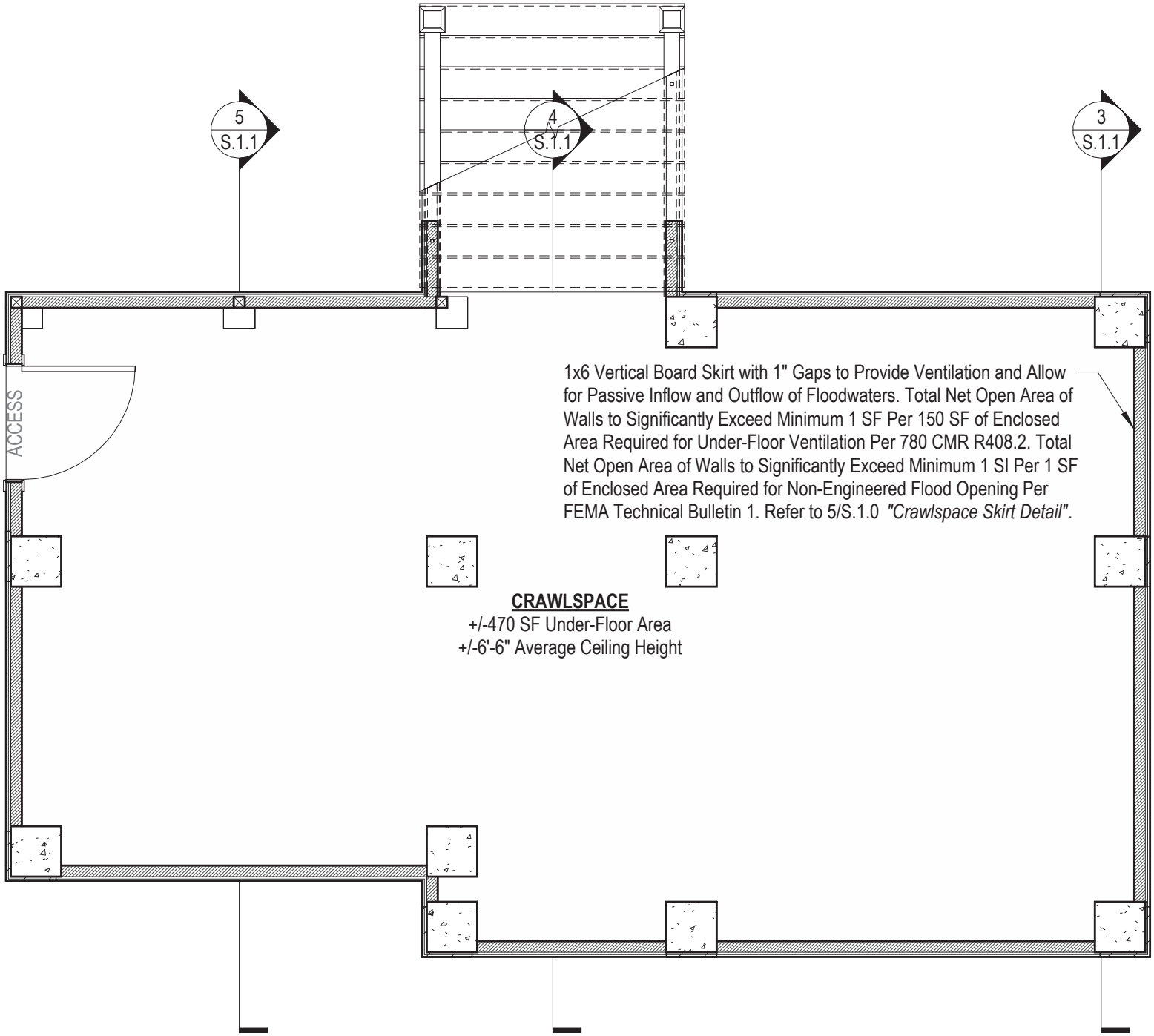
EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
7	1	5'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	5	2'-8"	3'-4"	Lepage	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

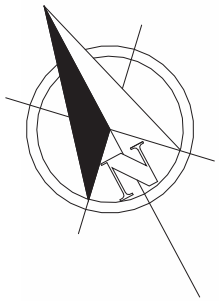


NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed

1/16" = 1'-0"

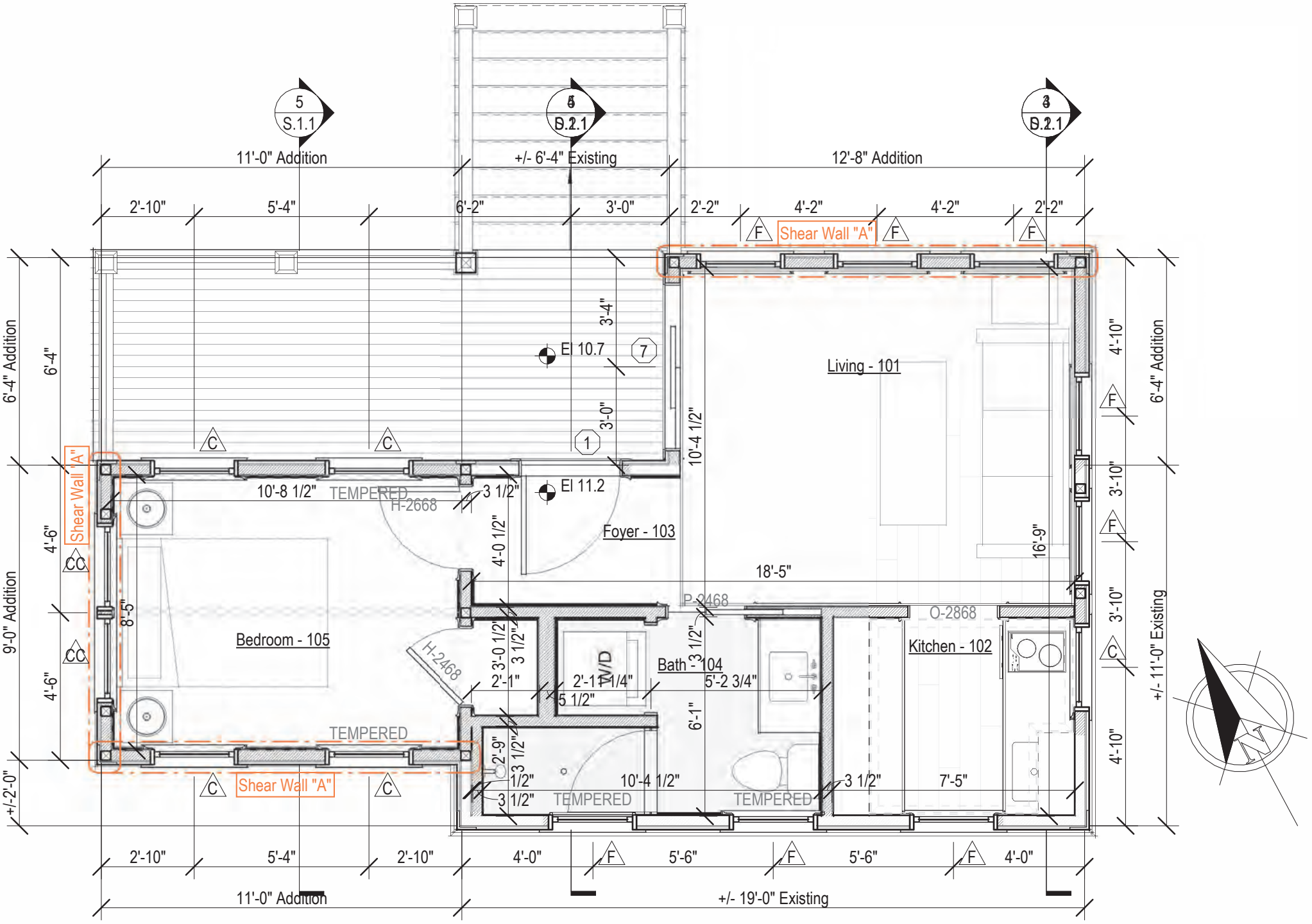




2 Crawlspace Plan - Proposed

1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



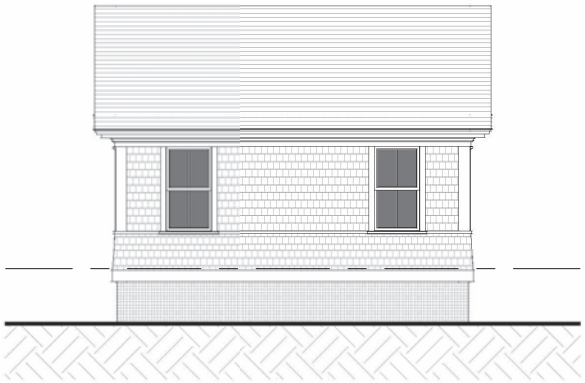
1 First Floor Plan - Proposed

1/4" = 1'-0"



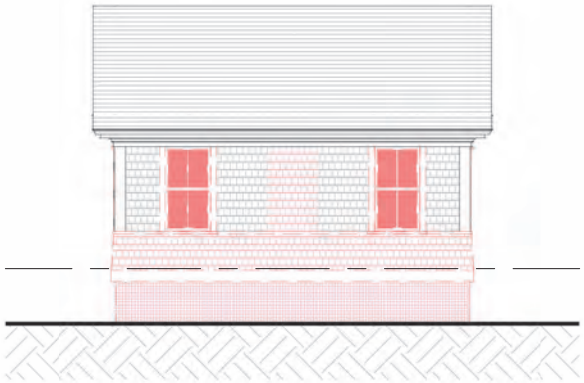
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



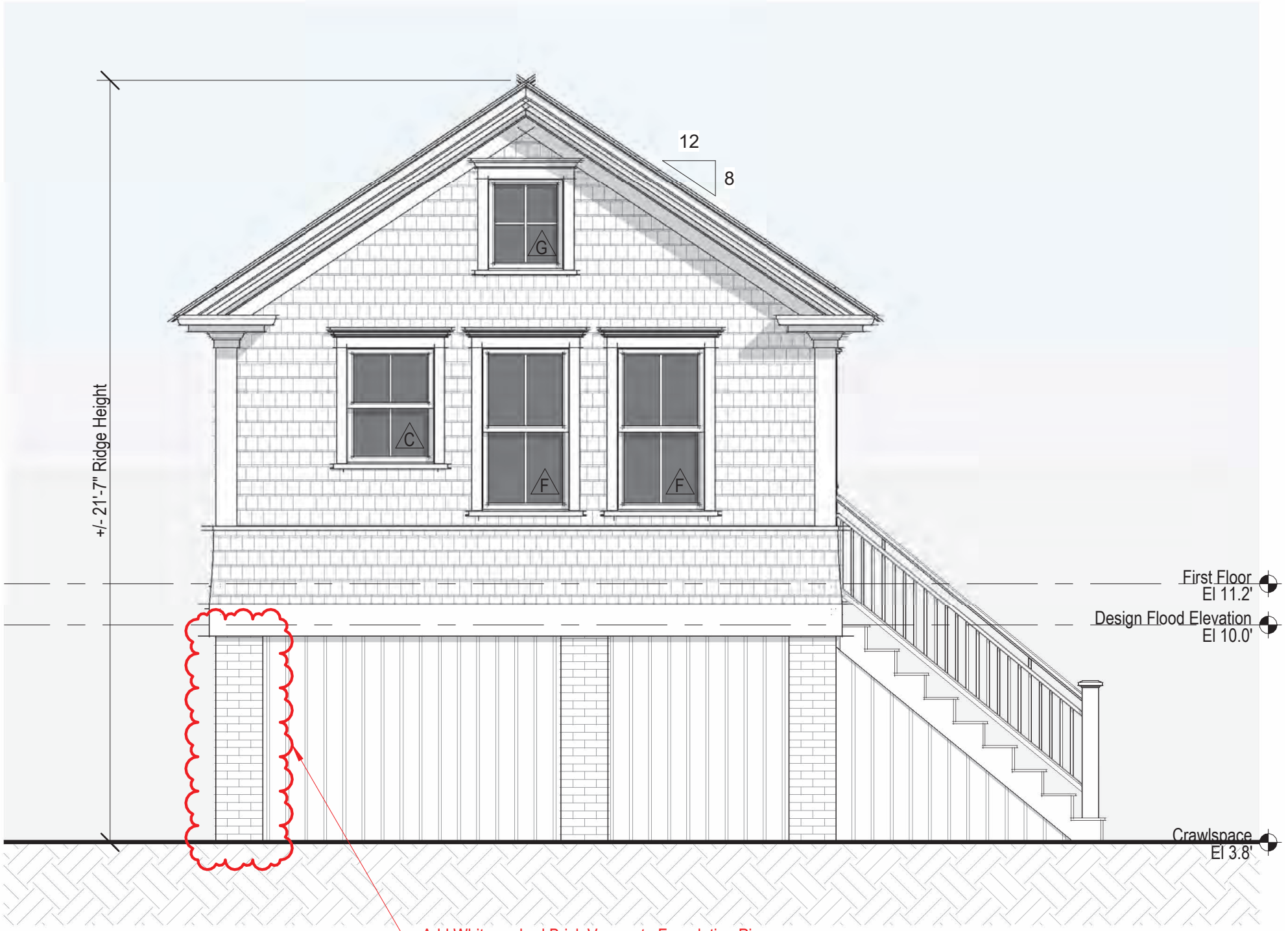
South Elevation - Demolition

1/8" = 1'-0"



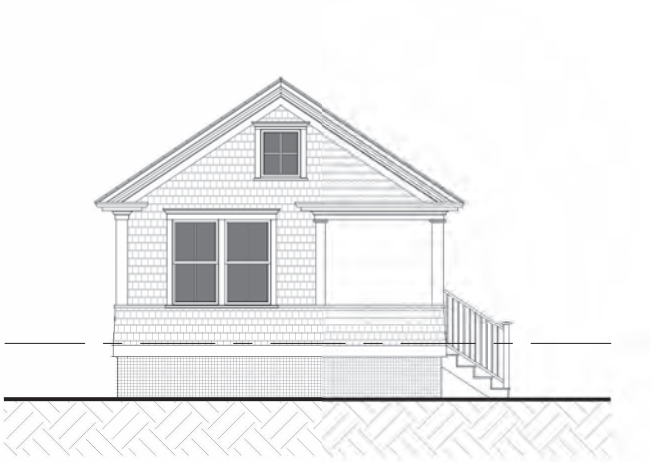
South Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



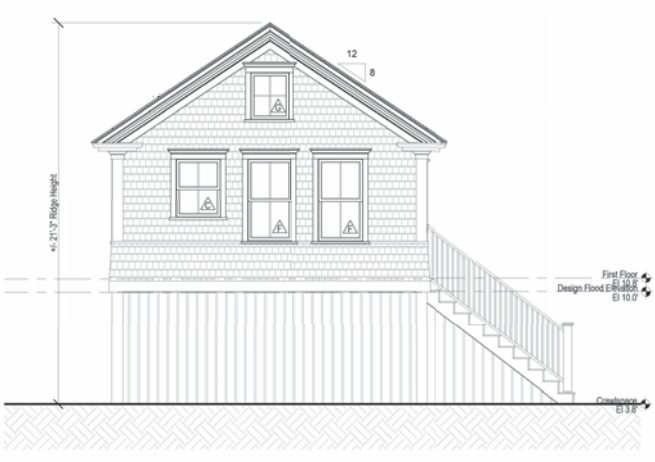
East Elevation - Existing

1/8" = 1'-0"



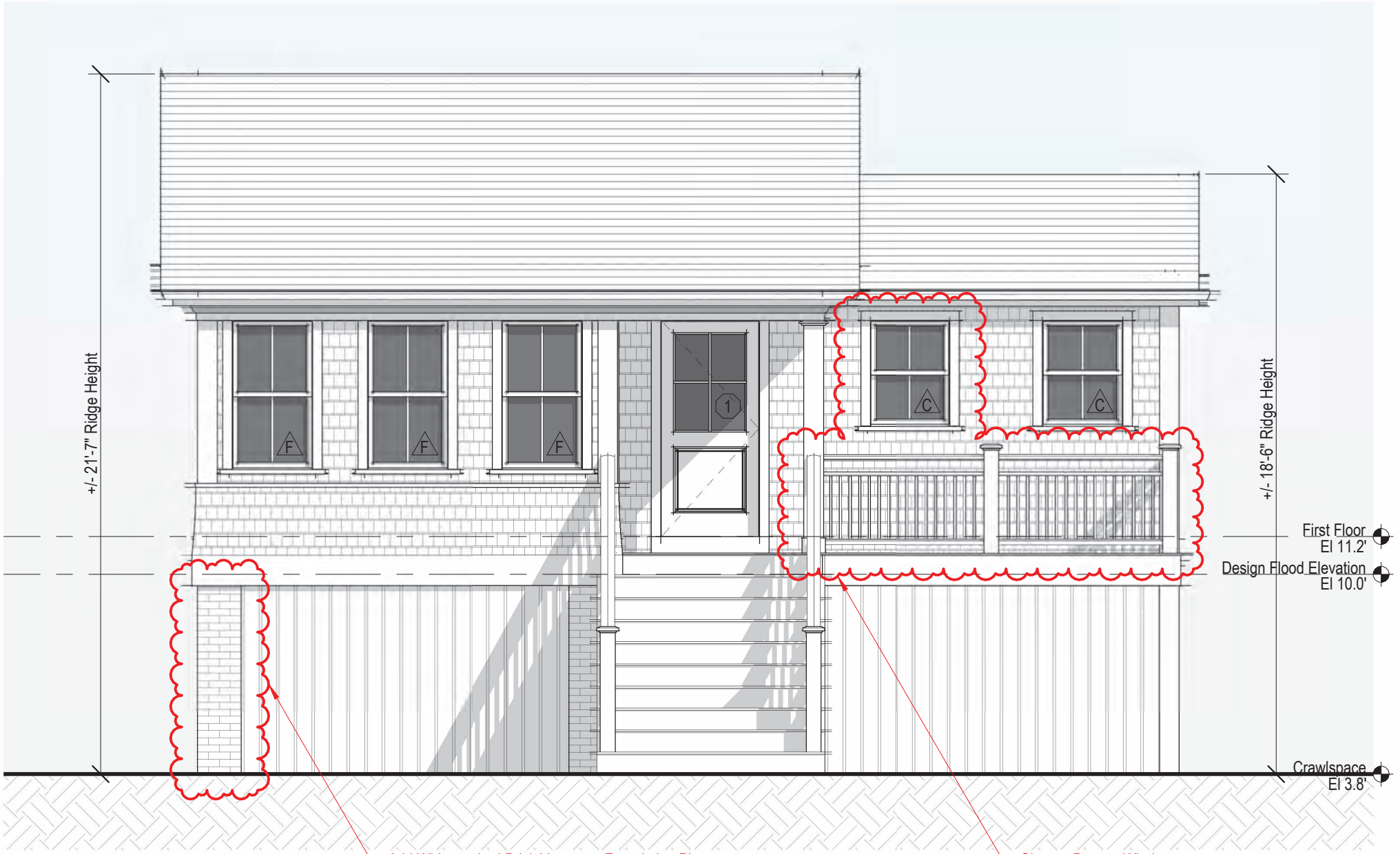
East Elevation - Demolition

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"



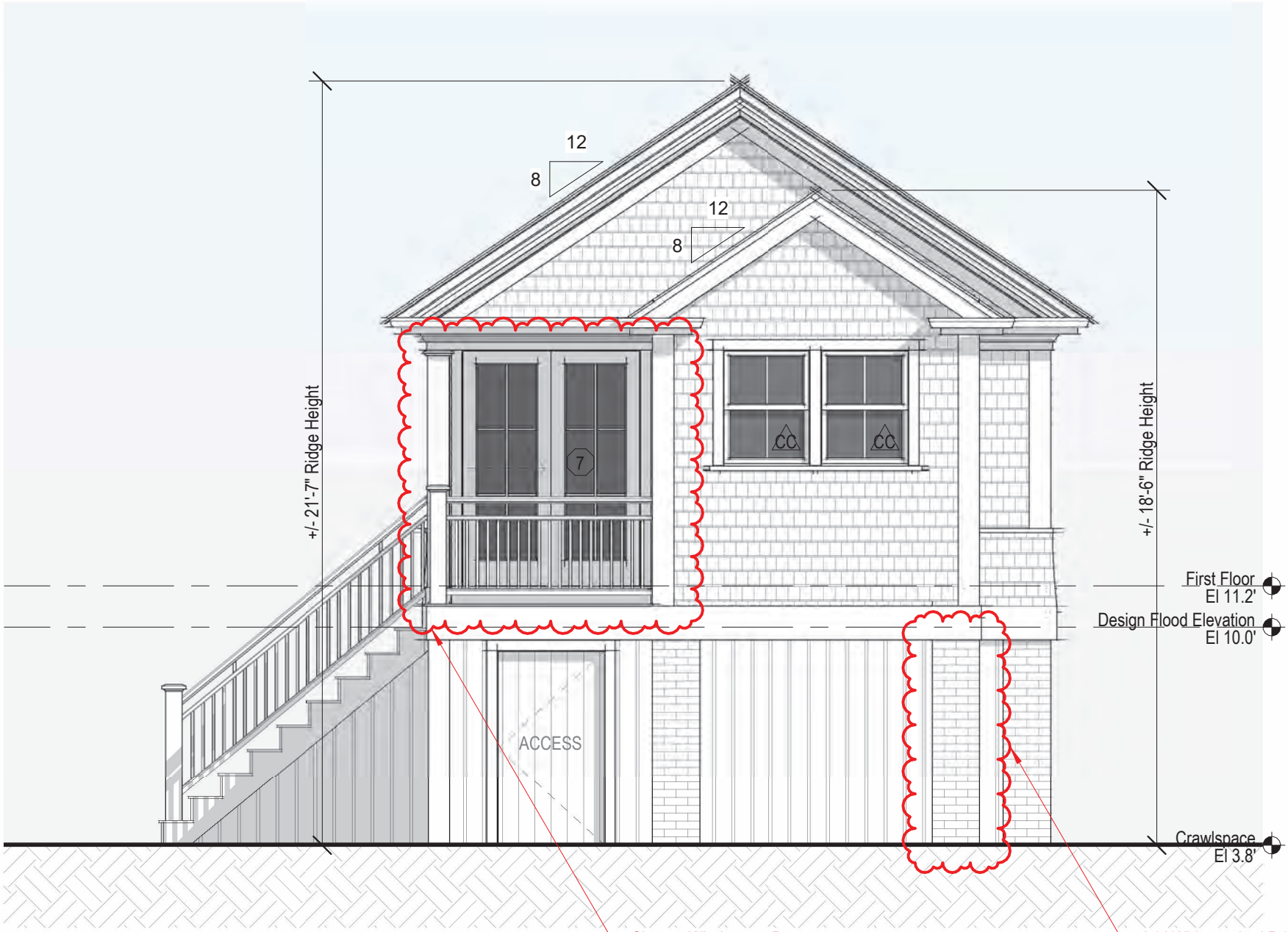
North Elevation - Demolition

1/8" = 1'-0"



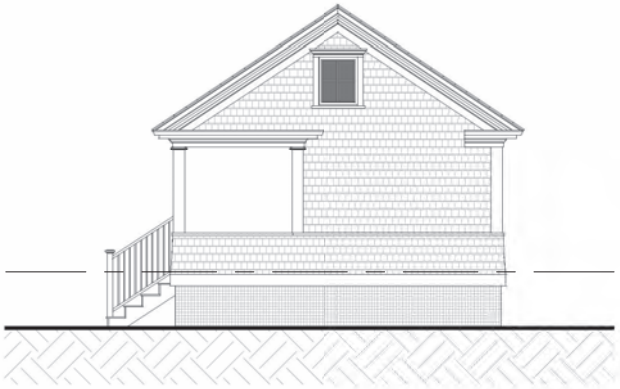
North Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



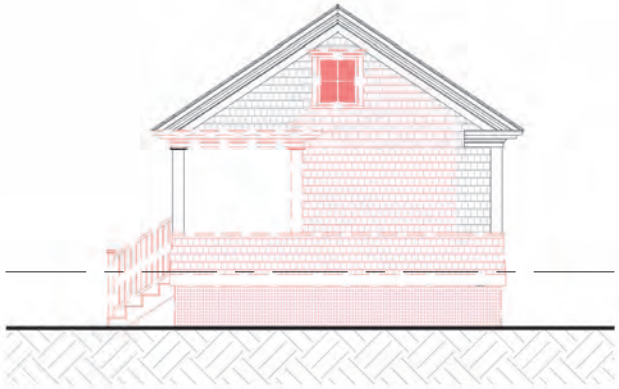
4 West Elevation - Proposed

1/4" = 1'-0"



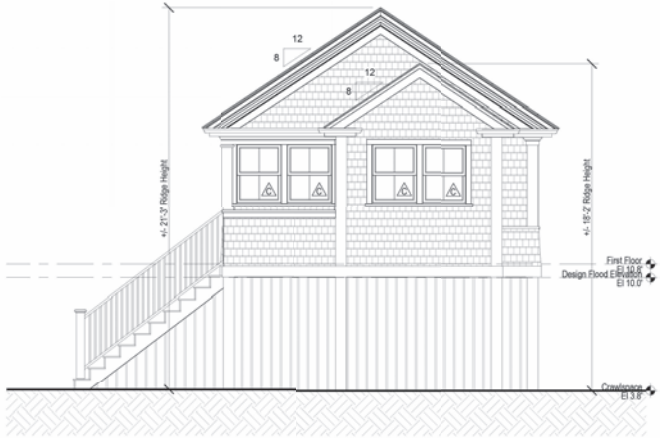
West Elevation - Existing

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

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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

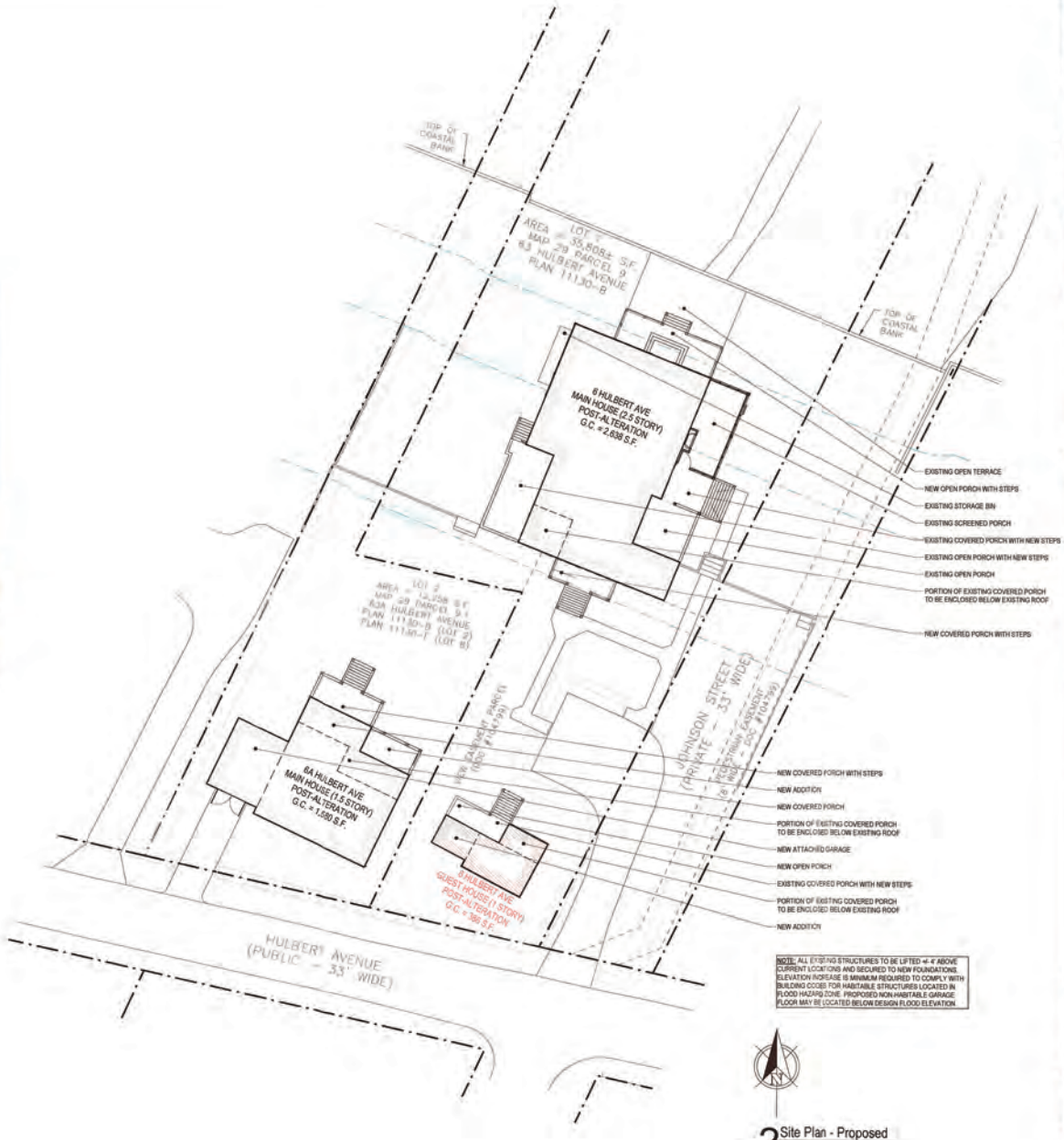
H.D.C. Approval Thru Staff



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

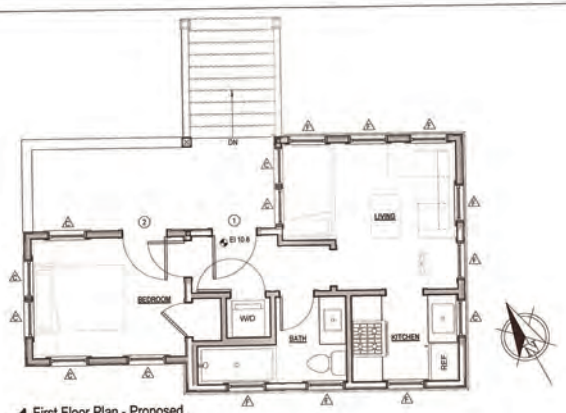
Cover Sheet

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.

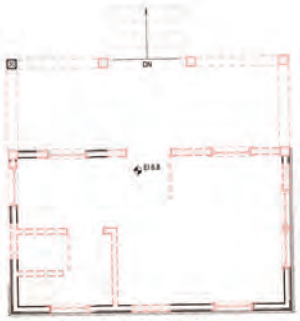
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER

A.0.1
2239

H.D.C. Approval Thru Staff 07.17.23



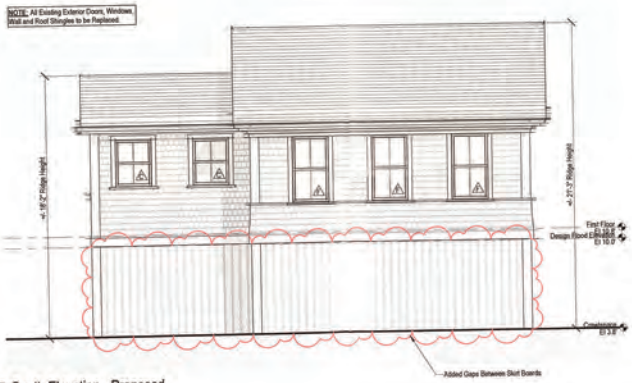
1 First Floor Plan - Proposed
1/4" = 1'-0"



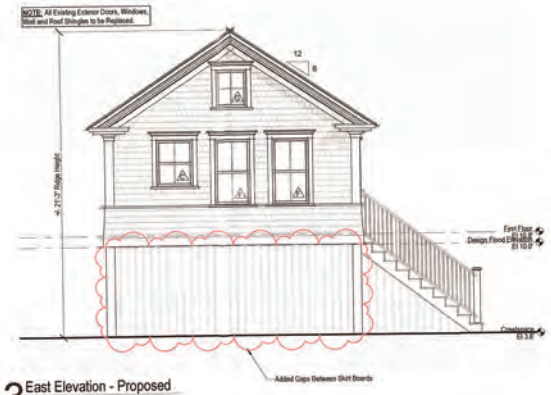
1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"



2X South Elevation - Existing/Demolition
3/16" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



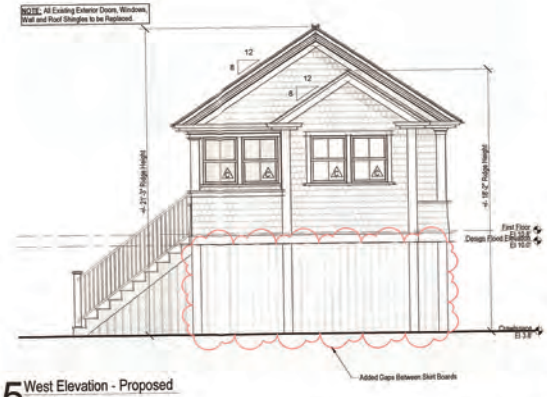
3 East Elevation - Proposed
1/4" = 1'-0"



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

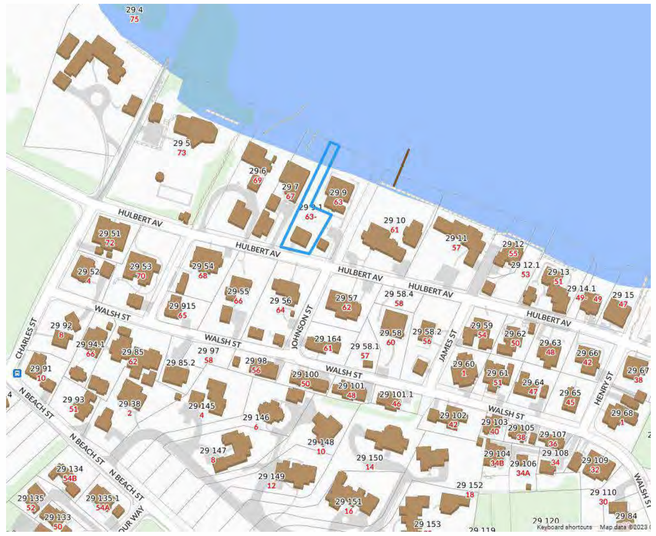
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

63A Hulbert Ave
Nantucket, MA 02554

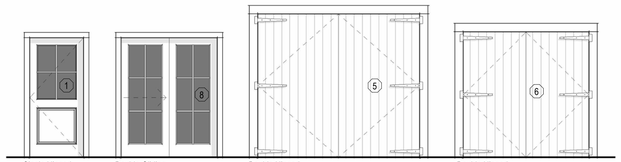
02.10.25

H.D.C. Submission



1 Locus Map

Not to Scale



Exterior Door Legend

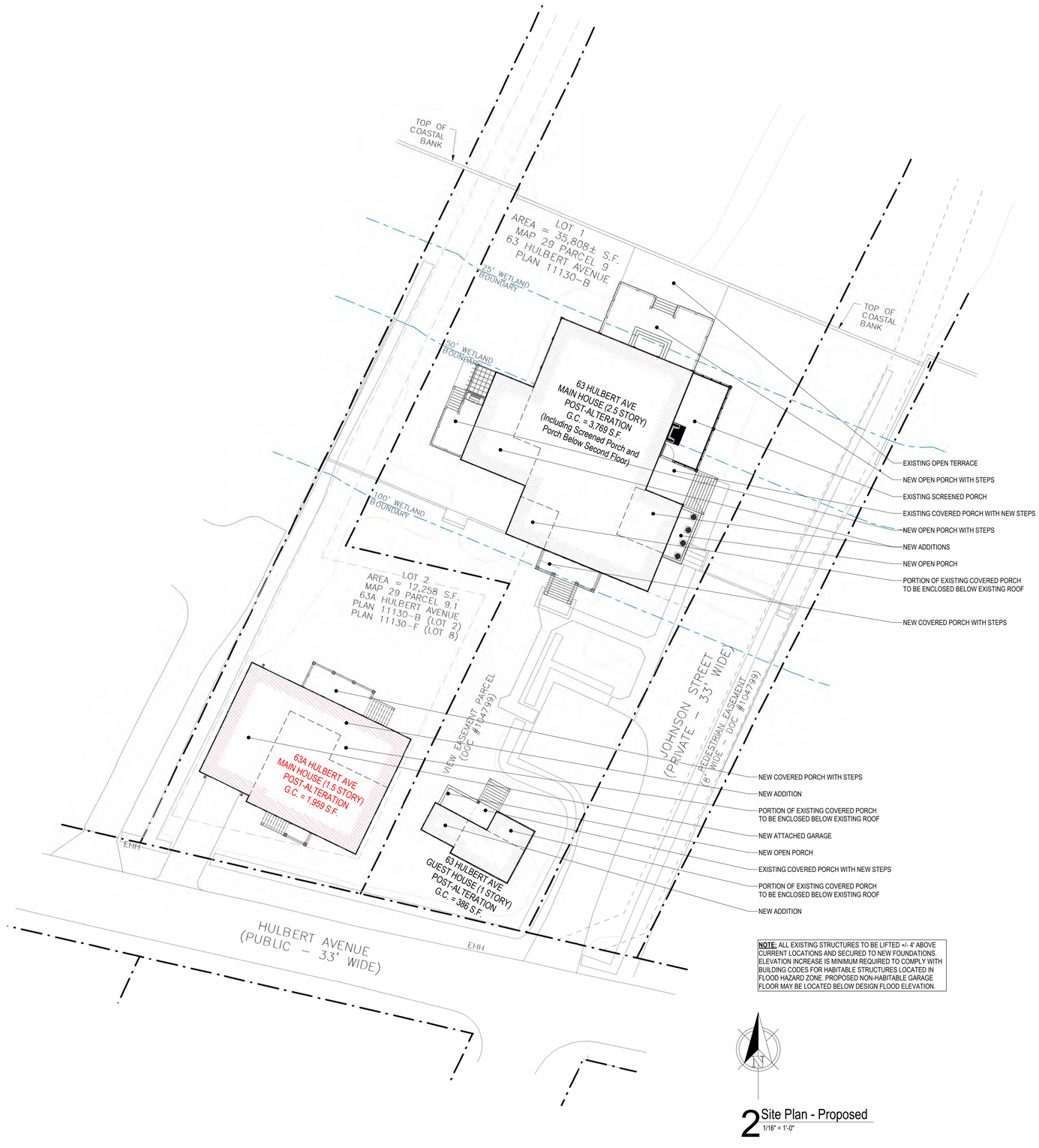
1/4" = 1'-0"



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

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emeritus
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E.1.1	Lighting Plans

Revisions

Cover Sheet

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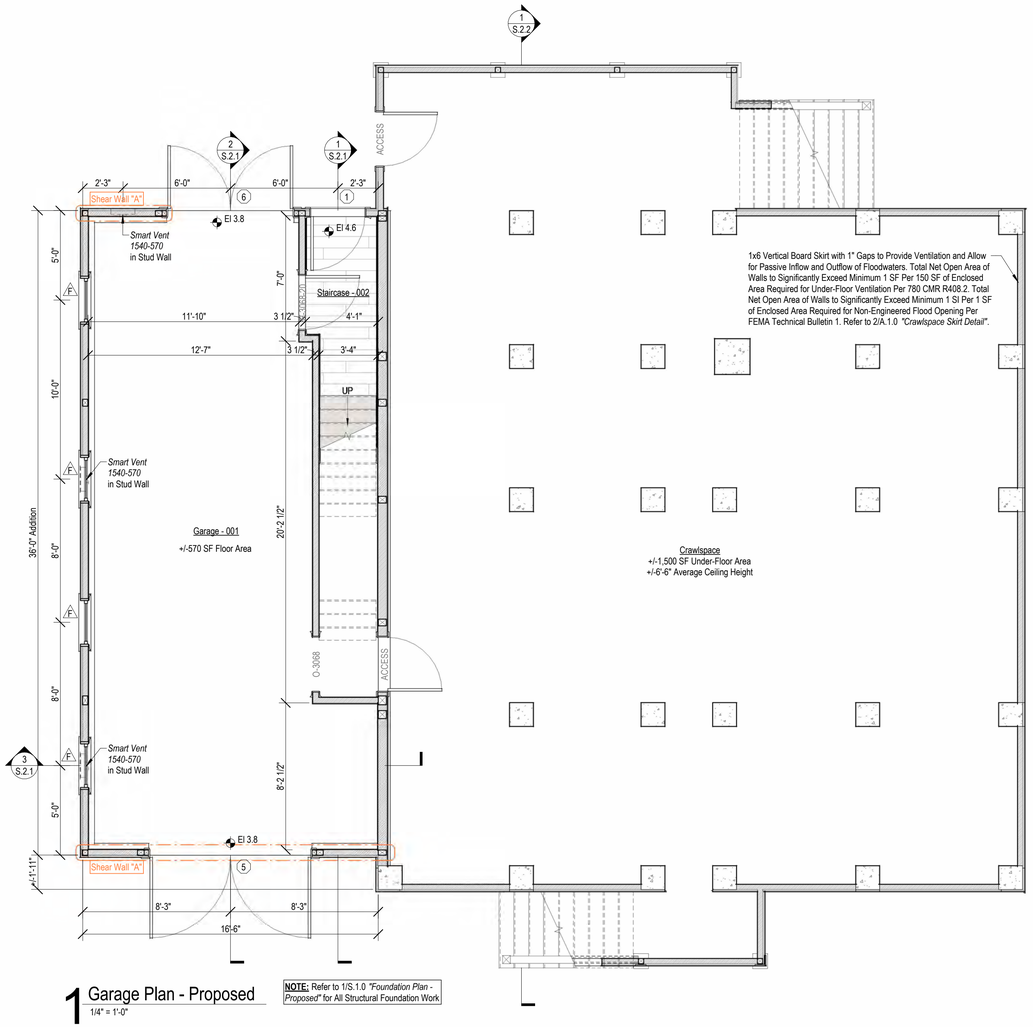
A.0.1

2239

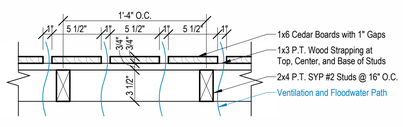
02.10.25

H.D.C. Submission

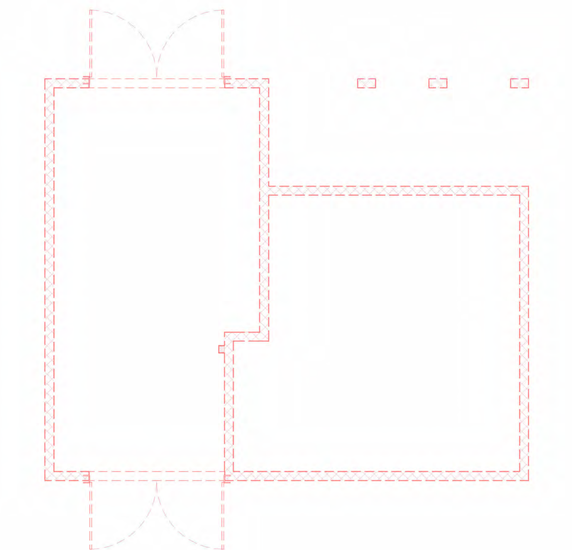


1 Garage Plan - Proposed
1/4" = 1'-0"

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

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Revisions

Garage Plan

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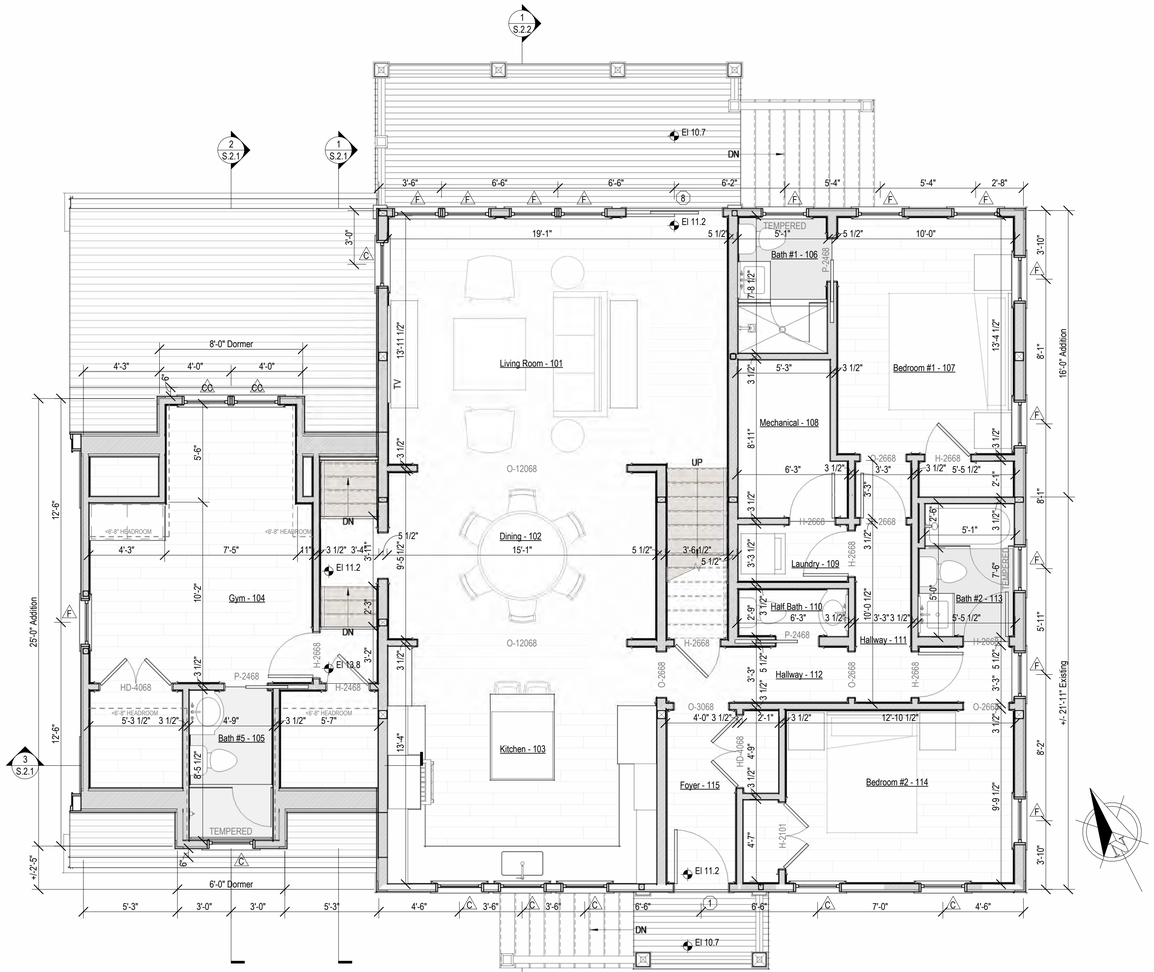
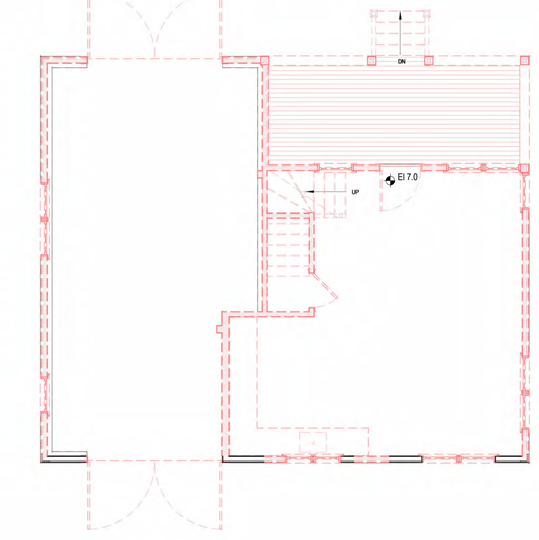
A.1.0
2239

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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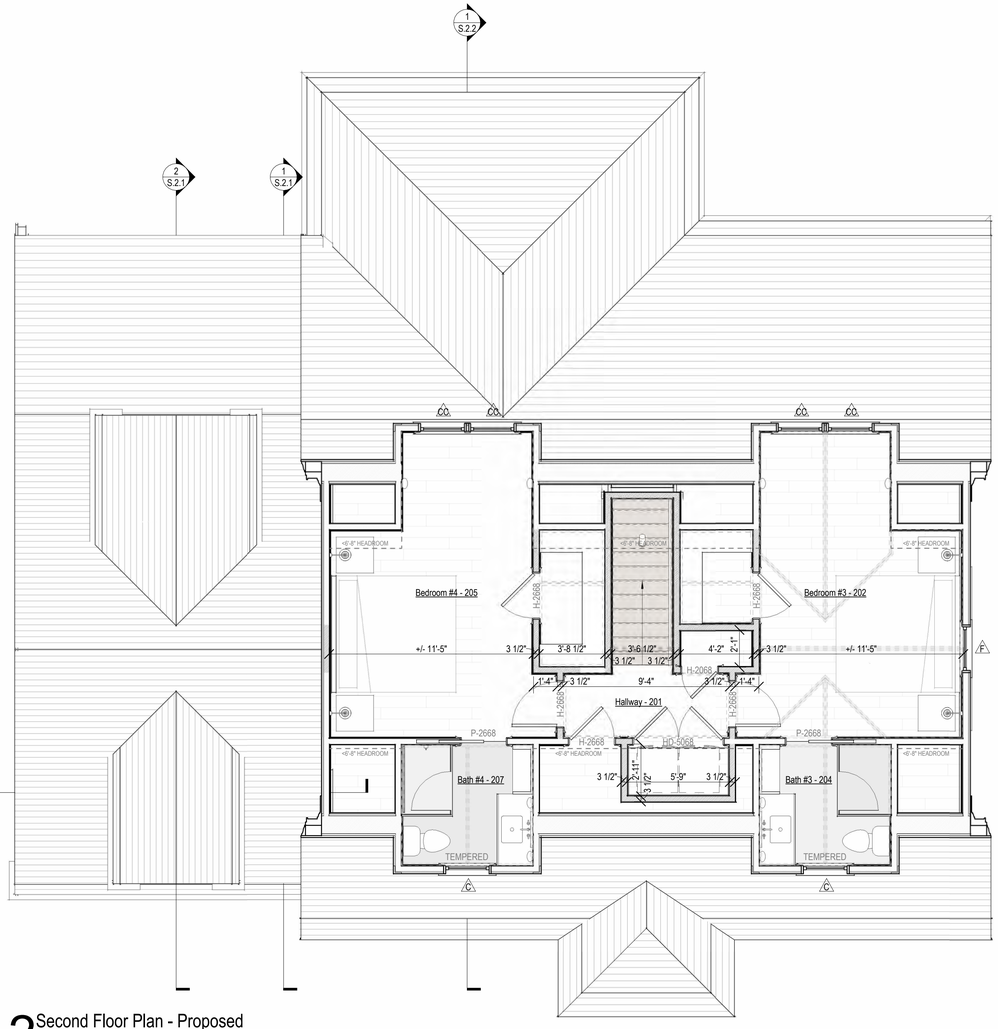
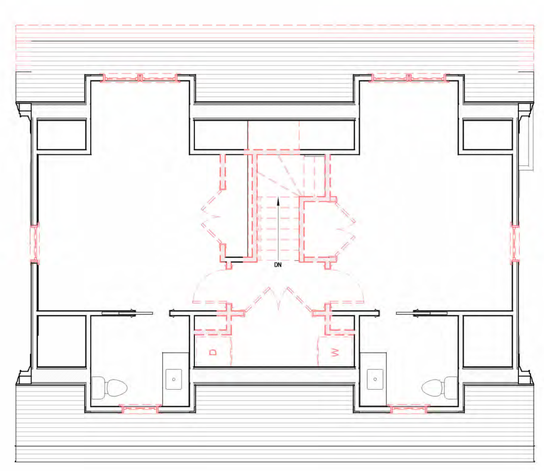


2 Second Floor Plan - Proposed
1/4" = 1'-0"



2X Second Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

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- Existing to be Demolished
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Revisions

Second Floor Plan

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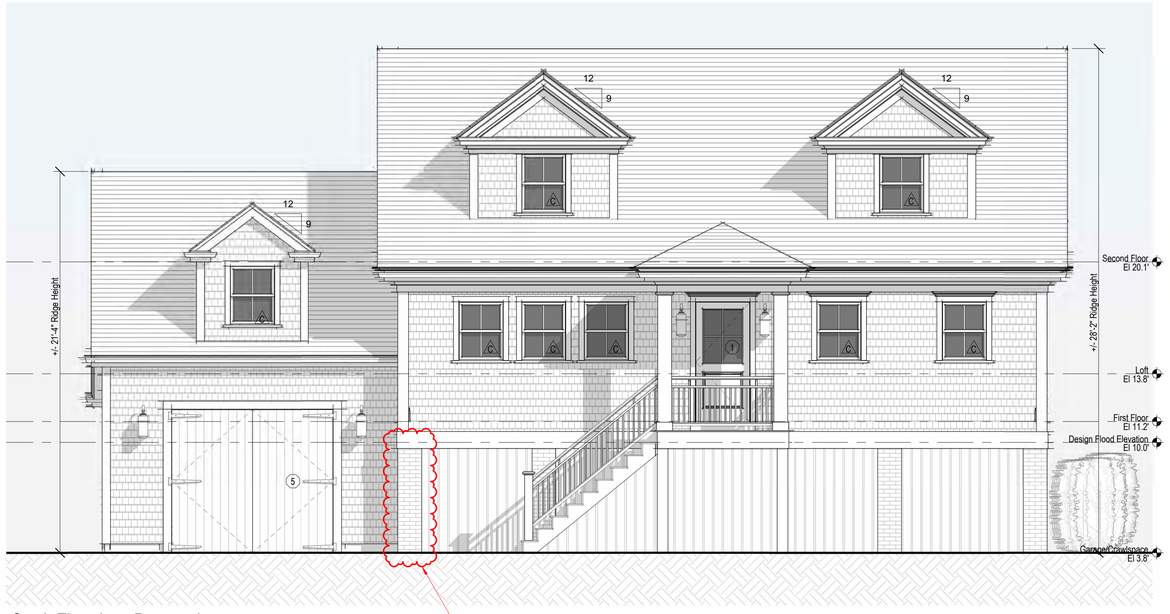
A.1.2

2239

02.10.25



1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

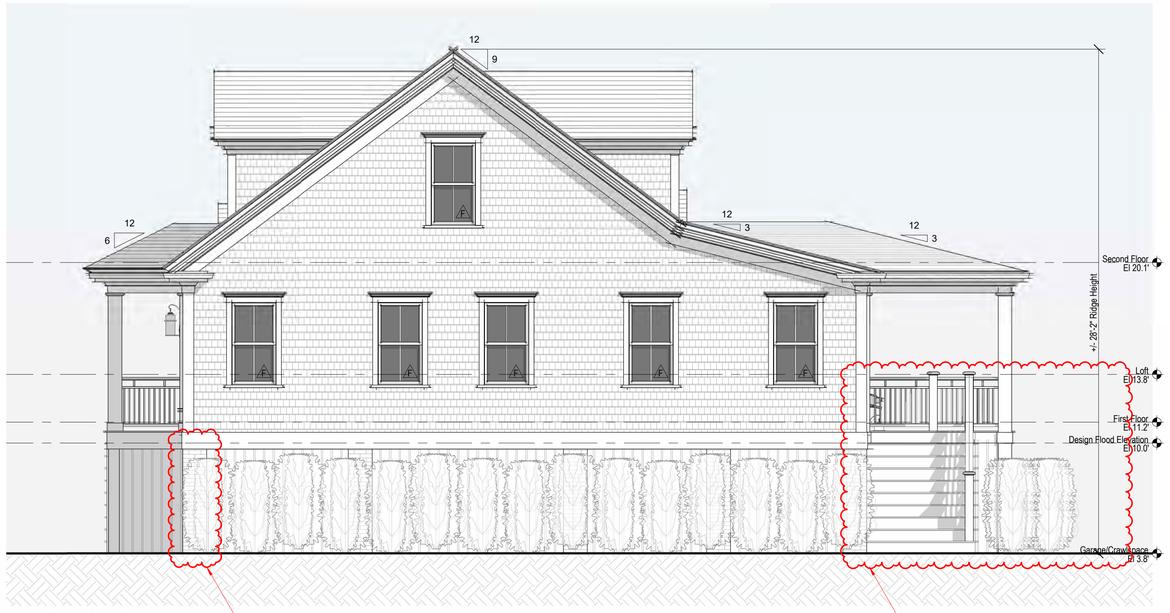


South Elevation - Existing
1/8" = 1'-0"



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)
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East Elevation - Existing
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East Elevation - Demolition
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Revisions

Exterior Elevations

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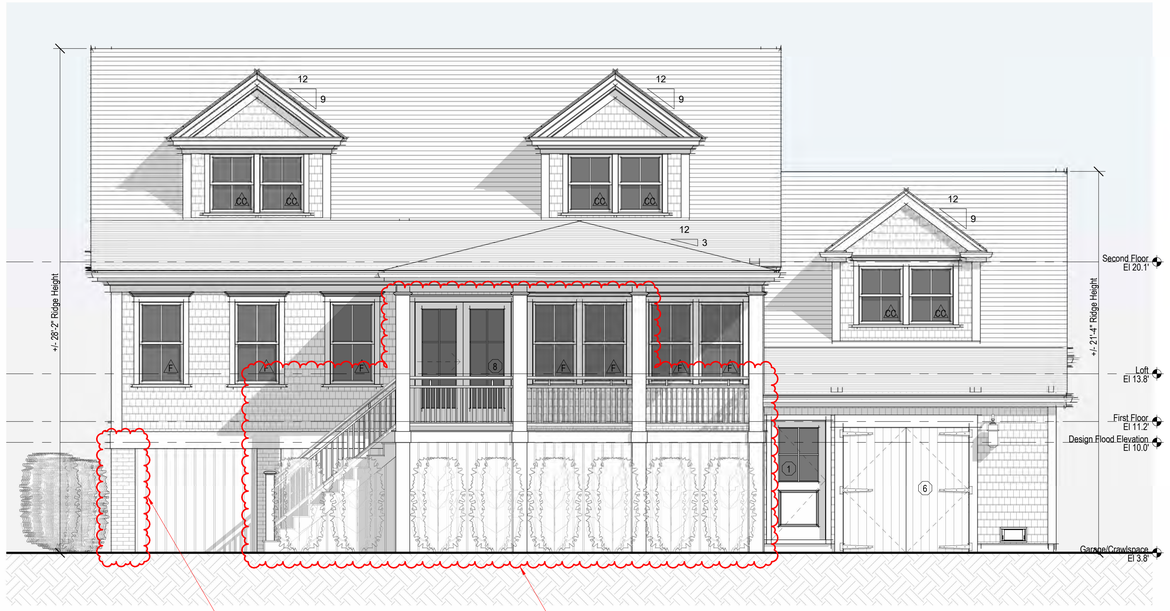
A.2.1

2239

02.10.25



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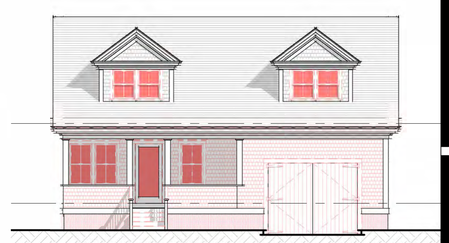
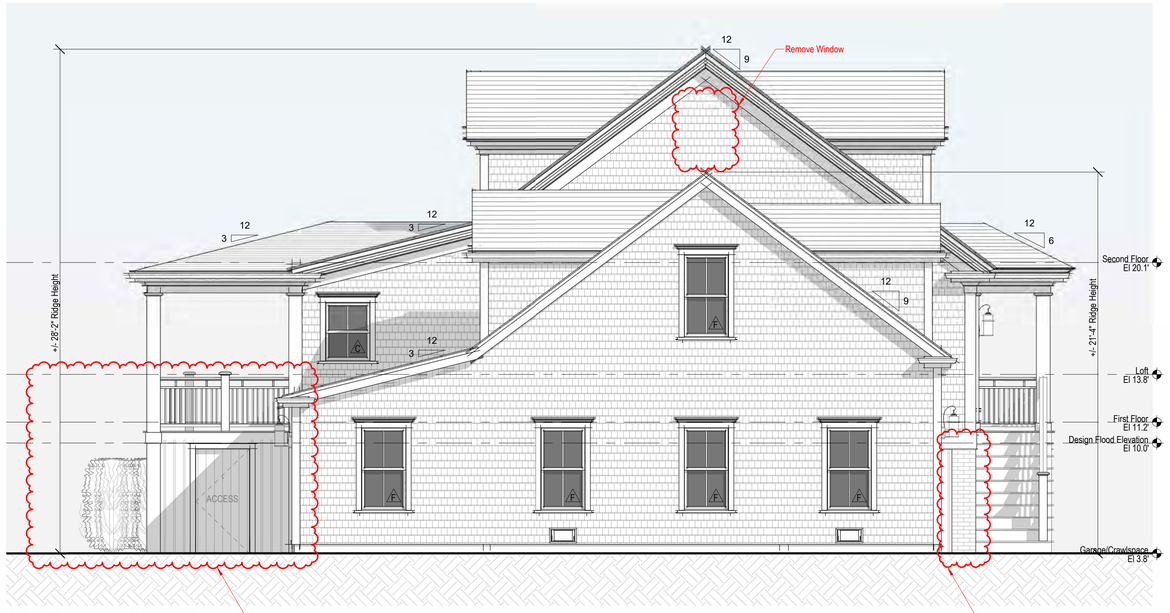
North Elevation - Existing
1/8" = 1'-0"

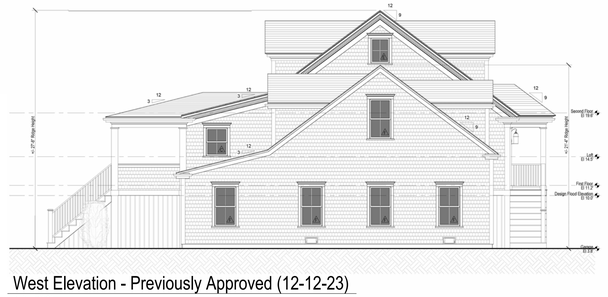


North Elevation - Demolition
1/8" = 1'-0"

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"

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.:	-----
Total Proposed G.C.:	-----

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.3.1 Exterior Perspectives
S.1.0 Foundation Plan & Details
S.1.1 First Floor Framing Plan
S.1.2 Second Floor Framing Plan
S.1.3 Roof Framing Plan
S.2.1 Building Sections & Details
S.2.2 Building Sections & Details
D.0.1 Interior Elevations - Garage 001
D.1.1 Interior Elevations - Living Room 101
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D.1.3 Interior Elevatoins - Kitchen 103
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D.1.5 Interior Elevations - Bedroom & Bath #1
D.1.6 Interior Elevations - Laundry 109 & Bath 110
D.1.7 Interior Elevations - Bed & Bath #2
D.1.8 Interior Elevations - Hallway 112 & Foyer 115
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom #3
D.2.3 Interior Elevations - Closet 203 & Bath #3 204
D.2.4 Interior Elevations - Closet 206 & Bath #4 207
D.2.5 Interior Elevations - Bedroom #4
D.2.6 Interior Elevations - Staircase
D.3.1 Reflected Ceiling Plans
E.1.0 Garage Lighting Plan
E.1.1 Lighting Plans

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

2239

02.10.25

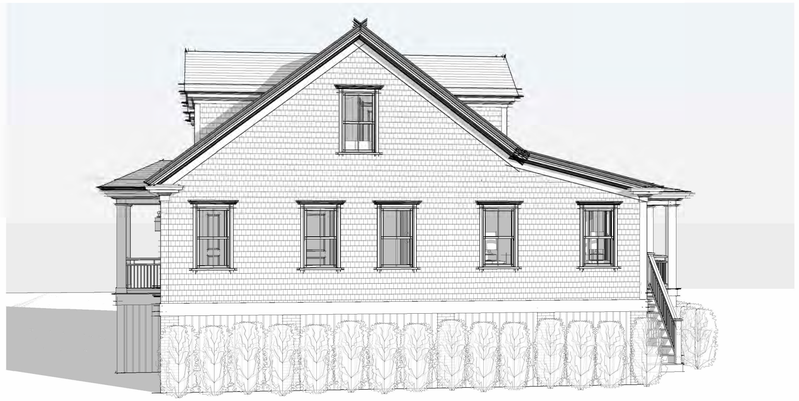
H.D.C. Submission



1 View from Southwest



6 View from South



2 View from East



5 View from Northwest



3 View from Northeast



4 View from North

2239

Main House

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Nantucket, MA 02554

emeritus
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Sheet Index - Architectural & Structural

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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

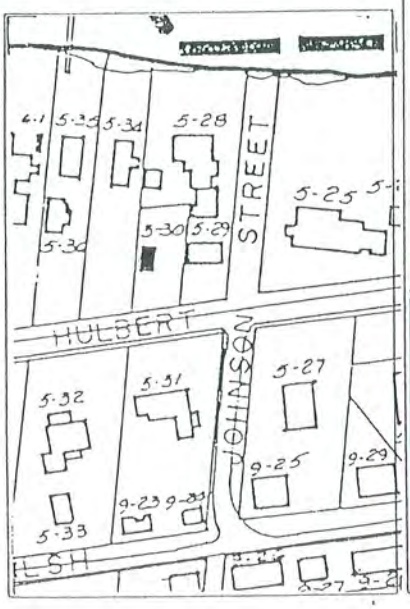
4. Present Owner: FAILING, BRUCE F. JR, & LEIGH Q. (TRS)

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



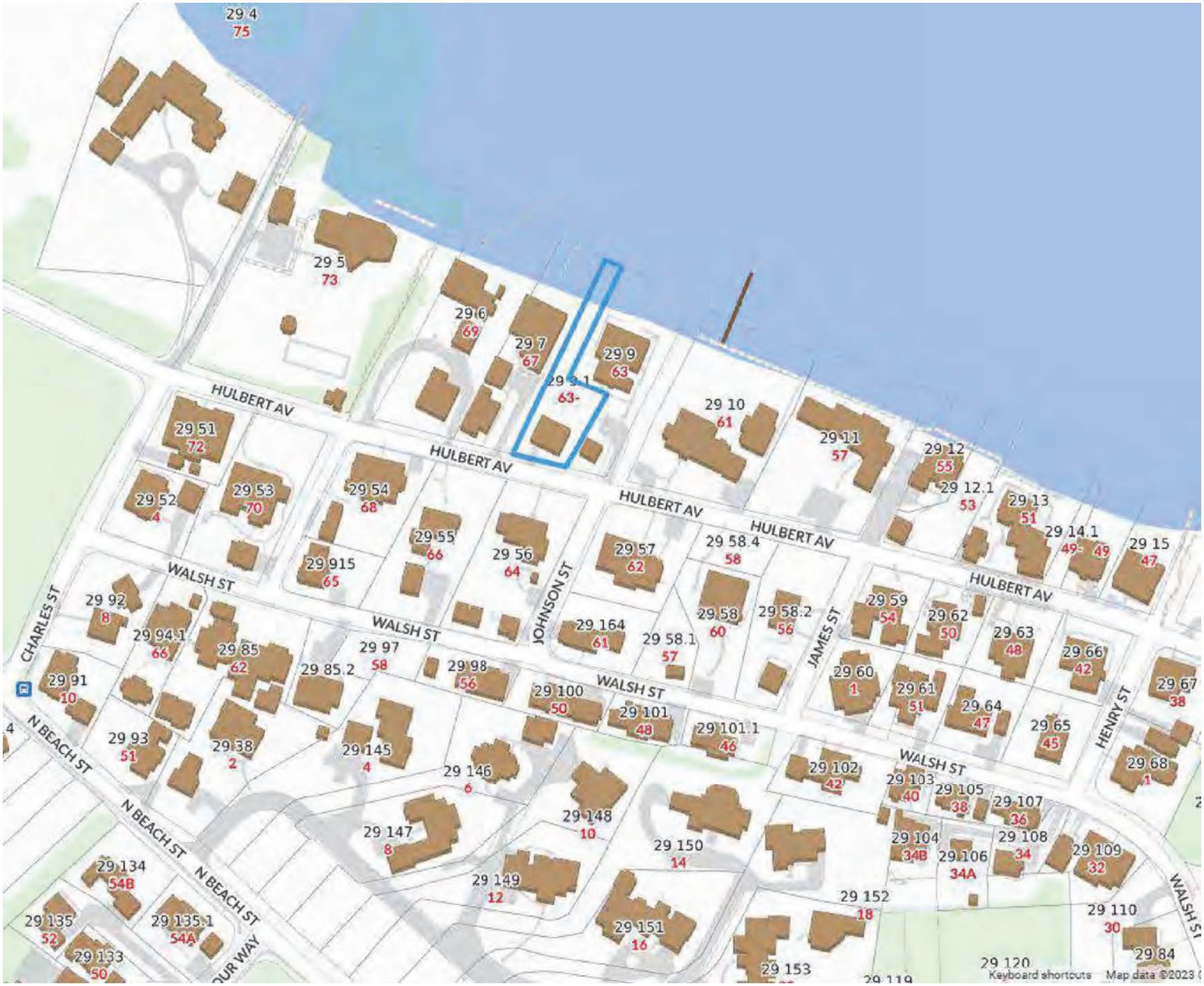
East Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



North Elevation 63A Hulbert Ave Map/Parcel: 29/9.1

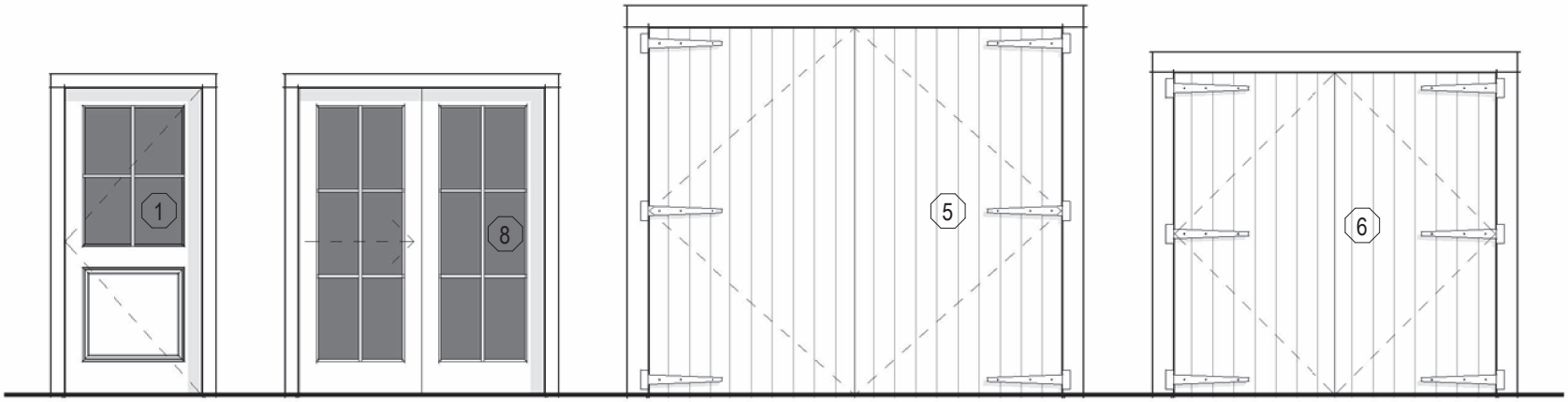


West Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



1 Locus Map

Not to Scale



Single Hinged
(2)1-Panel 4-Lite SDL

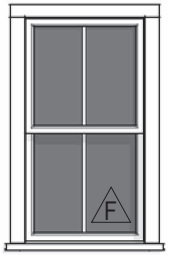
Double Gliding
(2)6-Lite SDL

Double Hinged
(2)V-Groove

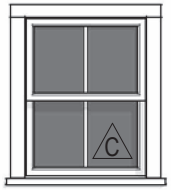
Double Hinged
(2)V-Groove

Exterior Door Legend

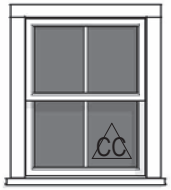
1/4" = 1'-0"



Double Hung
2/2 SDL



Double Hung
2/2 SDL

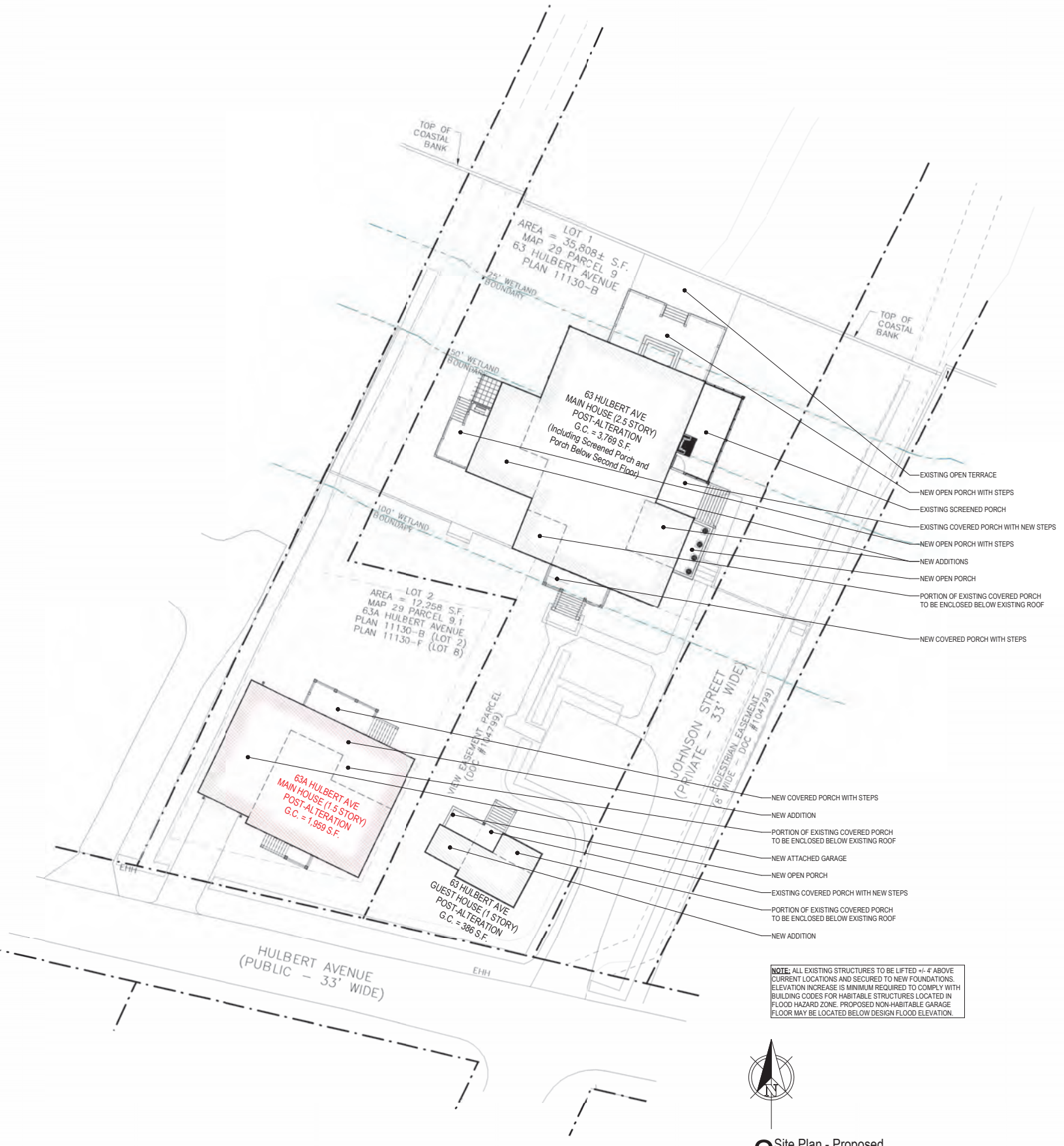


Casement
4-Lite SDL
Faux Meeting Rail

Window Legend

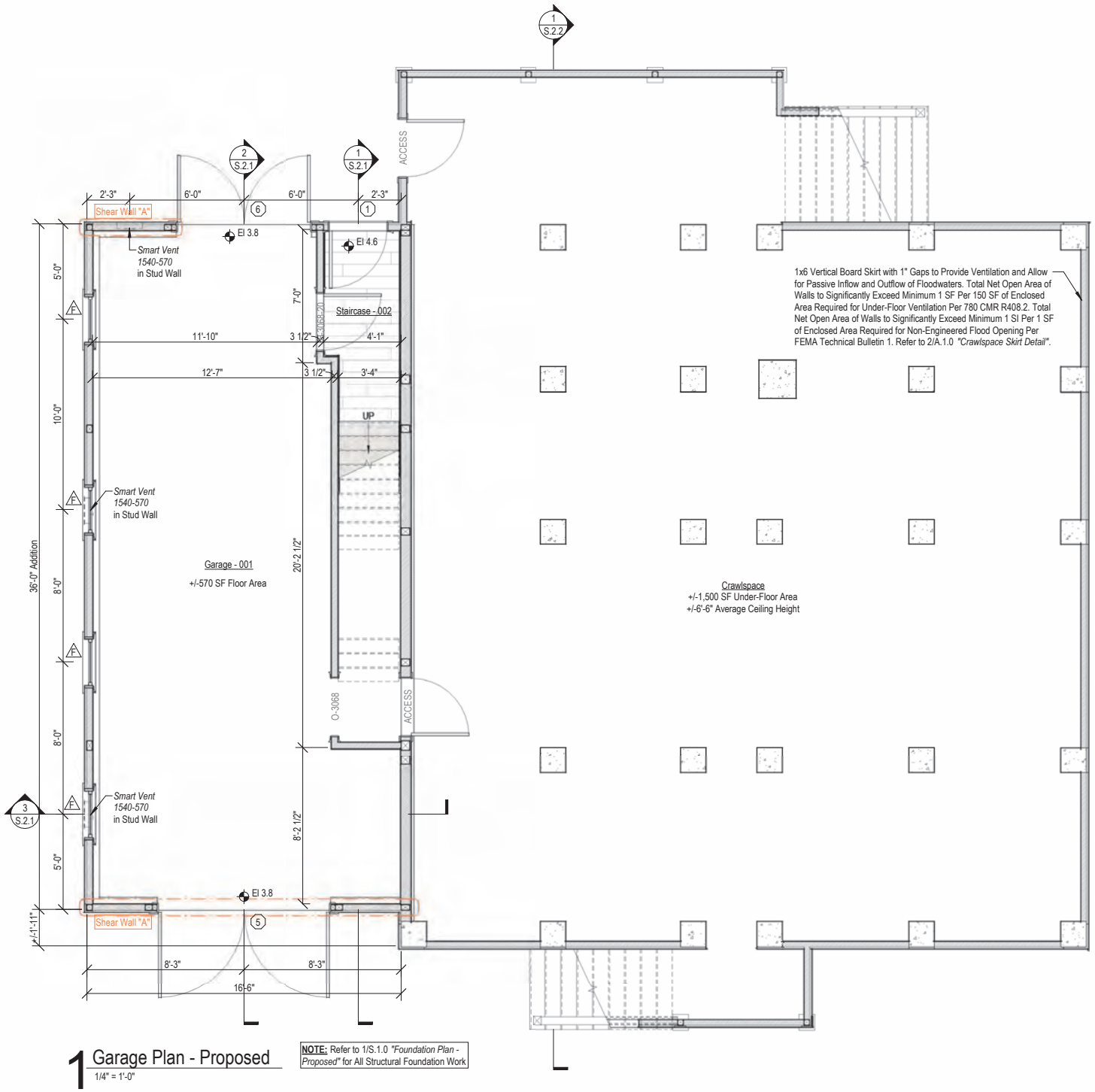
1/4" = 1'-0"

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.

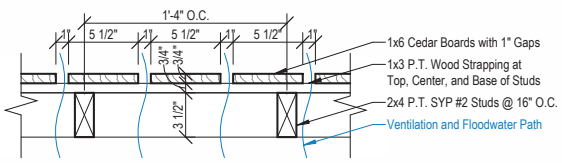
2 Site Plan - Proposed
1/16" = 1'-0"



1 Garage Plan - Proposed

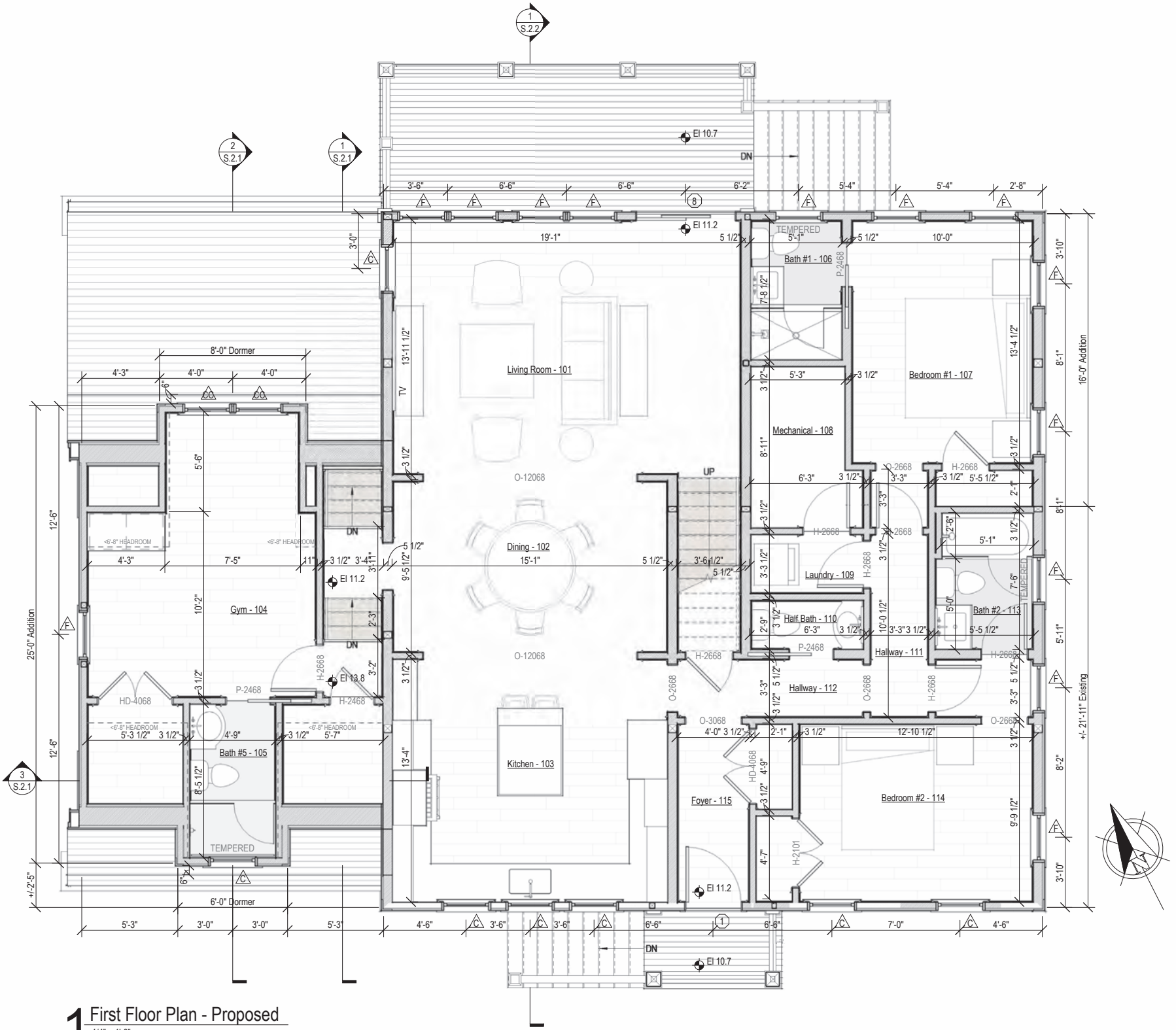
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



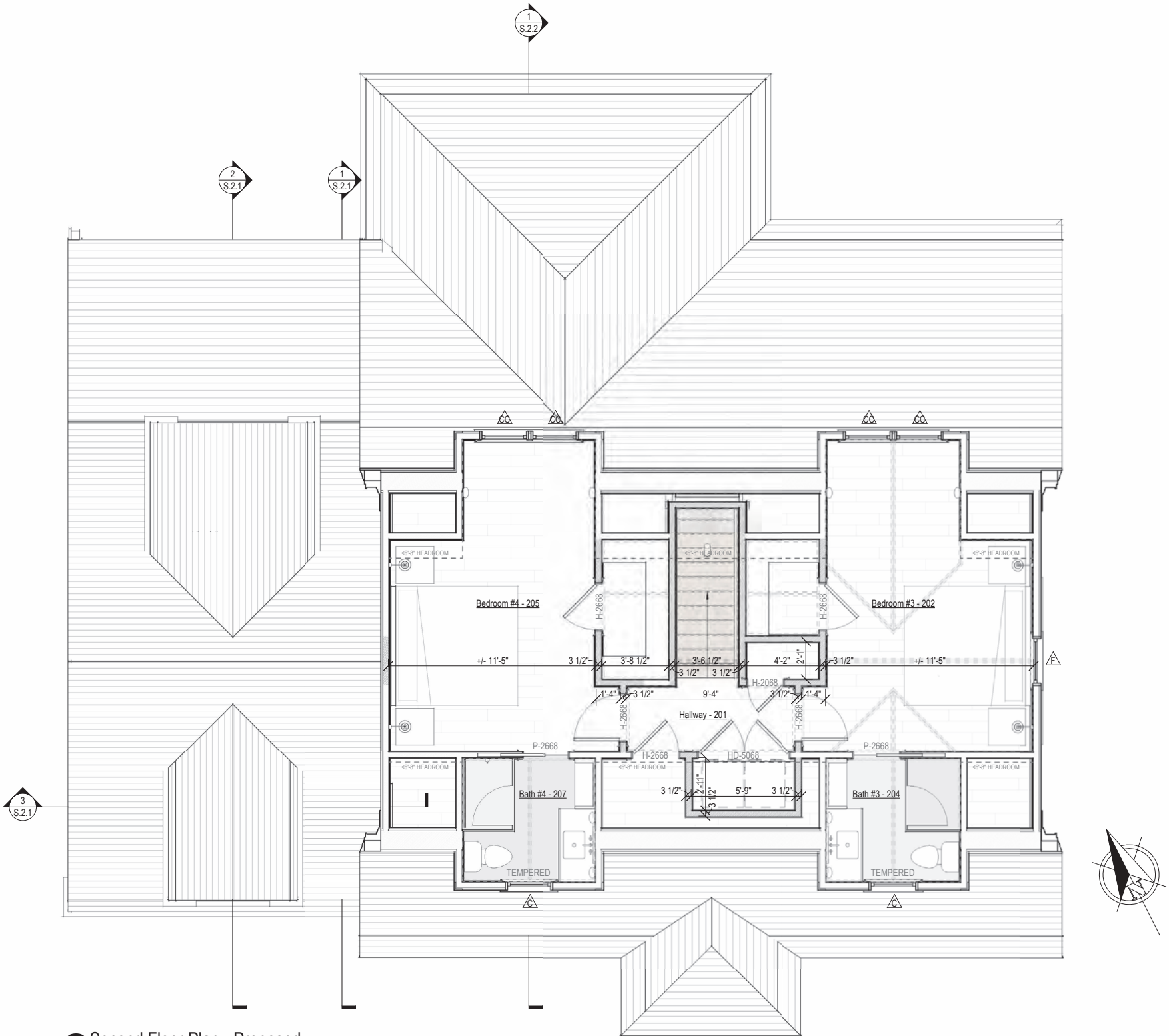
2 Crawlspace Skirt Detail

1 1/2" = 1'-0"



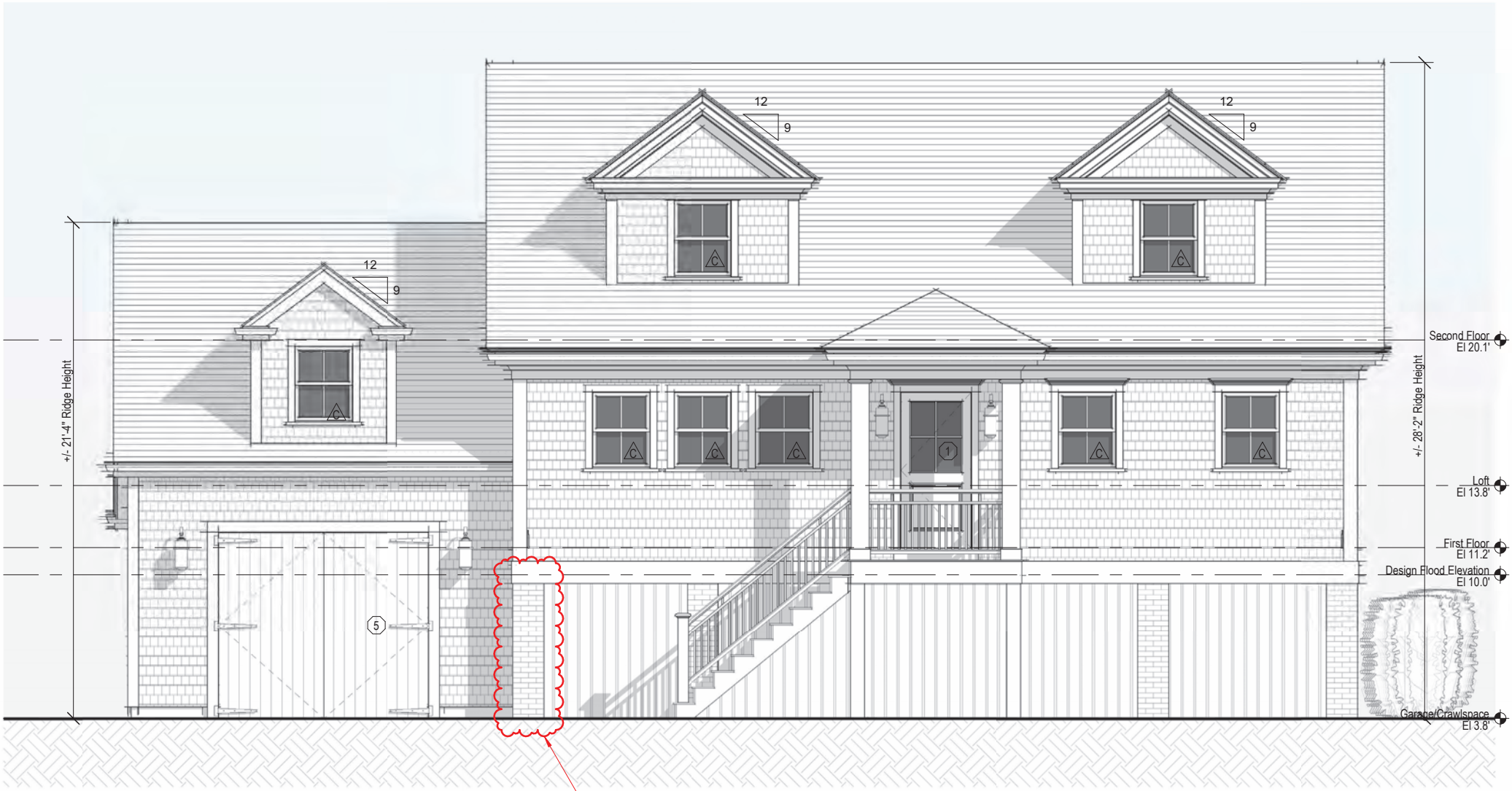
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



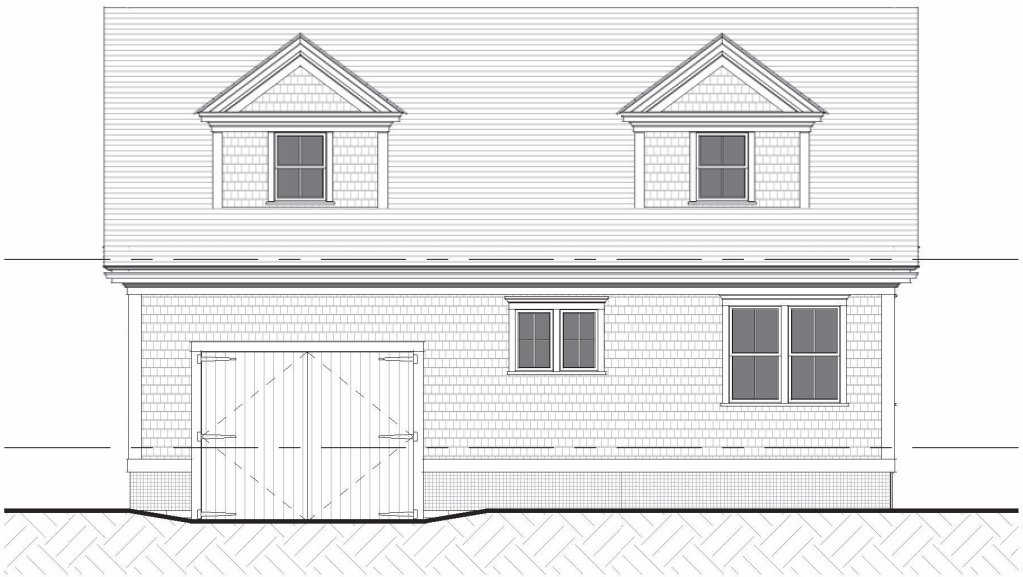
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



South Elevation - Existing

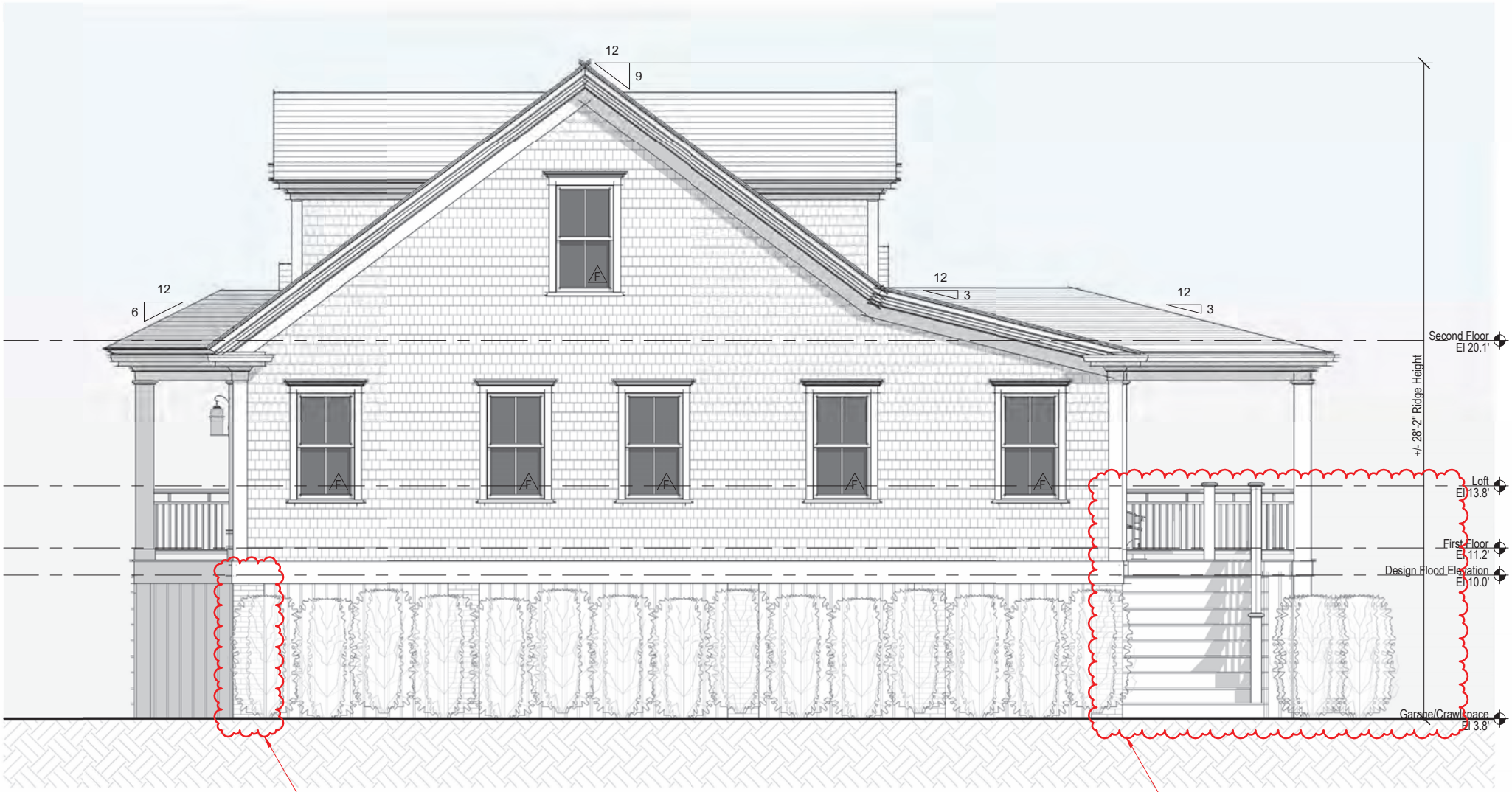
1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"

H.D.C. Submission



2 East Elevation - Proposed

1/4" = 1'-0"



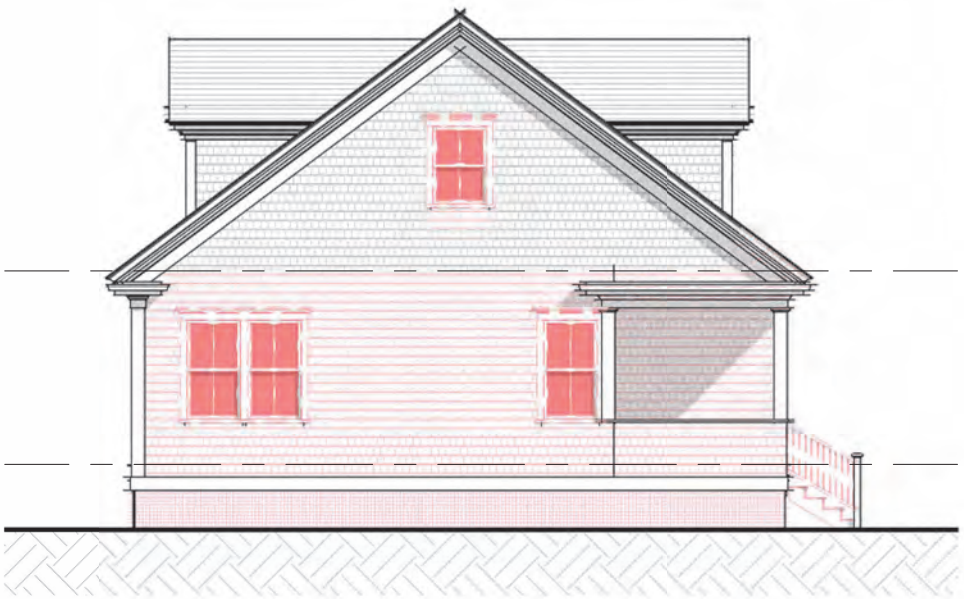
East Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



East Elevation - Existing

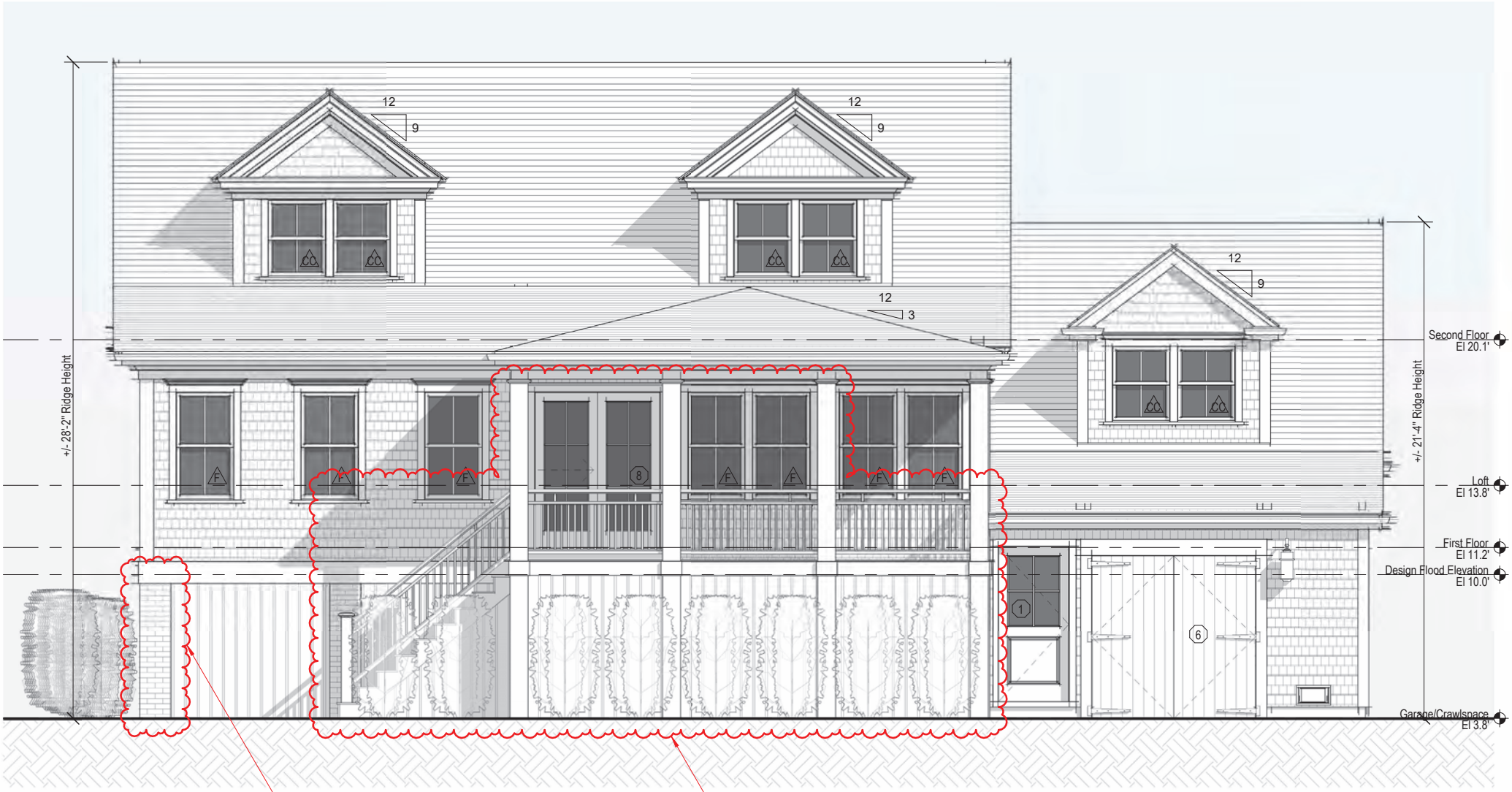
1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"

02.10.23



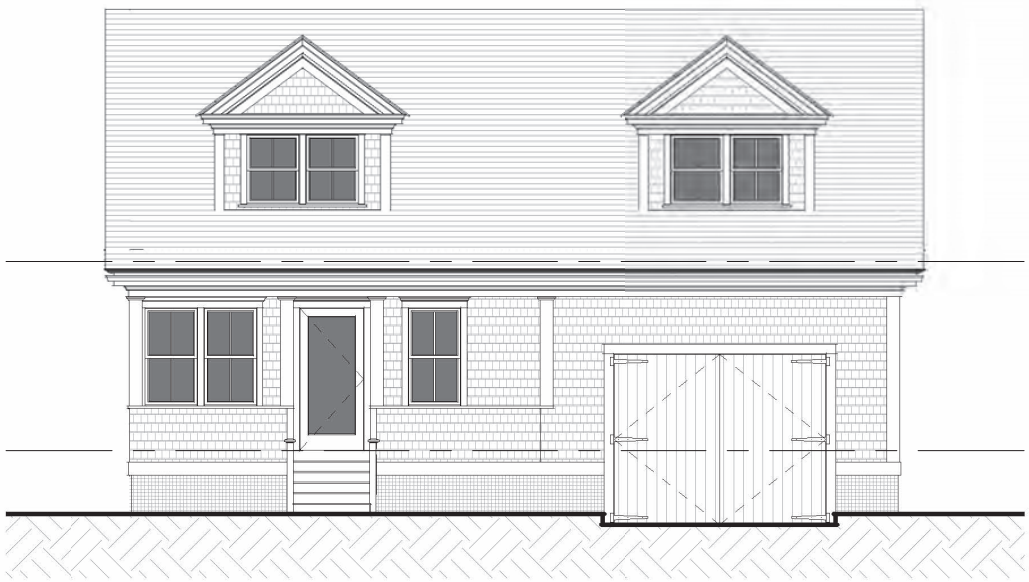
3 North Elevation - Proposed

1/4" = 1'-0"



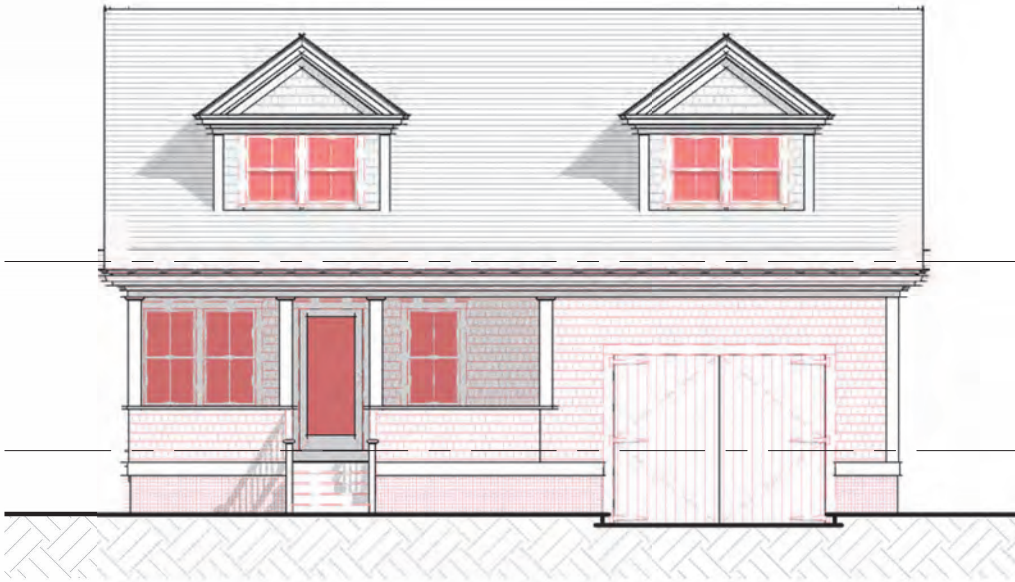
North Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



North Elevation - Existing

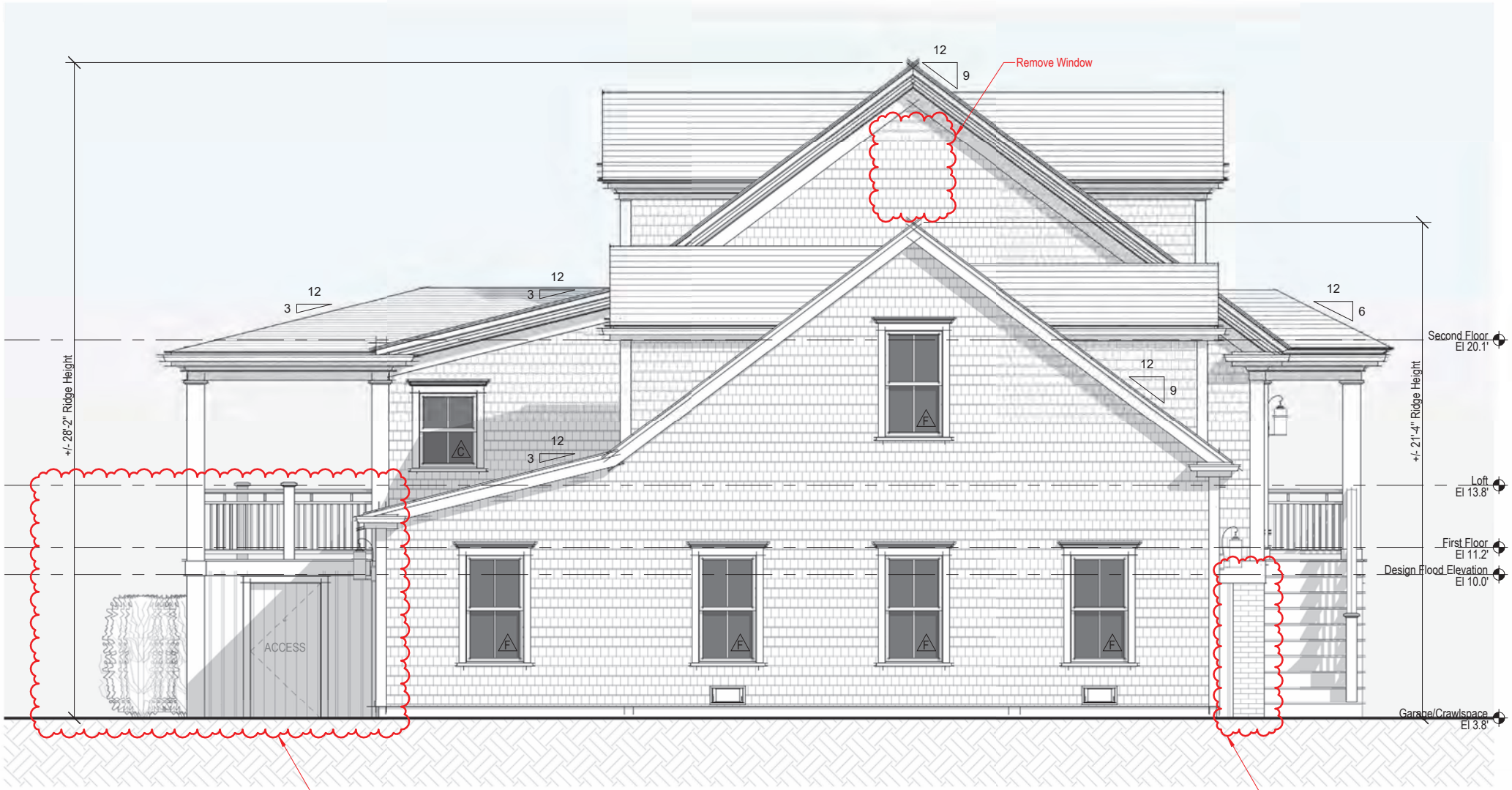
1/8" = 1'-0"



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.

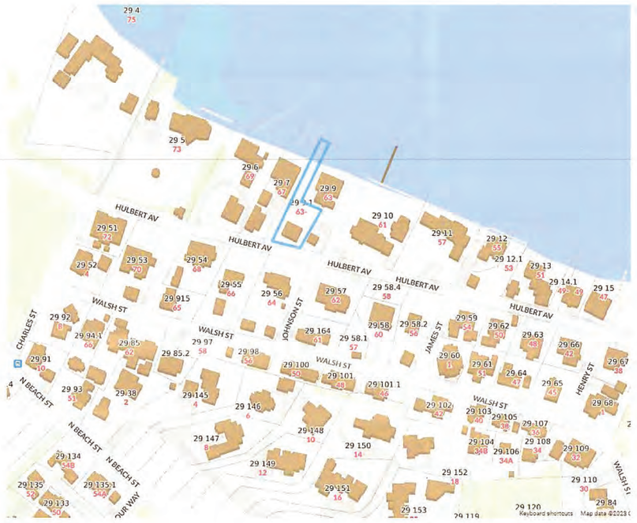
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

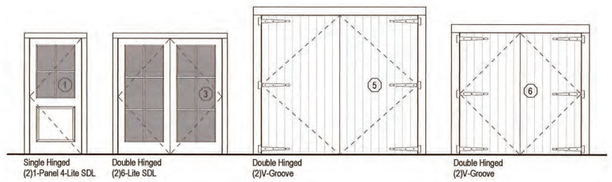
Main House

63A Hulbert Ave
Nantucket, MA 02554

11.30.23



1 Locus Map
Not to Scale

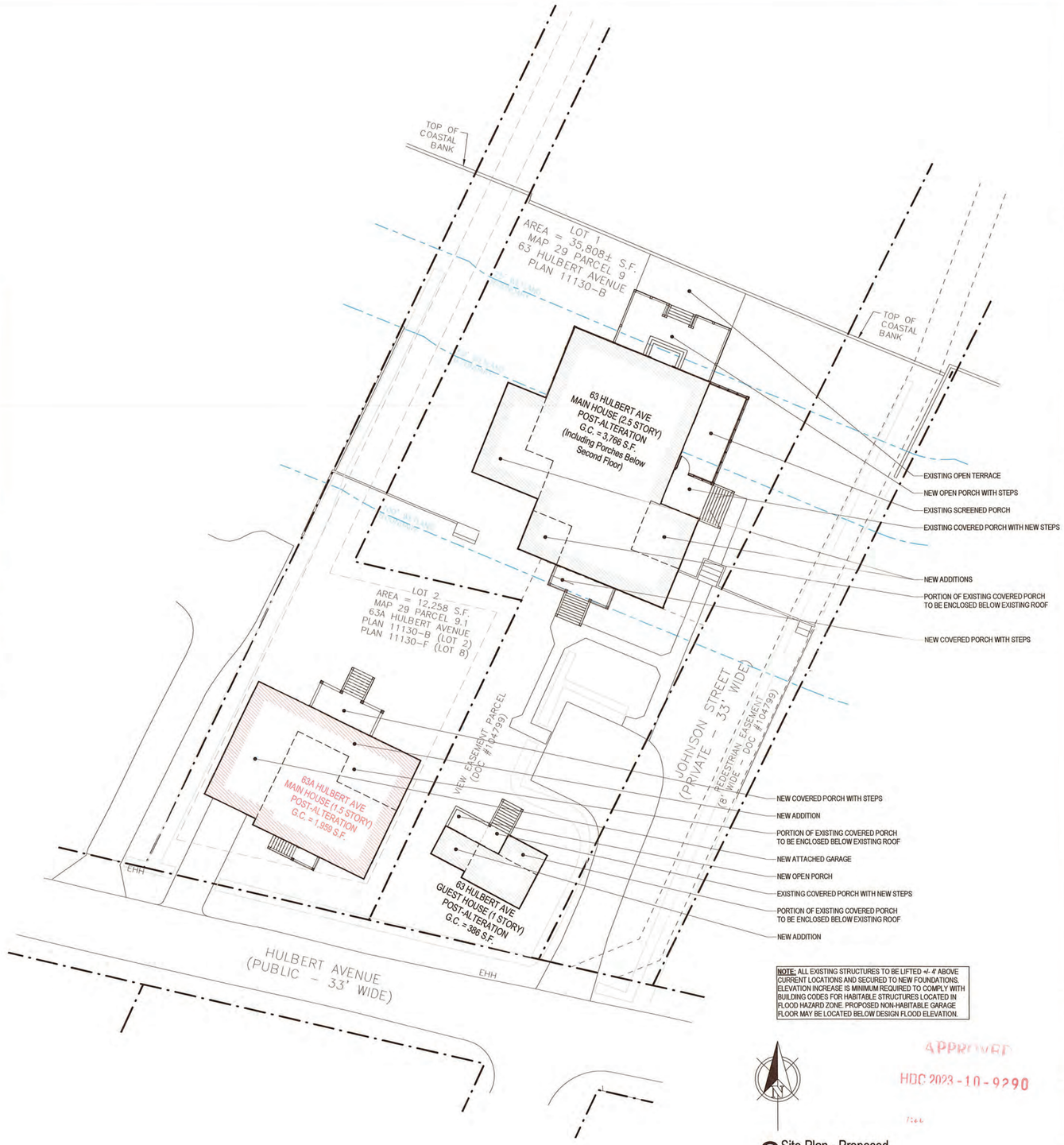


Exterior Door Legend
1/4" = 1'-0"



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.

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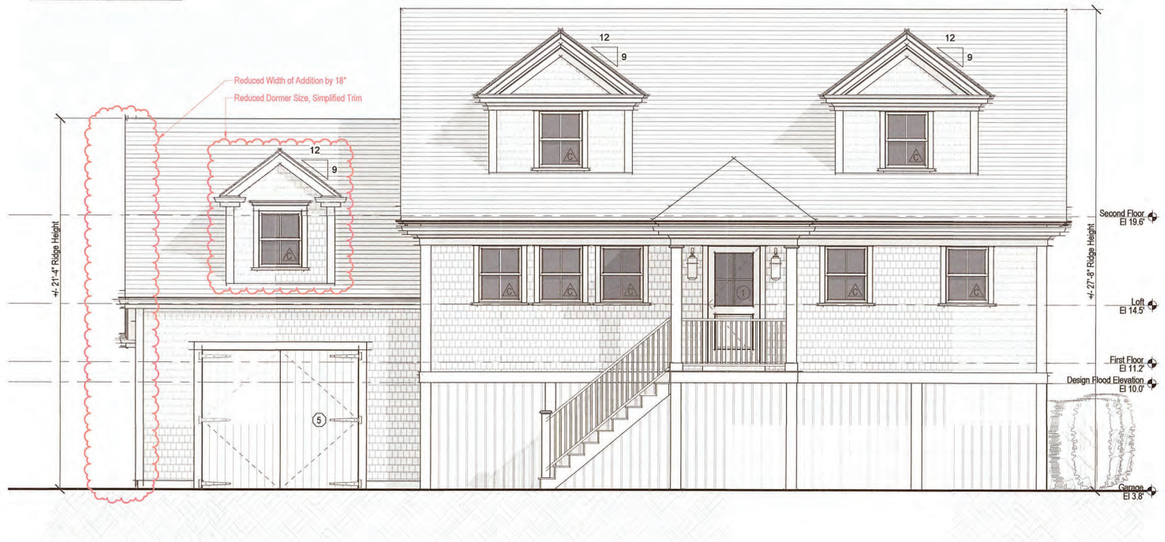
A.0.1
2239

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"



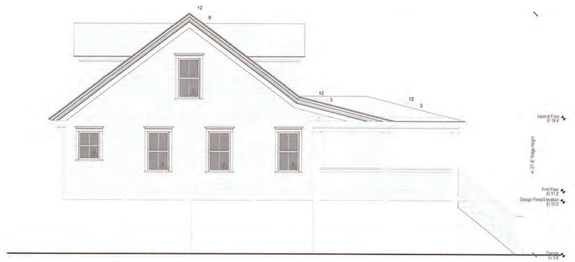
South Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

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
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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
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Revisions

Exterior Elevations

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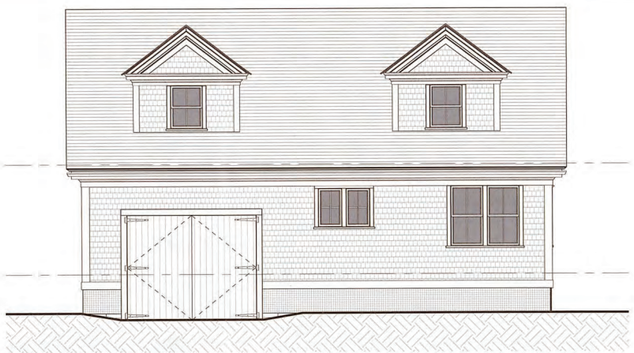
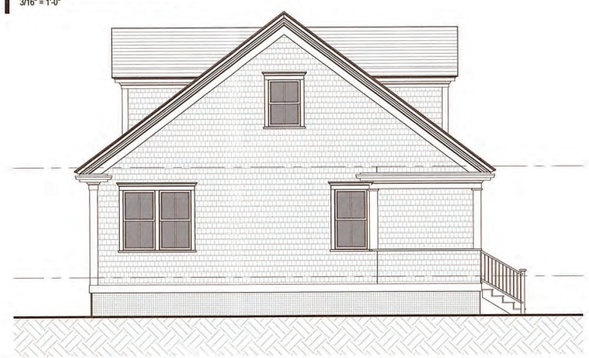
A.2.2
2239

11.30.23

H.D.C. Submission



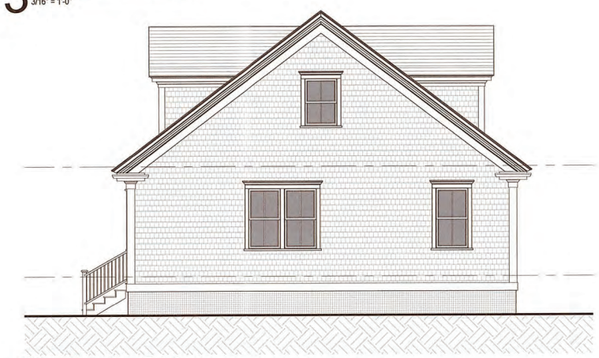
1 South Elevation - Existing
3/16" = 1'-0"



2 East Elevation - Existing
3/16" = 1'-0"



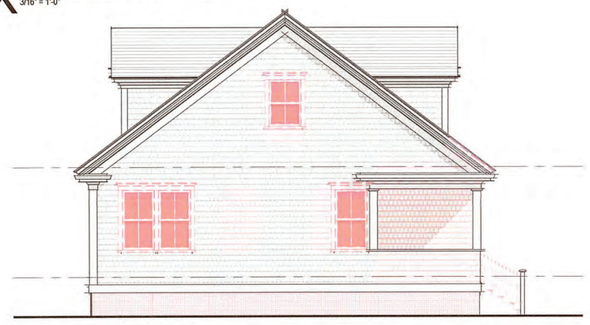
3 North Elevation - Existing
3/16" = 1'-0"



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

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emeritus

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APPROVED
HDC 2023-10-9290
[illegible] 2023

Revisions

Exterior Elevations

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A.2.3

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:

_____ 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.**

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_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to 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

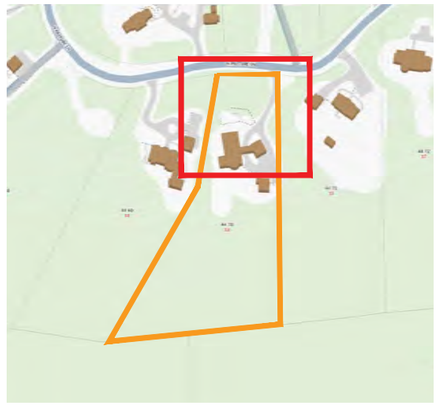



4MZE 24



13 North Pasture Lane

Feasibility Study



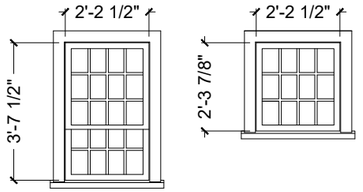
Locus

NTS



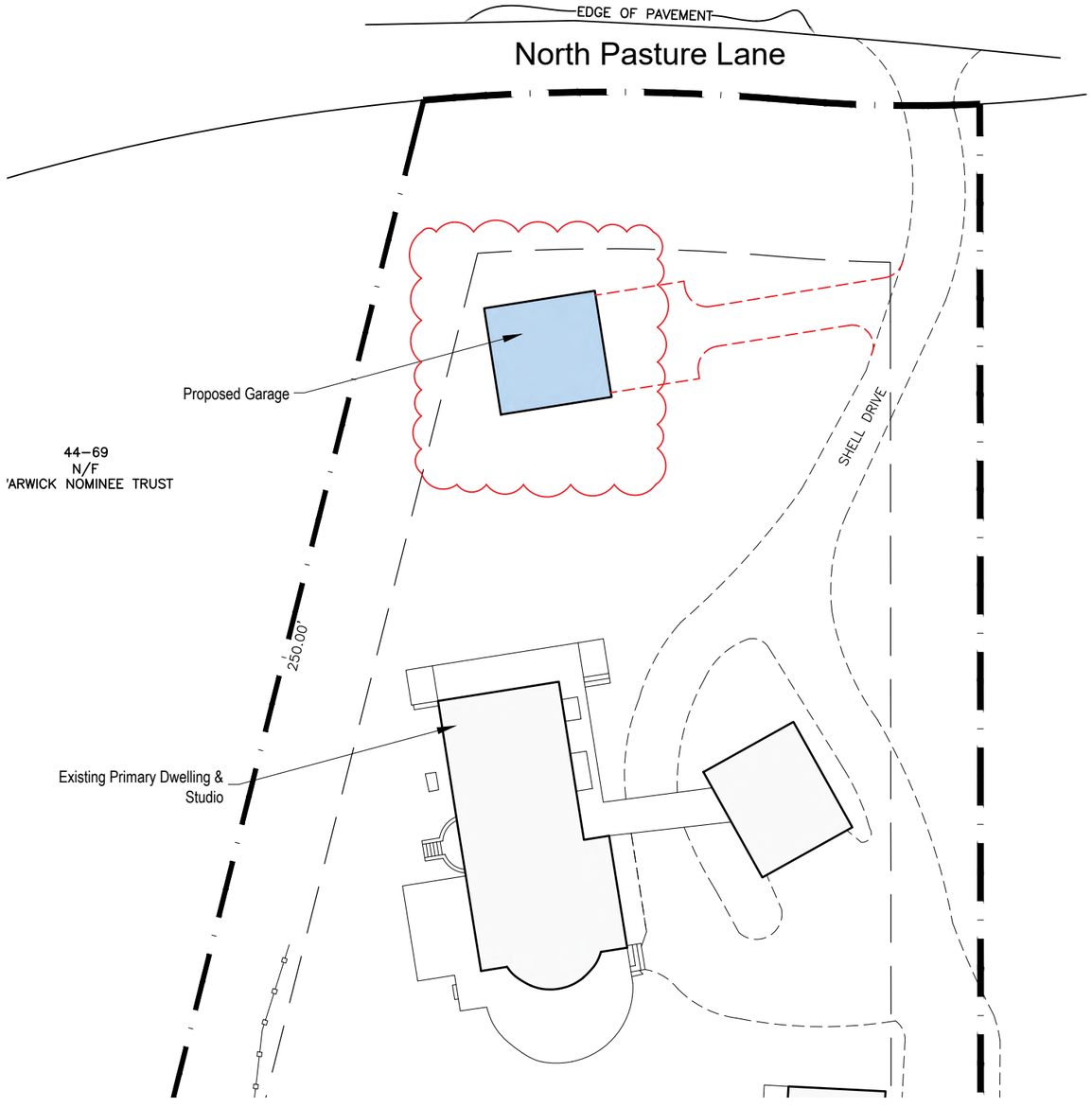
Satellite

NTS



Window / Door Schedule

1/4 " = 1' - 0"



Site Plan

1/32 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

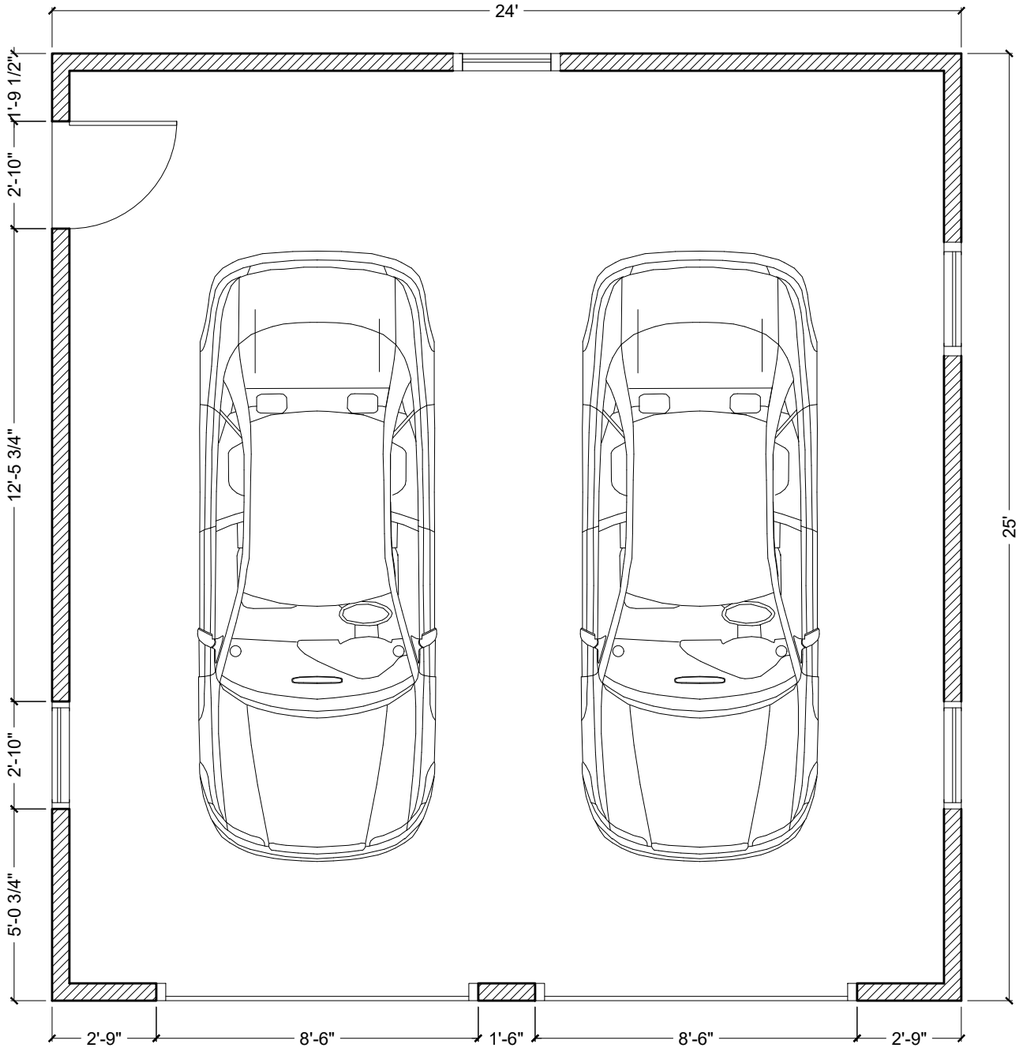
Zoning Information

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

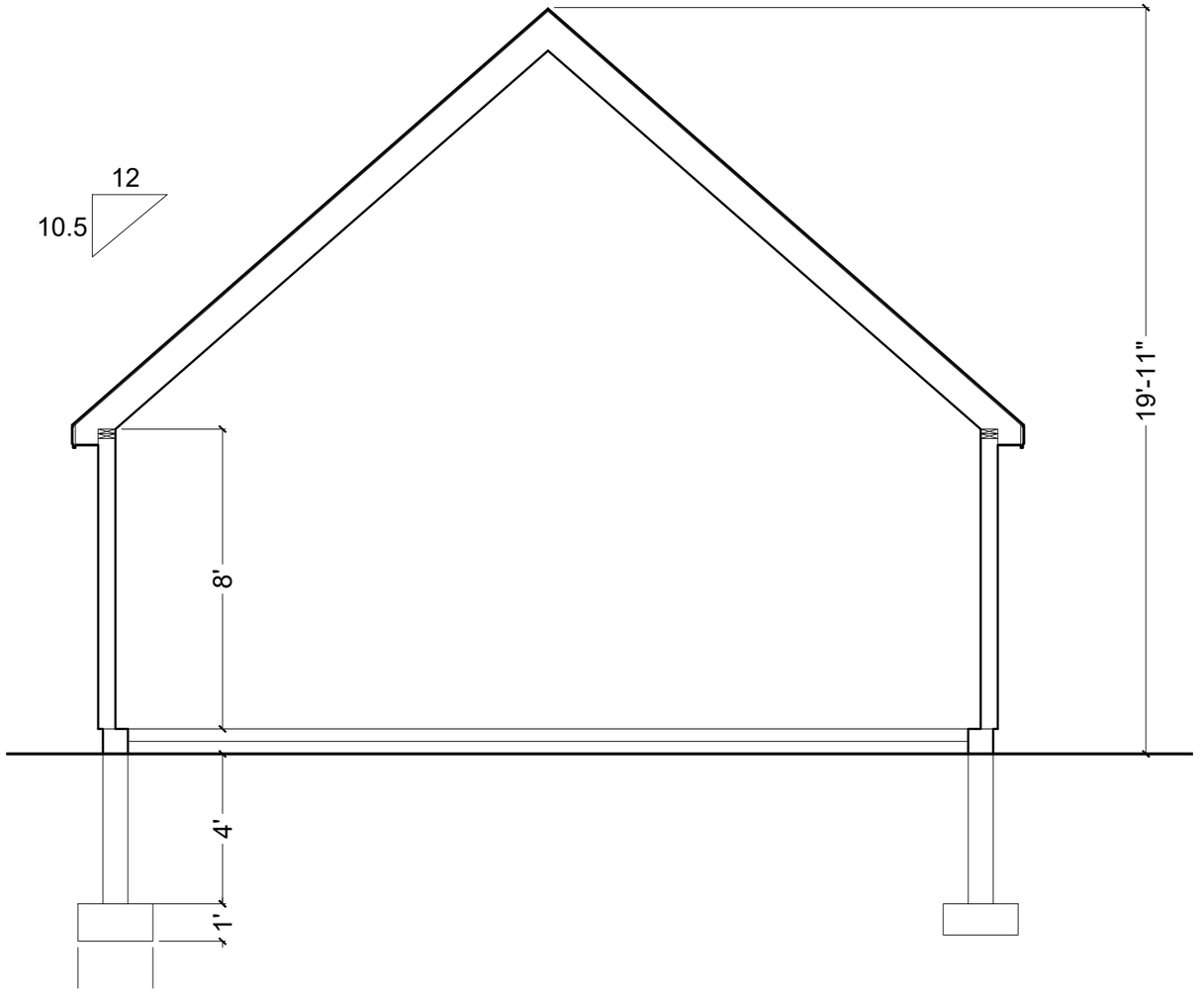
Site Plan
Proposed Site Plan
01/22/2025

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

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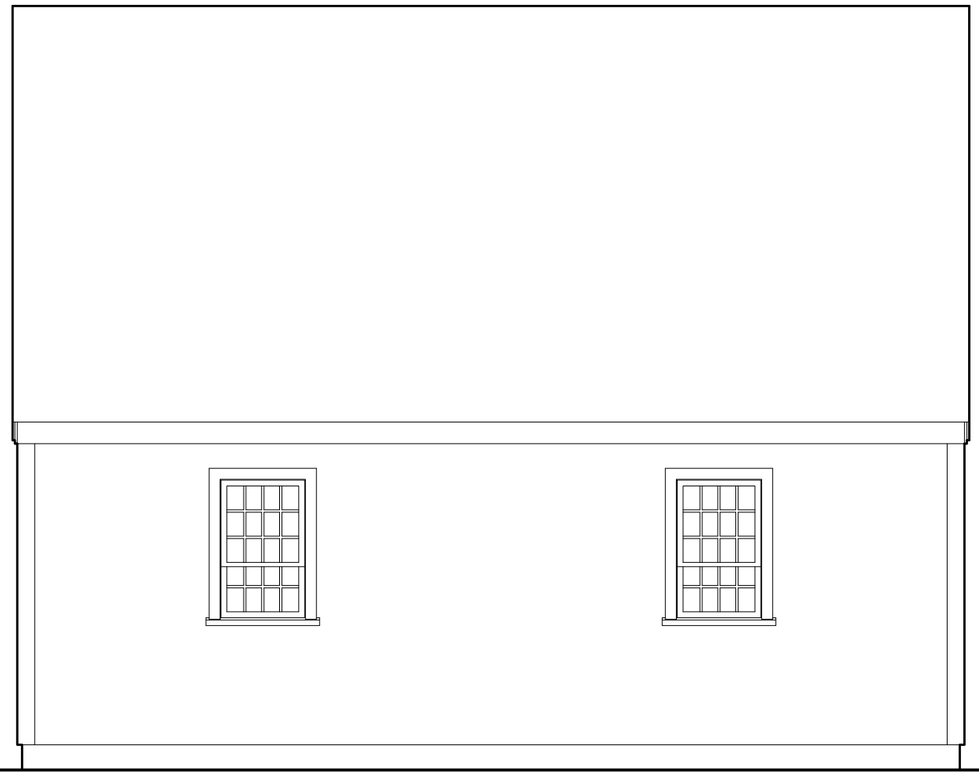
Side Setback	20 ft.			
Rear Setback	20 ft.			

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

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Side Setback	20 ft.		
Rear Setback	20 ft.		

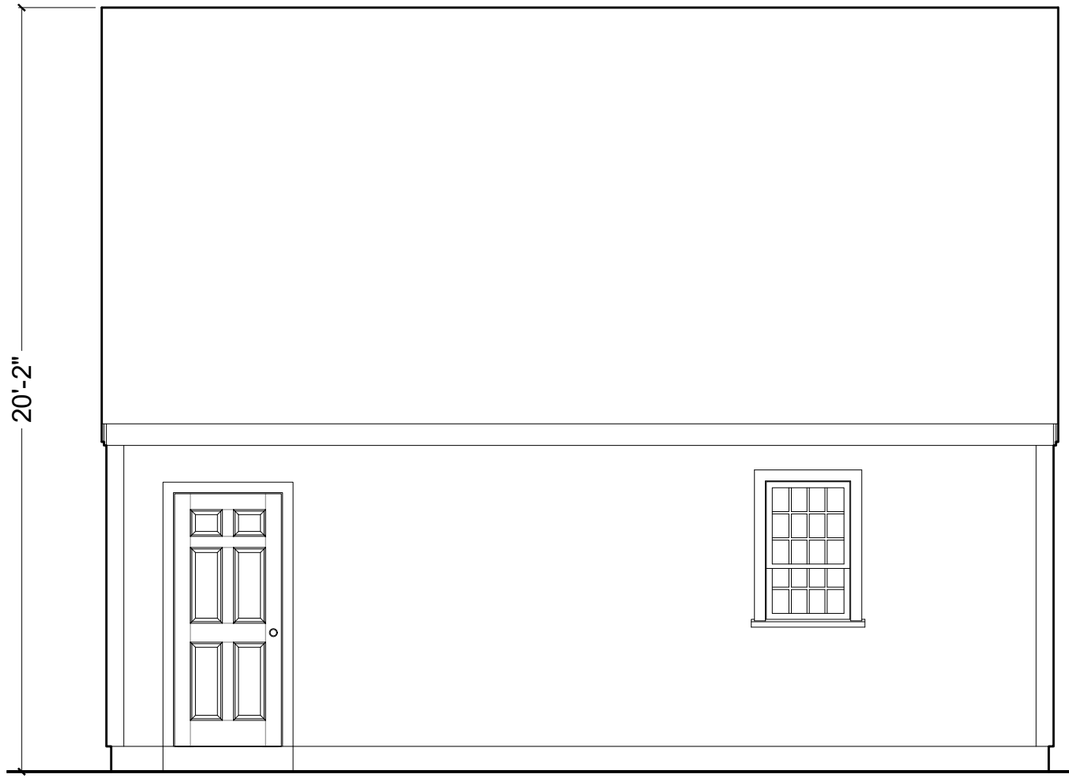
Note: This drawing is for the sole purpose of feasibility and is not a contract drawing.

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

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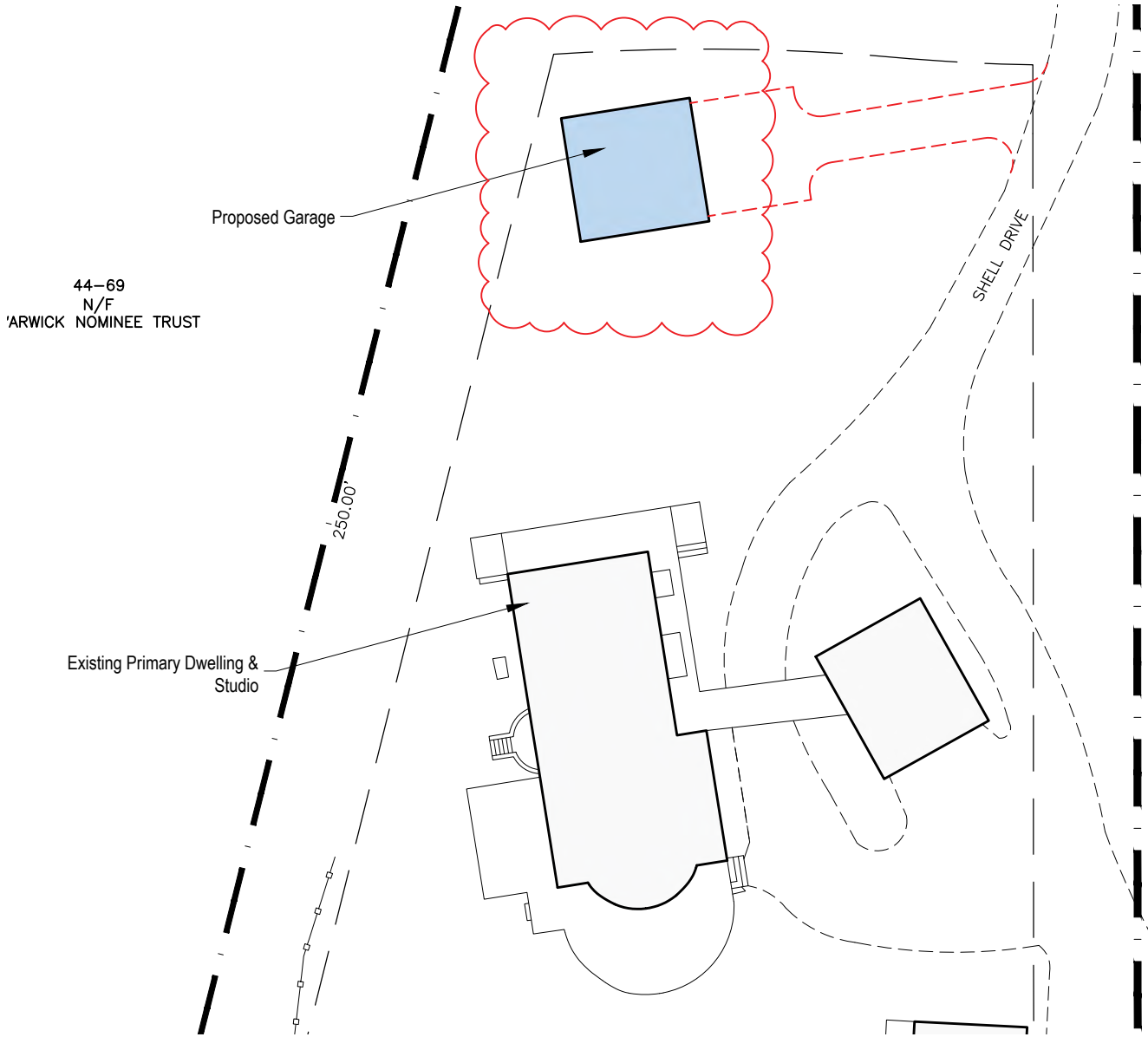
Side Setback	20 ft.			
Rear Setback	20 ft.			

Elevations

Proposed Elevations
01/28/2024

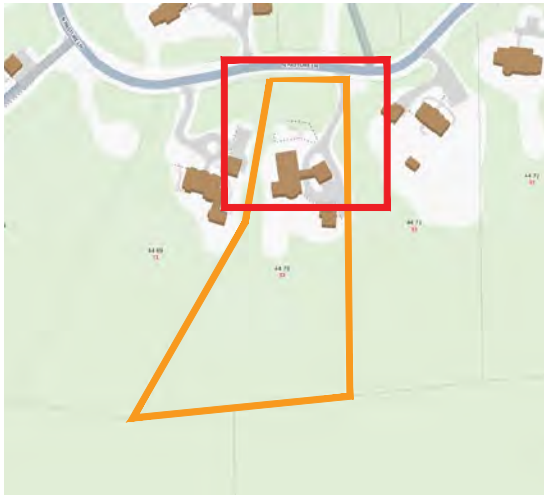
emeritus Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusltd.com



Site Plan

1/32 " = 1' - 0"



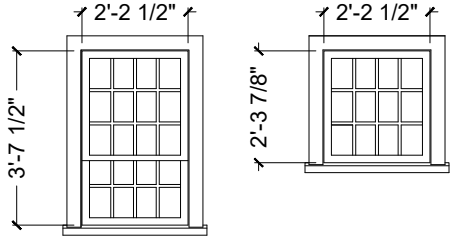
Locus

NTS



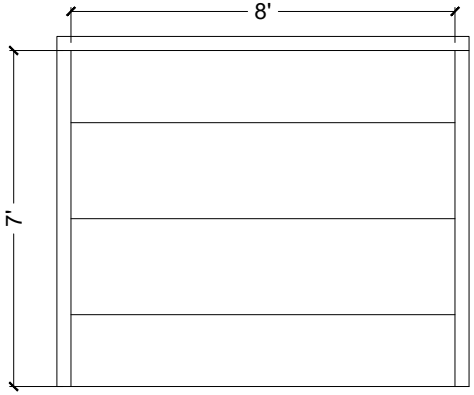
Satellite

NTS

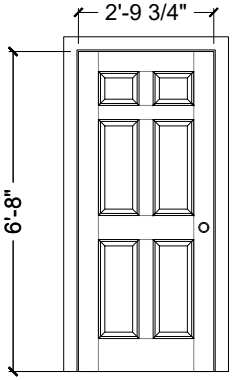


2'-2" x 3'7"
9 / 8 Double Hung
Window
White

2'-2" x 2'-2"
12 Lite Window
White



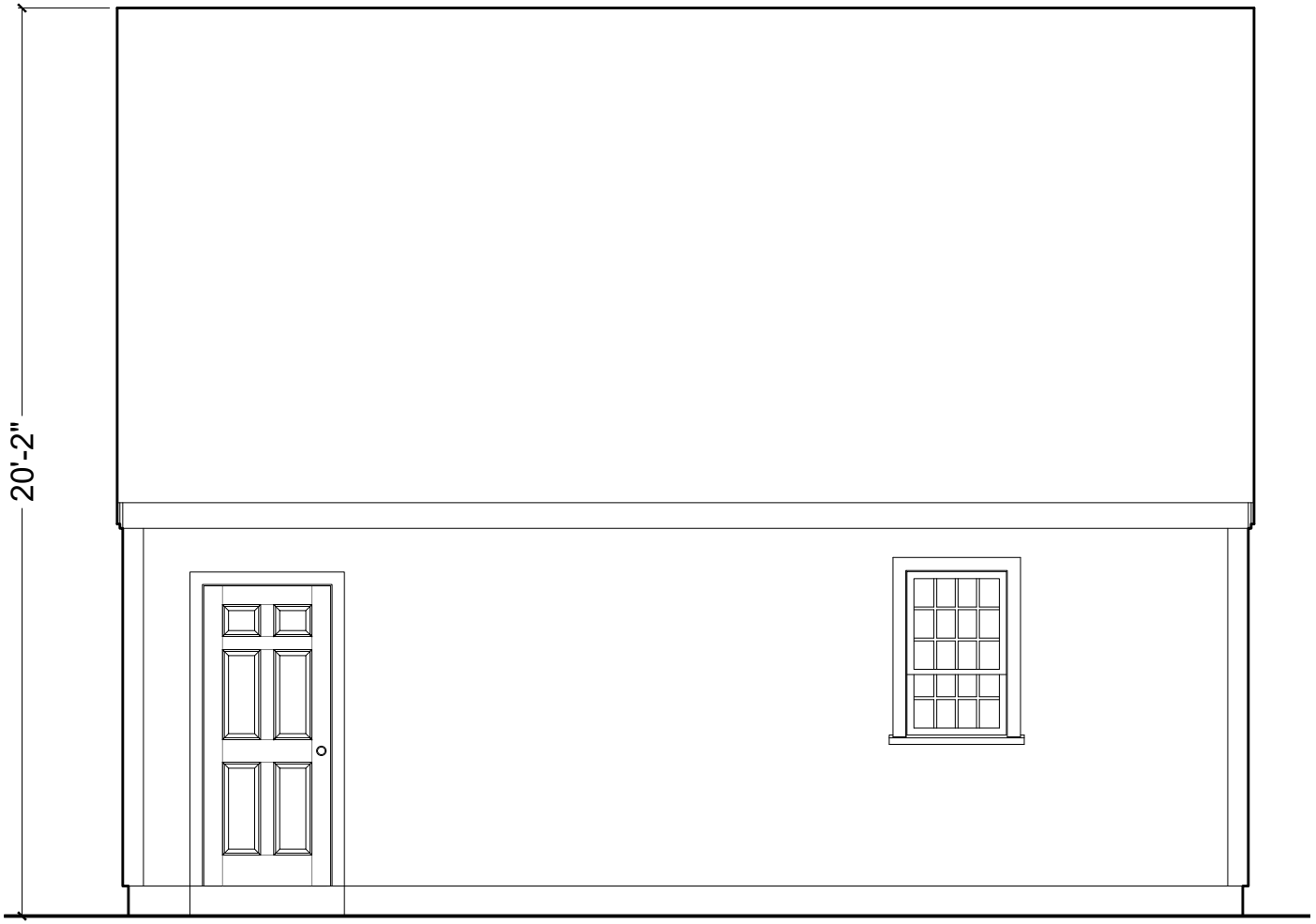
4 Panel Over Head
Garage Door
White



6 Panel Exterior Door
White

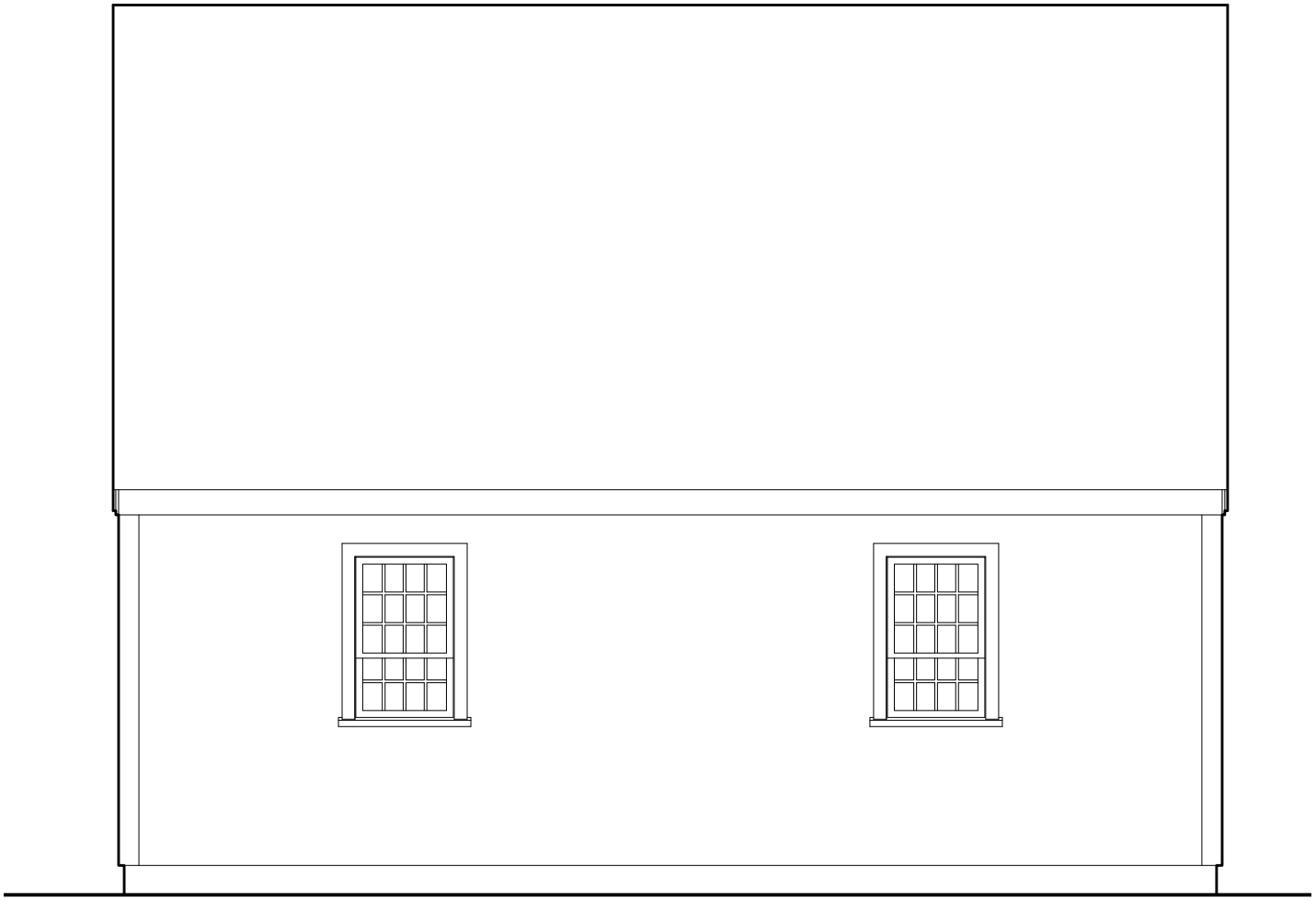
Window / Door Schedule

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.

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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°: 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

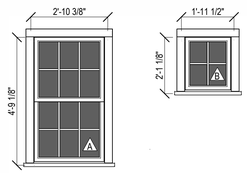


Locus Plan



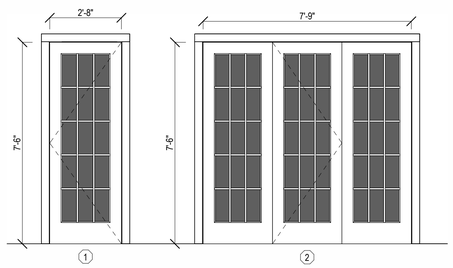
Aerial Site Photo

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



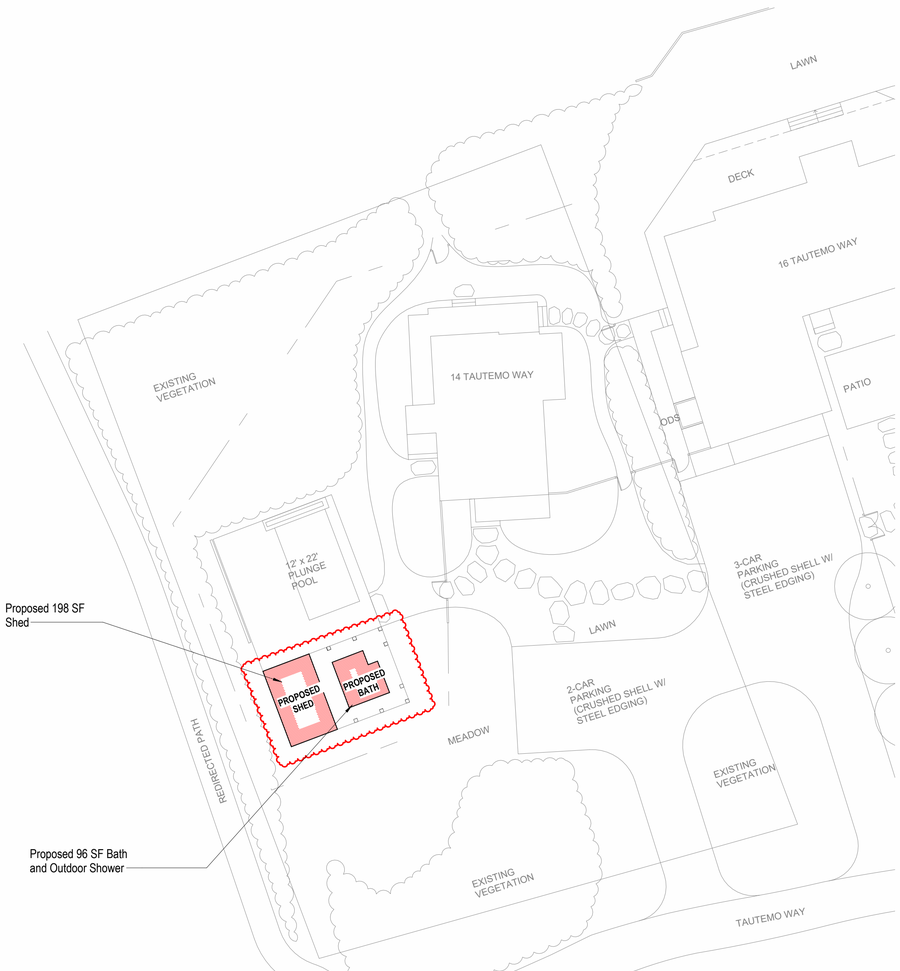
South



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

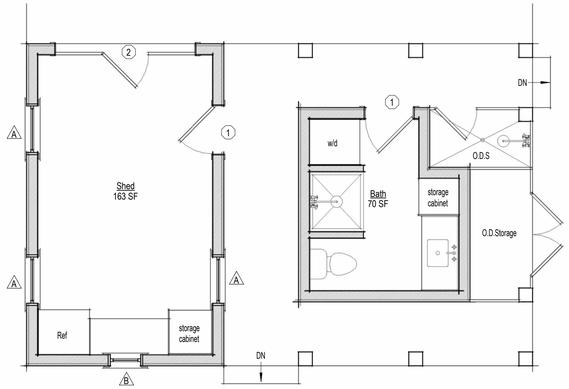
Revision 1 Date 1

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

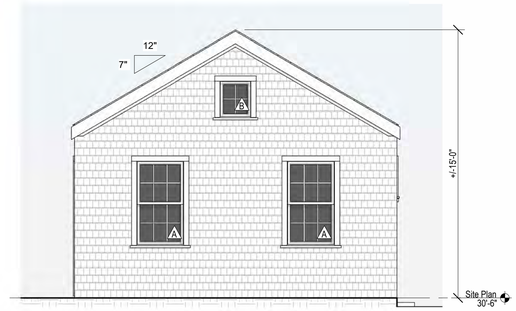
HDC Submision



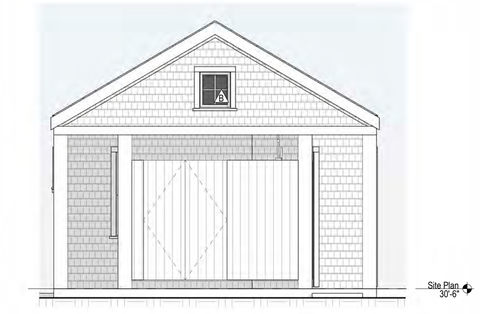
1 Shed and Bath Plan
1/4" = 1'-0"



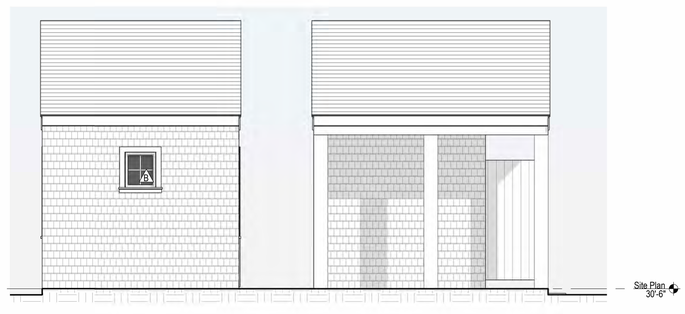
2 North Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



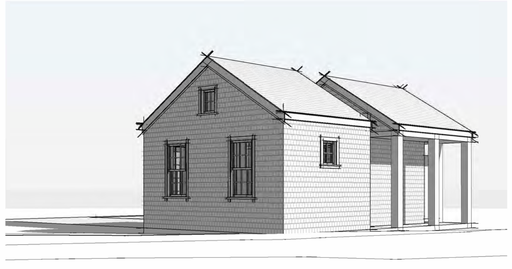
6 West Perspective



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.

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

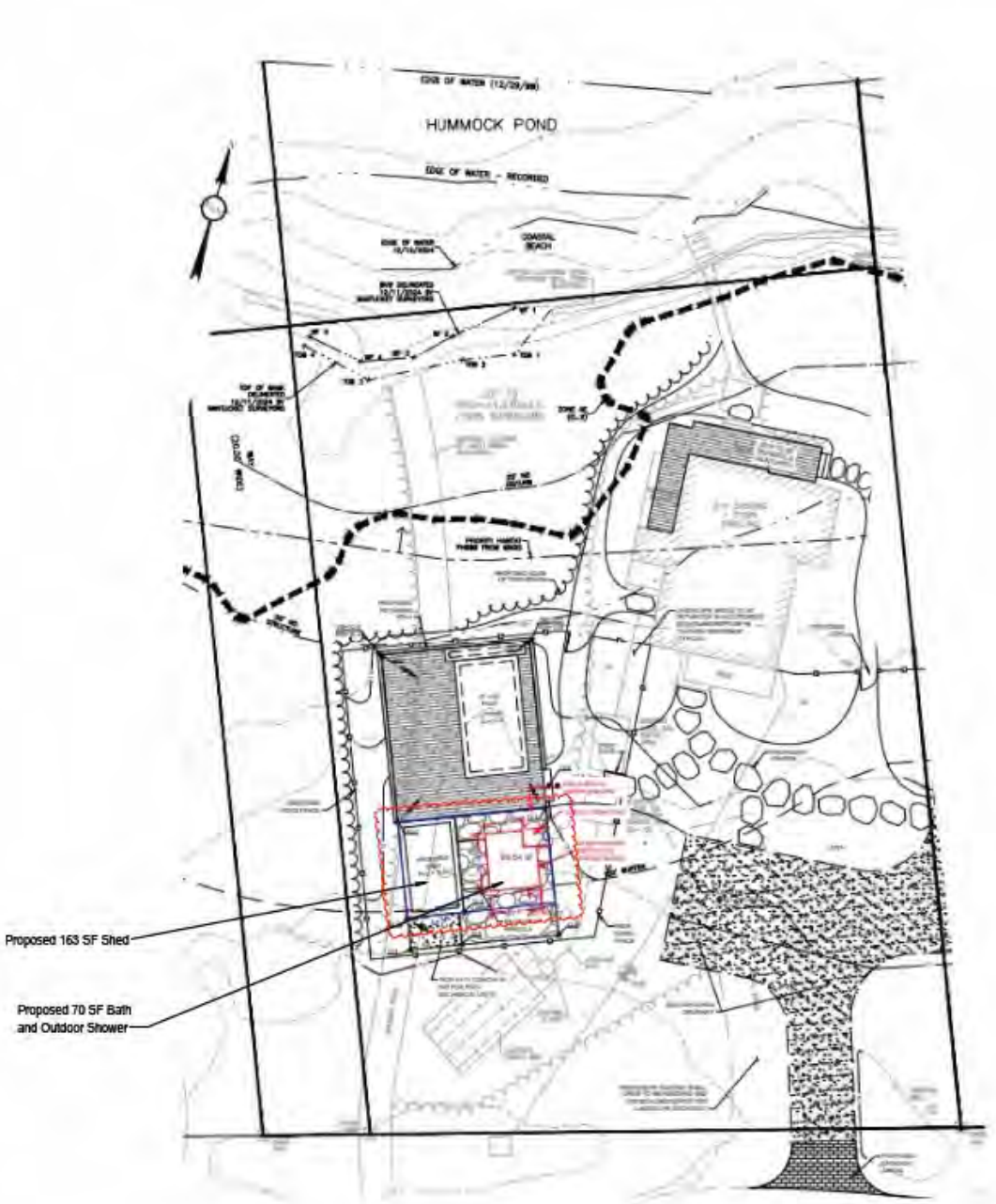
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.103



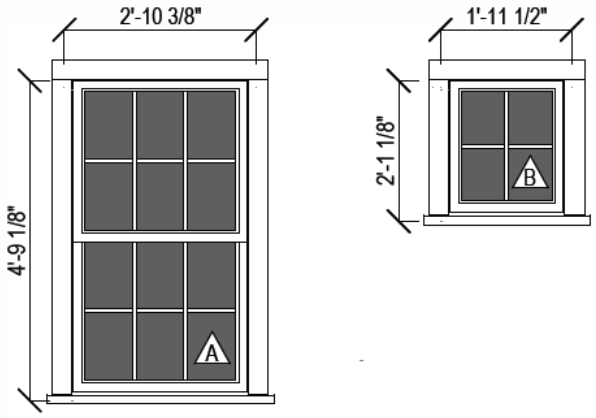





HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

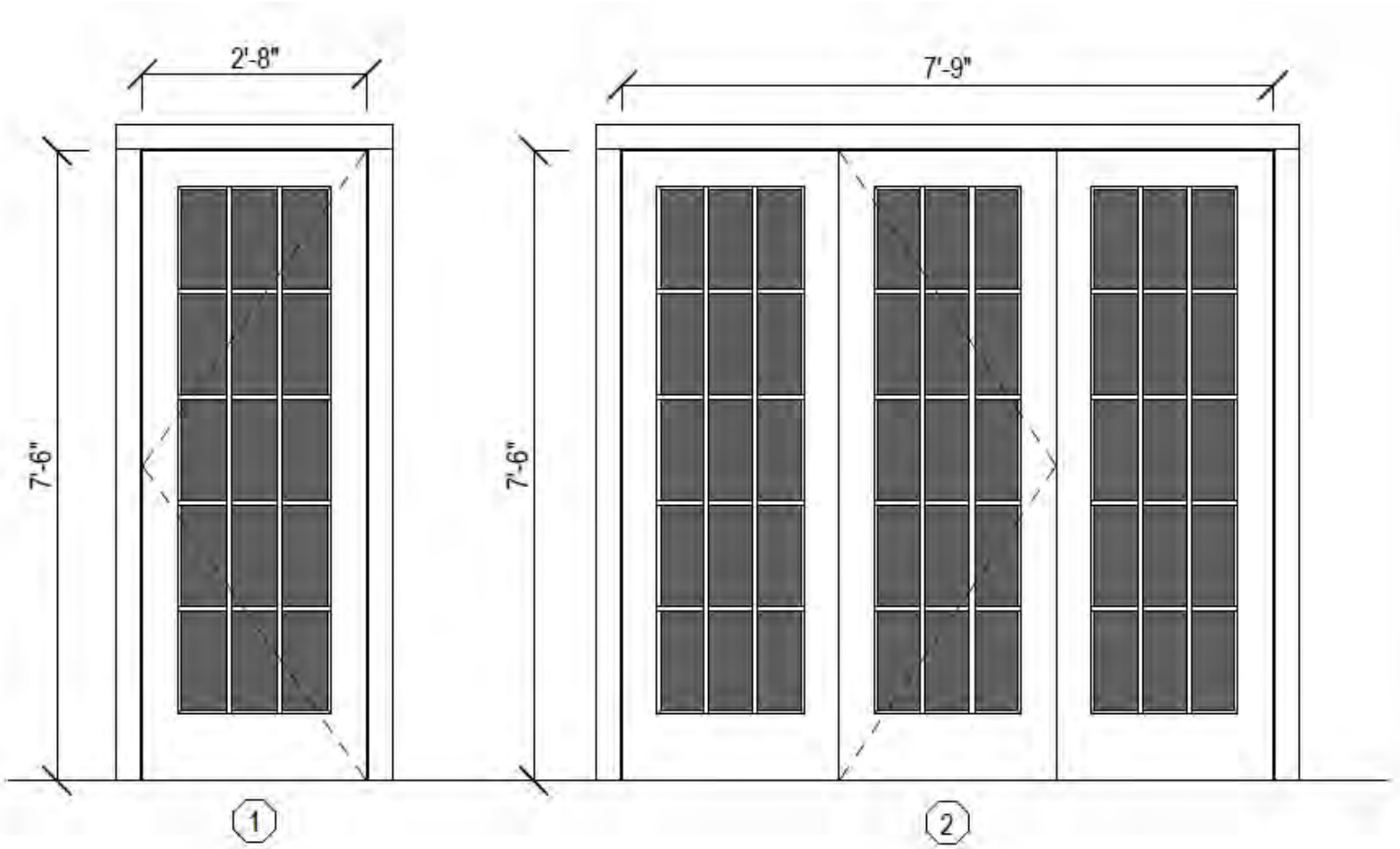
Site Plan

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	



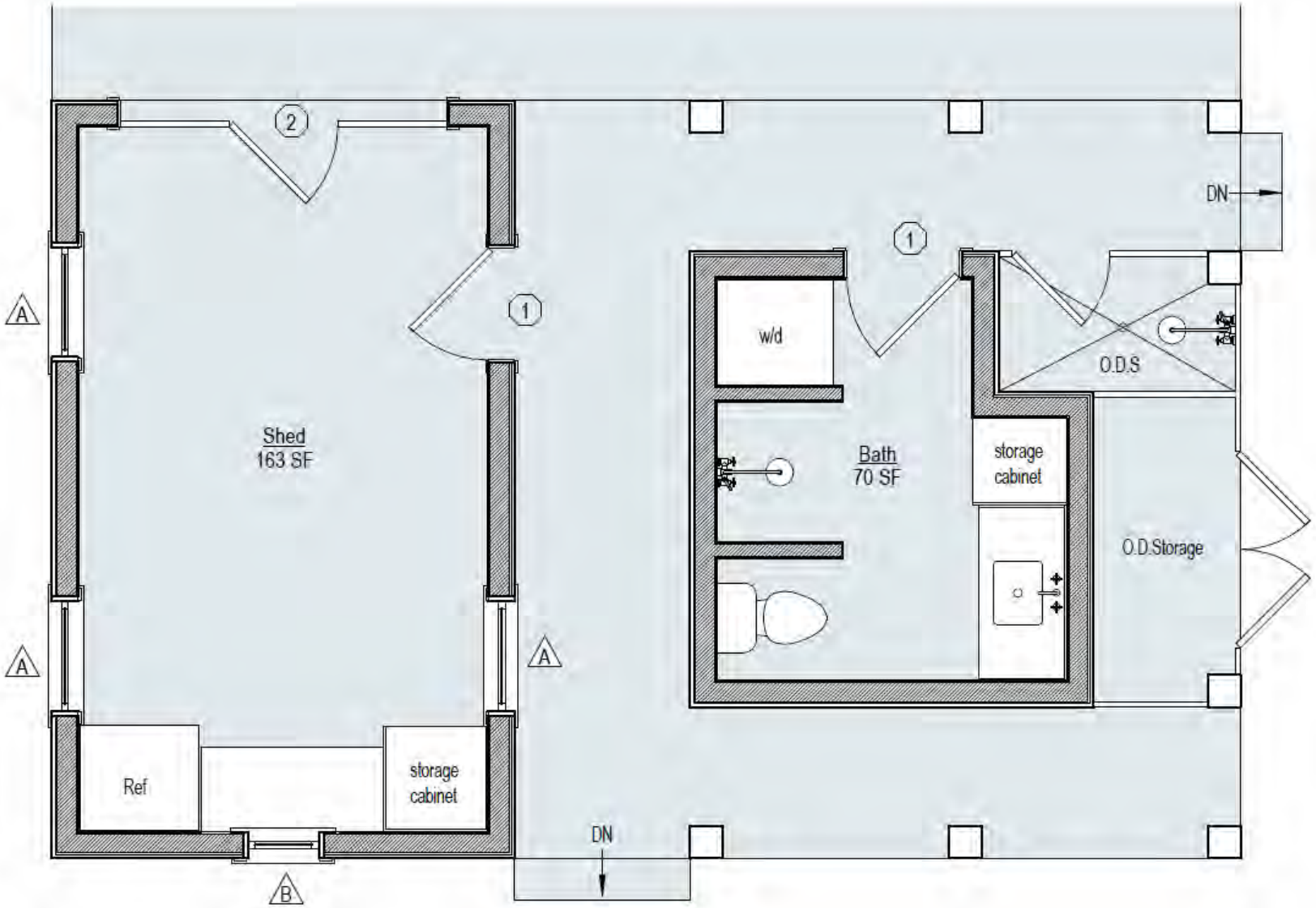
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



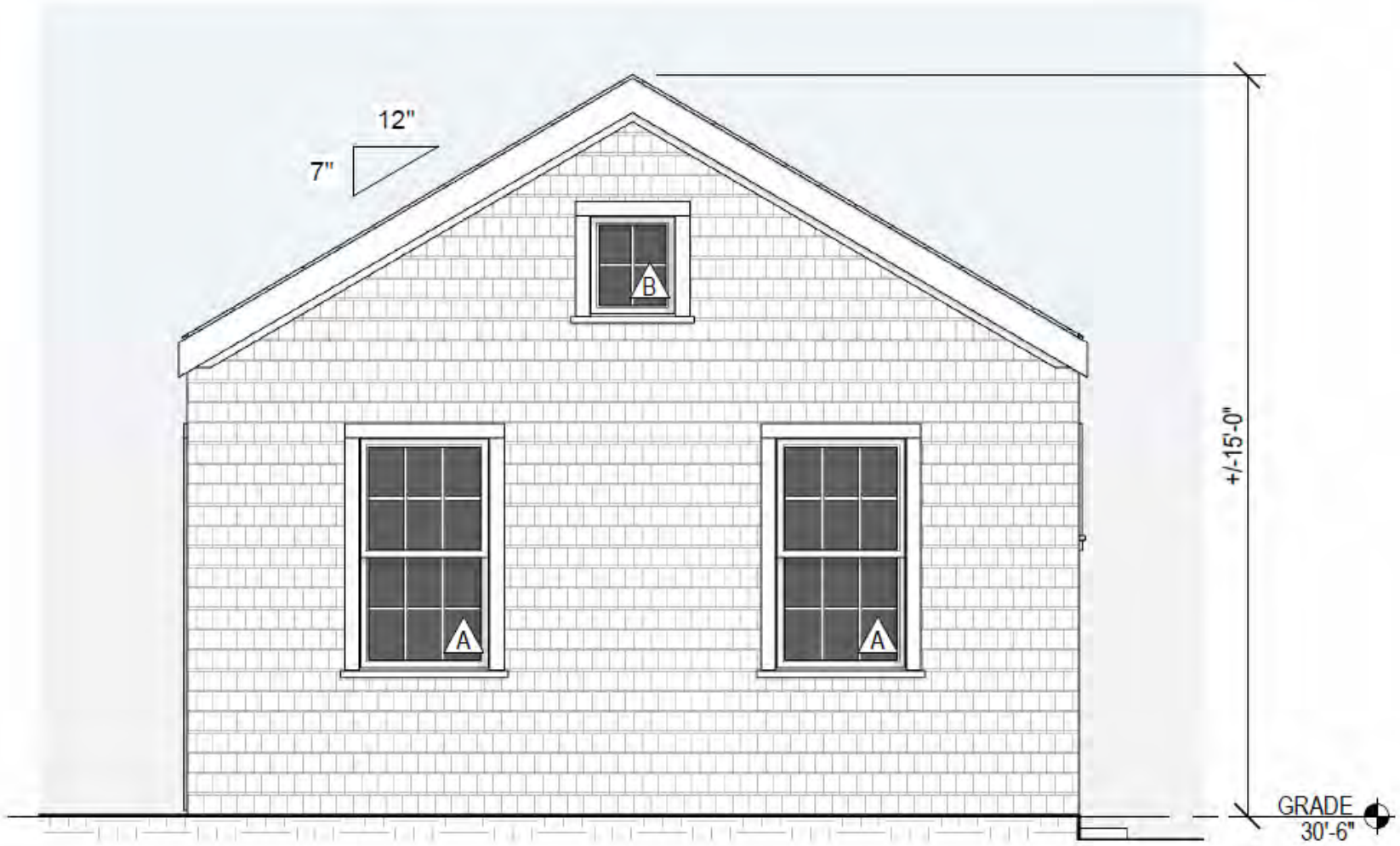
1 Shed and Bath Plan

1/4" = 1'-0"



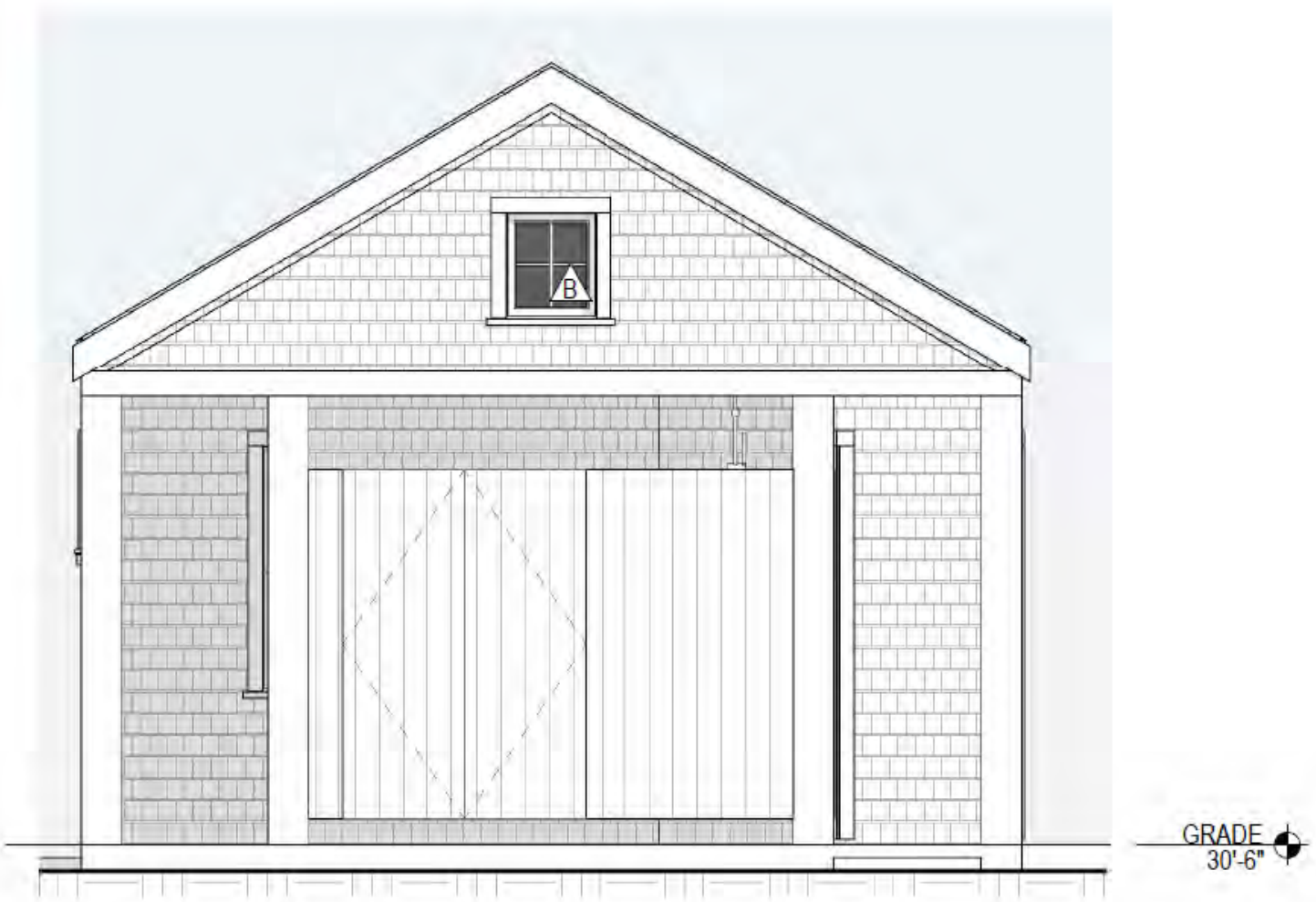
2 North Elevation

1/4" = 1'-0"



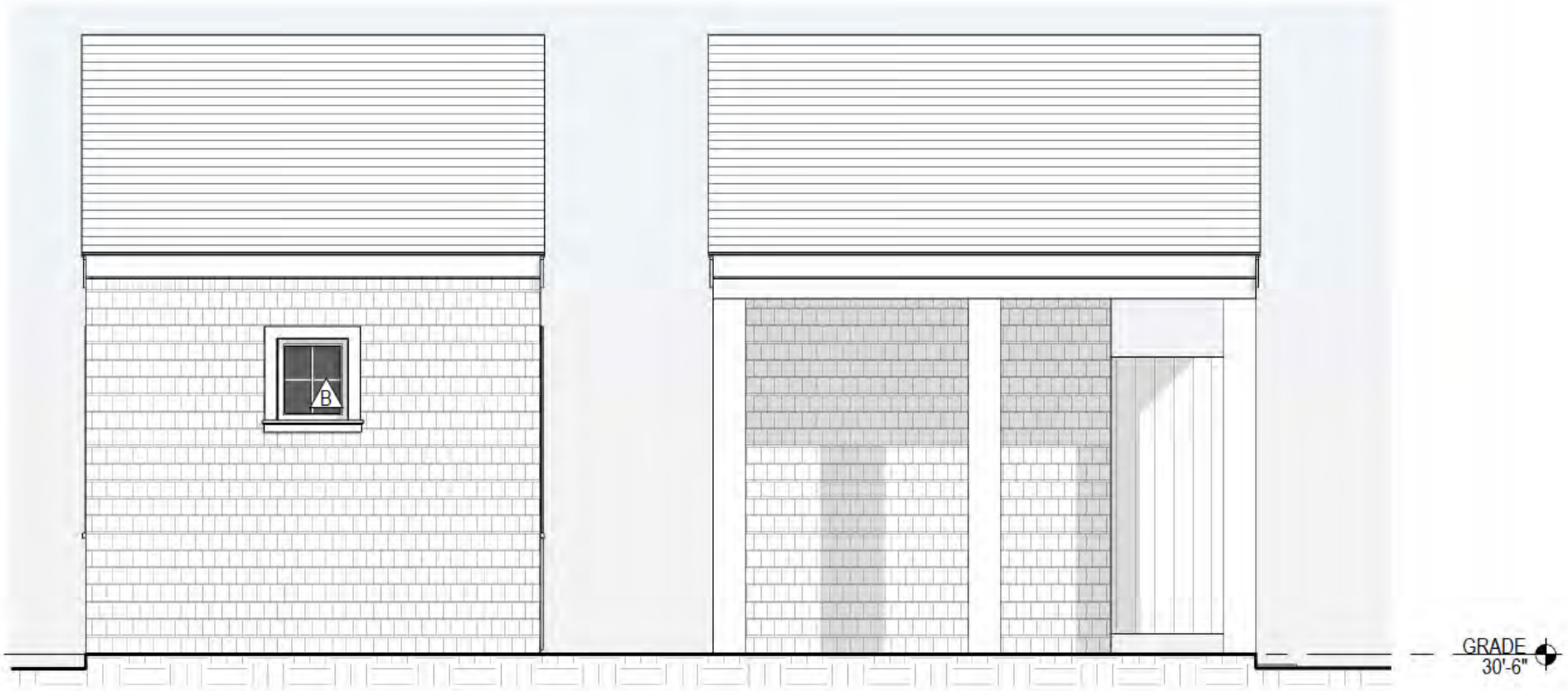
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



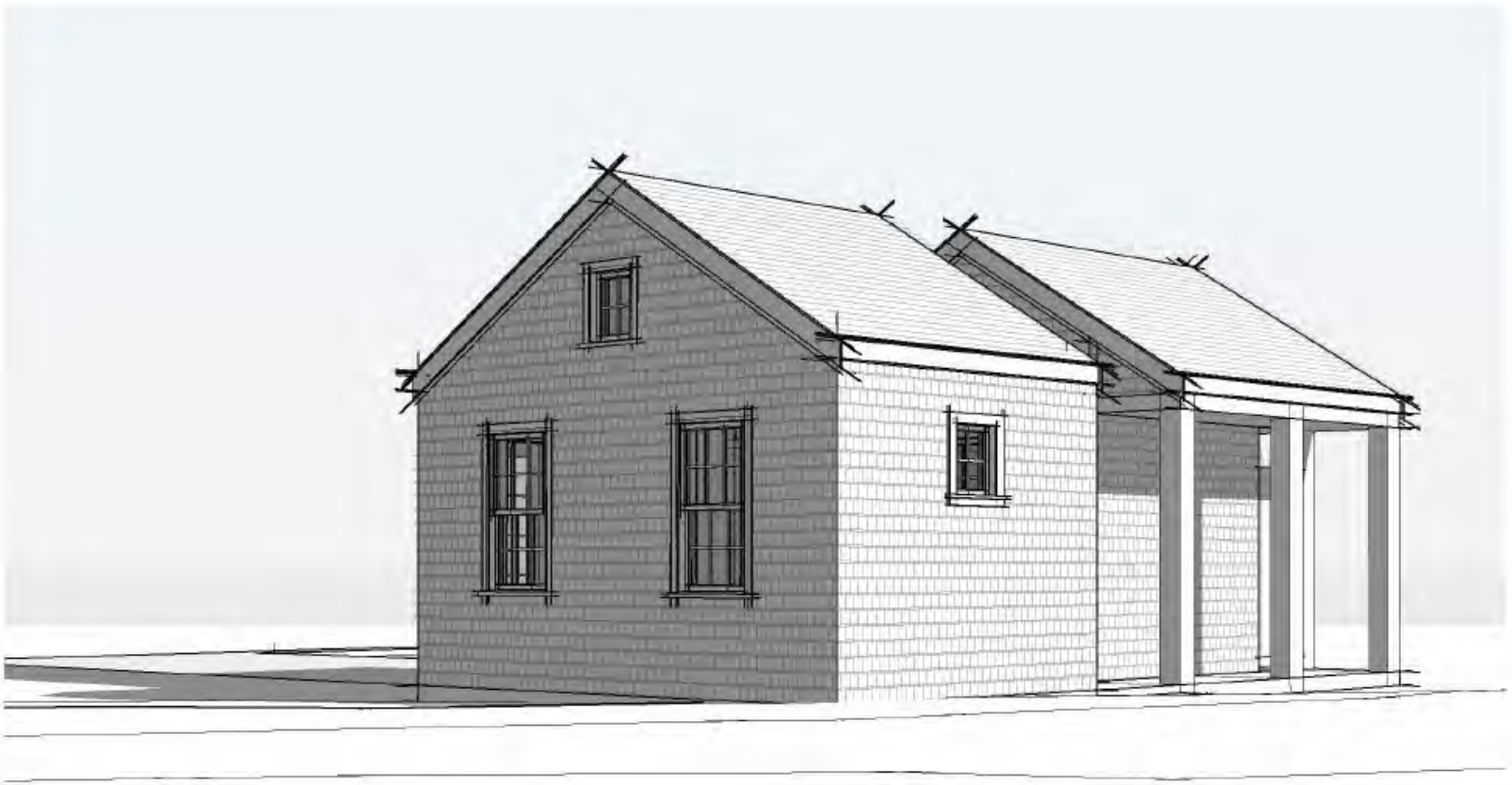
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

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

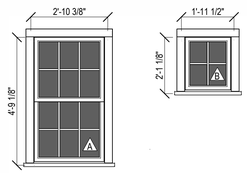


Locus Plan



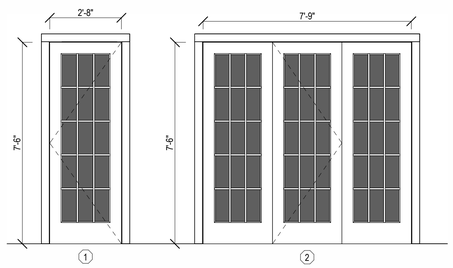
Aerial Site Photo

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	
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



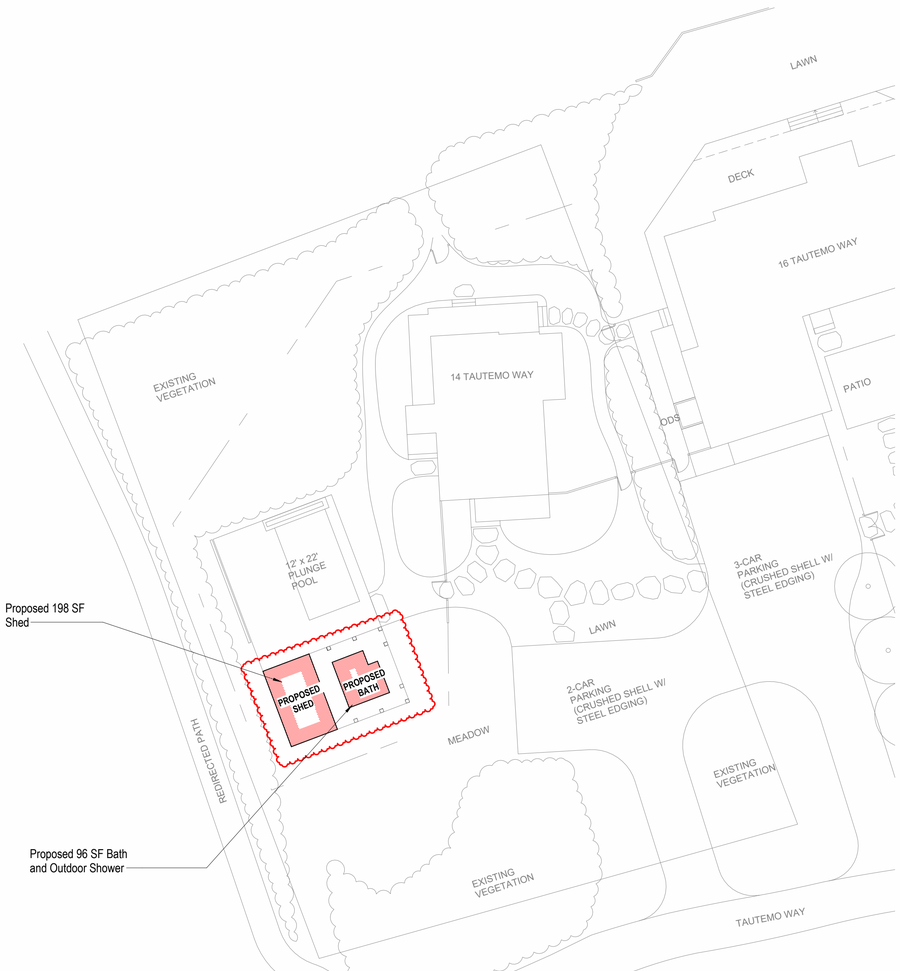
South



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

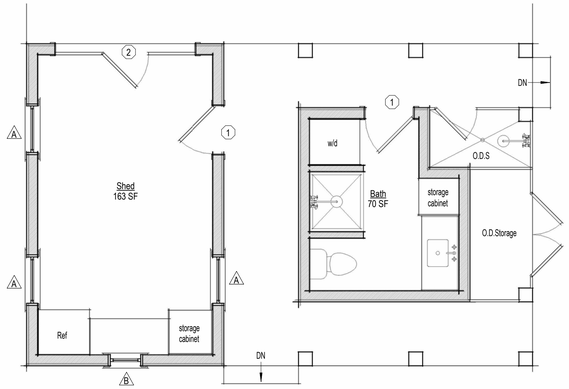
Revision 1 Date 1

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

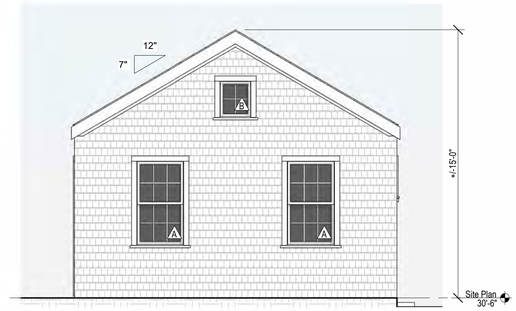
HDC Submision



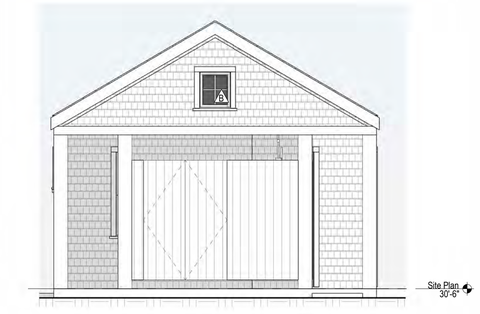
1 Shed and Bath Plan
1/4" = 1'-0"



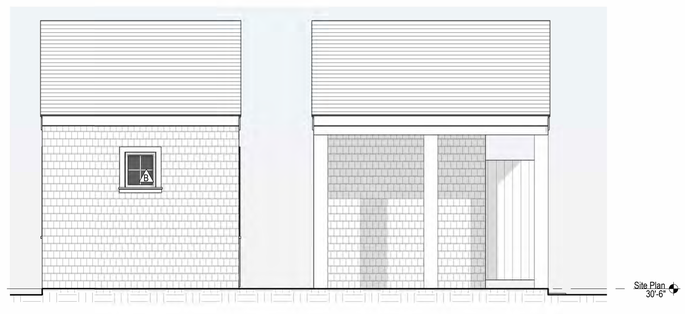
2 North Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



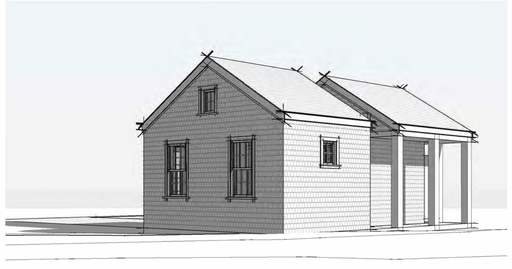
6 West Perspective



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

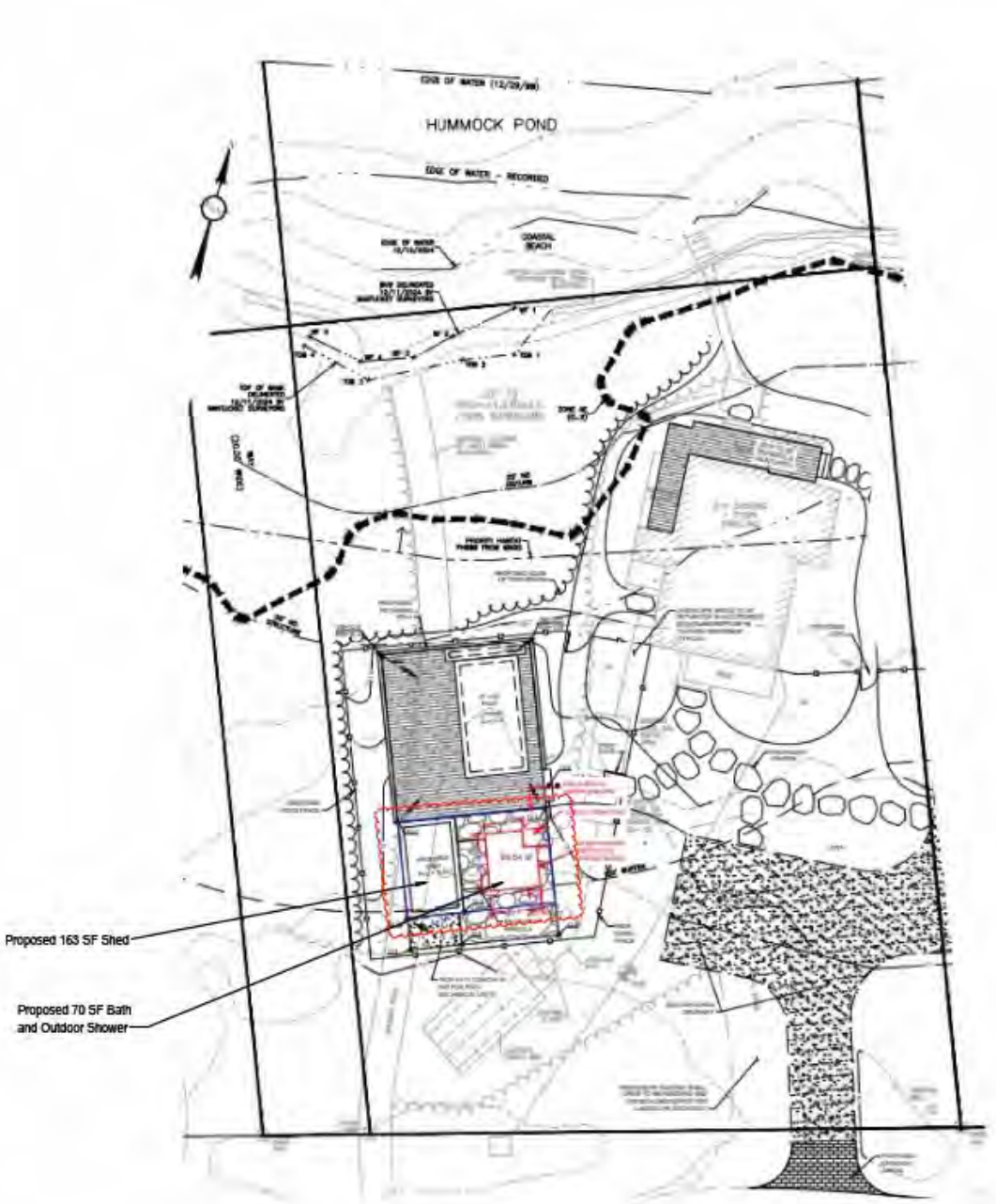
Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

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

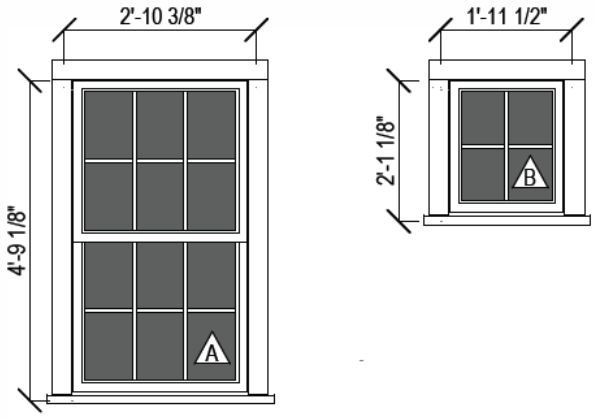
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.103


HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

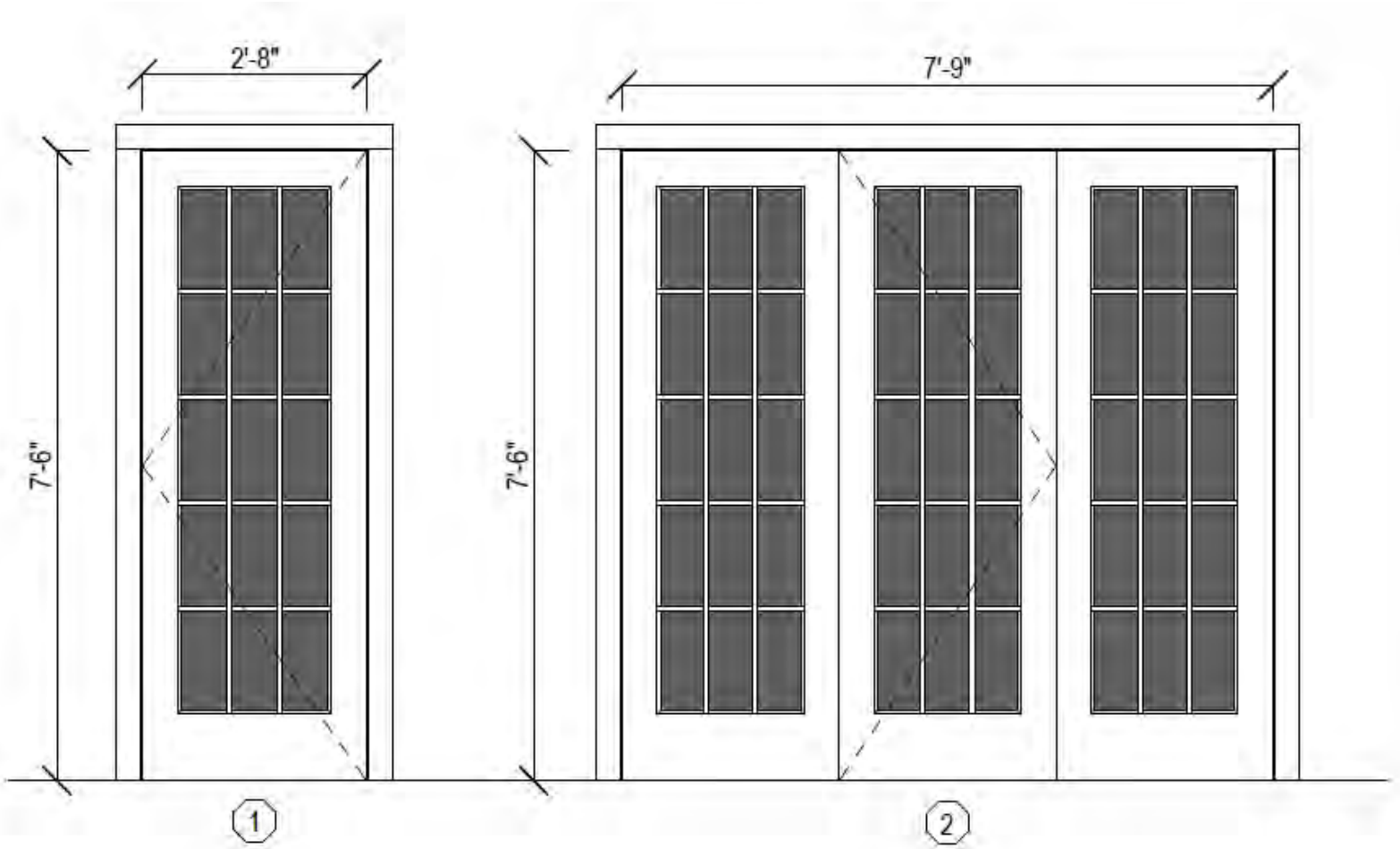
Site Plan

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	



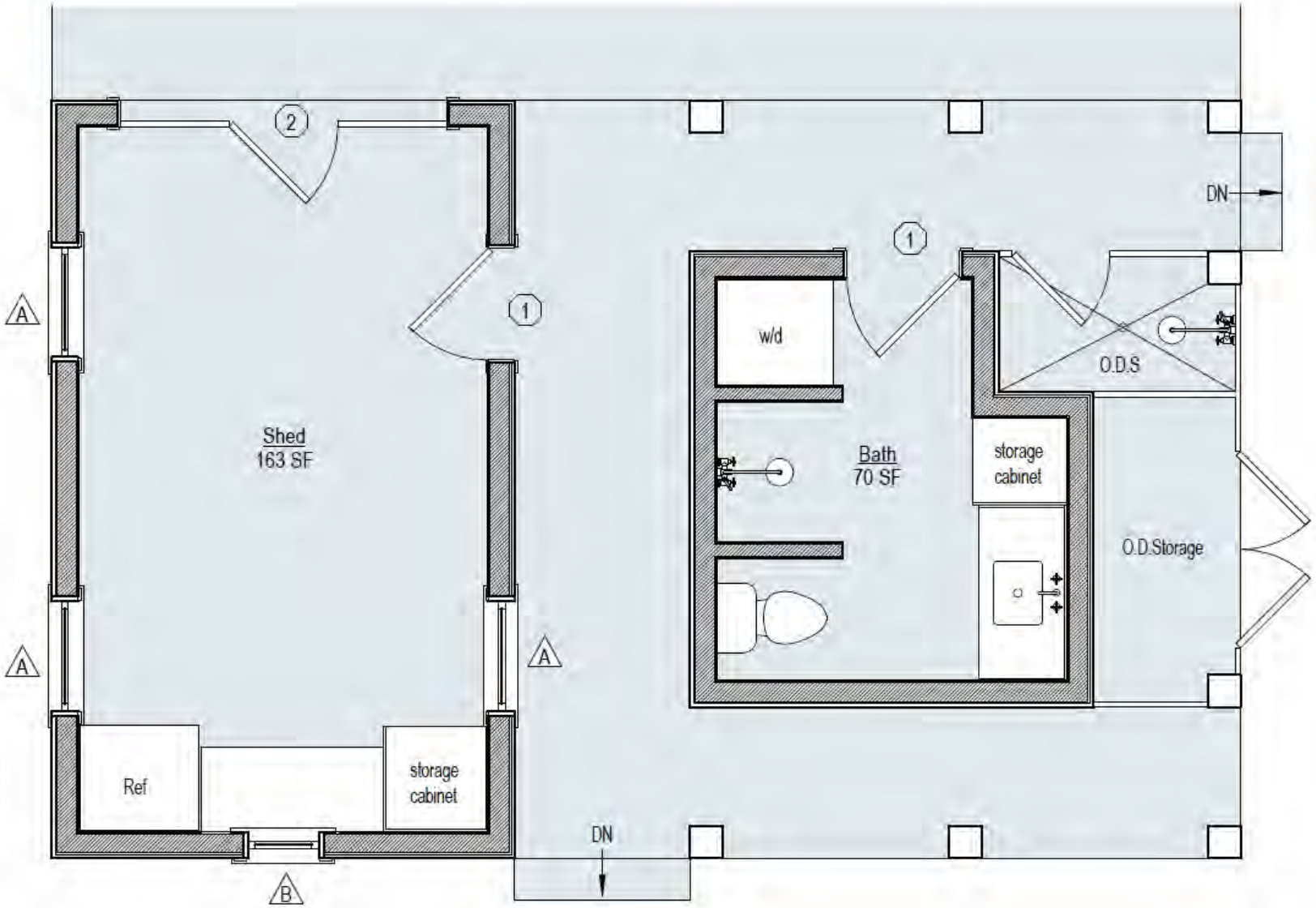
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



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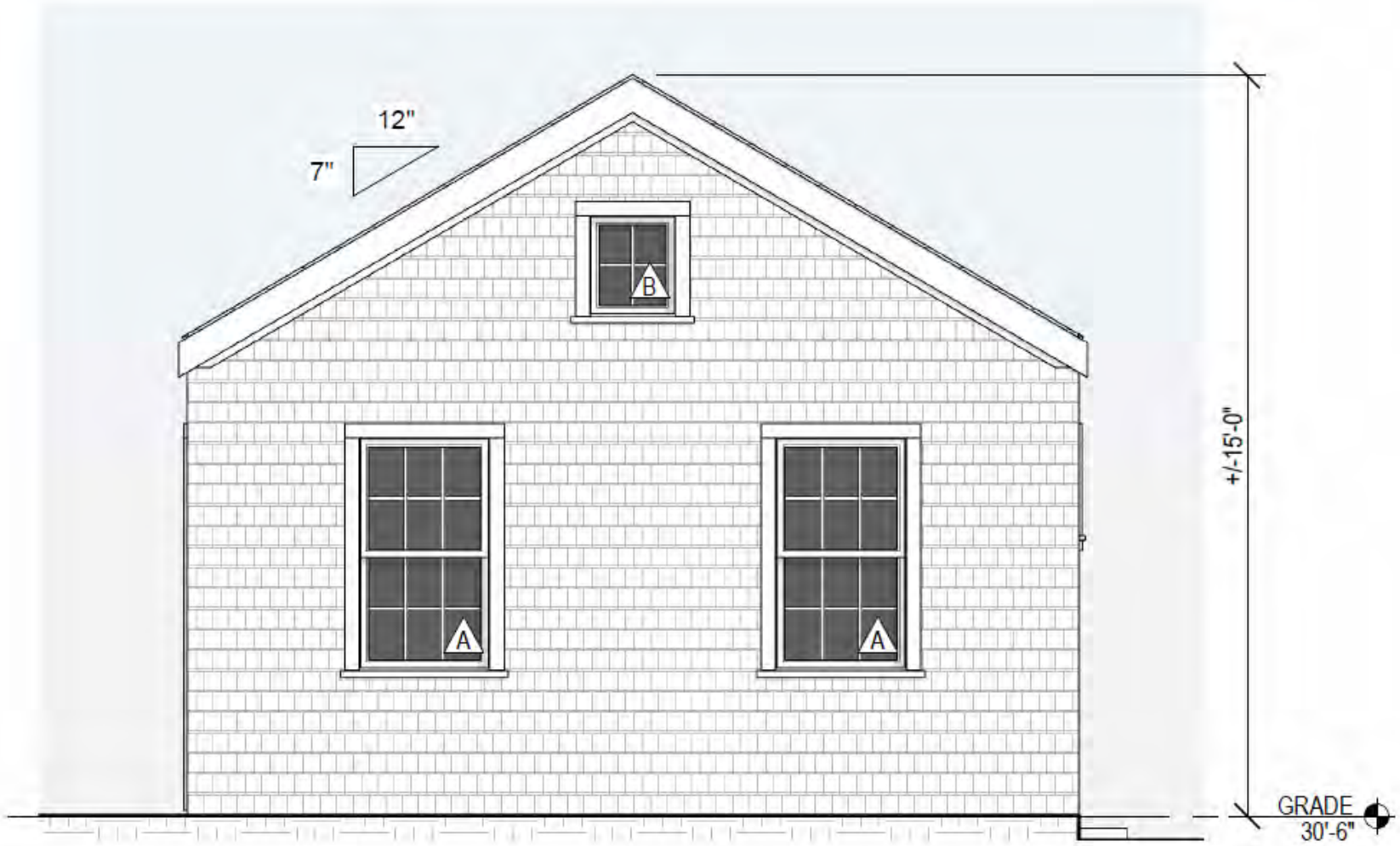
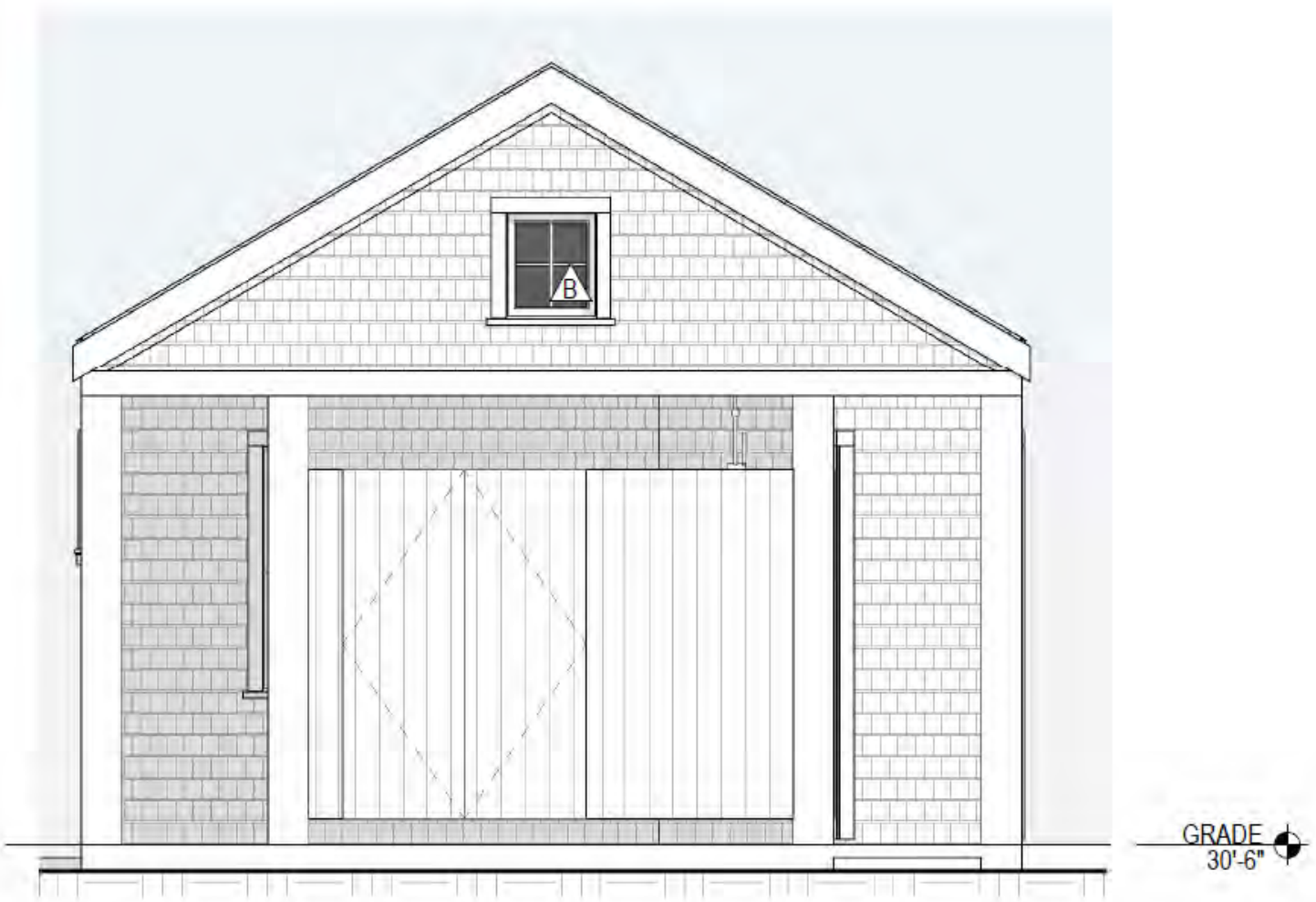
1/4" = 1'-0"



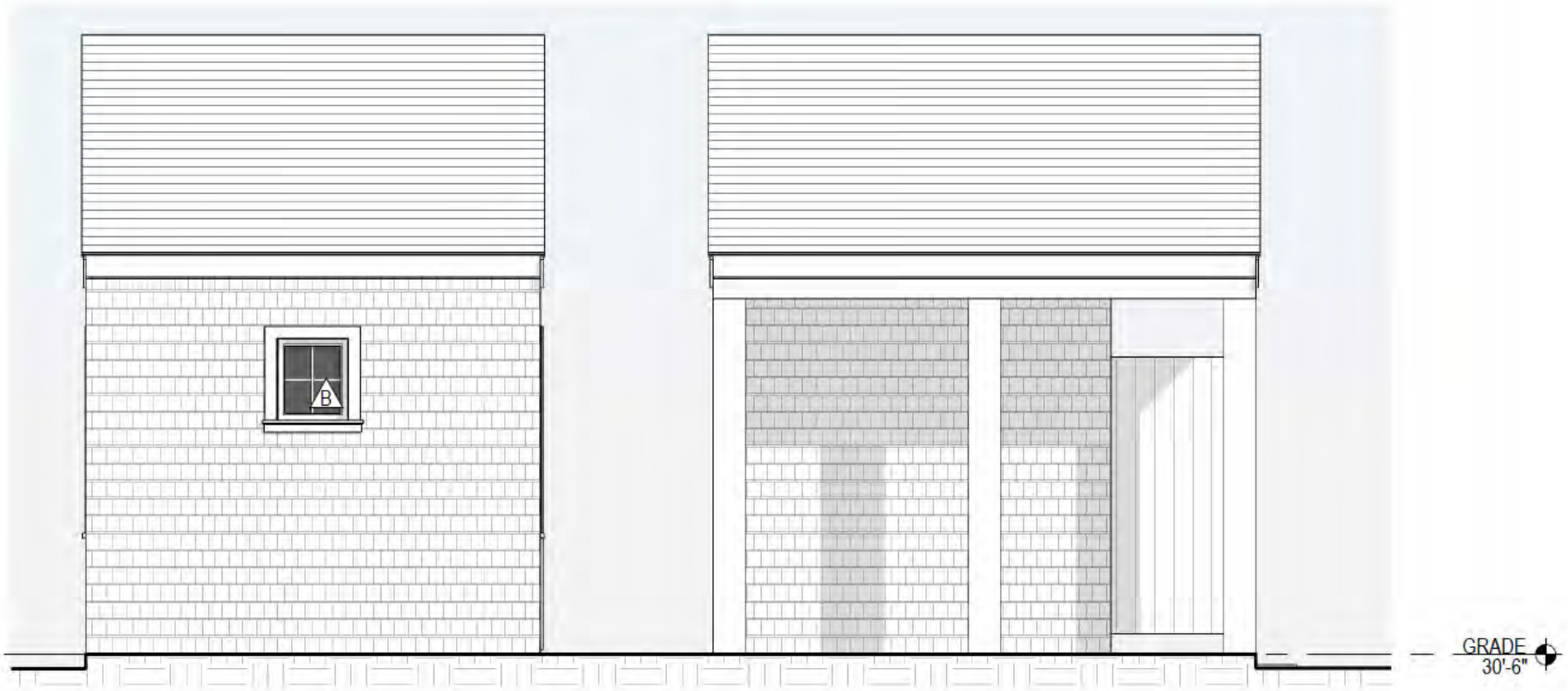
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



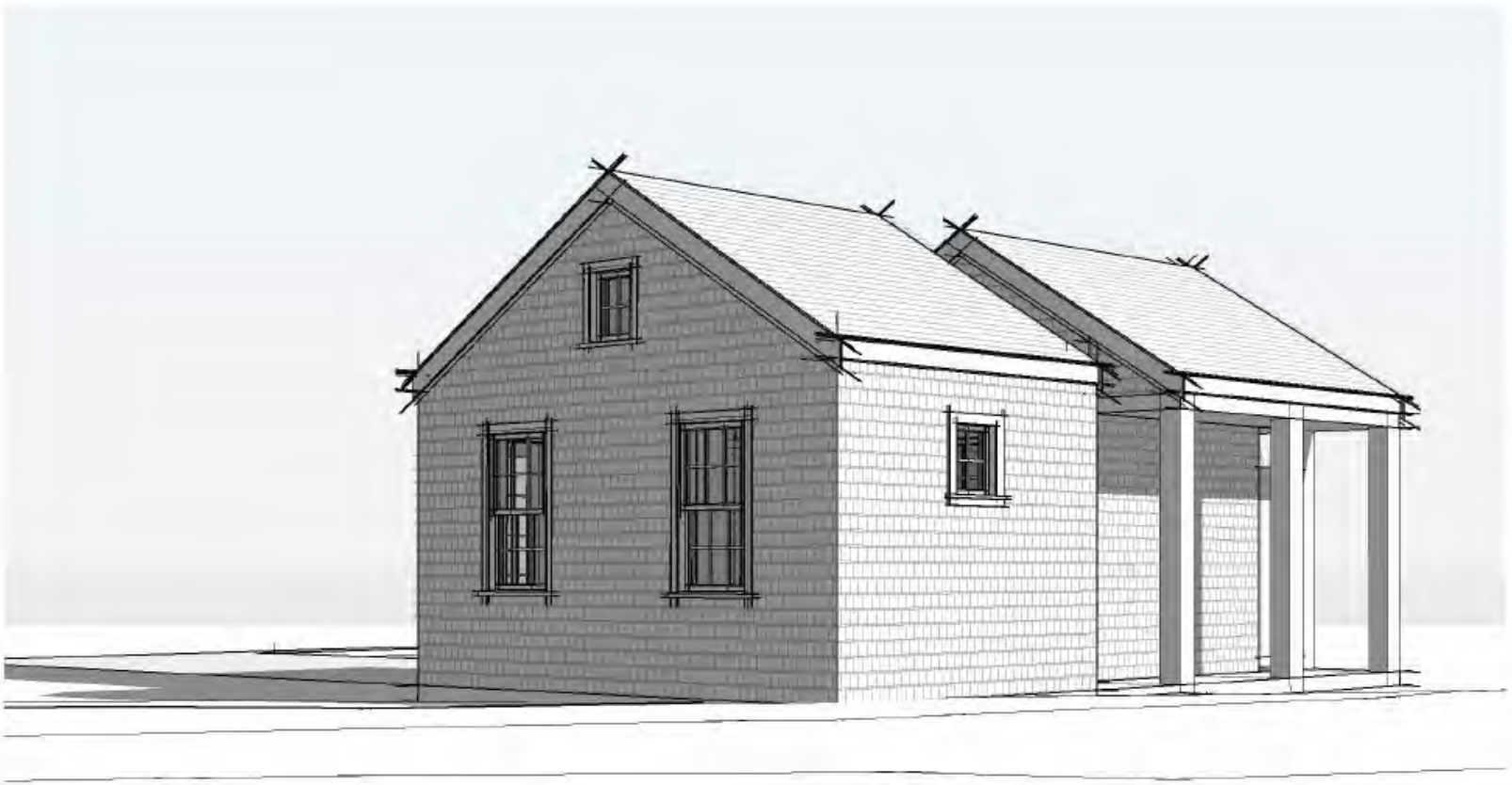
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

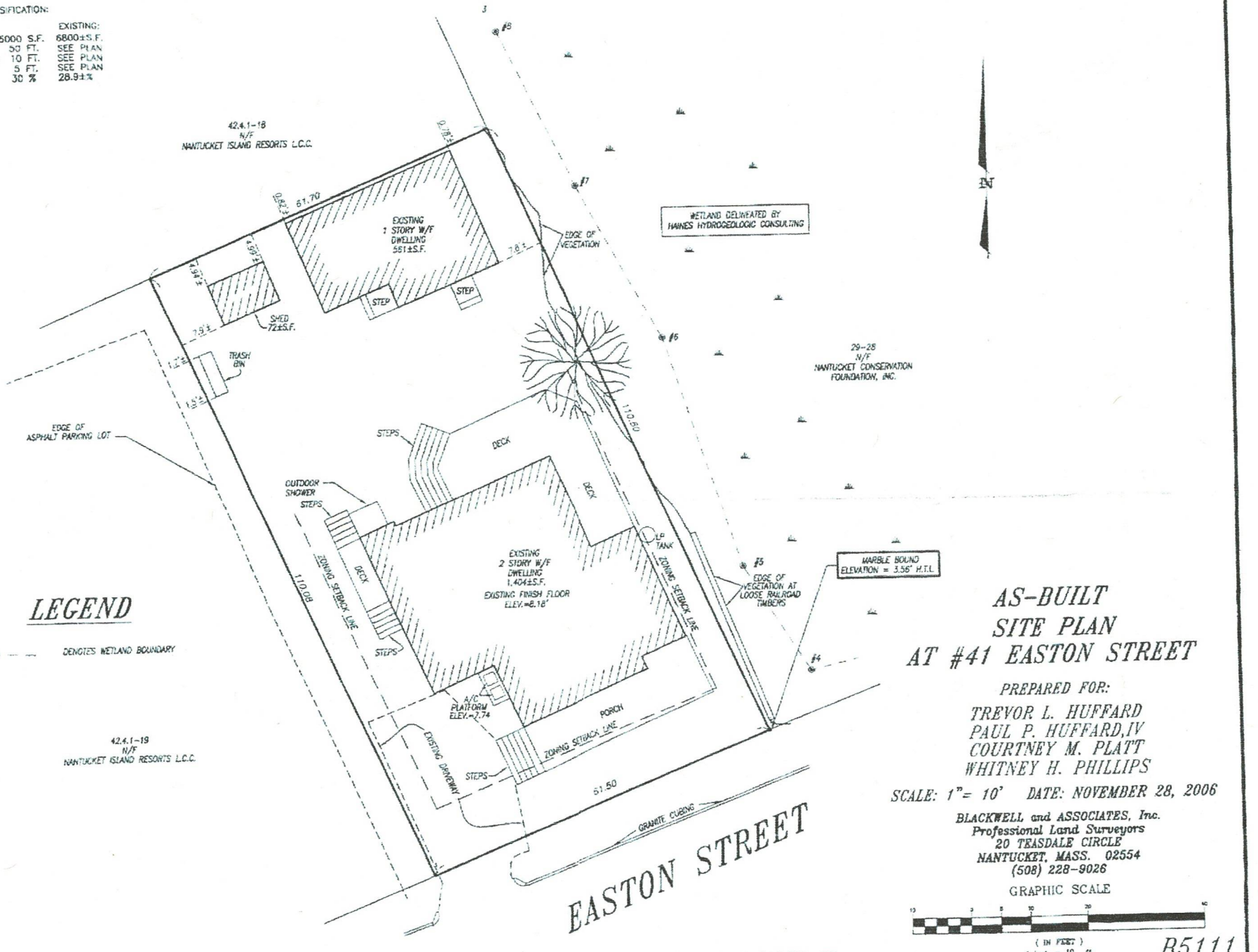
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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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

HDC2025-02-12035

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 1261

Date application received: 2/12/25 Fee Paid: $ 80

Must be acted on by: 4/19/25

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. 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 _____

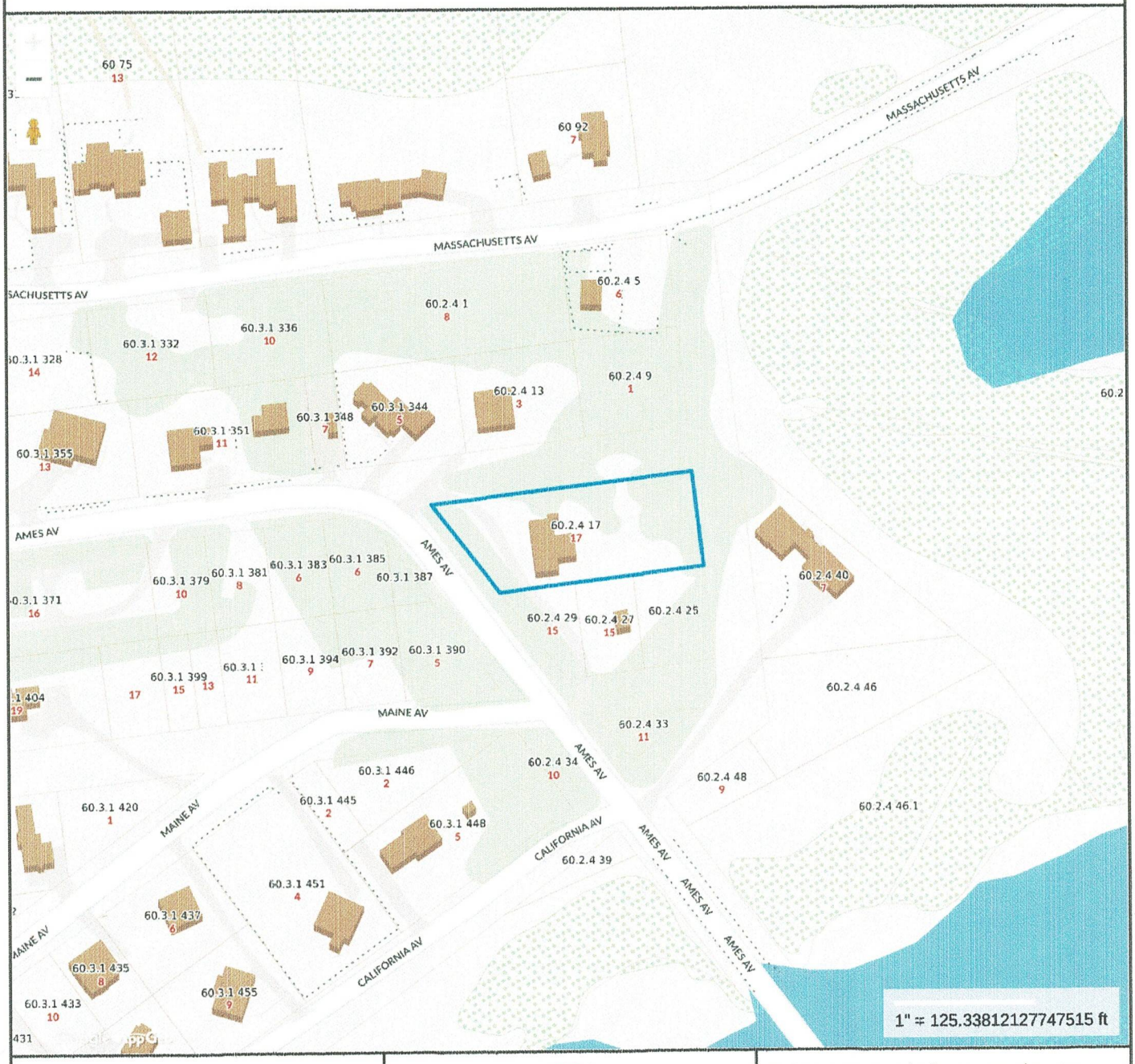
Deck natural Foundation grey Fence _____ Shutters _____

* 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.

Existing

RHODE ISLAND AVENUE
(UNCONSTRUCTED)

MASSACHUSETTS AVENUE
(UNCONSTRUCTED)

AMES AVENUE
(50' WIDE- PUBLIC)

NEW HAMPSHIRE AVENUE
(UNCONSTRUCTED)

dhCB
FD 11/27/2024

211.62'

6.96'

84.33'

80.03'

59.55'

92.36'

61.71'

DIRT DRIVE

EDGE OF
DIRT ROAD

CHIMNEY

DECK

DECK

1 STY
W.F. STRUCTURE
1080± S.F.
#17 AMES AVE

PROPOSED
ADDITION
304± S.F.

VR
LUG-3

W.F. SHED
150± S.F.

6.0'±

80.00'

5.0'±

60.2.4-25
N/F
TOWN OF NANTUCKET
Deed Bk./Pg.: 1437/292
L.C.C. 2408-M, LOTS 31 & 32, BLOCK No. 31
#28 NEW HAMPSHIRE AVENUE

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 %:	3%	SEE PLAN

LEGEND

dhCB FD ■ *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*

OWNER INFORMATION

LORI MEINKE
CERT. OF TITLE #25668
L.C.C. 2408-M, LOTS 23-30 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 17
#17 AMES AVENUE

CERT. OF TITLE #29727
L.C.C. 2408-M, LOTS 33 & 34 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 27

CERT. OF TITLE #29775
L.C.C. 2408-M, LOTS 35 & 36 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 29

REFERENCE PLAN No. 2024-07

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

N
Plan No. 2024-07

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

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

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Proposed

RHODE ISLAND AVENUE
(UNCONSTRUCTED)

MASSACHUSETTS AVENUE
(UNCONSTRUCTED)

AMES AVENUE
(50' WIDE- PUBLIC)

NEW HAMPSHIRE AVENUE
(UNCONSTRUCTED)

dhCB
FD 11/27/2024

211.62'

80.03'

59.55'

6.96'

84.33'

61.71'

92.36'

38.55'

DIRT DRIVE

EDGE OF
DIRT ROAD

CHIMNEY

A/C

DECK

DECK

DECK

DECK

DECK

1 STY
W.F. STRUCTURE
1080± S.F.
#17 AMES AVE

SEPTIC TANK
MAN HOLE
COVERS

PROPOSED STRUCTURE
TWG PERKINS INC.
01/22/2025
Snt. A-1
APPROXIMATE GROUND
COVER 1,400± S.F.

0.89'

16.19'

11.94'

9.75'

12.00'

22.00'

27.00'

4.17'

VR
LUG-3

VR
LUG-3

ZONING SETBACK

20'

ZONING SETBACK

35'

ZONING SETBACK

20'

6.0'±

5.0'±

80.00'

W.F. SHED
150± S.F.

60.2.4-25
N/F
TOWN OF NANTUCKET
Deed Bk./Pg.: 1437/292
L.C.C. 2408-M, LOTS 31 & 32, BLOCK No. 31
#28 NEW HAMPSHIRE AVENUE

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 %:	3%	SEE PLAN

*ALLOWABLE GROUND COVER FOR LOT: 1,733± S.F.
PER CH. 139-5 (F)

LEGEND

dhCB FD ■ *DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*

OWNER INFORMATION

LORI MEINKE
CERT. OF TITLE #25668
L.C.C. 2408-M, LOTS 23-30 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 17
#17 AMES AVENUE

CERT. OF TITLE #29727
L.C.C. 2408-M, LOTS 33 & 34 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 27

CERT. OF TITLE #29775
L.C.C. 2408-M, LOTS 35 & 36 (BLOCK No. 31)
ASSESSOR'S MAP 60.2.4, PARCEL 29

REFERENCE PLAN No. 2024-07

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 36368
REGISTERED PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

N
Plan No. 2024-07

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

T:\CHRIS 2 JOB 57

PROPOSED SITE
PLAN OF LAND
in Nantucket, MA
Prepared for
LORI MEINKE

Date: February 13, 2025
Scale: 1"=10'

B9175

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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...

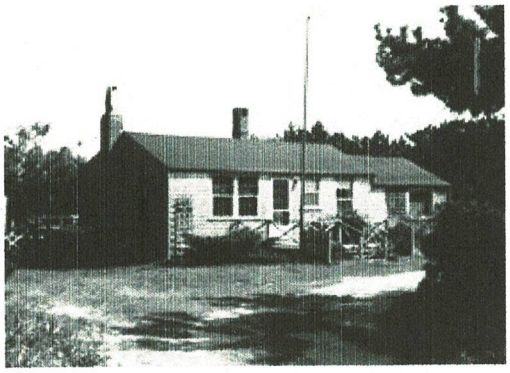
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

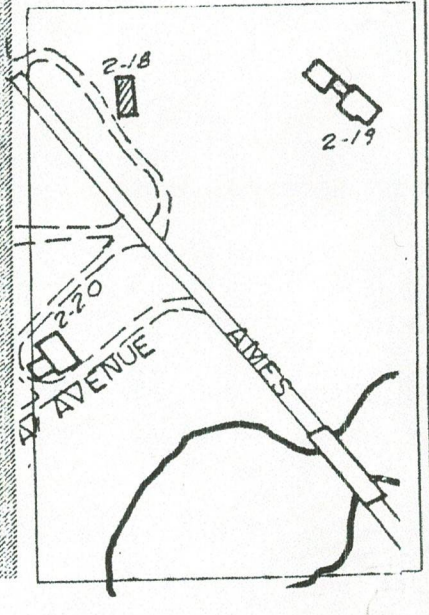
4. Present Owner: Unknown

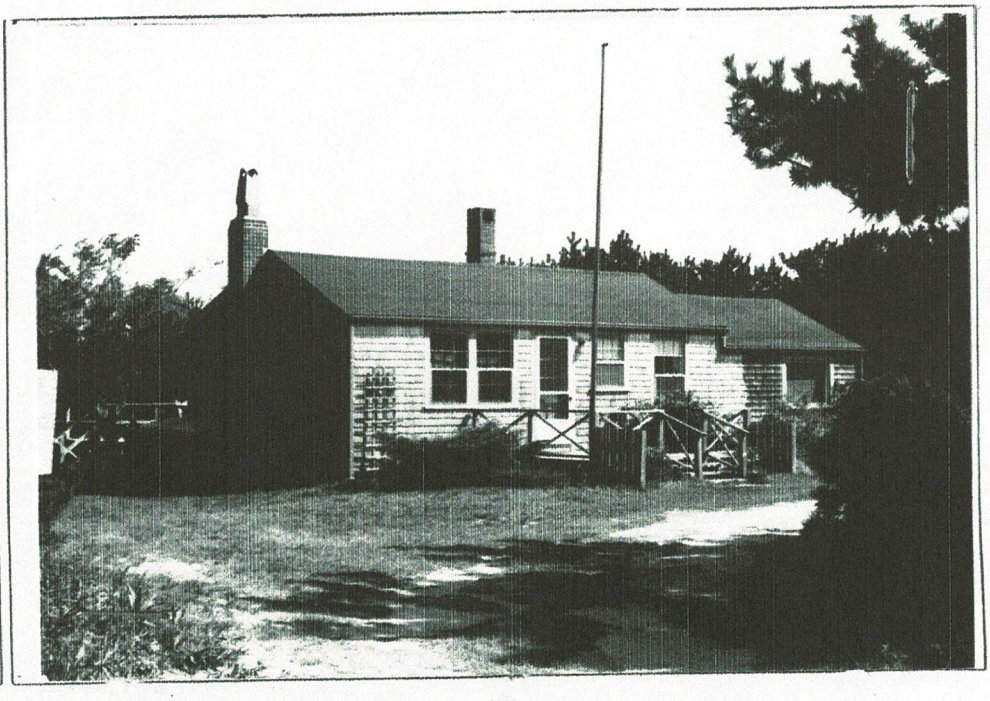
5. Ownership History:
Unknown

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

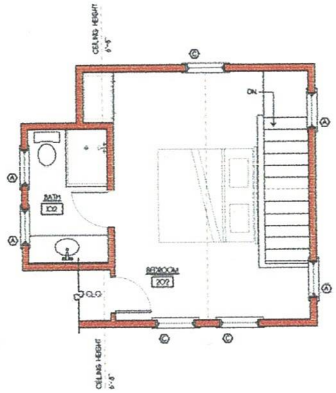
SIGNIFICANCE

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.

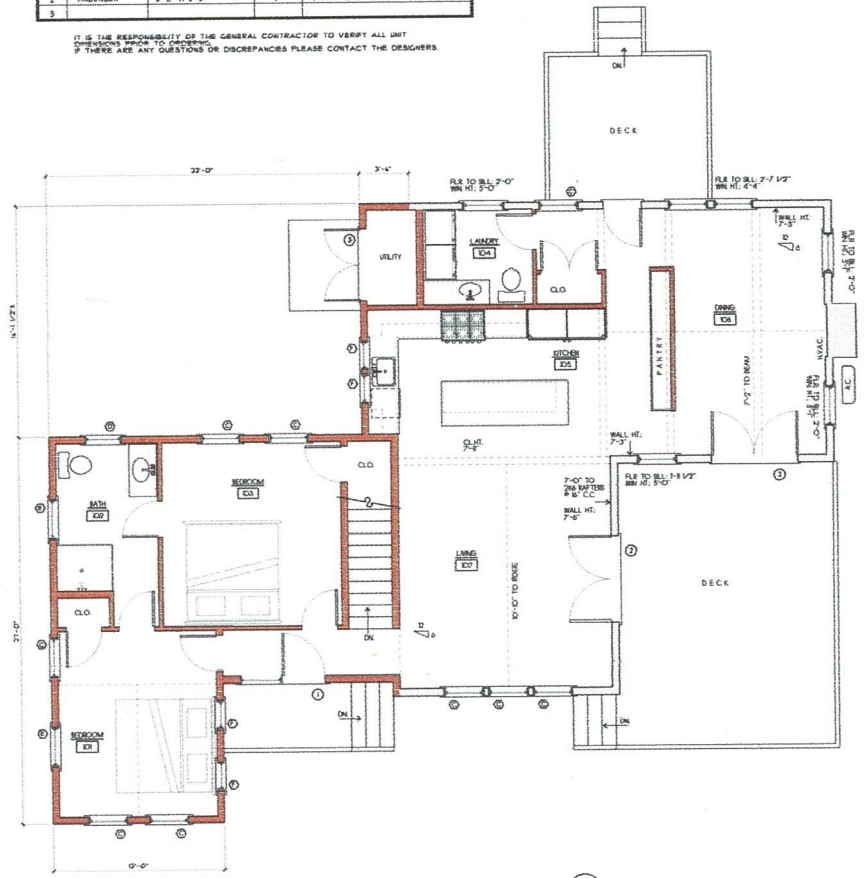
47. Sources: N/A

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



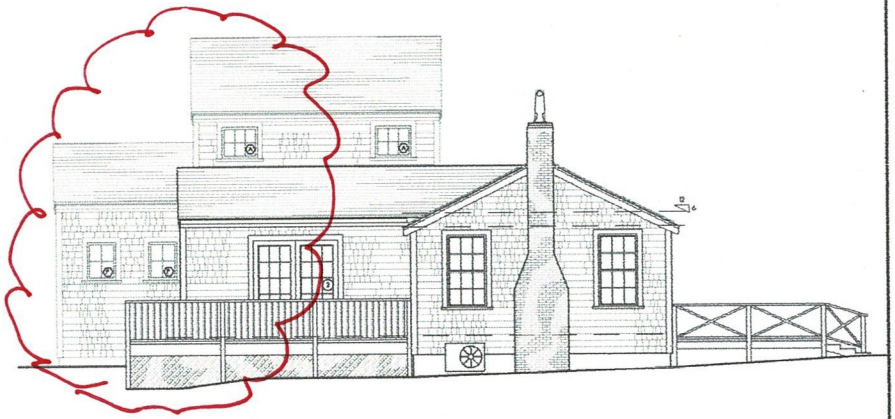
APPROVED EAST ELEVATION
SCALE 1/4"=1'-0"



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.

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
8/26/2021:	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

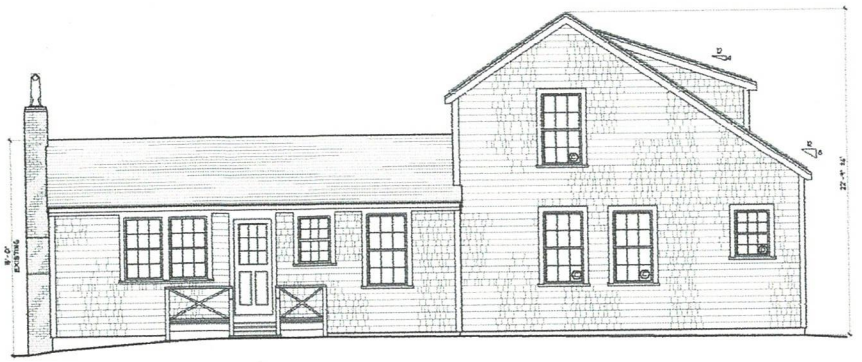
MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

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"

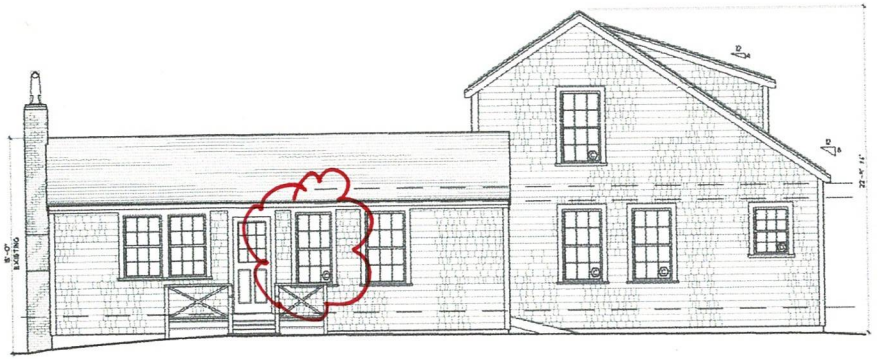
A-3



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:
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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: 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

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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

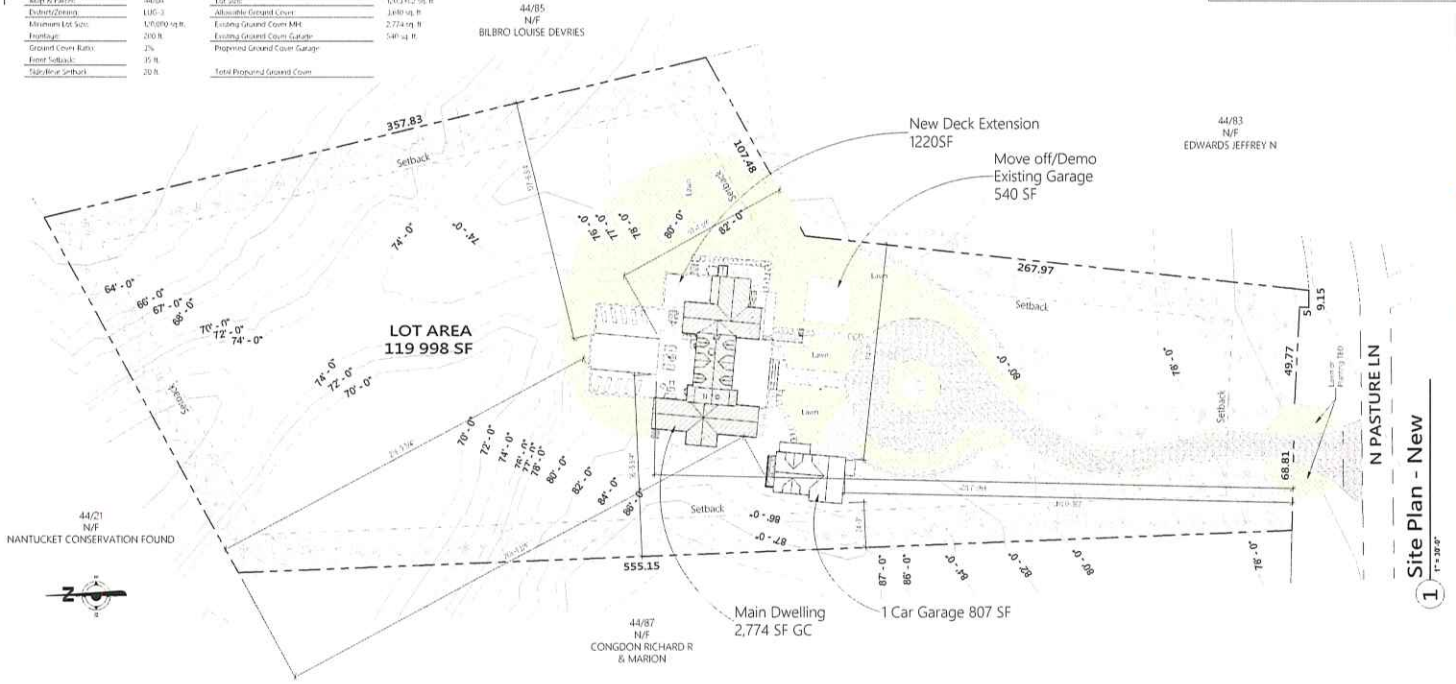
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM SHAPES SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED IN CORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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.

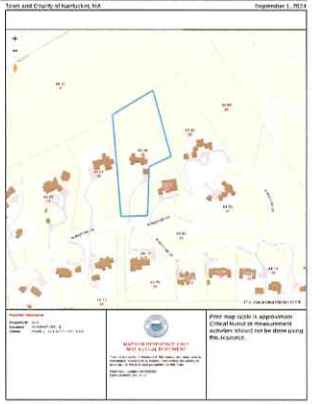
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

Property Info:

Map & Parcel:	44/86	Lot Size:	120,131.2 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

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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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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

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

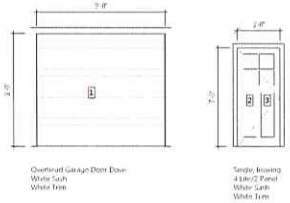


1 South Elevation
1/4" = 1'-0"

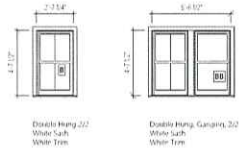


2 East Elevation
1/4" = 1'-0"

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
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"					

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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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
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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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

0554 02

Postmark Here

FEB 11 2025

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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For delivery information, visit our website at www.usps.com®.

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

0554 02

Postmark Here

FEB 11 2025

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Far Hills, NJ 07931

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
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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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

FEB 11 2025

02/11/2025

Sent To: LOUISE DENRIES BILBRO
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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02/11/2025

Sent To: RICHARD & MARION CONGDON
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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HDC Submission Only - Not For Construction

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

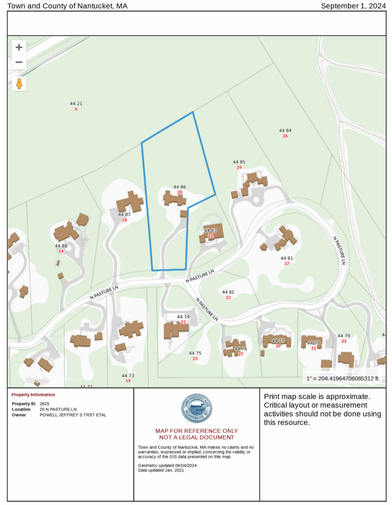
Property Info:

Map & Parcel:	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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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

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

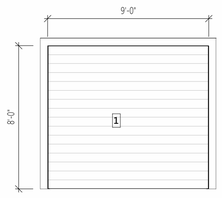
Wall Surface Schedule	
Material: Name	Material: Area
White Cedar Shake	122 SF
White Cedar Shake	141 SF
White Cedar Shake	152 SF
White Cedar Shake	146 SF
White Cedar Shake	31 SF
White Cedar Shake	149 SF
White Cedar Shake	141 SF
White Cedar Shake	3 SF
White Cedar Shake	76 SF
White Cedar Shake	3 SF
White 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



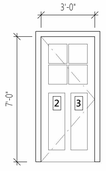
1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



Overhead Garage Door Dove
White Sash
White Trim

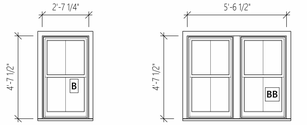


Single, Inswing,
4 Lite/2 Panel
White Sash
White Trim

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"					

Window Schedule											
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	20	2' - 7 1/4"	4' - 7 1/2"	2' - 8 1/4"	4' - 8"	Marvin Windows and Doors	WUDH3028E	20 N Pasture Ln - B Type - UDHG 2624	<=0.29	>=30	
BB	2	5' - 6 1/2"	4' - 7 1/2"	5' - 7 1/2"	4' - 8"	Marvin Windows and Doors	UDHG2 2624	20 N Pasture Ln - BB Type	<=0.29	>=30	

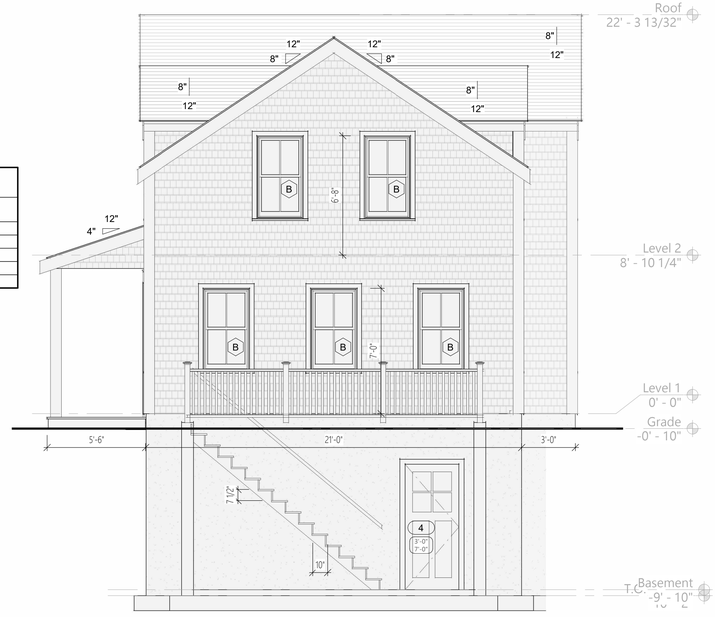


Double Hung 2/2
White Sash
White Trim

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
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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Project

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 12:45:41 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°: 55.4.1 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 _____

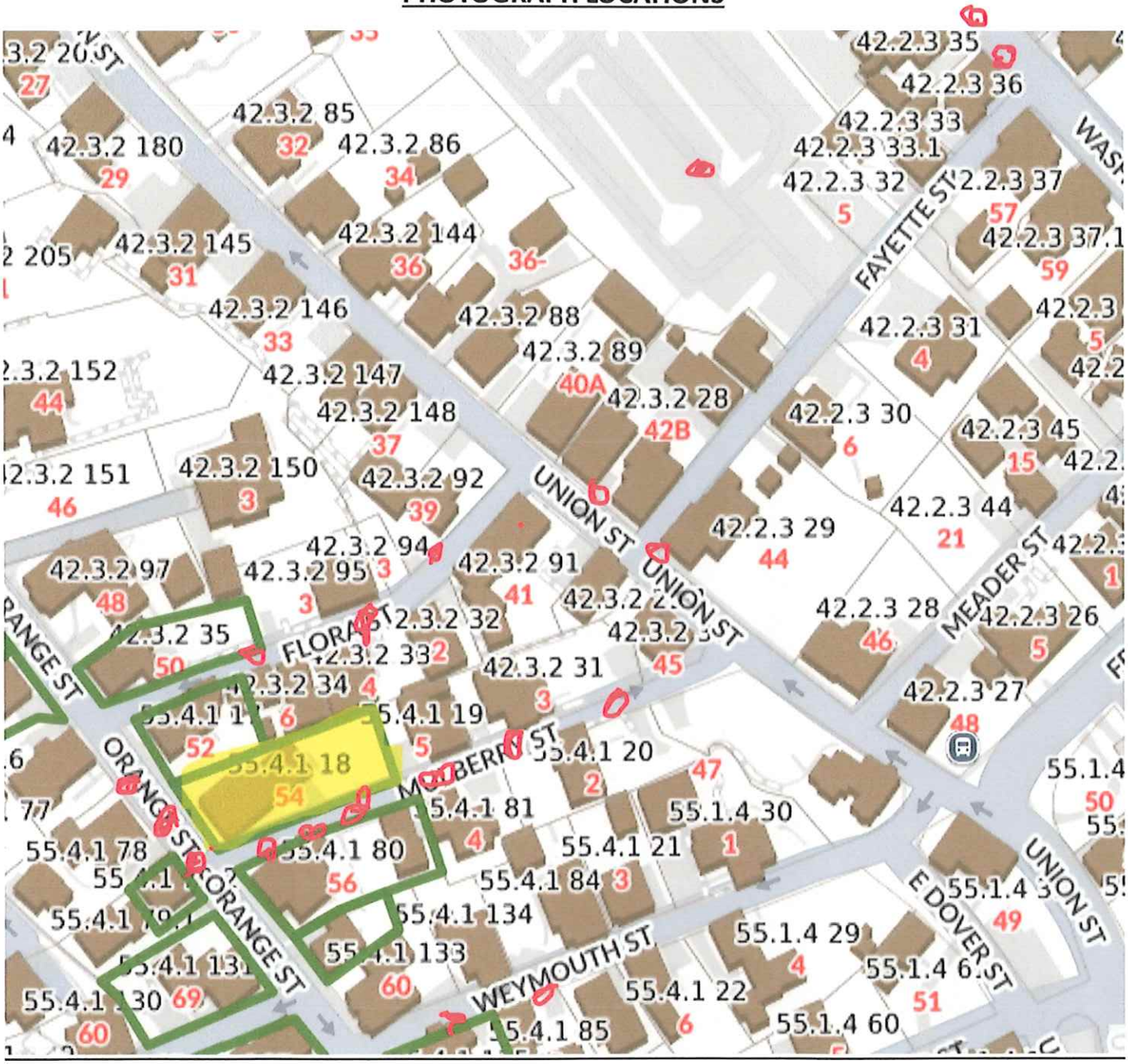
* Attach manufacturer's color samples if color is not from HDC approval list.

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

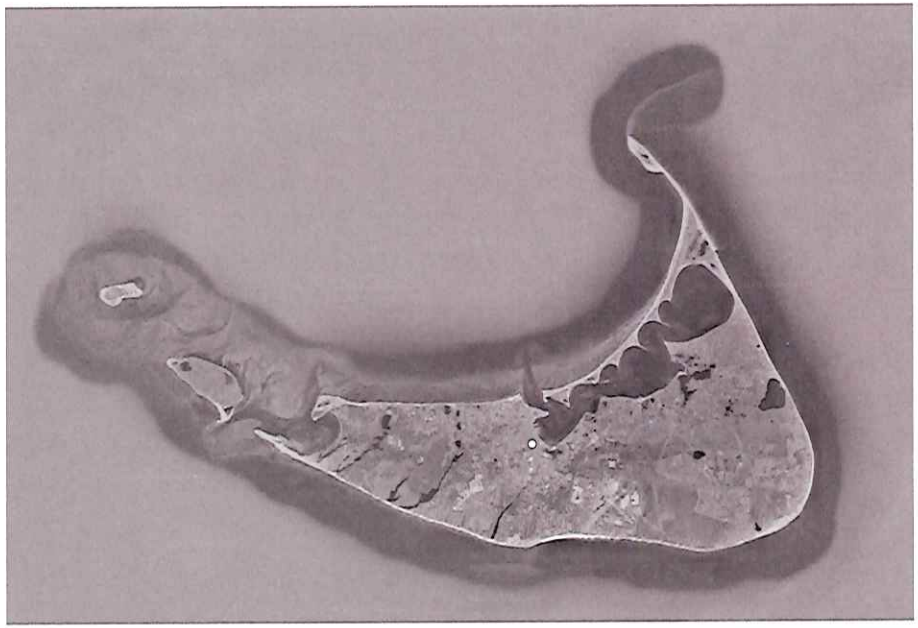


DANIEL FRISCH ARCHITECT, P.C.

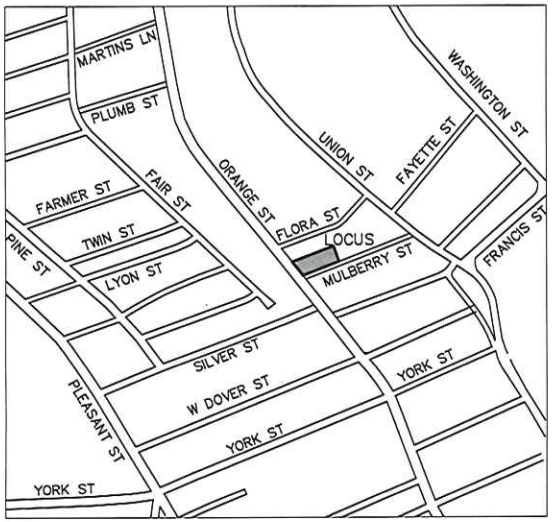
127 WEST 56TH STREET, FLOOR 1, NEW YORK, NY 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence

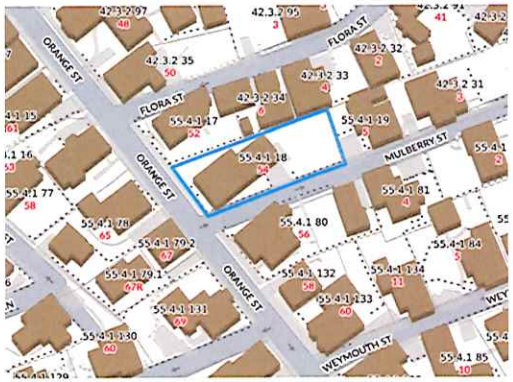
54 Orange Street
Nantucket MA, 02554



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

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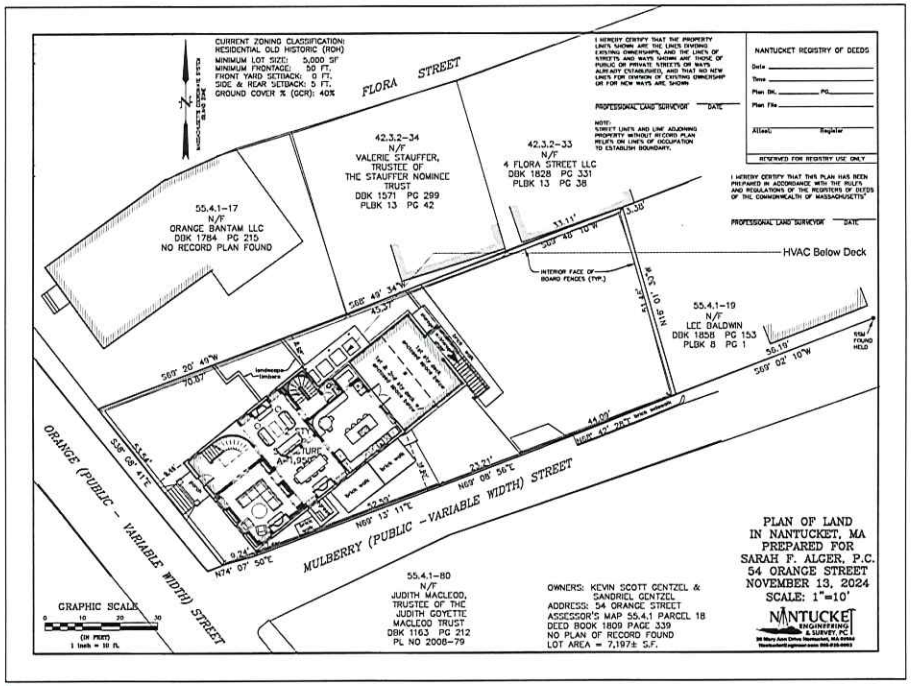
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

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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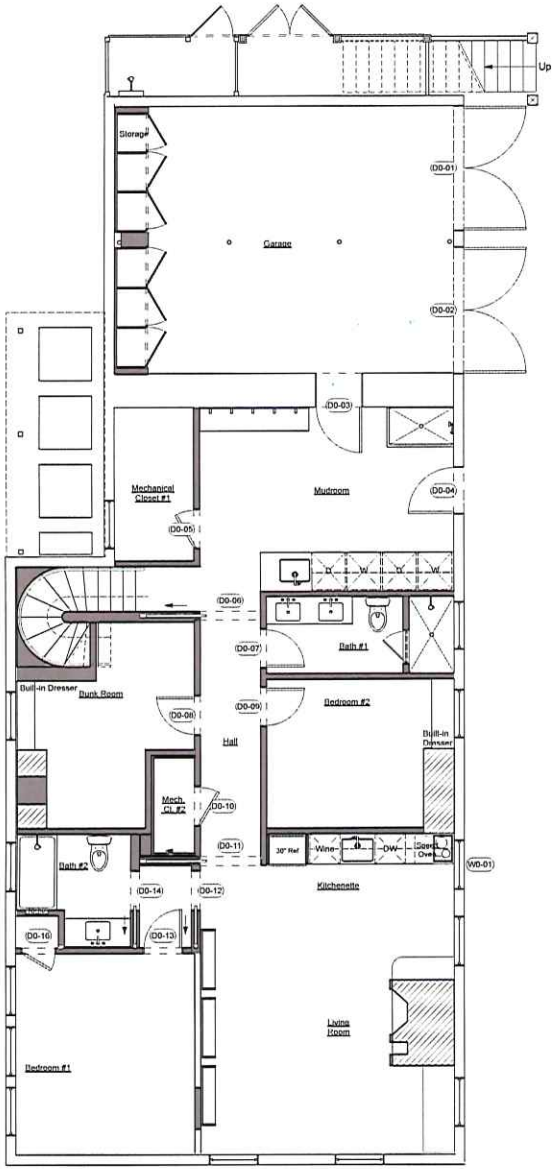
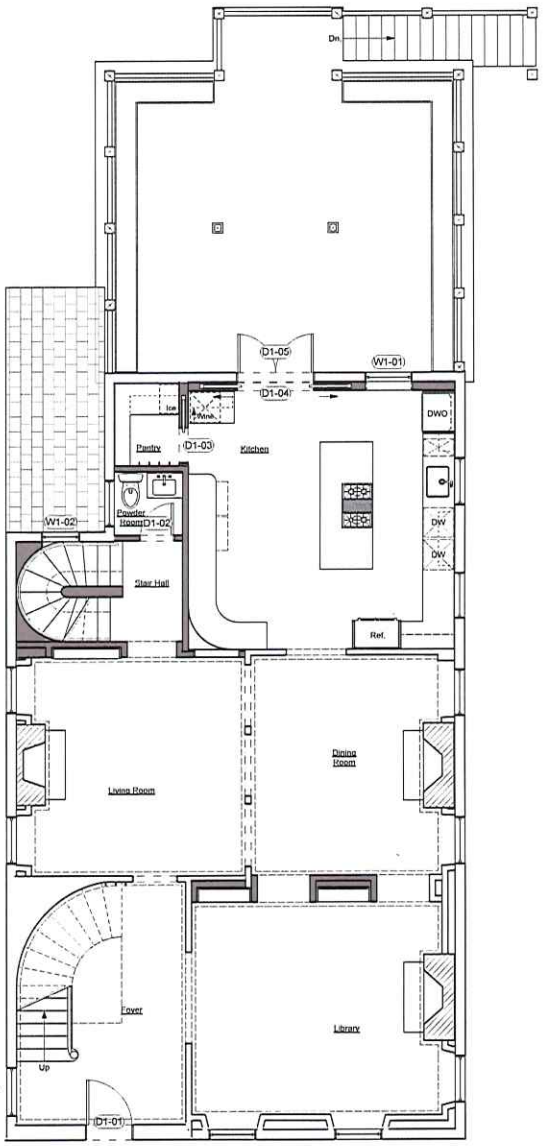
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

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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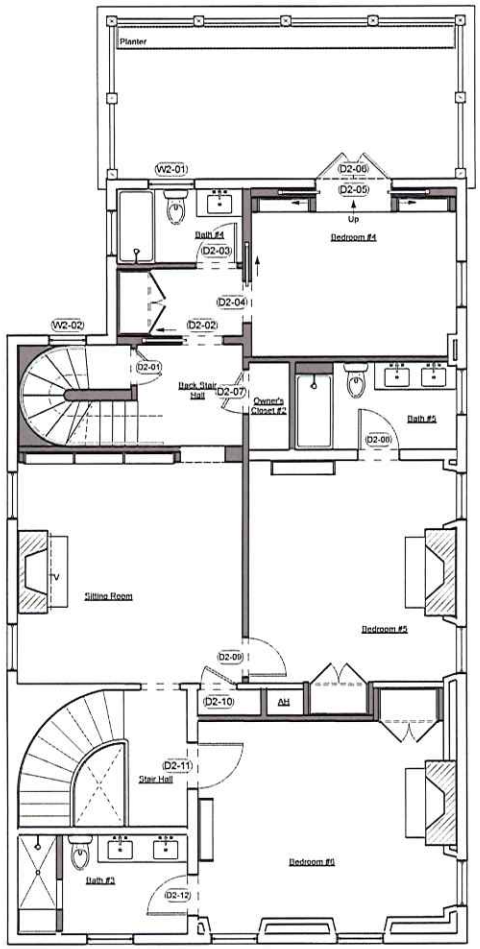
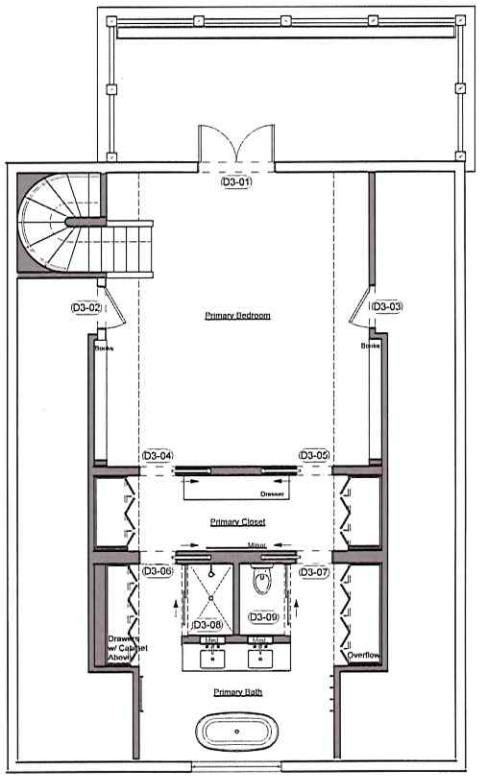
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

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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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.

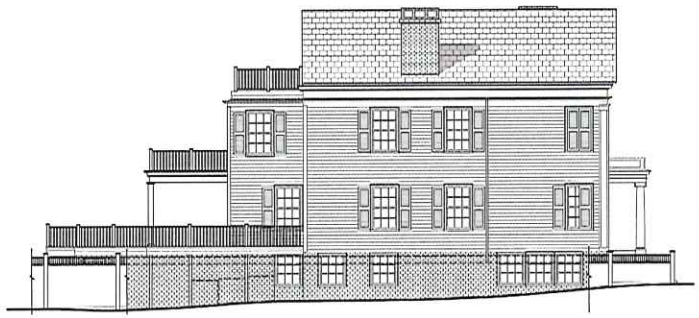
2. Trim to be repainted as needed.

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

Drawings reduced 50% when printed on 11 x 17

01/22/2025 Issued to HDC

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EMAIL: STUDIO@DANIELFRISCH.COM

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

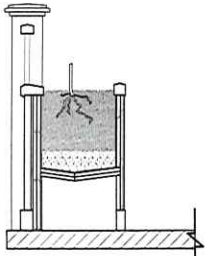
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

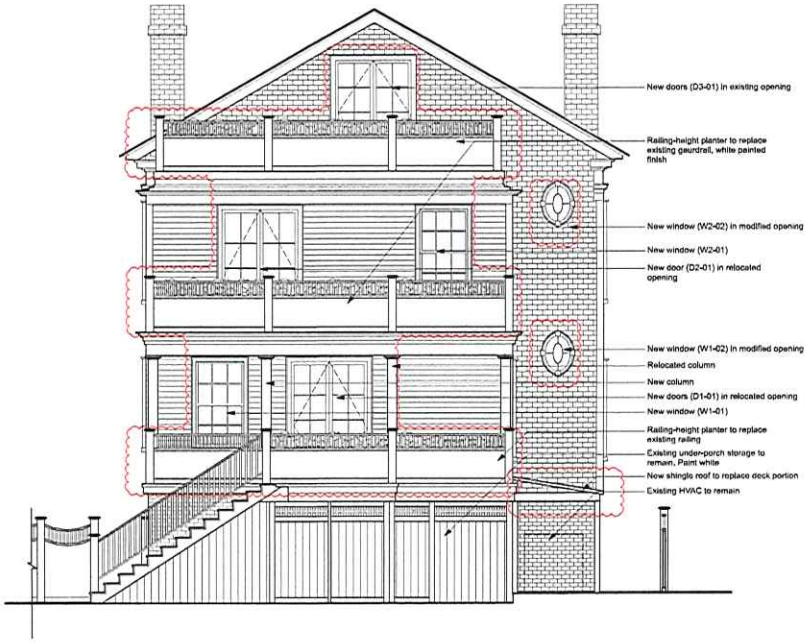
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

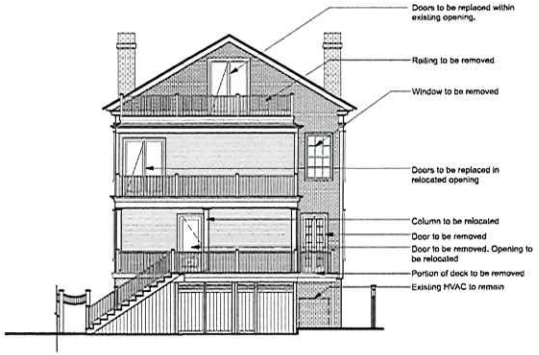
4. White siding to be patched and replaced as needed to match existing.



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

01/22/2025 Issued to HDC

Drawings reduced 50% when printed on 11 x 17

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: AS NOTED

Sheet: A-201

East Exterior Elevations
Basement and First Floor

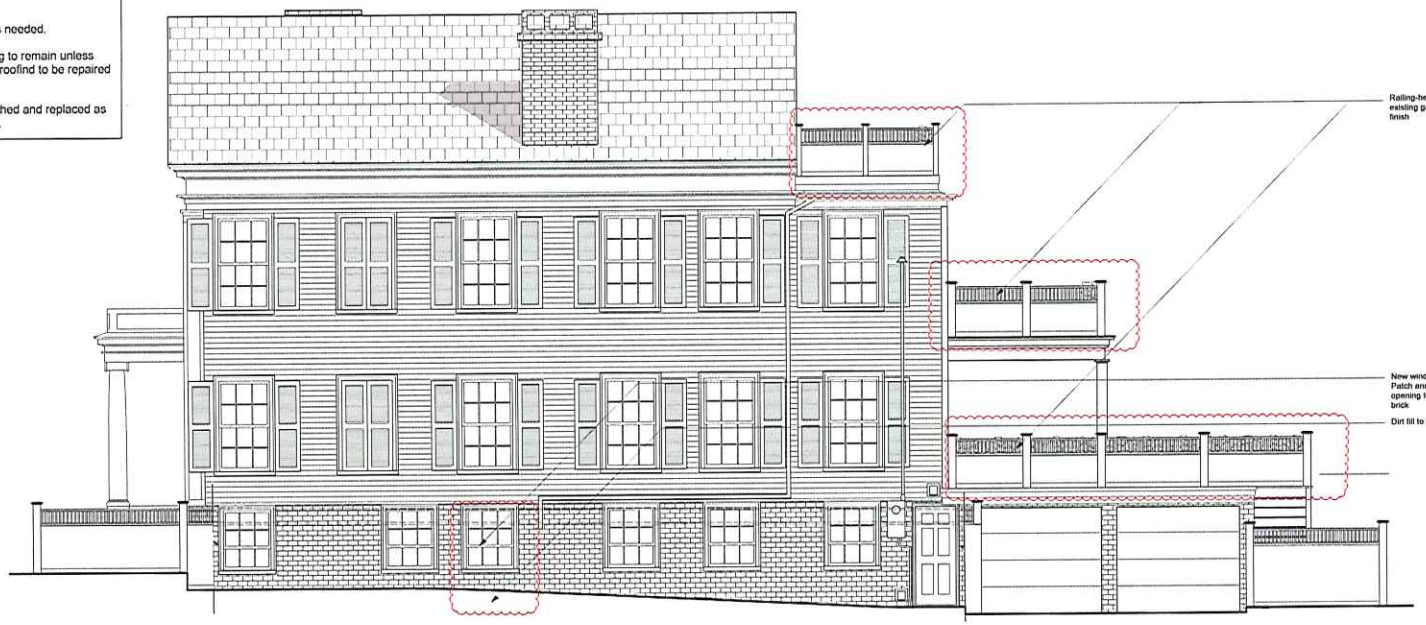
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

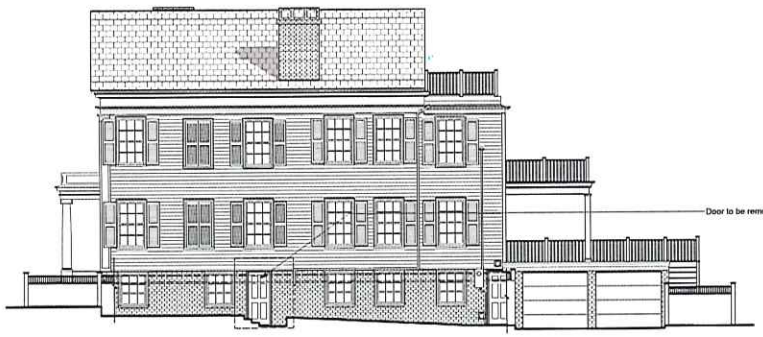
2. Trim to be repainted as needed.

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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NEW YORK, NEW YORK 10019
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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

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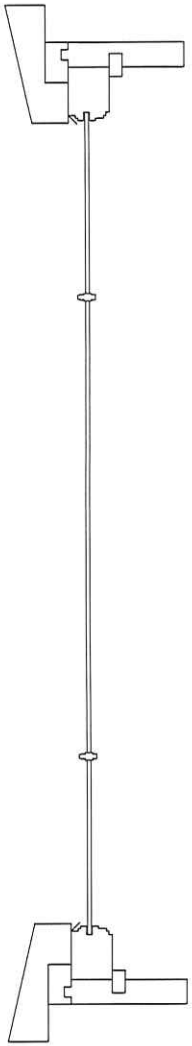
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
N/A	A-300
	Page 15 of 26

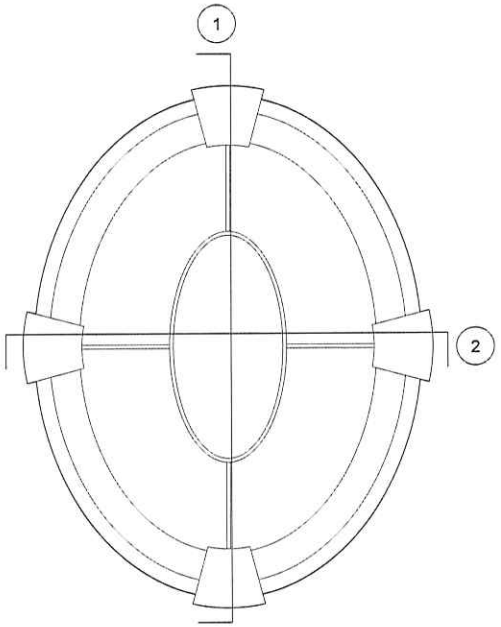
Exterior Photos
Basement and First Floor



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

01/22/2025 Issued to HDC

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 96TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

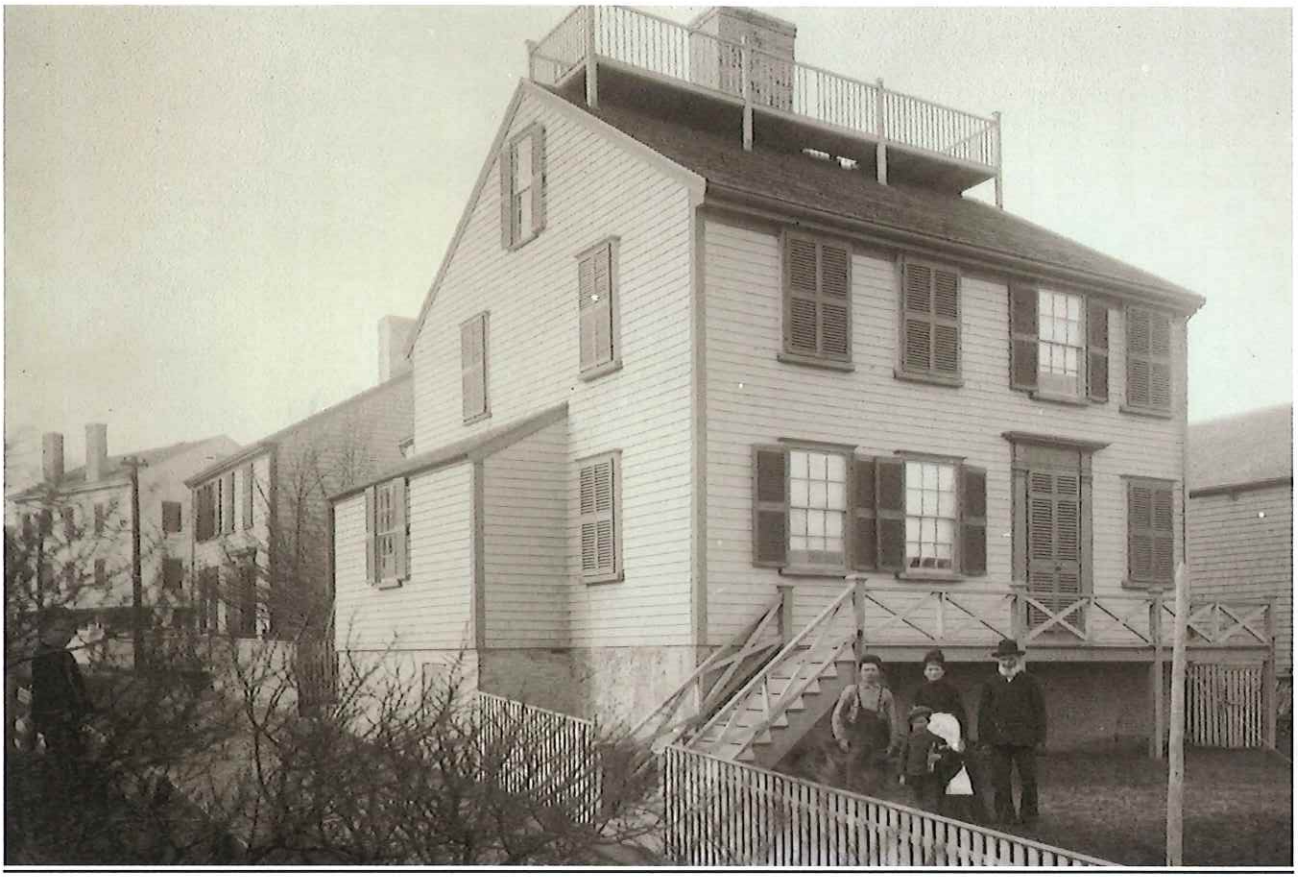
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
AS NOTED	A-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



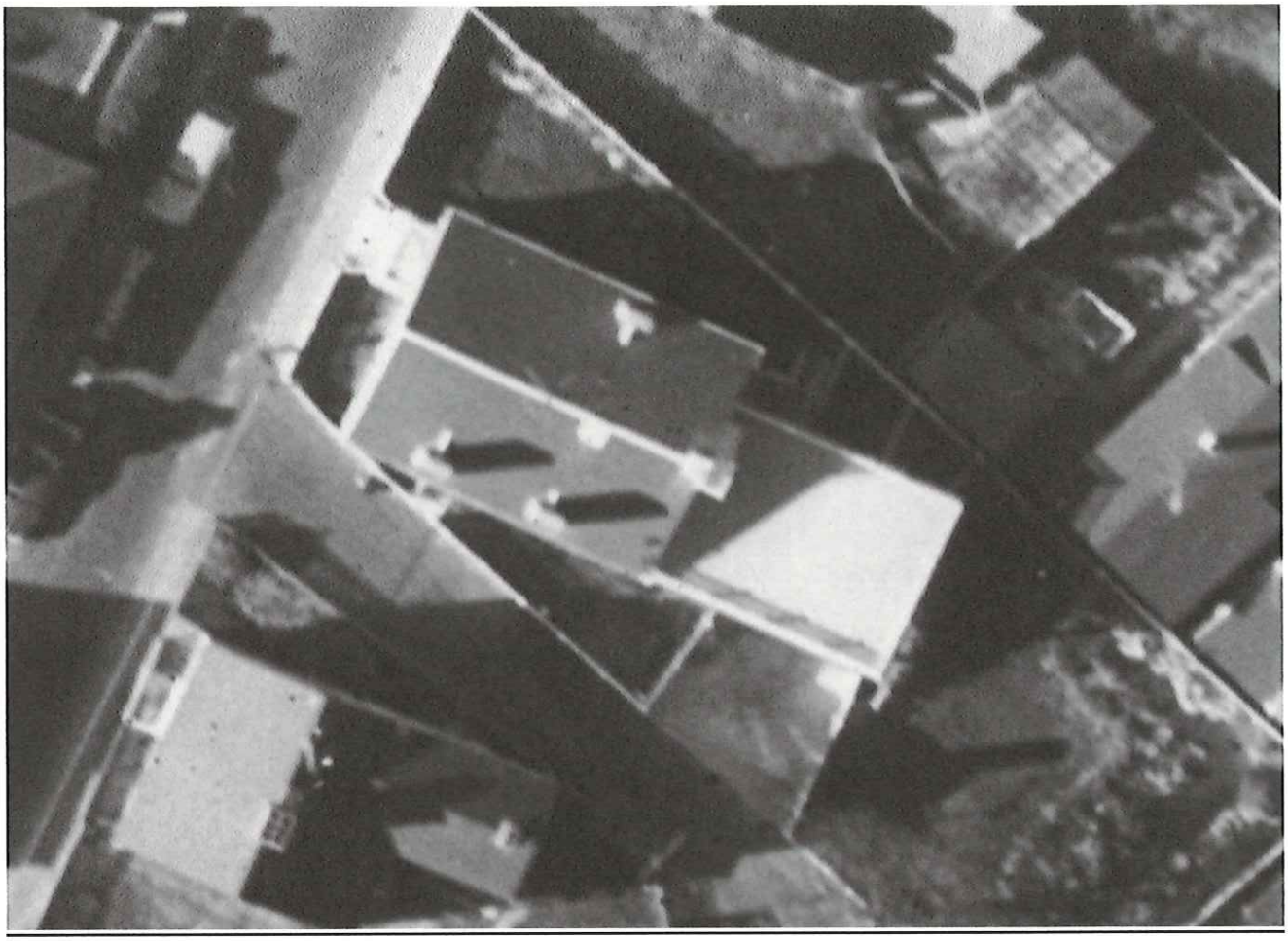
NHA 1920 AERIAL PHOTOGRAPH – NO REAR DECKS



NHA 1935 AERIAL PHOTOGRAPH – REAR PLATFORM VISIBLE



NHA 1957 AERIAL PHOTOGRAPH – SINGLE FLAT PLATFORM



AUGUST 1968 – DOUBLE DECKS PRESENT- DIFFERENT CONFIGURATION

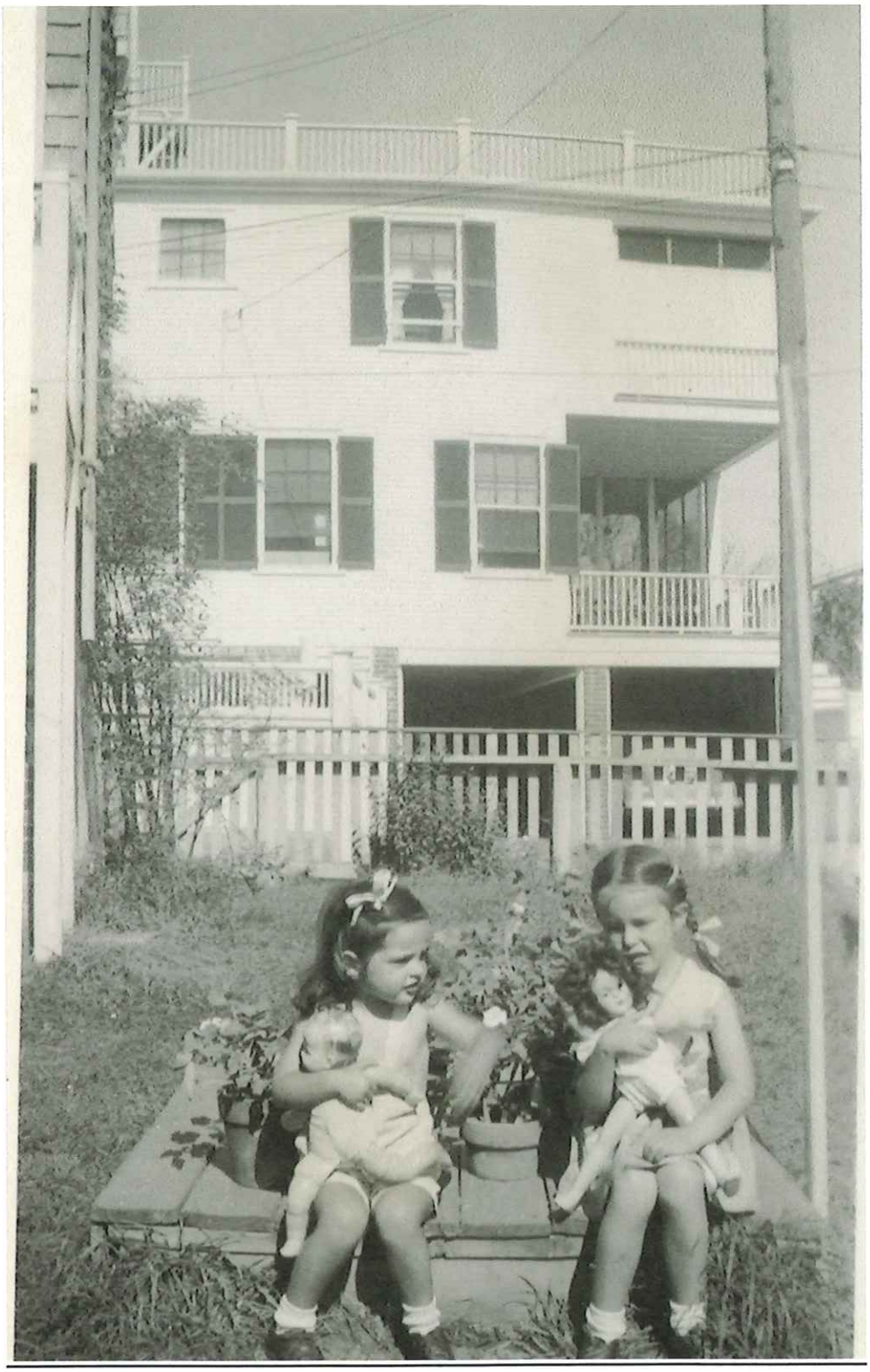


NHA 1950s PHOTOGRAPHS

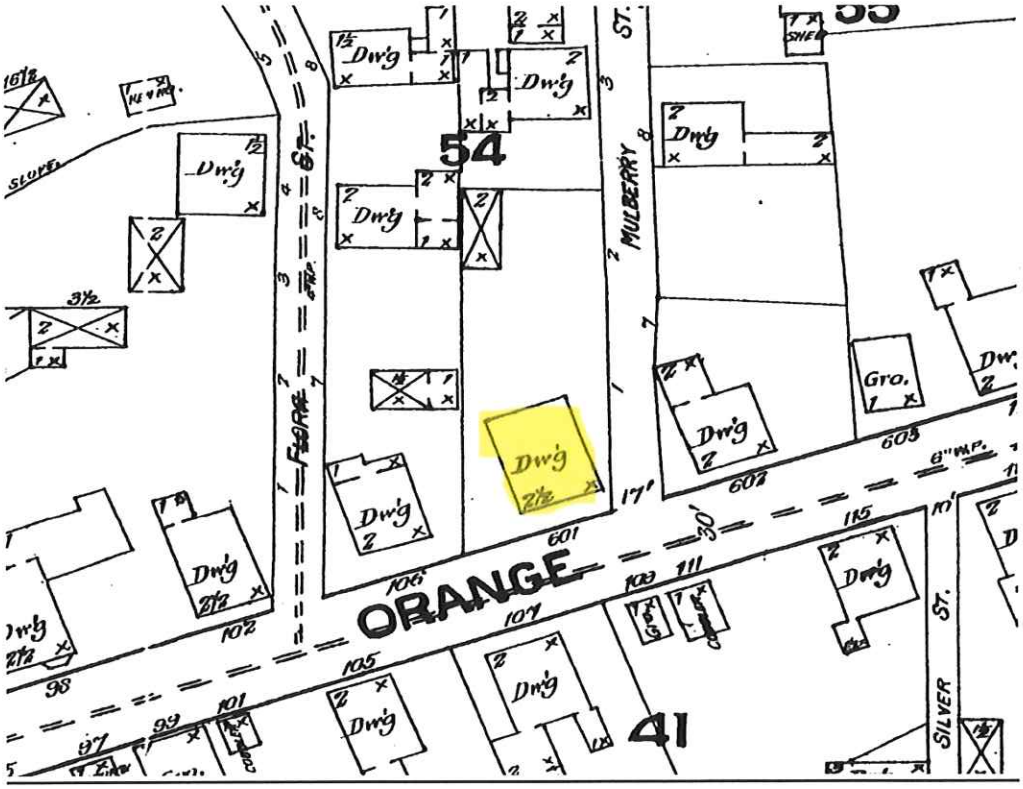
"Two children, Anne and Eileen Sylvia, playing in a back yard at 56 Orange Street. Rear of 54 Orange Street is in the background."

NO DECKS LIKE PRESENTLY ON THE EAST ELEVATION

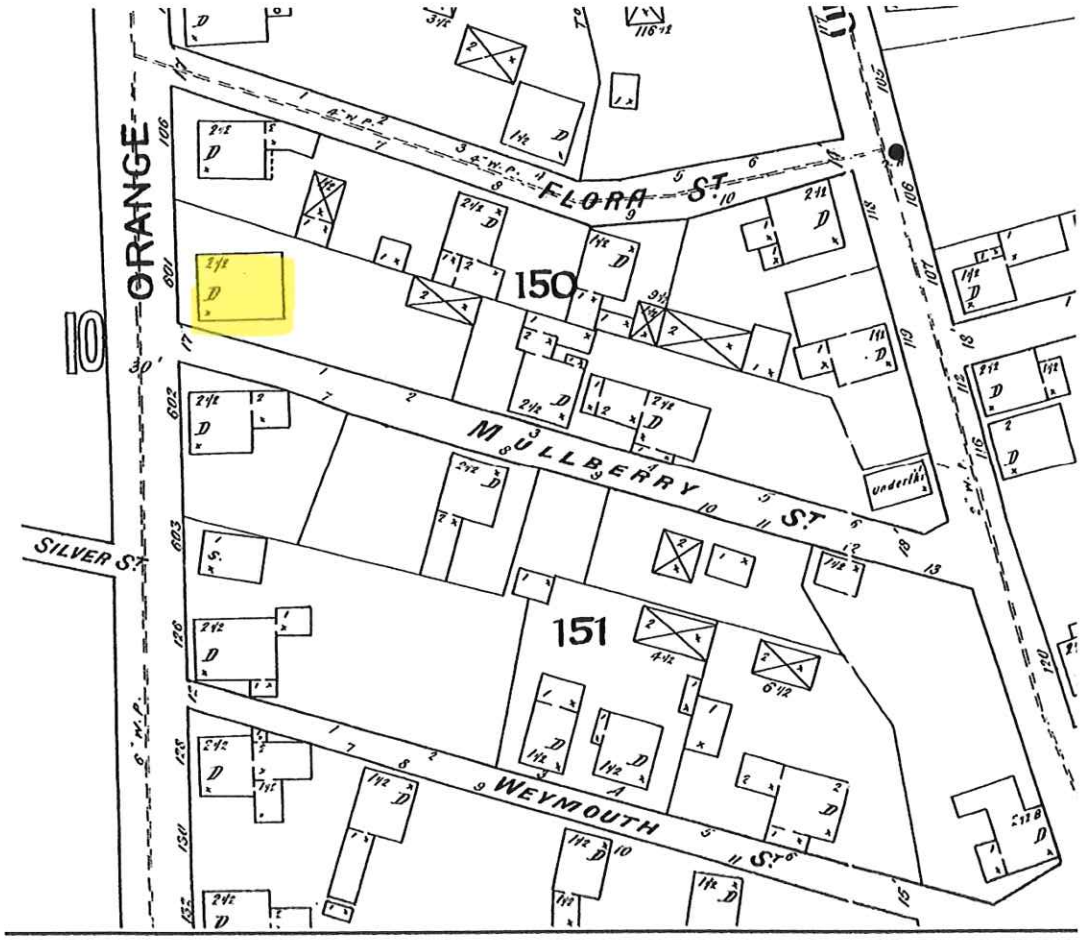




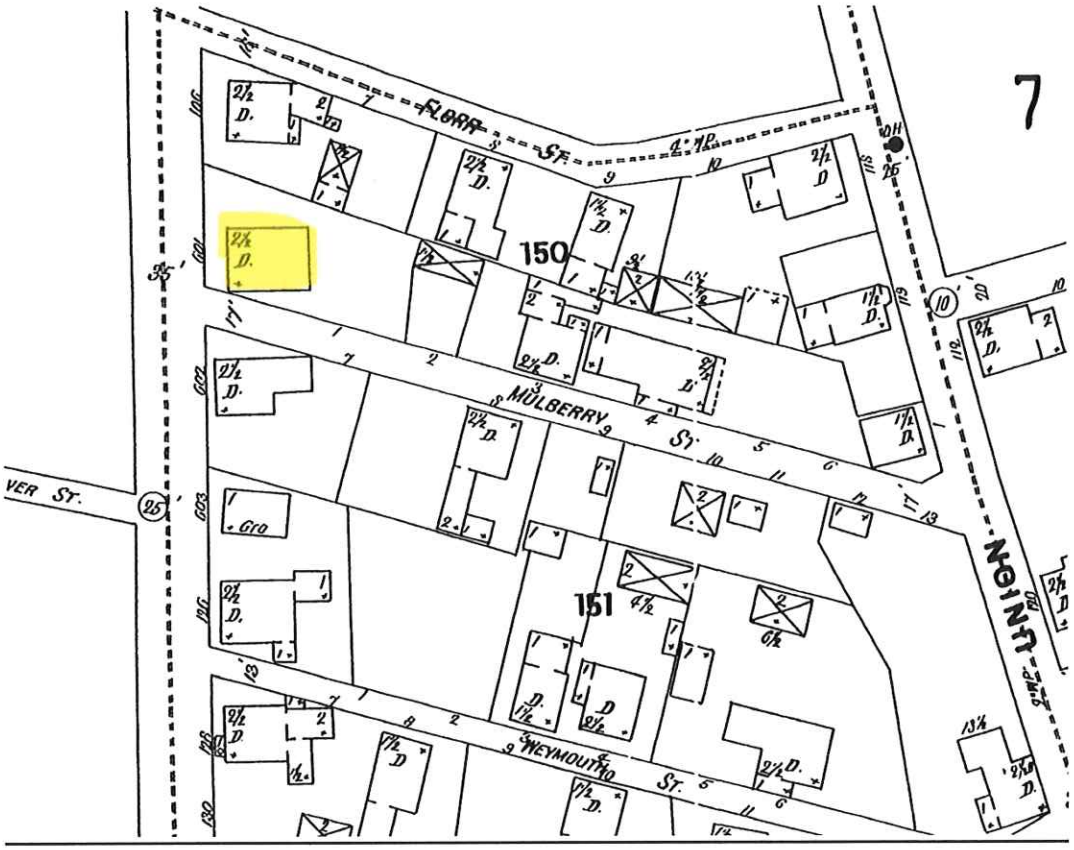
NHA SANBORN MAP 1887 – NO REAR DECKS



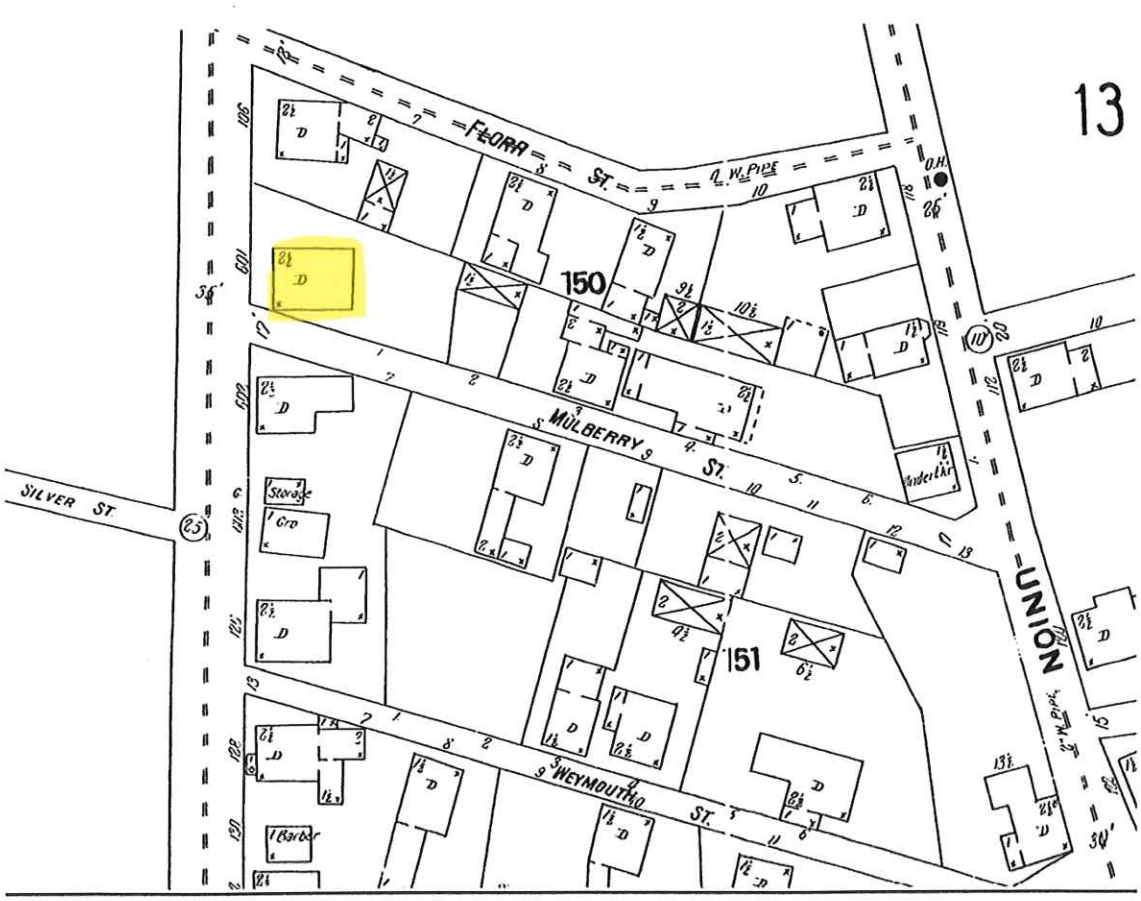
NHA SANBORN MAP 1892 – NO REAR DECKS



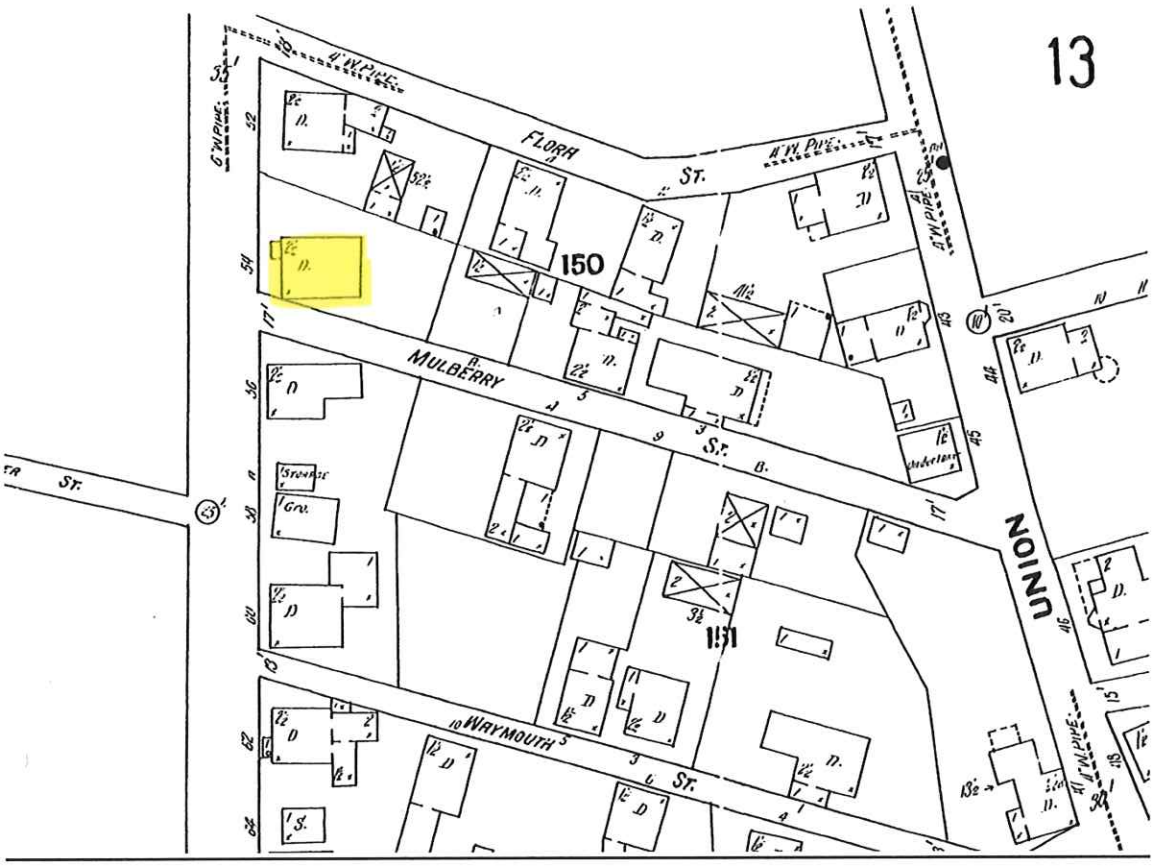
NHA SANBORN MAP 1898 – NO REAR DECKS



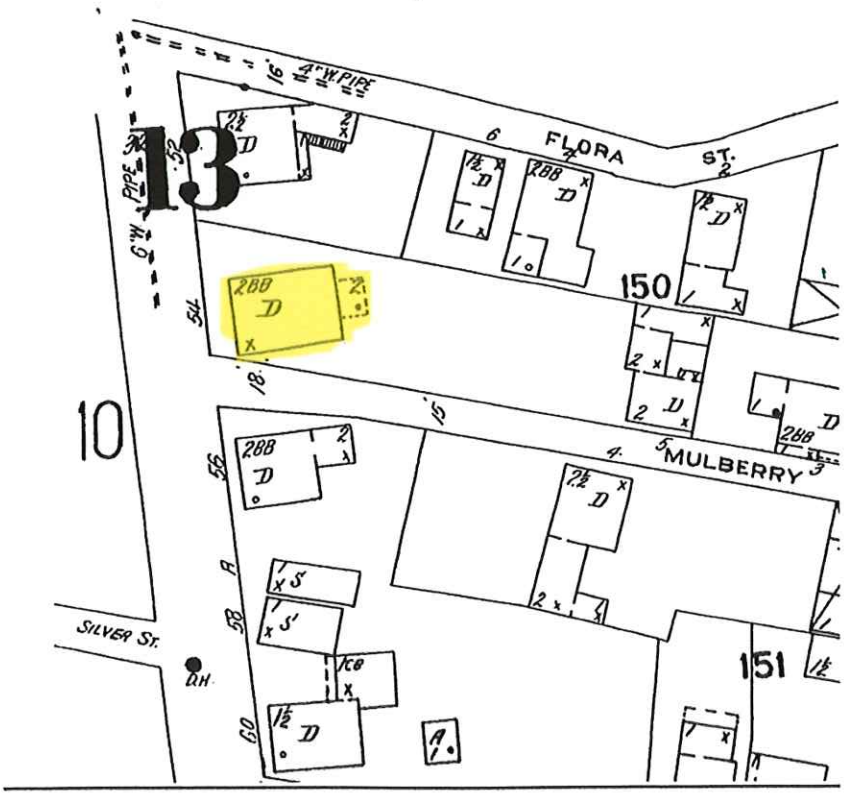
NHA SANBORN MAP 1904 – NO REAR DECKS



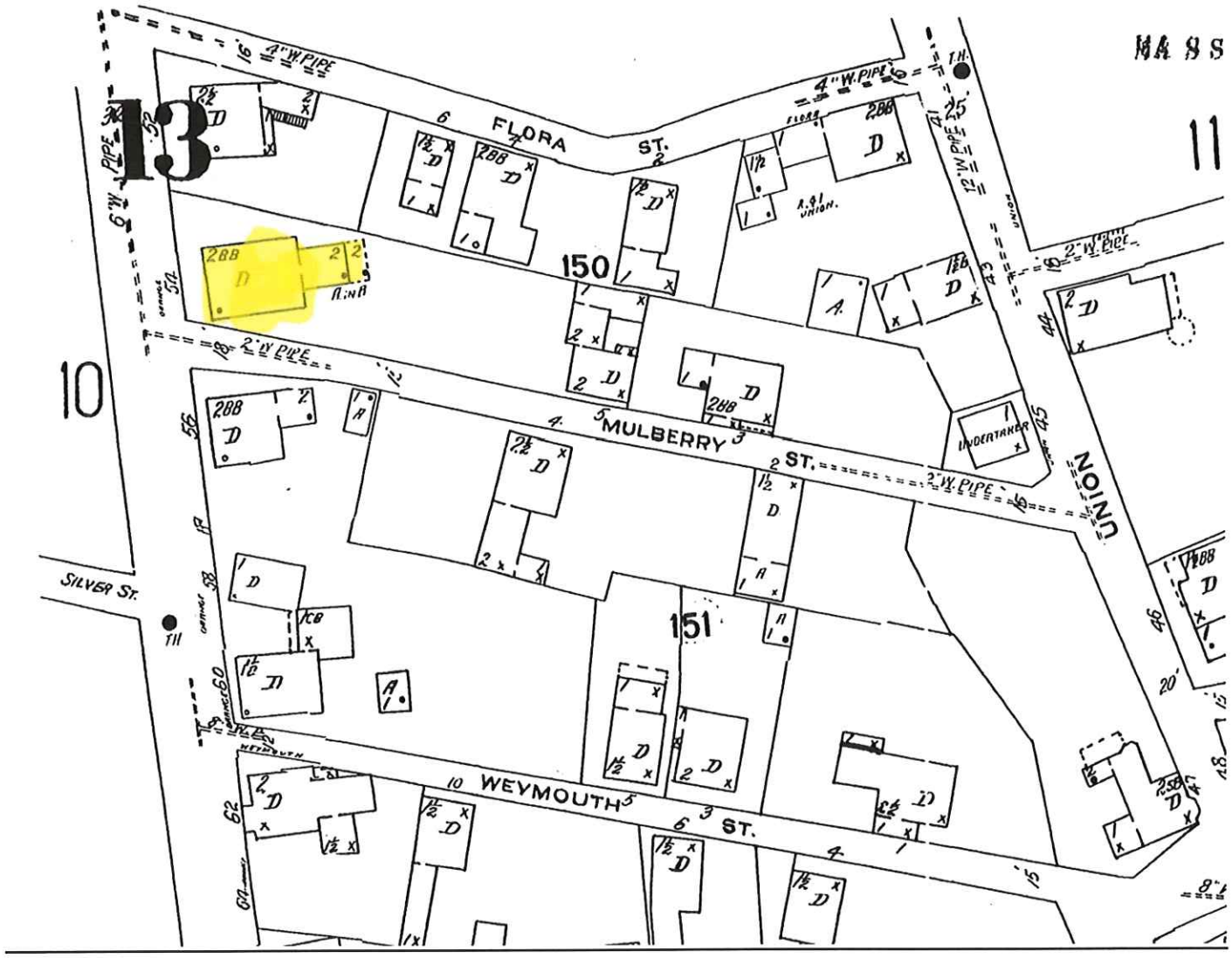
NHA SANBORN MAP 1909 – NO REAR DECKS



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

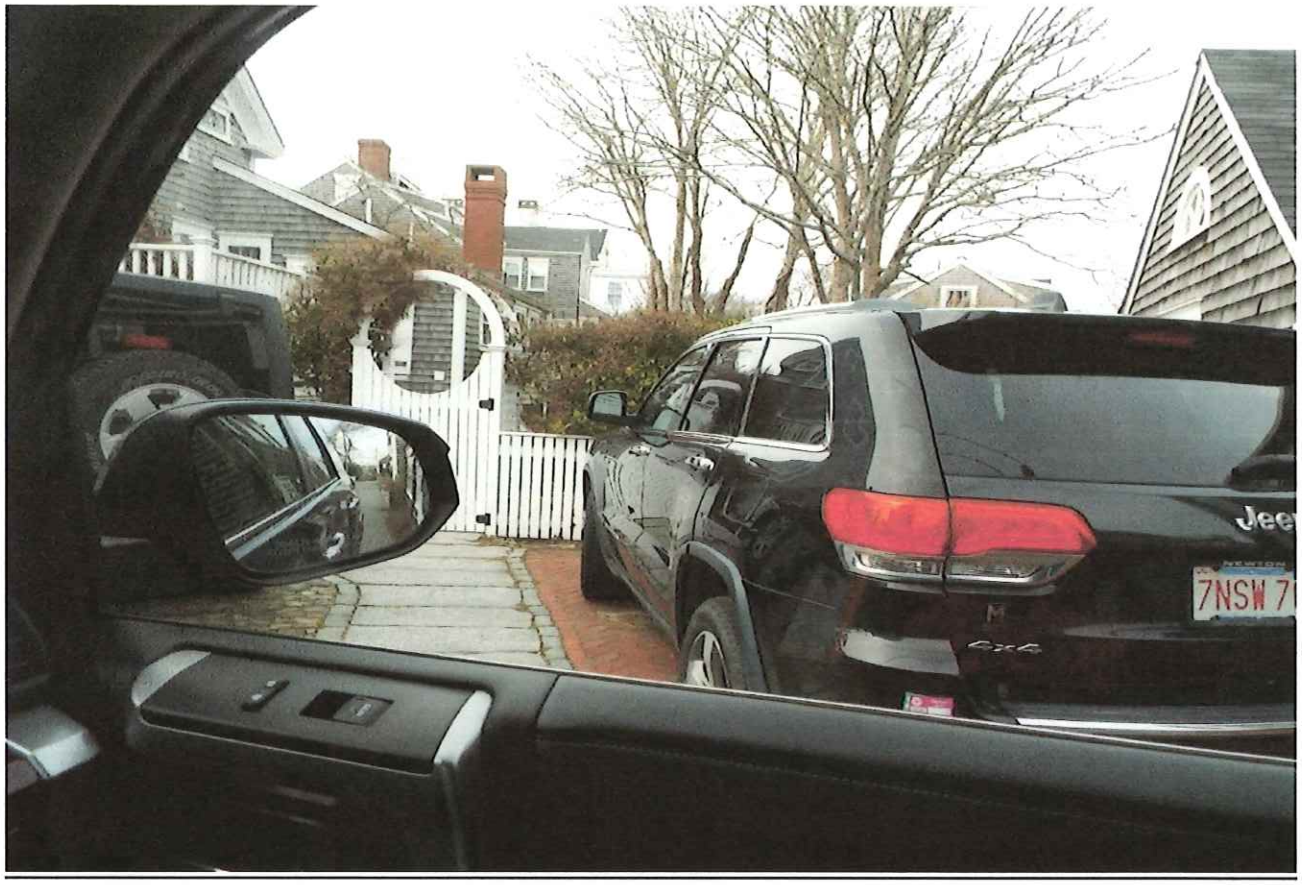




FLORA STREET



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

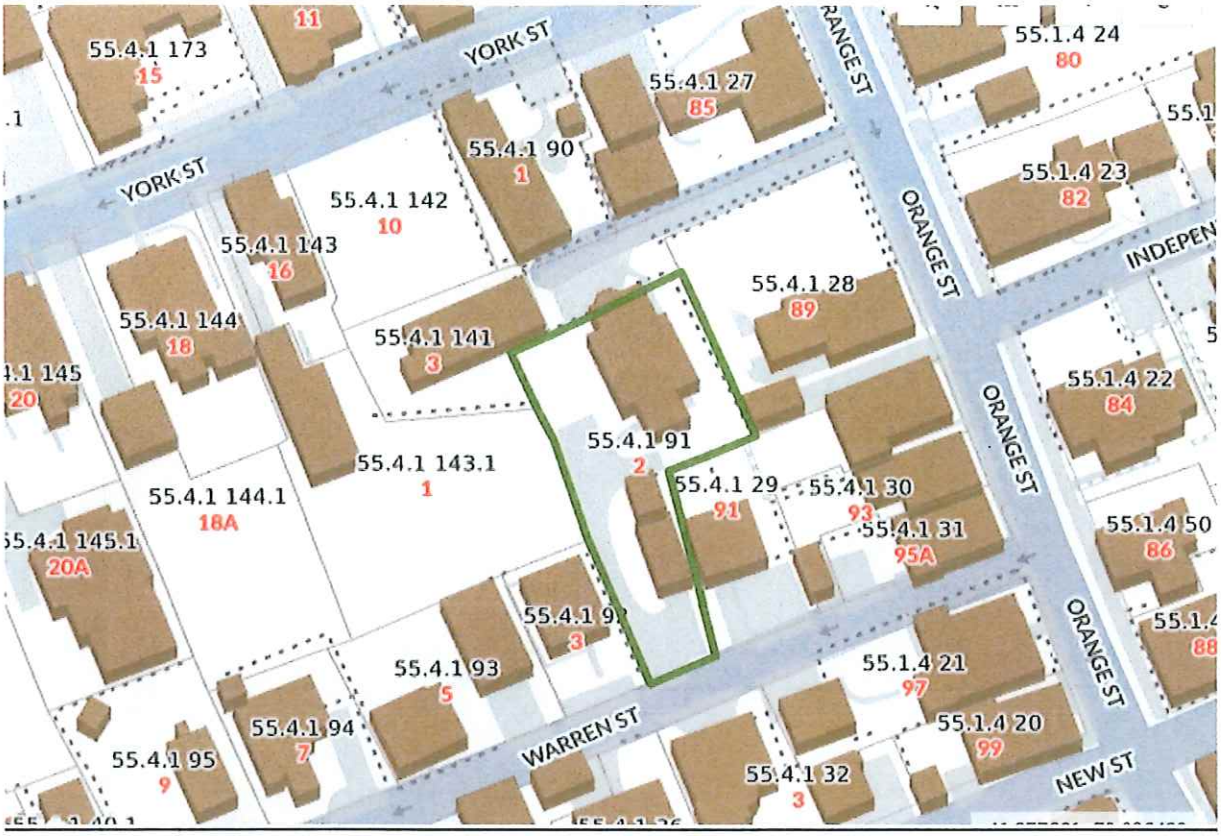
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WOOD BOX Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

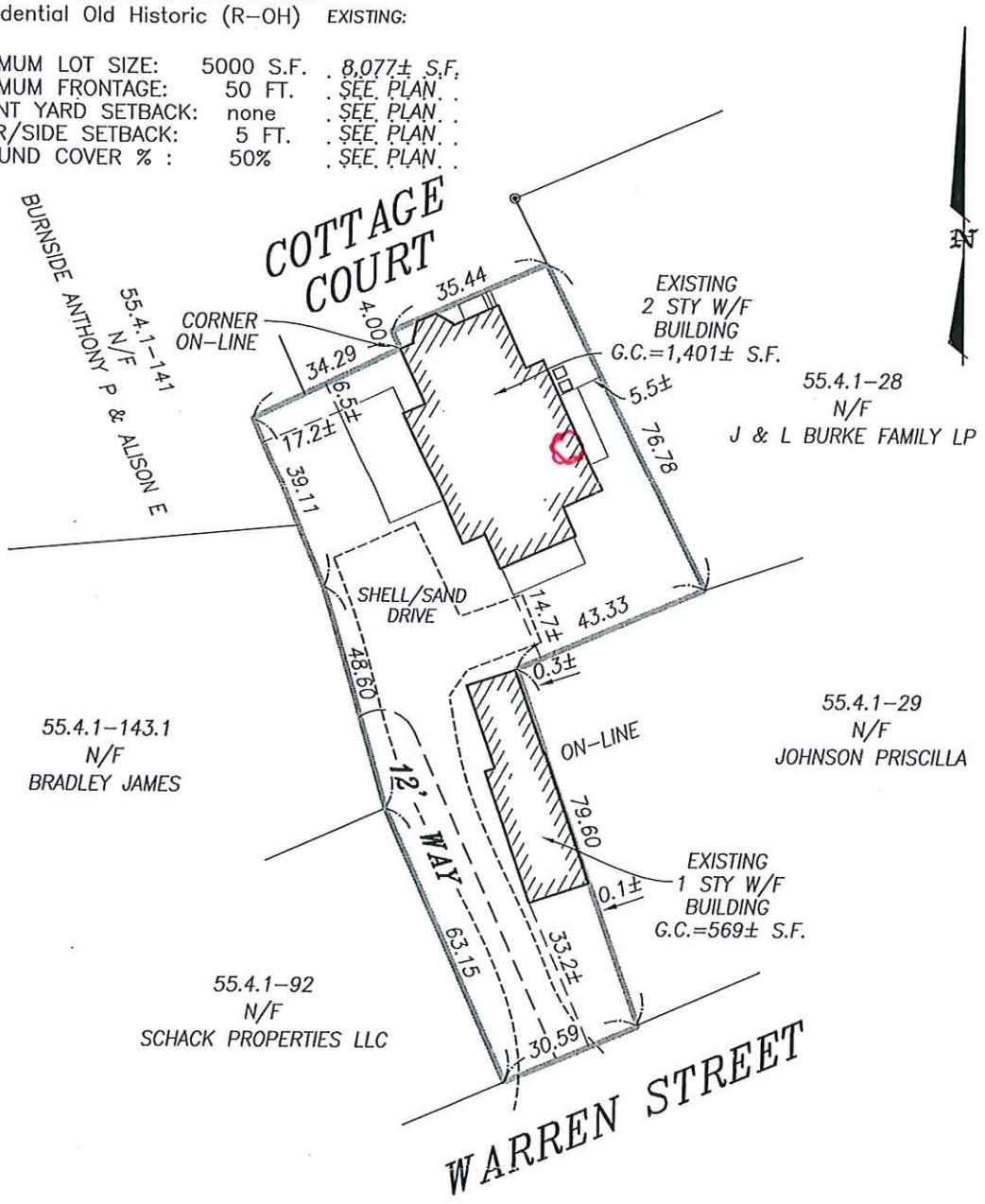
2 COTTAGE COURT





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

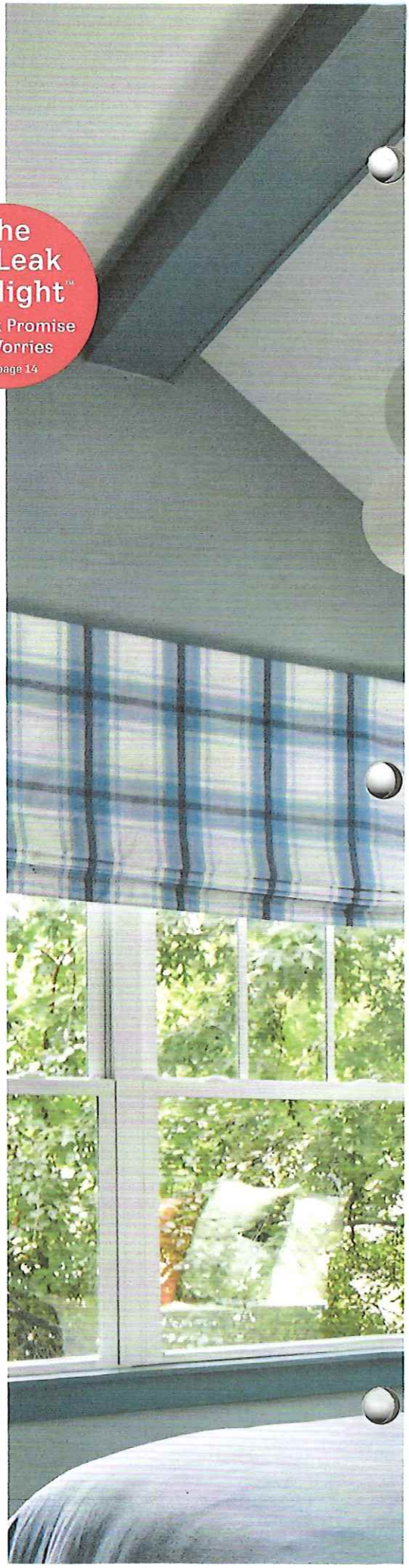
Solar Powered "Fresh Air" Skylight

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

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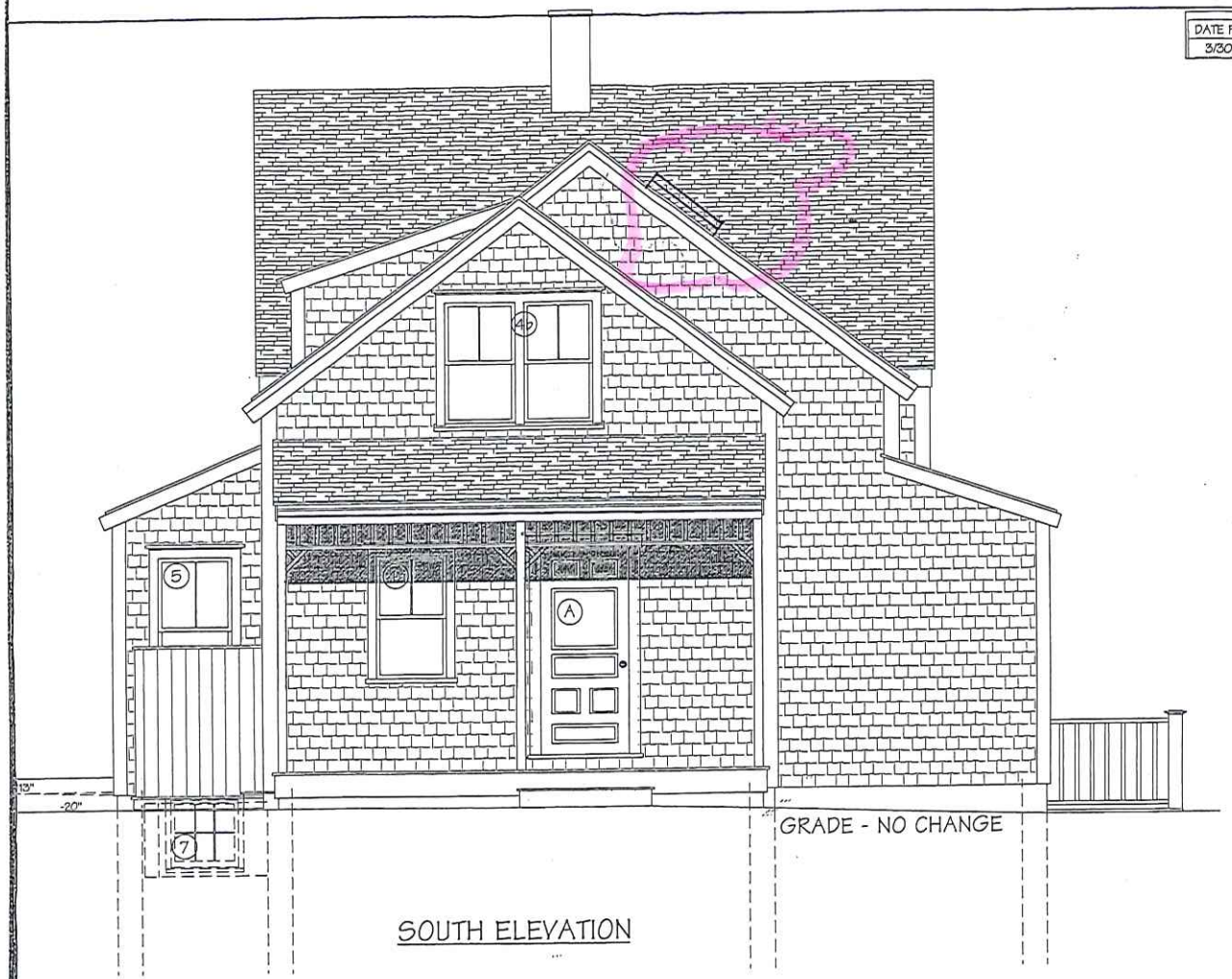
REVISIONS:

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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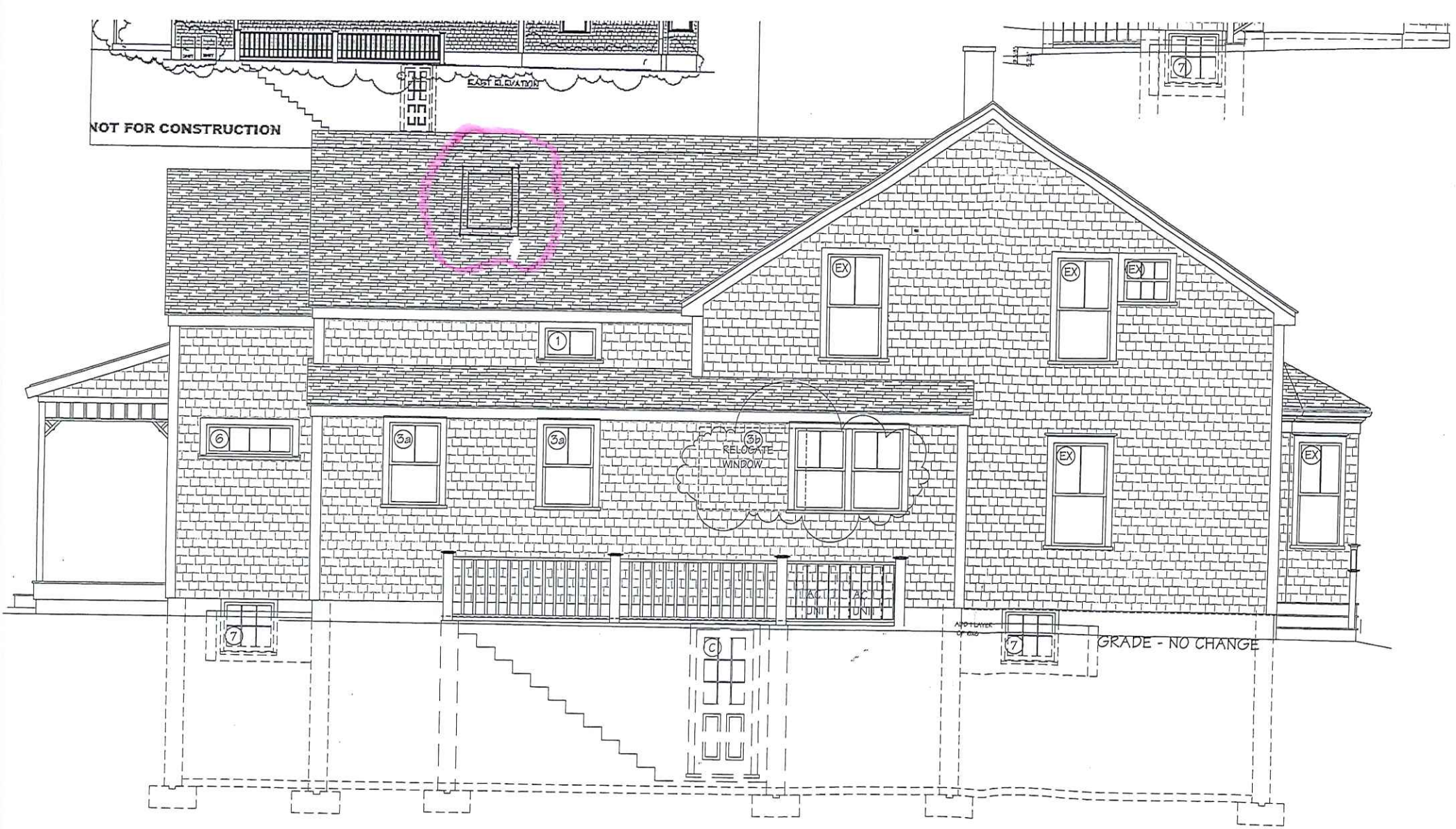
REVISIONS:



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





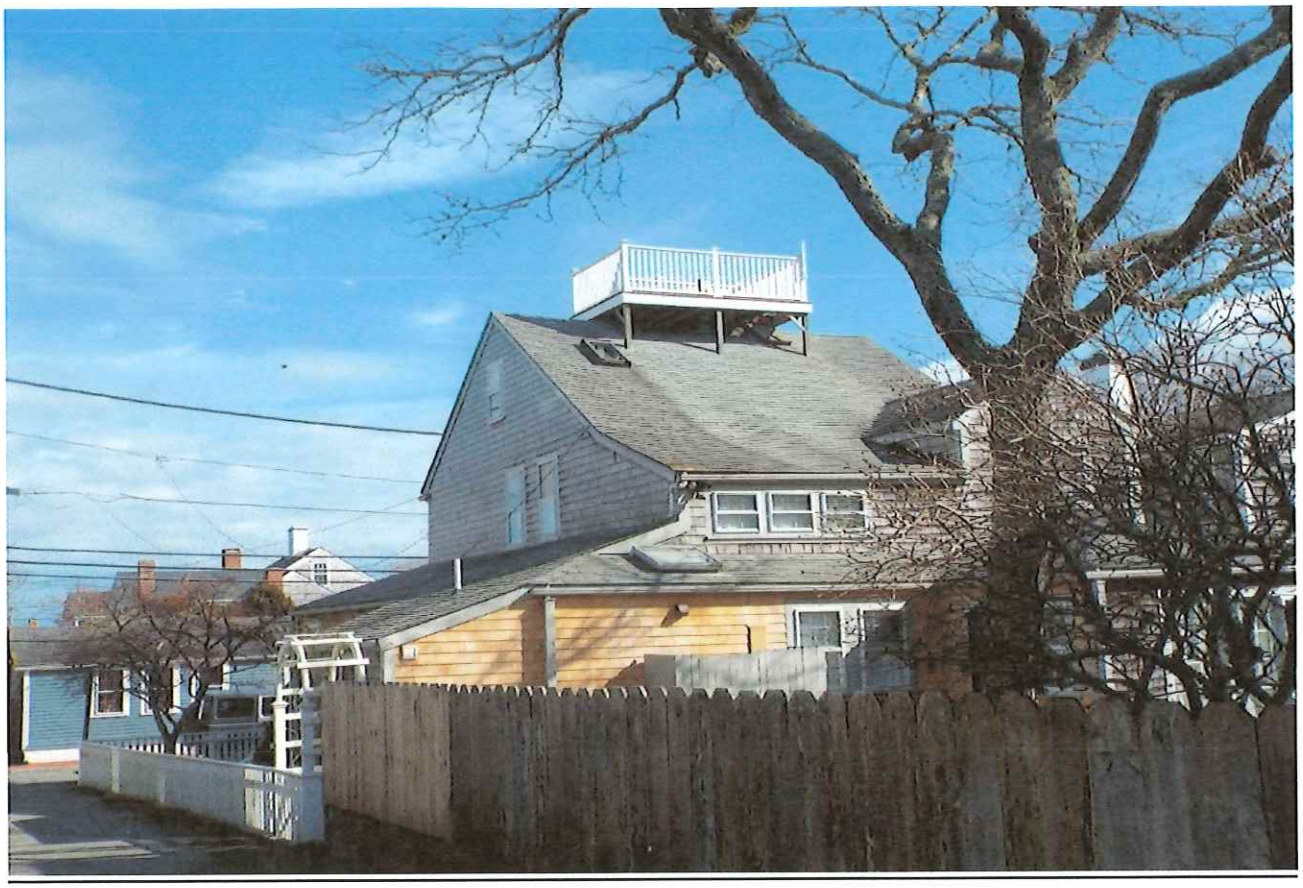
SECTION OF EAST ROOF IS VISIBLE FROM ORANGE STREET



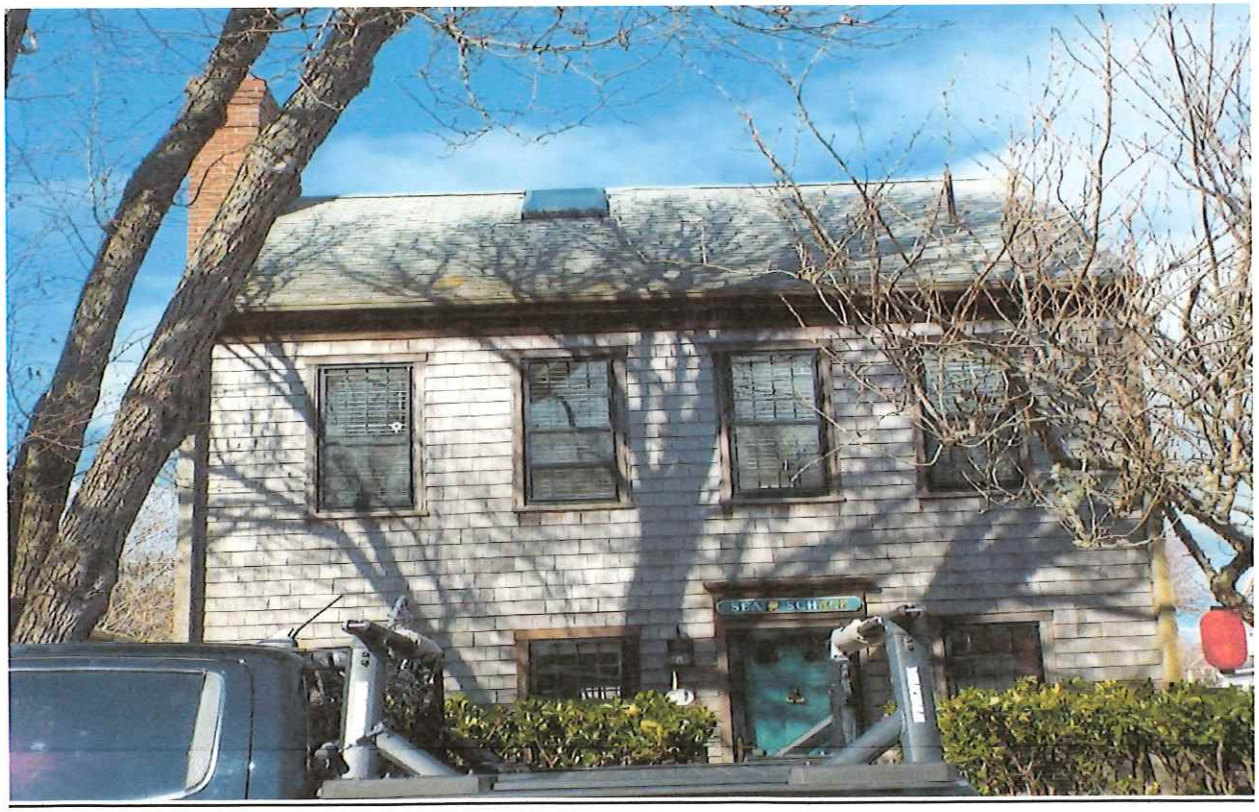


SKYLIGHTS VISIBLE ON ABUTTING PROPERTIES

97 ORANGE STREET – VISIBLE FROM WARREN STREET



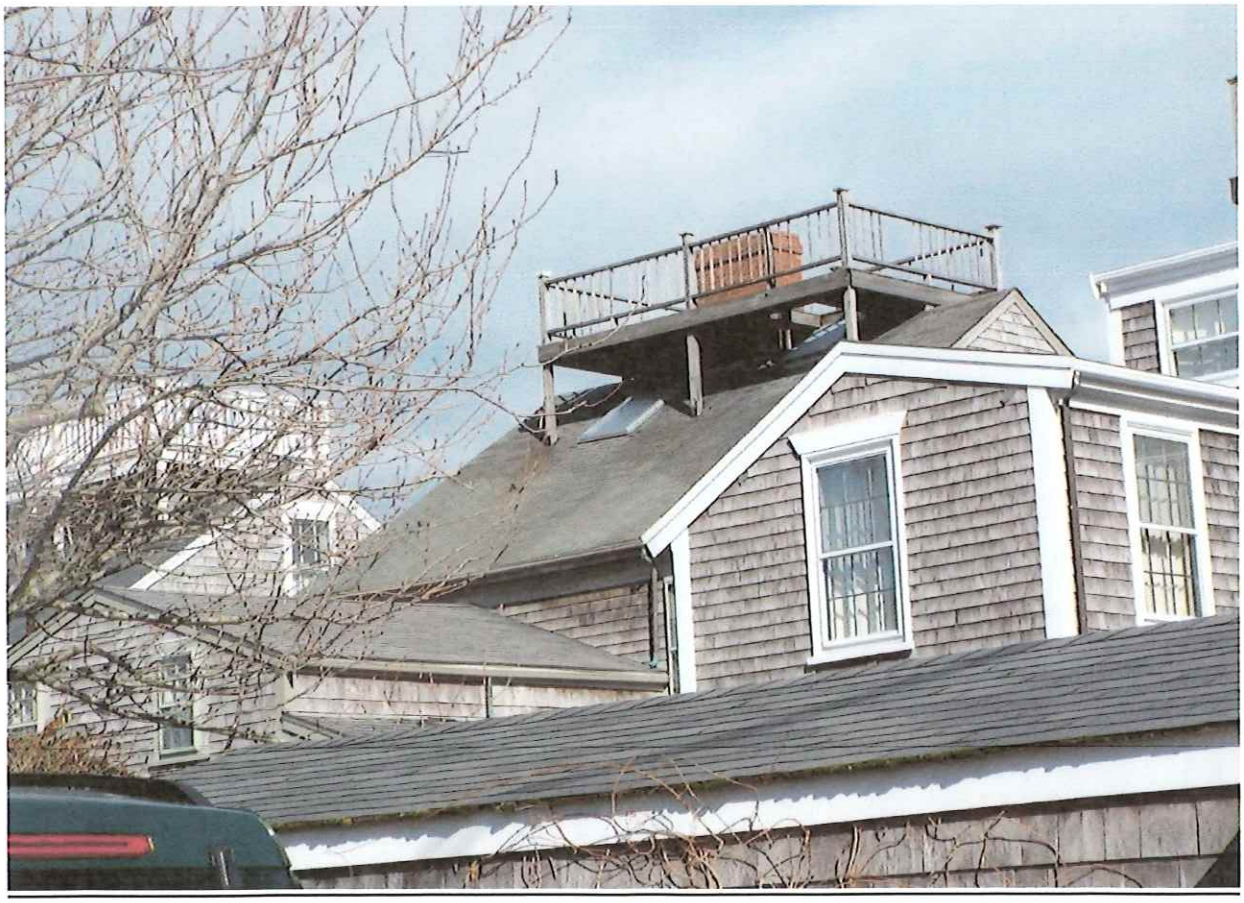
3 WARREN STREET



91 ORANGE STREET ON COTTAGE ON WARREN STREET



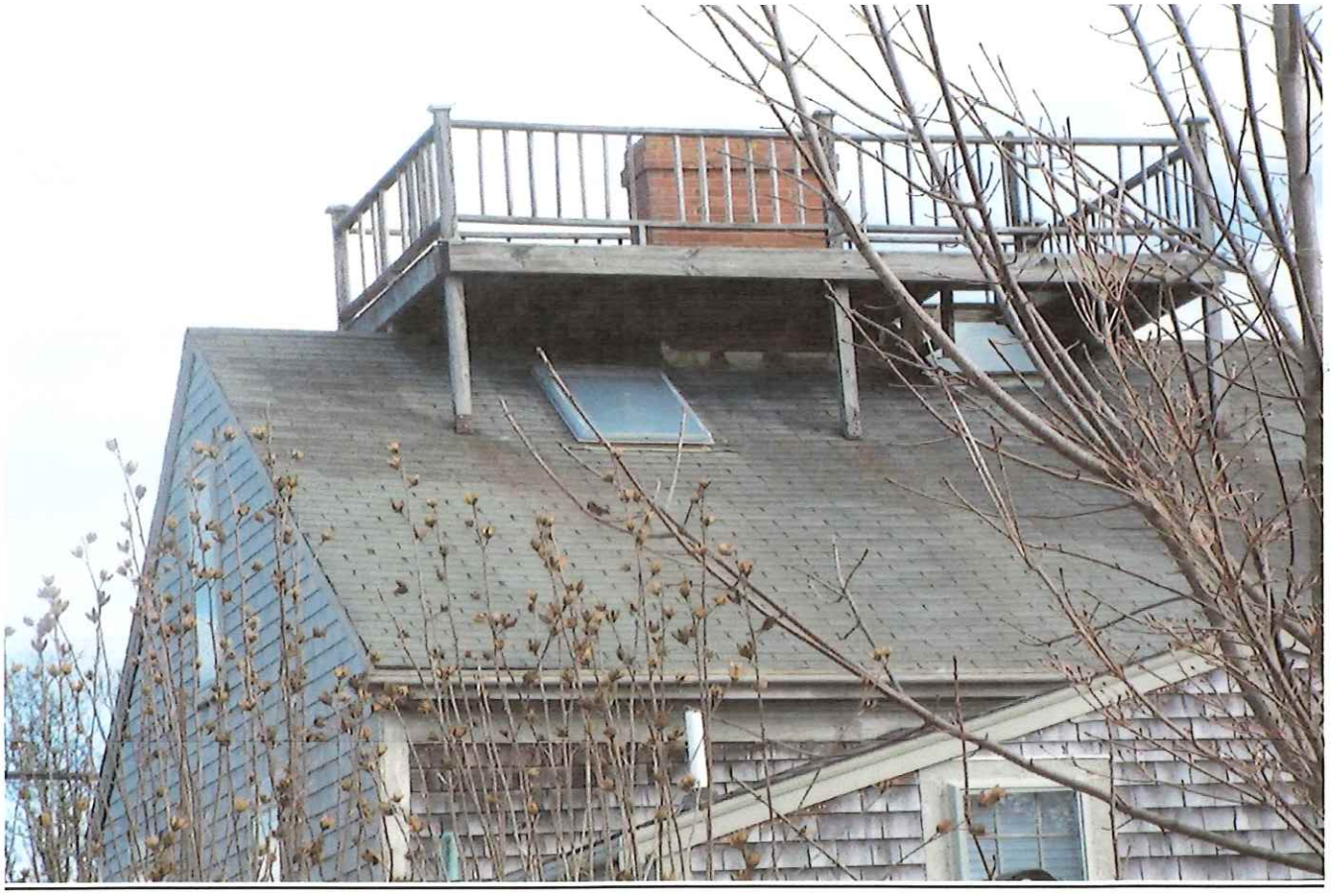
FROM WARREN STREET














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)

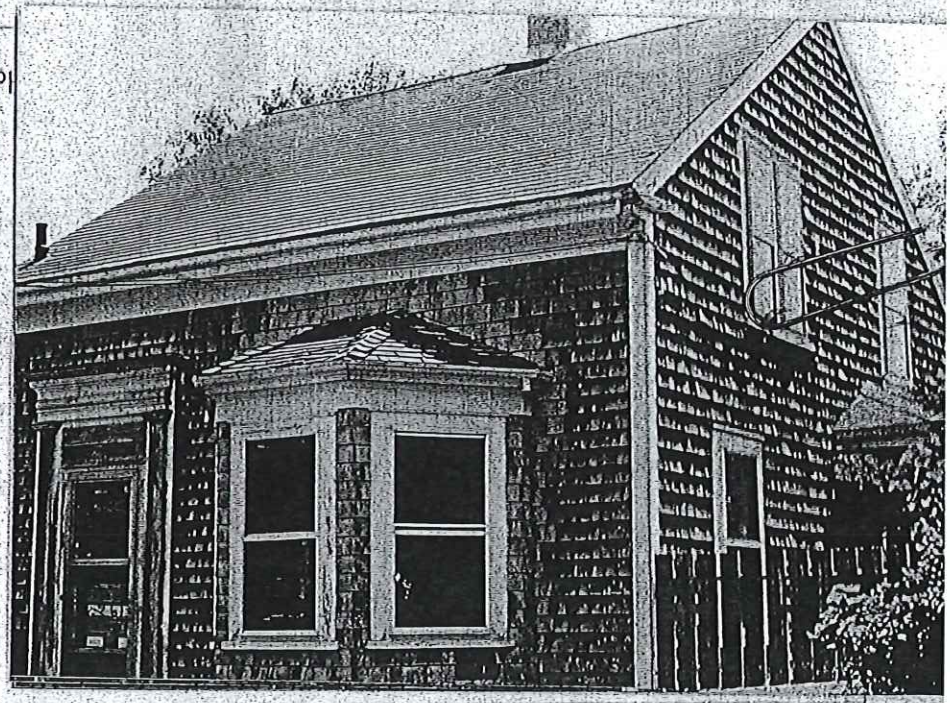
6. USE: Original: res. Present: res
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

9. Pl



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

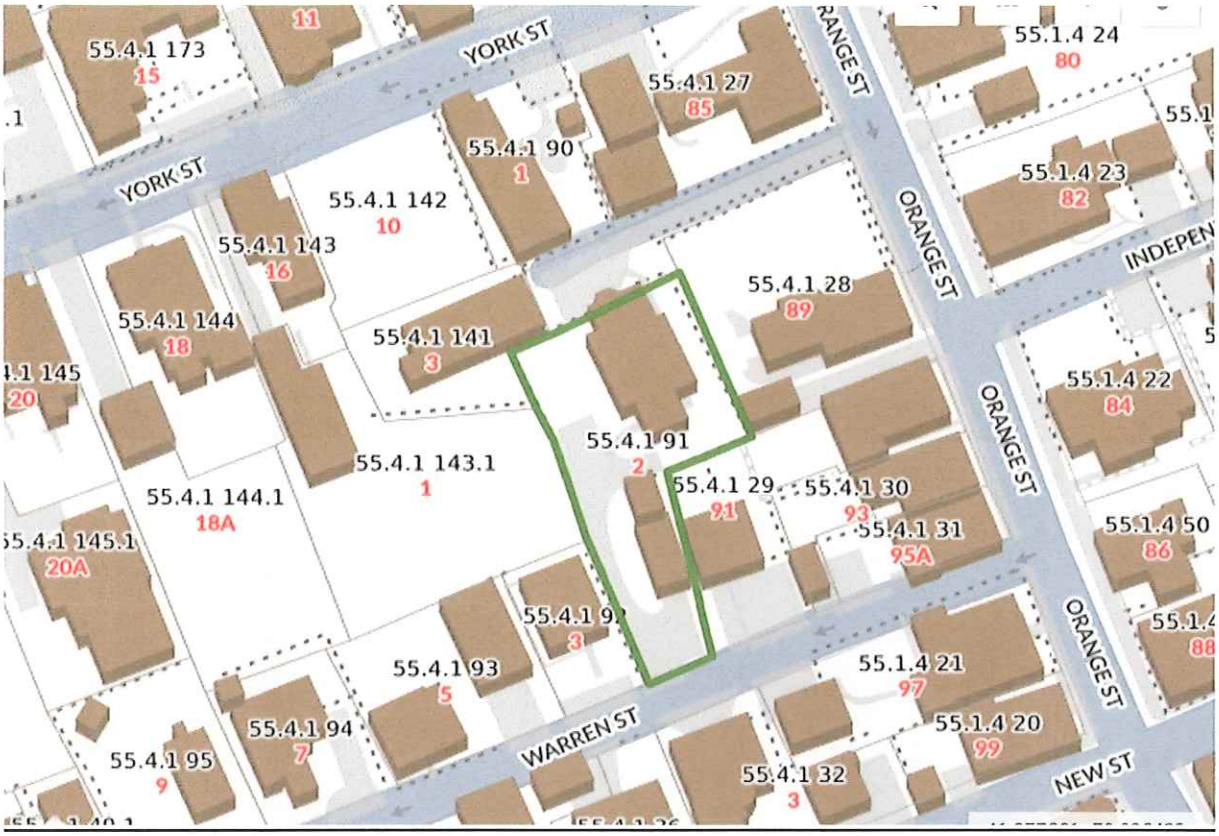
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

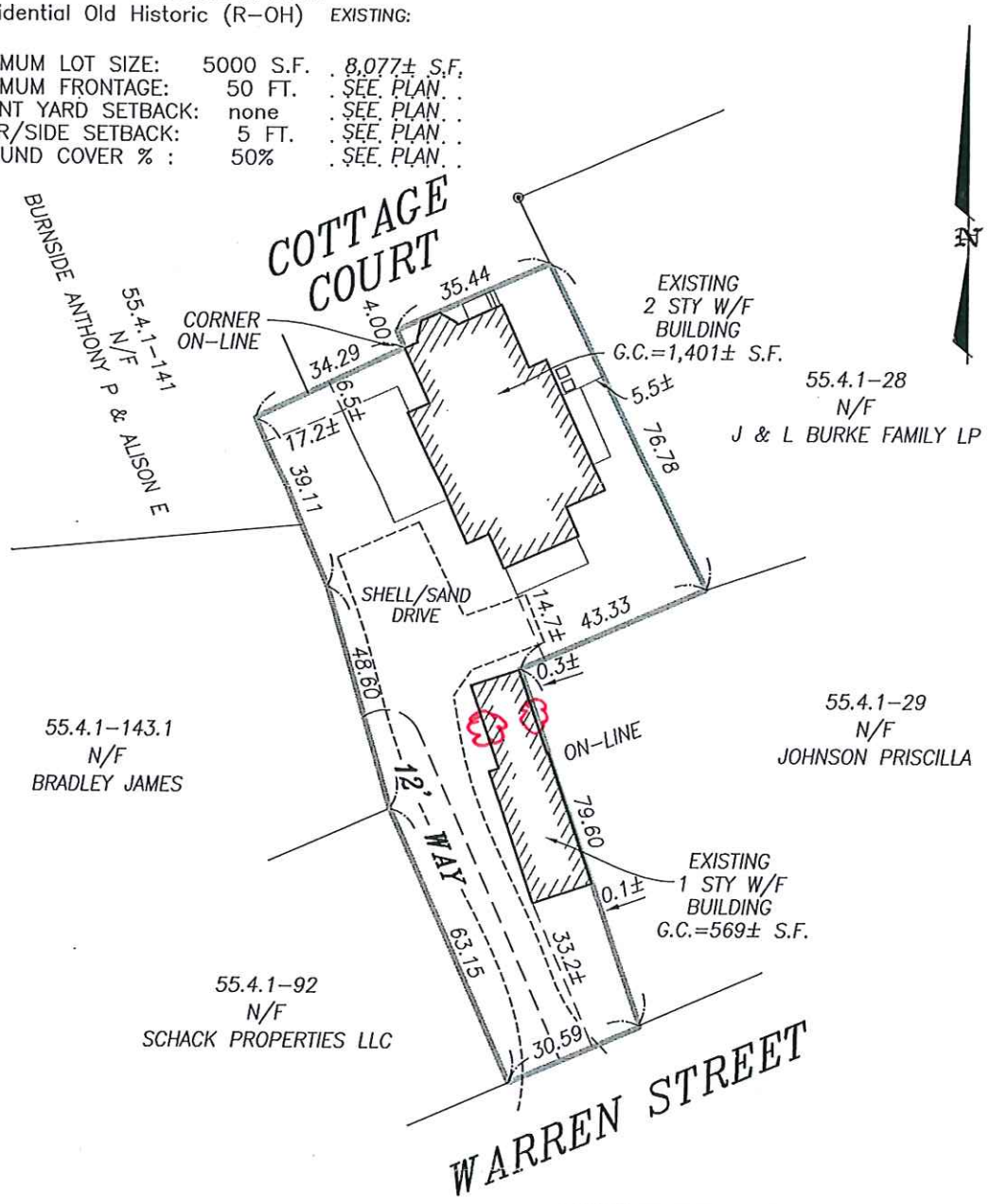
2 COTTAGE COURT





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

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

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

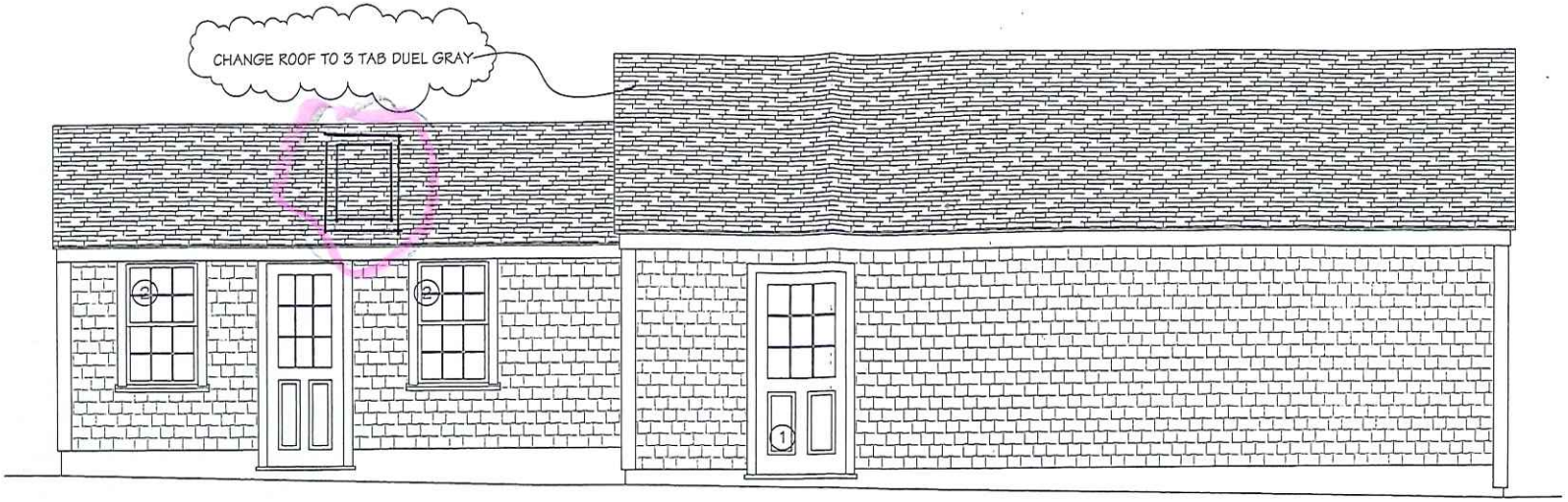
SCALE: 1"= 30' *DATE: MAY 31, 2019*

Owner: MILTON C. & ROBERTA M. ROWLAND
LOT 3
Deed: 1632–92 Plan: PLAN BOOK 15 PAGE 68

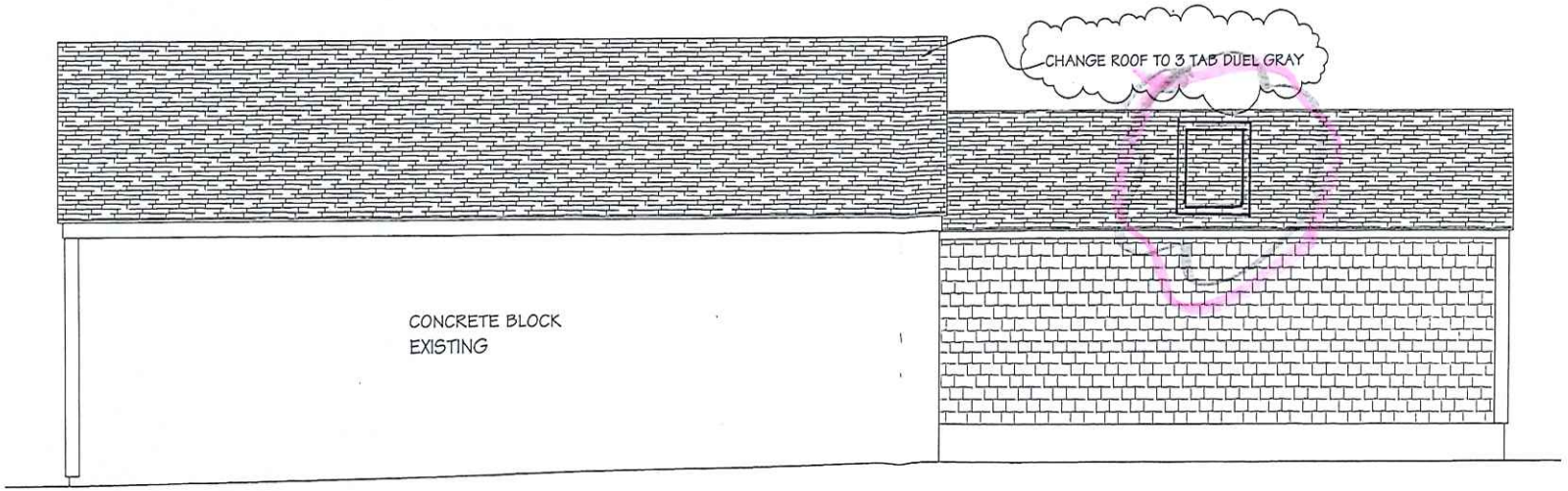
Locus: 2 COTTAGE COURT

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–747

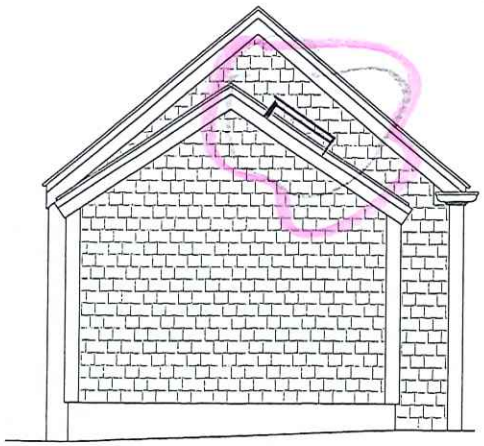


WEST ELEVATION



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



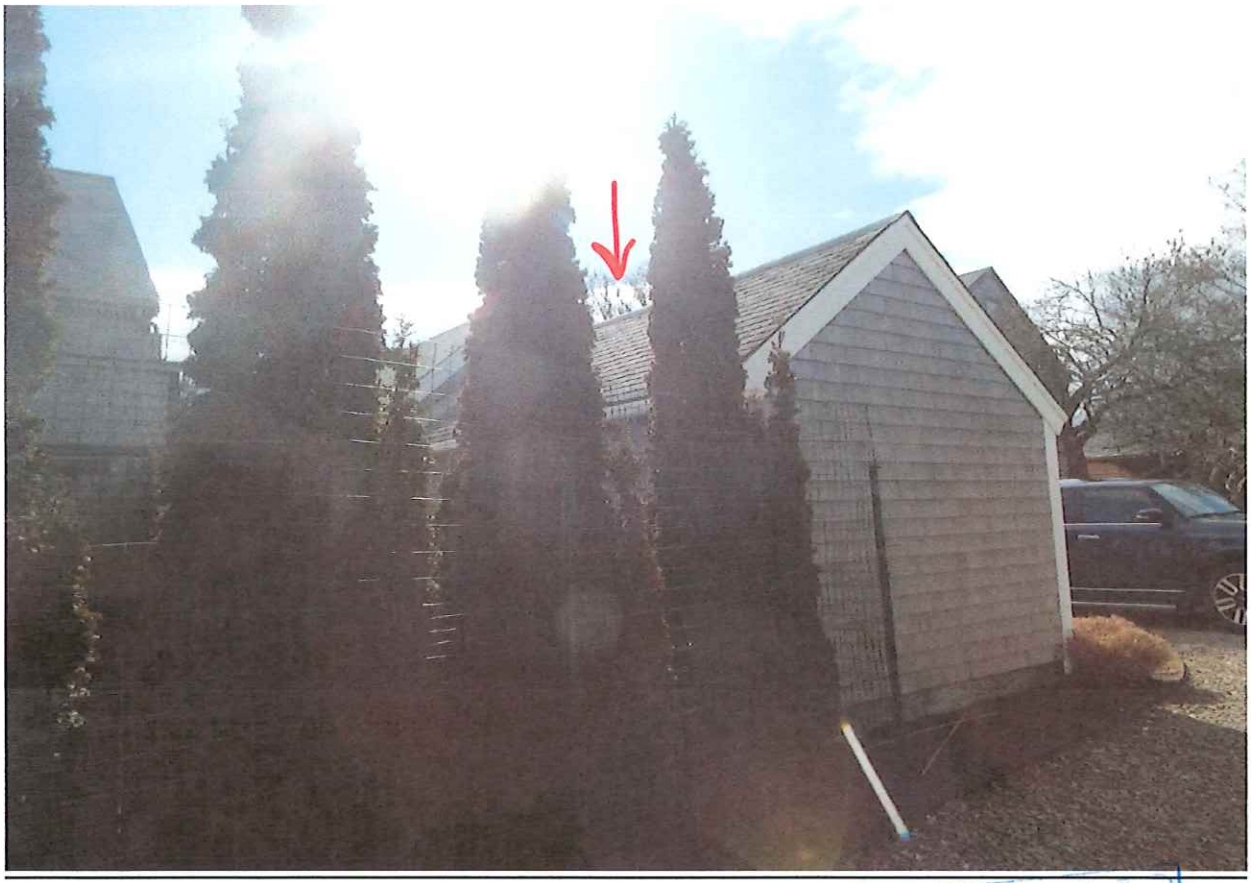


WEST ELEVATION OFFICE PORTION – NEW SKYLIGHT





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.

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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°: 55.4.1 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

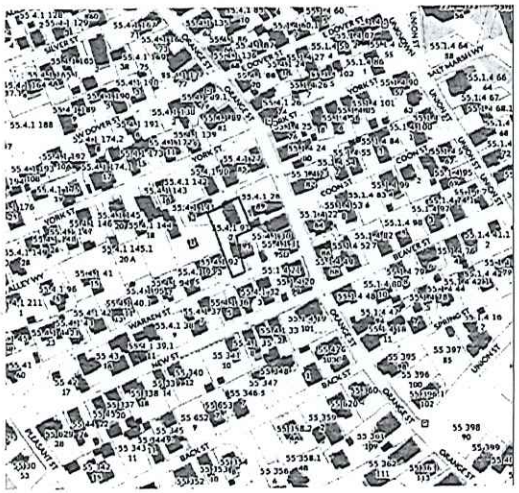
Sidewall _____ Clapboard (if applicable) _____ Roof Dual Grey
Trim _____ Sash _____ Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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



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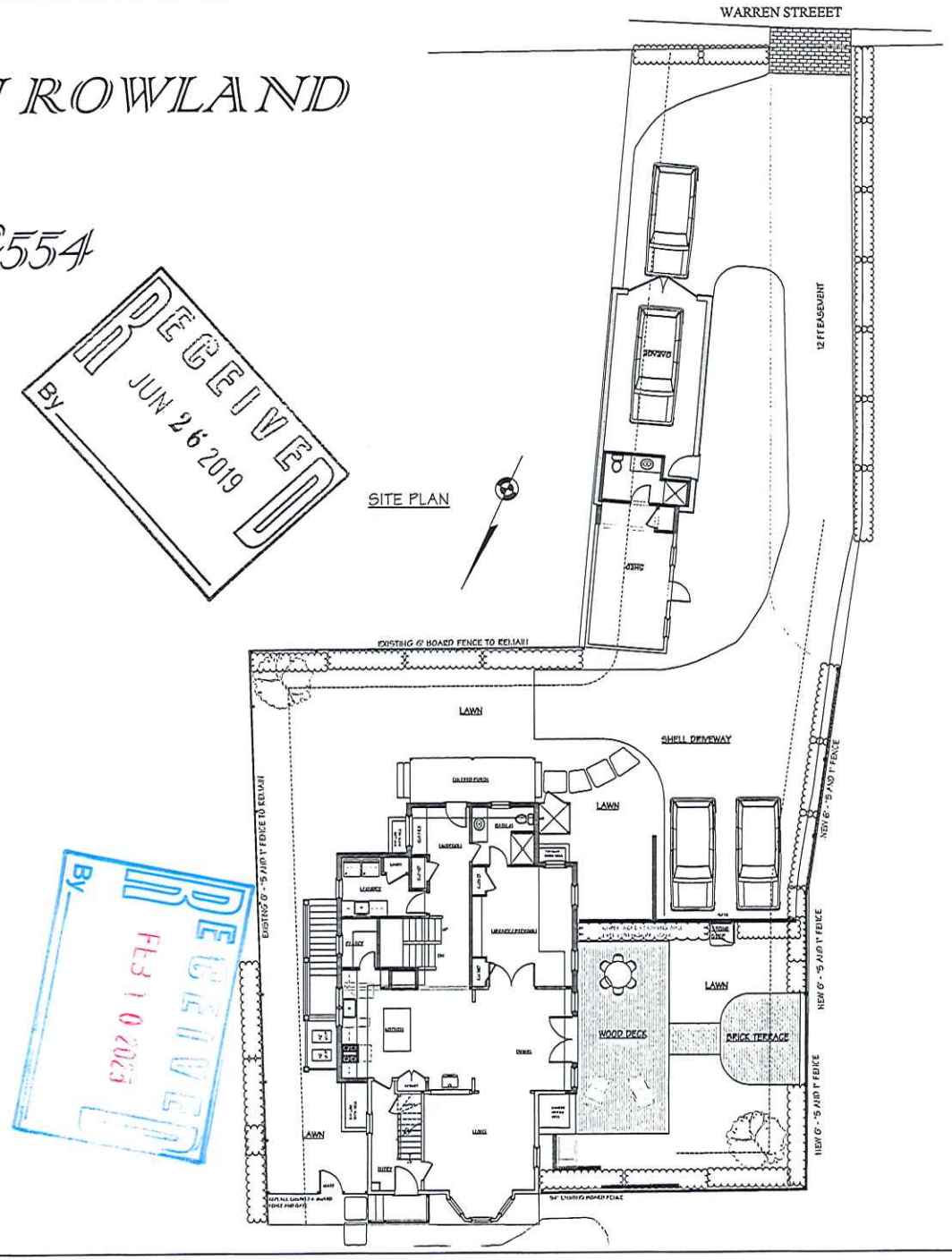
JUN 26 2019
BY



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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

RECEIVED
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.

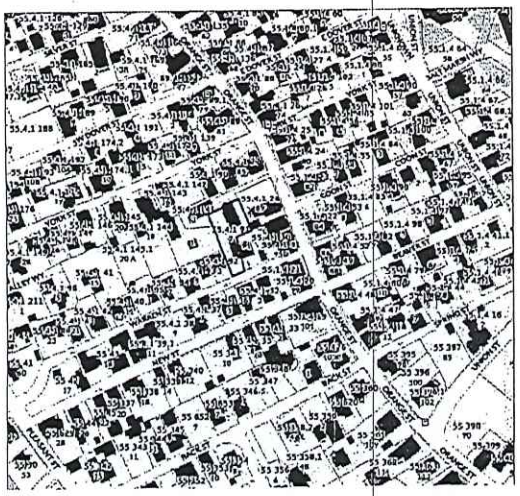
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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
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EXISTING GROUND COVER:
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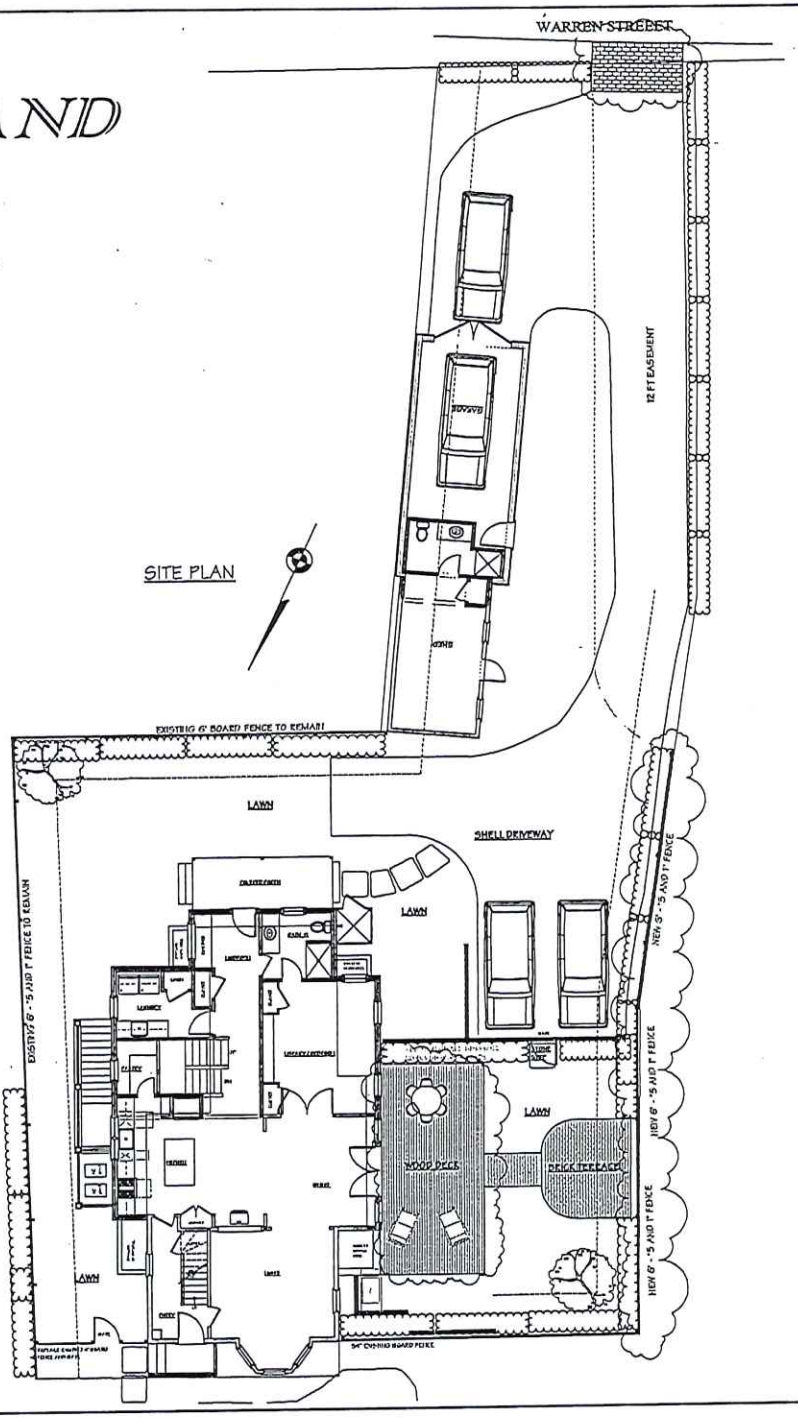
- GARAGE: 375 S.F.
- SHED: 168 s.f.

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:

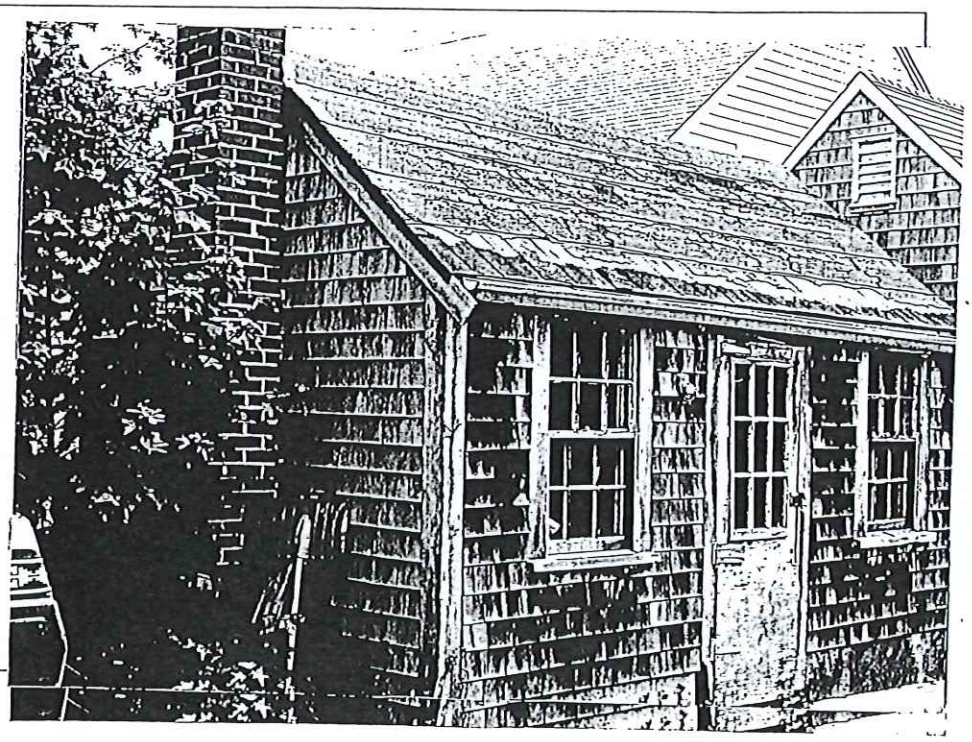
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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: _____

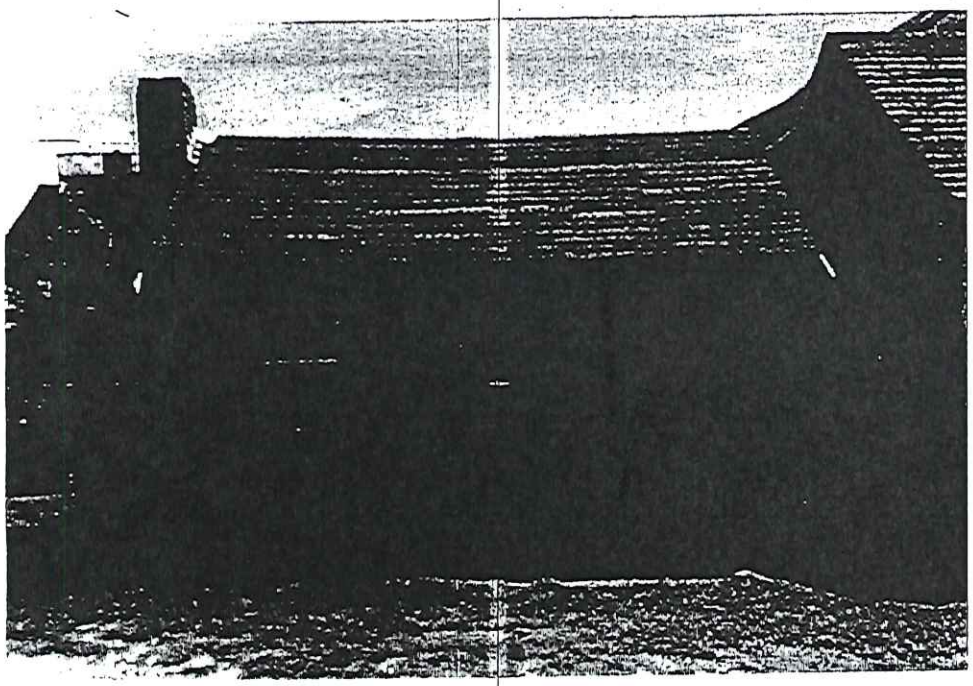
20. CHIMNEY MATERIAL: Ø a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

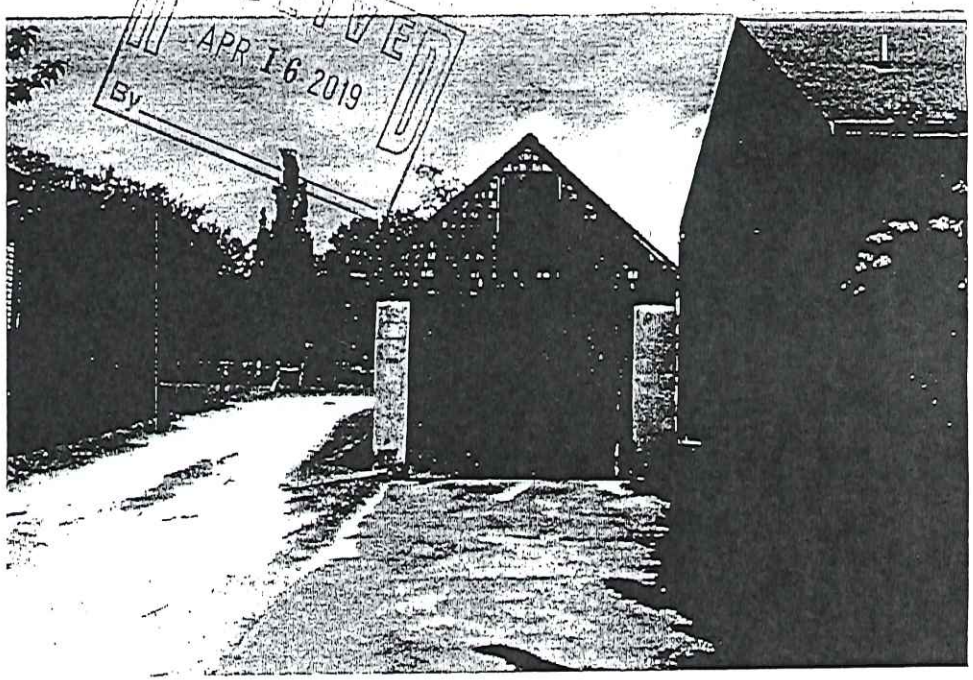
21. CHIMNEY POSITION: ○ a. center ○ b. off-center Ø c. end wall ○ d. other: _____

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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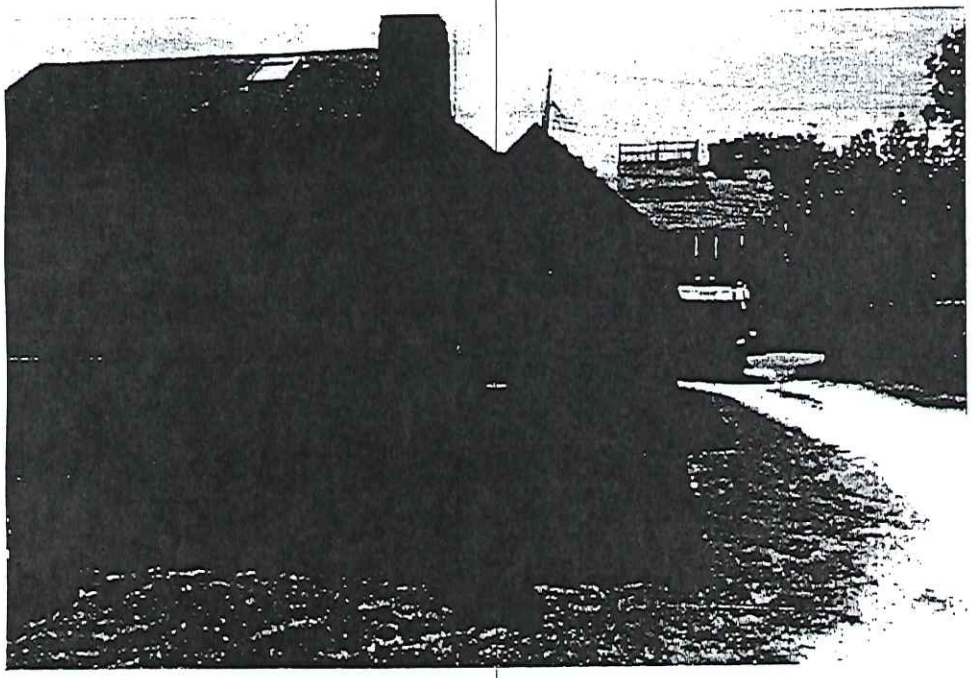

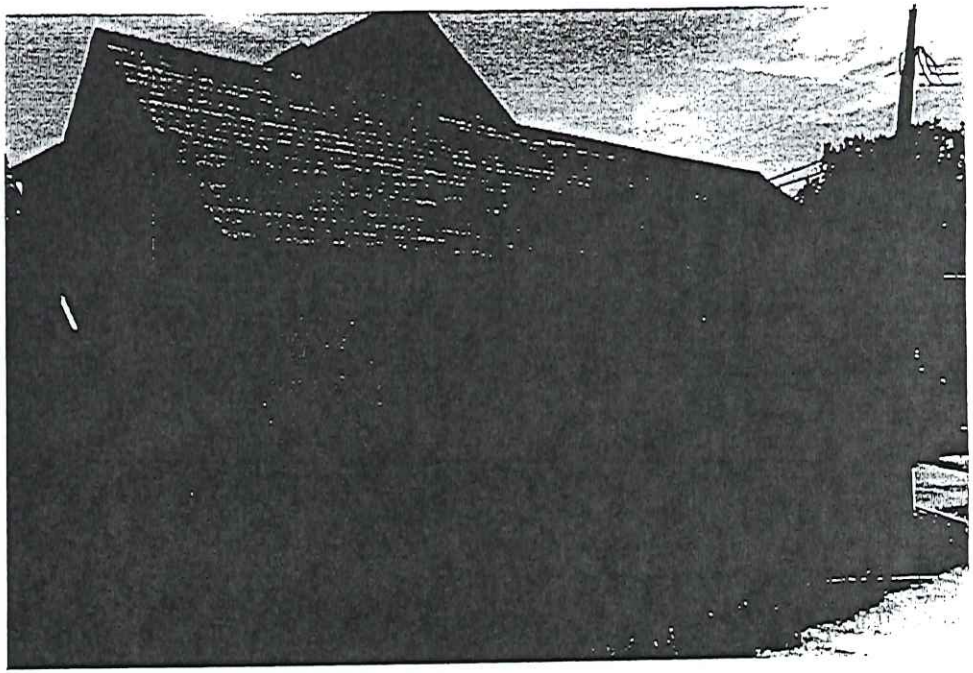

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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 _____

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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

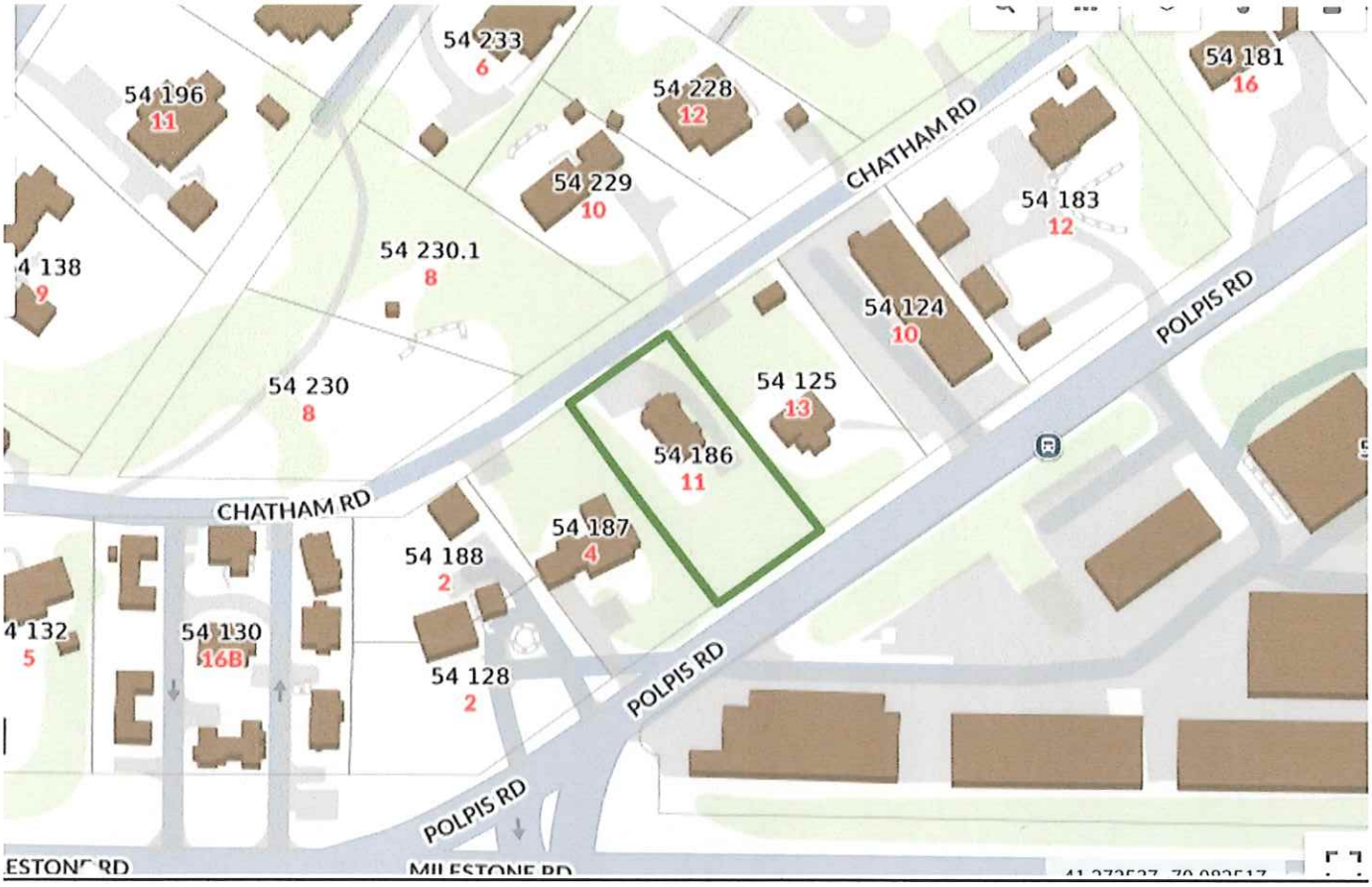
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

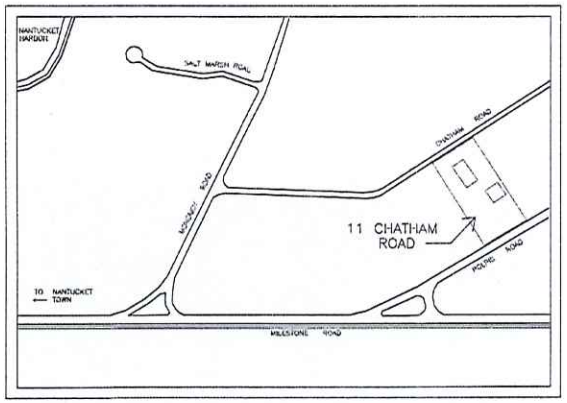
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

11 CHATHAM ROAD – MOVE ON SITE



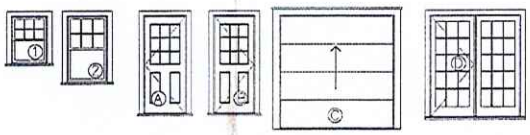


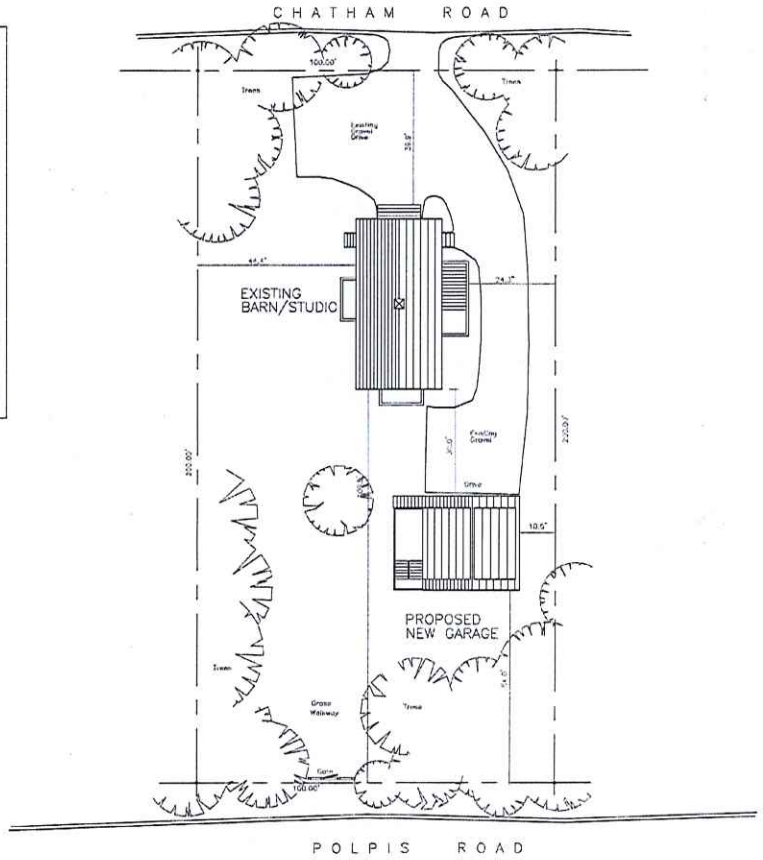


LOCUS MAP
N.T.S.

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

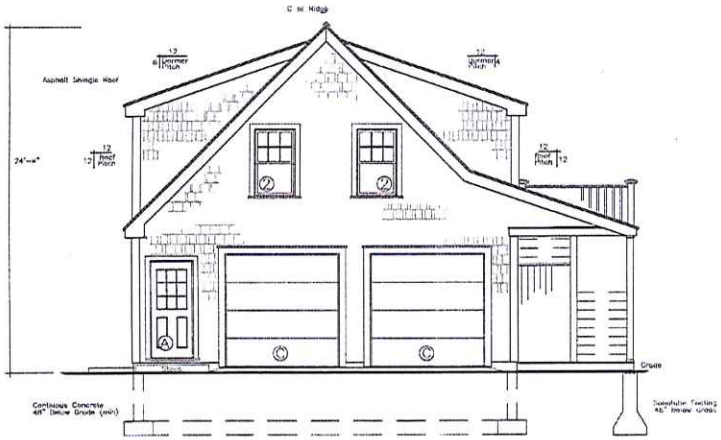
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Site Plan

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

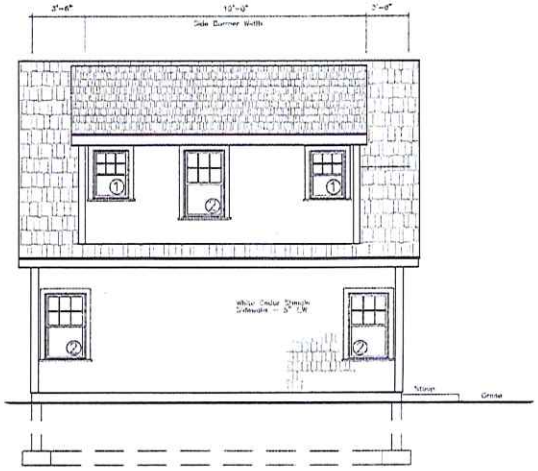
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

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"

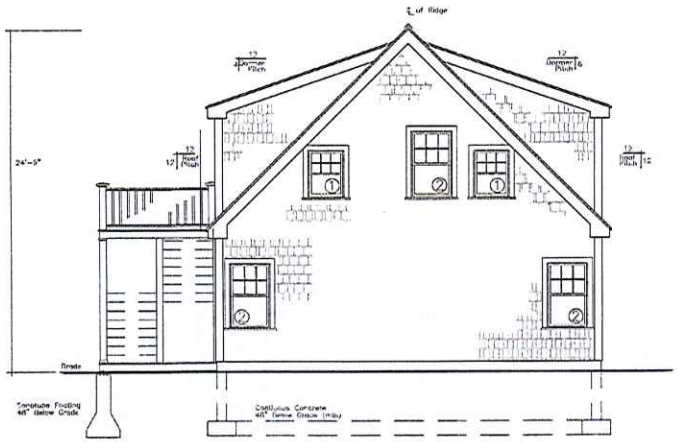
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

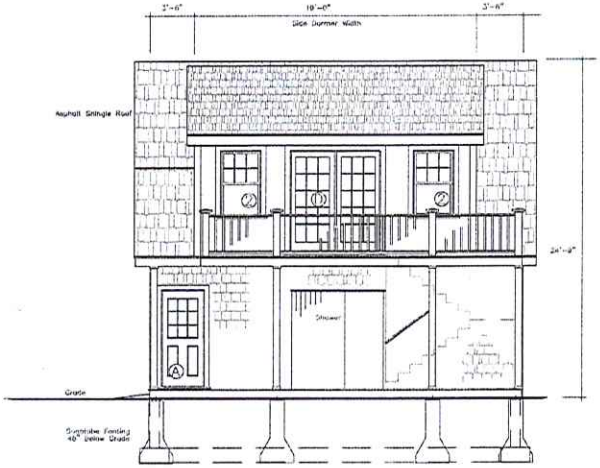
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

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

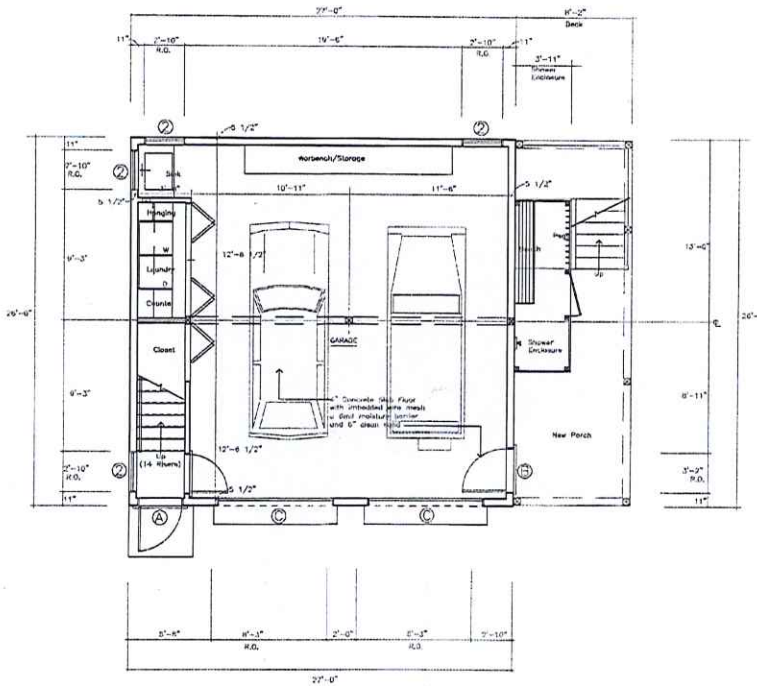
WINTERS

ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

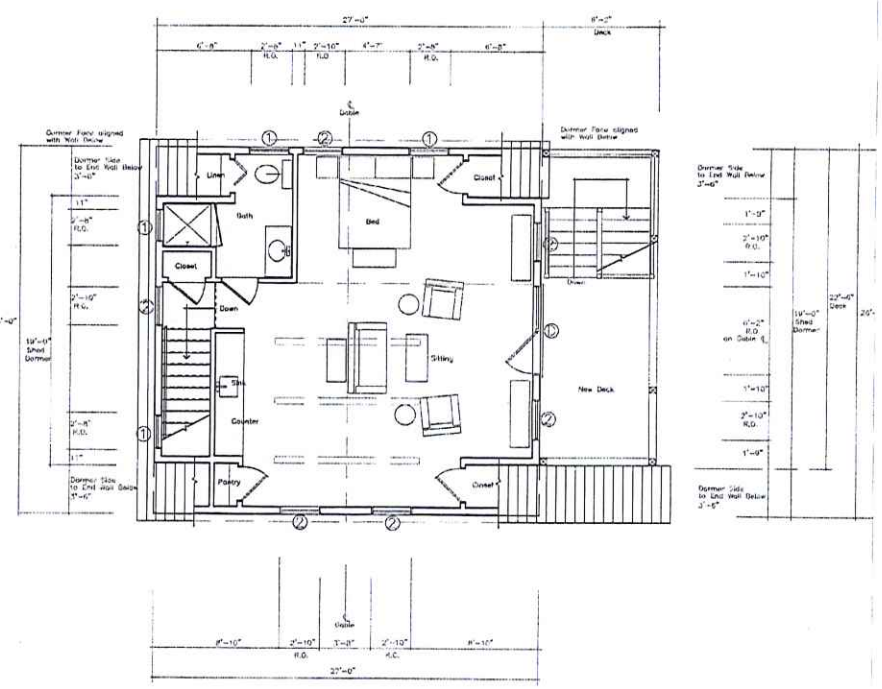
Project Name and Address

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

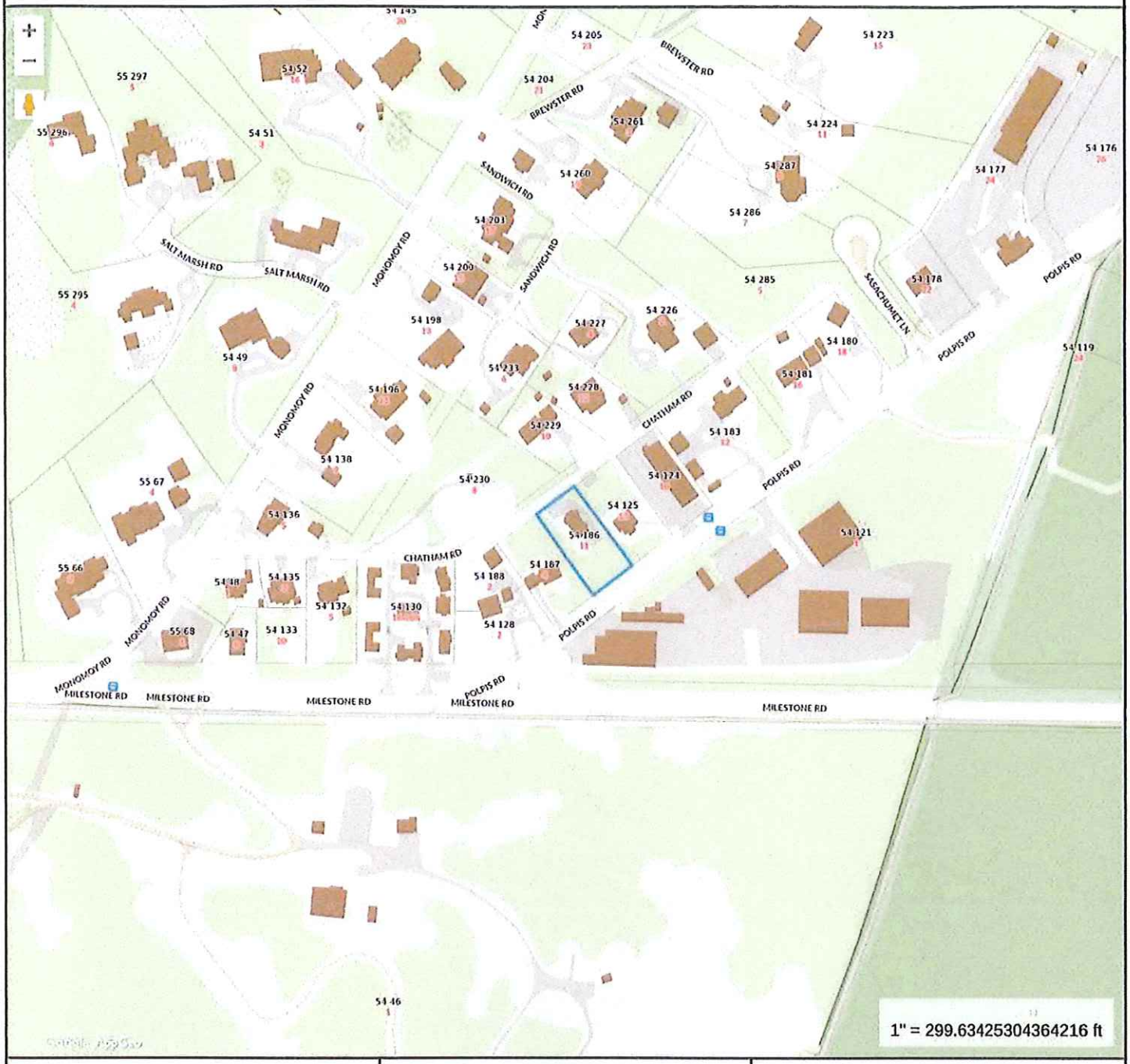
Sidewall WHITE CEDAR NATURAL Clapboard (if applicable) _____ Roof DUAL BLACK ASPHALT
Trim PAINTED NANTUCKET GREY Sash PAINTED NANTUCKET GREY Doors PAINTED NANTUCKET GREY
Deck NATURAL Foundation NATURAL CONC. Fence _____ Shutters _____
GARAGE DOORS NATURAL

* 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

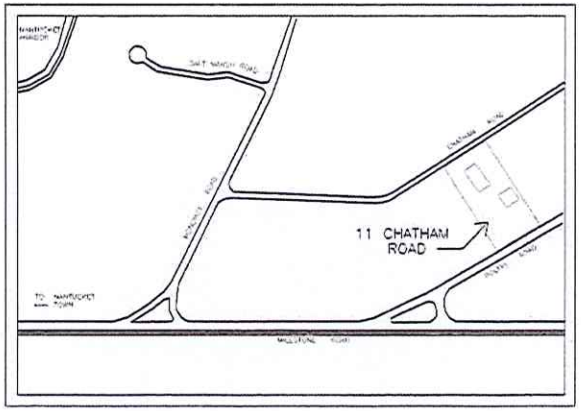
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

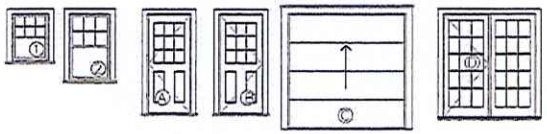
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

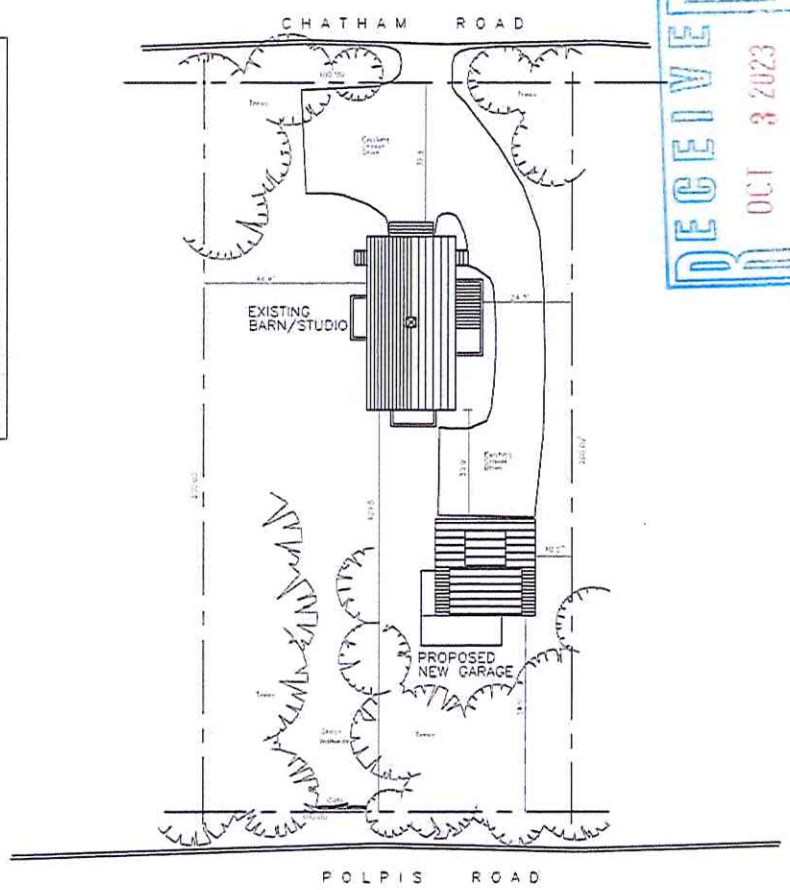
RECEIVED
OCT 3 2023
By



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

RECEIVED
OCT 3 2023
By

APPR[illegible]

HDC 2023-10-9225

With [illegible]ova

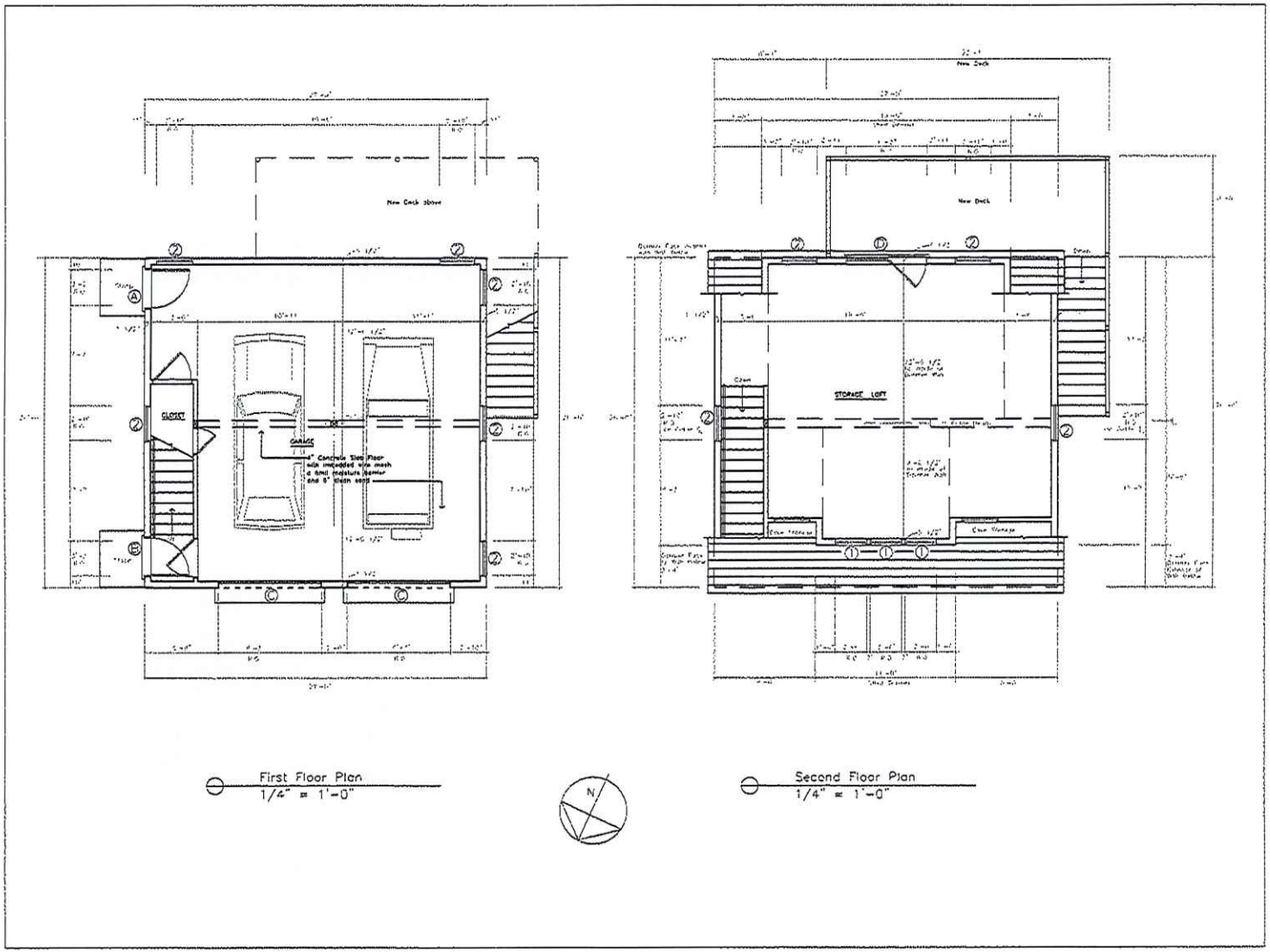
BRUST - New Garage
11 Chatham Road - Nantucket, MA
Site Plan and Locus Map

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

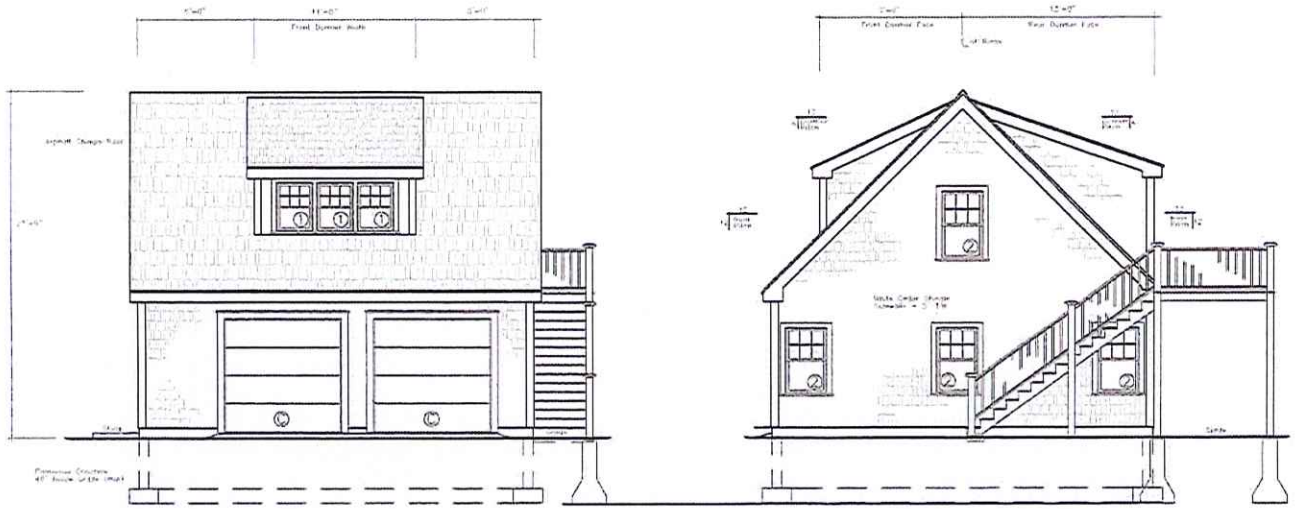
Project Name and Address

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"	

RECEIVED
OCT 3 2023
By



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		

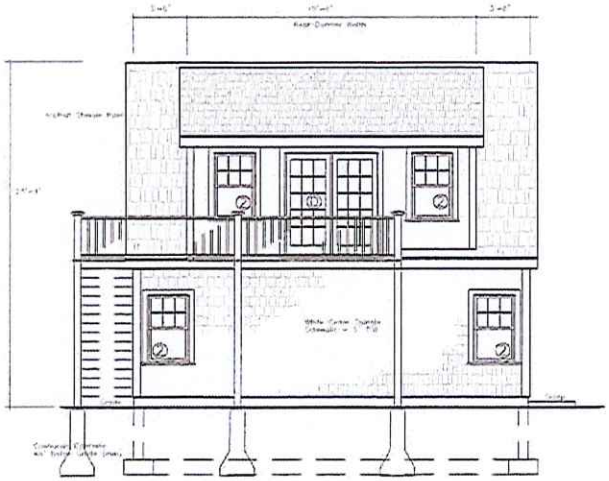
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST GARAGE
North and West Elevations

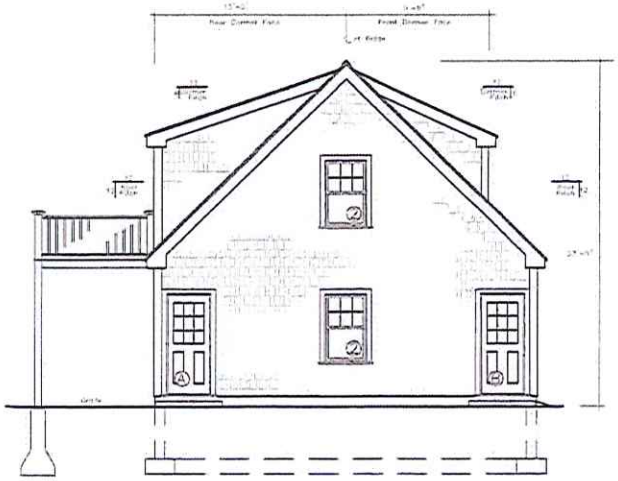
11 Chatham Rd - New Dwelling
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.1
Date: 07/30/2023	
Scale: 1/4"=1'-0"	

RECEIVED
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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

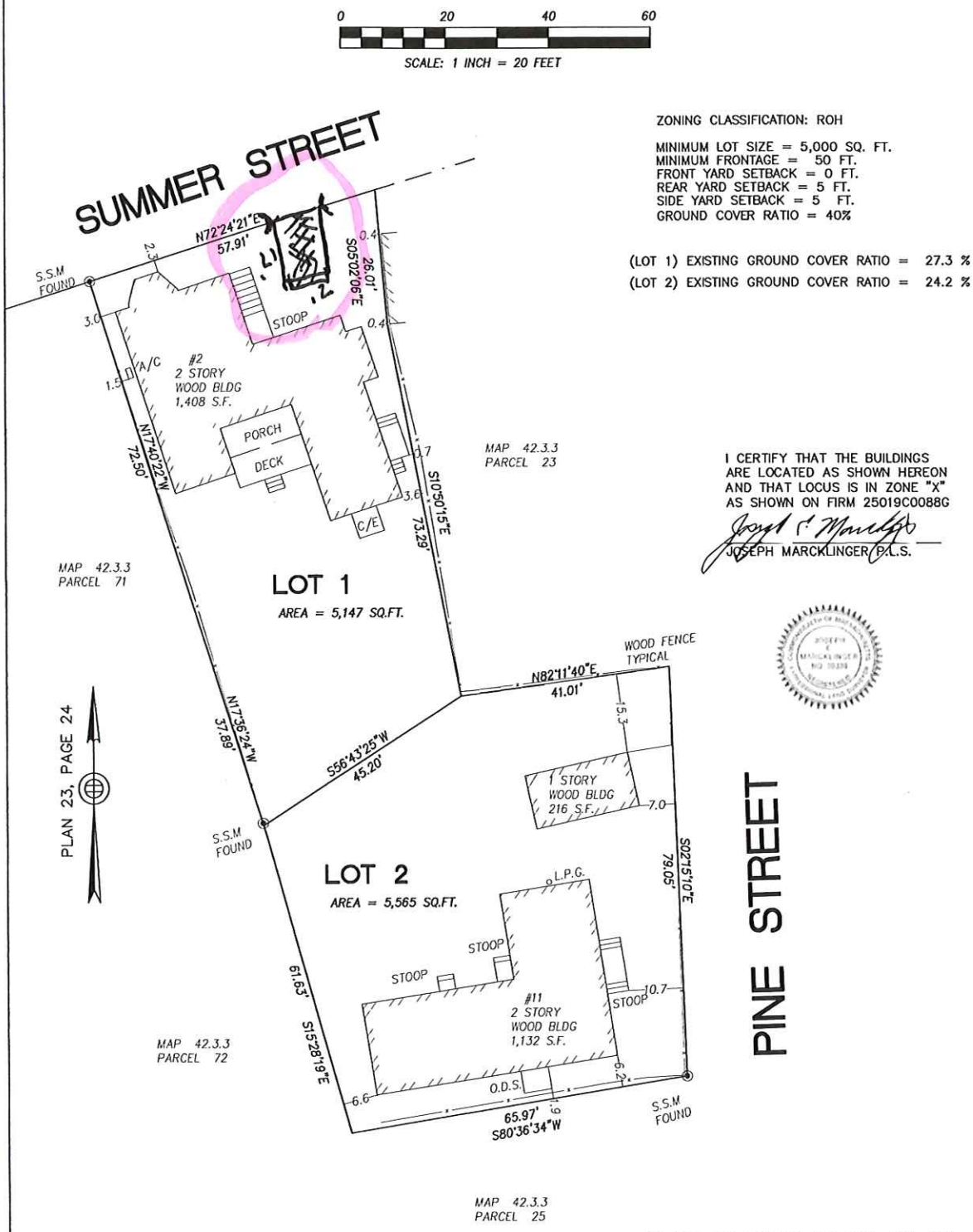
COLORS

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

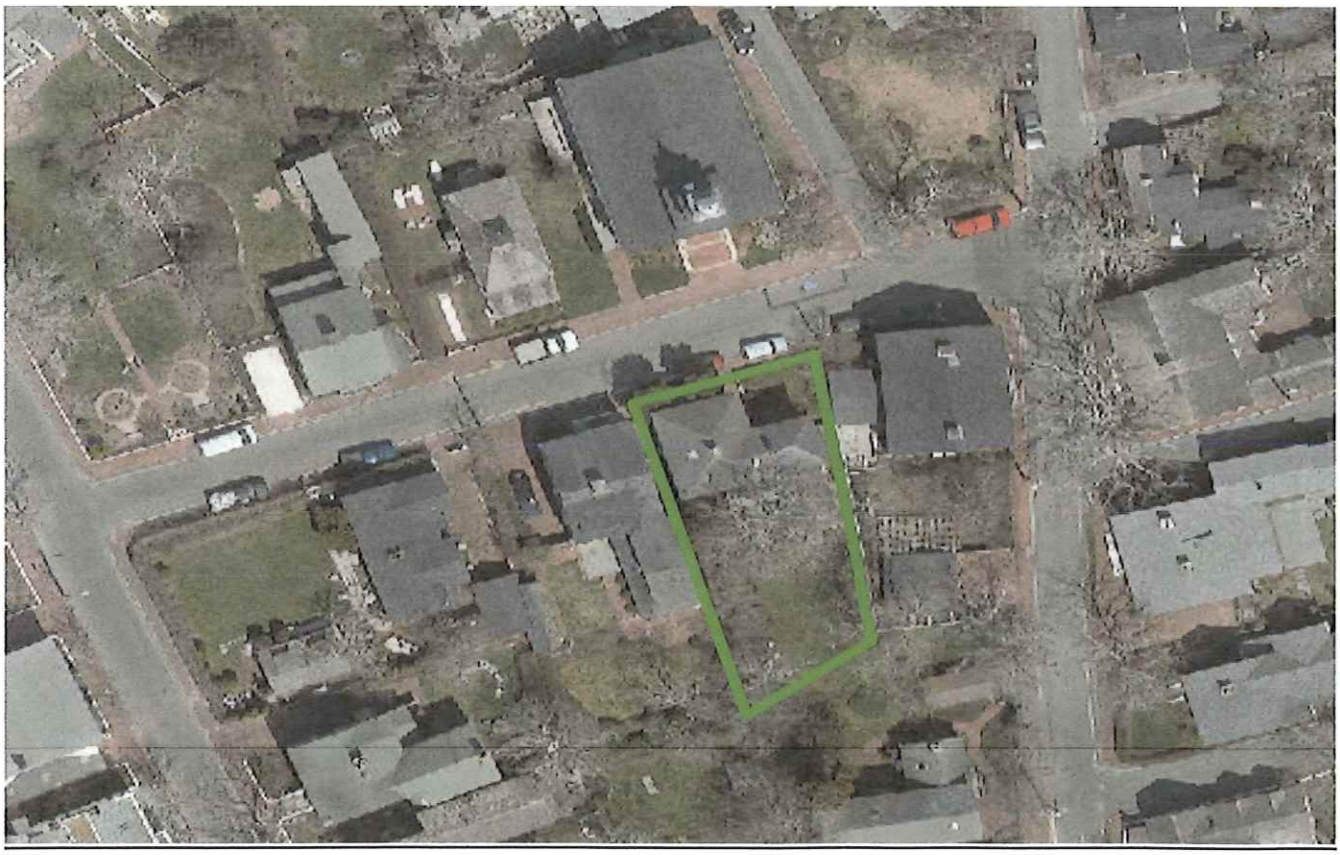
DEED BOOK 1381, PAGE 305 PLAN 23 PAGE 24
ASSESSORS MAP 42.3.2, PARCELS 24 & 24.1

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

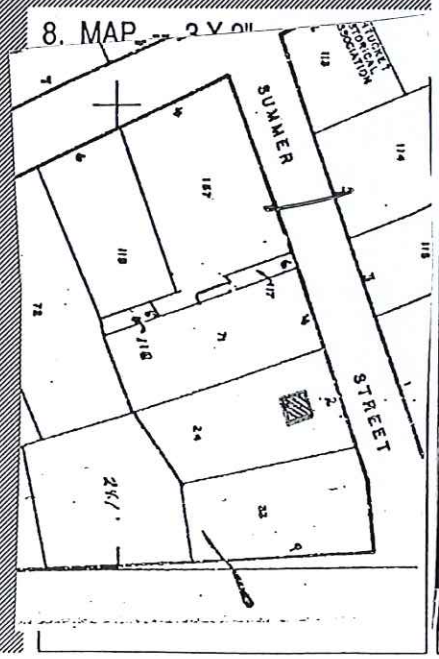
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

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: _____

HDC2025-02-12041

RECEIVED FEB 10 2025

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 288

Street & Number of Proposed Work: 159 Main Street A

Owner of record: 159 Main ACK Realty Trust

Mailing Address: 300 Washington Street
Brookline MA 02445

Contact Phone #: 617-383-6000 E-mail: ballen@boballenlaw.com

AGENT INFORMATION (if applicable)

Name: Kara Driscoll

Mailing Address: 72 Wildwood Street
Winchester MA 01890

Contact Phone #: 617-913-3667 E-mail: Karadriscoll144@gmail

FOR OFFICE USE ONLY

Date application received: 2/13/25 Fee Paid: $ 50 ✓ 89/90

Must be acted on by: 4/19/25

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 outdoor shower, 5'10" x 4'x4'

Size of Structure or Addition: Length: 4' Sq. Footage 1st floor: 16' Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 4' 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 - repurpose fence to 4' along house @ 90° angle
2. South Elevation - [redacted] ADD OUTDOOR SHOWER CEDAR NATURAL
3. West Elevation - cedar fence natural - replace existing. Like kind
4. North Elevation - Like 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 _____ Door Frame _____ Columns/Posts: Round ____ Square ____

(one)

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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.

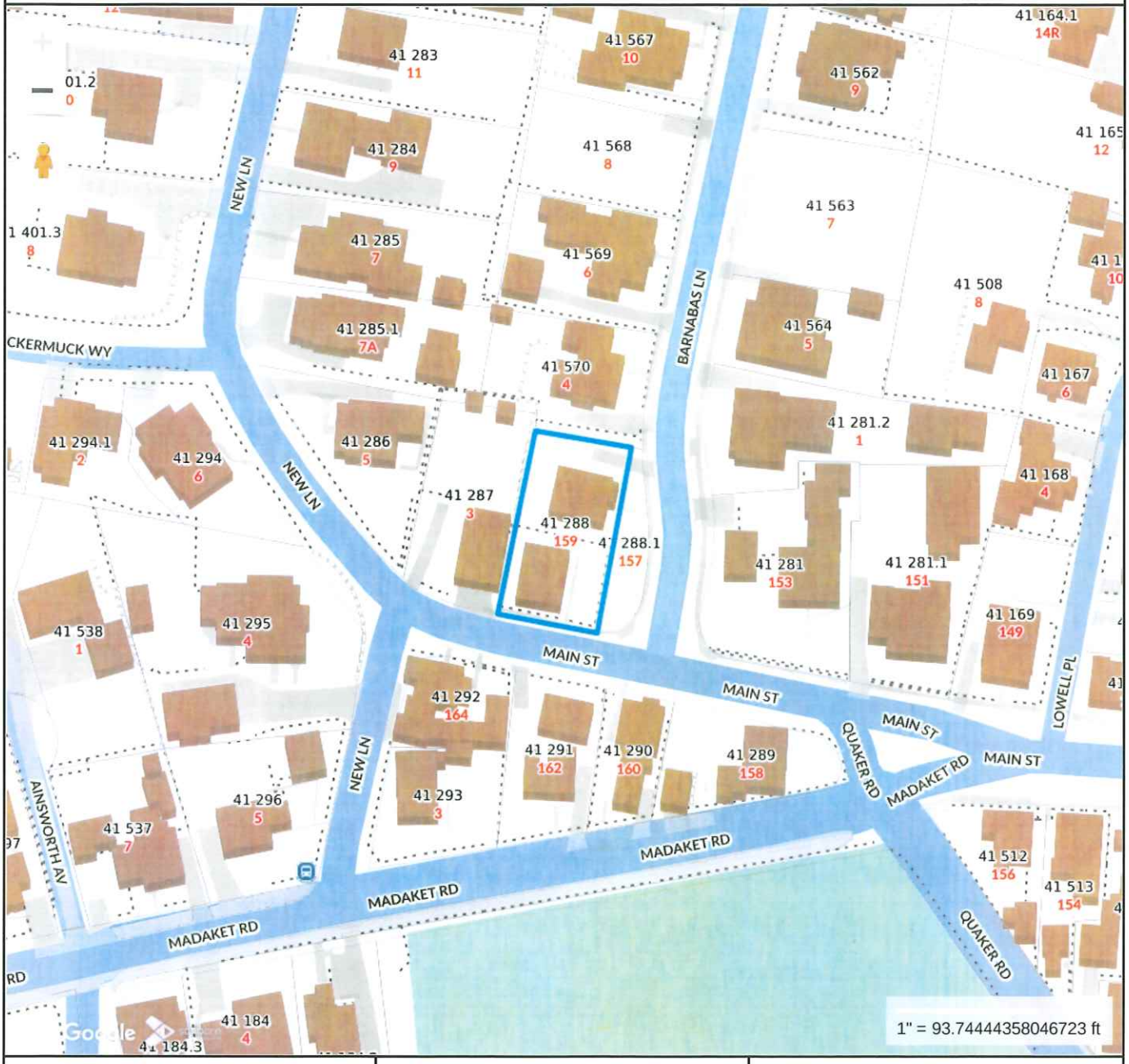
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

Town and County of Nantucket, MA

North

February 5, 2025



Property Information

Property ID	187619
Location	159A MAIN ST
Owner	ALLEN ROBERT L JR TR

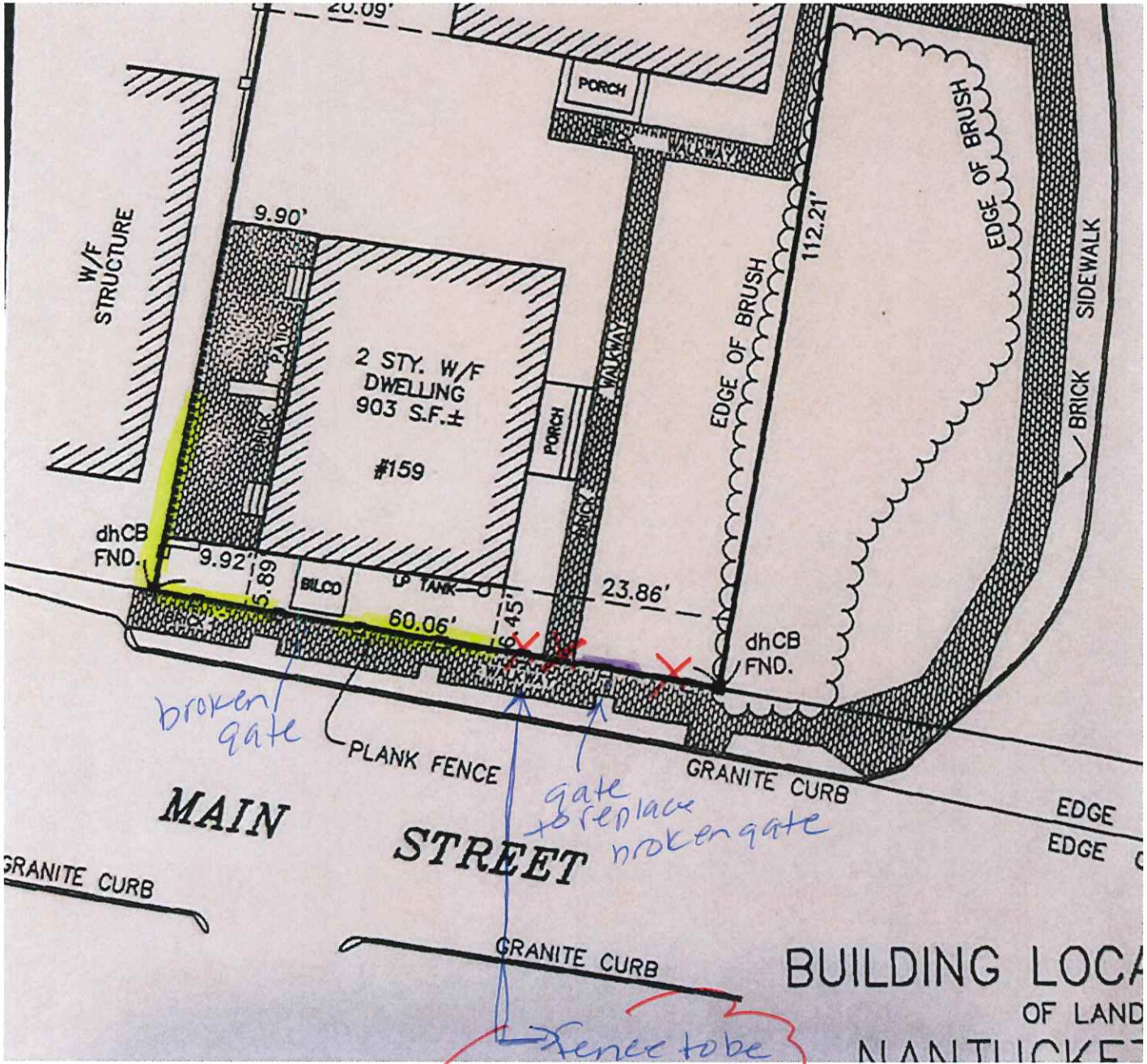
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

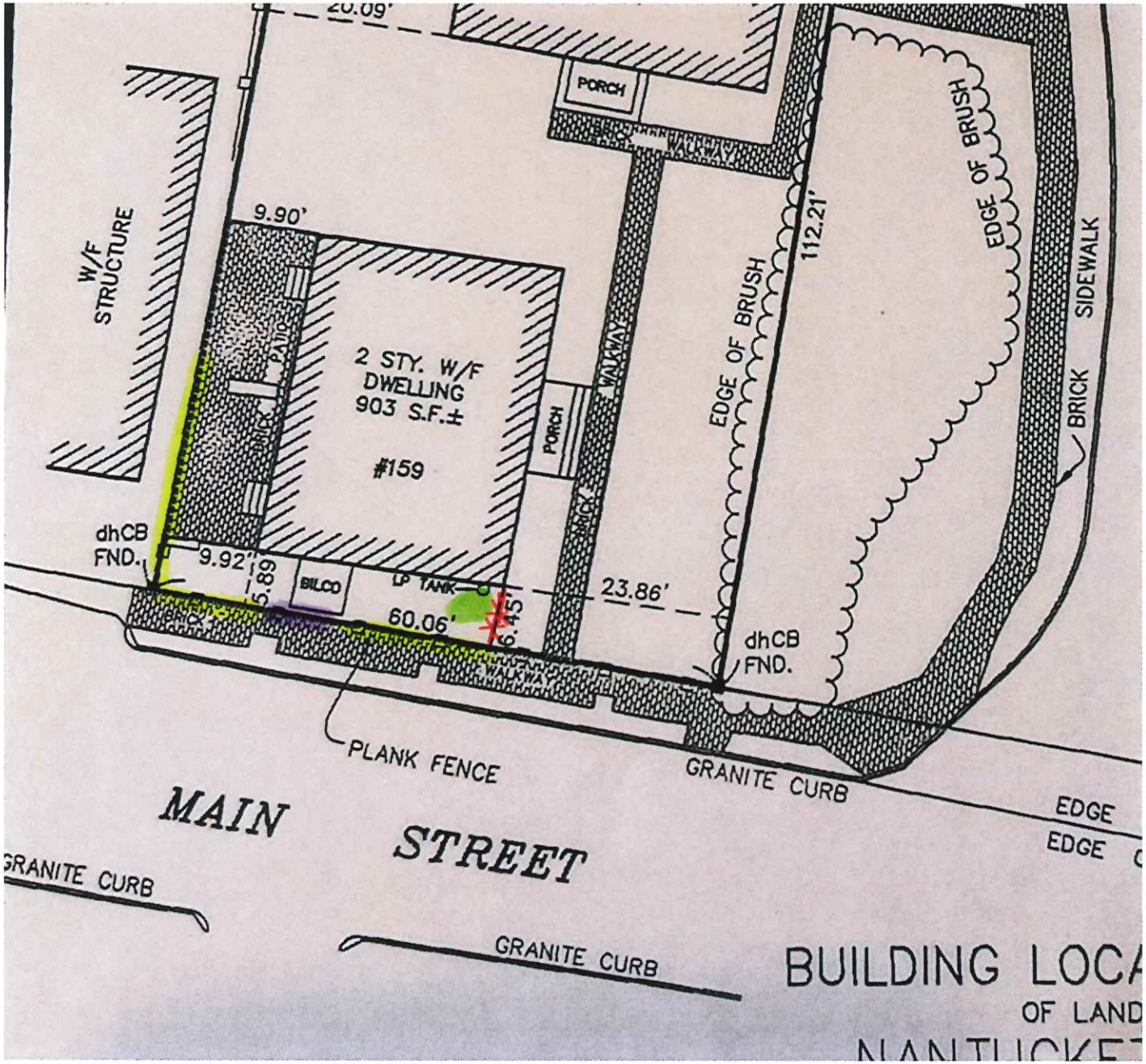
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

existing site plan



RECEIVED
FEB 25 2025
BY

Proposed site plan



RECEIVED
FEB 25 2025
BY

Like kind

gate replaced w/ existing gate

~~**~~ relocated gate - 4'

ODs 7'x4'x4' Board NTW



4' x 4' simple Cedar outdoor shower attached to South Facing exterior wall.

cedar natura | outdoor shower

South Elevation 5'10"
East Elevation 5'10"





159 main Street A outdoor shower to left

front view

existing




proposed
WEST
SOUTH
EAST
XX
X
XX - REPURPOSE TO CORNER OF HOUSE
- REPLACE WITH 5' x 8' SOLID CEDAR PANELS with 1' topper AS SHOWN
X - REMOVE
- REPLACE GATE WITH CEDAR 4' x6' REPURPOSED GATE MARKED WITH


Like Kind Window replacement
Fence replace 159 Main Street A
SW corner.
Like kind fence

Like kind replacement



Window replace

159 Main Street A.

ANDERSEN WINDOWS & DOORS

SOLD BY:

Marine Lumber Company Hyannis
134 Orange St
Nantucket, MA 02554-4018
Fax: 508-325-0901

SOLD TO:

CREATED DATE
10/30/2023

LATEST UPDATE
11/1/2023M

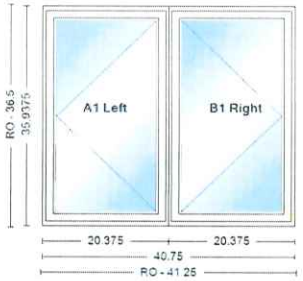
OWNER
Brian King

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
159 MAIN ST (TOWN)	TSV 15125 - TSV 508-685-9603	4895326		743872

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left-Right	None Assigned	$941.24	$941.24

RO Size = 41 1/4" x 36 1/2" **Unit Size = 40 3/4" x 35 15/16"**

Common Frame
CN23, Unit, 400 Series Twin Casement, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1: Left, Unit 2: Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum

Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Twin Casement, CN13 Full Screen Aluminum White PN:1345036
Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Twin Casement, CN13 Full Screen Aluminum White PN:1345036

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.32	NO	A1	10.7980	31.0860	2.33100
B1	0.28	0.32		B1	10.7980	31.0860	2.33100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 74 PARCEL N°. 78

Street & Number of Proposed Work: 8 STONE POST WAY

Owner of record: 16 STONE POST LLC

Mailing Address: PO BOX 7138
GARDEN CITY NY 11530

Contact Phone #: 508 566 4712 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation GATE & DRIVE ENTRANCE
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: 48" ±
Type: _____
Length: 12' ±

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.

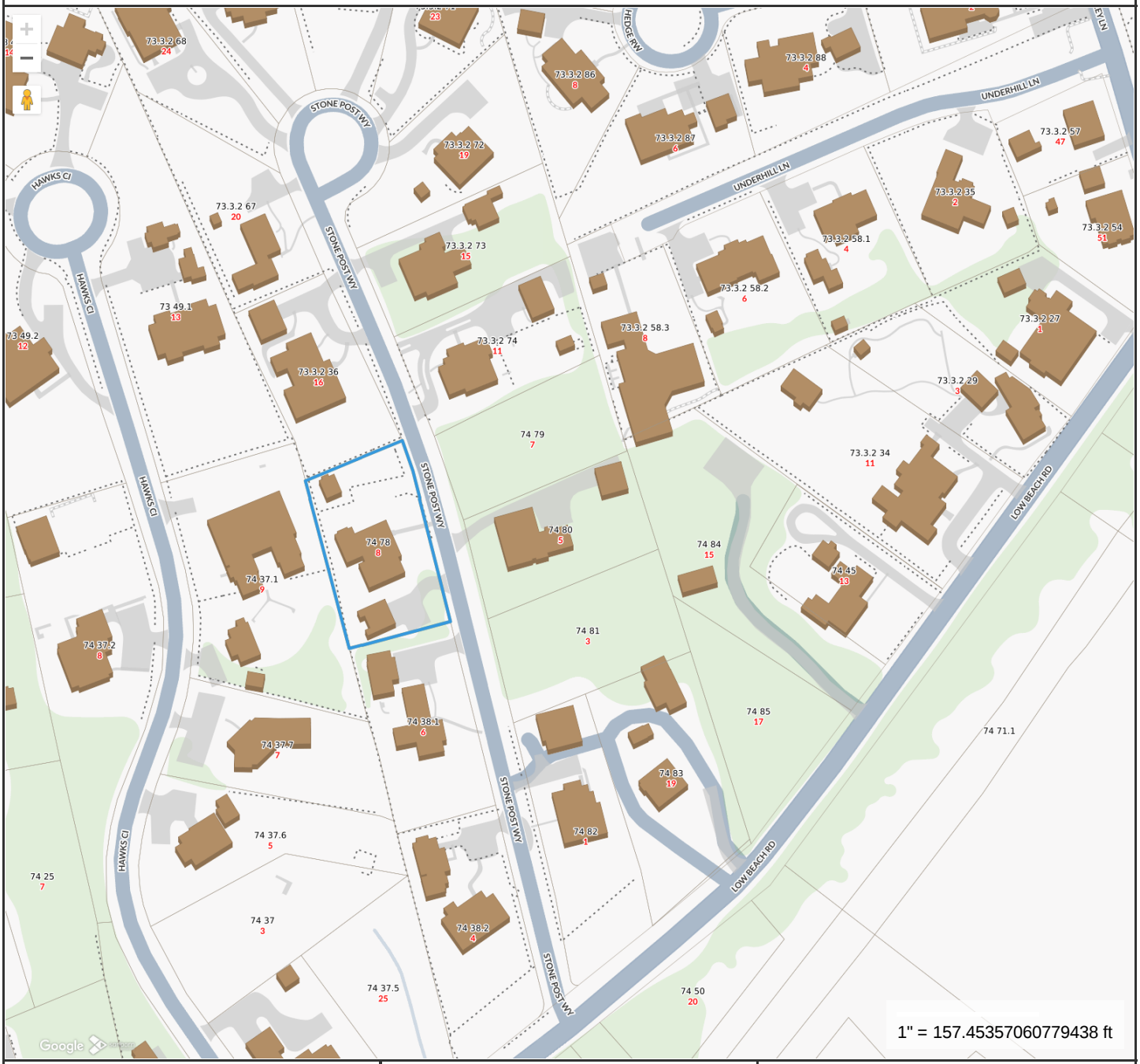
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence WHITE GATE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1-20-2026 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7004
Location	8 STONE POST WY
Owner	16 STONE POST LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
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9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

8 STONE POST WY

Location	8 STONE POST WY	**Mblu**	74/ / 78/ /
Acct#	00007004	**Owner**	16 STONE POST LLC
Assessment	$6,341,400	**PID**	7004
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$4,426,700	$1,914,700	$6,341,400

Owner of Record

Owner	16 STONE POST LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	PO BOX 7138 GARDEN CITY, NY 11530	**Book & Page**	1645/318
		Sale Date	05/14/2018
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
16 STONE POST LLC	$0		1645/318	99	05/14/2018
GLIDDEN RICHARD J TR	$5,000,000		1645/273	1O	05/11/2018
PALUMBO THEODORE ETAL	$2,500,000		1047/203	00	10/31/2006
CAFRITZ JANE R	$0		0653/049	99	02/29/2000
CAFRITZ ROBERT C & JANE R	$387,500		0456/017	7N	09/30/1994

Building Information

Building 1 : Section 1

Year Built:	2018
Living Area:	3,689
Replacement Cost:	$4,013,961
Building Percent Good:	93
Replacement Cost Less Depreciation:	$3,733,000

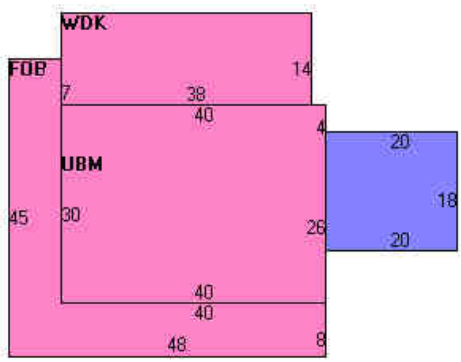
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	3
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//\0024\8%20stone_24385.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7004_8078.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,716	1,716
FBM	Basement, Finished	1,696	1,187
TQS	Three Quarter Story	1,048	786
FOP	Porch, Open, Finished	1,044	0
WDK	Deck, Wood	596	0
		6,100	3,689

Building 2 : Section 1

Year Built:	2018
Living Area:	410
Replacement Cost:	$592,083
Building Percent Good:	99
Replacement Cost Less Depreciation:	$586,200

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0024\8%20stone2_24389.JPG)

Building Layout

Building Layout (https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7004_118322.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	546	410
CAN	Canopy	130	0
FGR	Garage, Finished	676	0
WDK	Deck, Wood	56	0
		1,408	410

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	FIREPLACE	0.00 UNITS	$0	1

Land

Land Use

Land Line Valuation

Use Code	109R	**Size (Acres)**	0.46
Description	MULTI NO 2ND DWG	**Frontage**	0
Zone	SR20	**Depth**	0
Neighborhood	775	**Assessed Value**	$1,914,700
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
BTH2	W/PLUMBING			108.00 S.F.	$14,100	1
SPL3	GUNITE			600.00 S.F.	$59,900	1
PAT2	PATIO-GOOD			1652.00 S.F.	$33,500	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$4,426,700	$1,914,700	$6,341,400
2024	$4,211,600	$1,791,200	$6,002,800
2023	$3,459,500	$1,588,000	$5,047,500
2022	$2,992,200	$1,078,300	$4,070,500
2021	$3,049,900	$1,176,300	$4,226,200

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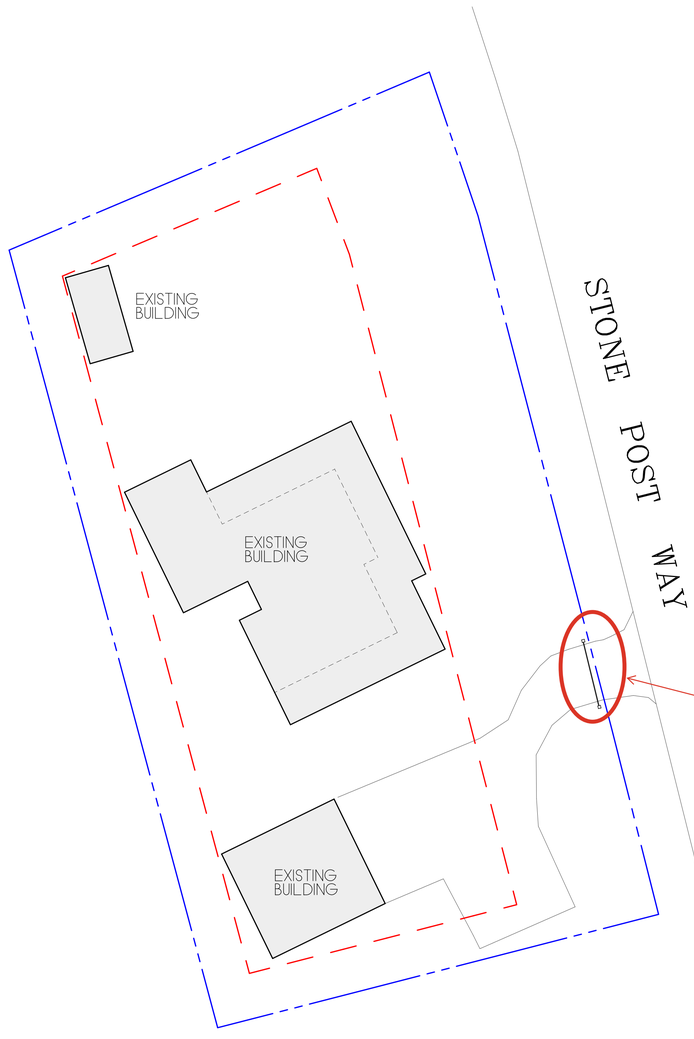
8

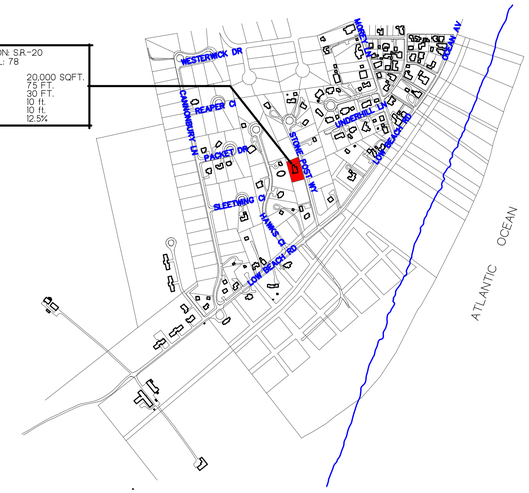

LOOK OF PROPOSED GATE

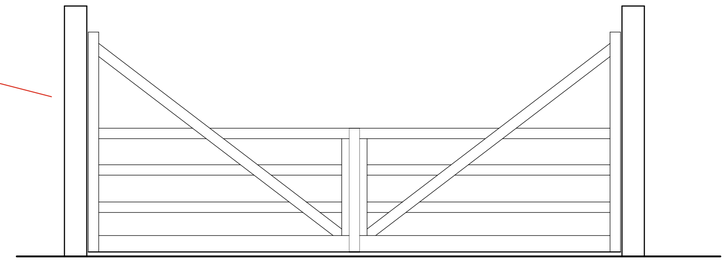


H.D.C. SITE PLAN
SCALE: 1/16"=1'-0"

ZONING CLASSIFICATION: SR-20
MAP: 74 PARCEL: 78

MIN. AREA:	20,000 SQFT.
MIN. FRONTAGE:	75 FT.
FRONT YARD S.B.:	30 FT.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





GATE
SCALE: 1/2"=1'-0"

REVISIONS:
2/6/2025: 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.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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© Ethan McMorrow Design & Associates Inc.

16 STONE POST LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1262
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethand7@comcast.net

MAP: 74 PARCEL: 78
H.D.C. SITE PLAN ONLY
ADDRESS: 8 STONE POST WAY NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: AS NOTED

SHEET NO.
S 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°: 73.3.2 PARCEL N°. 36

Street & Number of Proposed Work: 16 STONE POST WAY

Owner of record: 16 STONE POST LLC

Mailing Address: PO BOX 7138
GARDEN CITY NY 11530

Contact Phone #: 508 566 4712 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation GATE @ DRIVE ENTRANCE
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

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Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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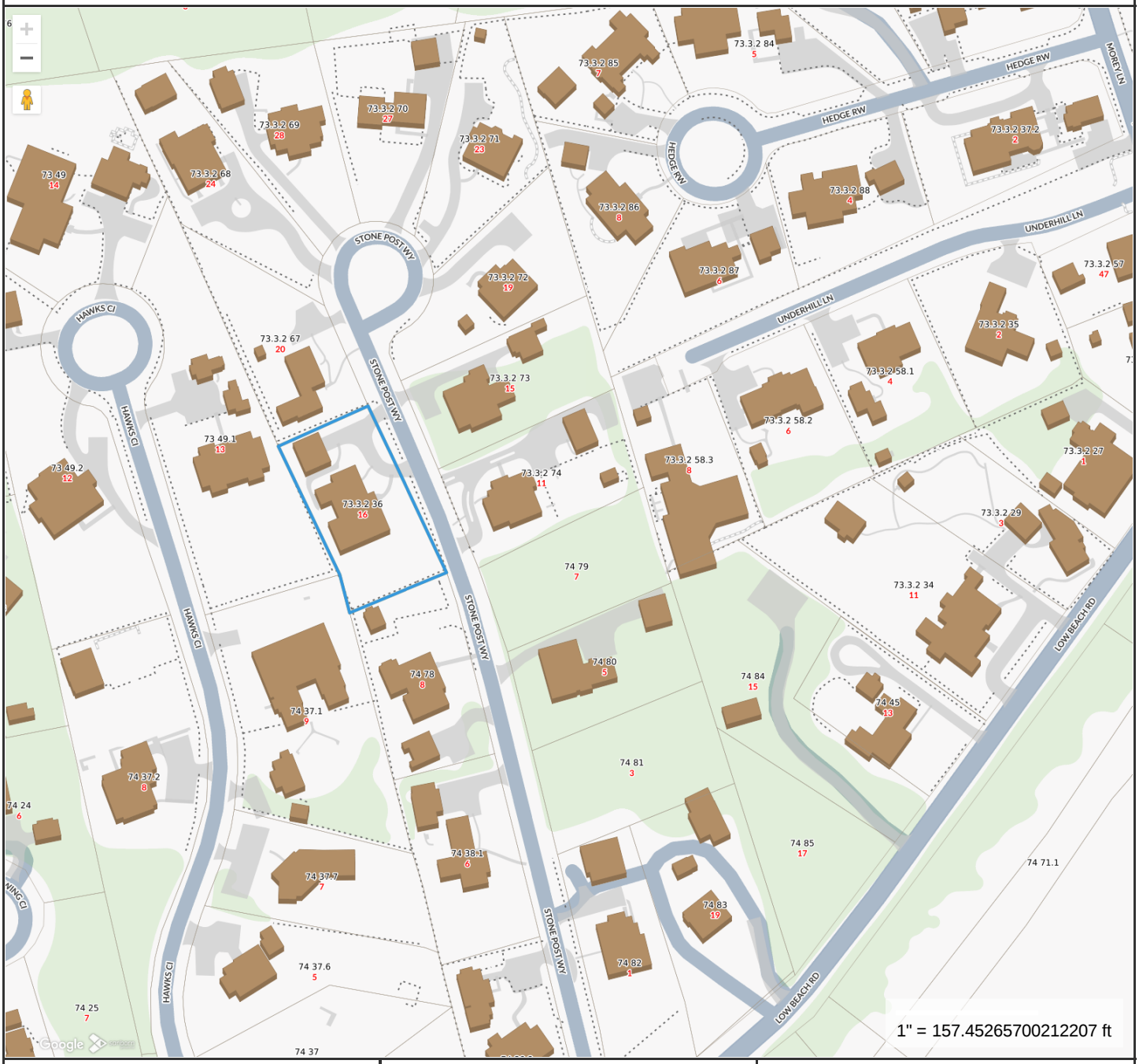

Property Information

Property ID	12129
Location	16 STONE POST WY
Owner	16 STONE POST LLC

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9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

16 STONE POST WY

Location	16 STONE POST WY	**Mblu**	7332/ / 36/ /
Acct#	00012129	**Owner**	16 STONE POST LLC
Assessment	$6,259,500	**PID**	12129
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$4,345,200	$1,914,300	$6,259,500

Owner of Record

Owner	16 STONE POST LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	PO BOX 7138 GARDEN CITY, NY 11530	**Book & Page**	01614/0171
		Sale Date	10/17/2017
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
16 STONE POST LLC	$0		01614/0171	99	10/17/2017
BISHOP FAMILY LP	$0		01389/0154	99	06/12/2013
BISHOP WILLIAM W	$0		01327/0274	99	05/17/2012
BISHOP FAMILY LP	$0		01038/0268	99	09/01/2006
BISHOP WILLIAM W	$0		00768/0235	99	08/02/2002

Building Information

Building 1 : Section 1

Year Built:	2000
Living Area:	4,272
Replacement Cost:	$3,993,890
Building Percent Good:	94
Replacement Cost Less Depreciation:	$3,754,300

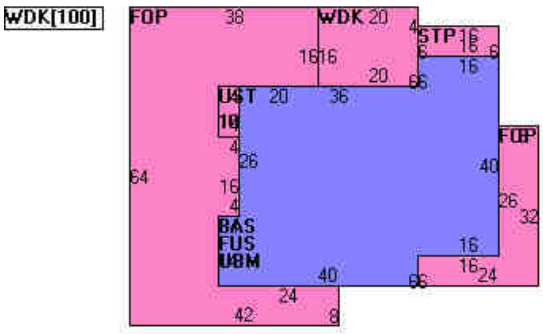
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	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	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\22\35.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12129_13903.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,136	2,136
FUS	Upper Story, Finished	2,136	2,136
FOP	Porch, Open, Finished	2,080	0
STP	Stoop	96	0
UBM	Basement, Unfinished	2,136	0
UST	Utility, Storage, Unfinished	40	0
WDK	Deck, Wood	516	0
		9,140	4,272

Building 2 : Section 1

Year Built:	2002
Living Area:	644
Replacement Cost:	$631,204
Building Percent Good:	91

Replacement Cost
Less Depreciation: $574,400

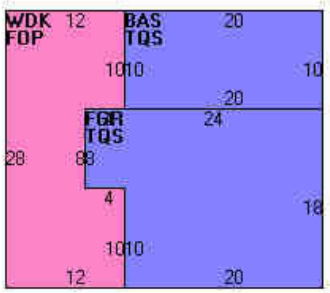
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\22\36.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12129_114661.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	592	444
BAS	First Floor	200	200
FGR	Garage, Finished	392	0
FOP	Porch, Open, Finished	304	0
WDK	Deck, Wood	304	0
		1,792	644

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	1090
Description	MULTI HSES M01
Zone	SR20
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	$1,914,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			336.00 S.F.	$3,900	2

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$4,345,200	$1,914,300	$6,259,500
2024	$4,323,300	$1,790,800	$6,114,100
2023	$3,296,300	$1,587,600	$4,883,900
2022	$2,580,800	$1,078,000	$3,658,800
2021	$2,612,700	$1,176,000	$3,788,700

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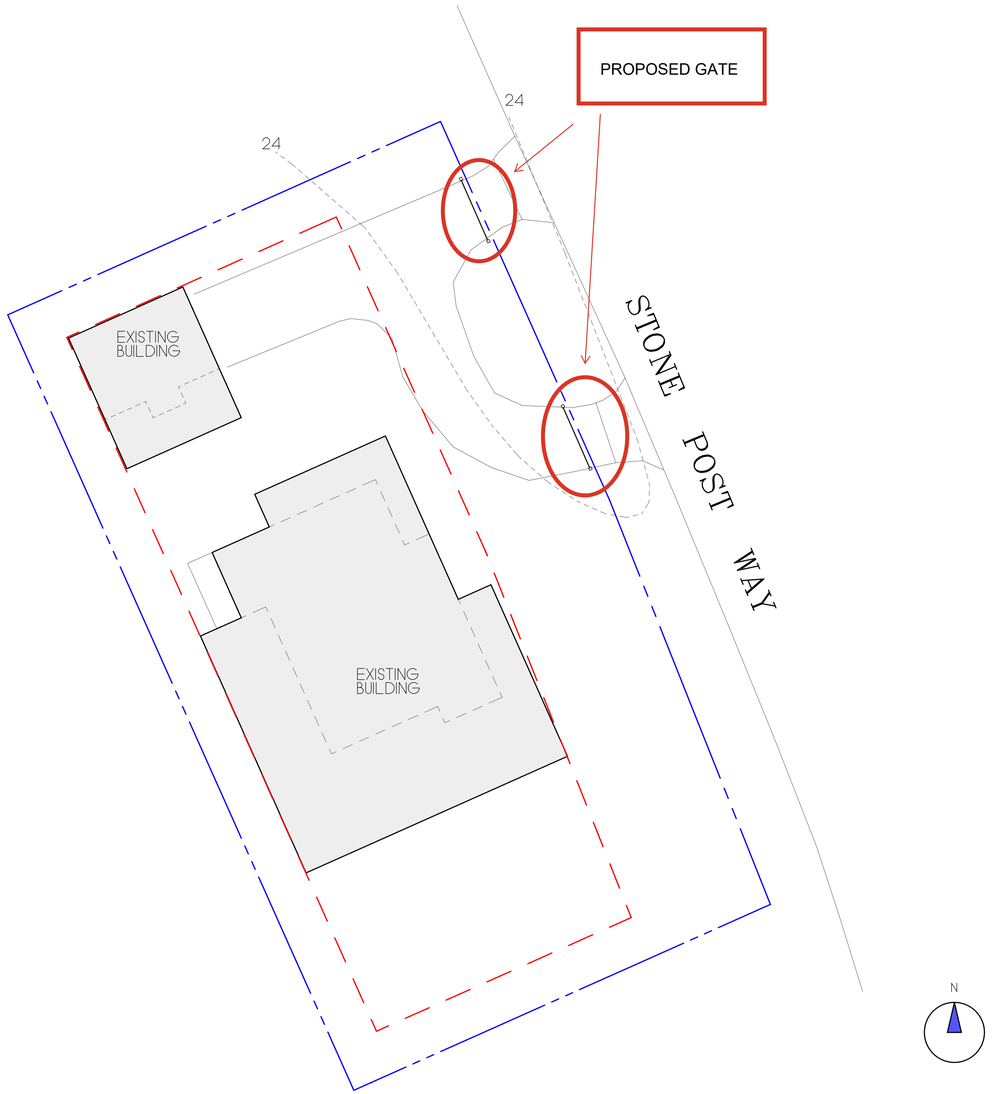
16



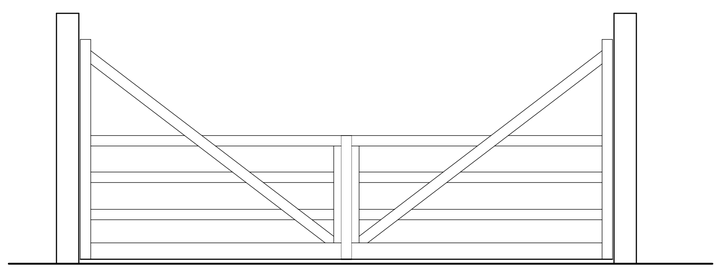


H.D.C. SITE PLAN
SCALE: 1/16"=1'-0"

ZONING CLASSIFICATION: S.R-20
MAP: 73.3.2 PARCEL: 36

MIN. AREA:	20,000 SQFT.
MIN. FRONTAGE:	75 FT.
FRONT YARD S.B.:	30 FT.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





GATE
SCALE: 1/2"=1'-0"

REVISIONS:
2/6/2025: 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.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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© Ethan McMorrow Design & Associates Inc.

16 STONE POST LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.3.2 PARCEL: 36
H.D.C. SITE PLAN ONLY
ADDRESS: 16 STONE POST WAY NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: AS NOTED

SHEET NO.
S 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 MIROSLAVA AHERN

AS AGENT FOR KALIN RACHEN LYNN TR

STREET ADDRESS 11 PINE ST

MAP/PARCEL 42.3.3 / 24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/20/2025

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.

MIROSLAVA AHERN 2/20/2025

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°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE ST

Owner of record: KALIN RACHEL LYNN TR

Mailing Address: C/O BASS, DOHERTY & FINKS, PC,
BOSTON, MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: PATIO: 240 SF ☐ 1st floor ☐ 2nd floor
Size: DECK: 220 SF ☐ 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:

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 BRICK (TME) Walkways BRICK (TME) & BLUESTONE Walls _____

* Note: Complete door and window schedules are required. PATIO: PEASTONE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. GATE: NTW (TME)

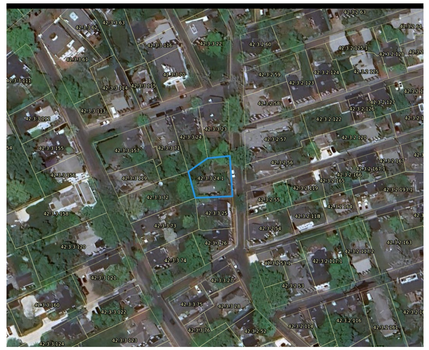
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2-20-2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 42.3.3 / 24.1



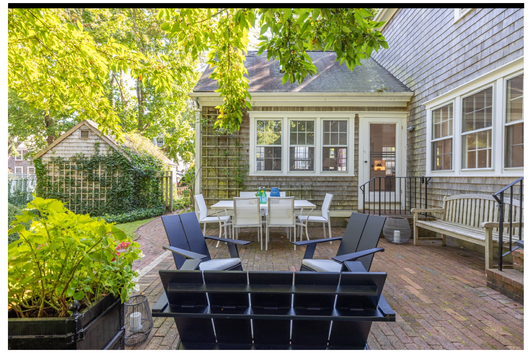
AERIAL MAP: 42.3.3 / 24.1



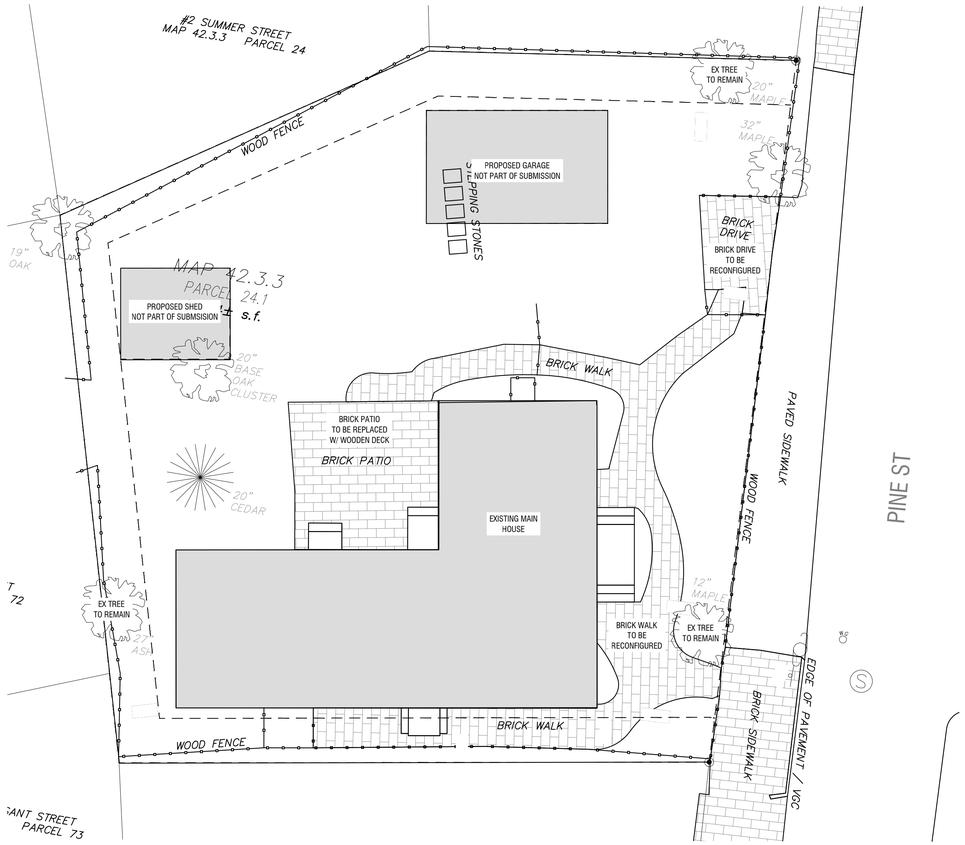
VIEW #1: EXISTING STRUCTURES - VIEW FROM PINE ST



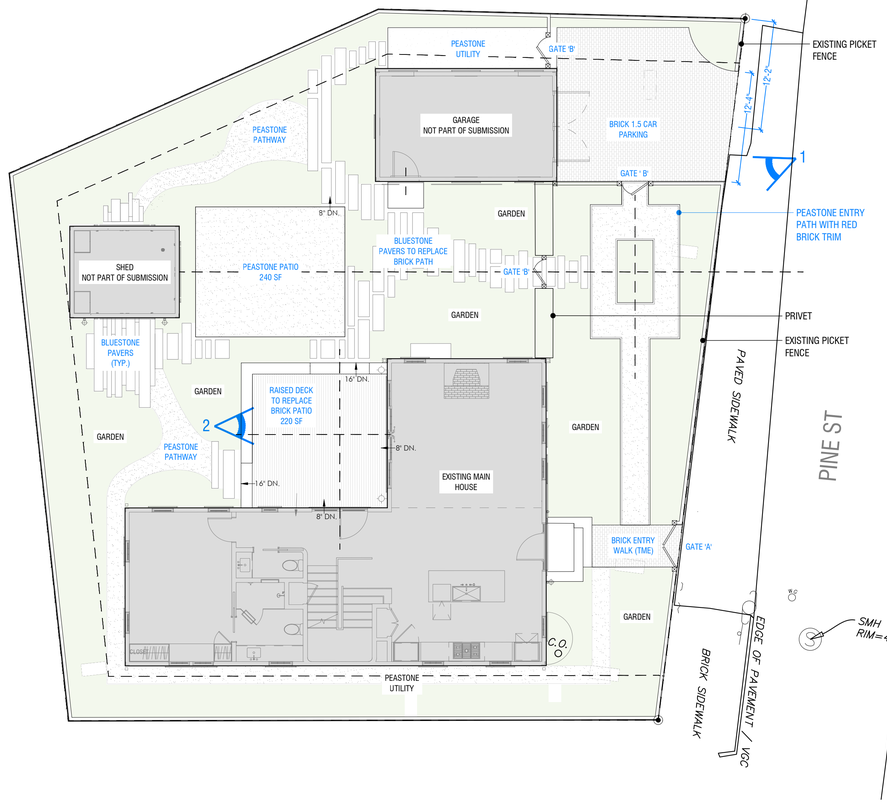
VIEW #2: EXISTING BRICK PATIO TO BE REPLACED W/ DECKING



SITE PLAN: EXISTING CONDITIONS



SITE PLAN: PROPOSED HARDSCAPE



LANDSCAPE ELEMENTS

PEASTONE PATH & BRICK TRIM



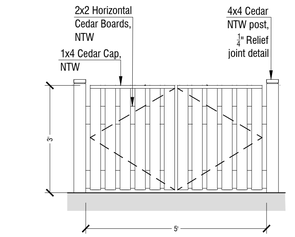
BLUESTONE PAVERS (TO REPLACE EXISTING BRICK)



BRICK PARKING (TME)



GATE DETAILS



1 TYP. GATE 'A': Elevation
Scale:1/2" = 1'-0"

2 TYP. GATE ' B': Elevation
Scale:1/2" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

11P

11 PINE ST, NANTUCKET, MA

OWNER

KALIN RACHEL LYNN TR
C/O BASS, DOHERTY & FINKS, PC, BOSTON, MA 02135

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

PROPERTY INFO

ZONE:	ROH
MAP / PARCEL:	42.3.3 / 24.1
LOT SIZE:	.13 AC
MIN. LOT SIZE:	40,000 FT
FRONTAGE:	50 FT
FRONT SETBACK:	0 FT
SIDE SETBACK:	5 FT
GROUND COVER:	40% MAX

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION COVER

NOTES

DRAWING INFO

DATE	FEBRUARY 20, 2025
SCALE	1/8" = 1' - 0"
DRAWN BY	JH

ISSUES

HDC.01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CARLY Ambrose

AS AGENT FOR _____

STREET ADDRESS 7 Second way, Nantucket MA 02554

MAP/PARCEL Map 55 parcel 97

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

Date 2/10/25

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°: 55 PARCEL N°. 97

Street & Number of Proposed Work: 7 second way

Owner of record: Michael Baker + Carly Ambrose

Mailing Address: PO Box 2081
Nantucket MA 02584

Contact Phone #: 508-332-0257 E-mail: crlyambrose@yahoo.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

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 Move House to left side of property

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 8"/24" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof 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 _____

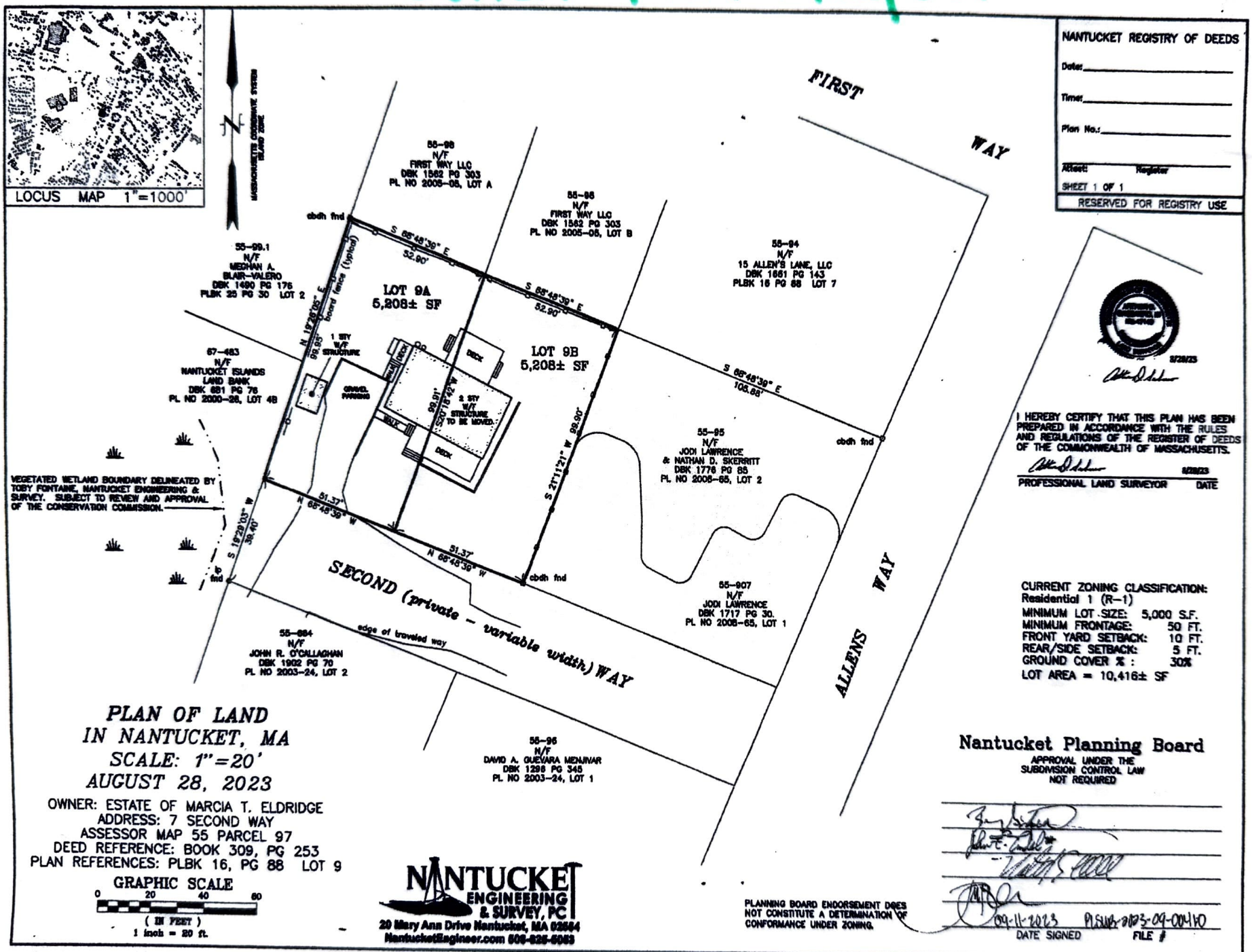
Deck _____ Foundation _____ Fence _____ Shutters _____

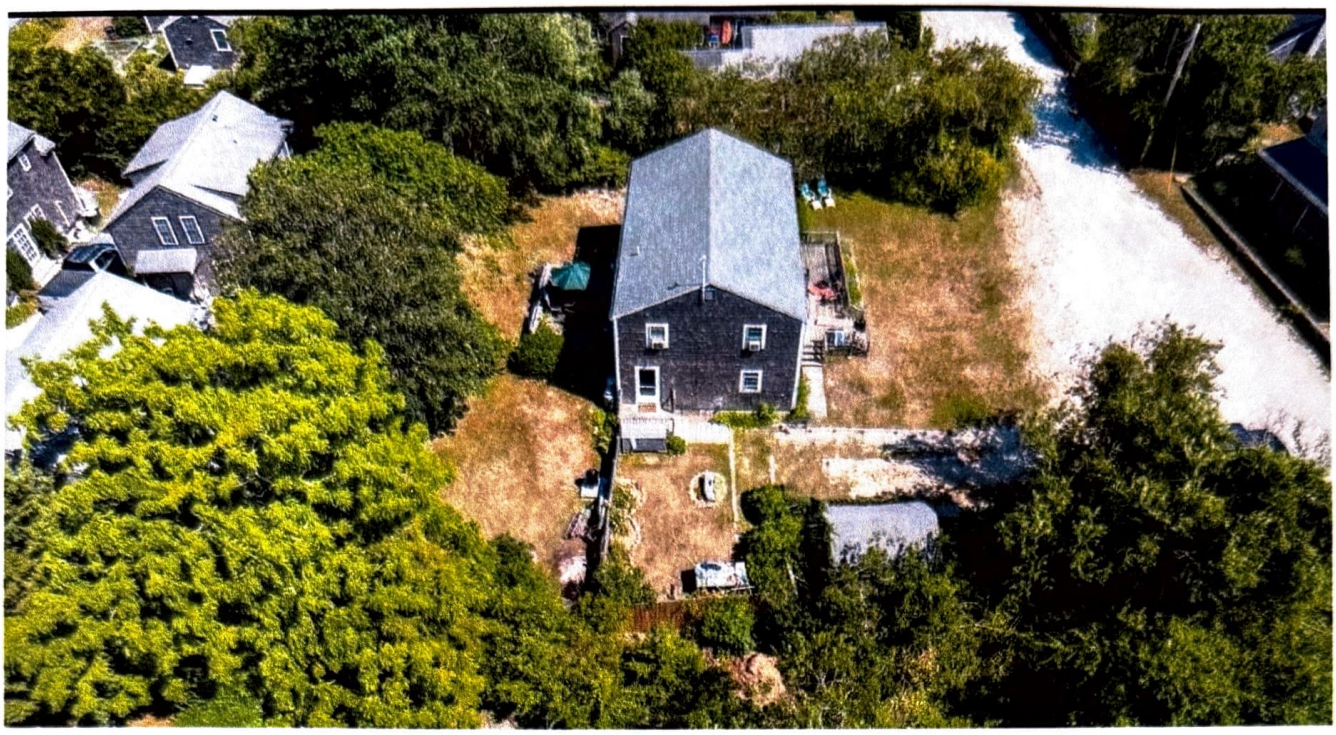
* Attach manufacturer's color samples if color is not from HDC approval list.

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

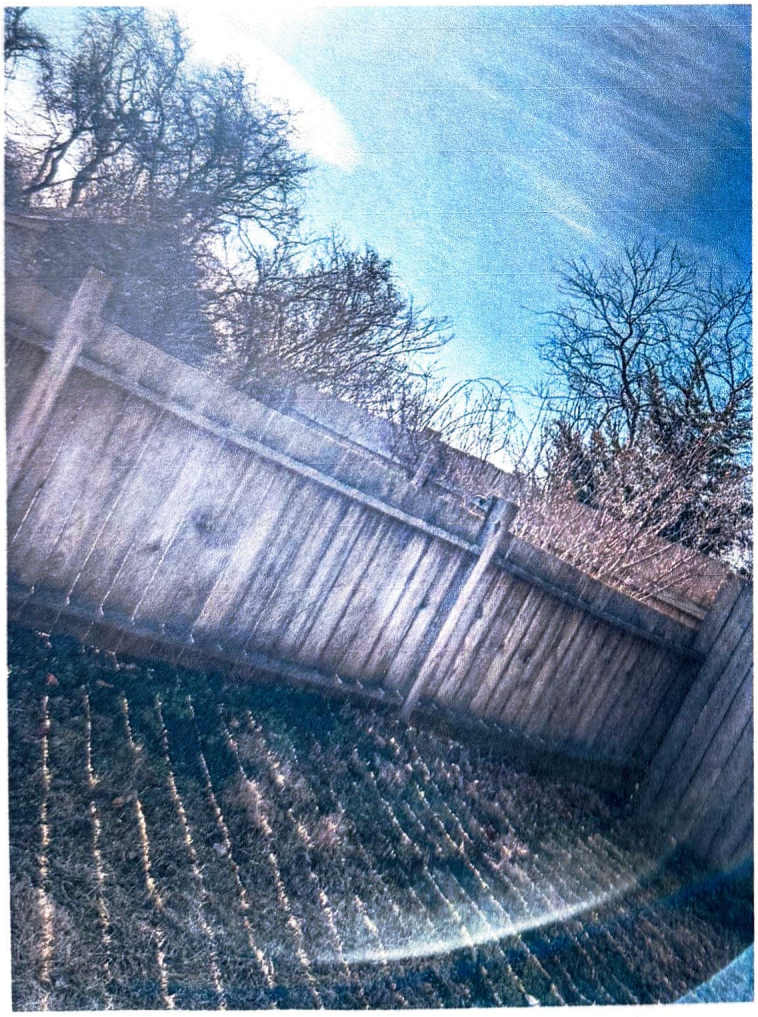
Current Plot + layout

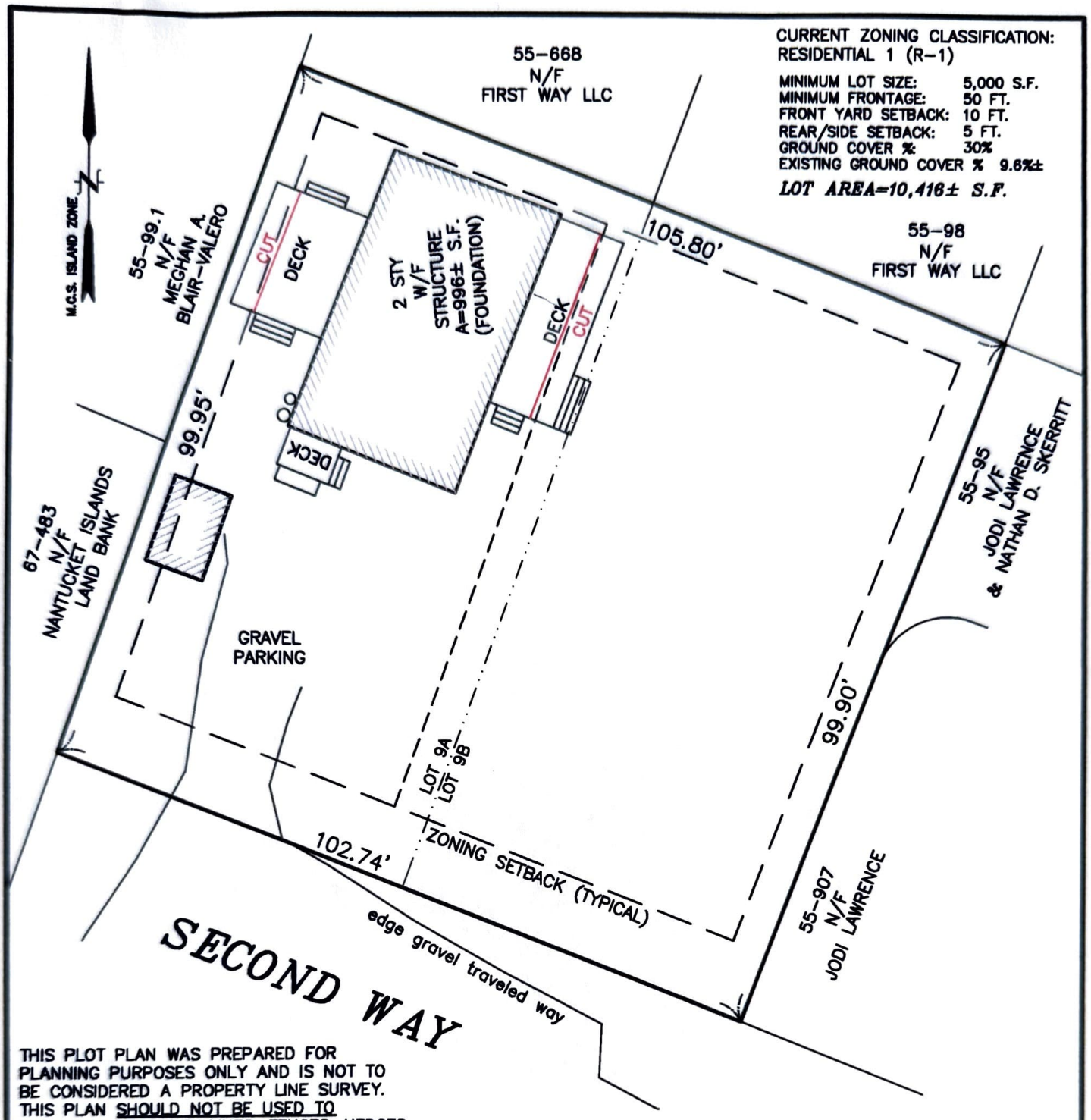












THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

GRAPHIC SCALE

0 20 40

(IN FEET)

1 inch = 20 ft.

CONCEPT PLAN

FEBRUARY 17, 2024

SCALE: 1"=20'

PROPERTY INFORMATION:

OWNER: MICHAEL BAKER & CARLY AMBROSE
ADDRESS: 7 SECOND WAY
ASSESSOR MAP 55 PARCEL 97
DEED BOOK: 1961, PAGE: 147
PLAN BOOK: 16, PAGE: 88, LOT 9
PLAN 2023-46, LOTS 9A & 9B

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5063

Proposed Sewer Connection Plan

ALL WORK TO BE DONE IN CONFORMANCE WITH TOWN OF NANTUCKET REGULATIONS.

NO CHANGES ARE ALLOWED WITHOUT WRITTEN PERMISSION OF THE DESIGN ENGINEER.

WORK TO BE INSPECTED BY THE NANTUCKET SEWER DEPT. AND DESIGN ENGINEER PRIOR TO BACKFILLING.

ELEVATIONS SHOWN REFER TO NAVD88.

PROPERTY INFORMATION

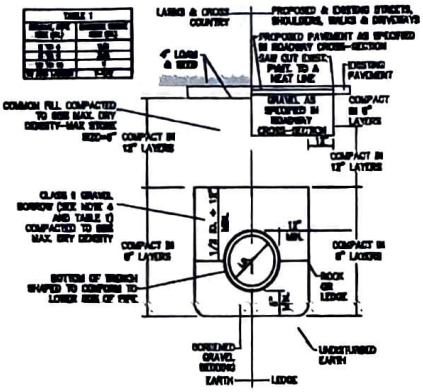
OWNER: MICHAEL BAKER & CARLY AMBROSE
ADDRESS: 7 SECOND WAY
ASSESSOR MAP 55 PARCEL 97
DEED BK: 1961, PAGE: 147
PLAN 2023-46, LOT 9A
LOT AREA = 5,208± S.F.

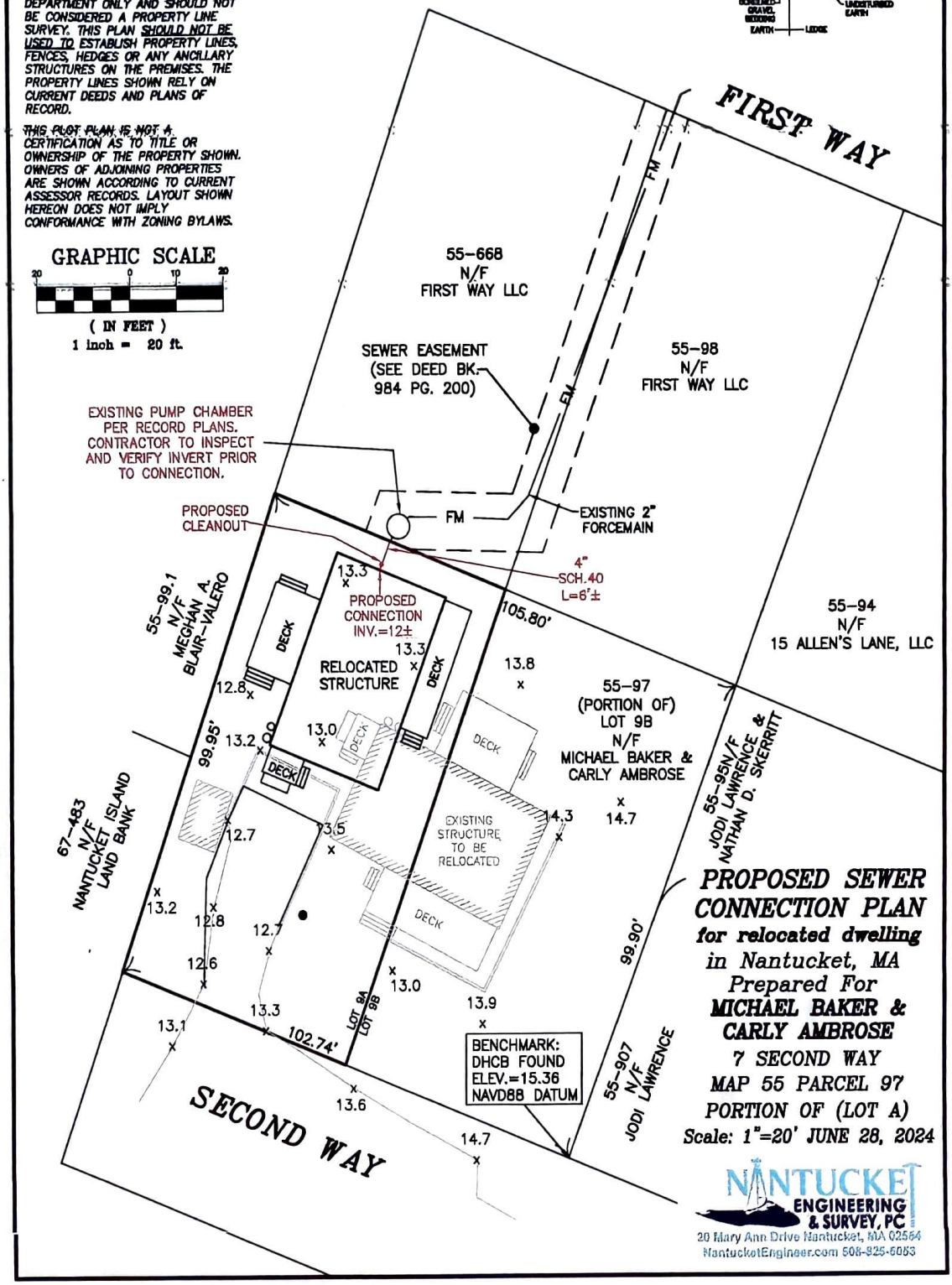
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET SEWER DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS 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. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

TYPICAL PLASTIC PIPE TRENCH DETAIL





PROPOSED SEWER CONNECTION PLAN

for relocated dwelling

in Nantucket, MA

Prepared For

MICHAEL BAKER & CARLY AMBROSE

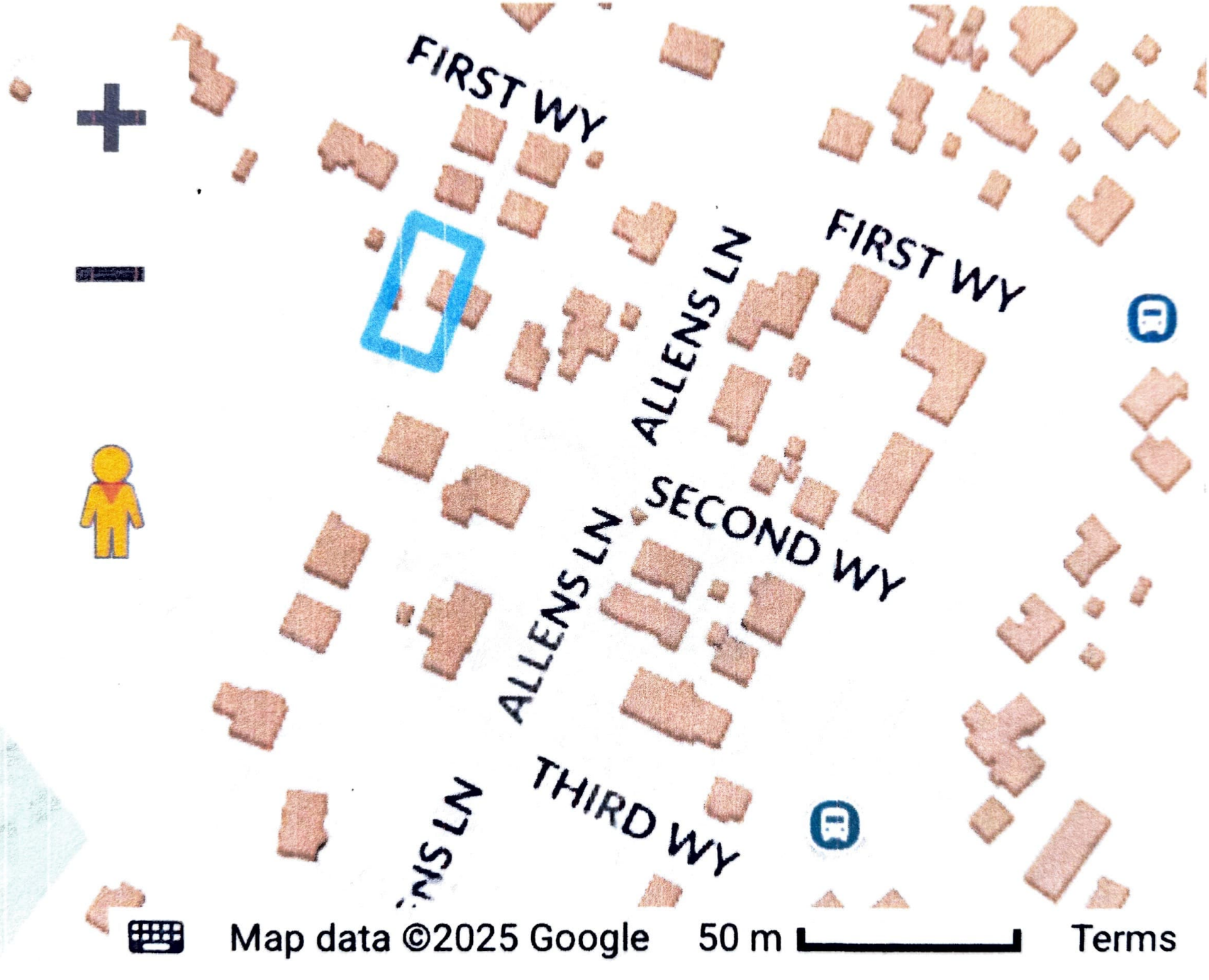
7 SECOND WAY

MAP 55 PARCEL 97

PORTION OF (LOT A)

Scale: 1"=20' JUNE 28, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02564
NantucketEngineer.com 508-325-6053


FIRST WY
FIRST WY
ALLENS LN
ALLENS LN
SECOND WY
THIRD WY
Map data ©2025 Google
50 m
Terms

Letter of Transmittal

SMRT Architects & Engineers
200 Brickstone Square, Suite 303
Andover, MA 01810
p 978.474.1721
f 978.474.1742

Attention	Holly Backus & HDC Staff	**Date**	02.10.25
	Historic District Commission 2 Fairgrounds Road Nantucket, MA 02554	**From**	John McMeeking / Chip Clunie
		Subject	Request for C.O.A. Nantucket Public Schools 24 Surfside Rd Modular Office Project

We are sending you:

☒	Attached	☐	Under separate cover via		the following:				
☐	Shop Drawings	☐	Prints	☒	Plans	☐	Samples	☐	Specifications
☐	CDs	☐	Change Order	☒	Other				

Copies	Date	No	Description
1	02.10.25		Application Form
1	02.10.25		Checklist
1	02.10.25		Abutters Information & Mailing Receipts
1	02.10.25		10-Day Waiver
1	02.10.25		8.5”x11” Copy of all Submission Material
4	02.10.25		Plans

These are transmitted as checked below:

☒	For approval	☐	Approved as submitted	☐	Resubmit		copies for approval
☒	For your use	☐	Approved as noted	☐	Submit		copies for distribution
☐	As requested	☐	Returned for corrections	☐	Return		corrected prints
☐	For review and comment	☐	For BIDS DUE ,	☐	Other		
☐	Prints RETURNED AFTER LOAN to us						

Remarks

Hello HDC Staff,

On behalf of the Nantucket Public Schools, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Rd Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect
jmcmeeking@smrtinc.com
720-287-9162

SMRT

February 10, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Nantucket Public Schools – 24 Surfside Road Modular Office Building Project

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Nantucket Public Schools (NPS), SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Road Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

This project is considered 'Phase 10' of the Campus Wide Master Plan that has been strategically implemented over the last eleven years. The project comprises renovations to the 24 Surfside Road property, including the construction of a modular office building for staff and administration personnel. Minor site improvements include new gravel parking areas, concrete walkways, entry deck and ramp, and a concrete paver gathering space.

The existing house will not be disturbed as it is currently being used as faculty tenant housing. The existing garage will be demolished as it is structurally not safe and has been deemed to be unable to be relocated. NPS has an existing COA for the demolition of the garage.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
c 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Clunie; A. Janjic; O. Mora; R. Webb; File

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 243

Street & Number of Proposed Work: 24 SURFSIDE RD

Owner of record: NANTUCKET PUBLIC SCHOOLS

Mailing Address: 10 SURFSIDE ROAD
NANTUCKET, MA 02554

Contact Phone #: 508.228.7285 E-mail: CLUNIEC@NPSK.ORG

AGENT INFORMATION (if applicable)

Name: AMRATA KIRPALANI / SMRT

Mailing Address: 260 BRICKSTONE SQ. STE 303
ANDOVER, MA 01810

Contact Phone #: 440.991.7148 E-mail: akirpalani@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 76'-11" Sq. Footage 1st floor: 3,620 Decks/Patio: Size: 62 ☑ 1st floor ☐ 2nd floor
Width: 46'-0" Sq. footage 2nd floor: N/A Size: 25 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 1'-6" South 1'-6" East 1'-6" West 1'-6"

Height of ridge above final finish grade: North 27'-5" South 27'-5" East 27'-5" West 27'-5"

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation N/A
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☑ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 8"/12 Secondary Mass 8"/12 Dormer N/A/12 Other N/A

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: N/A
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☑ Leaders (material) COPPER

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☑ Other NATURAL CEDAR SHINGLES

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) N/A Corner boards 1X8 Frieze 1X8
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round N/A Square N/A

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways GRAVEL Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof CHARCOAL
Trim NATURAL CEDAR Sash NATURAL CEDAR Doors WHITE
Deck NATURAL Foundation LIGHT GREY 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 _____ 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

NANTUCKET PUBLIC SCHOOLS
24 SURFSIDE RD
BUILDING APPLICATION
Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
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.
AKK (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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... **Nantucket Public Schools (Town of Nantucket)**

MAILING ADDRESS..... **10 Surfside Road, Nantucket, MA 02554**

PROPERTY LOCATION..... **24 Surfside Road, Nantucket, MA 02554**

ASSESSORS MAP/PARCEL..... **55 | 243**

SUBMITTED BY:..... **John McMeeking | SMRT Architects & Engineers**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 27, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.27 08:45:33 -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	101		NANTUCKET TOWN OF	C/O PARK & REC	16 BROAD ST	NANTUCKET	MA	02554	30 SURFSIDE RD
55	113	1	MARTIN NIKKI		908 LINCOLN ST UNIT 5-B	BOSTON	MA	02111	21 SURFSIDE RD
55	113	2	STEINBERG LYLE & JEANNE P		38 HIGH CLIFF TER	POUND RIDGE	NY	10570	23 SURFSIDE RD
55	113	3	RICHARD JOANN		1 WASHAMAN AV	NANTUCKET	MA	02554	1 WASHAMAN AV
55	135		MORRIS ELIZABETH ANN TR	MORRIS ELIZABETH ANN REV TRUST	22 SURFSIDE RD	NANTUCKET	MA	02554	22 SURFSIDE RD
55	136	1	FRONZUTO DAVID F & SUZANNE M TRS		20 SURFSIDE ROAD	NANTUCKET	MA	02554	35 FIRST WY
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 Surfside Road, Nantucket, MA 02554

Tax Map Number: 55 Parcel Number: 243

Owner of Record: Nantucket Public Schools | Town of Nantucket

Description of Proposal: The Nantucket Public Schools is proposing to construct a new modular two-story office building at 24 Surfside Road to provide much needed space for administration staff and personnel. The new building is proposed to be constructed in the southeast corner of the property (close to where the existing garage is located). In addition to the new building, the project proposes to install a new gravel parking area, walkways, and a small patio space.

Anticipated HDC Submission Date: February 18, 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.

7015 0640 0002 3375 8191

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Nantucket, MA 02554

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 30 2025
01/30/2025

Sent To: RICHARD JOANN
Street and Apt. No., or PO Box No.: 1 WASHAMAN AV
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Boston, MA 02111

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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	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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01/30/2025

Sent To: STEINBERG LYLE & JEANNE P
Street and Apt. No., or PO Box No.: 38 HIGH CLIFF TER
City, State, ZIP+4®: POUND RIDGE, NY 10576

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☐ Adult Signature Restricted Delivery	$
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01/30/2025

Sent To: FRONZUTO DAVID F & SUZANNE M TRS
Street and Apt. No., or PO Box No.: 20 SURFSIDE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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01/30/2025

Sent To: MORRIS ELIZABETH ANN TR
Street and Apt. No., or PO Box No.: MORRIS ELIZABETH ANN REV TRUST 22 SURFSIDE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

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NANTUCKET TOWN OF
C/O PARK & REC
16 BROAD ST
NANTUCKET, MA 02554

MARTIN NIKKI
908 LINCOLN ST UNIT 5-B
BOSTON, MA 02111

STEINBERG LYLE & JEANNE P
38 HIGH CLIFF TER
POUND RIDGE, NY 10570

RICHARD JOANN
1 WASHAMAN AV
NANTUCKET, MA 02554

MORRIS ELIZABETH ANN TR
MORRIS ELIZABETH ANN REV TRUST
22 SURFSIDE RD
NANTUCKET, MA 02554

FRONZUTO DAVID F & SUZANNE M TRS
20 SURFSIDE ROAD
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John McMeeking (SMRT Architects & Engineers)

AS AGENT FOR The Nantucket Public Schools

STREET ADDRESS 24 Surfside Road, Nantucket, MA 02554

MAP/PARCEL 55 | 243

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:

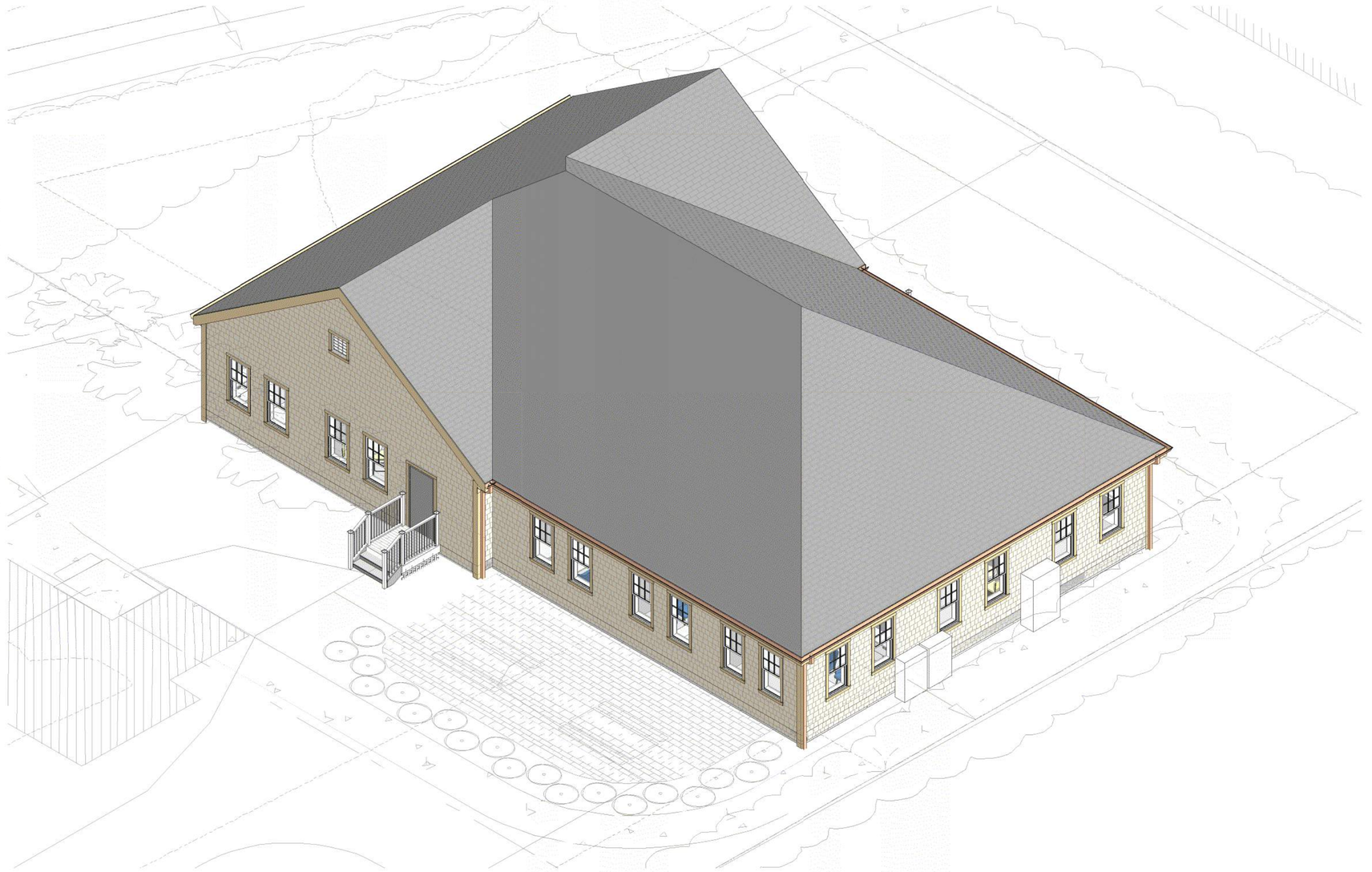
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



02.05.2025

Signature Date



Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

COVER SHEET

G-000

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SMRT PROJECT #: 24084

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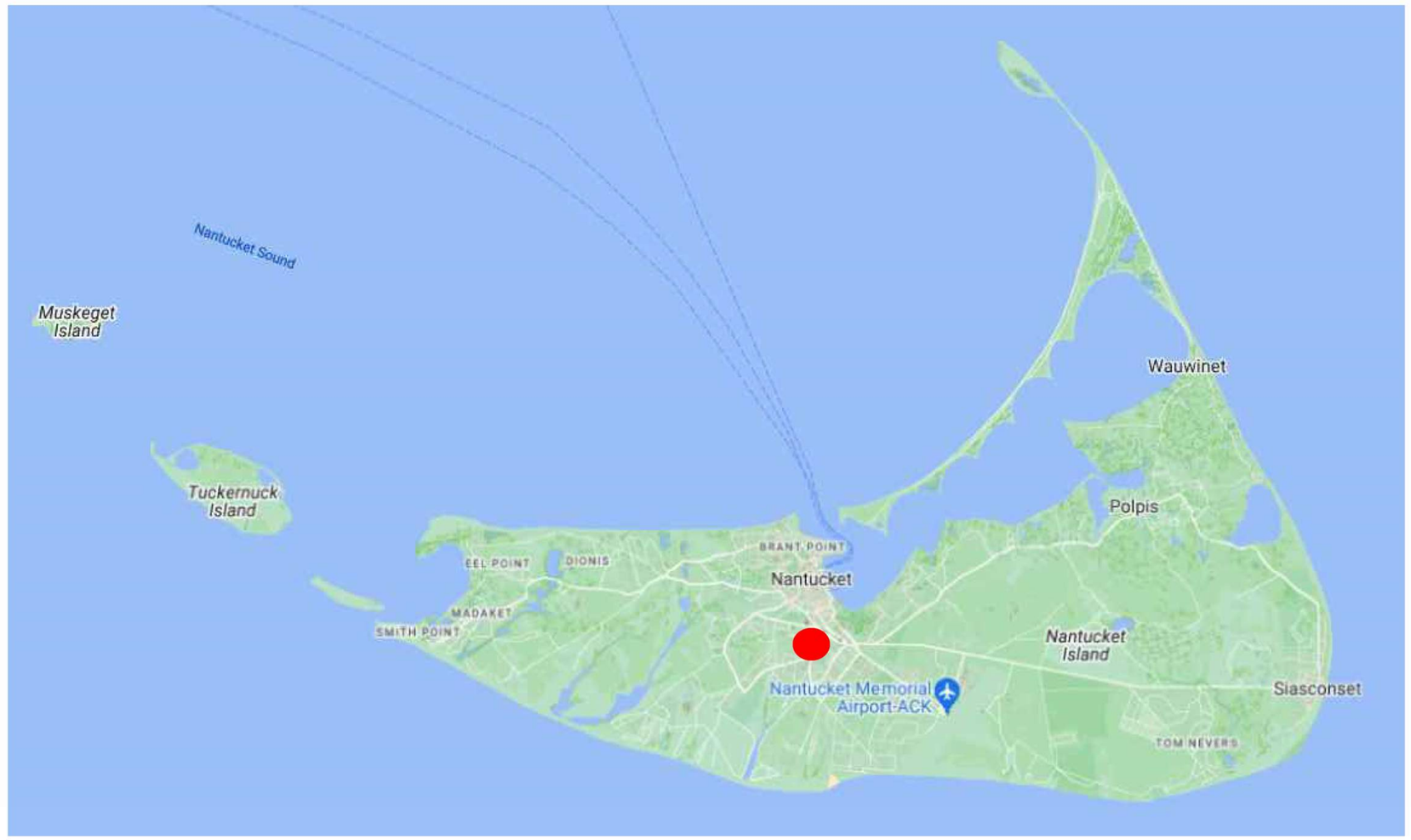


ISLAND CONTEXT

Town and County of Nantucket, MA — December 12, 2023

Nantucket Public Schools - 24 Surfside Road



Property Information
Property ID 55 243
Location 24 SURFSIDE RD
Owner TOWN OF NANTUCKET

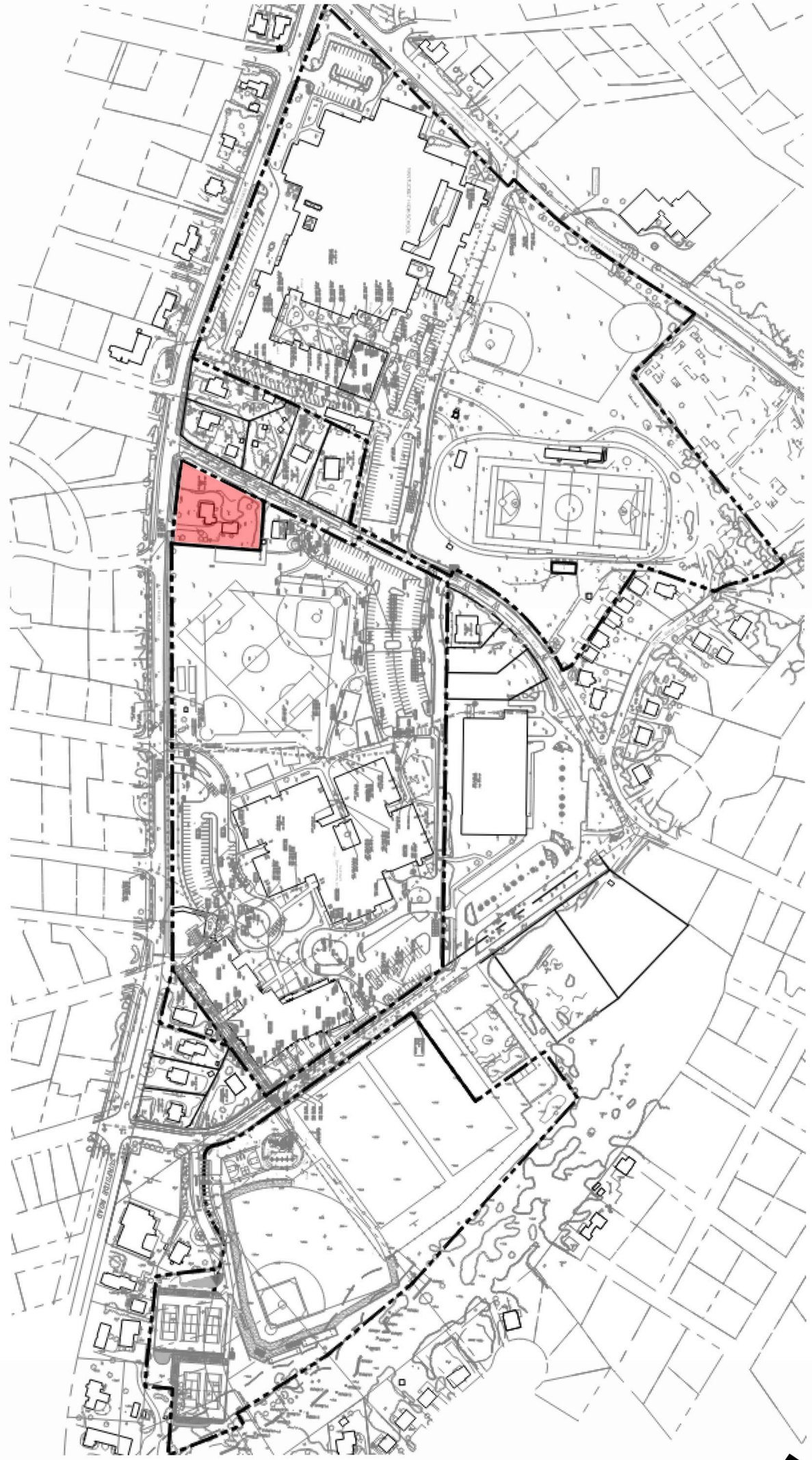
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

TOWN G.I.S. DATA



NPS CAMPUS CONTEXT

Nantucket Public Schools

24 Surfside Modular Offices

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SHEET TITLE:

LOCUS MAPS AND SITE INFORMATION

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VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



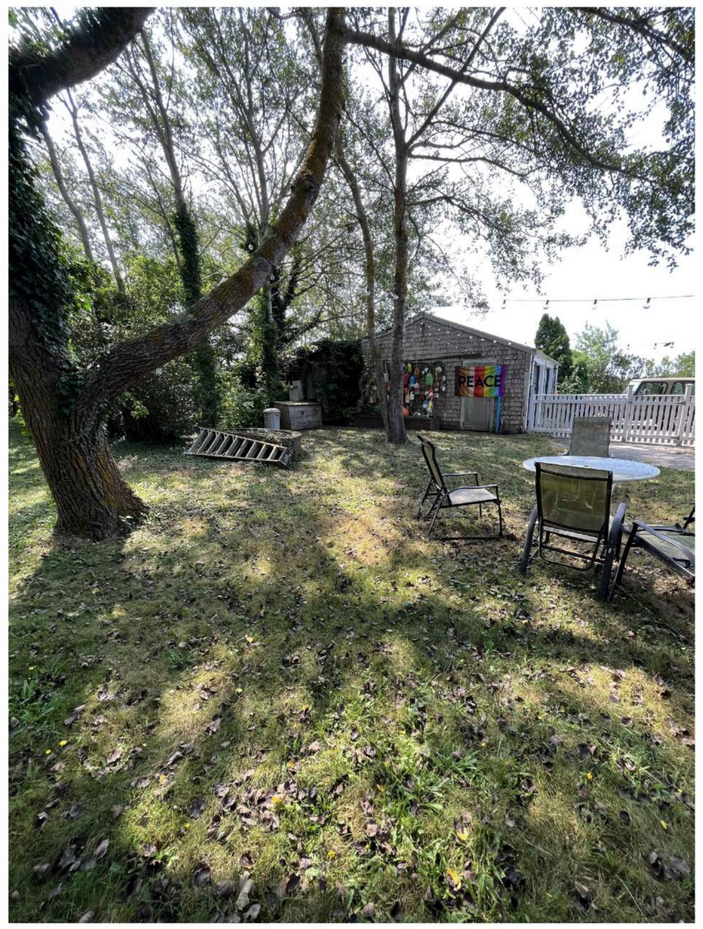
VIEW EAST TOWARDS EX. GARAGE



VIEW SOUTH TOWARDS REAR OF EX. BUILDING



VIEW EAST TOWARDS BACK YARD



VIEW SOUTHEAST TOWARDS BACK / SIDE YARD

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EXISTING SITE PHOTOS

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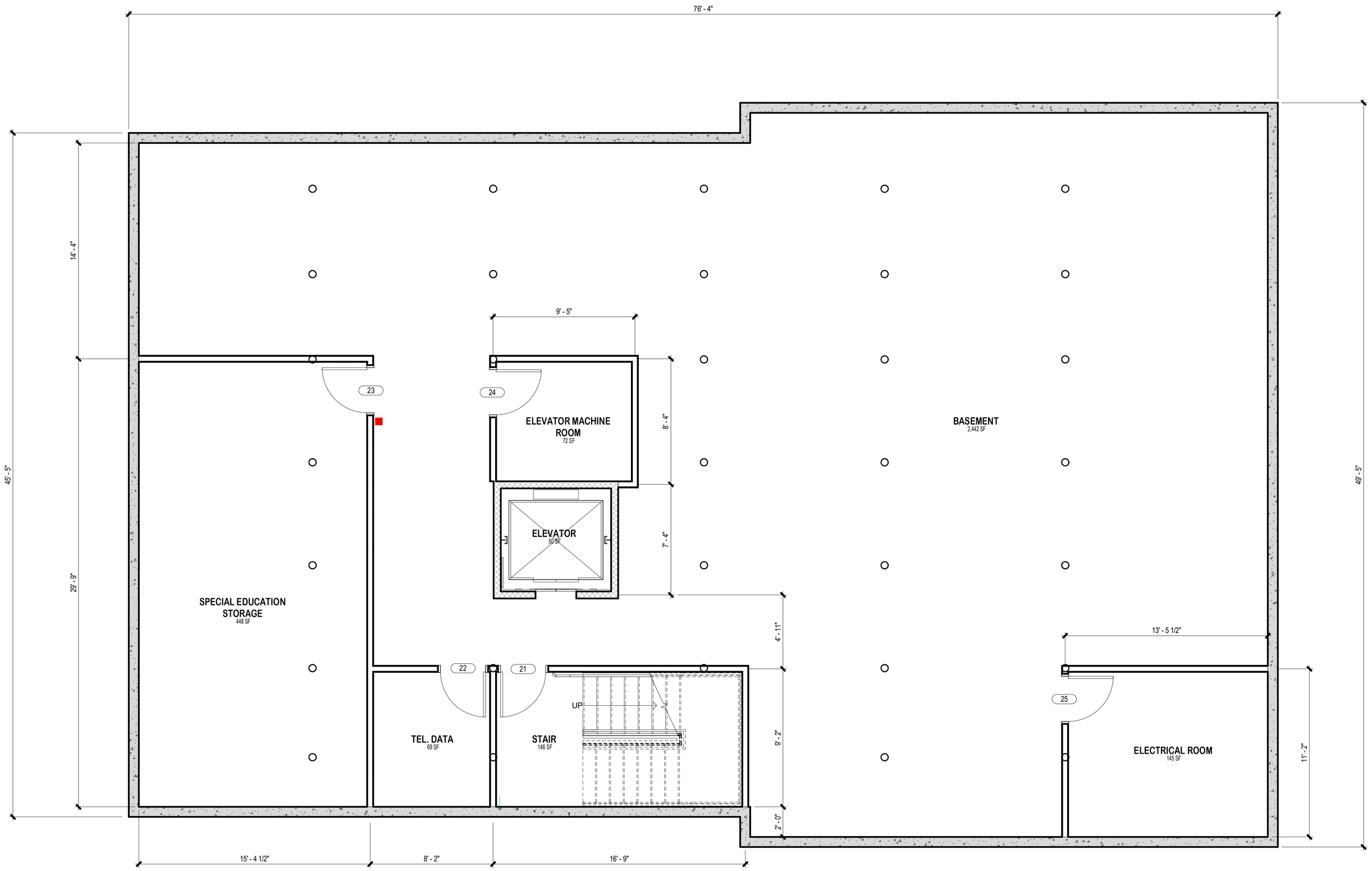
PLAN LEGEND:

■ CARD READER



FLOOR PLAN - BASEMENT

1/4" = 1'-0"

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FLOOR PLAN - BASEMENT

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PLAN LEGEND:

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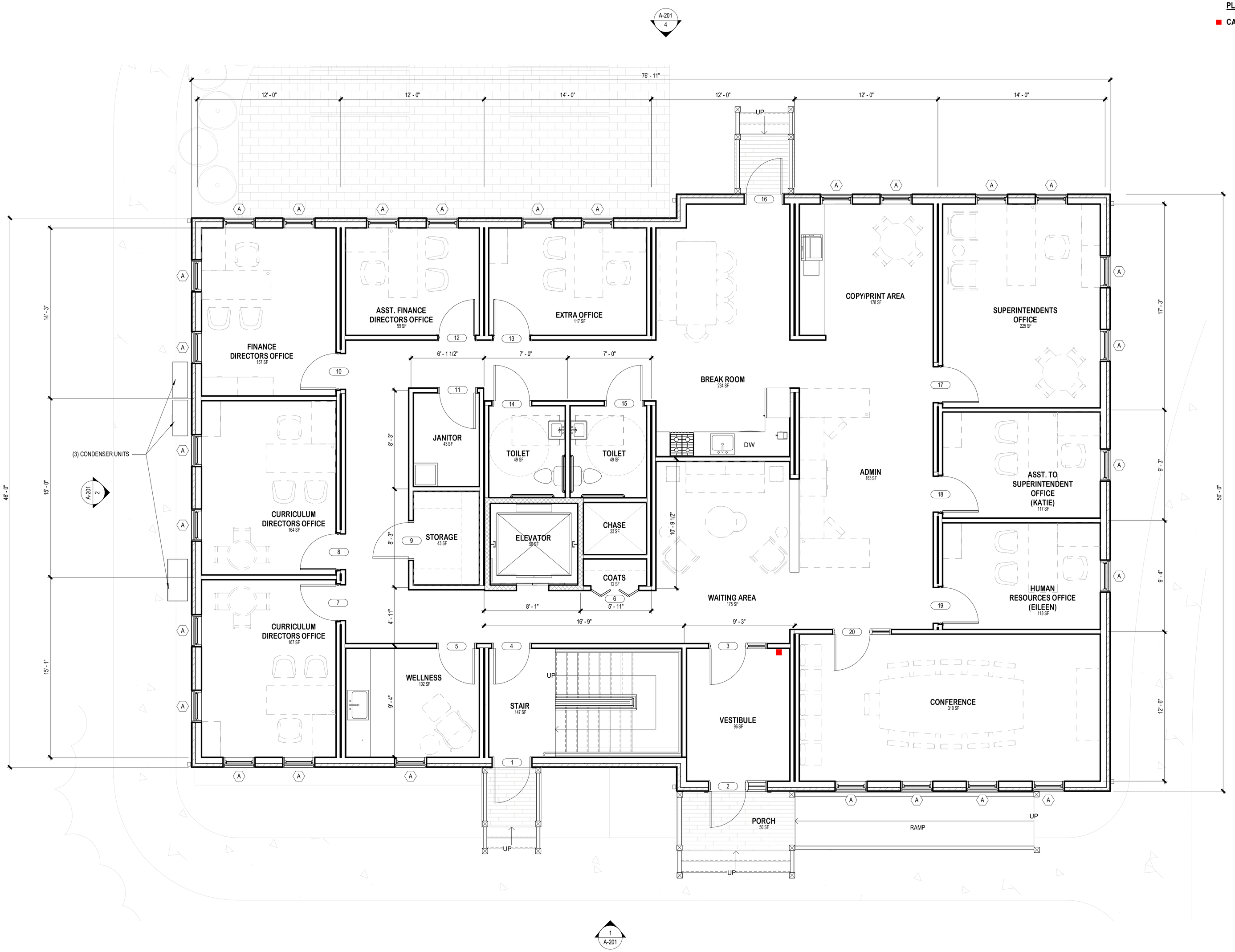

FLOOR PLAN - LEVEL 1

1/4" = 1'-0"

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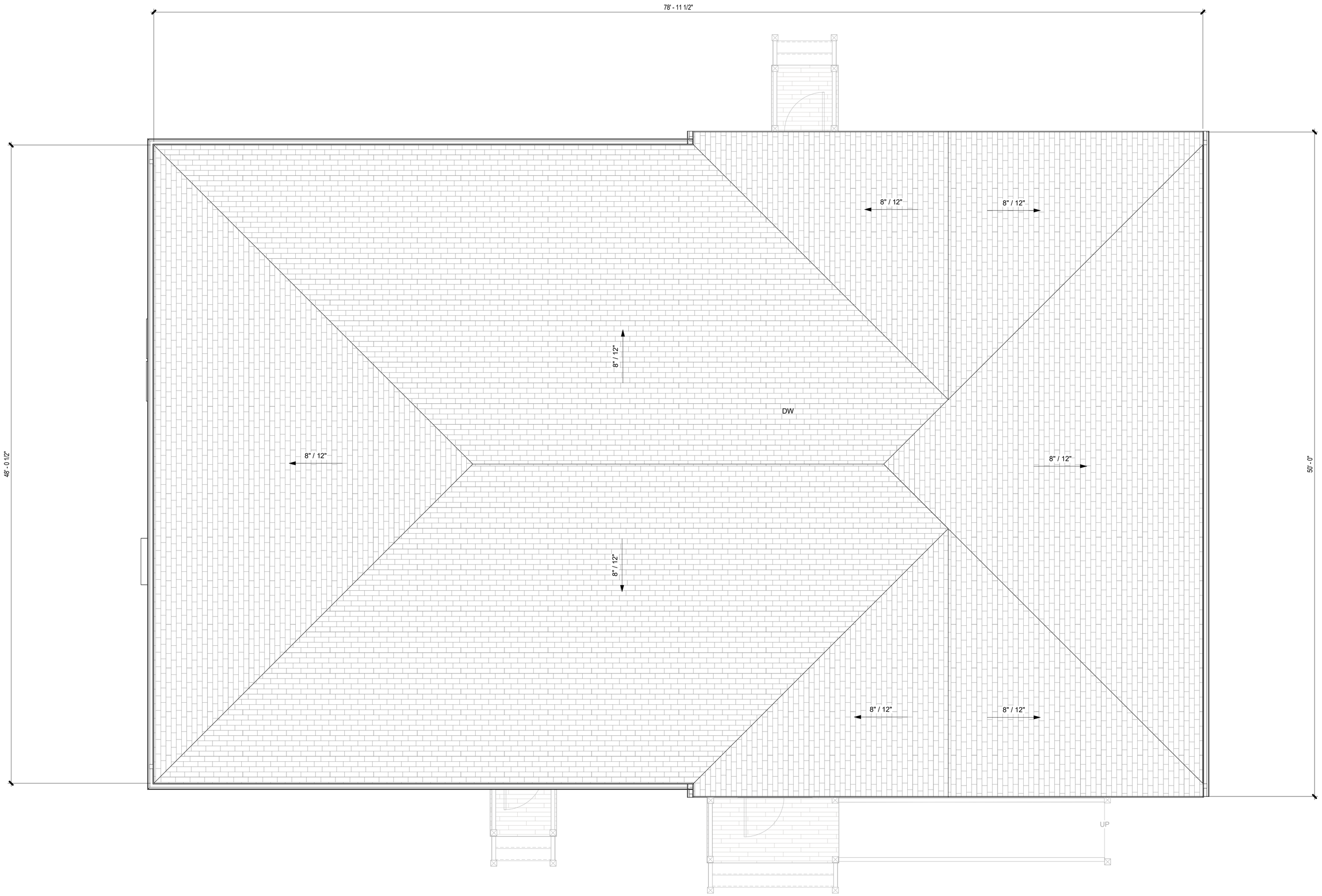

FLOOR PLAN - ROOF

1/4" = 1'-0"

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SHEET TITLE:

FLOOR PLAN - ROOF

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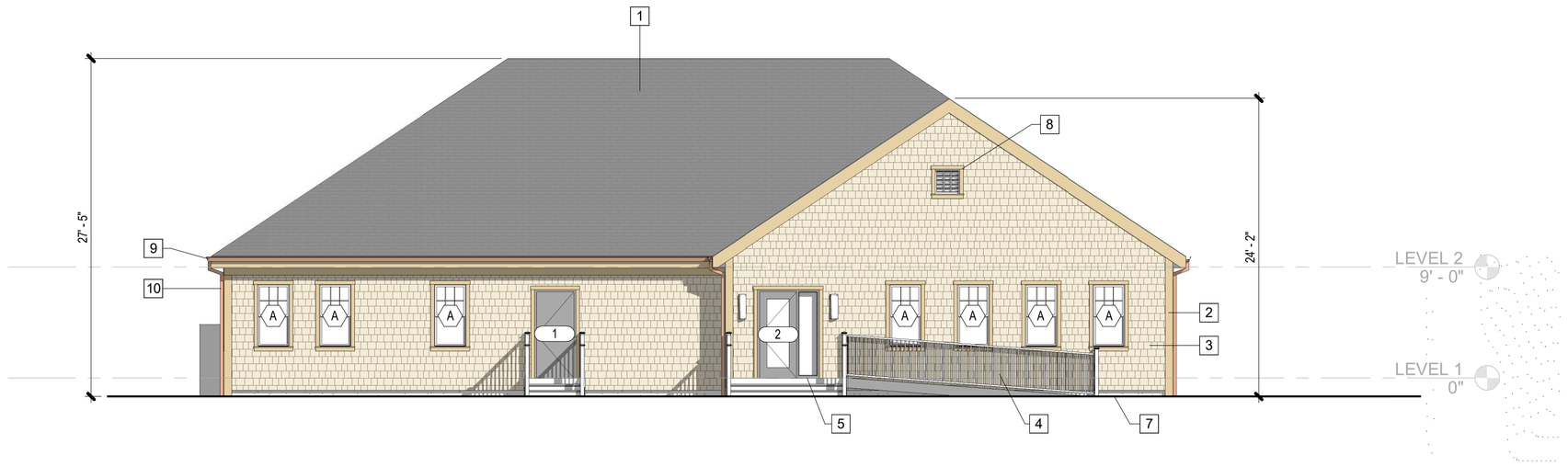
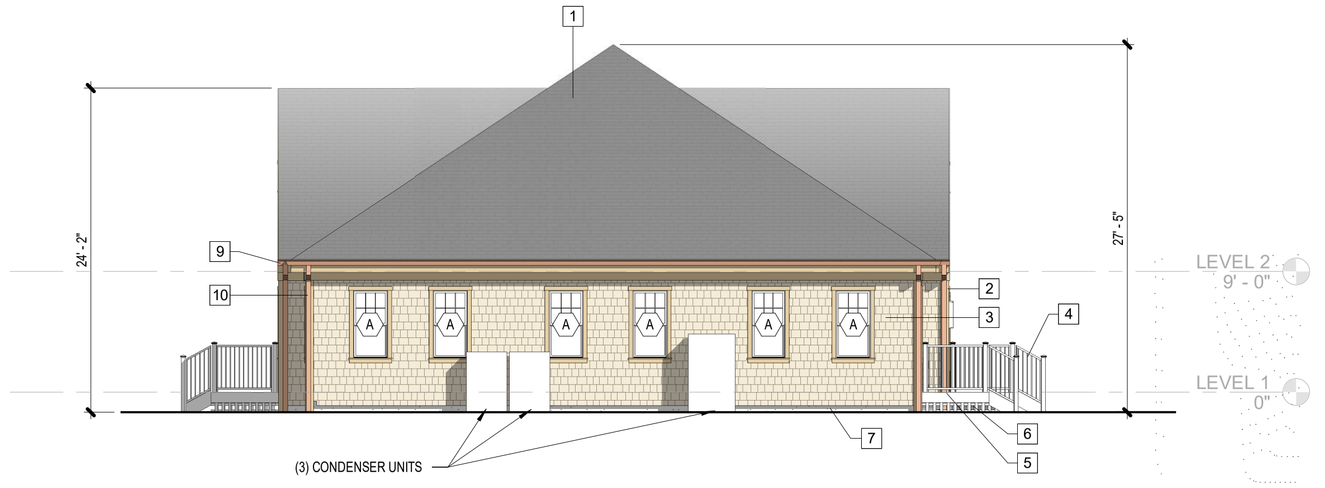
EXTERIOR MATERIAL LEGEND		
Keynote No.	Material	Color/Finish
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ	CHARCOAL
2	CEDAR TRIM	NATURAL
3	CEDAR SHINGLES SIDING	NATURAL
4	RAILING. 1" BALUSTER, 4" SQUARE NEWEL	PAINTED WHITE
5	1X6 SEALED CEDAR DECKING	NATURAL
6	CEDAR LATTICE SKIRTING	NATURAL
7	CONCRETE FOUNDATION, BLOCK PARGED	LIGHT GREY
8	METAL, LOUVERED	WHITE
9	GUTTER	COPPER
10	DOWNSPOUT	COPPER



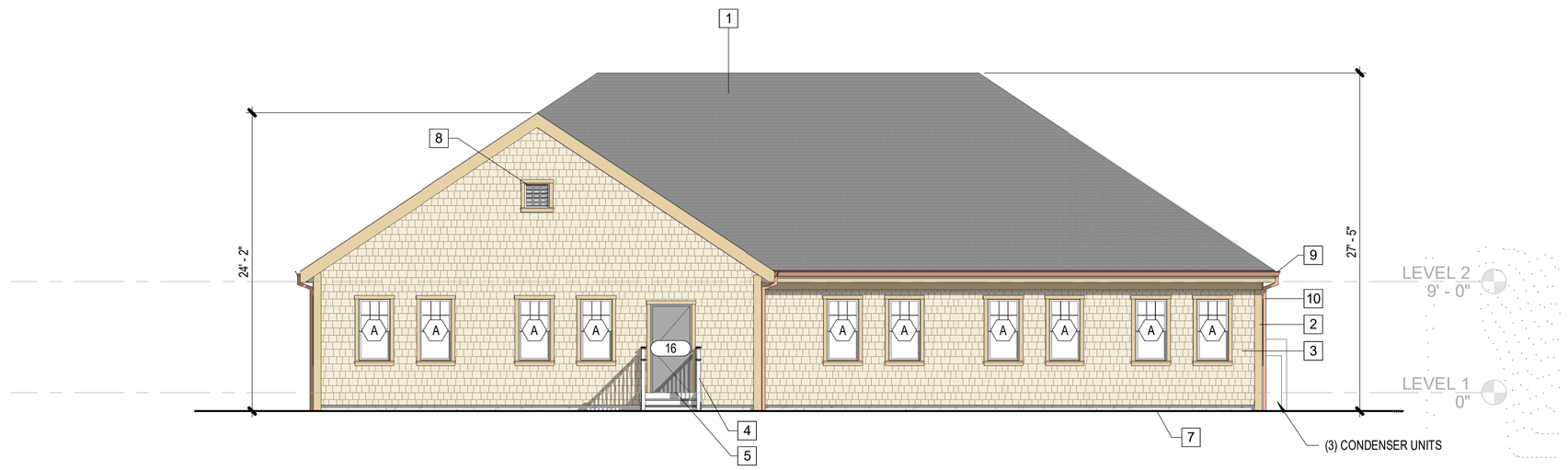
EAST ELEVATION

1/8" = 1'-0"



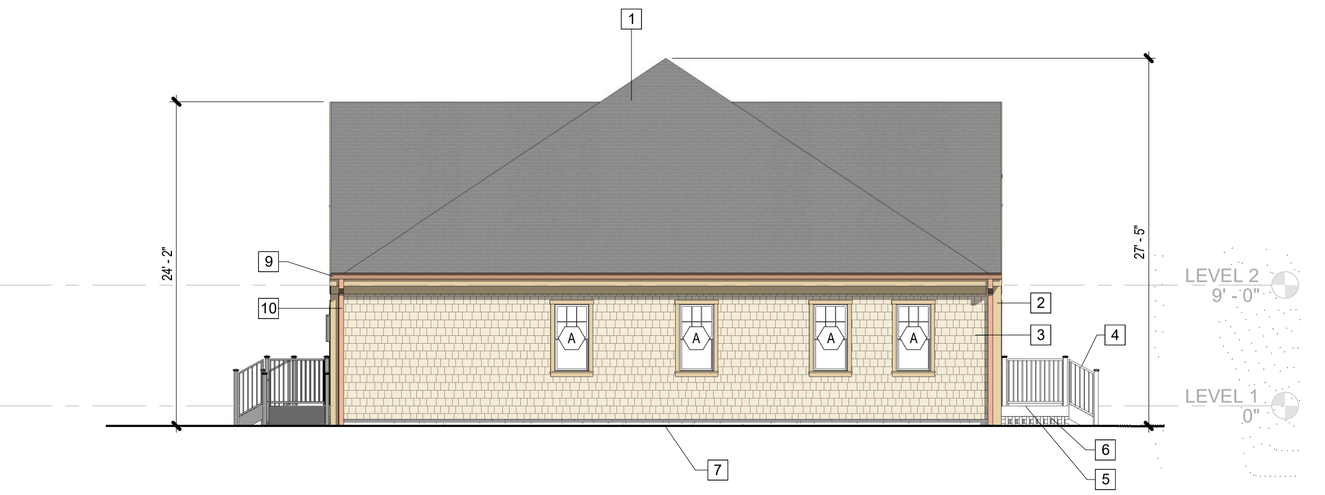
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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A-201

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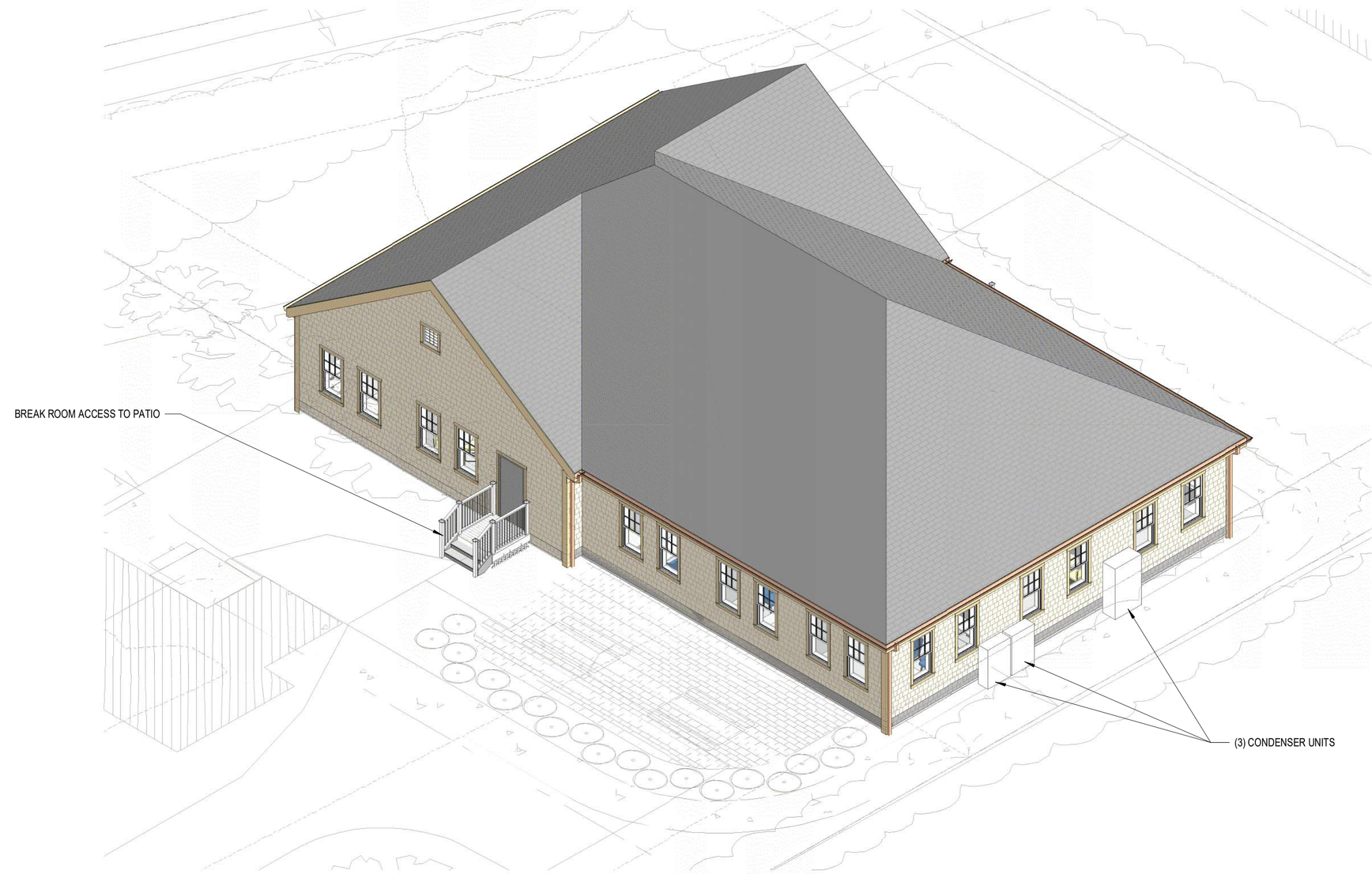
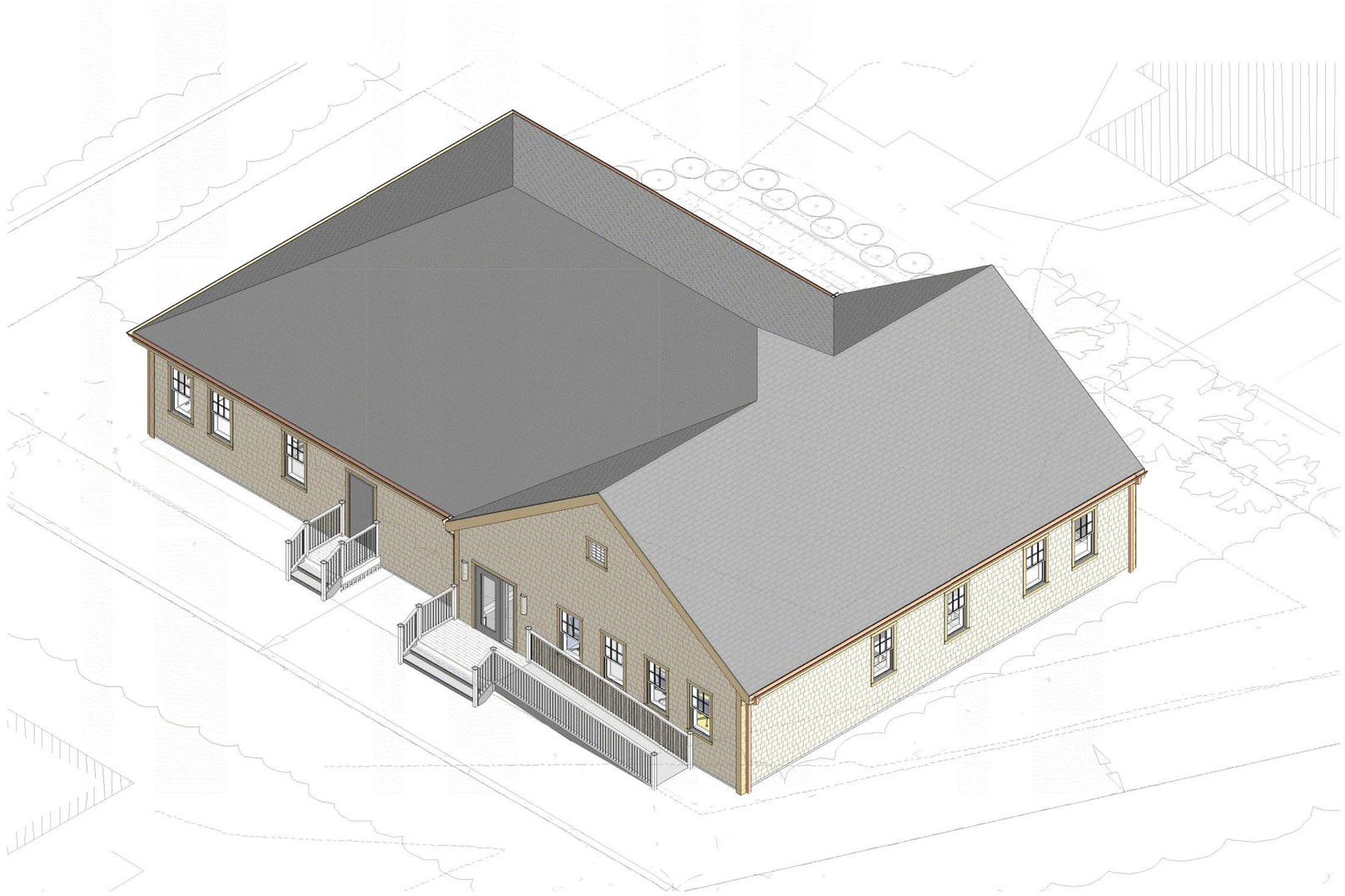


NORTHEAST AXON



SOUTHWEST AXON

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EXTERIOR AXONS

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DESIGNED BY: **MTR**
DRAWN BY: **SKC**

A-202

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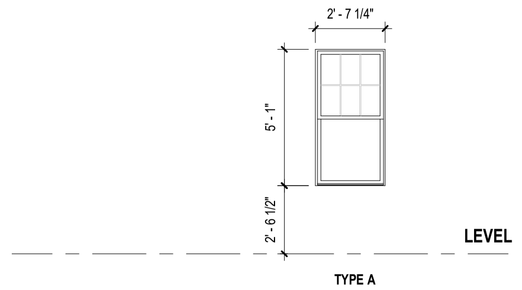
WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	ROUGH OPENING		GLASS TYPE	TYPE COMMENTS	QUANTITY
				WIDTH	HEIGHT			
A	STANDARD DOUBLE HUNG	Andersen 400 Stormwatch Series	CDH2626	2' - 8 5/16"	5' - 1 7/8"			27



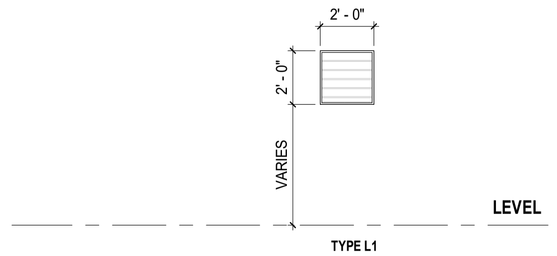
TYPE A

WINDOW TYPE LEGEND

1/4" = 1'-0"

LOUVER SCHEDULE

TYPE	Description	ROUGH OPENING		COMMENTS
		WIDTH	HEIGHT	
L1	ANODIZED ALUMINUM LOUVER	2' - 0"	2' - 0"	



TYPE L1

LOUVER TYPE LEGEND

1/4" = 1'-0"

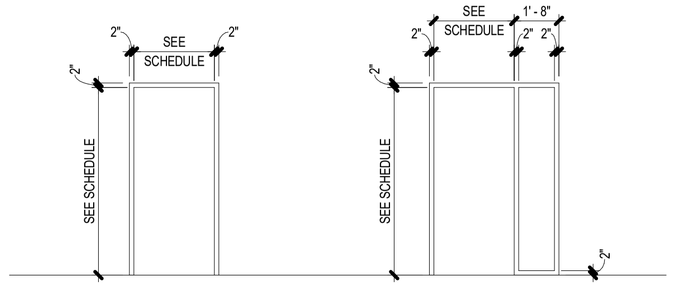
LOUVER NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR MINIMUM FREE AREA REQUIREMENTS

DOOR SCHEDULE

Function	DOOR		Width	DIMENSIONS		DOOR PANEL		FRAME		ACCESS CONTROL	OTHER	
	ROOM SERVED	NUMBER		HEIGHT	THICKNESS	MATERIAL	ELEVATION	MATERIAL	ELEVATION		NOTES	HW TYPE
Exterior	STAIR	1	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Exterior	BREAK ROOM	16	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Exterior	PORCH	2	3' - 0"	7' - 0"	1 3/4"	HM	FG	ALUM	F2			
Interior	ASST. FINANCE DIRECTORS OFFICE	12	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	JANITOR	11	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	CONFERENCE	20	3' - 0"	7' - 6"	1 3/4"	WD	FG	HM	F2			
Interior	FINANCE DIRECTORS OFFICE	10	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	COATS	6	4' - 0"	7' - 0"	2"	WD		HM	F1			
Interior	STORAGE	9	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	SUPERINTENDENTS OFFICE	17	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	HUMAN RESOURCES OFFICE (EILEEN)	19	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	EXTRA OFFICE	13	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	STAIR	4	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	ADMIN	18	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	CURRICULUM DIRECTORS OFFICE	8	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	TOILET	14	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	TOILET	15	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	STAIR	21	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	TEL. DATA	22	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	SPECIAL EDUCATION STORAGE	23	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1	CARD READER		
Interior	CURRICULUM DIRECTORS OFFICE	7	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	ELEVATOR MACHINE ROOM	24	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	ELECTRICAL ROOM	25	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	WELLNESS	5	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	VESTIBULE	3	3' - 0"	7' - 6"	1 3/4"	WD	FG	HM	F2	CARD READER		
Grand total: 25												

DOOR FRAME LEGEND

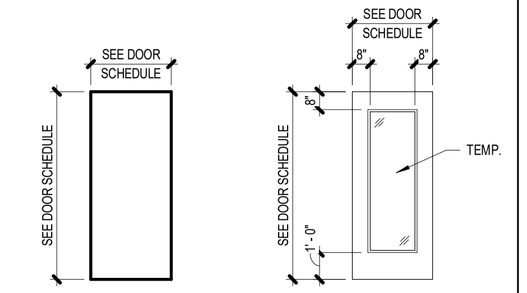


F1 F2

DOOR FRAME ELEVATIONS

1/4" = 1'-0"

DOOR PANEL LEGEND



F FG

FLUSH *FULL GLASS*

DOOR PANEL ELEVATIONS

1/4" = 1'-0"

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. GLAZING NOTED ON DOOR SCHEDULE IS FOR THE DOOR AND BORROWED LIGHT IN THE FRAME TYPICAL, UNLESS NOTED OTHERWISE IN FRAME ELEVATIONS.
5. SEE SPECIFICATIONS FOR GLAZING TYPES AND INFORMATION.
6. GLAZING TO BE FREE OF STAMPS, MARKINGS, ETC. UNLESS REQUIRED BY CODE TO IDENTIFY A RATING.
7. GLAZING STOPS ON BORROWED LIGHTS SHALL BE LOCATED ON THE ROOM SIDE OF FRAME. BUTT JOINT ALL GLAZING STOP TIGHT TO FRAME FOR A CLEAN, FINISHED APPEARANCE.
8. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
9. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
10. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.
11. ALL LABELS ON RATED DOORS TO BE FREE OF PAINT AND CLEARLY VISIBLE UPON INSPECTION.

DOOR ABBREVIATIONS

AL	ALUMINUM
HM	HOLLOW METAL
INS	INSULATED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL

Nantucket Public Schools

24 Surfside Modular Offices

24 Surfside Road, Nantucket, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

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In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

WINDOW & DOOR SCHEDULES, LEGEND, AND DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **As indicated** | DESIGNED BY: **MTR**
SMRT PROJECT #: **24084** | DRAWN BY: **SKC**

A-203

NOT FOR CONSTRUCTION

Letter of Transmittal

SMRT Architects & Engineers
200 Brickstone Square, Suite 303
Andover, MA 01810
p 978.474.1721
f 978.474.1742

Attention	Holly Backus & HDC Staff	**Date**	02.10.25
	Historic District Commission 2 Fairgrounds Road Nantucket, MA 02554	**From**	John McMeeking / Chip Clunie
		Subject	Request for C.O.A. Nantucket Public Schools 24 Surfside Rd Modular Office Project

We are sending you:

☒	Attached	☐	Under separate cover via		the following:				
☐	Shop Drawings	☐	Prints	☒	Plans	☐	Samples	☐	Specifications
☐	CDs	☐	Change Order	☒	Other				

Copies	Date	No	Description
1	02.10.25		Application Form
1	02.10.25		Checklist
1	02.10.25		Abutters Information & Mailing Receipts
1	02.10.25		10-Day Waiver
1	02.10.25		8.5”x11” Copy of all Submission Material
4	02.10.25		Plans

These are transmitted as checked below:

☒	For approval	☐	Approved as submitted	☐	Resubmit		copies for approval
☒	For your use	☐	Approved as noted	☐	Submit		copies for distribution
☐	As requested	☐	Returned for corrections	☐	Return		corrected prints
☐	For review and comment	☐	For BIDS DUE ,	☐	Other		
☐	Prints RETURNED AFTER LOAN to us						

Remarks

Hello HDC Staff,

On behalf of the Nantucket Public Schools, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Rd Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect
jmcmeeking@smrtinc.com
720-287-9162

SMRT

February 10, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Nantucket Public Schools – 24 Surfside Road Modular Office Building Project

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Nantucket Public Schools (NPS), SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Road Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

This project is considered 'Phase 10' of the Campus Wide Master Plan that has been strategically implemented over the last eleven years. The project comprises renovations to the 24 Surfside Road property, including the construction of a modular office building for staff and administration personnel. Minor site improvements include new gravel parking areas, concrete walkways, entry deck and ramp, and a concrete paver gathering space.

The existing house will not be disturbed as it is currently being used as faculty tenant housing. The existing garage will be demolished as it is structurally not safe and has been deemed to be unable to be relocated. NPS has an existing COA for the demolition of the garage.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
c 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Clunie; A. Janjic; O. Mora; R. Webb; File

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 243

Street & Number of Proposed Work: 24 SURFSIDE ROAD

Owner of record: NANTUCKET PUBLIC SCHOOLS

Mailing Address: 10 SURFSIDE ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-228-7280 E-mail: cluniec@npsk.org

AGENT INFORMATION (if applicable)

Name: SMRT ARCHITECTS + ENGINEERS

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 02554

Contact Phone #: 720-287-9162 E-mail: jmcmeeking@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. N/A

☐ Pool (Zoning District _____) ☐ Roof ☐ Other N/A

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: N/A Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor

Width: N/A Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation N/A
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 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 N/A Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: 6'-0"
Type: WOOD (CEDAR) OR CHAIN LINK
Length: VARIES

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____

Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____

☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A

C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear N/A Side N/A

Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways GRAVEL Walkways CONCRETE / PAVERS 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 NATURAL TO WEATHER OR BLACK CLF 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

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

NANTUCKET PUBLIC SCHOOLS
24 SURFSIDE RD
HARDSCAPE APPLICATION
Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
JSM (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	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..Nantucket Public Schools (Town of Nantucket).....

MAILING ADDRESS..10 Surfside Road, Nantucket, MA 02554.....

PROPERTY LOCATION..24 Surfside Road, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..55 | 243.....

SUBMITTED BY:..John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 27, 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
55	101		NANTUCKET TOWN OF	C/O PARK & REC	16 BROAD ST	NANTUCKET	MA	02554	30 SURFSIDE RD
55	113	1	MARTIN NIKKI		908 LINCOLN ST UNIT 5-B	BOSTON	MA	02111	21 SURFSIDE RD
55	113	2	STEINBERG LYLE & JEANNE P		38 HIGH CLIFF TER	POUND RIDGE	NY	10570	23 SURFSIDE RD
55	113	3	RICHARD JOANN		1 WASHAMAN AV	NANTUCKET	MA	02554	1 WASHAMAN AV
55	135		MORRIS ELIZABETH ANN TR	MORRIS ELIZABETH ANN REV TRUST	22 SURFSIDE RD	NANTUCKET	MA	02554	22 SURFSIDE RD
55	136	1	FRONZUTO DAVID F & SUZANNE M TRS		20 SURFSIDE ROAD	NANTUCKET	MA	02554	35 FIRST WY
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 Surfside Road, Nantucket, MA 02554

Tax Map Number: 55 Parcel Number: 243

Owner of Record: Nantucket Public Schools | Town of Nantucket

Description of Proposal: The Nantucket Public Schools is proposing to construct a new modular two-story office building at 24 Surfside Road to provide much needed space for administration staff and personnel. The new building is proposed to be constructed in the southeast corner of the property (close to where the existing garage is located). In addition to the new building, the project proposes to install a new gravel parking area, walkways, and a small patio space.

Anticipated HDC Submission Date: February 18, 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.

7015 0640 0002 3375 8191

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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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JAN 30 2025
01/30/2025

Sent To: RICHARD JOANN
Street and Apt. No., or PO Box No.: 1 WASHAMAN AV
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	$0.00
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Total Postage and Fees	$9.68

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01810-3572
02/03/2025

Sent To: MARTIN NIKKI
Street and Apt. No., or PO Box No.: 908 LINCOLN ST UNIT 5-B
City, State, ZIP+4®: BOSTON, MA 02111

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Total Postage and Fees	$9.68

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01/30/2025

Sent To: NANTUCKET TOWN OF
Street and Apt. No., or PO Box No.: C/O PARK & REC
City, State, ZIP+4®: 16 BROAD ST
NANTUCKET, MA 02554

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Pound Ridge, NY 10576

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☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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01/30/2025

Sent To: STEINBERG LYLE & JEANNE P
Street and Apt. No., or PO Box No.: 38 HIGH CLIFF TER
City, State, ZIP+4®: POUND RIDGE, NY 10576

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☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 30 2025
01/30/2025

Sent To: FRONZUTO DAVID F & SUZANNE M TRS
Street and Apt. No., or PO Box No.: 20 SURFSIDE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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Postmark Here
JAN 30 2025
01/30/2025

Sent To: MORRIS ELIZABETH ANN TR
Street and Apt. No., or PO Box No.: MORRIS ELIZABETH ANN REV TRUST
City, State, ZIP+4®: 22 SURFSIDE RD
NANTUCKET, MA 02554

PS Form 3800, April 2015 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 John McMeeking (SMRT Architects & Engineers)

AS AGENT FOR The Nantucket Public Schools

STREET ADDRESS 24 Surfside Road, Nantucket, MA 02554

MAP/PARCEL 55 | 243

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.



Signature

02.05.2025
Date



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Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

Nantucket Public Schools

24 Surfside Modular Offices - Hardscape / Landscape

24 Surfside Road, Nantucket, MA 02554

COVER SHEET

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

G-000

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SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810
1.877.700.7678
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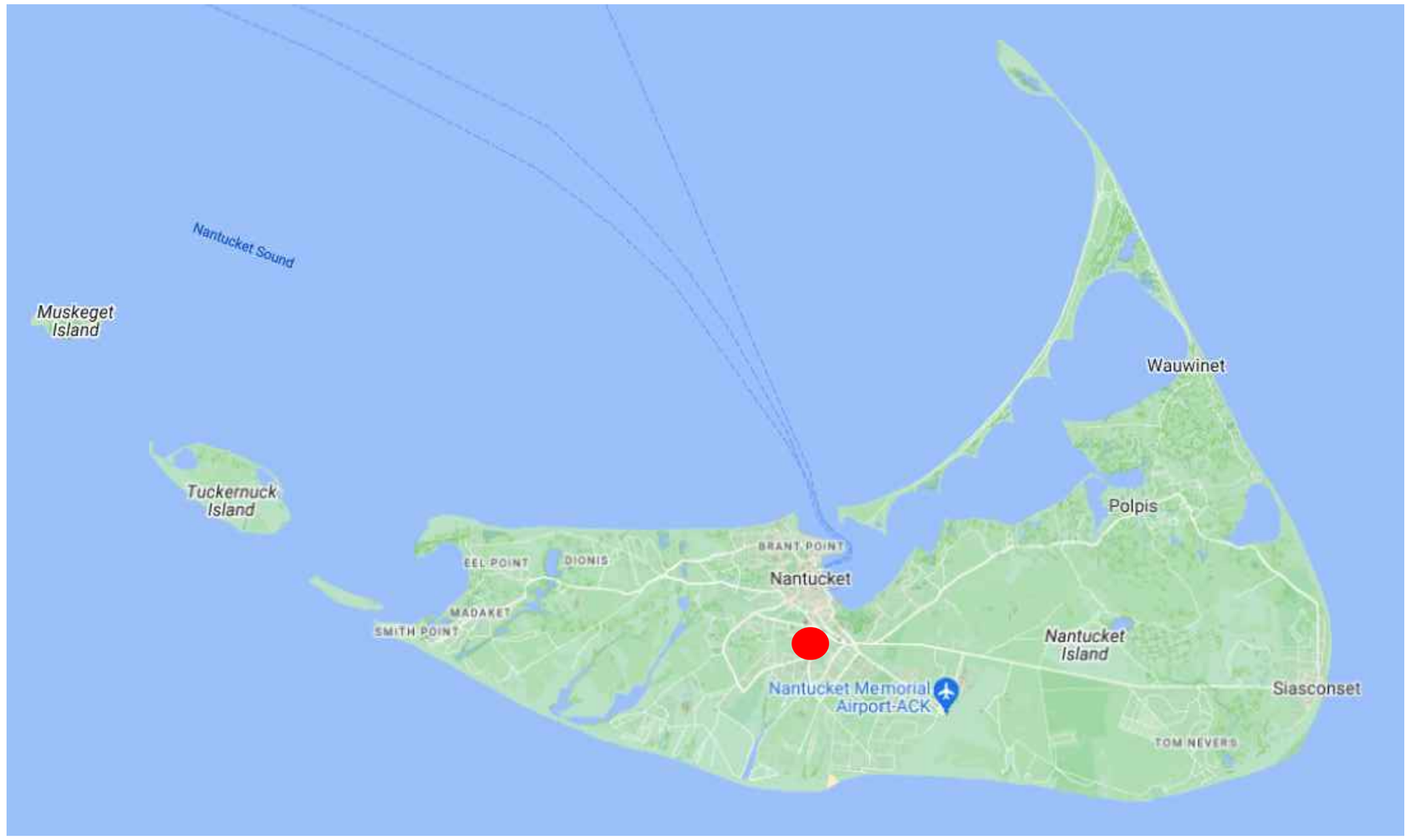
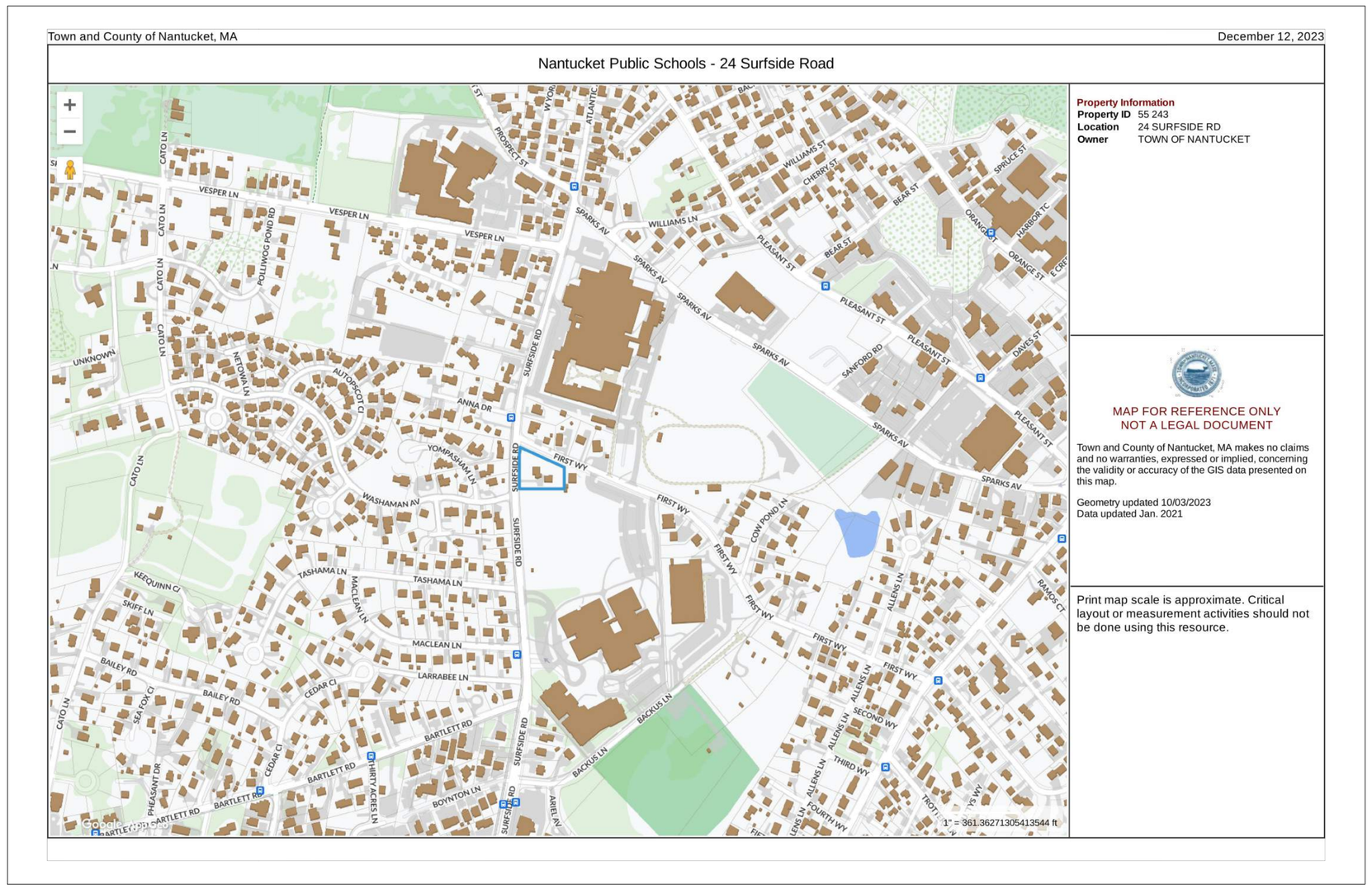
SMRT PROJECT #: 24084

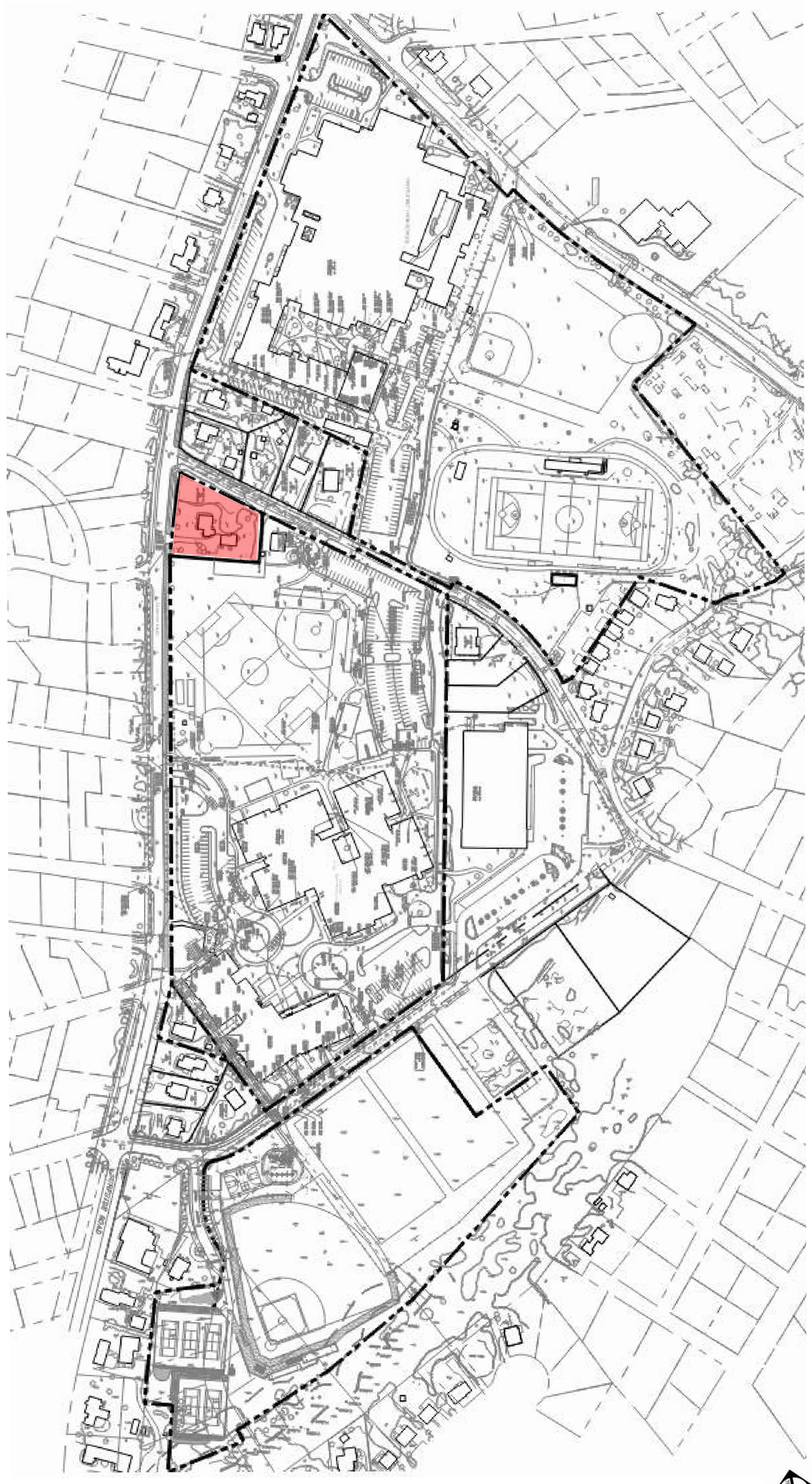
NOT FOR CONSTRUCTION



ISLAND CONTEXT



TOWN G.I.S. DATA



NPS CAMPUS CONTEXT

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

LOCUS MAPS AND SITE INFORMATION

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:
DESIGNED BY: JSM
SMRT PROJECT #: 24084
DRAWN BY: JSM

A-001

NOT FOR CONSTRUCTION



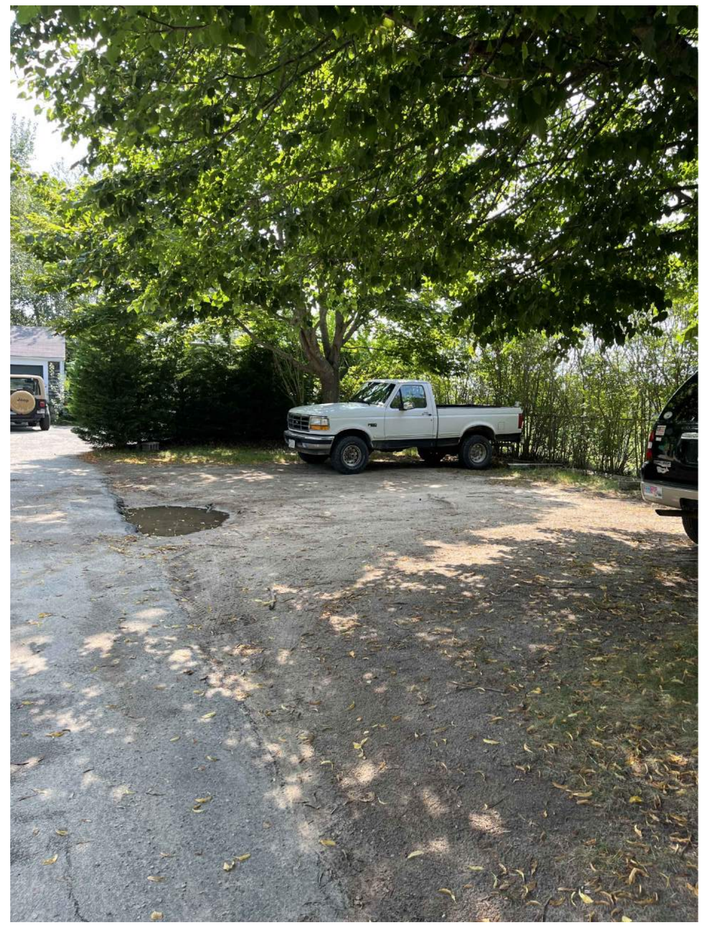
VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



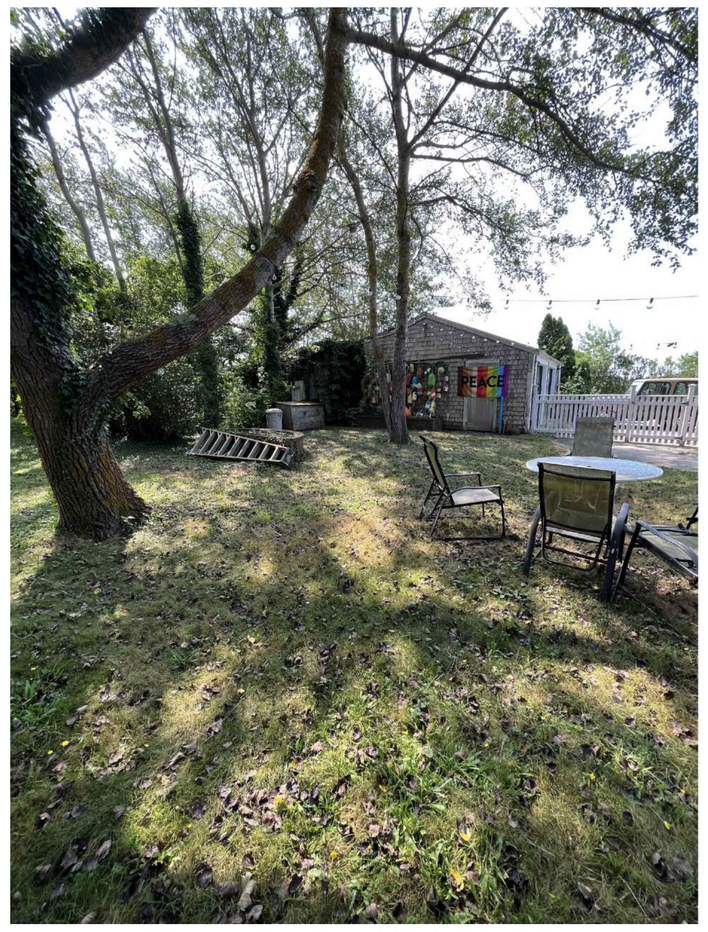
VIEW EAST TOWARDS EX. GARAGE



VIEW SOUTH TOWARDS REAR OF EX. BUILDING



VIEW EAST TOWARDS BACK YARD



VIEW SOUTHEAST TOWARDS BACK / SIDE YARD

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

SITE PHOTO PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:
SMRT PROJECT #: 24084
DESIGNED BY: JSM
DRAWN BY: JSM

CP100

NOT FOR CONSTRUCTION

ASPHALT SIDEWALK

GRAVEL DRIVEWAY

EDGE OF PAVEMENT

FIRST WAY
(VARIABLE WIDTH – PUBLIC WAY)
(1975 COUNTY LAYOUT)

#35 FIRST WAY
MAP 55 PARCEL 136.1

BENCHMARK:
TOP OF CONCRETE BOUND
ELEVATION = 33.27 (NAVD88)

COBBLE APRON

S 66°24'48" E 216.09'

SURFSIDE ROAD
(VARIABLE WIDTH – PUBLIC WAY)
(1973 COUNTY LAYOUT)

BRICK SIDEWALK

N 00°34'15" E 195.18'

20.0' SETBACK

GRAVEL PARKING AREA

MAP 55
PARCEL 243
30,390± s.f.

VAN

6'-0" HIGH CEDAR FENCE

ASPHALT SIDEWALK

CEDAR SPLIT-RAIL FENCE (4'-0" HEIGHT)

CBDH FND.

LP TANK

#24 EXISTING HOUSE
1,194± s.f.
F.F.E.: 35.6±

DECK

B/H

DECK

CONCRETE WALKWAY (TYP.)

LANDSCAPING

RAMP

BUILDING RAMP & STAIR ACCESS

MODULAR OFFICE BUILDING

NPS CENTRAL OFFICES

EXISTING TREES TO REMAIN (TYP.)

PATIO

S 00°18'15" W 110.15'

PAVED DRIVEWAY

6'-0" HIGH CEDAR FENCE

EX. TREES (TYP)

10.0' SETBACK

#30 SURFSIDE ROAD
MAP 55 PARCEL 101
NANTUCKET PUBLIC SCHOOLS

N 89°35'05" W 199.38' CHAIN LINK FENCE

CBDH FND.

EDGE OF PAVEMENT

TRUE NORTH

0' 10' 20' 30'

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

SITE HARDSCAPE PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: 1" = 10'-0" | DESIGNED BY: JSM

SMRT PROJECT #: 24084 | DRAWN BY: JSM

CP101

NOT FOR CONSTRUCTION

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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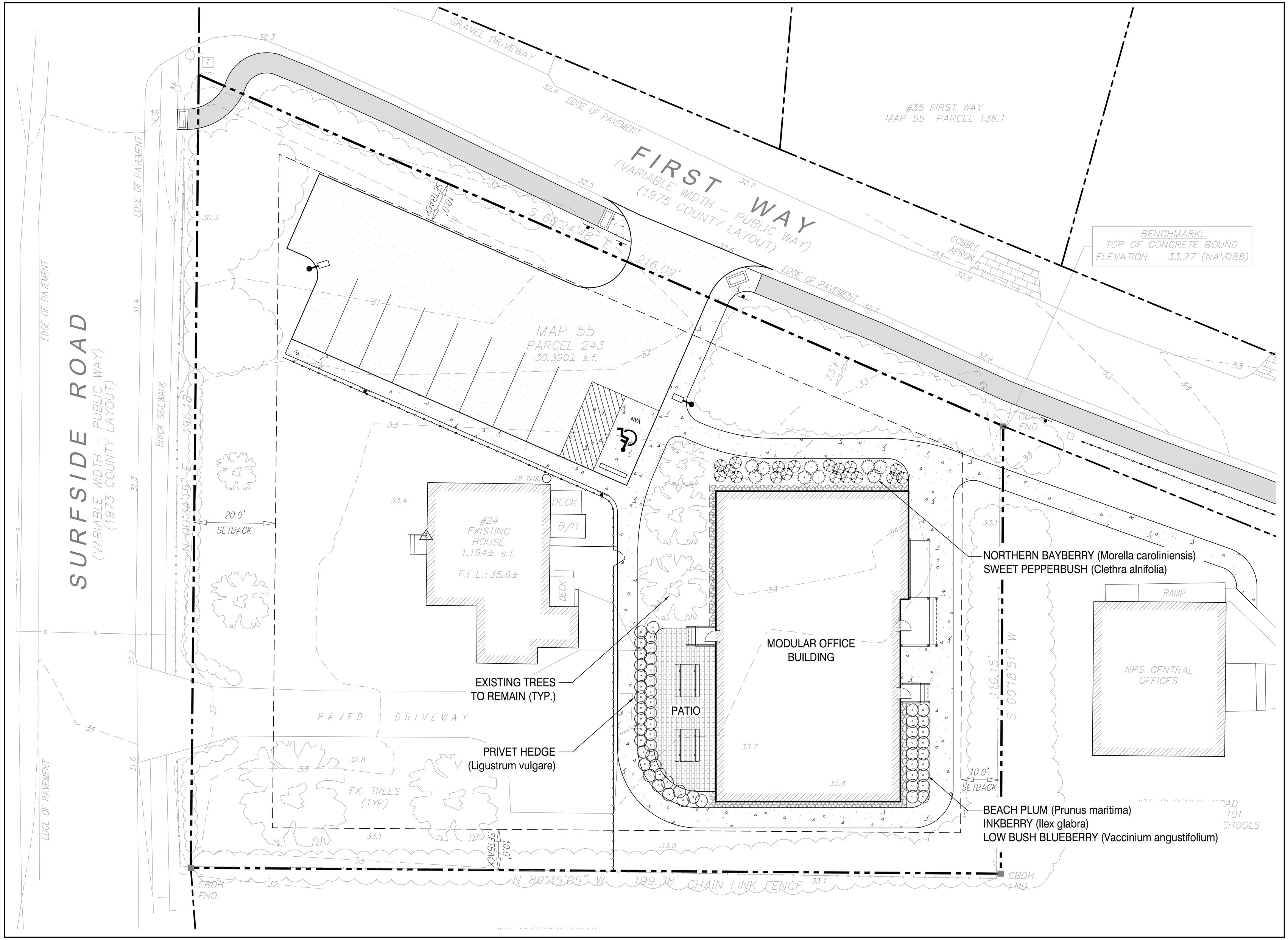

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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#	Description	Date

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FEBRUARY 18, 2025

SHEET TITLE:

SITE LANDSCAPE PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 10'-0"	DESIGNED BY:	JSM
SMRT PROJECT #:	24084	DRAWN BY:	JSM

LP101

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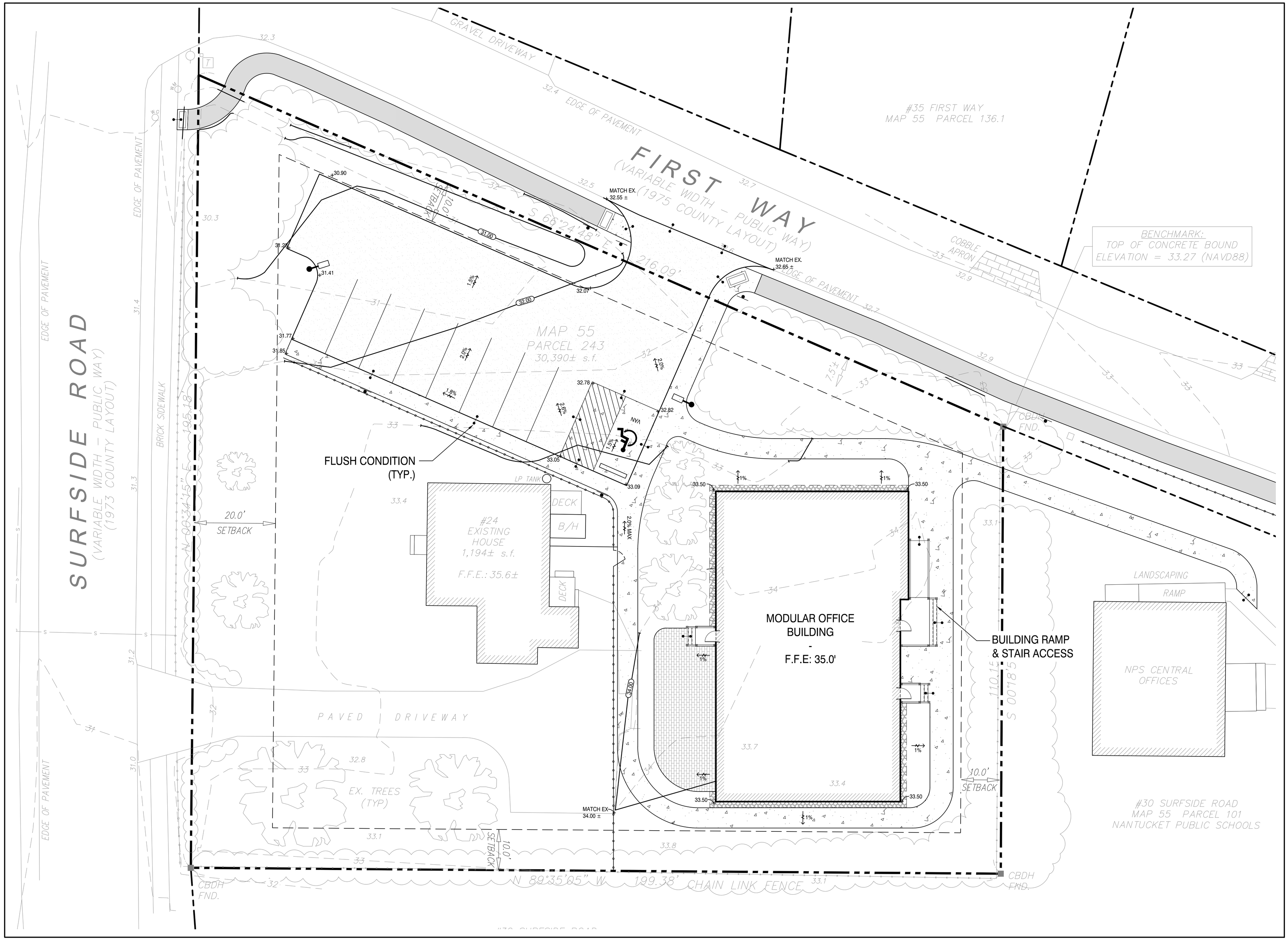

Nantucket Public Schools

24 Surfside Modular Offices

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TRUE NORTH

0' 10' 20' 30'

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

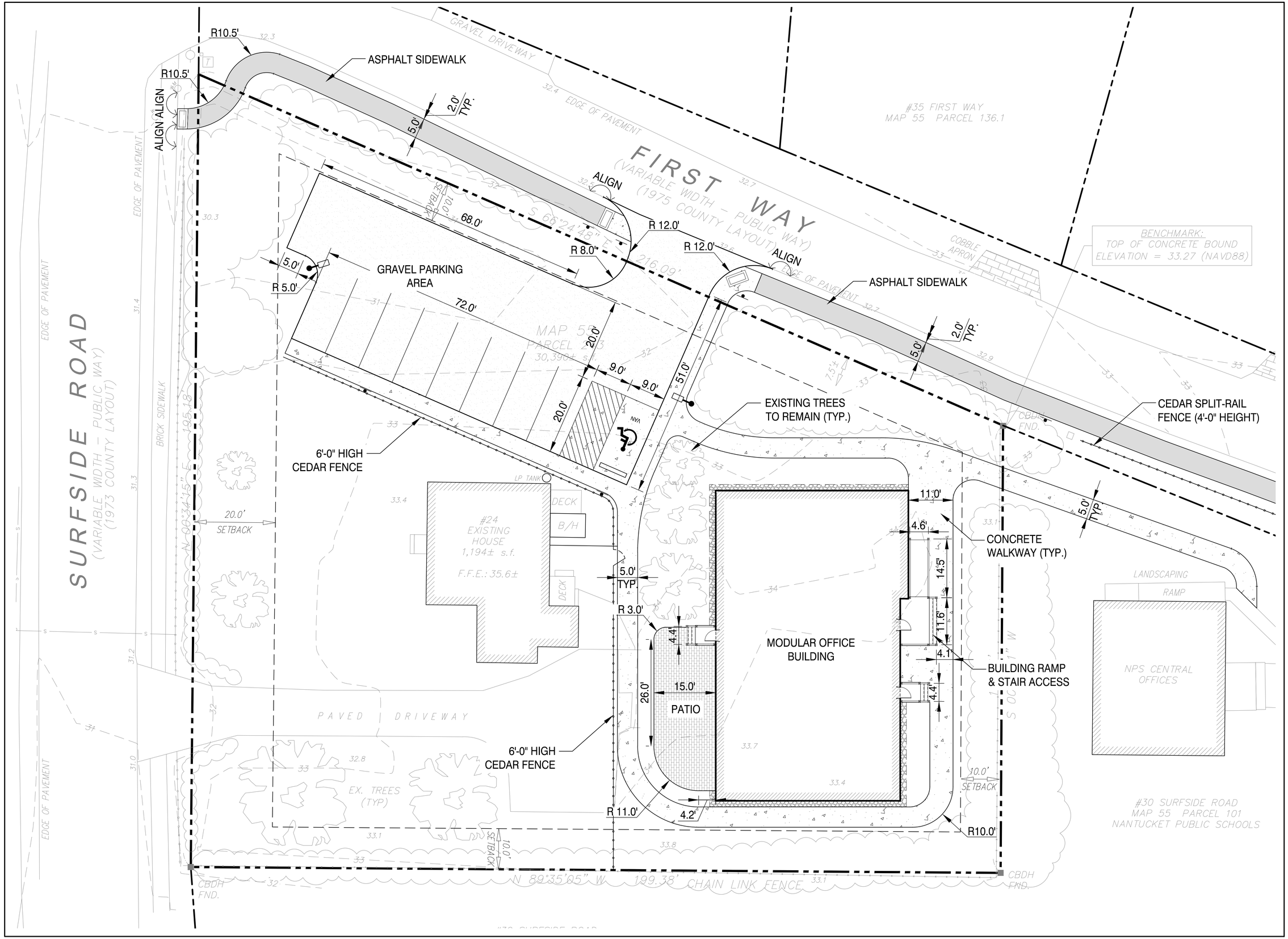
SITE TOPOGRAPHY PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 10'-0"	DESIGNED BY:	JSM
SMRT PROJECT #:	24084	DRAWN BY:	JSM

CG101

NOT FOR CONSTRUCTION



Nantucket Public Schools

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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TRUE NORTH

0' 10' 20' 30'

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

SITE HARDSCAPE PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 10'-0"	DESIGNED BY:	JSM
SMRT PROJECT #:	24084	DRAWN BY:	JSM

CP101

NOT FOR CONSTRUCTION

Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

To	Historic District Commission	**Date**	02.25.25
From	SMRT Architects & Engineers	**Project No.**	24084
Subject	Site Material Options	**Project Name**	NPS – 24 Surfside Rd

24 Surfside Rd – Material Options

Screen fence options between existing house and proposed office building/improvements:









Chain Link Fence (Hgt: 6.0'; Color: Black):

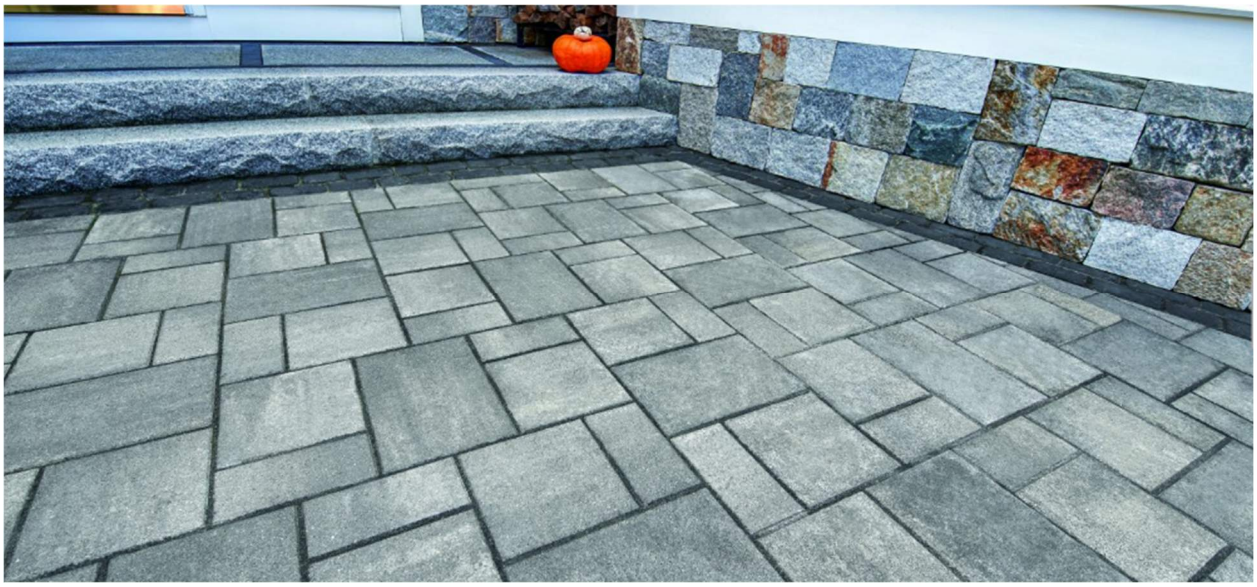






Concrete Block Pavers @ Staff Patio:





`





CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2025-02-12051

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 117 ORANGE STREET

Owner of record: CULLEN MILLER, INC.

Mailing Address: 117 ORANGE STREET

NANTUCKET, MA 02554

Contact Phone #: 760-845-1400 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@RIDGEVALEDEVELOPMENT.COM

FOR OFFICE USE ONLY 1025

Date application received: 2/4/25 Fee Paid: $ 50

Must be acted on by: 5/30/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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: 4'

Type: CEDAR BOARD GATE

Length: 20'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CONCRETE GRESS PAVE Walkways BLUESTONE ~~Walls~~ APRON BELGIAN BLOCK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

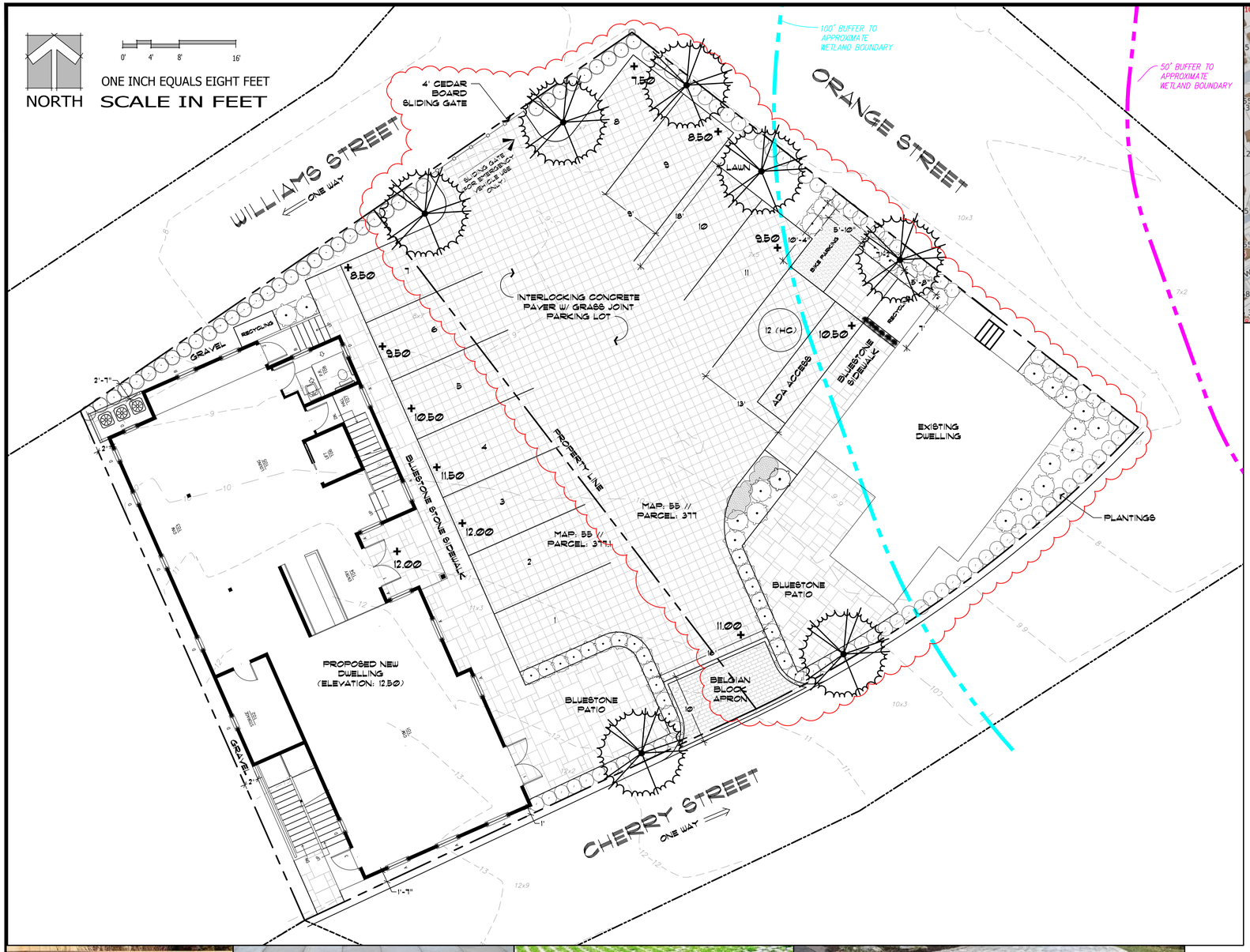
Trim _____ Sash _____ Doors _____

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 2/12/2025 Signature of owner of record _____ Signed under penalties of perjury





LOCUS MAP OF 117 ORANGE STREET
MAP: 55 // PARCEL: 377

HDC ITEMS:

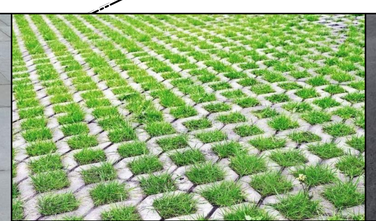
1. GRASS PAVE PARKING AREA
2. BLUESTONE PATIOS AND WALKWAY
3. 4' CEDAR BOARD SLIDING GATE
4. BELGIAN BLOCK APRON



4' HT. CEDAR SLIDING GATE
(PHOTO IS FOR REFERENCE)



BLUESTONE PATIOS AND WALKWAYS



GRASS PAVE FOR PARKING AREA



BELGIAN BLOCK APRON AT CHERRY STREET

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 RELATED TO SITE BOUNDARY, TOPOGRAPHY, WETLAND DELINEATION, LOCAL AND STATE GOVERNMENT REGULATORY REVIEW, AND PERMITTING REQUIREMENTS.

PRIOR TO CONSTRUCTION, THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL PROJECT REQUIREMENTS AS (DEPICTED IN THESE DRAWINGS) AS TO CONFORMITY WITH ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS, (ZONING, CONSERVATION, HEALTH, ETC.). ALL CRITICAL SITE REQUIREMENTS, GRADING, MATERIAL QUALITY, QUANTITY AND SIZES, CRITICAL TOLERANCES, ALL DIMENSIONS, PROPER SIZING AND DETAILING OF ALL STRUCTURAL ELEMENTS SHALL BE REVIEWED AND CONFIRMED AS SATISFACTORY BY A REGISTERED ENGINEER IN THE STATE OF MASSACHUSETTS.

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
117 Orange Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS;

117 ORANGE STREET
NANTUCKET, MA.

TITLE:

HDC LANDSCAPE PLAN SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	55
PARCEL:	377
DATE:	3 MAR. 2025
PROJ. NO.:	1042

L-1.0

VIEW FROM THE CORNER OF ORANGE STREET AND WILLIAMS STREET



VIEW FROM WILLIAMS STREET



VIEW FROM THE CORNER OF ORANGE STREET AND CHERRY STREET



VIEW FROM CHERRY STREET



1 CHERRY STREET
MAP: 55 // PARCEL: 377.1

117 ORANGE STREET
MAP: 55 // PARCEL: 377

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
117 Orange Street & 1 Cherry Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS:

117 ORANGE STREET
1 CHERRY STREET
NANTUCKET, MA.

TITLE:

EXISTING PHOTOS
HDC SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	
PARCEL:	
DATE:	3 MAR. 2025
PROJ. NO.:	1042

P-1.0

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC025-02-12050

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°. 377.1

Street & Number of Proposed Work: 1 CHERRY STREET

Owner of record: CALLEN MILLER, INC.

Mailing Address: 117 ORIENTAL STREET
NANTUCKET, MA 02644

Contact Phone #: 760-845-1400 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: RL@RIDGEVALE DEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: 4/4/25 Fee Paid: $ 50

Must be acted on by: 5/30/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change Fence Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CONCRETE GUTTER PAVE Walkways BLUESTONE ~~Walls~~ APRON BELGIAN BLOCK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

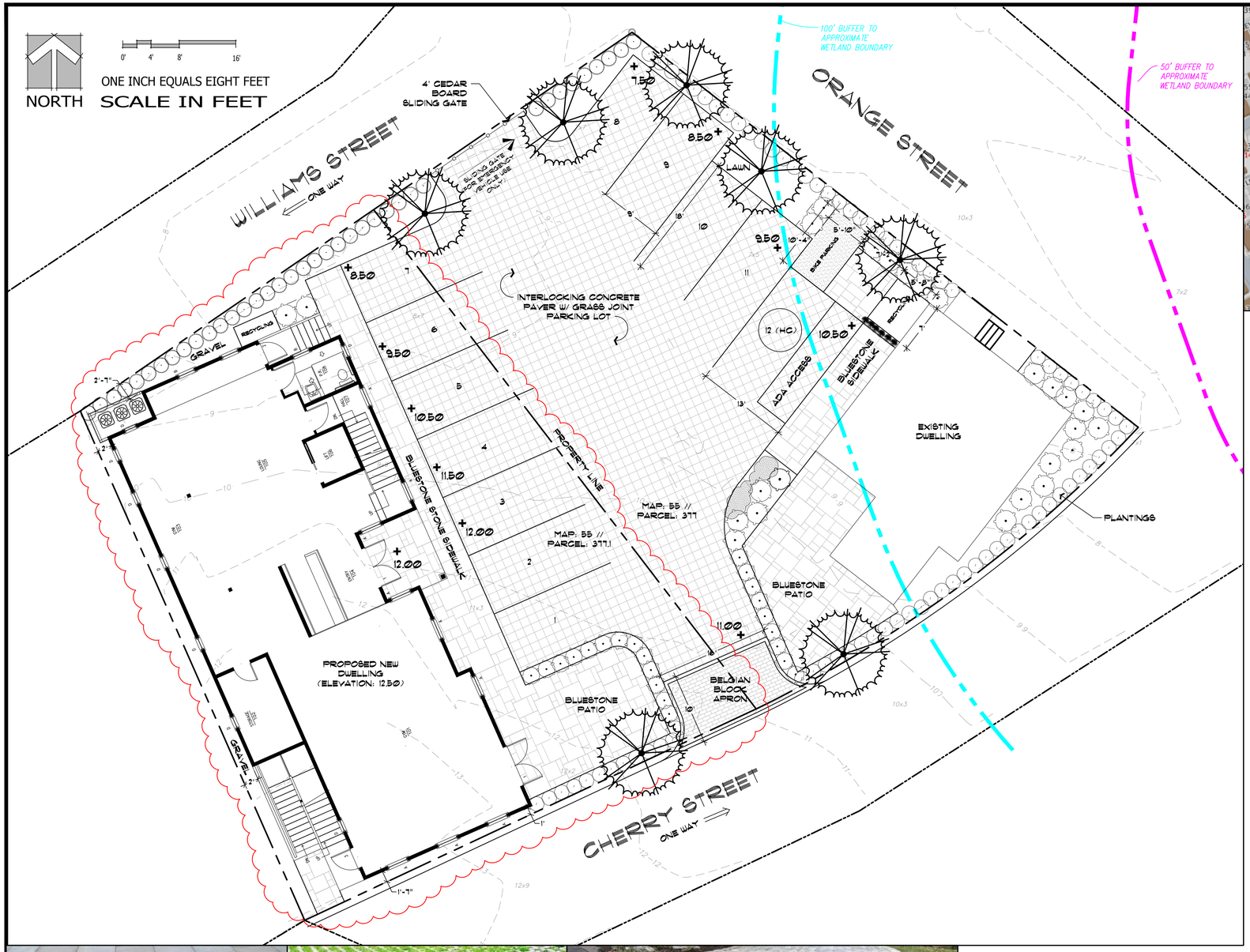
Trim _____ Sash _____ Doors _____

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 2/12/2025 Signature of owner of record _____ Signed under penalties of perjury

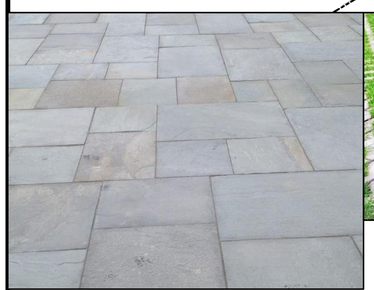




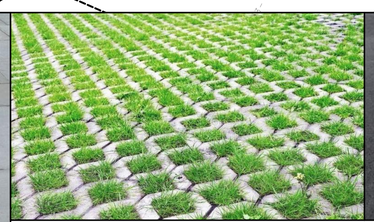
LOCUS MAP OF 1 CHERRY STREET
MAP: 55 // PARCEL: 377.1

HDC ITEMS:

1. GRASS PAVE PARKING AREA
2. BLUESTONE PATIOS AND WALKWAY
3. BELGIAN BLOCK APRON



BLUESTONE PATIOS AND WALKWAYS



GRASS PAVE FOR PARKING AREA



BELGIAN BLOCK APRON AT CHERRY STREET

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 RELATED TO SITE BOUNDARY, TOPOGRAPHY, WETLAND DELINEATION, LOCAL AND STATE GOVERNMENT REGULATORY REVIEW, AND PERMITTING REQUIREMENTS.

PRIOR TO CONSTRUCTION, THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL PROJECT REQUIREMENTS AS (DEPICTED IN THESE DRAWINGS) AS TO CONFORMITY WITH ALL STATE AND LOCAL BUILDING CODES AND REGULATIONS, (ZONING, CONSERVATION, HEALTH, ETC.). ALL CRITICAL SITE REQUIREMENTS, GRADING, MATERIAL QUALITY, QUANTITY AND SIZES, CRITICAL TOLERANCES, ALL DIMENSIONS, PROPER SIZING AND DETAILING OF ALL STRUCTURAL ELEMENTS SHALL BE REVIEWED AND CONFIRMED AS SATISFACTORY BY A REGISTERED ENGINEER IN THE STATE OF MASSACHUSETTS.

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
1 Cherry Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS;

1 CHERRY STREET
NANTUCKET, MA.

TITLE:

HDC LANDSCAPE PLAN SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	55
PARCEL:	377.1
DATE:	3 MAR. 2025
PROJ. NO.:	1042

L-1.0

VIEW FROM THE CORNER OF ORANGE STREET AND WILLIAMS STREET



VIEW FROM WILLIAMS STREET



VIEW FROM THE CORNER OF ORANGE STREET AND CHERRY STREET



VIEW FROM CHERRY STREET



1 CHERRY STREET
MAP: 55 // PARCEL: 377.1

117 ORANGE STREET
MAP: 55 // PARCEL: 377

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
117 Orange Street & 1 Cherry Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS:

117 ORANGE STREET
1 CHERRY STREET
NANTUCKET, MA.

TITLE:

EXISTING PHOTOS
HDC SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	
PARCEL:	
DATE:	3 MAR. 2025
PROJ. NO.:	1042

P-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

ESTILL
ROSE WALK
RANGER RD

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. 50—

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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°: 39 PARCEL N°. 28

Street & Number of Proposed Work: 17 RANGER RD

Owner of record: SCOTT / TRISHA ESTILLE

Mailing Address: 34 SHEFFIELD WAY
GREENICH, CT 06831

Contact Phone #: 917-912-8593 E-mail: TRISHAESTILLE@MAC.COM

AGENT INFORMATION (if applicable)

Name: R NEWMAN SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ROOF WALK

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: / Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' Sq. footage 2nd floor: / Size: _____ ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: 1/2

Difference between existing grade and proposed finish grade: North NONE South – East – West –

Height of ridge above final finish grade: North 28' 6 South 24 6 East 24 6 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 EX. ☐ 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 10 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____

Manufacturer / Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): /

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia EX Rake – Soffit (Overhang) – Corner boards – Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other NA

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer NA

Doors* (type and material): ☐ TDL ☐ SDL Front NA - EXIST. Rear _____ Side _____

Garage Door(s): Type – Material –

Hardscape materials: Driveways STONE Walkways STONE Walls –

* Note: Complete door and window schedules are required.

COLORS

Sidewall W. CEDAR NTW Clapboard (if applicable) – Roof EXISTING

Trim W.R. CEDAR NTW Sash EXIST. Doors "

Deck N/A HOG. NTW Foundation CONCRETE / EX Fence – Shutters –

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 [signature] Signed under penalties of perjury

r.c.newman@comcast.net

From: Trisha Estill <trishacestill@mac.com>
Sent: Saturday, February 1, 2025 3:30 PM
To: r.c.newman@comcast.net
Cc: Scott Estill
Subject: Re: Ranger Rd

Robert Newman is authorized to sign HDC applications as agent for Trisha and Scott Estill/17Ranger Road LLC.

Thank you.

On Jan 31, 2025, at 1:57 PM, r.c.newman@comcast.net wrote:

Trish confirmed its on westerly elevation. I think that's fine.
Can you send me a quick note sometime acknowledging that I can sign HDC apps as your agent please.
Thanks

From: Scott Estill <scott.estill@lancor.com>
Sent: Friday, January 31, 2025 11:54 AM
To: r.c.newman@comcast.net; 'Trisha Estill' <trishacestill@mac.com>
Subject: RE: Ranger Rd

Other suggestion?

Scott Estill

Managing Partner - Lancor

w: lancor.com
e: scott.estill@lancor.com
p: 212 710 2926 m: 917 742 9473

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Trisha & Scott Estille

STREET ADDRESS 17 Ranger Rd

MAP/PARCEL 39/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2.16.25

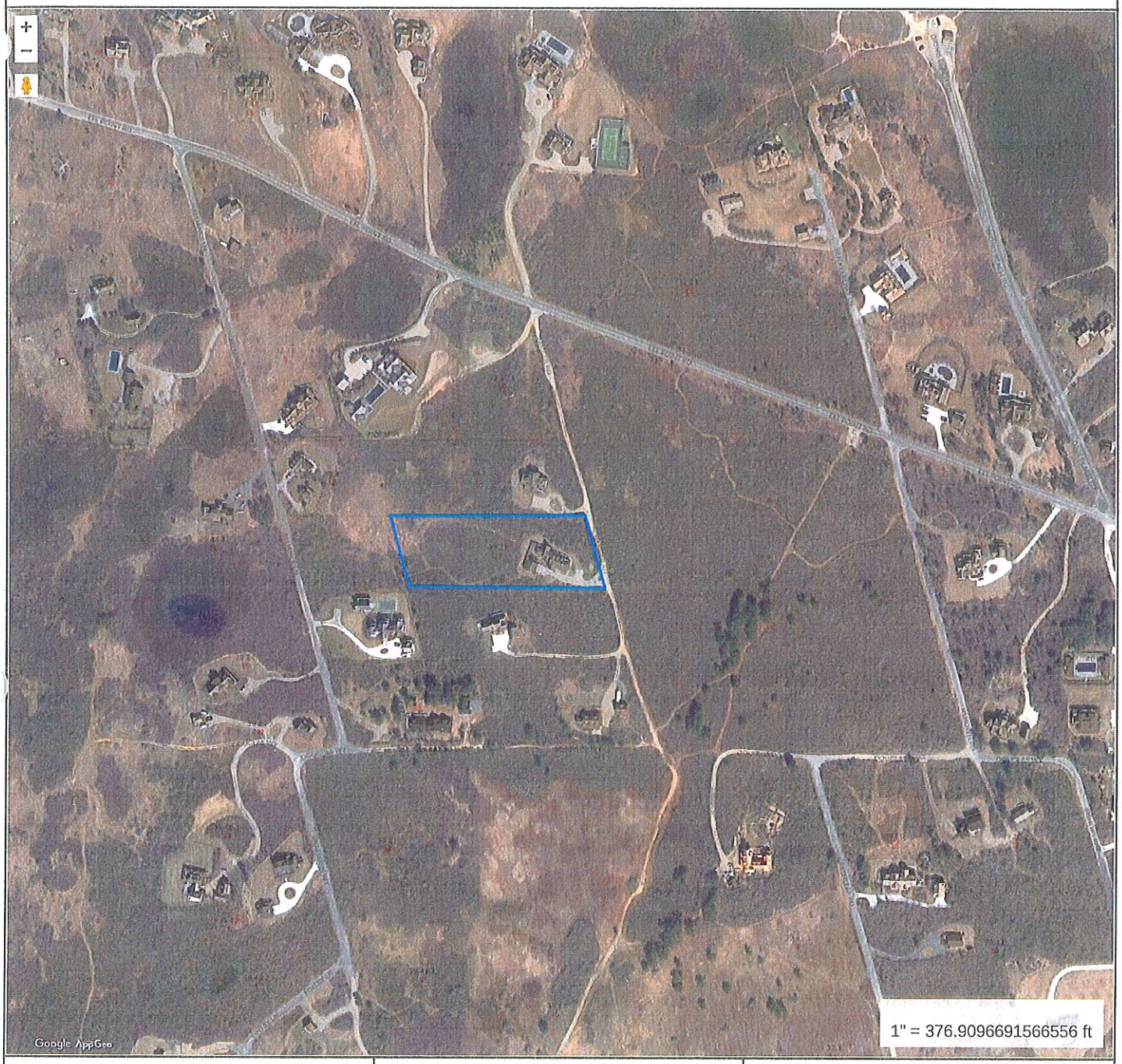
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 2/16/25

Date



Property Information

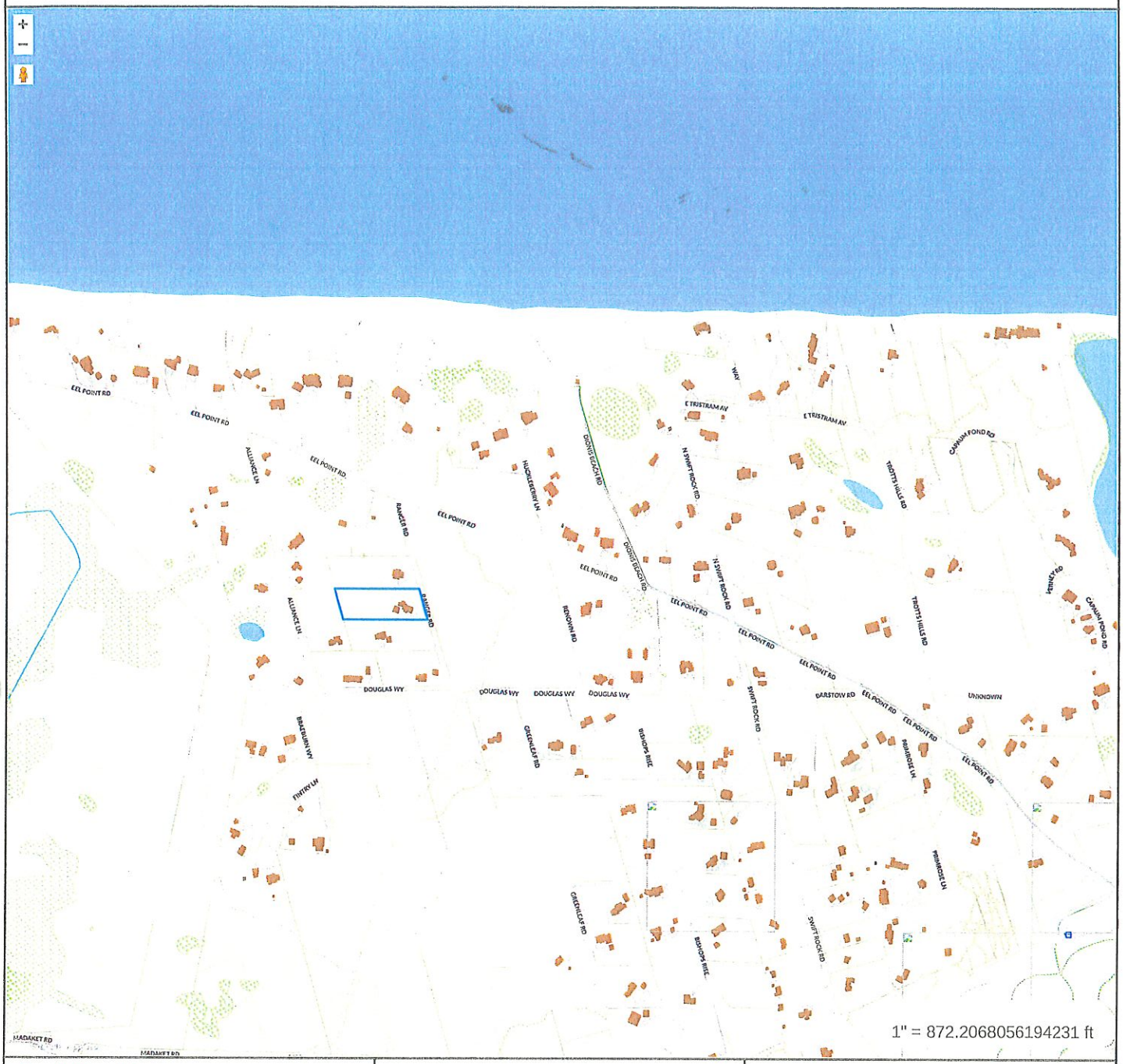
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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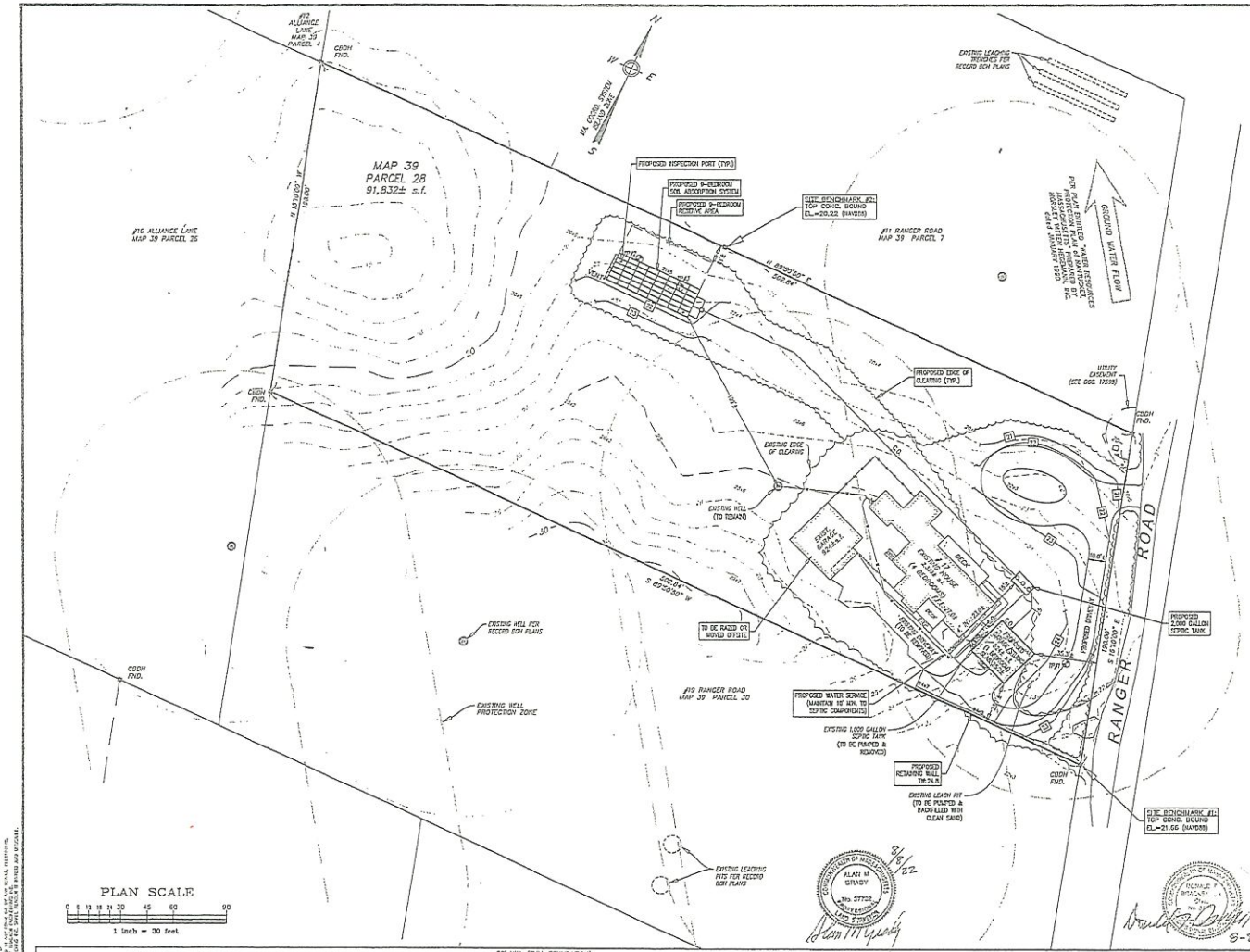
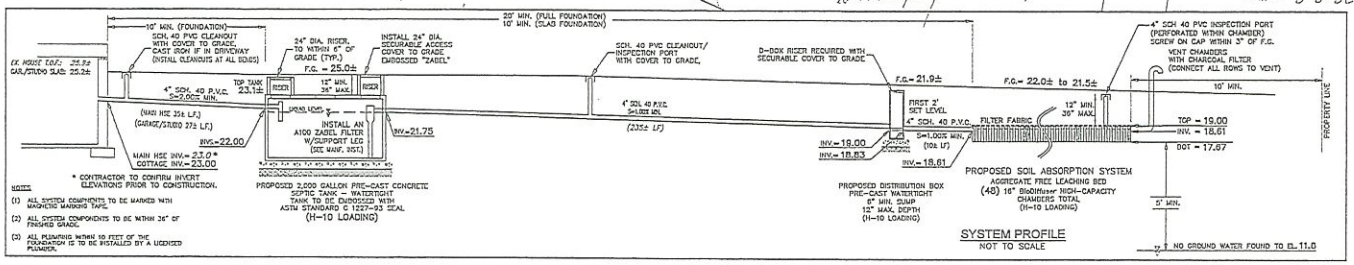
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

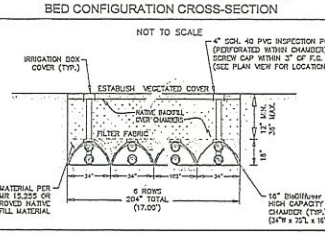




SYSTEM PROFILE
NOT TO SCALE

16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



DESIGN CALCULATIONS

SOIL TEXTURAL CLASS:	CLASS 1
PERC. RATE:	≤2 MINUTES/INCH
NO. OF BEDROOMS:	9
DESIGN FLOW REQUIRED:	900 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

EX. HOUSE: 4 BDRMS
PR. DW./STUDIO: 1 BDRM
TOTAL = 5 BDRMS

LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(48 UNITS)(6.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 950 GPD (REQUIRED)

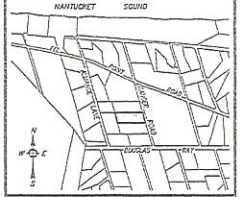
SOIL LOGS

TP NO. 1 GRD. EL. 23.5 GW. EL. NONE to 13.5		TP NO. 2 GRD. EL. 21.6 GW. EL. NONE to 11.6		TP NO. 3 GRD. EL. 21.9 GW. EL. NONE to 11.8	
0"	O/A/E LOAMY SAND 10YR 3/2	0"	O/A/E LOAMY SAND 10YR 3/2	0"	O/A/E LOAMY SAND 10YR 3/2
8"	B LOAMY SAND 10YR 5/8	10"	B LOAMY SAND 10YR 5/8	14"	B LOAMY SAND 10YR 5/8
29"	C1 MEDIUM SAND 2.5Y 6/8	29"	C1 MEDIUM SAND 2.5Y 6/8	30"	C1 MEDIUM SAND 2.5Y 6/8
120"	NO REDOX NO WEEPING	120"	NO REDOX NO WEEPING	120"	NO REDOX NO WEEPING

DATE PERFORMED: MAY 21, 2020
SOIL EVALUATOR: DONALD F. BRACKEN JR.
WITNESSED BY: ART CROWLEY – AGENT
PERC. RATE: ≤2 MINUTES/INCH
SOIL CLASS: CLASS 1
MAX. GROUND WATER ELEV.: NONE TO 11.6
METHOD OF DETERMINATION: NO GROUNDWATER FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

Locus Map

Scale: 1" = 1000'



GENERAL NOTES

1. BENCHMARK: #1 ELEVATION = 21.66 (NAVD88) TOP CONCRETE BOUND
   #2 ELEVATION = 20.22 (NAVD28) TOP CONCRETE BOUND
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: 17 RANGER ROAD LLC
   34 SHEFFIELD WAY
   GREENWICH, CT 06831
9. DEED REFERENCE: Cert: #28304
10. PLAN REFERENCE: L.C. Plan 15209-C (LOTS 40 & 48)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. ENTIRE LOCUS DOES FALL WITHIN A NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES, BUT NOT AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-C dated 06/09/2014.
17. LOT CREATED IN JULY of 1970.

ZONE: LUC–2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	91,832± s.f.	91,832± s.f.
FRONTAGE:	150'	190.00'	190.00'
FRONT YARD:	25'	61.7'±	25.3'±
SIDE/REAR YARD:	15'	35.2'±	23.7'±
GROUND COVER:	4% (MAX) (3,673± s.f.)	3.5% (3,218± s.f.)	3.2% (2,947± s.f.)

Prepared By:

BRACKEN ENGINEERING INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2262
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
17 RANGER ROAD LLC
#17 RANGER ROAD
MAP 39 PARCEL 28

No.	Date	Revision Description	By
1	08/05/22	RELOCATE & ENLARGE SYSTEM	ERC

Date: JUNE 4, 2020 | Drawn: RAW/ERC | Checked: DFB/ANG | Sheet: 1 of 1

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THESE PLANS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF BRACKEN ENGINEERING INC.

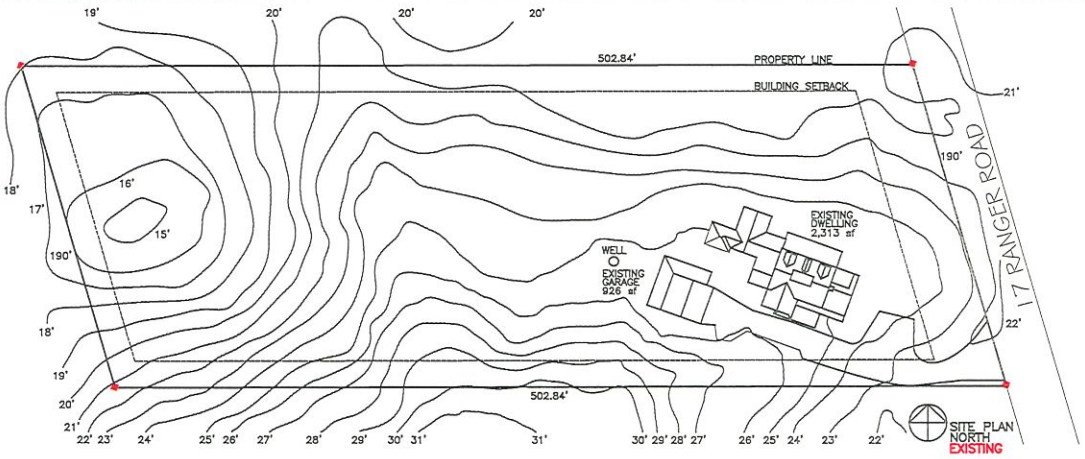
S:\Autocad Drawings\Horizontal\Ranger Road\17 Ranger Road\17 Ranger Road - SSD.dwg 2022.dwg

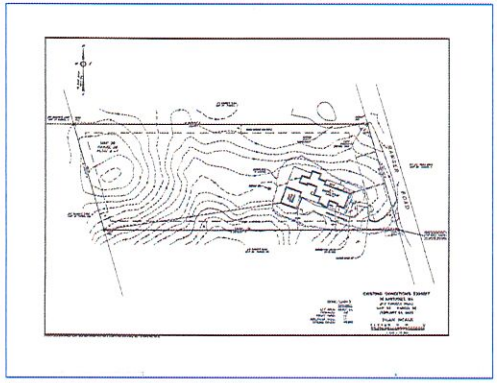
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS: PROPOSED
NORTH, SOUTH, EAST & WEST

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

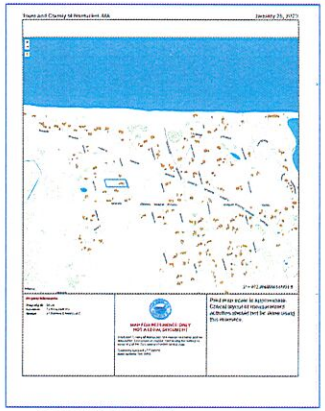




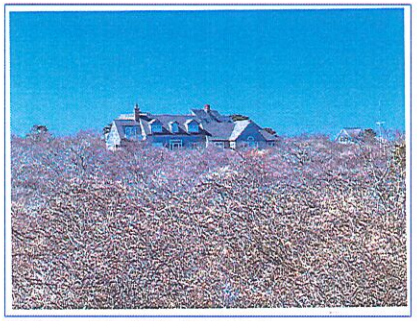
17 RANGER ROAD SURVEY



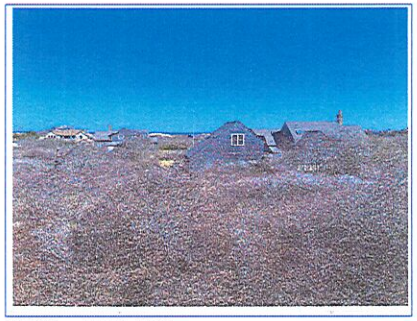
17 RANGER ROAD



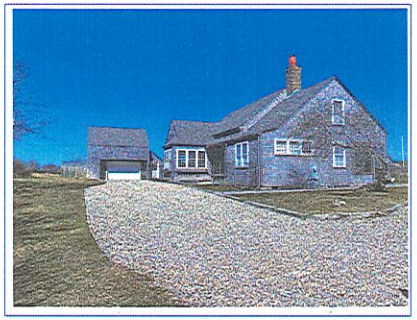
17 RANGER ROAD



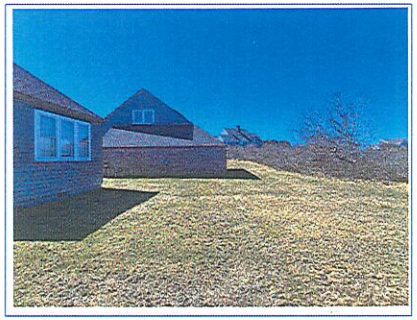
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

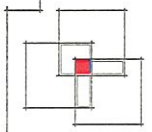


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO.

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"

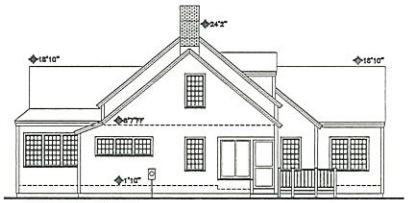
1R



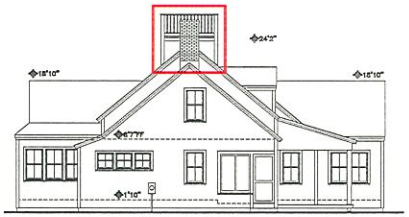
NORTH ELEVATION
EXISTING



NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



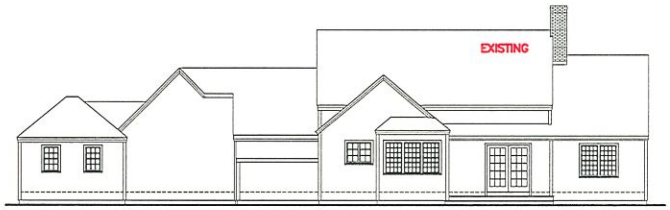
EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

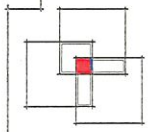


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

ROOF-WALK

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
EXISTING &
PROPOSED

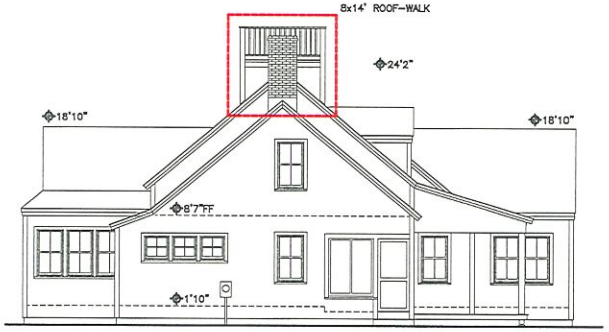
DATE
02-07-2025

SCALE
1/8 "=1'0"

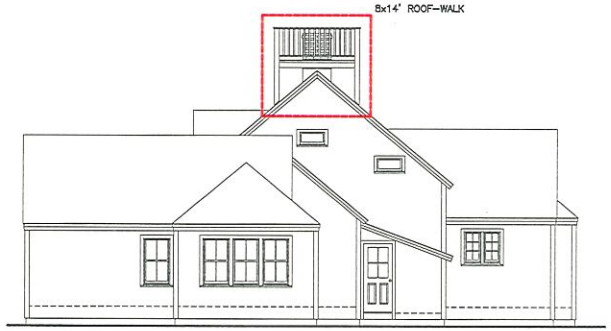
2R



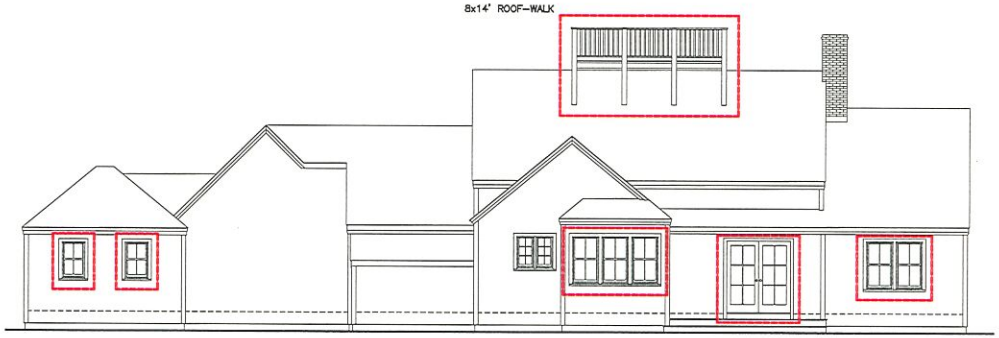
NORTH ELEVATION
PROPOSED



EAST ELEVATION
PROPOSED



WEST ELEVATION
PROPOSED



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO

NOTES
HDC
CERT. NO. ----------

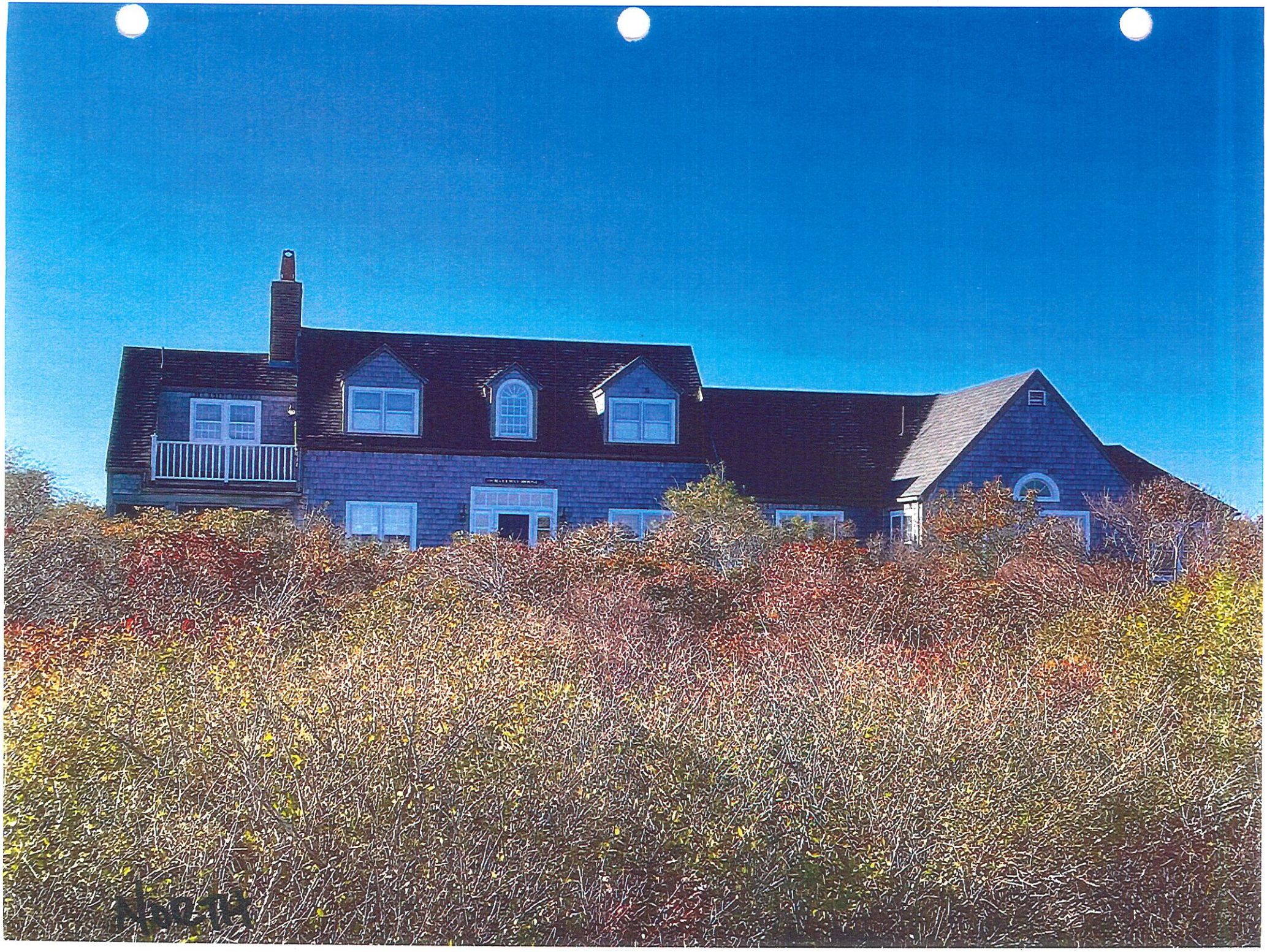
COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST

DATE
02-07-2025

SCALE
1/4"=1'0"

3R




EAST


SOUTH | EAST


SOUTH

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

ESTILL RANGER RD B&W REV.

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.

____ 3. **Application Fee**: See back of application for fee schedule or call the office. 50

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.

____ 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.

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.

RCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.**

r.c.newman@comcast.net

From: Trisha Estill <trishacestill@mac.com>
Sent: Saturday, February 1, 2025 3:30 PM
To: r.c.newman@comcast.net
Cc: Scott Estill
Subject: Re: Ranger Rd

Robert Newman is authorized to sign HDC applications as agent for Trisha and Scott Estill/17Ranger Road LLC.

Thank you.

On Jan 31, 2025, at 1:57 PM, r.c.newman@comcast.net wrote:

Trish confirmed its on westerly elevation. I think that's fine.
Can you send me a quick note sometime acknowledging that I can sign HDC apps as your agent please.
Thanks

From: Scott Estill <scott.estill@lancor.com>
Sent: Friday, January 31, 2025 11:54 AM
To: r.c.newman@comcast.net; 'Trisha Estill' <trishacestill@mac.com>
Subject: RE: Ranger Rd

Other suggestion?

Scott Estill
Managing Partner - Lancor
w: lancor.com
e: scott.estill@lancor.com
p: 212 710 2926 m: 917 742 9473

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Scott & Trisha Estill

STREET ADDRESS 17 Ranger Rd

MAP/PARCEL 39/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

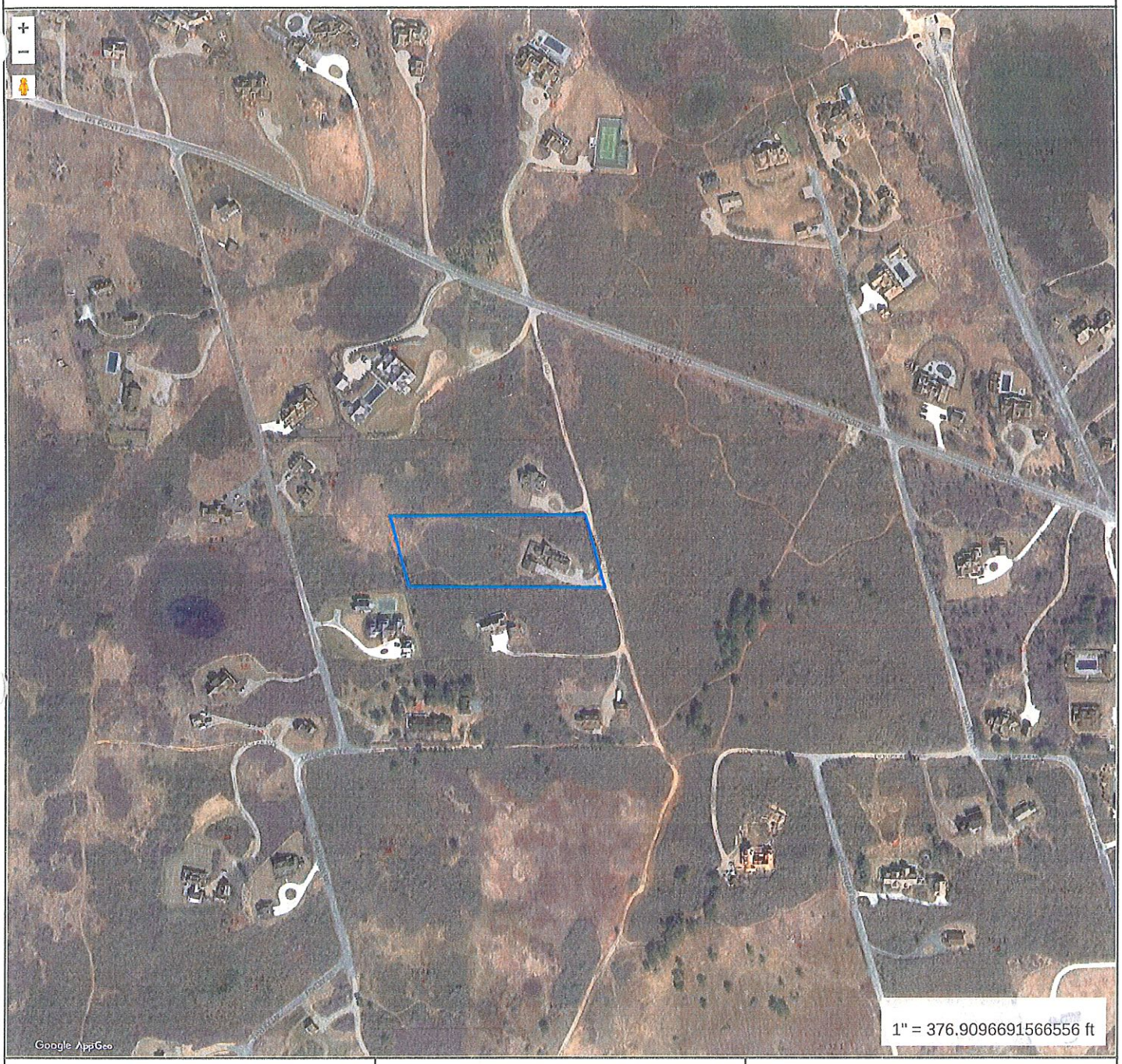
2-10-25

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.

Signature 2-10-25 Date



Property Information

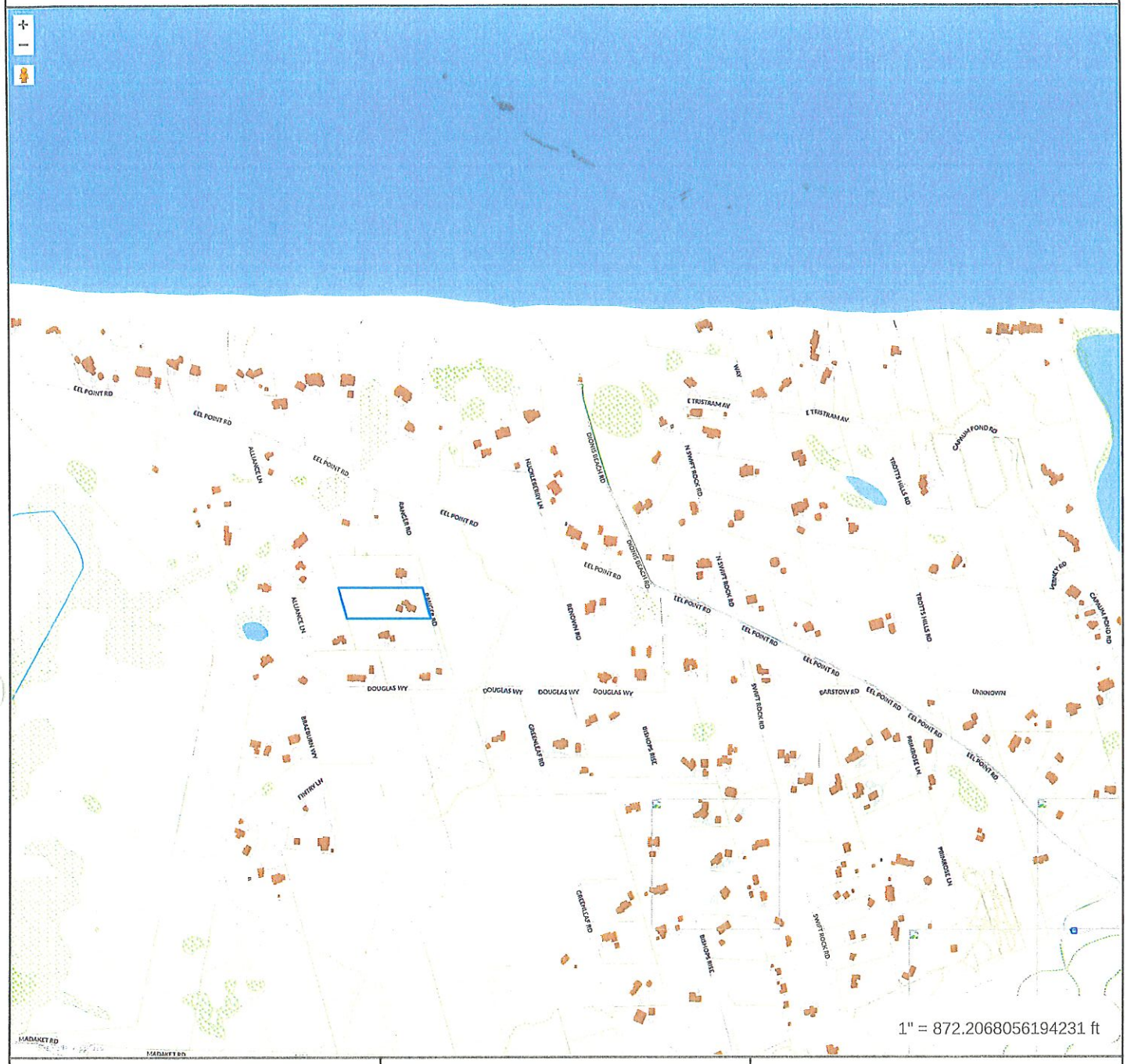
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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Geometry updated 11/14/2022
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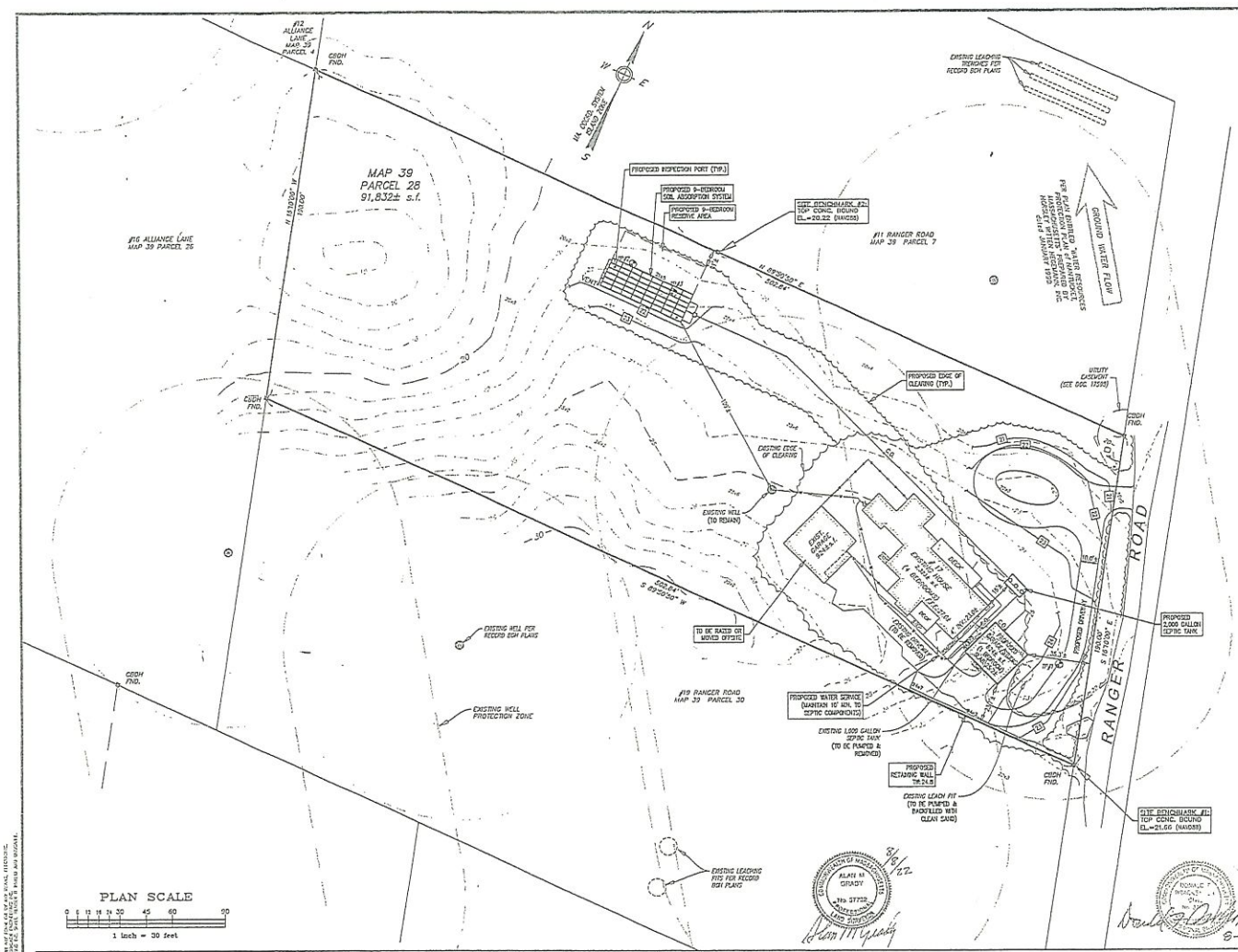
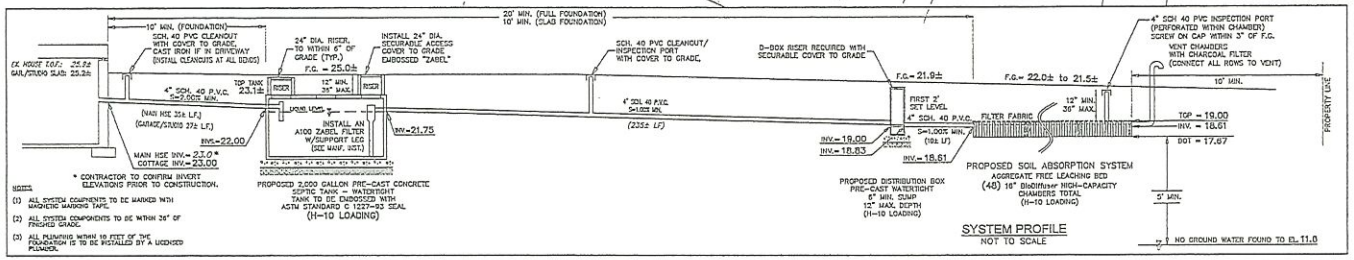




DESIGN CALCULATIONS

SOIL TEXTURAL CLASS:	CLASS I
PERC. RATE:	<2 MINUTES/INCH
NO. OF BEDROOMS:	9 (EX. HOUSE: 4 EXISTING; PR. DWL/STUDIO: 1 EXIST., 4 PROPOSED; TOTAL: 9 BEDRMS)
DESIGN FLOW REQUIRED:	990 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(45 UNITS)(5.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 990 GPD (REQUIRED)

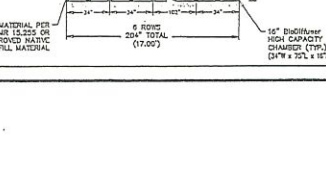
SOIL LOGS

TP NO. 1 GRD. EL. 23.5 GW. EL. NONE to 13.5		TP NO. 2 GRD. EL. 21.6 GW. EL. NONE to 11.6		TP NO. 3 GRD. EL. 21.8 GW. EL. NONE to 11.8	
0"		0"		0"	
	O/A/C LOAMY SAND 10YR 3/2		O/A/C LOAMY SAND 10YR 3/2		O/A/C LOAMY SAND 10YR 3/2
8"	22.5	10"	20.8	14"	20.6
	B LOAMY SAND 10YR 5/8		B LOAMY SAND 10YR 5/8		B LOAMY SAND 10YR 5/8
29"	21.1	29"	19.2	30"	19.3
	C1 MEDIUM SAND 2.5Y 6/8		C1 MEDIUM SAND 2.5Y 6/8		C1 MEDIUM SAND 2.5Y 6/8
120"	13.5	120"	11.6	120"	11.8
NO REDOX NO MOTTLING		NO REDOX NO MOTTLING		NO REDOX NO MOTTLING	

DATE PERFORMED: MAY 21, 2020
SOIL EVALUATOR: DONALD F. BRACKEN JR.
WITNESSED BY: ART CROWLEY — APEX
PERC. RATE: <2 MINUTES/INCH
SOIL CLASS: CLASS I
MAX. GROUND WATER ELEV.: NONE TO 11.6
METHOD OF DETERMINATION: NO GROUNDWATER FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

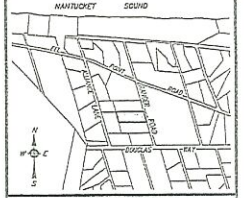
16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



Locus Map

Scale: 1" = 1000'



GENERAL NOTES

1. BENCHMARK: #1 ELEVATION = 21.66 (NAVD88) TOP CONCRETE BOUND
   #2 ELEVATION = 20.22 (NAVD88) TOP CONCRETE BOUND
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: 17 RANGER ROAD LLC
   34 SHEFFIELD WAY
   GREENWICH, CT 06831
9. DEED REFERENCE: Cert: #28364
10. PLAN REFERENCE: L.C. Plan 15209-C (LOTS 42 & 43)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. ENTIRE LOCUS DOES FALL WITHIN A NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES, BUT NOT AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-C dated 06/03/2014.
17. LOT CREATED IN JULY of 1970.

ZONE: LUG-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	91,832± s.f.	91,832± s.f.
FRONTAGE:	150'	190.00'	190.00'
FRONT YARD:	35'	61.7'±	35.3'±
SIDE/REAR YARD:	15'	35.2'±	23.7'±
GROUND COVER:	40% (MAX)	3.5% (3,247± s.f.)	3.2% (2,947± s.f.)

Prepared By:

BRACKEN ENGINEERING INC
43 HERRING POND ROAD
WIANNO, MA 02532
(tel) 508.420.0070
(fax) 508.833.3282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.228.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
17 RANGER ROAD LLC
#17 RANGER ROAD
MAP 39 PARCEL 28

No.	Date	Revision Description	By
1	08/09/22	RELOCATE & ENLARGE SYSTEM	DTC

Date: JUNE 4, 2020 | Drawn: RWM/DTC | Checked: DFB/AWG | Sheet: 1 of 1

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S:\Active Projects\Nantucket\Ranger Road\17 Ranger Road - Sub site 2022.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 28

Street & Number of Proposed Work: 37 RANGER RD.

Owner of record: SCOTT & TRISHA ESTILL

Mailing Address: 34 SHEFFIELD WAY
GREENWICH, CT 06831

Contact Phone #: 917-932-0593 E-mail: TRISHAESTILL@MAC.COM

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SCT

Mailing Address: PO BOX 213
NANTUCKET, MA 02554

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other WINDOW CHANGES / DOOR CHANGES

Size of Structure or Addition: Length: 68 Sq. Footage 1st floor: _____ Decks/Patio: Size: NC ☐ 1st floor ☐ 2nd floor

Width: 51 Sq. footage 2nd floor: _____ Size: " ☐ 1st floor ☐ 2nd floor

EXISTING Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 24 6 South 24 6 East 24 6 West 24 6

Additional Remarks

Historic Name:

Original Date: 1900 +/-

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 EX ☐ 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 10 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): EX.

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: — inches) Front ☐ — Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia EX Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double 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 LIGHT, FRENCH Rear 6 LIGHT GRIDDING Side 6 LIGHT GLASS DOOR

Garage Door(s): Type EX Material _____

Hardscape materials: Driveways STONE Walkways STONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall LT. CEDAR NEW Clapboard (if applicable) — Roof WEATHERED WOOD SHAKE

Trim WHITE Sash WHITE Doors WHITE

Deck MAHOG. NEW Foundation CONCRETE Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

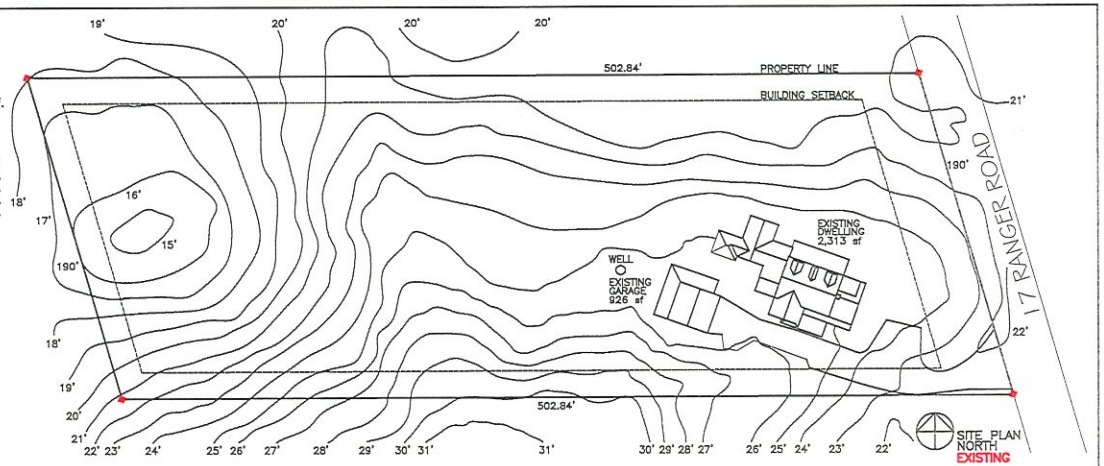
Date 2.10.25 Signature of owner of record _____ SCOTT ESTILL Signed under penalties of perjury

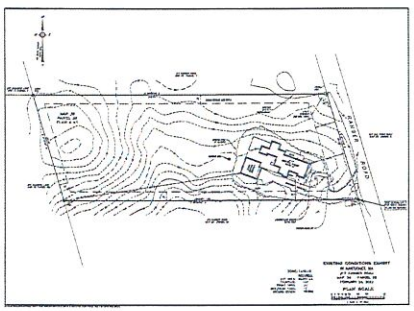
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS:
SOUTH & WEST PROPOSED
D & W SCHEDULES

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

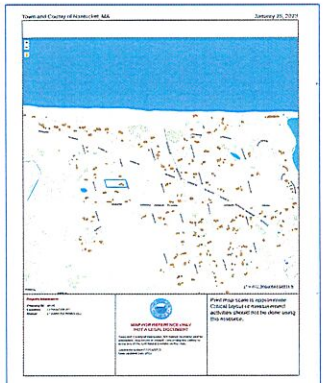




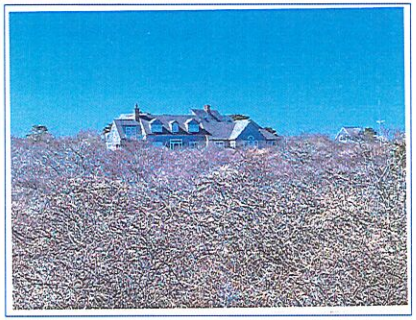
17 RANGER ROAD SURVEY



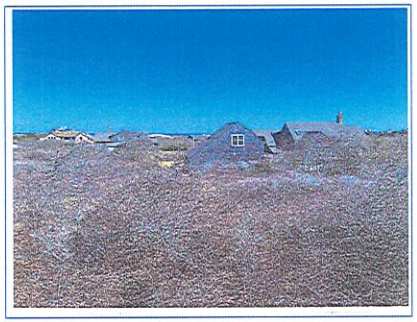
17 RANGER ROAD



17 RANGER ROAD



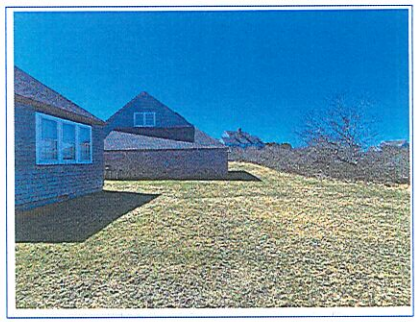
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

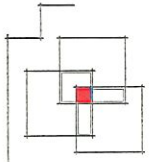


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



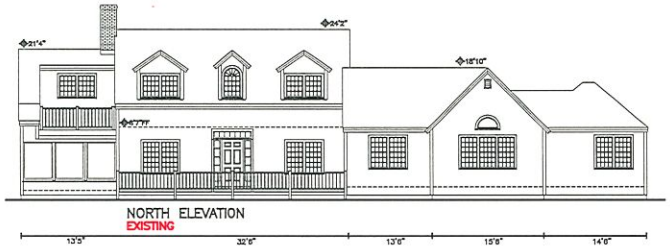
PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
JOB NO

DOOR & WINDOW REVISIONS

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

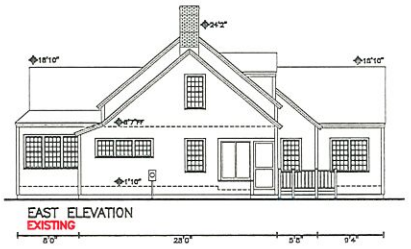
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"
1



NORTH ELEVATION
EXISTING



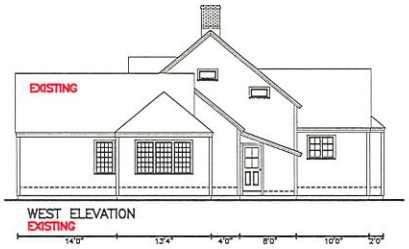
NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



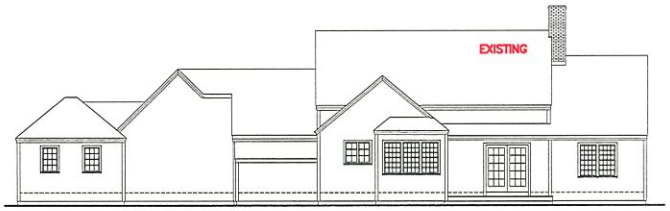
EAST ELEVATION
PROPOSED



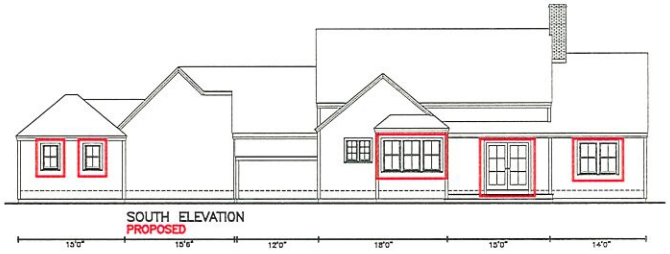
WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

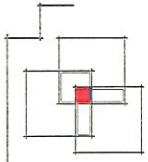


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

DOOR & WINDOW REVISIONS

JOB NO

NOTES
HDC CERT. NO. ----------

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS: EXISTING & PROPOSED

DATE
02-07-2025

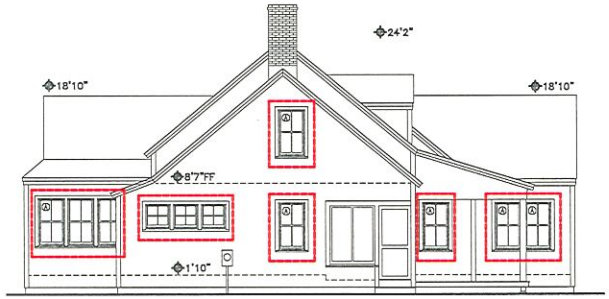
SCALE
1/8 "=1'0"

2



NORTH ELEVATION
PROPOSED

13'5" | 32'6" | 13'6" | 15'6" | 14'6"



EAST ELEVATION
PROPOSED

8'0" | 28'0" | 10'0" | 4'6"



WEST ELEVATION
PROPOSED

14'0" | 13'4" | 4'0" | 8'0" | 10'0" | 2'0"



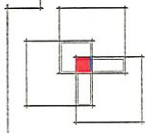
SOUTH ELEVATION
PROPOSED

15'0" | 15'6" | 12'0" | 18'0" | 15'0" | 14'0"

DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	ANDERSEN	GLIDING PATIO, 15 LIGHT		6'0"x6'8"		
②	ANDERSEN	GLIDING PATIO, 15 LIGHT		6'0"x6'8"		
CONFIRM ALL TO CONSTRUCTION						

WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	1/1,TW/DH	400	TW2610		
Ⓑ	ANDERSEN	1/1,TW/DH	400	TW2642		
Ⓒ	ANDERSEN	1/1,TW/DH	400	TW2632		
Ⓓ	ANDERSEN	4 LIGHT, FIXED	400			
Ⓔ	ANDERSEN	1/1,TW/DH	400			
CONFIRM ALL SIZES PRIOR TO CONSTRUCTION						

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02581
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

JOB NO.
WINDOW & DOOR REVISIONS

NOTES
HDC CERT. NO. ---------

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS: NORTH, SOUTH, EAST & WEST
D.&W. SCHEDULES

DATE
02-07-2025

SCALE
1/4"=1'0"

3


NORTH


EAST


SOUTH | EAST


SOUTH

CERTIFICATE NO _____ DATE ISSUED _____

Application to the HISTORIC DISTRICT COMMISSION Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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: 4R Jefferson Ave

Owner of record: Gotwalds Thomas E Trust

Mailing Address: PO Box 460329 Dept 909

Houston, TX 77056

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: B. Champoux

Mailing Address: PO Box 3195

Nantucket MA 02584

Contact Phone #: 508-560-3368 E-mail: Bcchamp2@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 ____) ☐ Roof ☑ Other Pergola / Garage apron 141 ☐

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio → Size: 185 ☐ ☐ 1st floor ☐ 2nd floor

Size: 125 ☐ ☐ 1st floor ☐ 2nd floor

Footwalk

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 Steeples

Hardscape materials: Driveways Pea Stone Gravel Walkways Bluestone Irregular / Blue Mist Granite Patio Walls Liberty Granite

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

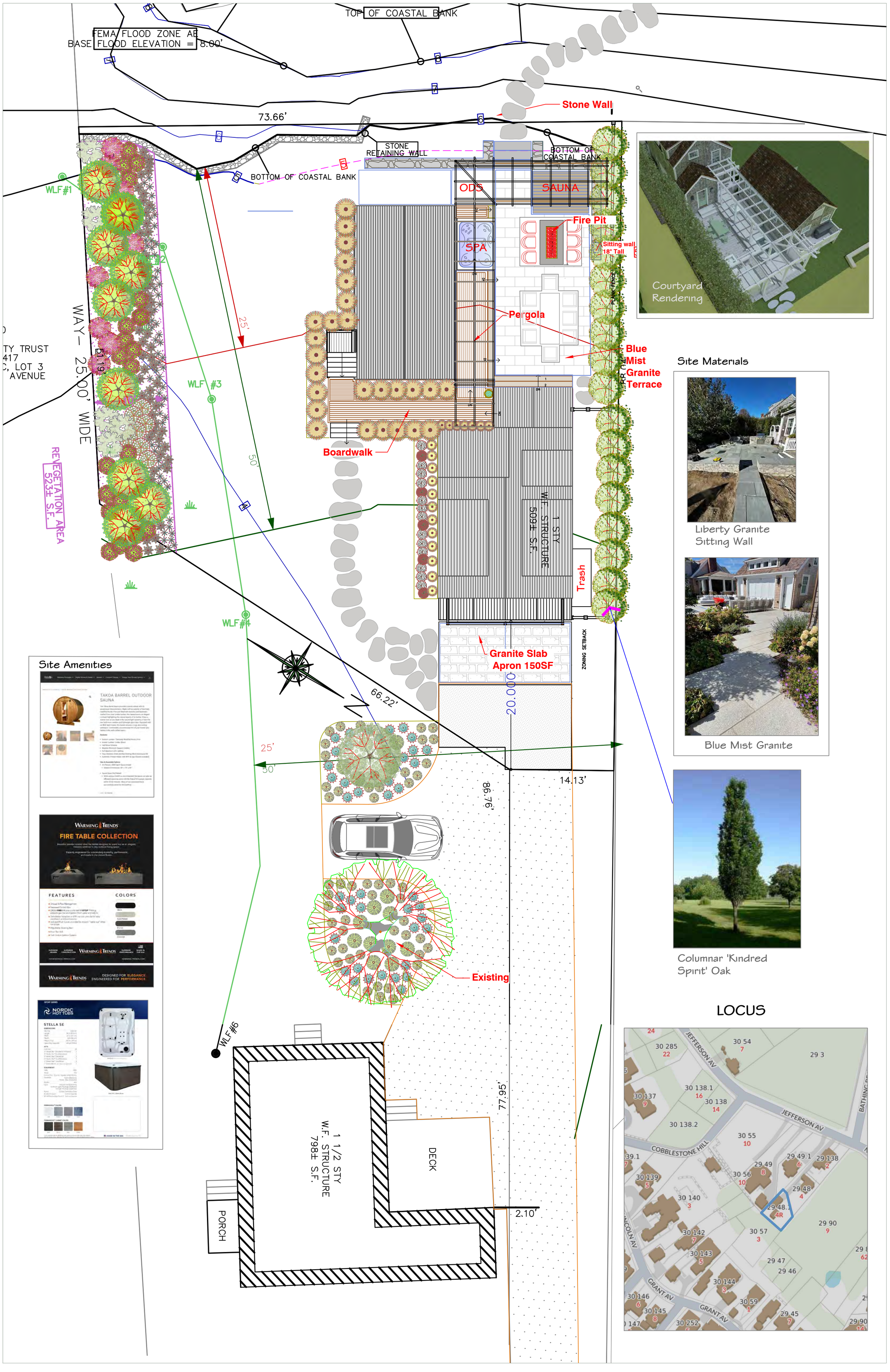
Trim _____ Sash _____ Doors _____

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 _____ Signature of owner of record _____



Site Materials

Liberty Granite Sitting Wall

Blue Mist Granite

Columnar 'Kindred Spirit' Oak

Site Amenities

LOCUS

CHAMPOUX LANDSCAPE

- PREPARED FOR -

Gottwald Residence
4R Jefferson Ave
Nantucket MA 02554

- DRAWING -

Concept Landscape Plan

- REVISIONS -

2/14/2025

Scale 1" =8'

L-1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

02-18-2025 — Date

Demo/move off

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 06 PARCEL N°. 213

Street & Number of Proposed Work: 9 DOC RYDER DR

Owner of record: NINE DOC RYDER LLC

Mailing Address: 82 EDMUNDS RD
WELLESLEY, MA 02481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 88'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$100 - Width: 33'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof 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 FEBRUARY 18, 2025 Signature of owner of record Brook Reed FOR 9 DOC RYDER LLC Signed under penalties of perjury

9 Doc - signing permission

TN

Ted Norberg<ted.norberg@gmail.com>

Reply

To: You

Cc: Alexandra Otway

Brook, prayer email below. You have my permission to sign all HDC documents

Thank you,
Ted Norberg

> On Feb 17, 2025, at 11:06 AM, Brook Meerbergen Designs <brooksdesigns@hotmail.com> wrote:
>
> Ted/Alex,
>
> Please send me an email saying you give me permission to sign all HDC applications related to 9 Doc Ryder
>
> Thank you
> Brook

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: 9 DOC RYDER LANE

Tax Map Number: 66 Parcel Number: 213

Owner of Record: NINE DOC RYDER LLC

Description of Proposal:

DEMO EXISTING; NEW DWELLING; SECOND DWELLING; POOL & YARDSCAPE

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: February 19, 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.

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If you have any questions, please contact the HDC office at 508.228.7231.



9 DOC RYDER DRIVE - DEMO MOVE OFF
FRONT & RIGHT ELEVATIONS





9 DOC RYDER DRIVE - DEMO MOVE OFF
REAR & LEFT ELEVATIONS



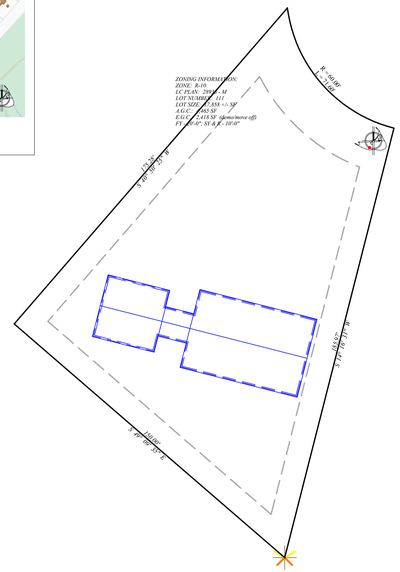
H.D.C. SUBMISSION

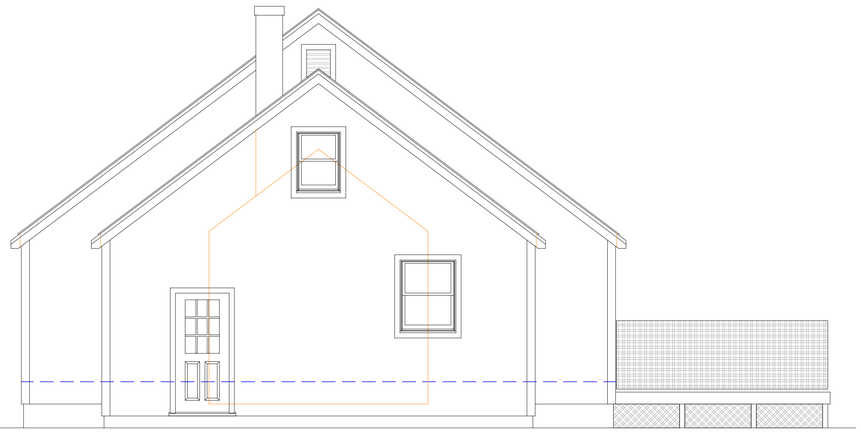


NORTH ELEVATION
facing doc ryder

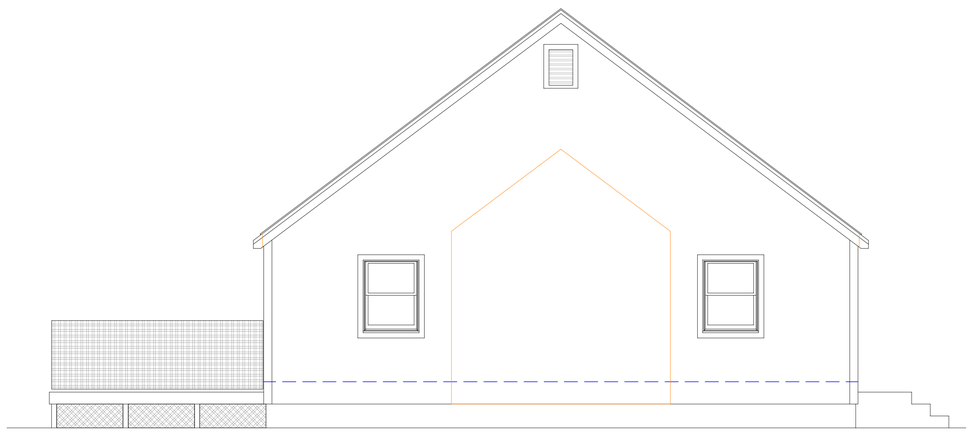


LOCUS MAP - NOT TO SCALE
9 DOC RYDER LLC - MAP 66; PCL 213





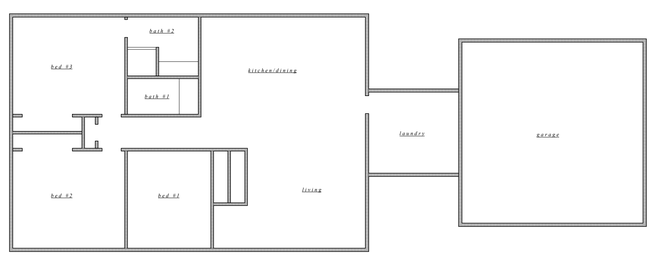
WEST ELEVATION
facing 7 doc ryder



EAST ELEVATION
facing 11 doc ryder



SOUTH ELEVATION
facing pool



FIRST FLOOR

1

MAP - 66
PCL - 213

NINE DOC RYDER LLC - DEMO/MOVE OFF
9 DOC RYDER DR
NANTUCKET, MA

FEB 18, 2025
PERMIT ISSUE

FLOOR PLANS; SITE LOCUS
SCALE: 1/4" = 1'-0"; 1" = 30'-0"; 1" = 10'-0"
DATE: 02.18.25

REVISIONS

These designs are the property of Frank Meerbergen designs and may not be copied without the express written consent of Frank meerbergen.

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

02-18-2025 — Date

New Dwelling

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 213

Street & Number of Proposed Work: 9 DOC RYDER DR

Owner of record: NINE DOC RYDER LLC

Mailing Address: 82 EDMUNDS RD
WELLESLEY, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: P.O. BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 60'-0" Sq. Footage 1st floor: 2017 ϕ

Width: 44'-0" Sq. footage 2nd floor: 1577 ϕ

Sq. footage 3rd floor: _____

3594 * .20 = $718.80

Decks/Patio: Size: 608 ϕ ☒ 1st floor ☐ 2nd floor

Size: 170 ϕ ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 28'-3" South 28'-3" East 26'-5" West 25'-6"

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name: (describe)

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK / STILES & HART ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other 5/12 PORCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) FIBERGLASS GUTTER CO - G75

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 10" Corner boards COTTAGE Frieze 1x4

Window Casing 5/4 x 4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 7x7

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 6LT/PANEL Rear 20LT BI-PART SLIDER Side 15LT FR

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN Clapboard (if applicable) _____ Roof NTN

Trim PLATINUM GREY Sash BLACK Doors BLACK

Deck MAHOG NTN 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 FEB 18, 2025 Signature of owner of record Brock R Meeks FOR 9 DOLRYDER LLC

Signed under penalties of perjury

9 Doc - signing permission

TN

Ted Norberg<ted.norberg@gmail.com>

Reply

To: You

Cc: Alexandra Otway

Brook, prayer email below. You have my permission to sign all HDC documents

Thank you,
Ted Norberg

> On Feb 17, 2025, at 11:06 AM, Brook Meerbergen Designs <brooksdesigns@hotmail.com> wrote:
>
> Ted/Alex,
>
> Please send me an email saying you give me permission to sign all HDC applications related to 9 Doc Ryder
>
> Thank you
> Brook

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	202		WHITTAKER ELIZABETH D		11060 TURTLE BEACH RD B105	N PALM BEACH	FL	33408	10 HENDERSONS DR
66	212		TALLON NINA S TR	TALLON NINA REVOCABLE TRUST	4881 N 35TH ROAD	ARLINGTON	VA	22207	7 DOC RYDER DR
66	214		MALLON WILLIAM G III ETAL		230 GARLAND AVE	DECATUR	GA	30030	11 DOC RYDER DR
66	215		TURNER SAMUEL G H TRST	ETCETERA NOM TRUST	13 DOC RYDER DRIVE	NANTUCKET	MA	02554	13 DOC RYDER DR
66	216		SANFORD EDWARD J		12 DOC RYDER DR	NANTUCKET	MA	02554	12 DOC RYDER DR
66	217		GAZAILLE MARC J & WENCHE S		10 DOC RYDER DR	NANTUCKET	MA	02554	10 DOC RYDER DR
66	218		CARDELLI WILLIAM B & CLAIRE		8 DOC RYDER DR	NANTUCKET	MA	02554	8 DOC RYDER DR
Count:	**7**								

7003 2260 0001 1629 2634 WHITTAKER

7003 2260 0001 1629 2627 TALLON

7003 2260 0001 1629 2610 MALLON

7003 2260 0001 1629 2603 TURNER

7003 2260 0001 1629 2597 SANFORD

7003 2260 0001 1629 2580 GAZAILLE

7003 2260 0001 1629 2573 CARDELLI

7003 2260 0001 1629 2611

Decatur, GA 30030

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

Postmark Here

02/18/2025

Sent To: MALLON ETAL

Street, Apt. No.; or PO Box No.: 230 GARLAND

City, State, ZIP+4: 30030

PS Form 3800, June 2002 — See Reverse for Instructions

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

7003 2260 0001 1629 2618

Arlington, VA 22207

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

Postmark Here

02/18/2025

Sent To: JALLON REV TR.

Street, Apt. No.; or PO Box No.: 4881 N 35th ROAD

City, State, ZIP+4: 22207

PS Form 3800, June 2002 — See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT

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Nantucket, MA 02554

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Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

Postmark Here

FEB 16 2025

02/18/2025

Sent To: GAZAILLE

Street, Apt. No.; or PO Box No.: 10 DOC RYDER

City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1629 2550

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Nantucket, MA 02554

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Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

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FEB 16 2025

02/18/2025

Sent To: SANFORD

Street, Apt. No.; or PO Box No.: 12 DOC RYDER

City, State, ZIP+4: 02554

7003 2260 0001 1629 2604

Nantucket, MA 02554

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

Postmark Here

02/18/2025

Sent To: TURNER - ETC NOM TRST

Street, Apt. No.; or PO Box No.: 13 DOC RYDER

City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

7003 2260 0001 1629 2611

North Palm Beach, FL 33408

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

Postmark Here

FEB 16 2025

02/18/2025

Sent To: WHITTAKER

Street, Apt. No.; or PO Box No.: 11060 TURTLE PT HL RD/B 105

City, State, ZIP+4: 33408

PS Form 3800, June 2002 — See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT

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For delivery information visit our website at www.usps.com®

7003 2260 0001 1629 2573

Nantucket, MA 02554

OFFICIAL USE

Postage	$4.85
Certified Fee	$0.00
Return Reciept Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
	$0.00
	$0.00
Total Postage & Fees	$0.73
	$5.58

0554 06

Postmark Here

FEB 16 2025

02/18/2025

Sent To: CARDELLI

Street, Apt. No.; or PO Box No.: 8 DOC RYDER

City, State, ZIP+4: 02554

PS Form 3800, June 2002 — See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

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submitted by: MEERBERGEN DESIGNS - 508.228.1388

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9 DOC RYDER DRIVE - CONTEXT PHOTOS
(11 DOC RYDER & 3 HENDERSEN)





9 DOC RYDER DRIVE - CONTEXT PHOTOS
(13 & 8 DOC RYDER)





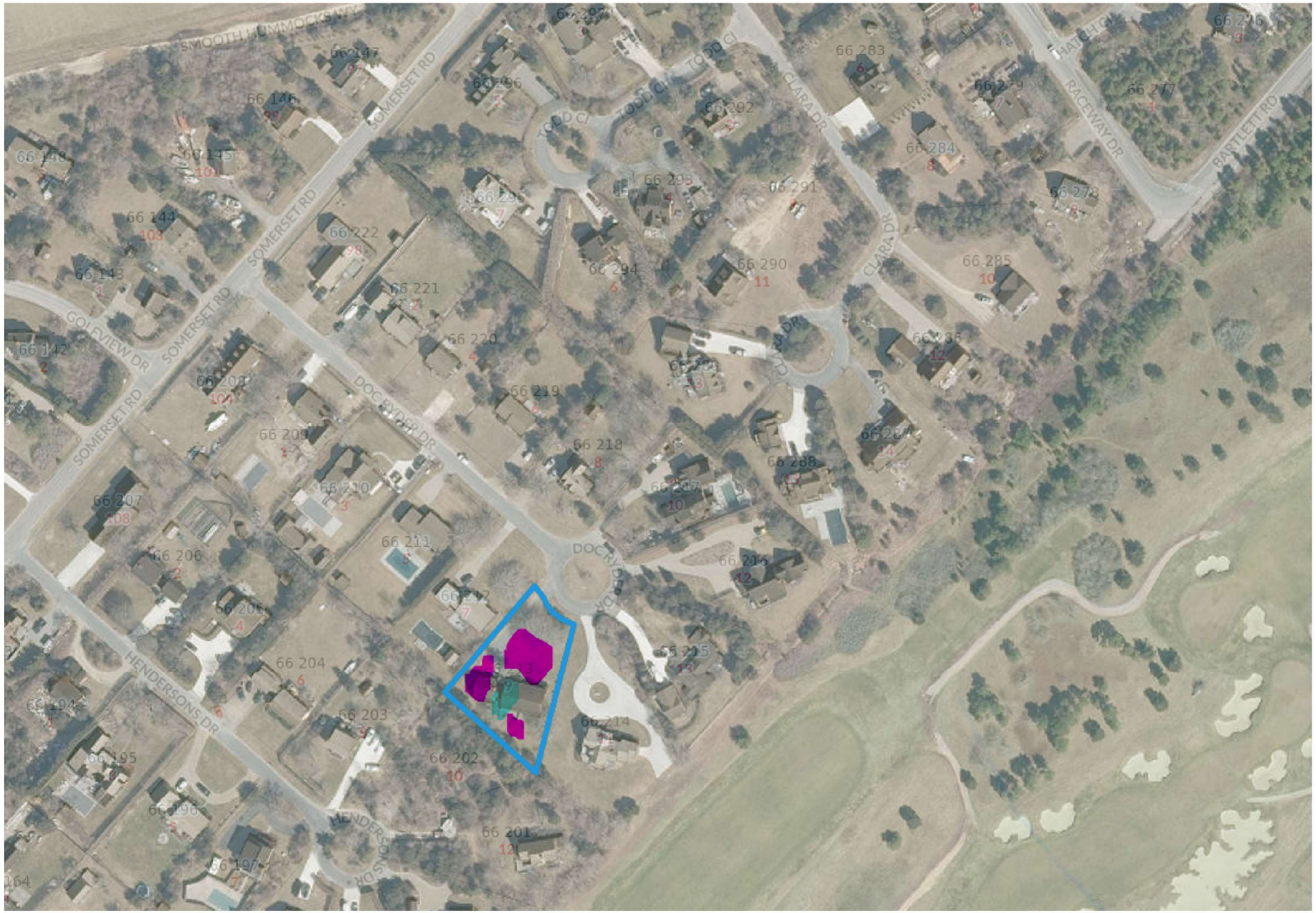
9 DOC RYDER DRIVE - CONTEXT PHOTOS
(10 DOC RYDER)





9 DOC RYDER DRIVE - CONTEXT PHOTOS
(2 & 12 DOC RYDER)



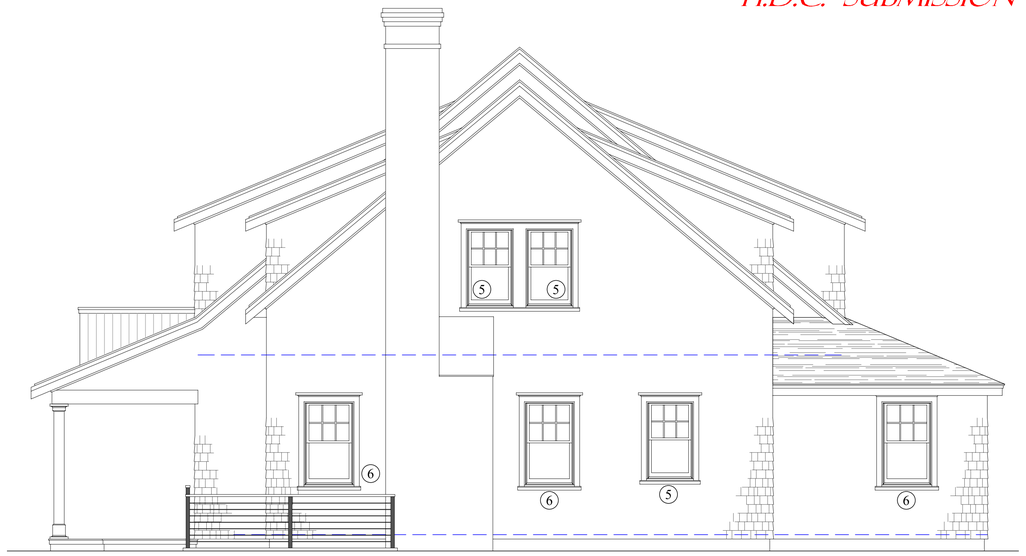


AERIAL VIEW DOC RYDER (GENERAL)

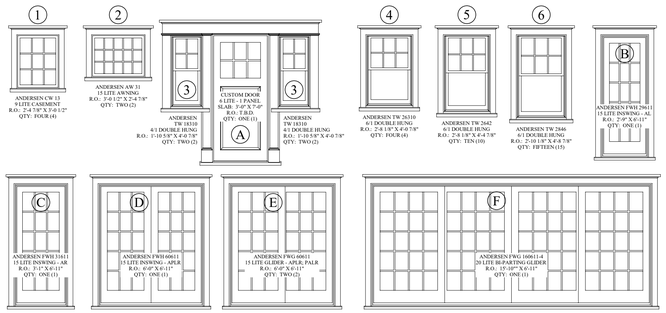
H.D.C. SUBMISSION



NORTH ELEVATION
facing doc ryder

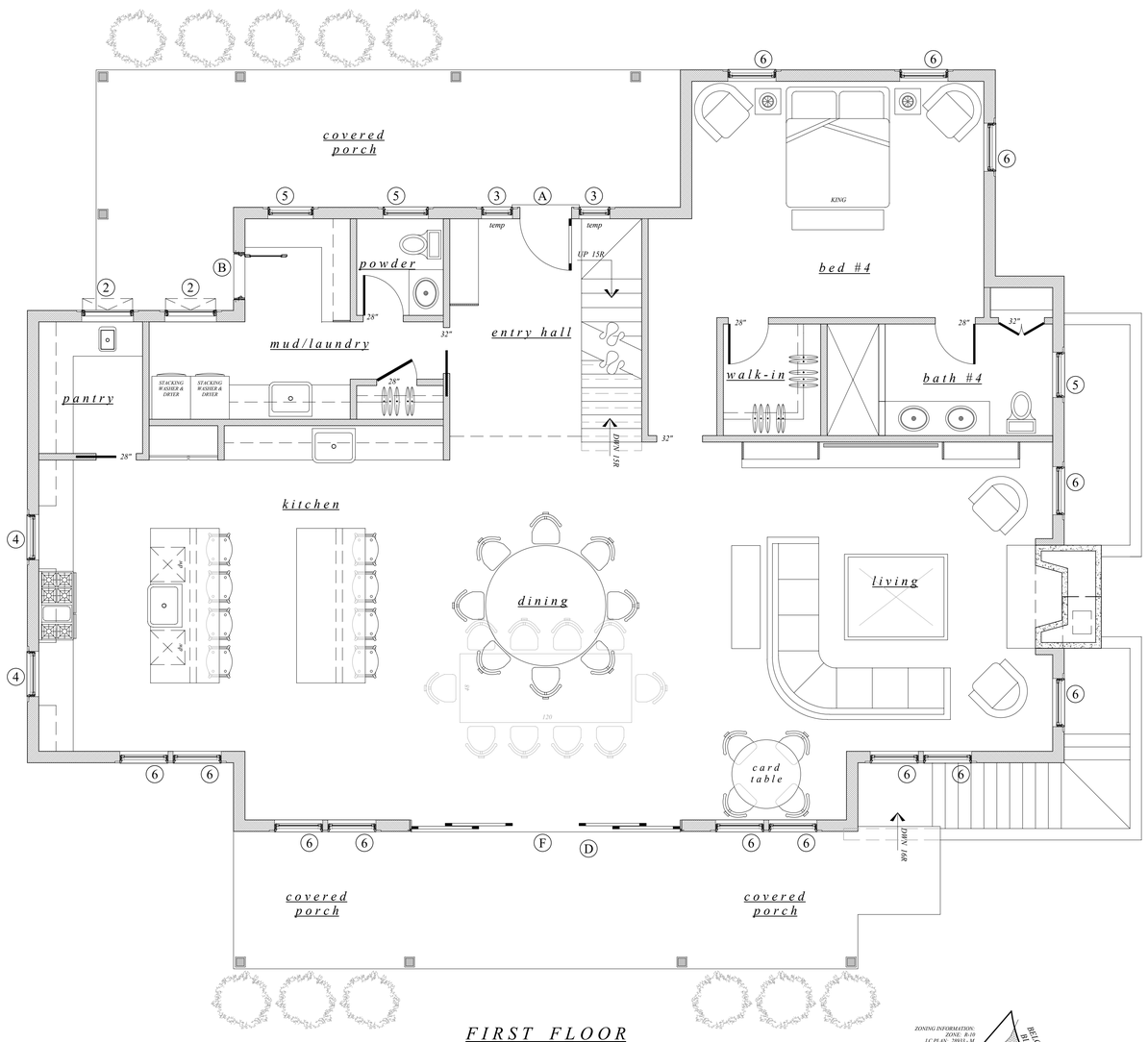


EAST ELEVATION
facing 11 doc ryder

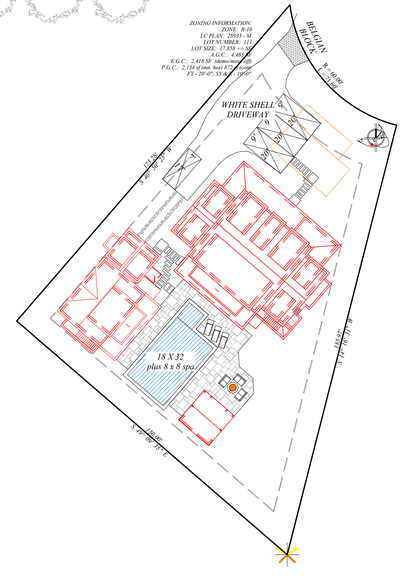


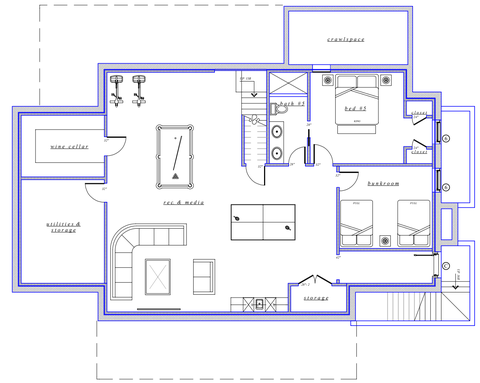


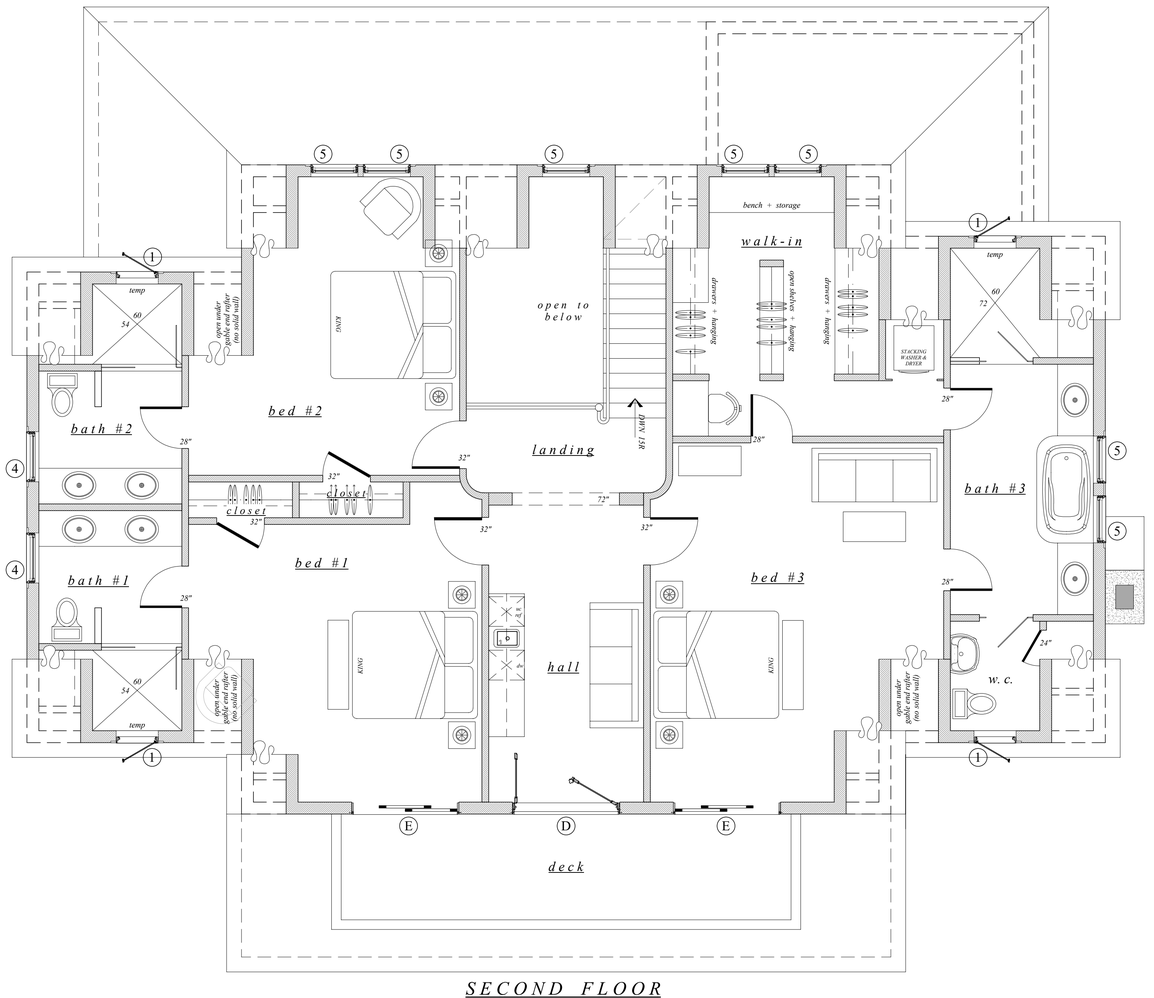
H.D.C. SUBMISSION



FIRST FLOOR







SECOND FLOOR

2

MAP - 66
PCL - 213

NINE DOC RYDER LLC - NEW DWELLING
9 DOC RYDER DR
NANTUCKET, MA

FEB 16, 2025
PLANNING

FLOOR PLANS, SITE LOCUS
SCALE: 1/4" = 1'-0", 1" = 30'-0", 1" = 10'-0"
DATE: 02/16/25

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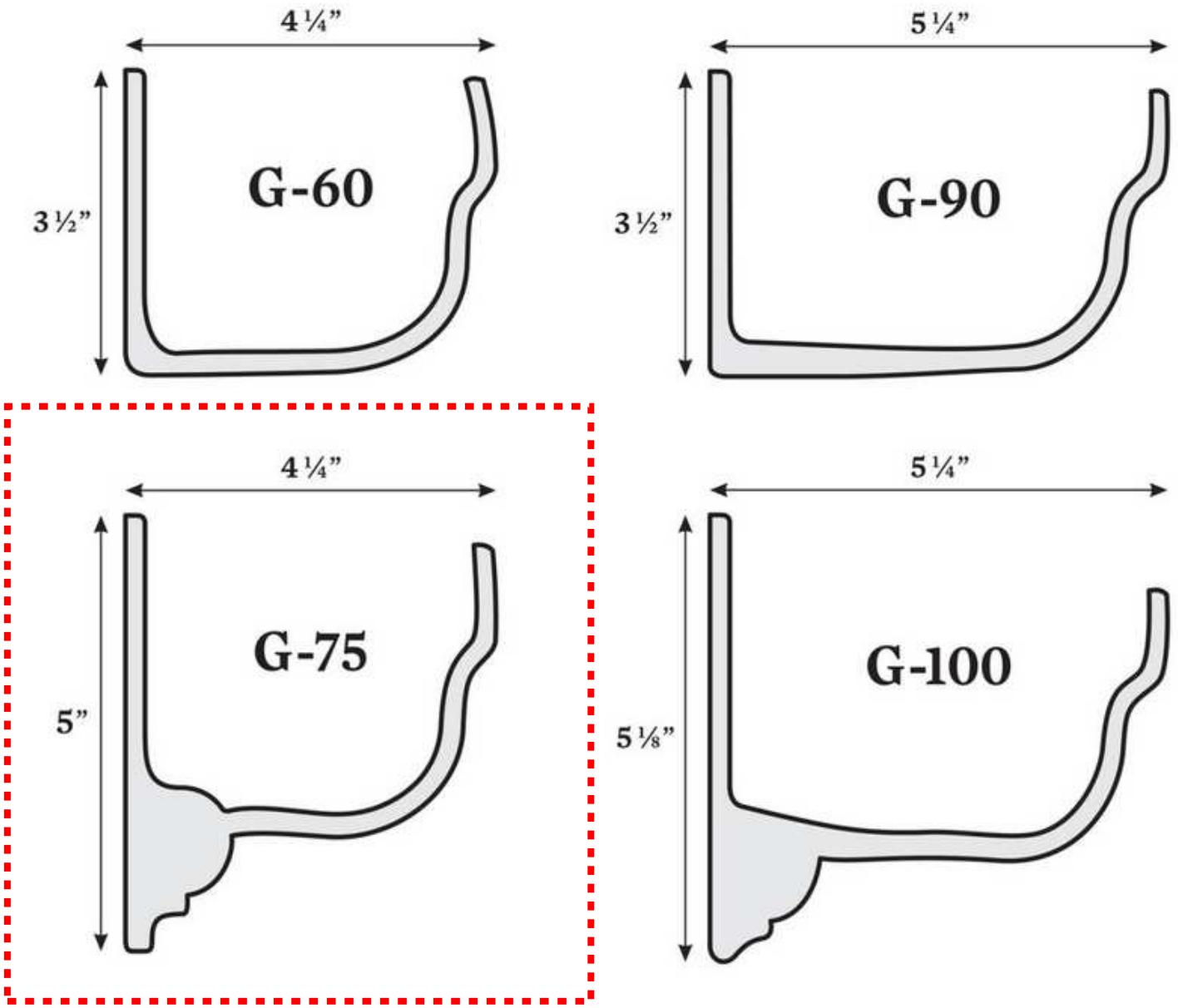
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



9 DOC RYDER - FIBERGLAS GUTTER CO.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

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SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

02-18-2025 — Date

2nd Dwelling

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 213

Street & Number of Proposed Work: 9 DOC RYDER DR

Owner of record: NINE DOC RYDER LLC

Mailing Address: 82 EDMUNDS RD
WELLESLEY, MA 02481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
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.

☒ 2ND New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 44'-0" Sq. Footage 1st floor: 808 ☐ Decks/Patio: Size: 274 ☐ ☒ 1st floor ☐ 2nd floor

1478 * .20 Width: 22'-0" Sq. footage 2nd floor: 670 ☐ Size: 104 ☐ ☐ 1st floor ☒ 2nd floor

$295.60 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S South _____ East _____ West _____

Height of ridge above final finish grade: North 19'-9" South 23'-5" East 23'-5" West 23'-5"

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other 5/12 PORCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX M08 Rough Opening 30"x38" Size _____ Location WEST & EAST

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ ~~Leaders (material)~~ FIBERGLAS GUTTER CO G-75

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 10" Corner boards COTTAGE Frieze 1X4

Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square 7X7

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other AWNING

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front BOARD Rear Ø Side 15LT BI-PARTING SLIDER

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 PLATINUM GREY Sash BLACK Doors BLACK

Deck MAHOG NTW Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date FEB 18, 2025 Signature of owner of record Brook Reed FOR 9 DOC RYDER LLC Signed under penalties of perjury

9 Doc - signing permission

TN

Ted Norberg<ted.norberg@gmail.com>

Reply

To: You

Cc: Alexandra Otway

Brook, prayer email below. You have my permission to sign all HDC documents

Thank you,
Ted Norberg

> On Feb 17, 2025, at 11:06 AM, Brook Meerbergen Designs <brooksdesigns@hotmail.com> wrote:
>
> Ted/Alex,
>
> Please send me an email saying you give me permission to sign all HDC applications related to 9 Doc Ryder
>
> Thank you
> Brook

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: 9 DOC RYDER LANE

Tax Map Number: 66 Parcel Number: 213

Owner of Record: NINE DOC RYDER LLC

Description of Proposal:

DEMO EXISTING; NEW DWELLING; SECOND DWELLING; POOL & YARDSCAPE

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: February 19, 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.

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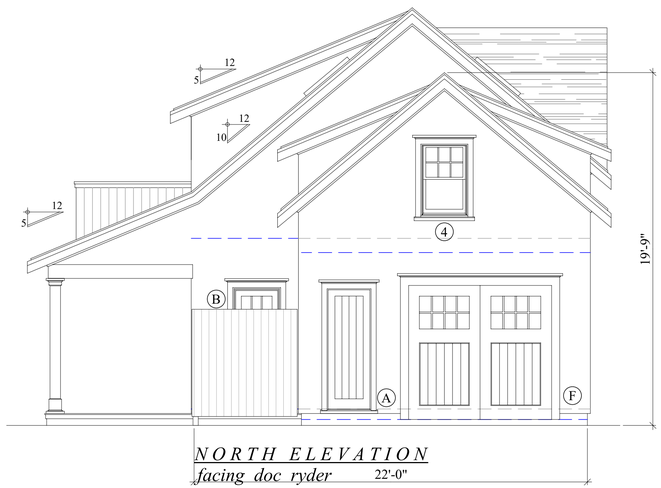
If you have any questions, please contact the HDC office at 508.228.7231.

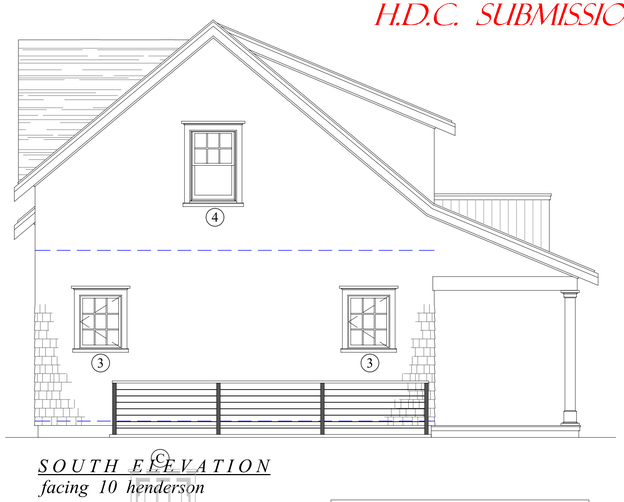
H.D.C. SUBMISSION



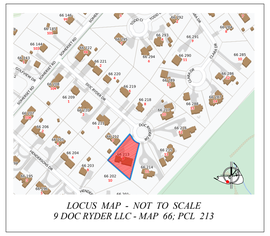
NORTH ELEVATION
facing doc ryder 22'-0"

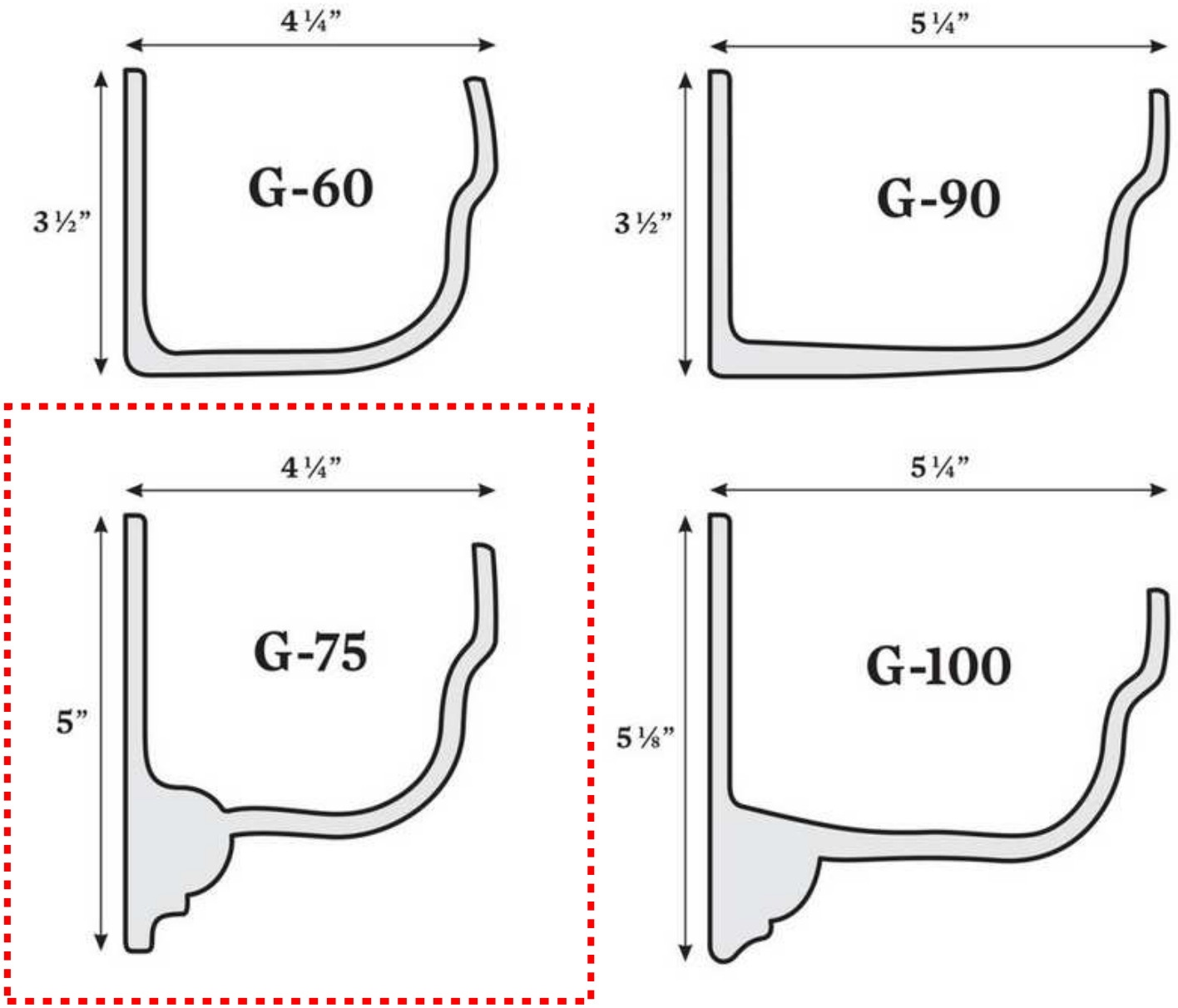


WEST ELEVATION
facing 7 doc ryder



SOUTH ELEVATION
facing 10 henderson





9 DOC RYDER - FIBERGLAS GUTTER CO.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook T Meerbergen — Signature

02-18-2025 — Date

Gazebo

CERTIFICATE NO: _____ DATE ISSUED: _____

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Street & Number of Proposed Work: 9 DOC RYDER DR LLC

Owner of record: NINE DOC RYDER LLC

Mailing Address: 82 EDMUNDS ROAD

WELLESLEY, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 81 1380 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other 16X16 GAZEBO

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: 256 ☒ 1st floor ☐ 2nd floor

$50 — 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 NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 16'-1" South _____ East _____ West _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Ø ☐ 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)~~ FIBERGLAS GUTTER CO G-75

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 10" Corner boards COTTAGE Frieze 1X4

Window Casing 5/4X4 Door Frame Ø Columns/Posts: Round _____ Square 7X7

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW

Trim PLATINUM GREY Sash BLACK Doors _____

Deck MAHOG, NTW Foundation N/A Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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Date FEB 18, 2025 Signature of owner of record Brook Reed FOR 9 DOC RYDER LLC Signed under penalties of perjury

9 Doc - signing permission

TN

Ted Norberg<ted.norberg@gmail.com>

Reply

To: You

Cc: Alexandra Otway

Brook, prayer email below. You have my permission to sign all HDC documents

Thank you,
Ted Norberg

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>
> Ted/Alex,
>
> Please send me an email saying you give me permission to sign all HDC applications related to 9 Doc Ryder
>
> Thank you
> Brook

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: 9 DOC RYDER LANE

Tax Map Number: 66 Parcel Number: 213

Owner of Record: NINE DOC RYDER LLC

Description of Proposal:

DEMO EXISTING; NEW DWELLING; SECOND DWELLING; POOL & YARDSCAPE

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: February 19, 2025

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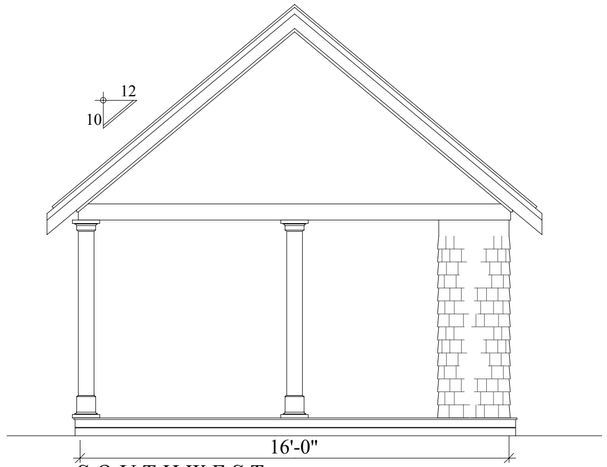
If you have any questions, please contact the HDC office at 508.228.7231.

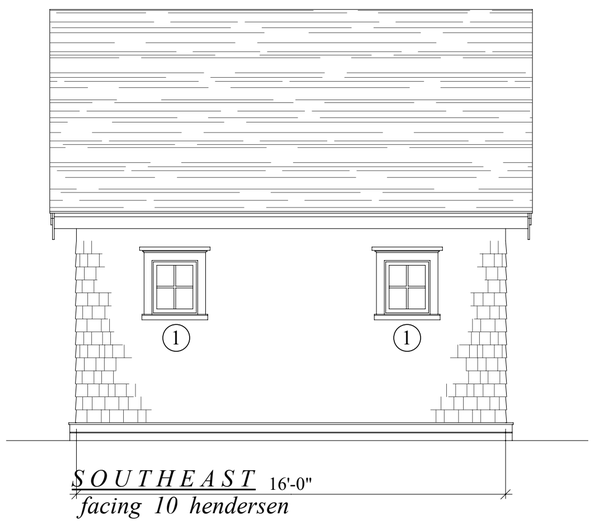
H.D.C. SUBMISSION



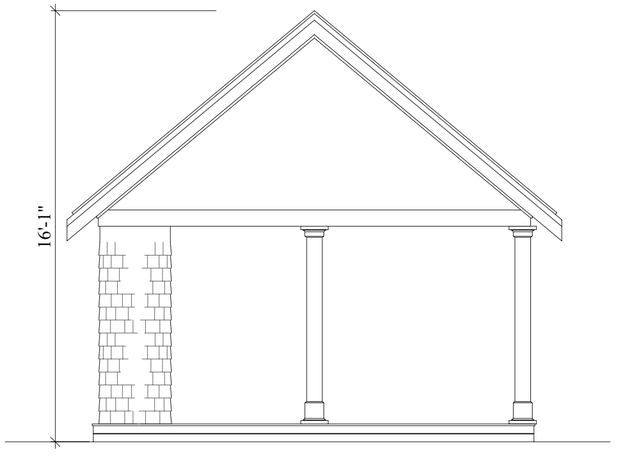
NORTHWEST 16'-0"
facing rear of house



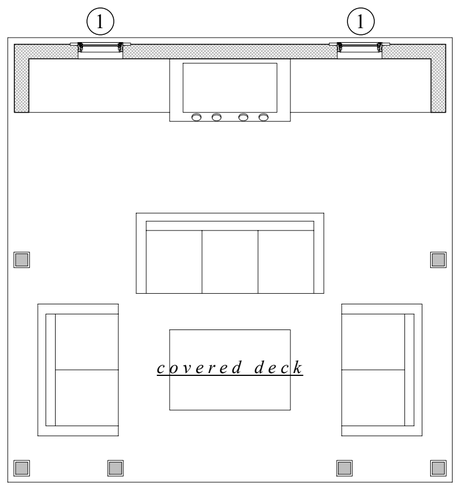
SOUTHWEST
facing pool



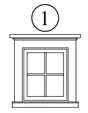
SOUTHEAST 16'-0"
facing 10 hendersen



NORTHEAST
facing 11 doc ryder



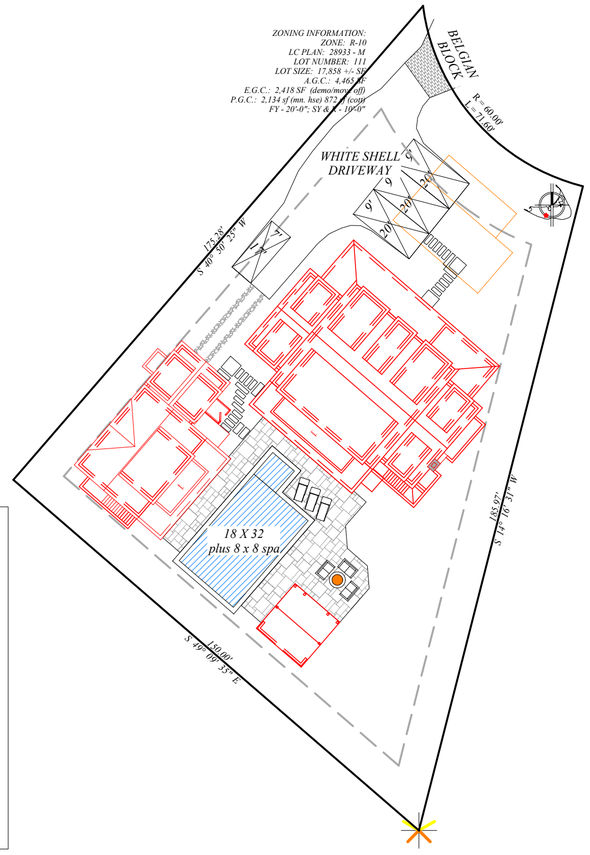
PLAN



ANDERSEN CN 12
4 LITE CASEMENT
R.O.: 1'-9" X 2'-0 5/8"
QTY: TWO (2)



LOCUS MAP - NOT TO SCALE
9 DOC RYDER LLC - MAP 66; PCL 213



1

MAP - 66
PCL - 213

NINE DOC RYDER LLC - GAZEBO
9 DOC RYDER DR
NANTUCKET, MA

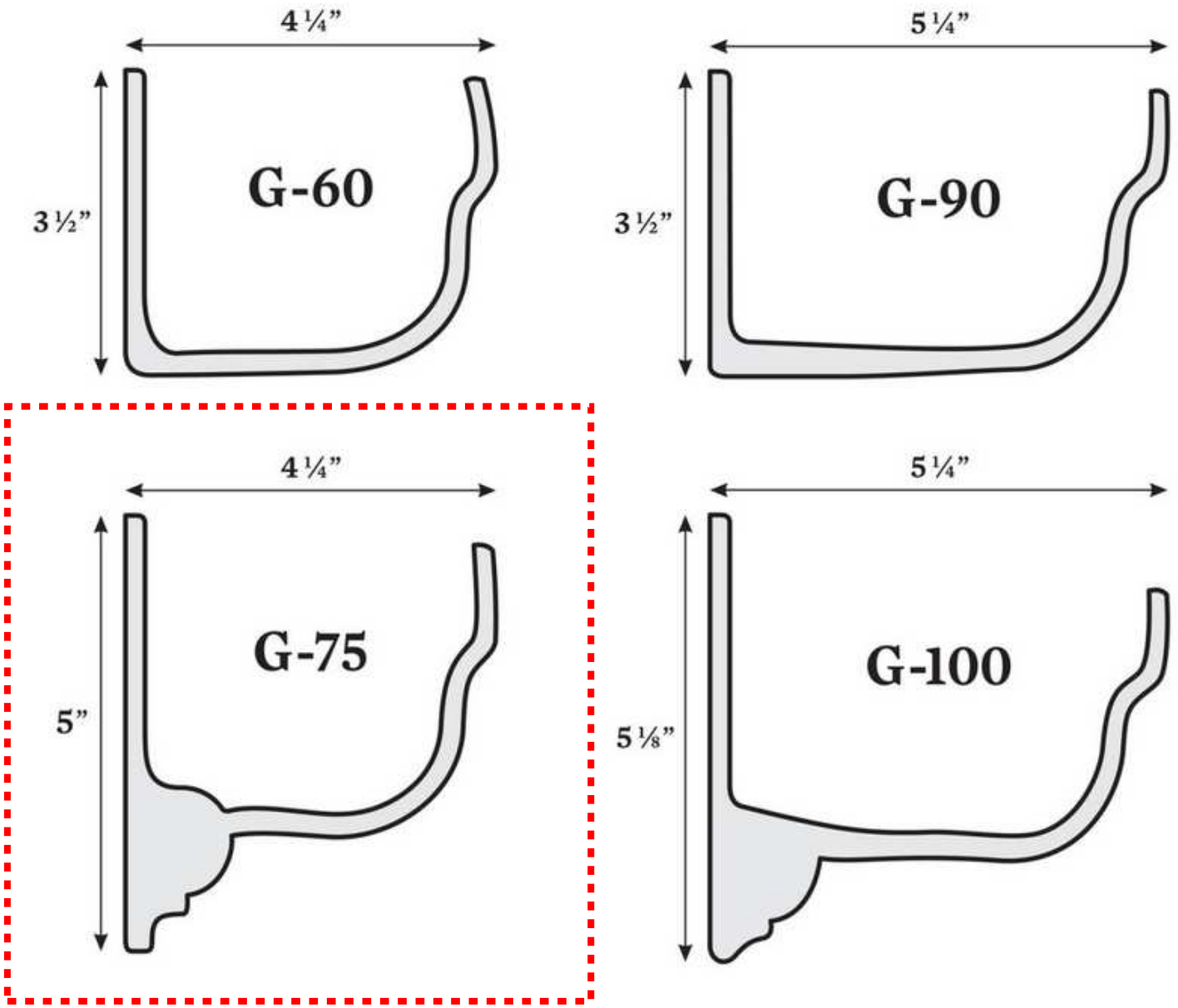
FEB 16, 2025
PRINT DATE

ELEVATIONS; SITE; LOCUS; SCHEDULE
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 02-16-25

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



9 DOC RYDER - FIBERGLAS GUTTER CO.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

02-18-2025 — Date

Pool +
Yardscape

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

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WELLESLEY, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☐ Other 16X32 POOL + 8X8 SPA

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

$200 — Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S ~~South~~ _____ East _____ West _____

Height of ridge above final finish grade: North Ø ~~South~~ _____ ~~East~~ _____ ~~West~~ _____

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other AUTOCOVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns /Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways WHITE SHELL/BELG. BLOCK APRON Walkways BLUESTONE STEPPERS ~~Walls~~ BLUESTONE PATIO

* 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 FEB 18, 2025 Signature of owner of record Brook R Mead FOR 9 DOC RYDER LLC Signed under penalties of perjury

9 Doc - signing permission

TN

Ted Norberg<ted.norberg@gmail.com>

Reply

To: You

Cc: Alexandra Otway

Brook, prayer email below. You have my permission to sign all HDC documents

Thank you,
Ted Norberg

> On Feb 17, 2025, at 11:06 AM, Brook Meerbergen Designs <brooksdesigns@hotmail.com> wrote:
>
> Ted/Alex,
>
> Please send me an email saying you give me permission to sign all HDC applications related to 9 Doc Ryder
>
> Thank you
> Brook

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: 9 DOC RYDER LANE

Tax Map Number: 66 Parcel Number: 213

Owner of Record: NINE DOC RYDER LLC

Description of Proposal:

DEMO EXISTING; NEW DWELLING; SECOND DWELLING; POOL & YARDSCAPE

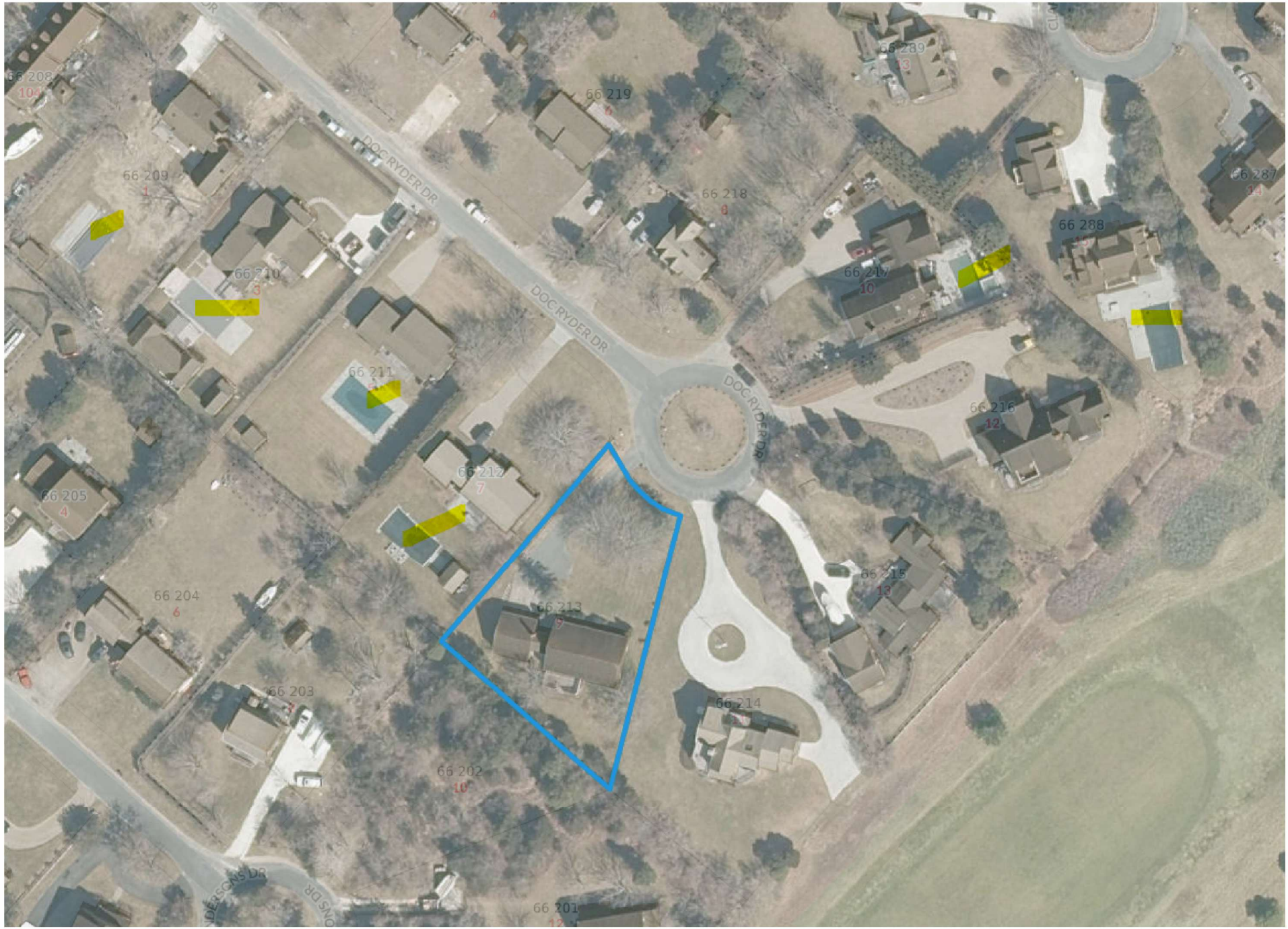
submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: February 19, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

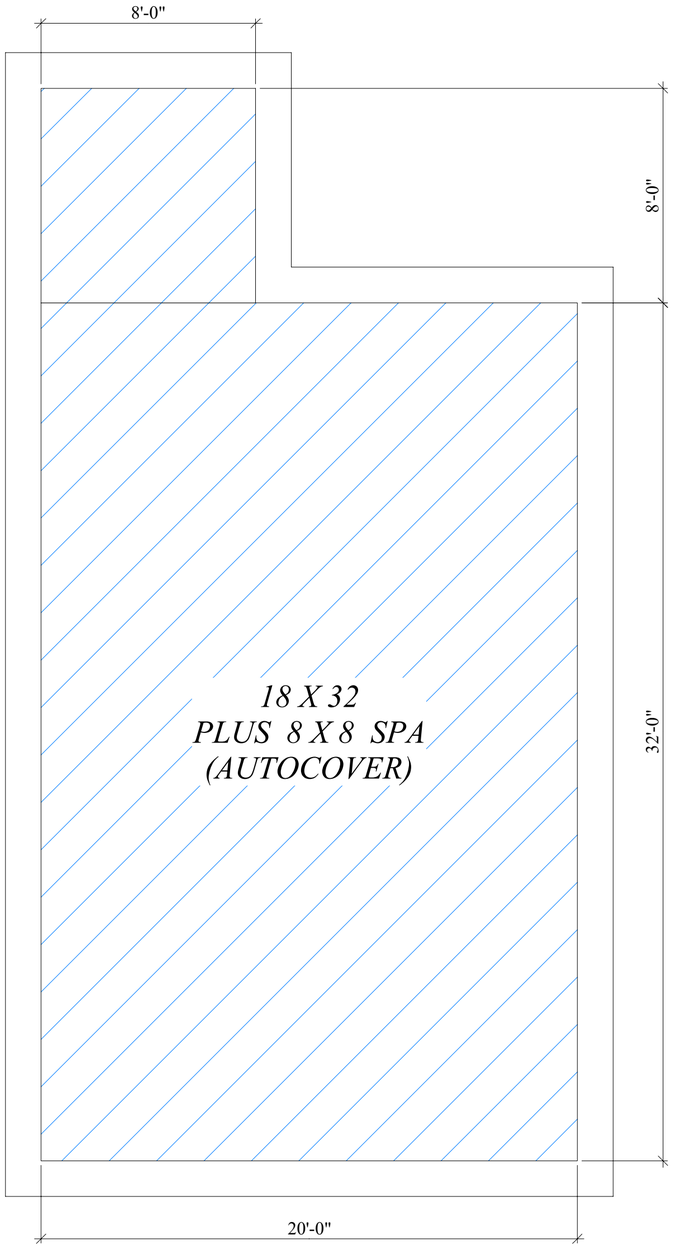
If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.



AERIAL VIEW DOC RYDER (POOLS)

H.D.C. SUBMISSION





LOCUS MAP - NOT TO SCALE
9 DOC RYDER LLC - MAP 66; PCL 213

ZONING INFORMATION:
ZONE: R-10
LC PLAN: 28933 - M
LOT NUMBER: 111
LOT SIZE: 17,858 +/- SF
A.G.C.: 4,465 SF
E.G.C.: 2,418 SF (demo/move off)
P.G.C.: 2,134 sf (mn. hse) 872 sf (cott)
FY - 20'-0"; SY & R - 10'-0"



1

MAP - 66
PCL - 213

NINE DOC RYDER LLC - POOL & YARD
9 DOC RYDER DR
NANTUCKET, MA

FEB 16, 2025
PRINT DATE

SITE LOCUS PLAN
SCALE 1/4" = 1'-0"; 1" = 16'-0"
DATE 02-16-25

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2025-02-12073

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 643.1

Street & Number of Proposed Work: 53 A Essex Road

Owner of record: Alessandra Soares

Mailing Address: PO Box 3262 Nantucket, MA 02584

Contact Phone #: _____ E-mail: soaresdeaning@yahoo.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Botticelli / Pohl. 11 Old South Road Nantucket, MA 02584

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 02/18/25 Fee Paid: $ 50

Must be acted on by: 05/30/25

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. 2024-12-11682

☐ Pool (Zoning District _____) ☐ Roof ☐ Other resite + reduce size studio

Size of Structure or Addition: Length: 20' (N/C) Sq. Footage 1st floor: 260 (-40) Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13' (-2) 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 17'-0" South 17'-0" East 17'-0" West 17'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation N/C
2. South Elevation Reduce width by 2'
3. West Elevation N/C
4. North Elevation Reduce height by 1' + Reduce width by 2'

*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" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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.

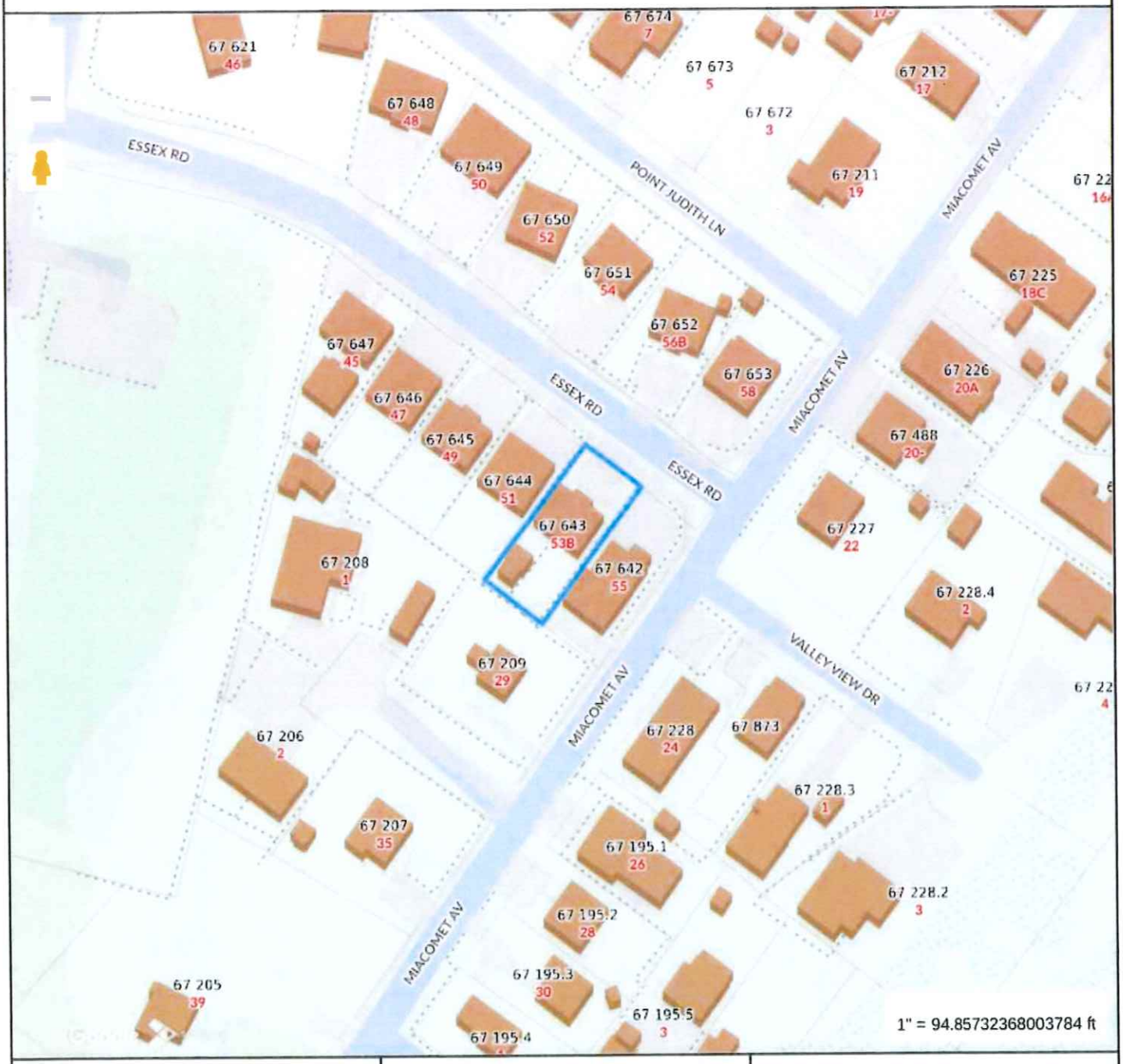
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applic tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissio any revisions to this application will initiate a new sixty-day review period.

Date 02.17.2025 Signature of owner of record Alessandra J. Soar Signed under penalties of perjur

HDC

Town and County of Nantucket, MA

November 25, 2024



Property Information

Property ID	100418
Location	53B ESSEX RD
Owner	SOARES ALESSANDRA

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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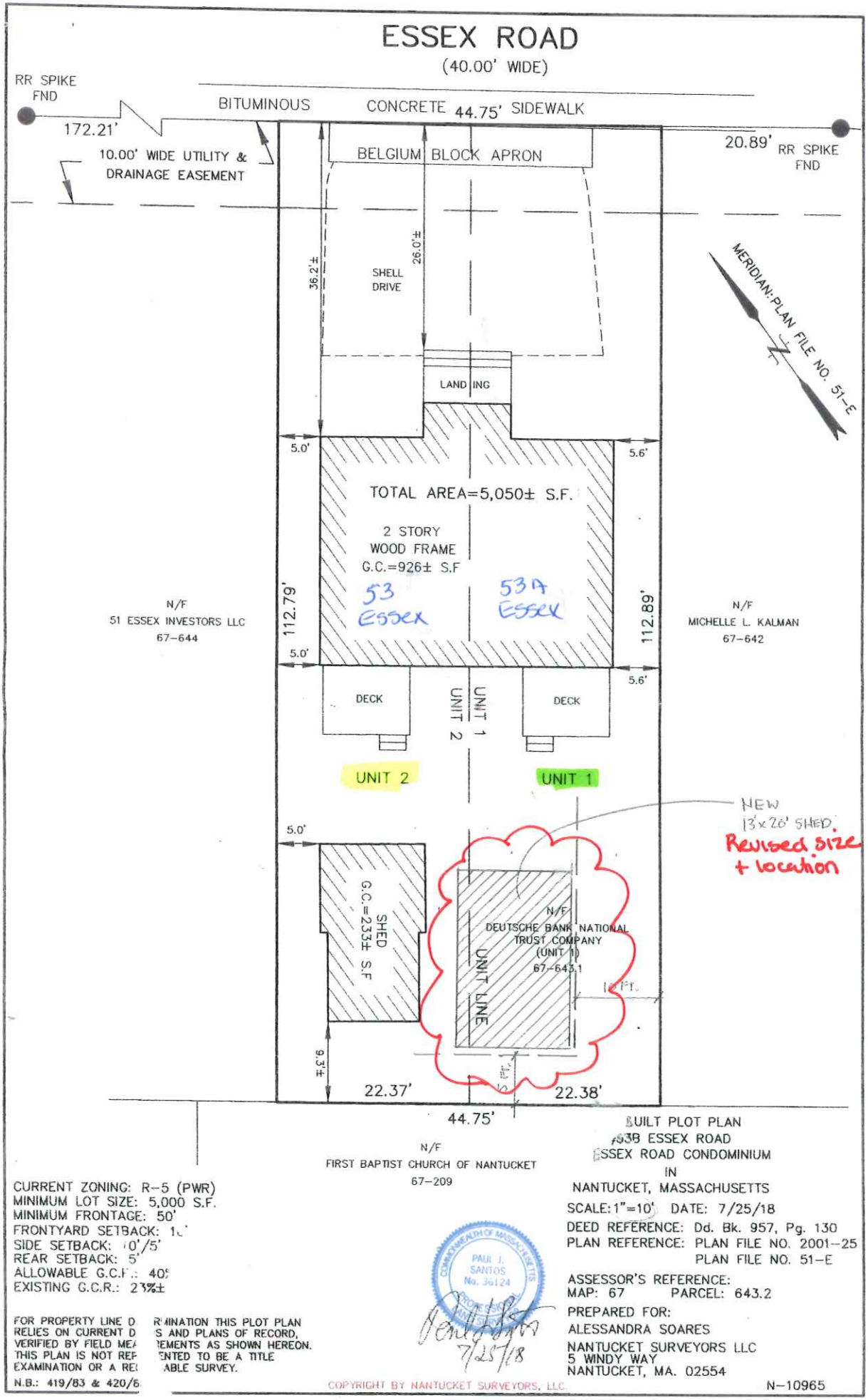

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BUILT PLOT PLAN
#53B ESSEX ROAD
ESSEX ROAD CONDOMINIUM
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 7/25/18
DEED REFERENCE: Dd. Bk. 957, Pg. 130
PLAN REFERENCE: PLAN FILE NO. 2001-25
PLAN FILE NO. 51-E

ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 643.2

PREPARED FOR:
ALESSANDRA SOARES

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

CURRENT ZONING: R-5 (PWR)
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 1[illegible]
SIDE SETBACK: 10'/5'
REAR SETBACK: 5'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 23%±

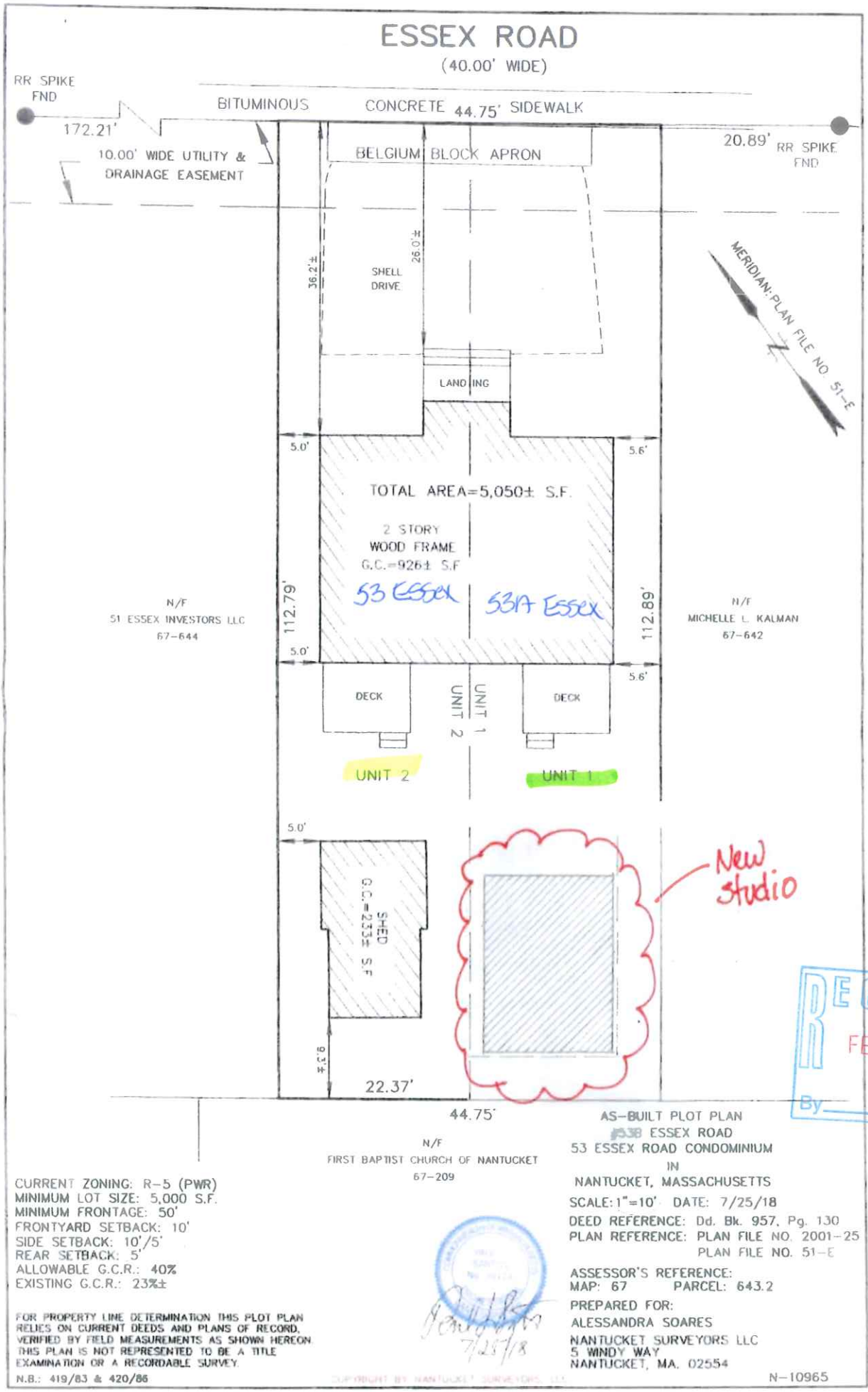
FOR PROPERTY LINE D[illegible] R[illegible]MINATION THIS PLOT PLAN RELIES ON CURRENT D[illegible] S AND PLANS OF RECORD, VERIFIED BY FIELD ME[illegible] EMENTS AS SHOWN HEREON. THIS PLAN IS NOT REF[illegible] ENTED TO BE A TITLE EXAMINATION OR A RE[illegible] ABLE SURVEY.

N.B.: 419/83 & 420/8[illegible]

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR
7/25/18

COPYRIGHT BY NANTUCKET SURVEYORS, LLC

N-10965



RECEIVED
FEB 18 2025
By

CURRENT ZONING: R-5 (PWR)
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE SETBACK: 10'/5'
REAR SETBACK: 5'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 23%±

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.: 419/83 & 420/86

7/25/18

AS-BUILT PLOT PLAN
~~538~~ ESSEX ROAD
53 ESSEX ROAD CONDOMINIUM
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 7/25/18
DEED REFERENCE: Dd. Bk. 957, Pg. 130
PLAN REFERENCE: PLAN FILE NO. 2001-25
PLAN FILE NO. 51-E
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 643.2
PREPARED FOR:
ALESSANDRA SOARES
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10965

Previously Approved



NORTH (FRONT) ELEVATION

1/4" = 1'-0"

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NORTH (FRONT) ELEVATION

1/4" = 1'-0"

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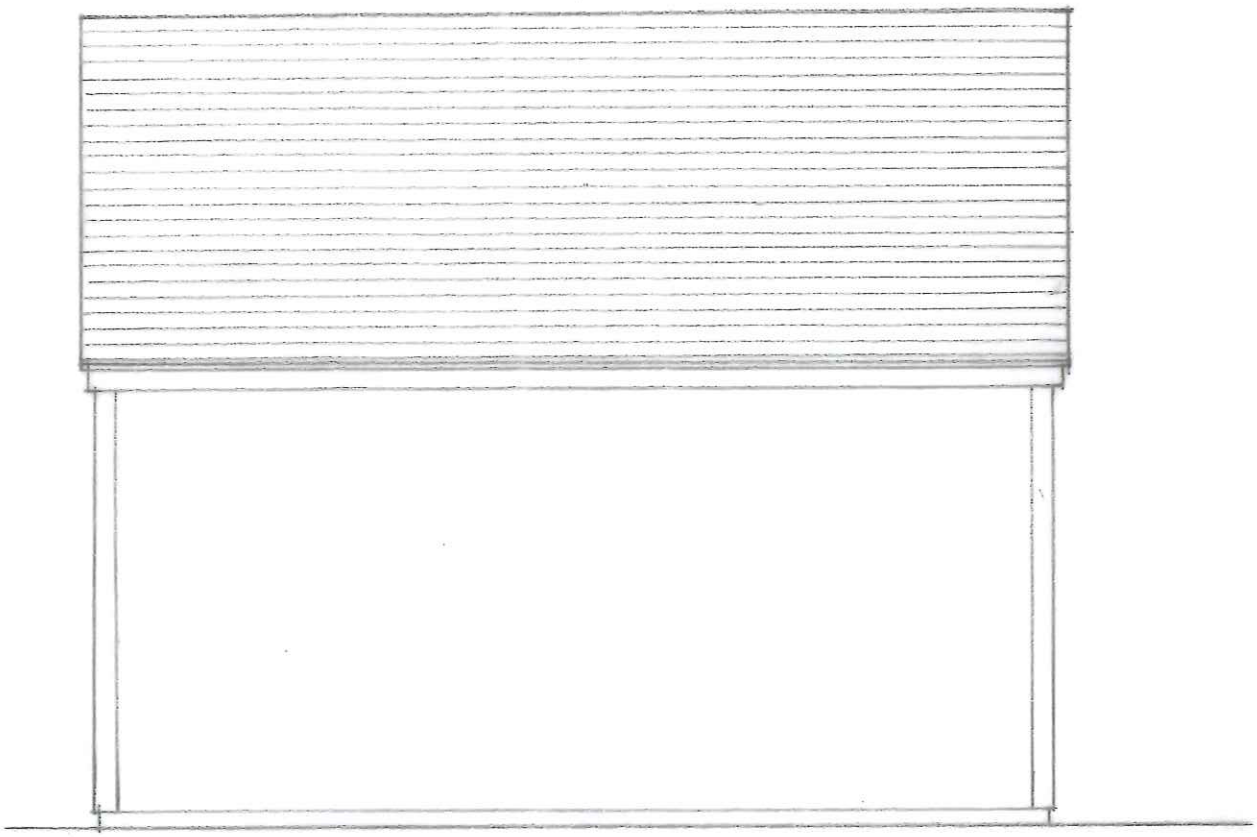
By

Previously Approved



EAST (LEFT) ELEVATION

1/4" = 1'-0"

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FEB 18 2025
By

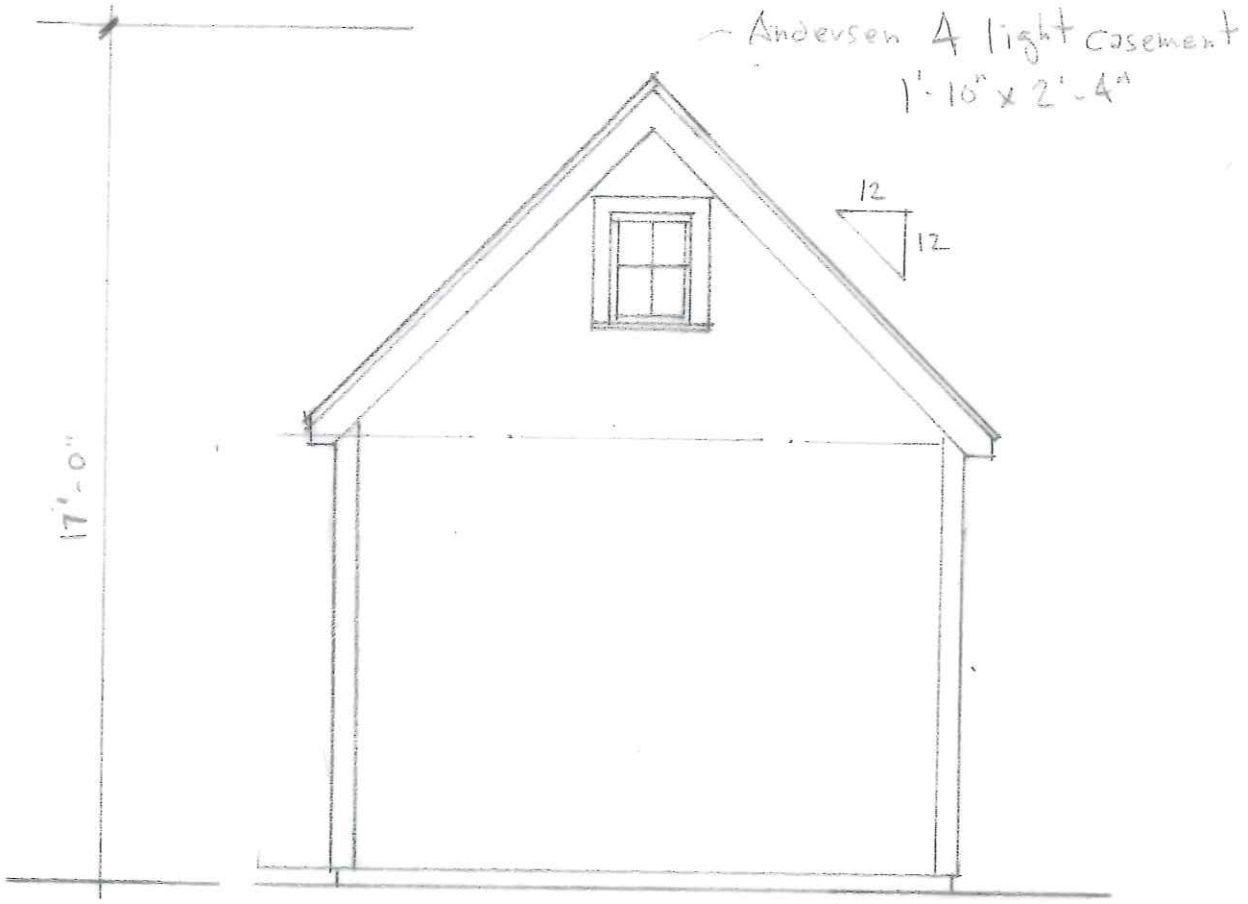


EAST (LEFT) ELEVATION

1/4" = 1'-0"

RECEIVED
FEB 18 2025
By

Previously Approved



SOUTH (REAR) ELEVATION

1/4" = 1'-0"

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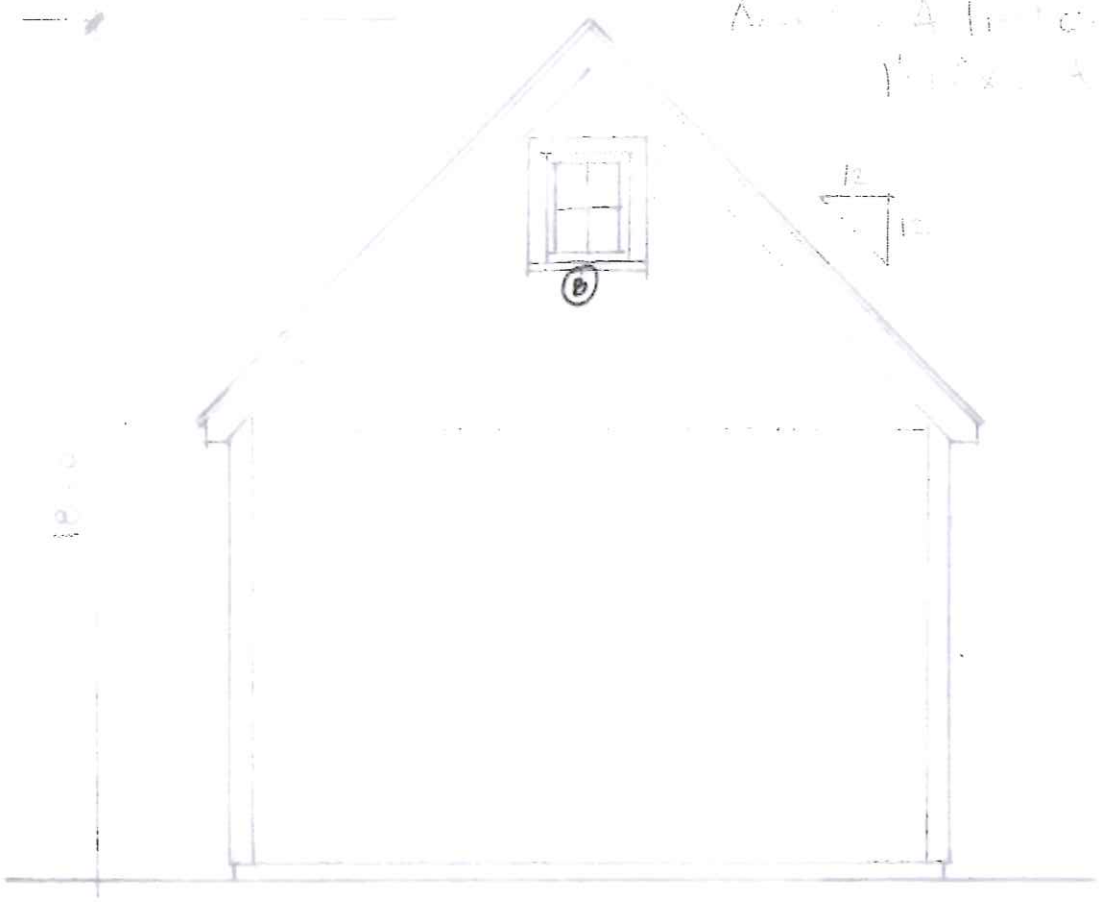
By



SOUTH (REAR) ELEVATION

1/4" = 1'-0"

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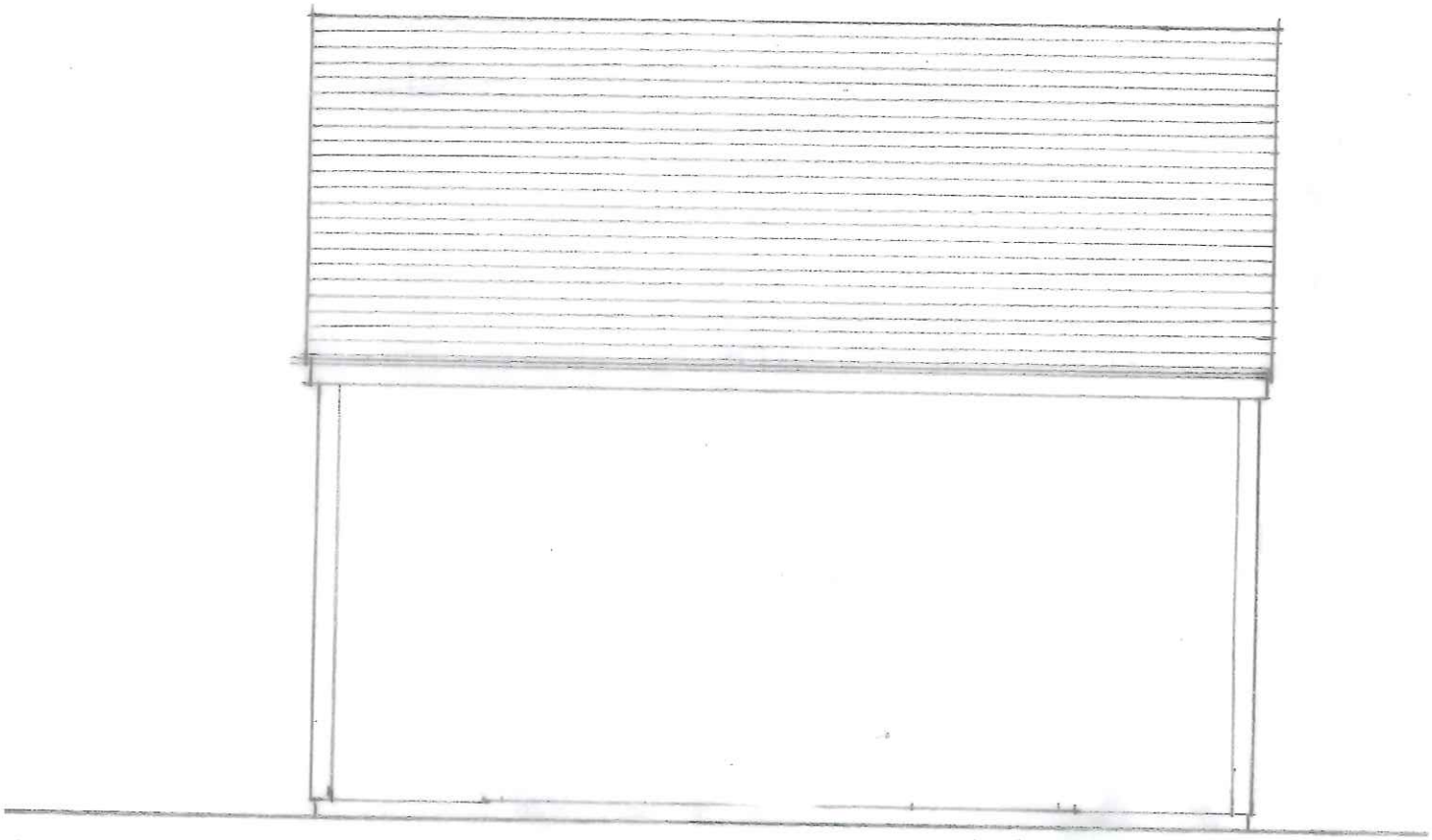
Previously Approved



WEST (RIGHT) ELEVATION

1/4" = 1'-0"

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FEB 18 2025
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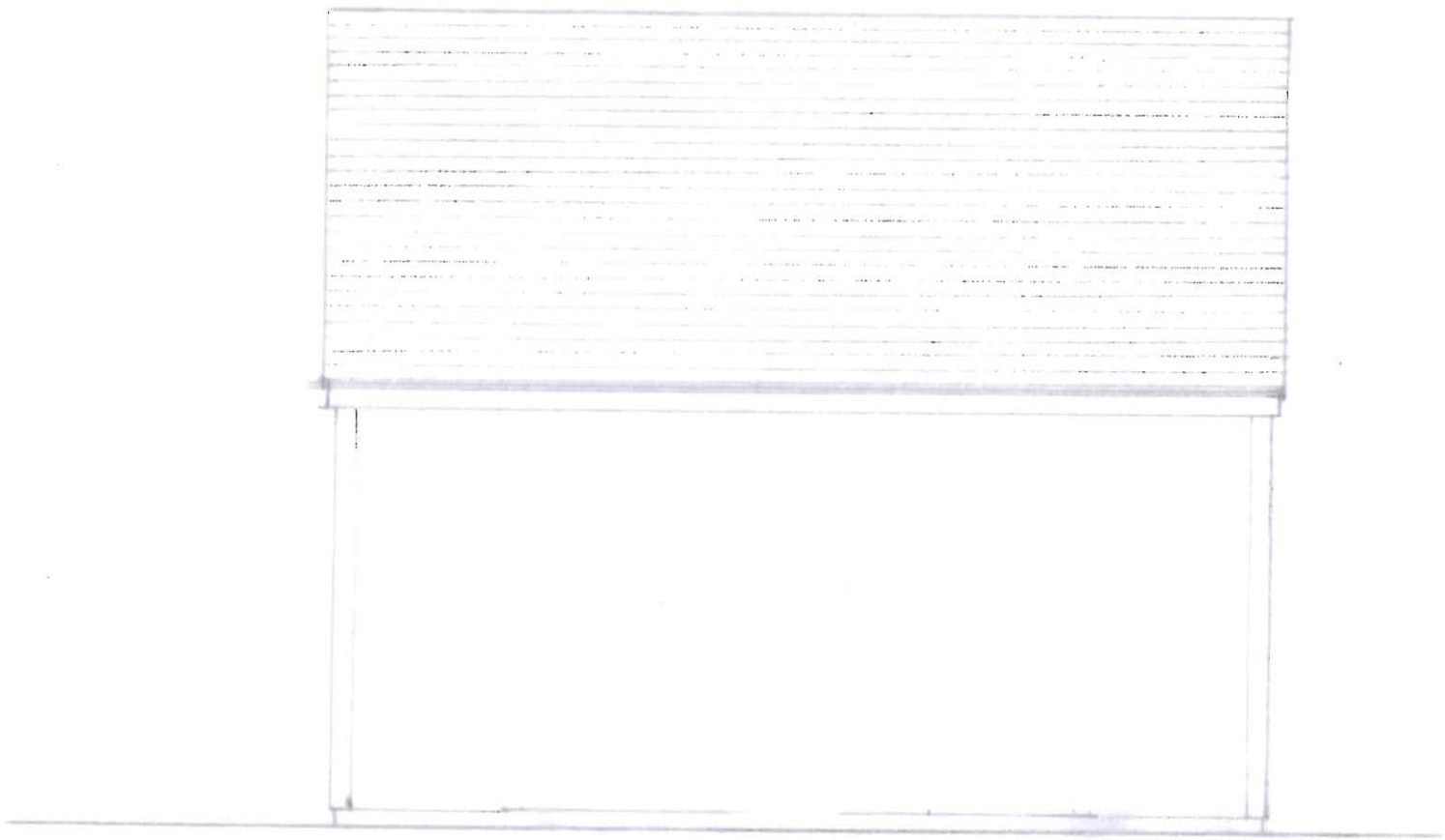

WEST (RIGHT) ELEVATION

1/4" = 1'-0"

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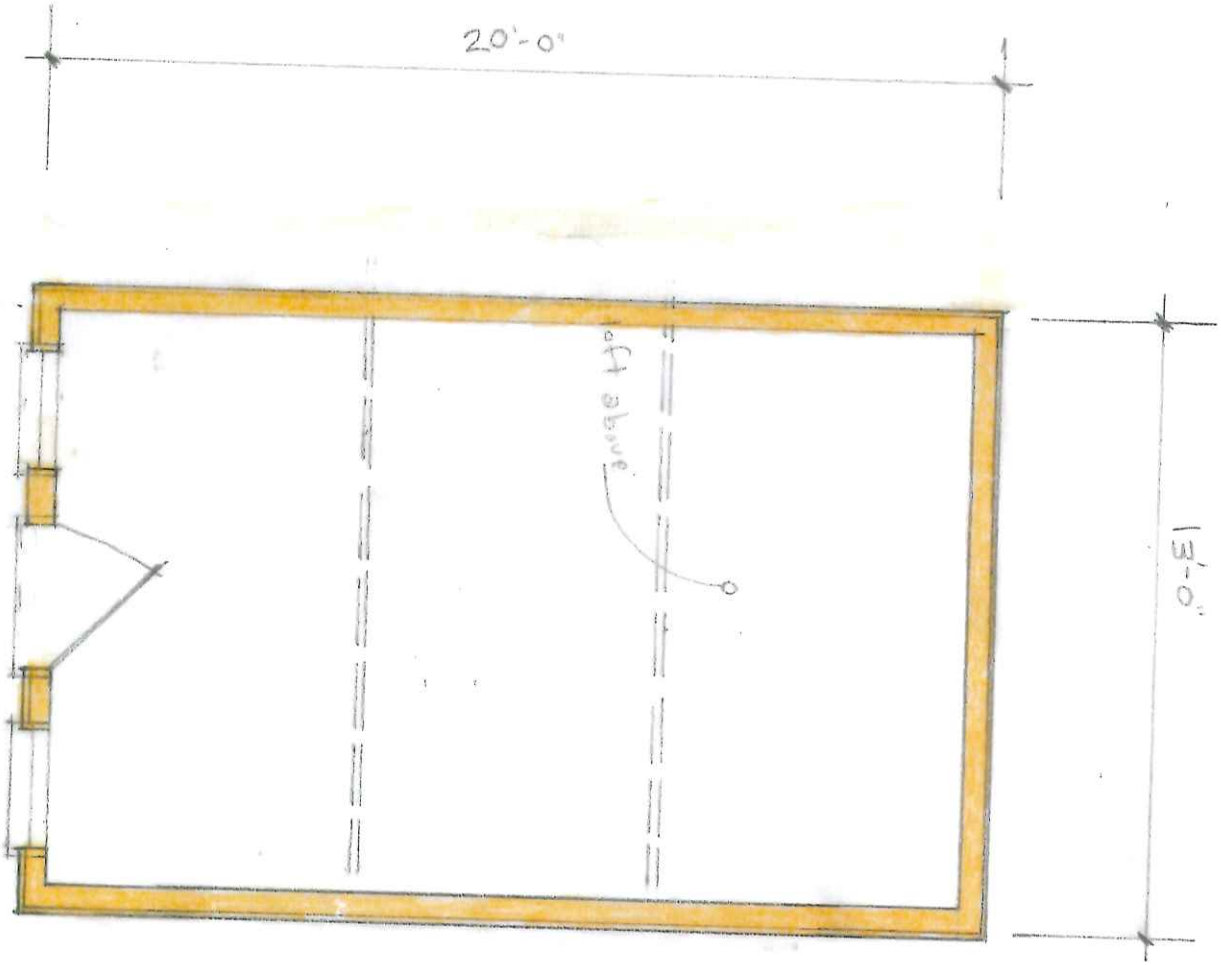
By
FEB 18 2025

Previously Approved



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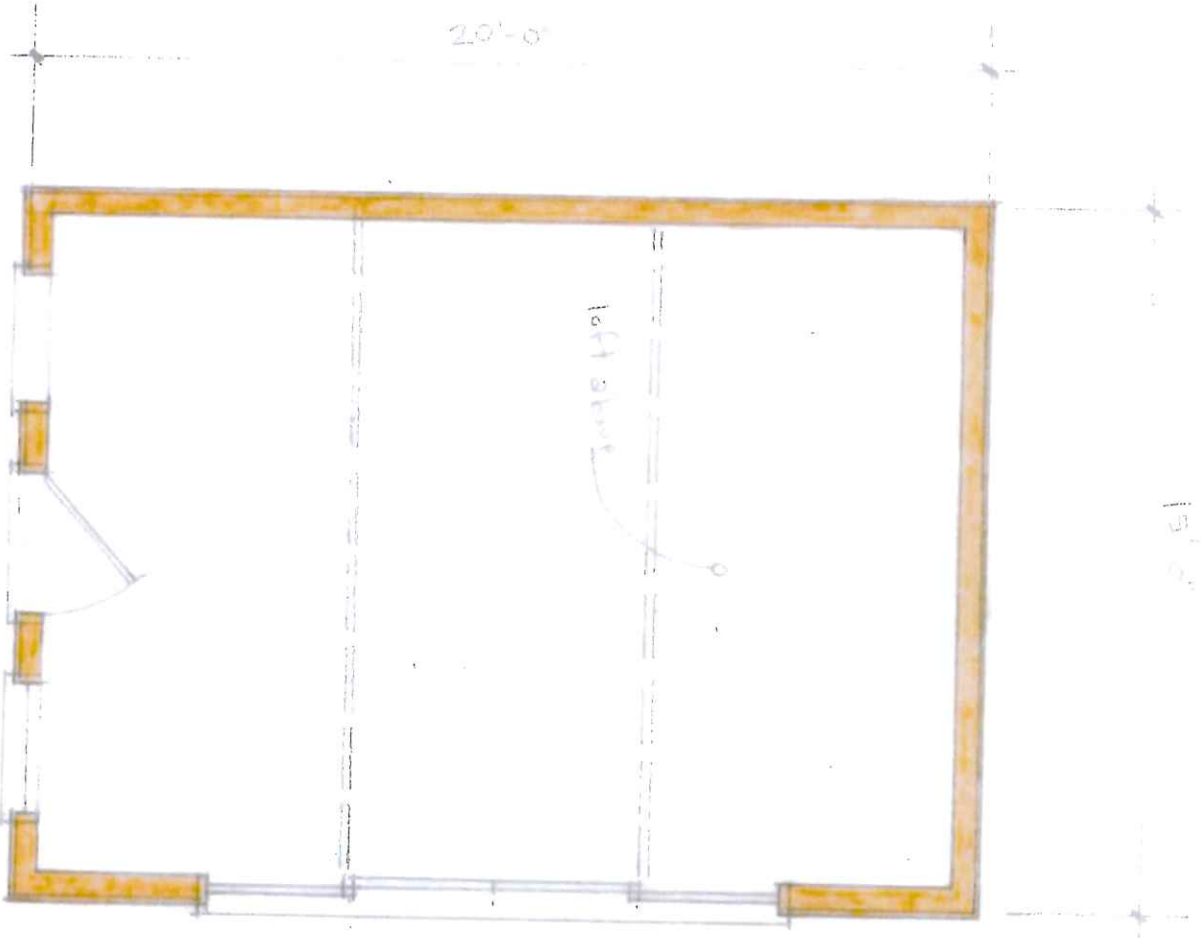
PLAN

1/4" = 1'-0"



PLAN

1/4" = 1'-0"

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FEB 18 2025
By

Previously Approved

Studio at
53B Essex Road

Window & Exterior Door Schedule
Rev. 2024-12-10

Window Schedule

Plan Type	Qty.	Type	Manufacturer	DH Glass Size	Sash size	Lights	Comments
A	2	Double Hung	Anderson		2'-0" x 3'-6"	6 over 6	
B	2	Casement	Anderson		1'-10" x 2'-4"	4	

Door Schedule

Plan Type	Qty.	Type	Manufacturer		Door Dimension	Lights	Comments
1	1	Entry Door	Brosco		3'-0" x 7'-0"	9	over 2 panel

Notes:

1. All windows will be SDL w/ insulated glass (U.N.O) by Anderson, DP30, muntin configuration as shown on exterior elevations.
2. All exterior doors will be SDL w/ insulated glass, and will meet all required codes.
3. Contractor to provide plywood panels for all new fenestration as required by code to meet impact codes.
4. No finger joints on casings or sills. Back primed all casings and exterior trim prior to installation.
5. Contractor shall provide tempered glass in all locations required by code.
6. Contractor will provide shop drawings for all window and door units to architect for approval.
7. Provide all new custom doors with storm doors (Low-E) or Low-E energy panel as required by energy code. Max U-Value .30
8. Provide all new windows- including sidelights, transoms, and fixed windows, with storm windows (Low-E) as required by energy code. Max U-Value .30
9. Storm/ screen units to be mounted to match existing windows.
10. Provide all window and doors with red cedar casings to match existing profiles.
11. Contractor will verify all rough opening sizes and quantities on site during rough framing before placing window order.

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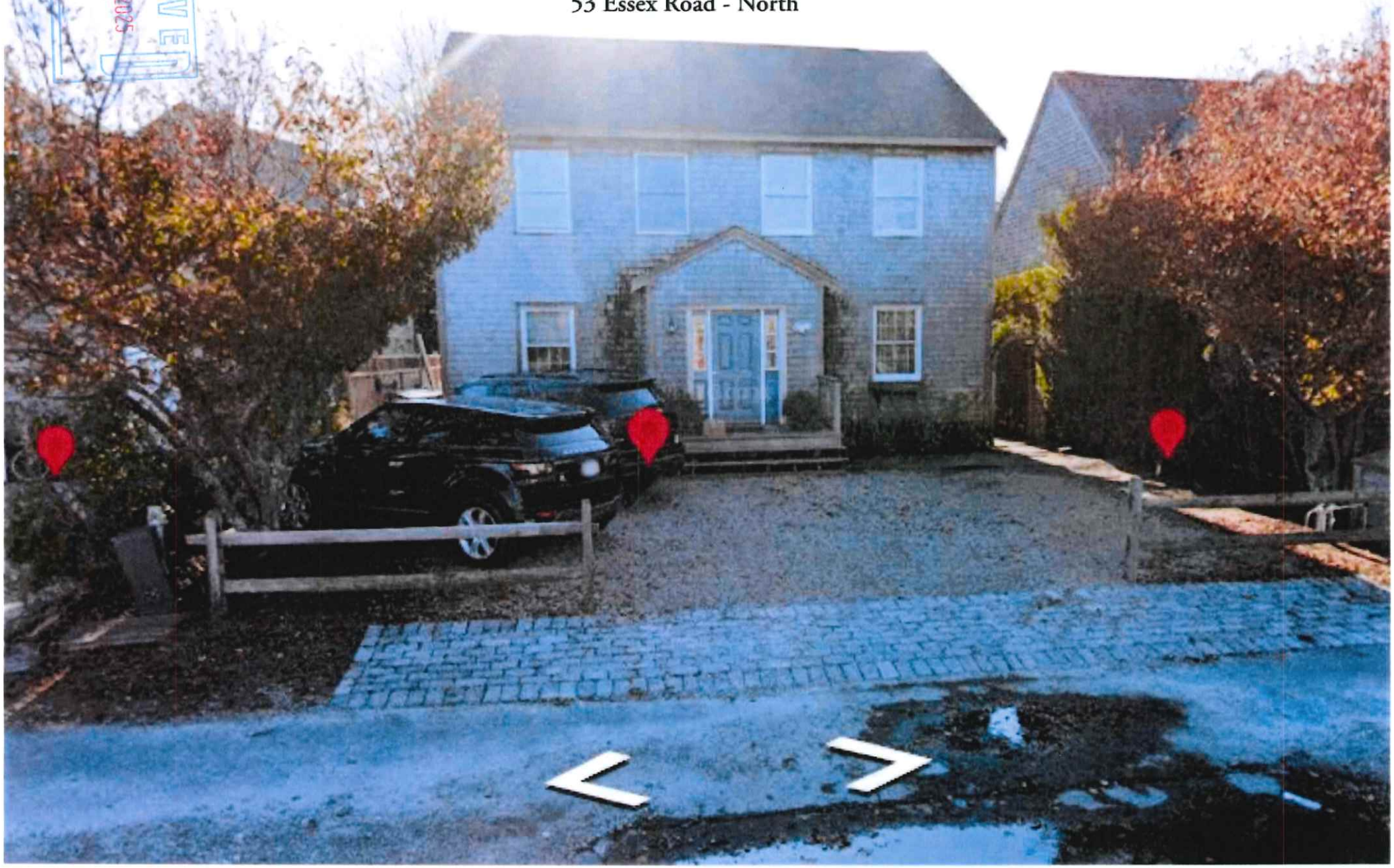
FEB 18 2025
BY

RECEIVED
FEB 18 2005
By

53 Essex Road - North




53 Essex Road Unit 2 Existing Shed - North
RECEIVED
FEB 18 2025

53 Essex St Unit 2 - EAST



Existing Shed at 53 Essex Unit 2 - East


53 Essex Road Unit 2 Existing Shed - South


FEB 18 2025
By
53 Essex Road Unit 2 Existing Shed - West

previously approved

CERTIFICATE NO: _____ DATE ISSUED: 1/7/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-12-11682

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 67 PARCEL N°. 643.1

Street & Number of Proposed Work: 53 ESSEX (A)

Owner of record: ALESSANDRA SOARES

Mailing Address: PO BOX 3262, NANTUCKET MA 02584

Contact Phone #: 508 527-3398 E-mail: hearthcleaning@yahoo.com

AGENT INFORMATION (if applicable)

Name: Same

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 1/7/25 Fee Paid: $ 60

Must be acted on by: 1/31/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 300 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 15' 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 18'-0" South 18'-0" East 18'-0" West 18'-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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 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 Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front 9 Lite/2 Panel 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 Gray to Match Existing Shed

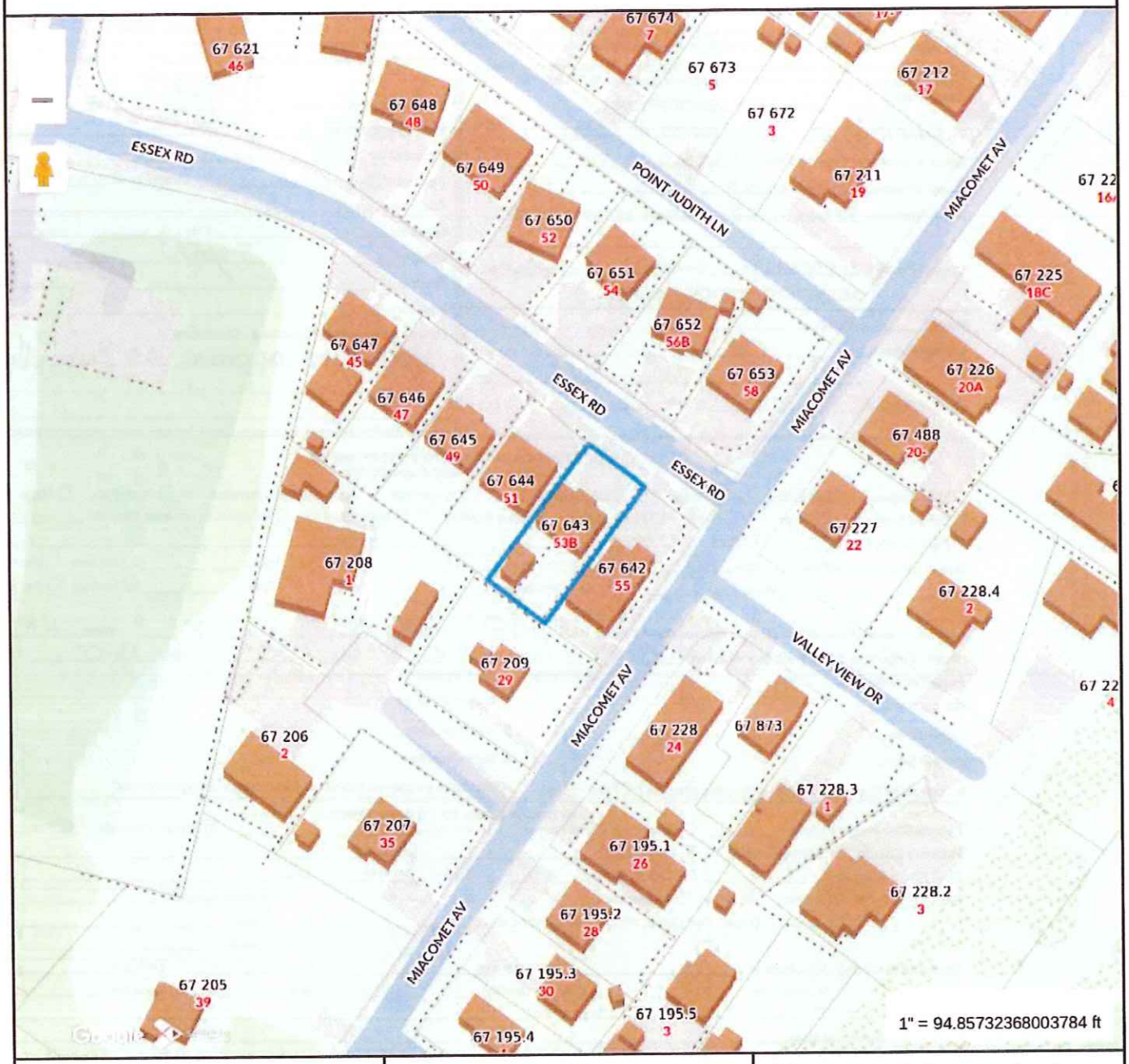
Trim White Sash White Doors Blue to Match chitz @ Unit 2

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 12/10/24 Signature of owner of record Alessandra J. Soares Signed under penalties of perjury



Property Information

Property ID	100418
Location	53B ESSEX RD
Owner	SOARES ALESSANDRA

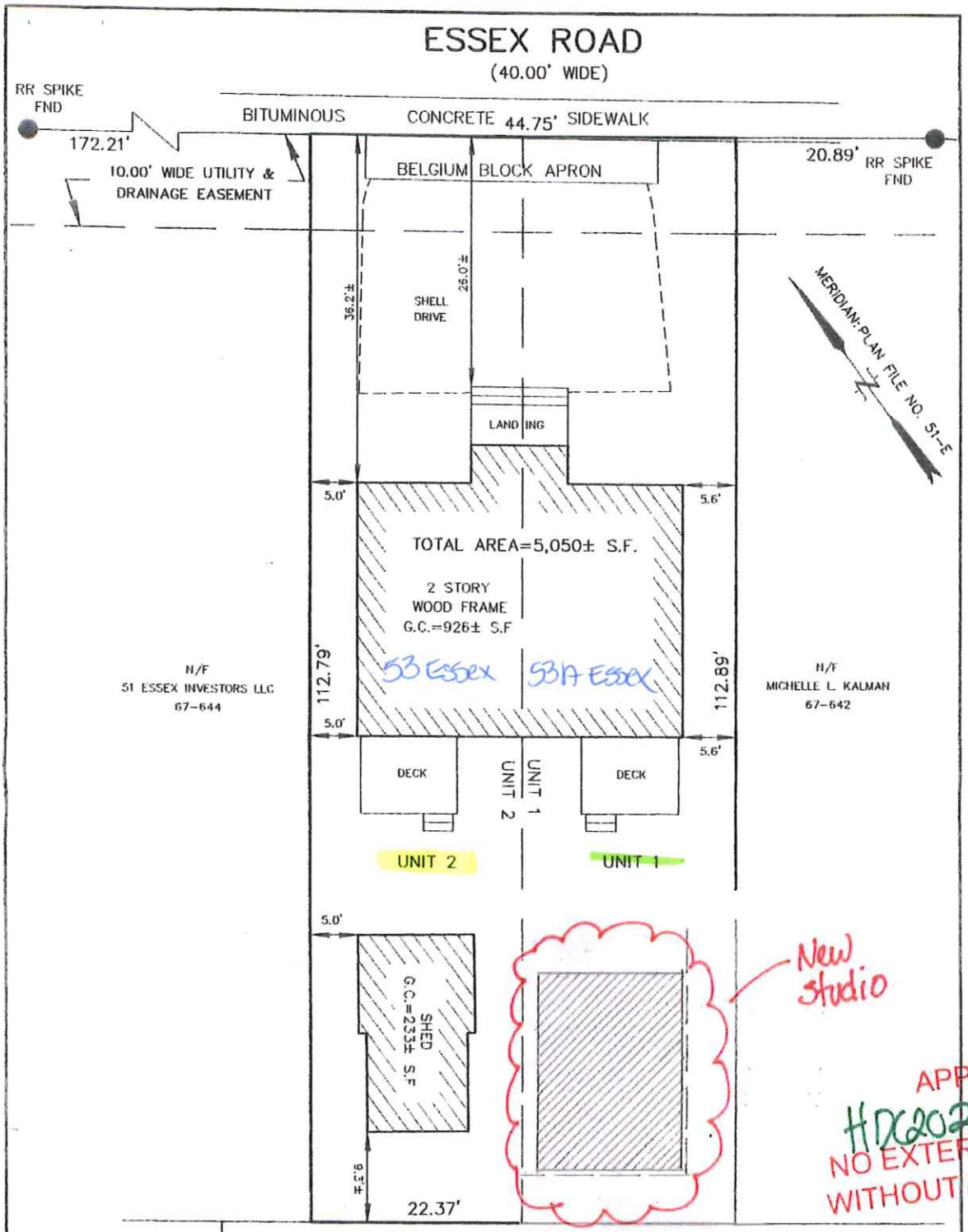
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

APPROVED
HDC 2024-12-11682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



APPROVED
HDC2024-12-11682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

CURRENT ZONING: R-5 (PWR)
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE SETBACK: 10'/5'
REAR SETBACK: 5'
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: 23%±

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.: 419/83 & 420/86

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR

7/25/18

AS-BUILT PLOT PLAN
#53B ESSEX ROAD
53 ESSEX ROAD CONDOMINIUM
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 7/25/18
DEED REFERENCE: Dd. Bk. 957, Pg. 130
PLAN REFERENCE: PLAN FILE NO. 2001-25
PLAN FILE NO. 51-E

ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 643.2

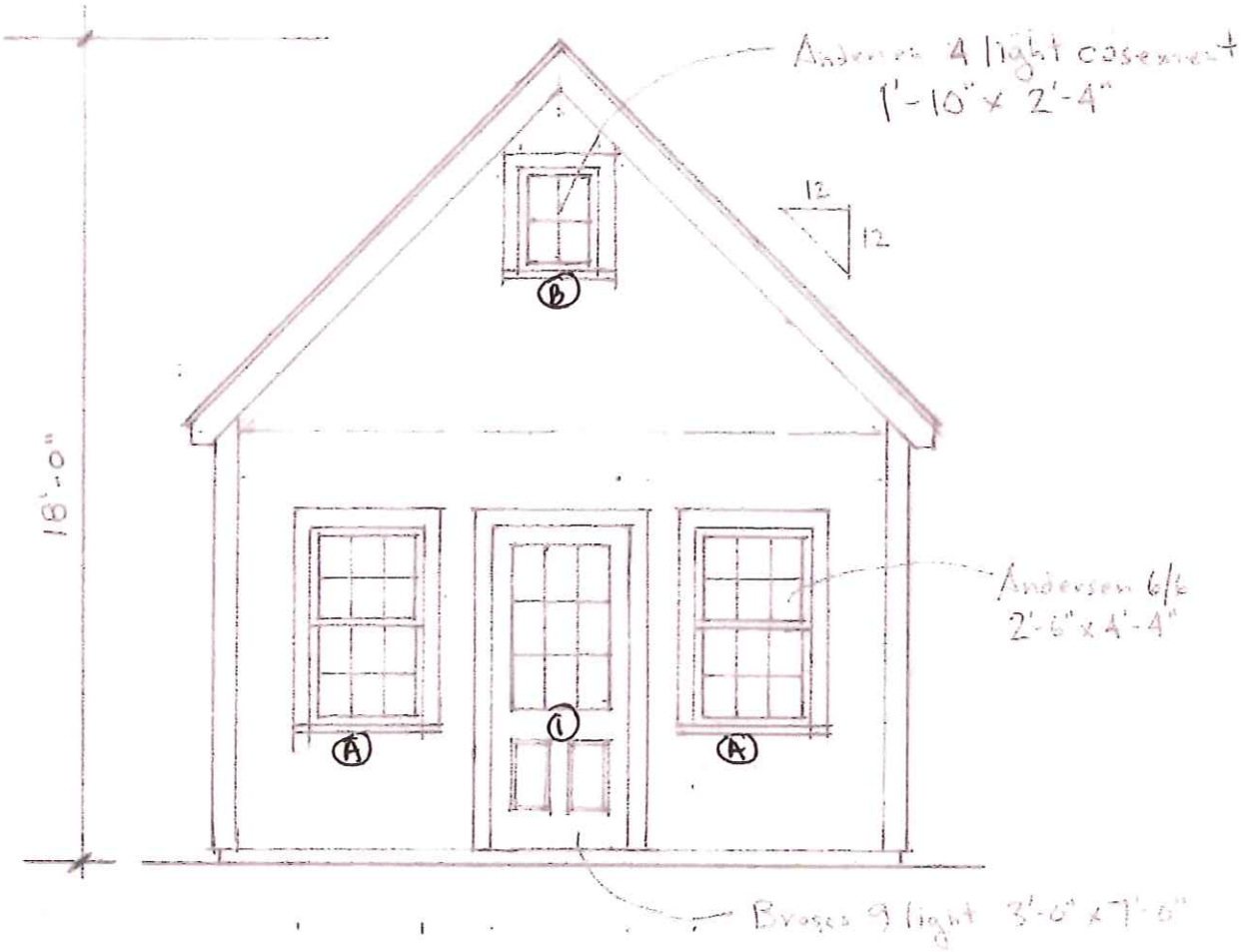
PREPARED FOR:
ALESSANDRA SOARES

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10965

COPYRIGHT BY NANTUCKET SURVEYORS, LLC

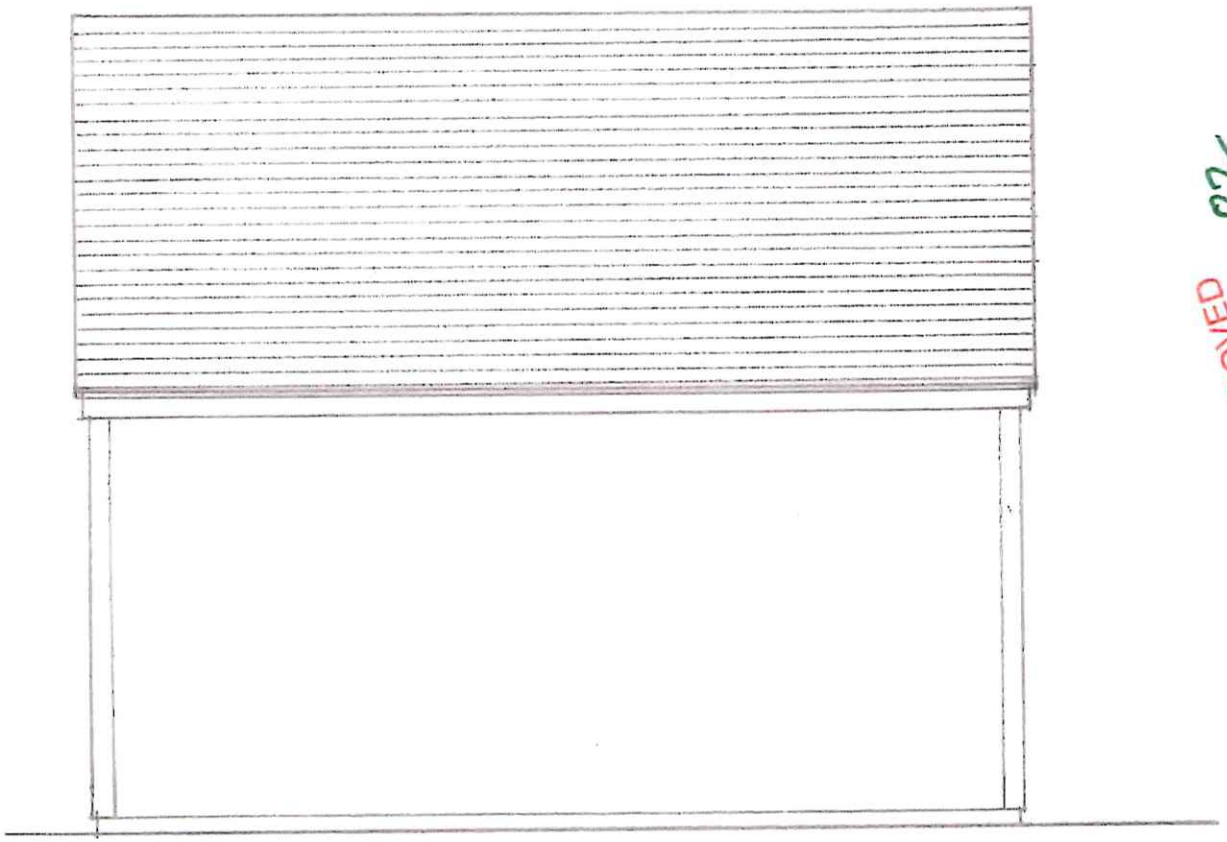
I:\JOBS 9632-10999\10000's\10900'S\10965\AUTOCAD\N10965 ASB.dwg, Layout1



NORTH (FRONT) ELEVATION

1/4" = 1'-0"

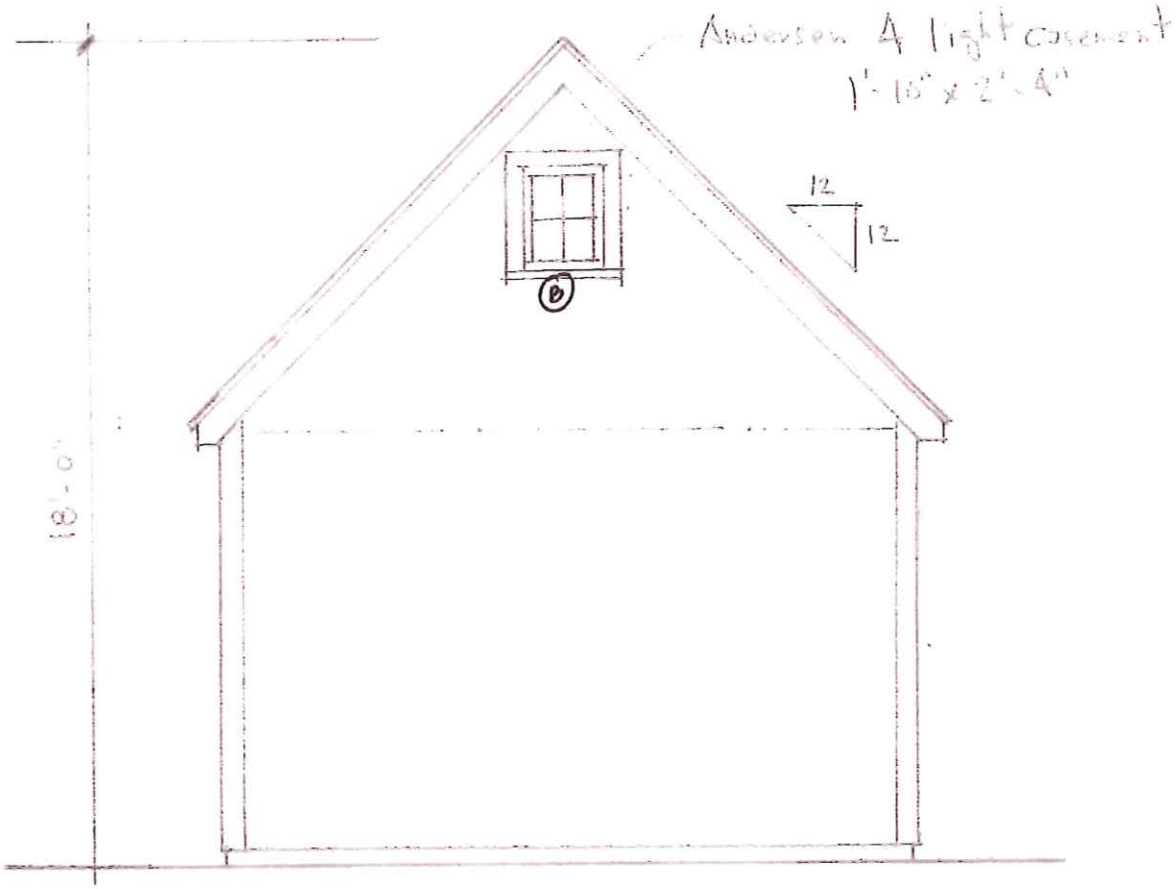
APPROVED
HDC2024-12-11682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



APPROVED
HDC 84-12-1682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

EAST (LEFT) ELEVATION

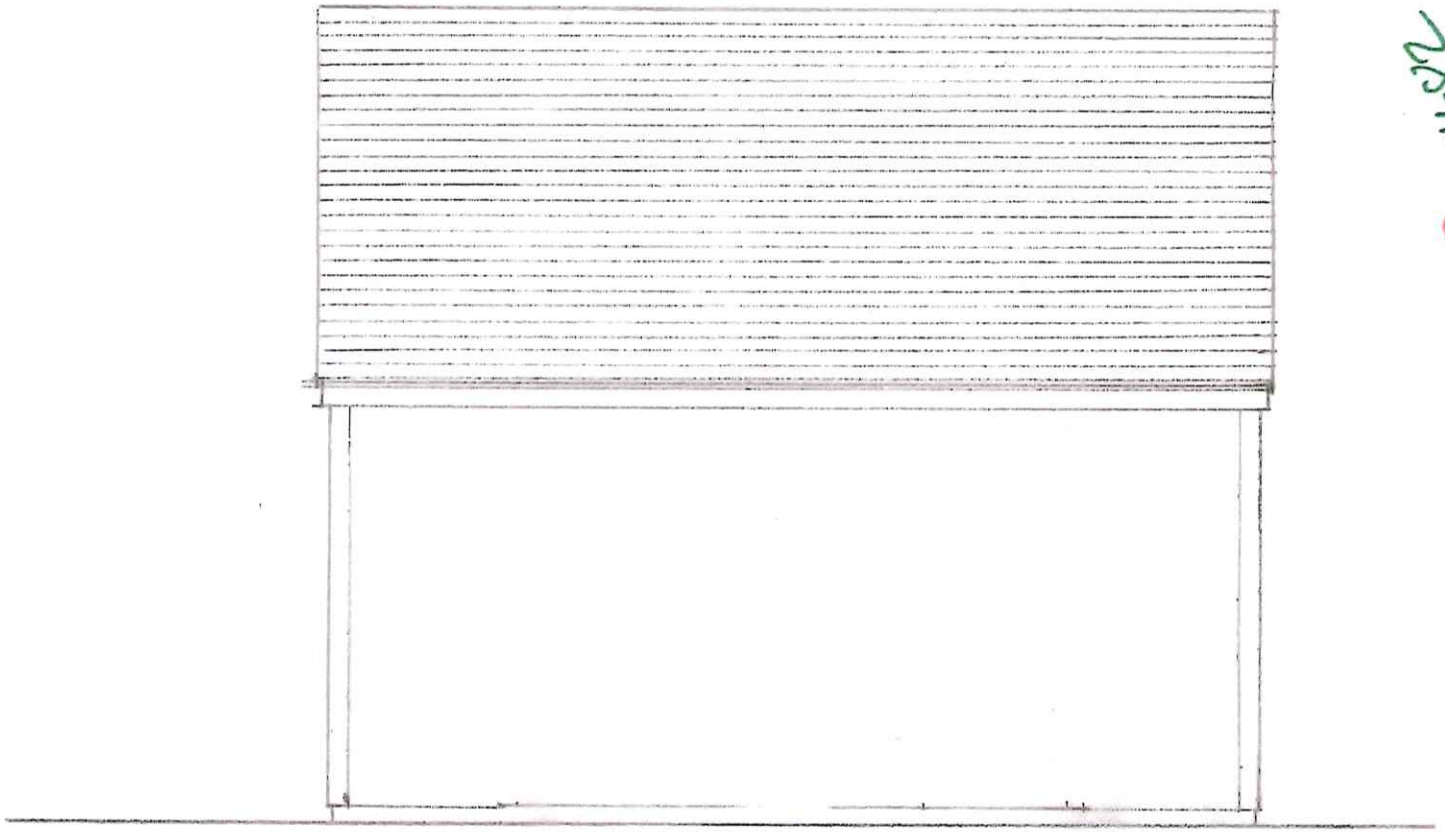
1/4" = 1'-0"



SOUTH (REAR) ELEVATION

1/4" = 1'-0"

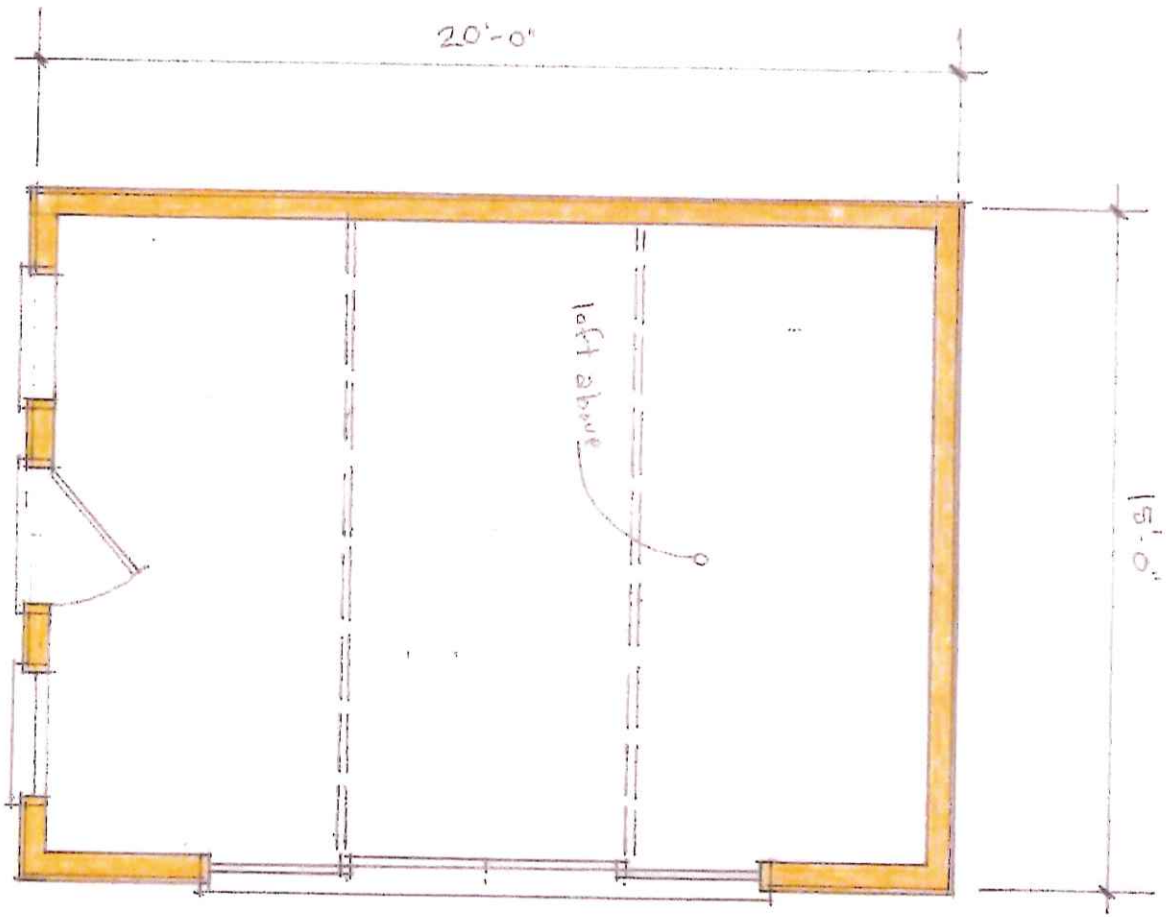
APPROVED
HDC2024-12-11682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



APPROVED
HDC 8024-12-11682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

WEST (RIGHT) ELEVATION

1/4" = 1'-0"



PLAN

1/4" = 1'-0"

Studio at
53B Essex Road

Window & Exterior Door Schedule
Rev. 2024-12-10

Window Schedule

Plan Type	Qty.	Type	Manufacturer	DH Glass Size	Sash size	Lights	Comments
A	2	Double Hung	Anderson		2'-0" x 3'-6"	6 over 6	
B	2	Casement	Anderson		1'-10" x 2'-4"	4	

Door Schedule

Plan Type	Qty.	Type	Manufacturer		Door Dimension	Lights	Comments
1	1	Entry Door	Brosco		3'-0" x 7'-0"	9	over 2 panel

Notes:

1. All windows will be SDL w/ insulated glass (U.N.O) by Anderson, DP30, muntin configuration as shown on exterior elevations.
2. All exterior doors will be SDL w/ insulated glass, and will meet all required codes.
3. Contractor to provide plywood panels for all new fenestration as required by code to meet impact codes.
4. No finger joints on casings or sills. Back primed all casings and exterior trim prior to installation.
5. Contractor shall provide tempered glass in all locations required by code.
6. Contractor will provide shop drawings for all window and door units to architect for approval.
7. Provide all new custom doors with storm doors (Low-E) or Low-E energy panel as required by energy code. Max U-Value .30
8. Provide all new windows- including sidelights, transoms, and fixed windows, with storm windows (Low-E) as required by energy code. Max U-Value .30
9. Storm/ screen units to be mounted to match existing windows.
10. Provide all window and doors with red cedar casings to match existing profiles.
11. Contractor will verify all rough opening sizes and quantities on site during rough framing before placing window order.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

n/a 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

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.

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.

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°: 55 PARCEL N°. 85

Street & Number of Proposed Work: 5 waydale Rd

Owner of record: waydale 5 LLC

Mailing Address: 84 Polpis Road

Nantucket, MA 02554

Contact Phone #: 508 654 2072 E-mail: larrymarry@gmail.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 Duplex

Size of Structure or Addition: Length: 73'0" Sq. Footage 1st floor: 1,875 Sq Ft Decks/Patio: Size: 4'x20' ☒ 1st floor ☐ 2nd floor

Width: 46'0" Sq. footage 2nd floor: 1,110 Sq Ft Size: 4'x20' ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 4'x27'-6" x1stfloor

Difference between existing grade and proposed finish grade: North 0'0" South 0'0" East 0'0" West 0'0"

Height of ridge above final finish grade: North 26'6" South 26'6" East 26'6" West 26'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4 x 6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square 7.5x7.5

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 2 over 2 (Andersen 400)

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 4 panel Wood Rear _____ Side 6 lite wood

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ntw Clapboard (if applicable) _____ Roof grey

Trim grey Sash black Doors black

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 2/20/25 Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

3 Waydale HDC Authorization

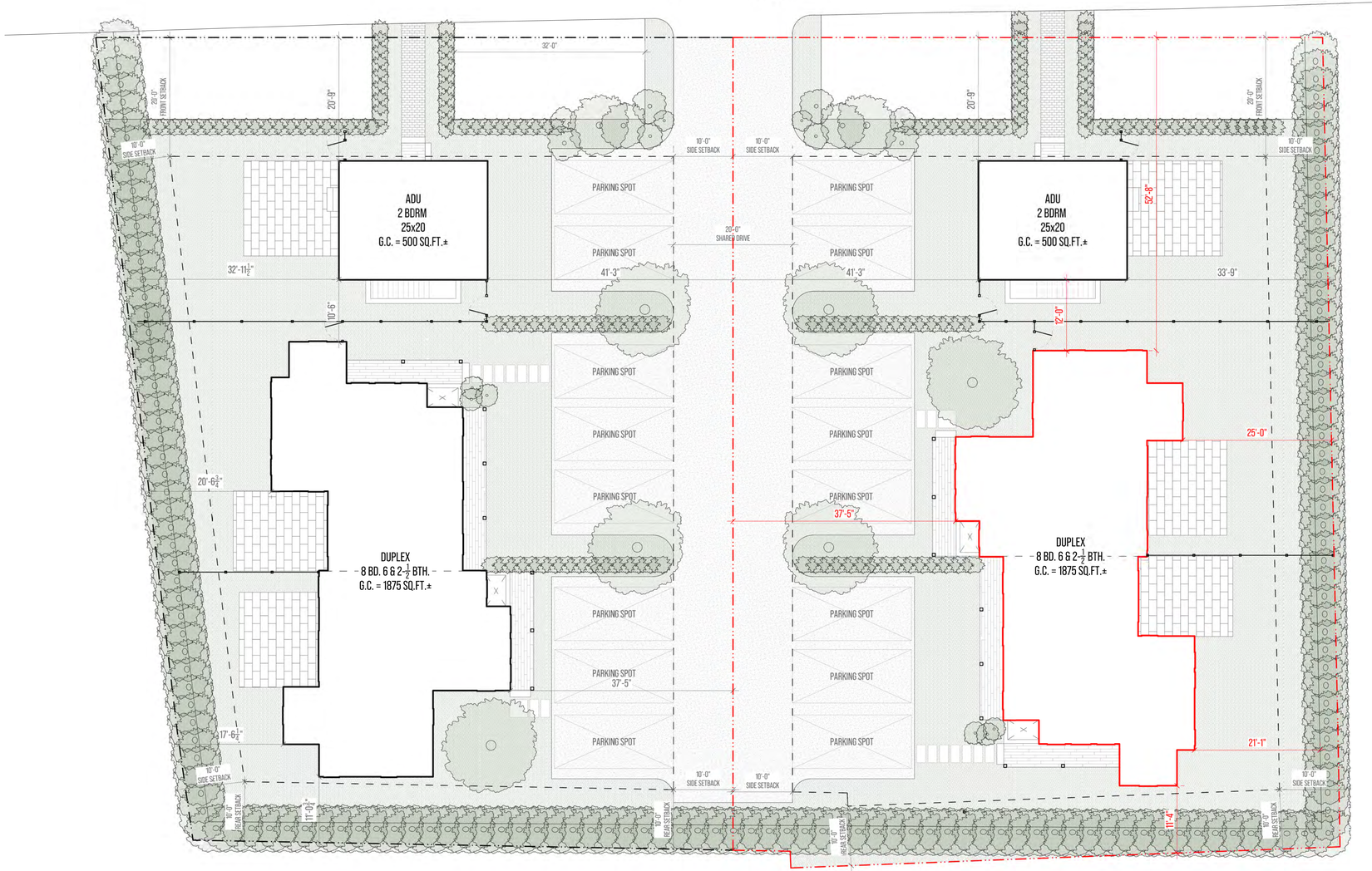
Lawrence Maury <larrymaury@gmail.com> Tue, Jan 21, 2025 at 3:00 PM
To: Reid Yenor <rkyenor@gmail.com>

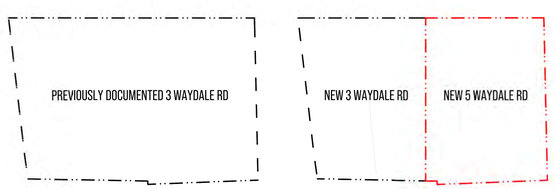
I authorize Reid Yenor to represent 3 Waydale Rd in all matters pertaining to the HDC.

Larry Maury

Lawrence Maury
8787 Bay Colony Drive
Suite 904
Naples, Florida 34108
General Contracting Since 1979
Construction Supervisor License #CS-032126
Cell 508-654-2072

[Quoted text hidden]





1 SITE PLAN

SCALE : 1:10



2 LOCUS MAP

NOTES

ADDRESS: 5 WAYDALE RD

MAP/PARCEL: 55 / 85

ZONING CODE: R10

PREVIOUS LOT AREA = 28,200 SQ.FT. ±

NEW LOT AREA = 14,100 SQ.FT. ±

SETBACKS

- FRONT = 20'
- SIDE/REAR = 10'

GROUND COVER (25%)

- TOTAL ALLOWABLE = 3,525 SQ.FT. ±
  - PROPOSED DUPLEX= 1,825 SQ.FT.±
  - PROPOSED ADU= 500 SQ.FT.±
- TOTAL PROPOSED =2,325 SQ.FT. ±

0' 8' 16' 32'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
5 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

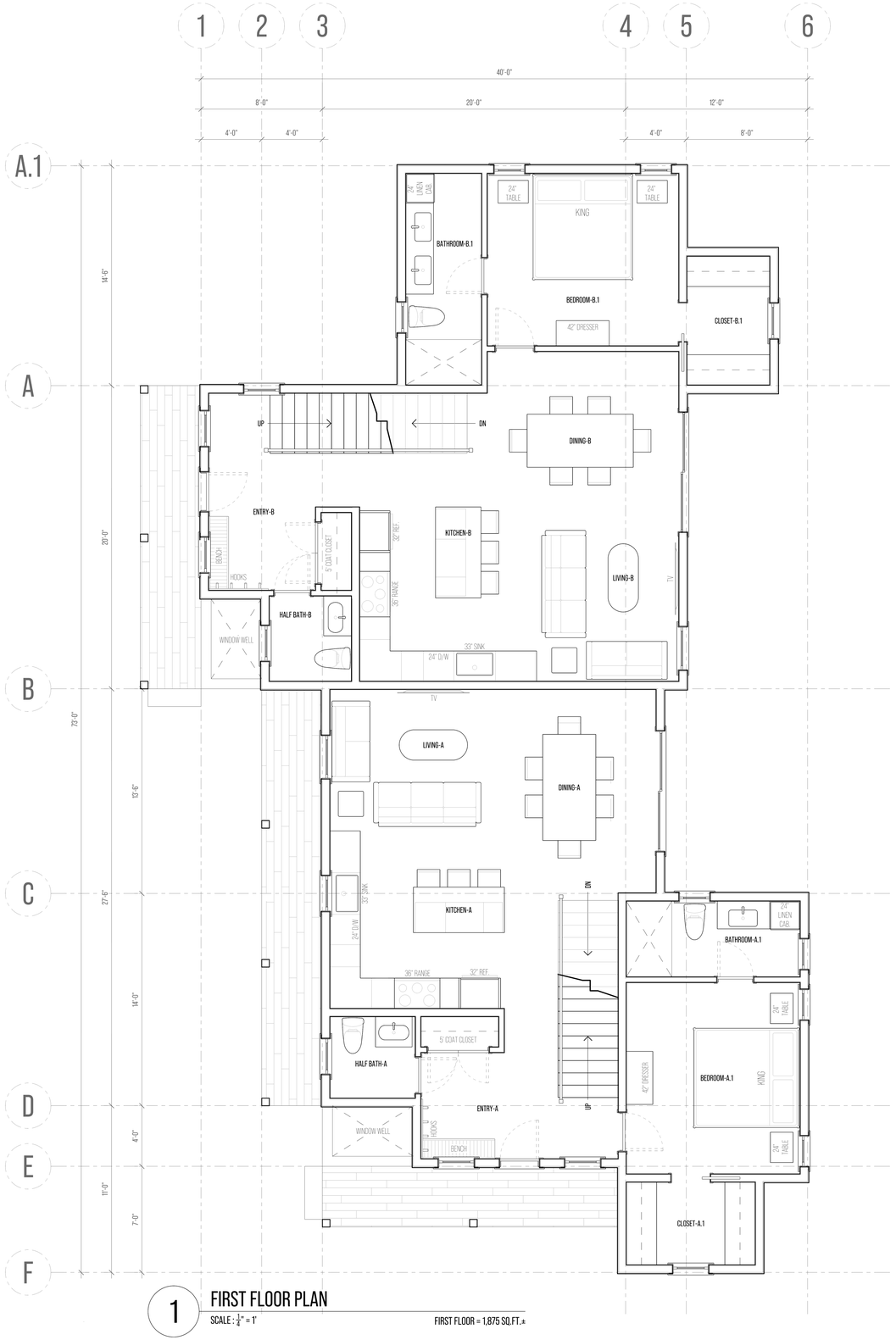
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

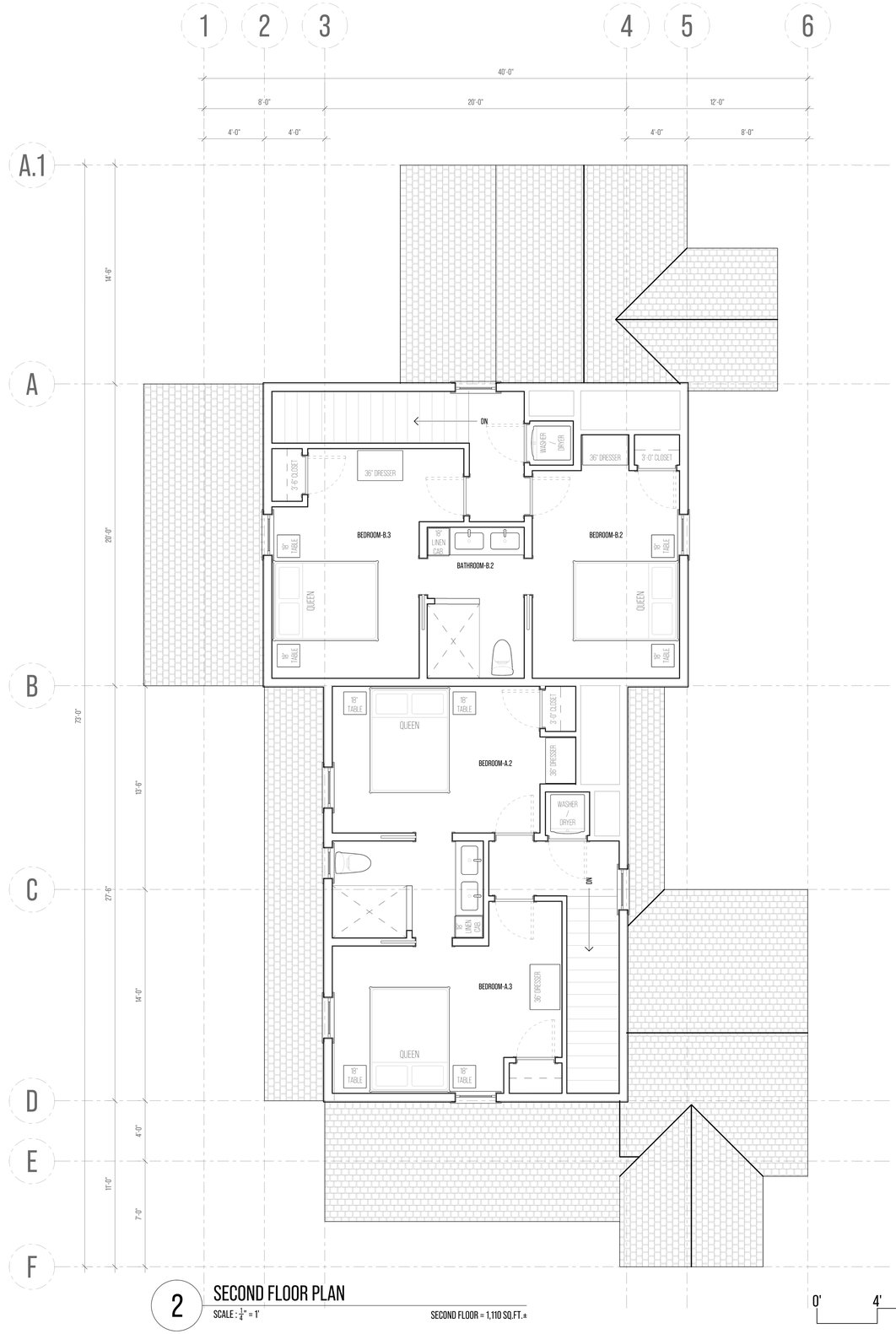
REID YENOR



1 FIRST FLOOR PLAN

SCALE : 1/4" = 1'

FIRST FLOOR = 1,875 SQ.FT.±



2 SECOND FLOOR PLAN

SCALE : 1/4" = 1'

SECOND FLOOR = 1,110 SQ.FT.±

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
5 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

FLOOR PLANS

SHEET NUMBER

A-1.00

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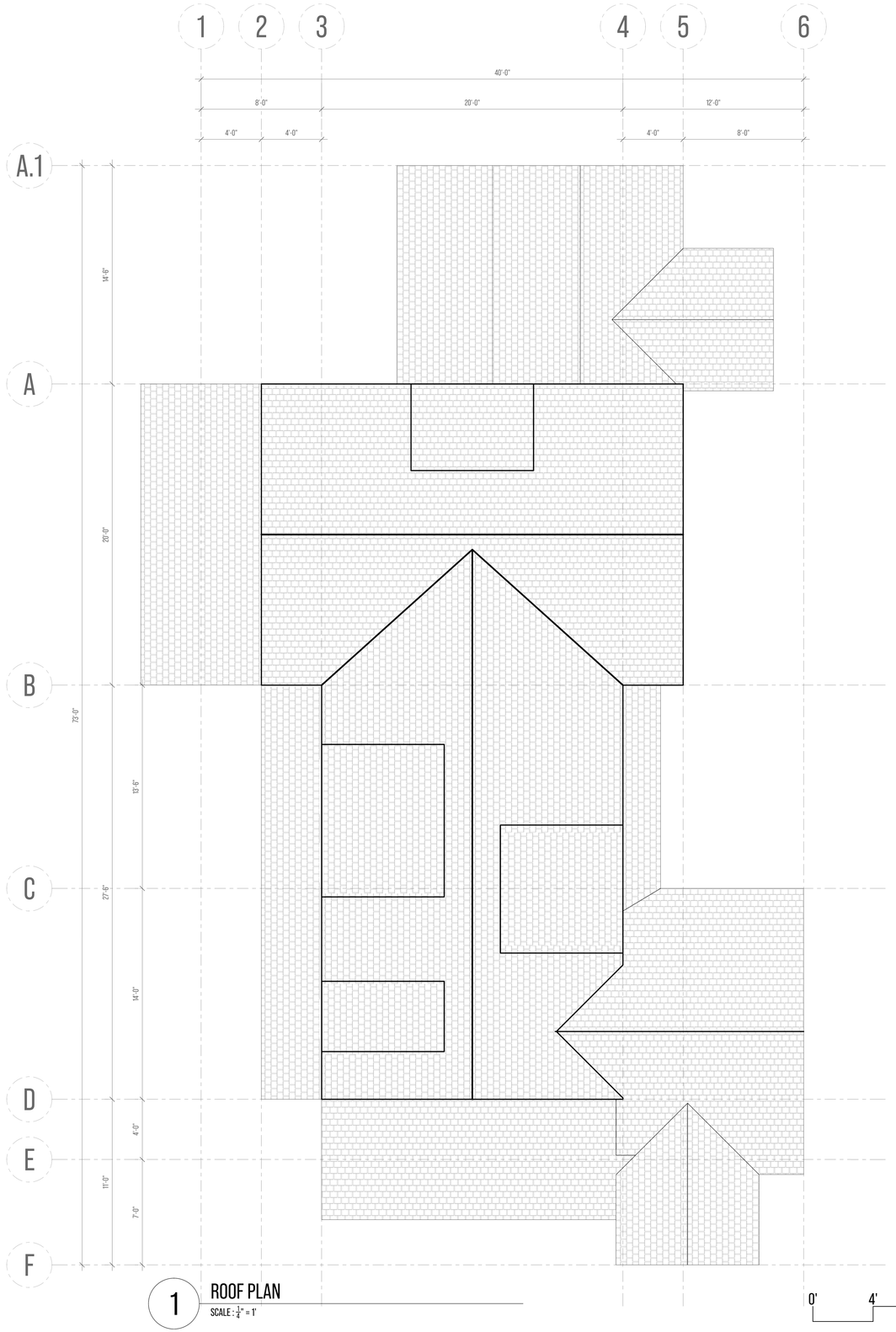
REID YENOR



1 ROOF PLAN

SCALE : $\frac{1}{4}$" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
5 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

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

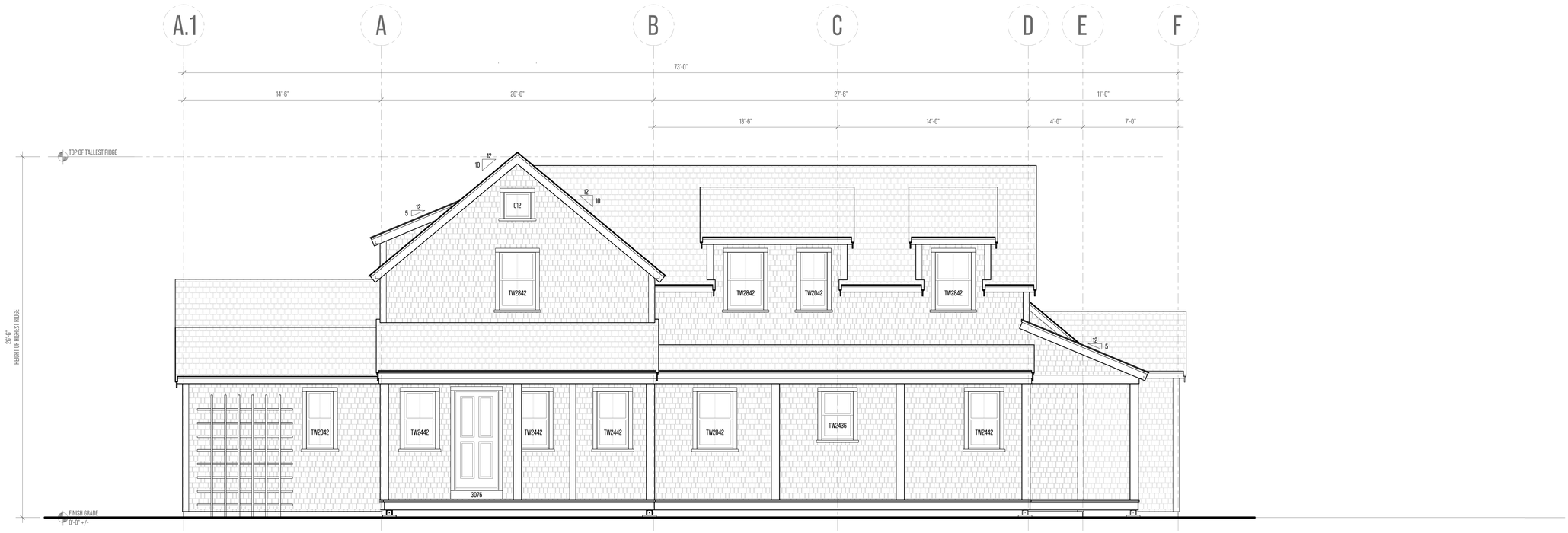
ROOF
PLAN

SHEET NUMBER

A-2.00

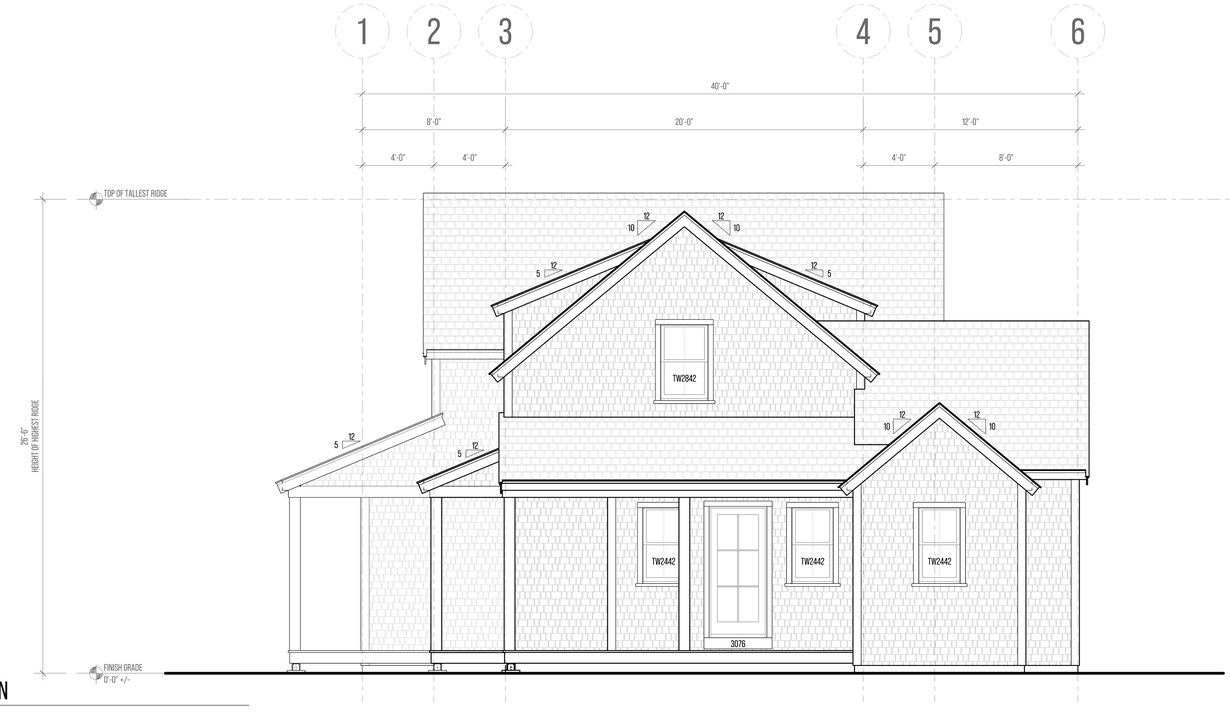
DRAWN BY

REID YENOR



1 FRONT ELEVATION

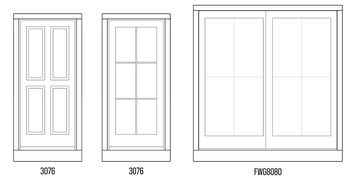
SCALE : $\frac{1}{8}$" = 1'



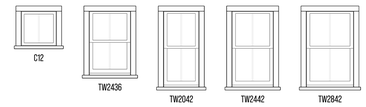
2 RIGHT ELEVATION

SCALE : $\frac{1}{8}$" = 1'

DOOR SCHEDULE



WINDOW SCHEDULE



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
5 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

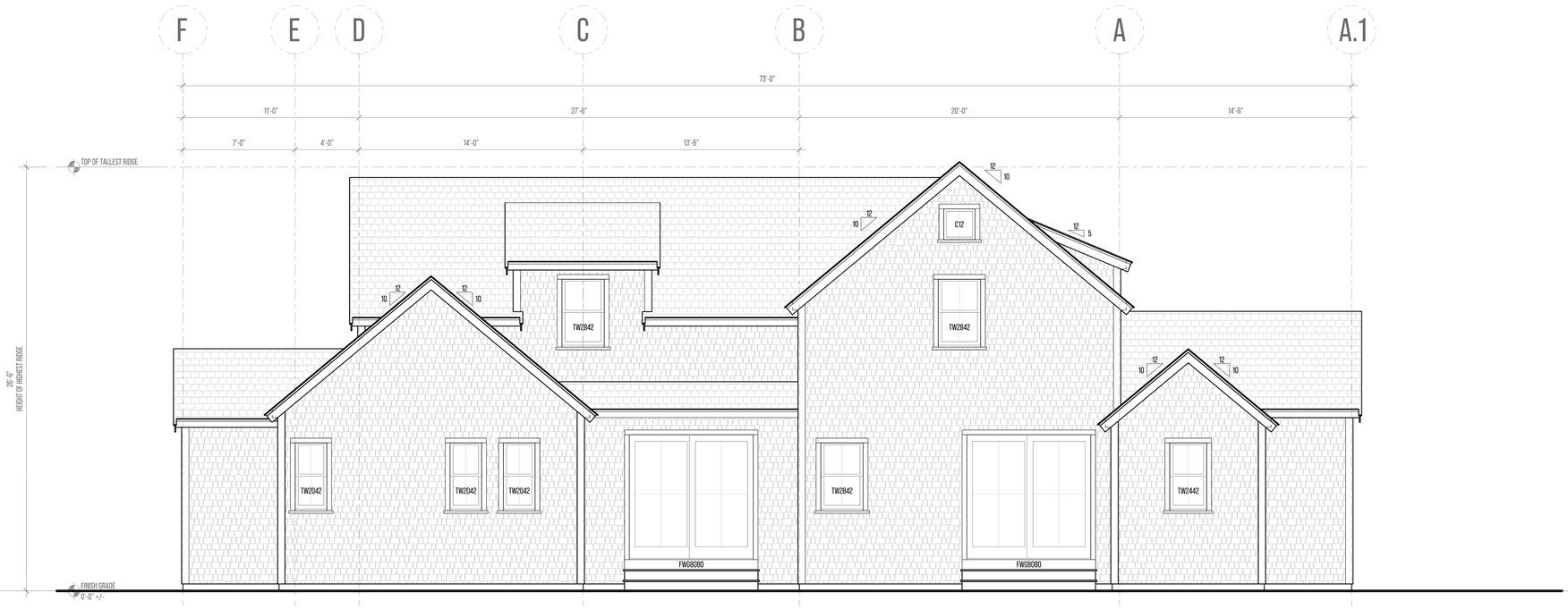
EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

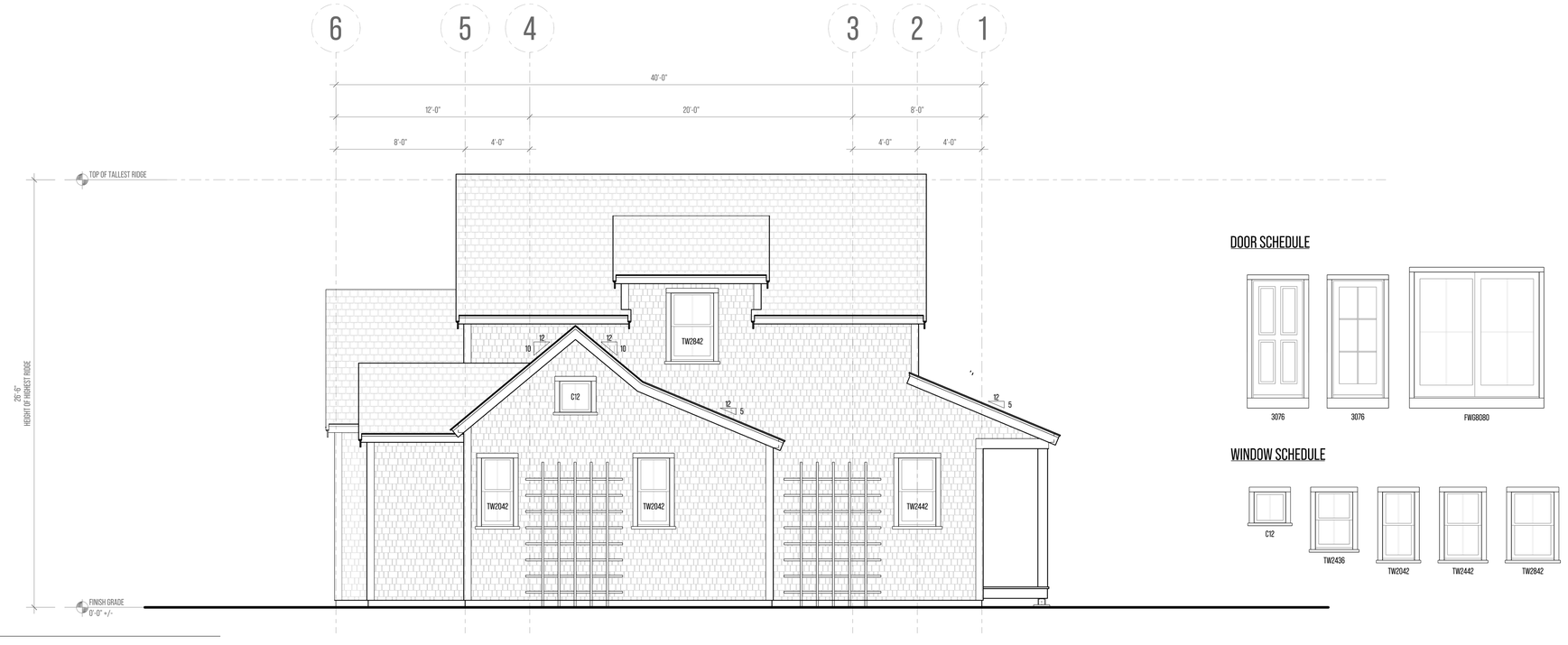
DRAWN BY

REID YENOR



1 REAR ELEVATION

SCALE : $\frac{1}{8}$" = 1'



2 LEFT ELEVATION

SCALE : $\frac{1}{8}$" = 1'

DOOR SCHEDULE

WINDOW SCHEDULE

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
5 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Waydale Rd

Tax Map Number: 55 Parcel Number: 85

Owner of Record: Waydale LLC

Description of Proposal: 3 Waydale Rd is to be subdivided into two equal lots. The new lot created is now to be known as 5 Waydale Rd. The proposed structure for this new parcel is a 1-3/4 story structure with a footprint of 1,875 square feet. The structure has a tallest ridge height of 26'-6".

Anticipated HDC Submission Date: 02/24/2025

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....WALTER J GLOWACKI.....

MAILING ADDRESS...HEMENWAY & BARNES LP, BOSTON, MA 02109

PROPERTY LOCATION.....3 WAYDALE RD.....

ASSESSORS MAP/PARCEL...55/85.....

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.

January 8, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

DECOSTA JANET Y TRUSTEE
FOUR WAYDALE RD NOMINEE TRUST
4 WAYDALE ROAD
NANTUCKET, MA 02554

VALERO GALE & RICHARD
1 GOOSE POND LANE
NANTUCKET, MA 02554

ARONOFF CAROLINE E TR
18-20 HOOPER FARM RD REALTY TR
PO BOX 2243
ABINGTON, MA 02531

GLOWACKI DAVID II
2 WAYDALE RD
NANTUCKET, MA 02554

ARONOFF CAROLINE E TR
18-20 HOOPER FARM RD REALTY TR
PO BOX 2243
ABINGTON, MA 02351

COX RYAN ETAL
1 BRIARCLIFF LN
SOUTH HAMILTON, MA 01982

21 WAYDALE ROAD LLC
NANTUCKET GOLF CLUB
PO BOX 313
NANTUCKET, MA 02564

ILIEV ATANAS F & VILINA
19B WAYDALE RD
NANTUCKET, MA 02554

9589 0710 5270 0091 3296 50

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
HOLLYWOOD, FL
FEB 19 2025
33020-9998
02/19/2025

Sent To: 21 waydale Road LLC Nantucket Golf Club
Street and Apt. No., or PO Box No.: PO Box 313
City, State, ZIP+4®: Nantucket, MA 02564

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

0305
Postmark Here
HOLLYWOOD, FL
FEB 19 2025
33020-9998
02/19/2025

Sent To: Golowacki David II
Street and Apt. No., or PO Box No.: 2 waydale rd
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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HOLLYWOOD, FL
FEB 19 2025
33020-9998
02/19/2025

Sent To: Decosta Janet Y Trustee Feet waydale rd Nominee Trust
Street and Apt. No., or PO Box No.: 4 waydale rd
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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HOLLYWOOD, FL
FEB 19 2025
33020-9998
02/19/2025

Sent To: Vukeo Gale & Richard
Street and Apt. No., or PO Box No.: 1 Goose Pond Lane
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage $0.73
Total Postage and Fees $5.58

0305
Postmark Here
HOLLYWOOD, FL
FEB 19 2025
33020-9998
02/19/2025

Sent To: Idiev Atanas F & Vilina
Street and Apt. No., or PO Box No.: 198 Waydale Rd
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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South Hamilton MA 01982

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- Return Receipt (electronic) $
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- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

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HOLLYWOOD, FL
FEB 19 2025
33020-9998
02/19/2025

Sent To: Cox Ryan Etal
Street and Apt. No., or PO Box No.: 1 Briarcliff Ln
City, State, ZIP+4®: South Hamilton, MA 01982

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Abington MA 02351

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

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HOLLYWOOD, FL
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33020-9998
02/19/2025

Sent To: Aronoff Caroline E TR 18-20 Hooper Farm Rd Realty TR
Street and Apt. No., or PO Box No.: Po Box 2243
City, State, ZIP+4®: Abington, MA 02351

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Postmark Here
HOLLYWOOD, FL
FEB 19 2025
33020-9998

Sent To: Aronoff Caroline E TR 18-20 Hooper Farm Rd Realty TR
Street and Apt. No., or PO Box No.: Po Box 2243
City, State, ZIP+4®: Abington, MA 02351

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 Waydale LLC

STREET ADDRESS 5 Waydale Rd

MAP/PARCEL 55/85

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

02/24/2025

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

02/18/2025 — 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:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

n/a 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

n/a 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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°: 55 PARCEL N°. 85

Street & Number of Proposed Work: 3 waydale Rd

Owner of record: Waydale LLC

Mailing Address: 84 Polpis Road

Nantucket, MA 02554

Contact Phone #: 508 654 2072 E-mail: larrymawry@gmail.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 duplex

Size of Structure or Addition: Length: 73'0" Sq. Footage 1st floor: 1,875 Sq Ft Decks/Patio: Size: 4'X 20' ☒ 1st floor ☐ 2nd floor

Width: 40'0" Sq. footage 2nd floor: 1,110 Sq Ft Size: 4'X 20' ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 4'X27'-6" X 1st floor

Difference between existing grade and proposed finish grade: North 0'0" South 0'0" East 0'0" West 0'0"

Height of ridge above final finish grade: North 26'6" South 26'6" East 26'6" West 26'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4 X6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 7.5x7.5

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 2over2 (Andersen 400)

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 4 panel wood Rear _____ Side 6 lite, Wood

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ntw Clapboard (if applicable) _____ Roof grey

Trim grey Sash black Doors black

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 2/19/25 Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

3 Waydale HDC Authorization

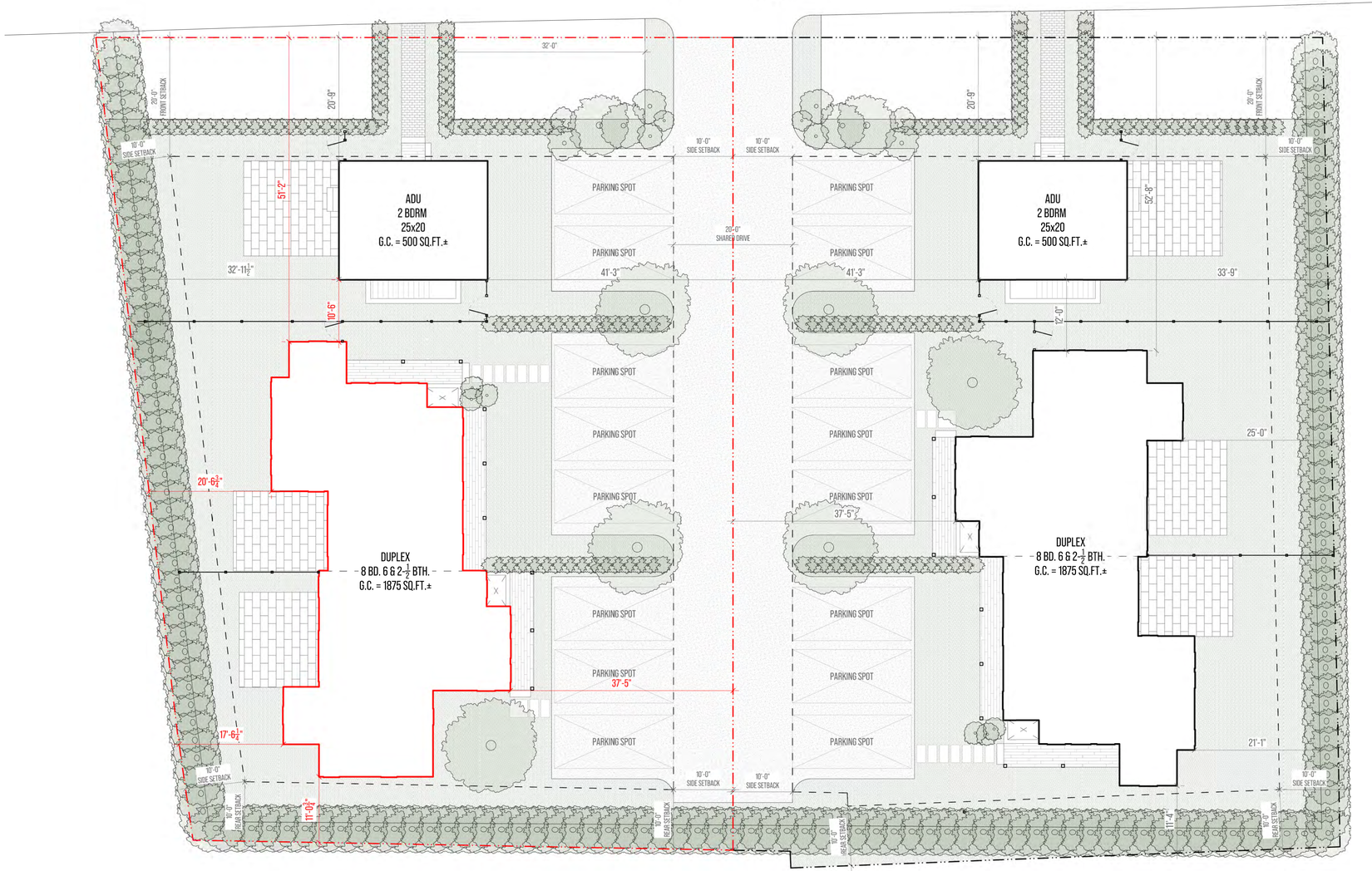
Lawrence Maury <larrymaury@gmail.com> Tue, Jan 21, 2025 at 3:00 PM
To: Reid Yenor <rkyenor@gmail.com>

I authorize Reid Yenor to represent 3 Waydale Rd in all matters pertaining to the HDC.

Larry Maury

Lawrence Maury
8787 Bay Colony Drive
Suite 904
Naples, Florida 34108
General Contracting Since 1979
Construction Supervisor License #CS-032126
Cell 508-654-2072

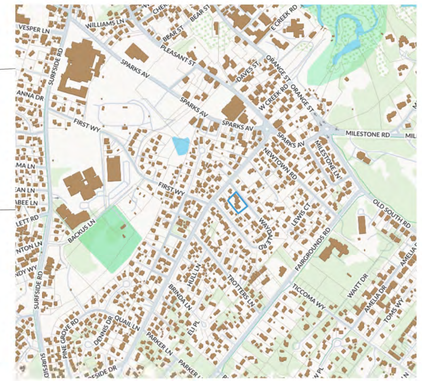
[Quoted text hidden]



1 SITE PLAN

SCALE : 1:10





2 LOCUS MAP

NOTES

ADDRESS: 3 WAYDALE RD

MAP/PARCEL: 55 / 85

ZONING CODE: R10

PREVIOUS LOT AREA = 28,200 SQ.FT. ±

NEW LOT AREA = 14,100 SQ.FT. ±

SETBACKS

- FRONT = 20'
- SIDE/REAR = 10'

GROUND COVER (25%)

- TOTAL ALLOWABLE = 3,525 SQ.FT. ±
- PROPOSED DUPLEX= 1,825 SQ.FT.±
- PROPOSED ADU= 500 SQ.FT.±

TOTAL PROPOSED =2,325 SQ.FT. ±

0' 8' 16' 32'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

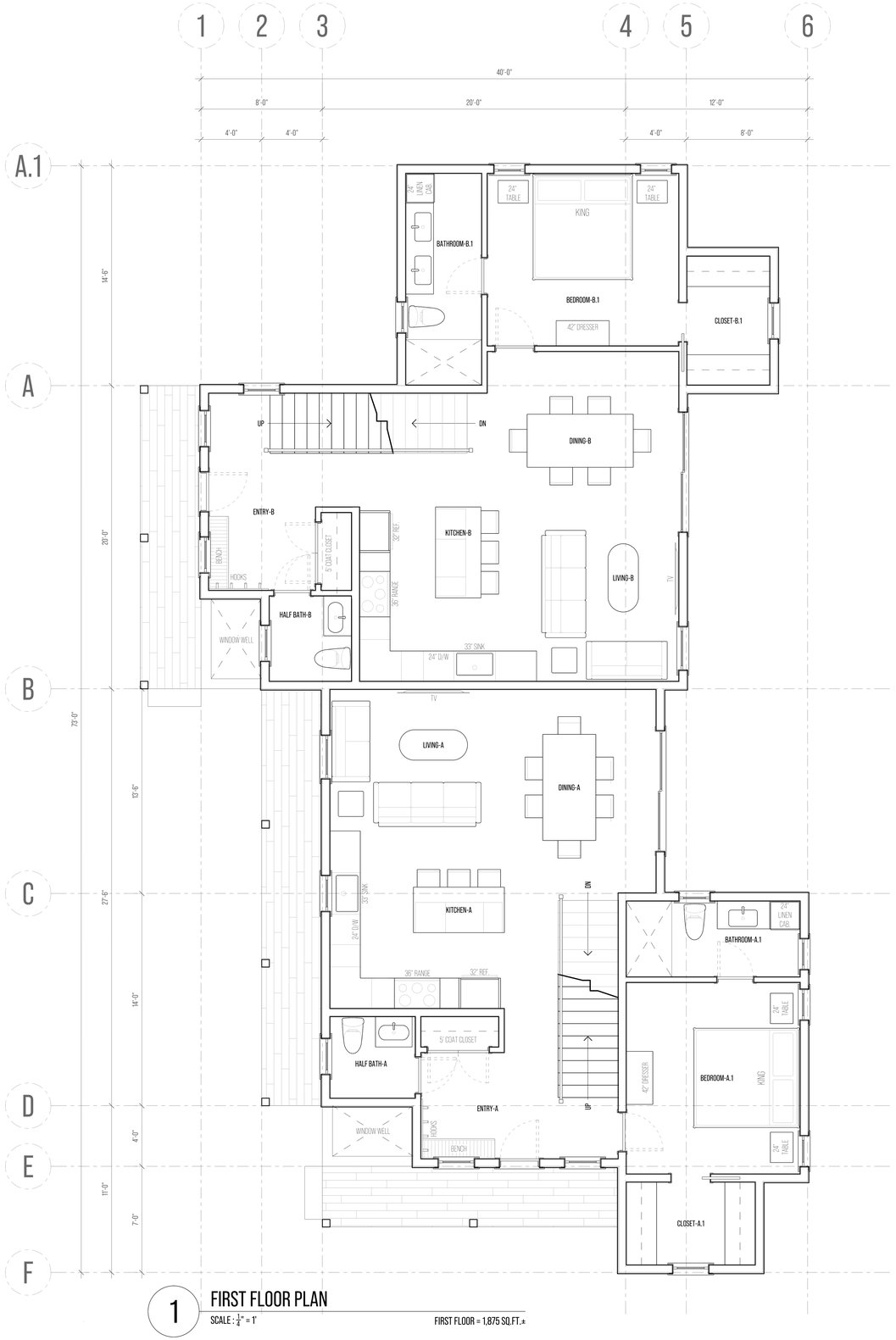
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

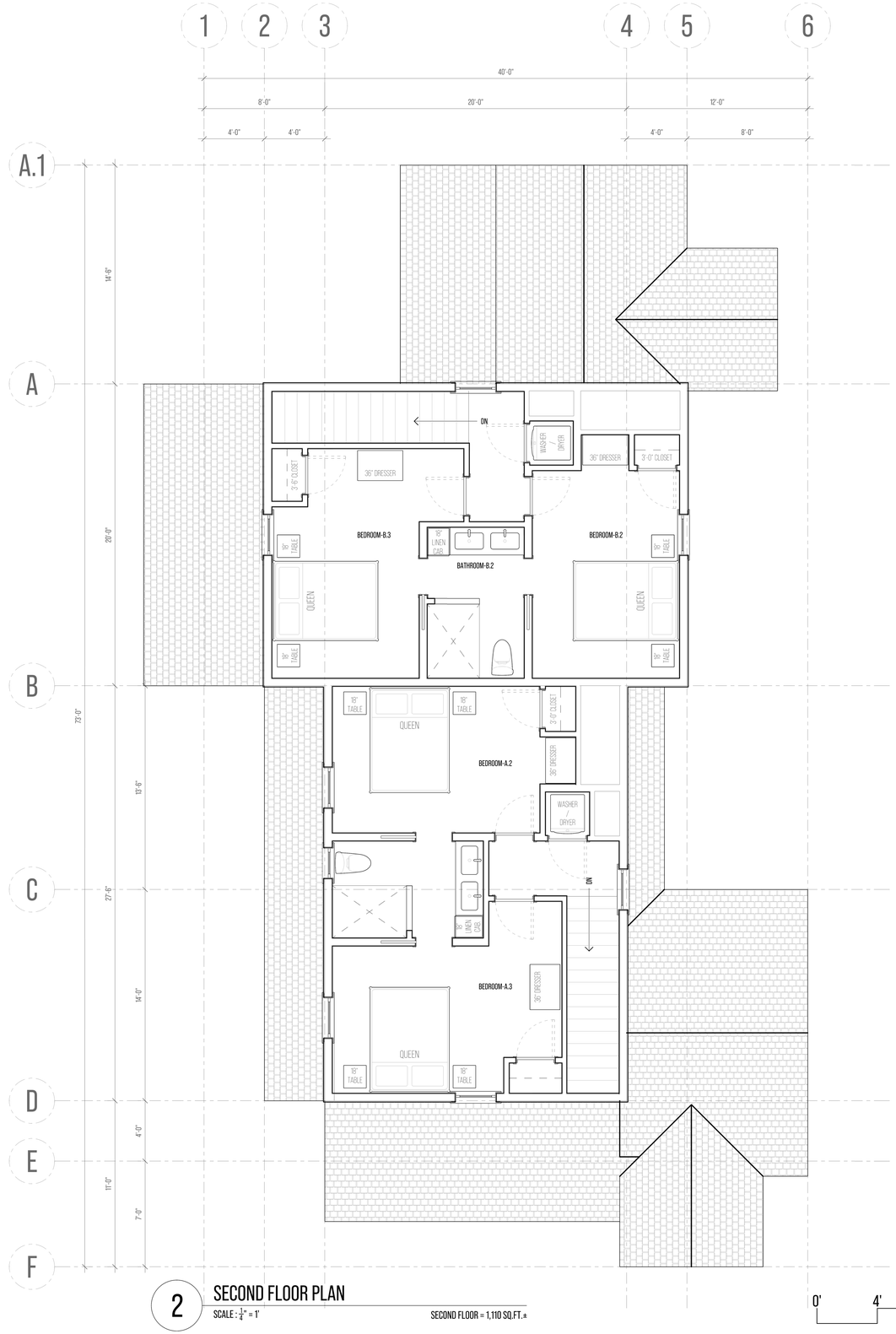
REID YENOR



1 FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

FIRST FLOOR = 1,875 SQ.FT.±



2 SECOND FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

SECOND FLOOR = 1,110 SQ.FT.±

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

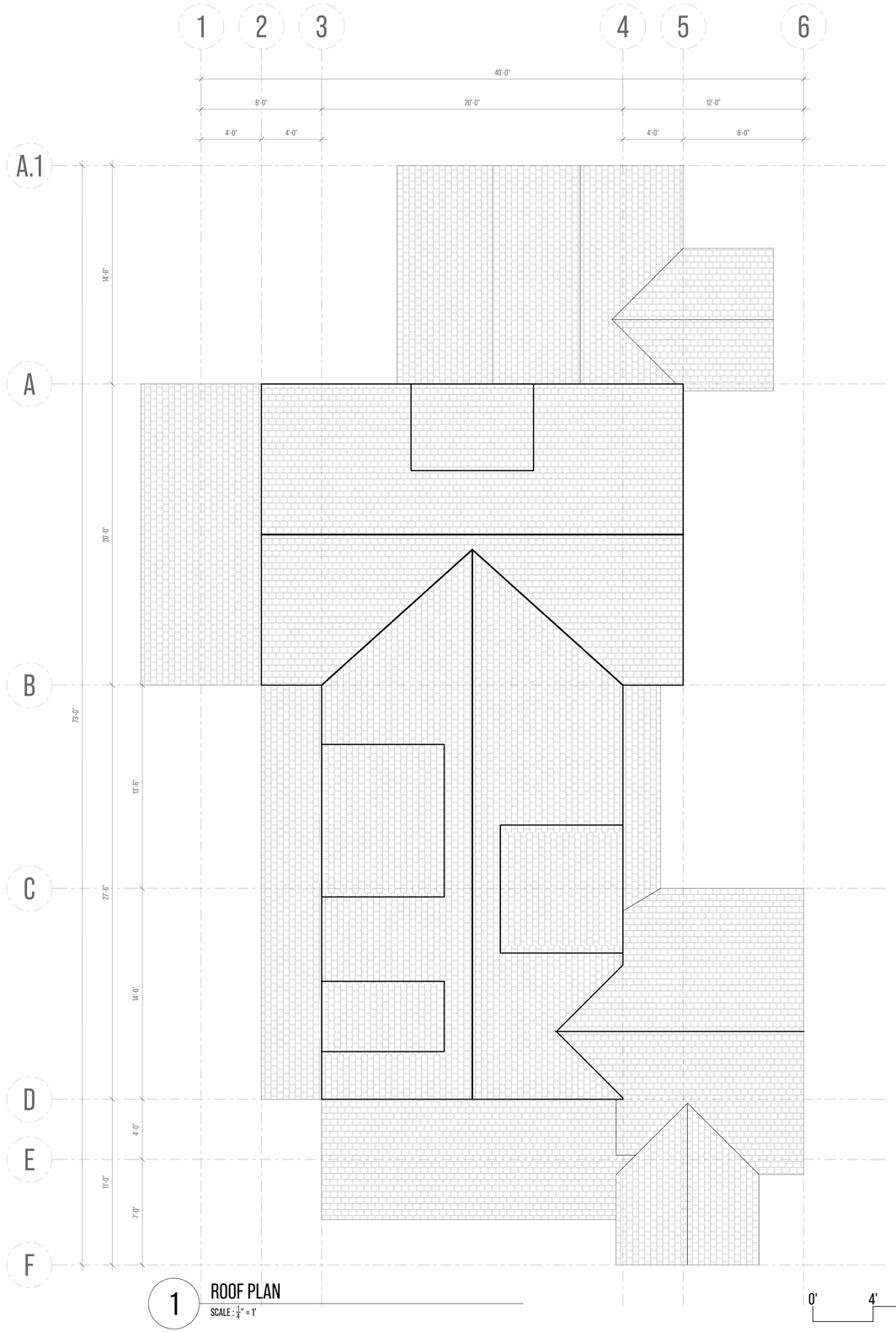
FLOOR PLANS

SHEET NUMBER

A-1.00

DRAWN BY

REID YENOR



1 ROOF PLAN

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

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

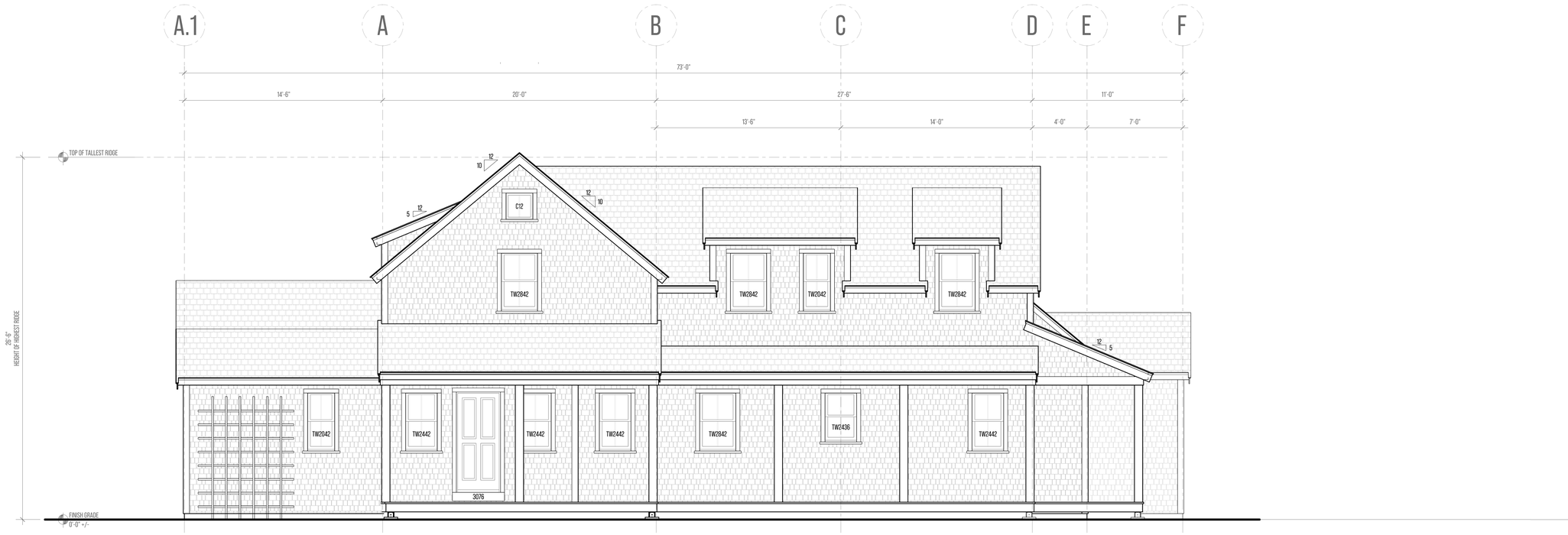
ROOF
PLAN

SHEET NUMBER

A-2.00

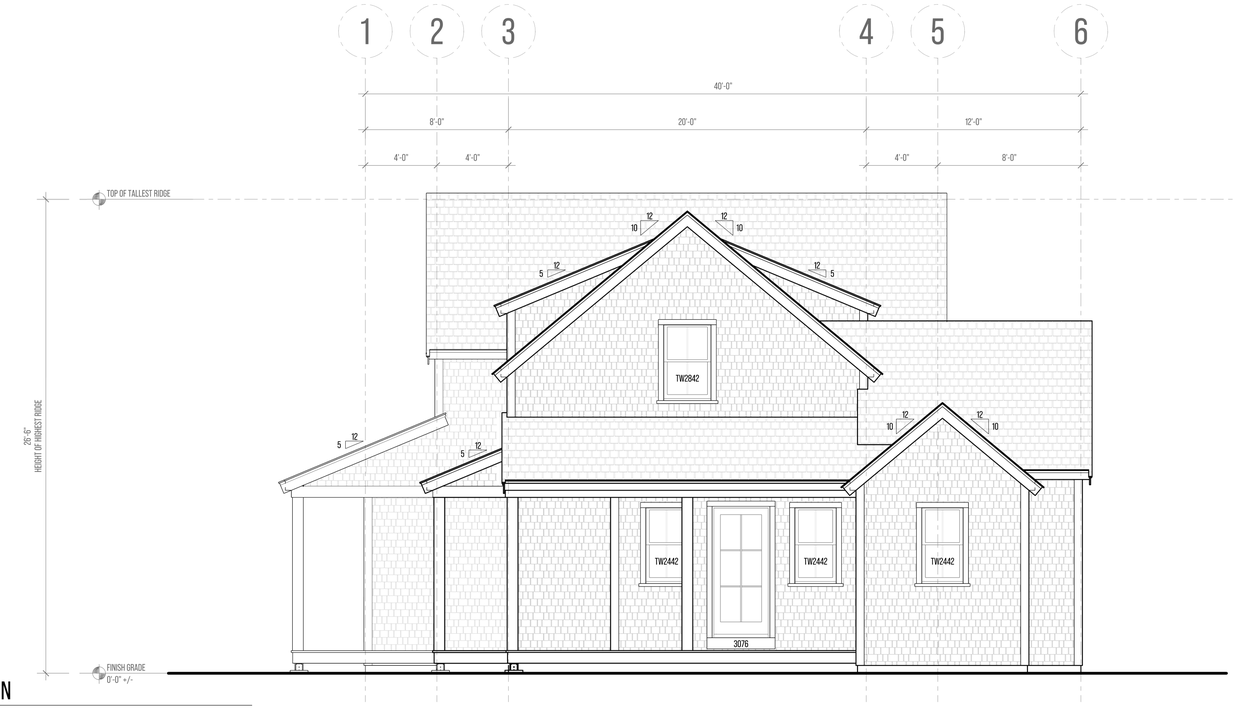
DRAWN BY

REID YENOR



1 FRONT ELEVATION

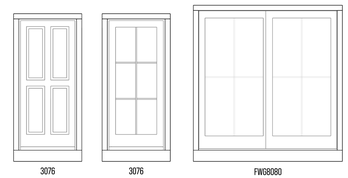
SCALE : $\frac{1}{8}$" = 1'



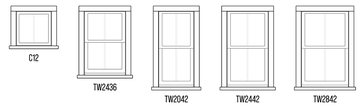
2 RIGHT ELEVATION

SCALE : $\frac{1}{8}$" = 1'

DOOR SCHEDULE



WINDOW SCHEDULE



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

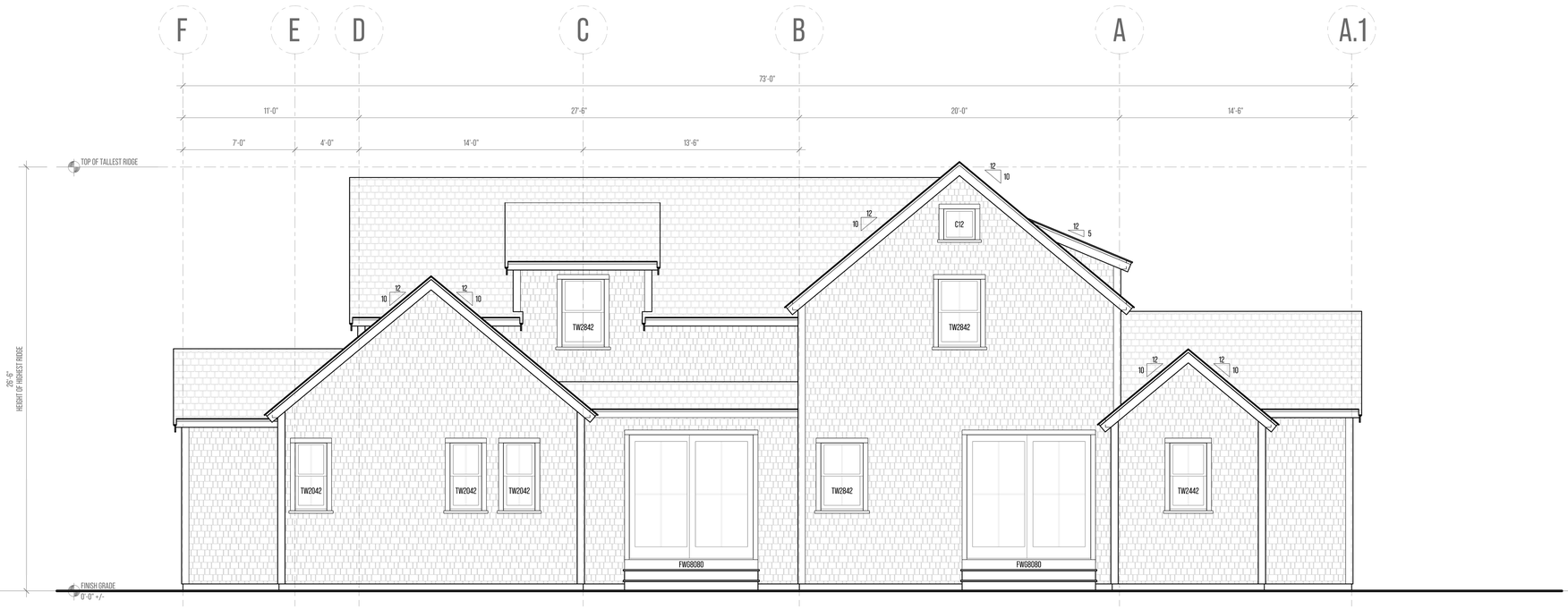
EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

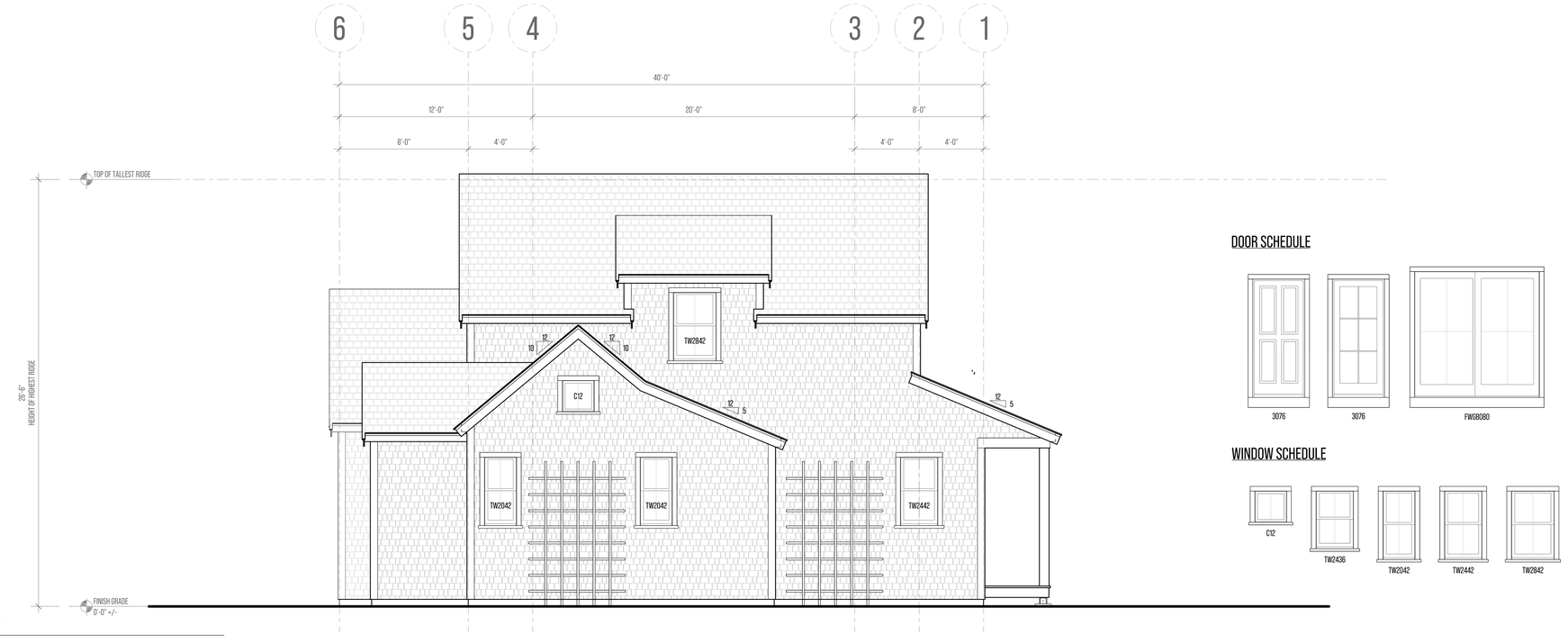
DRAWN BY

REID YENOR



1 REAR ELEVATION

SCALE : $\frac{1}{8}$" = 1'



2 LEFT ELEVATION

SCALE : $\frac{1}{8}$" = 1'

DOOR SCHEDULE

WINDOW SCHEDULE

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

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 Waydale Rd

Tax Map Number: 55 Parcel Number: 85

Owner of Record: Waydale LLC

Description of Proposal: 3 Waydale Rd is to be subdivided into two equal lots.

The proposed structure for the remaining parcel of 3 Waydale Rd is a 1-3/4 story structure

with a footprint of 1,875 square feet. The structure has a tallest ridge height of 26'-6".

Anticipated HDC Submission Date: 02/24/2025

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....WALTER J GLOWACKI.....

MAILING ADDRESS...HEMENWAY & BARNES LP, BOSTON, MA 02109

PROPERTY LOCATION.....3 WAYDALE RD.....

ASSESSORS MAP/PARCEL...55/85.....

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.

January 8, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

DECOSTA JANET Y TRUSTEE
FOUR WAYDALE RD NOMINEE TRUST
4 WAYDALE ROAD
NANTUCKET, MA 02554

VALERO GALE & RICHARD
1 GOOSE POND LANE
NANTUCKET, MA 02554

ARONOFF CAROLINE E TR
18-20 HOOPER FARM RD REALTY TR
PO BOX 2243
ABINGTON, MA 02531

GLOWACKI DAVID II
2 WAYDALE RD
NANTUCKET, MA 02554

ARONOFF CAROLINE E TR
18-20 HOOPER FARM RD REALTY TR
PO BOX 2243
ABINGTON, MA 02351

COX RYAN ETAL
1 BRIARCLIFF LN
SOUTH HAMILTON, MA 01982

21 WAYDALE ROAD LLC
NANTUCKET GOLF CLUB
PO BOX 313
NANTUCKET, MA 02564

ILIEV ATANAS F & VILINA
19B WAYDALE RD
NANTUCKET, MA 02554

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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

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Valerio Gale & Richard

Street and Apt. No., or PO Box No.
1 Goose Pond Lane

City, State, ZIP+4®
Nantucket, MA 02554

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- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
Glowacki David II

Street and Apt. No., or PO Box No.
2 waydale rd

City, State, ZIP+4®
Nantucket, MA 02554

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- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
21 waydale Road LLC Nantucket Golf Club

Street and Apt. No., or PO Box No.
PO Box 313

City, State, ZIP+4®
Nantucket, MA 02564

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
[redacted]/Liev Arunas F & Vilma

Street and Apt. No., or PO Box No.
19B waydale Rd

City, State, ZIP+4®
Nantucket, MA 02554

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South Hamilton, MA 01982

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
Cox Ryan Etal

Street and Apt. No., or PO Box No.
1 Briarcliff Ln

City, State, ZIP+4®
South Hamilton, MA 01982

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Abington MA 02351

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Postage $0.73

Total Postage and Fees $5.58

Sent To
Aronoff Caroline E TR 18-20 Hooper Farm Rd. Realty TR

Street and Apt. No., or PO Box No.
PO Box 2243

City, State, ZIP+4®
Abington, MA 02351

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- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
DeCosta Janet Y Trustee Four Wayside Nominee Trust

Street and Apt. No., or PO Box No.
4 waydale Rd

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
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 Waydale LLC

STREET ADDRESS 3 Waydale Rd

MAP/PARCEL 55/85

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

02/24/2025

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

02/18/2025 — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Vice-Chair

Abigail Camp

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Val Oliver

ASSOCIATE COMMISSIONERS

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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I STRUCTURES UNLIMTED PATRICK QUIGLEY

AS AGENT FOR 10 STRAIGHT WHARF LLC

STREET ADDRESS 10 STRAIGHT WHARF

MAP/PARCEL 42.3.1 / 137

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

FEB 18, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Patrick Quigley FEB 18, 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°: 42.3.1 PARCEL N°. 137

Street & Number of Proposed Work: 10 STRAIGHT WHARF

Owner of record: TEN STRAIGHT WHARF

Mailing Address: 28 CLIFF ROAD
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

Mailing Address: 17 NANCY ANN LANE
NANTUCKET, MA

Contact Phone #: 617-283-3964 E-mail: STRUCTURESUNLIMITED@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: 23' Sq. Footage 1st floor: 236SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-3 Sq. footage 2nd floor: 236SF 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 NC South 20-1¼ East NC West NC

Additional Remarks

Historic Name:

Original Date: PARTIAL 1849

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ADD 10'3" x 23' 2 STORY ADDITION TO SOUTH WEST CORNER OF EXISTING

Is there an HDC survey form for 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 Brosco /
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front Custom TME Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

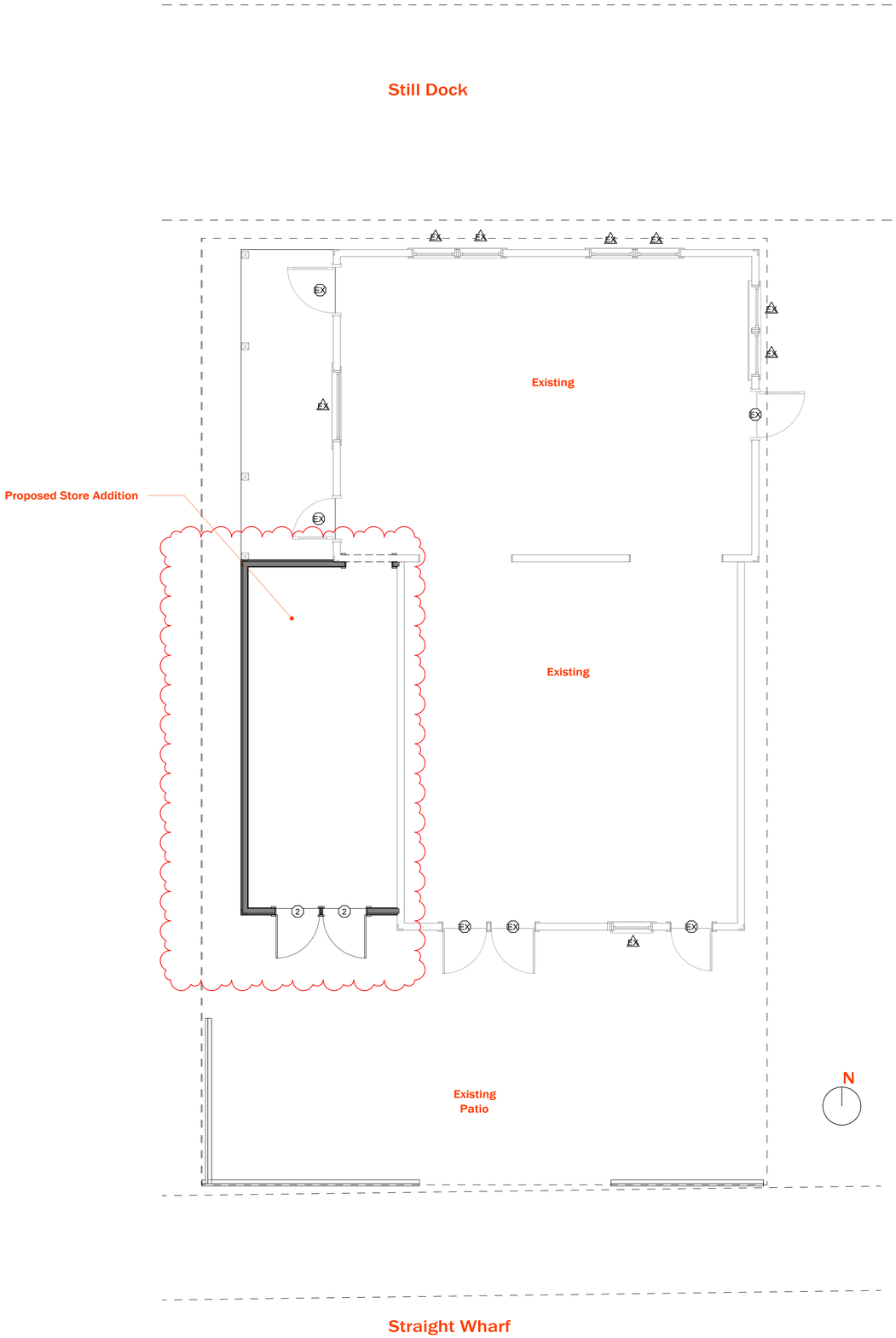
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME
Trim WHITE TME Sash WHITE TME Doors TME
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/19/2025 Signature of owner of record _____ Signed under penalties of perjury

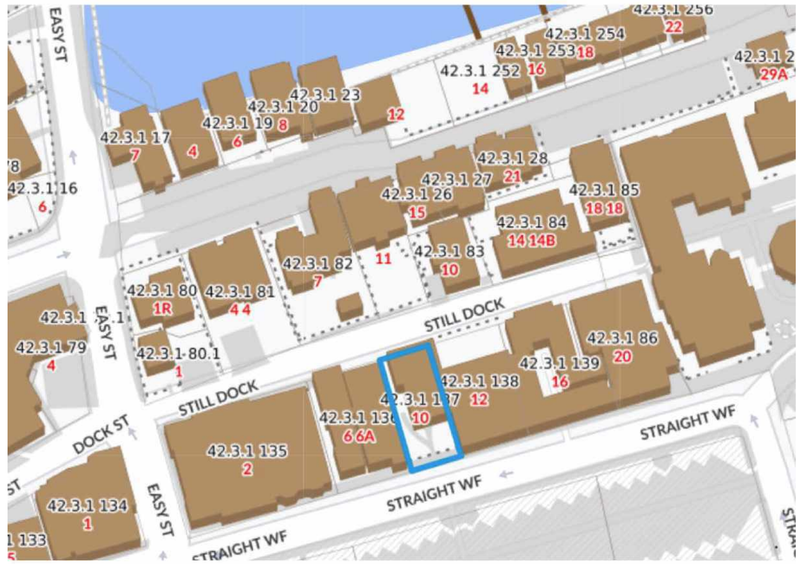


Site Plan - Proposed
1/4" = 1'-0"

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1379 SF (63.3%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT



Jack and Charlie's



Locus Map

Structures Unlimited

Nantucket, MA ©2023

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJEC	2410052
T NO	
REVISION	DATE
1	Date 1

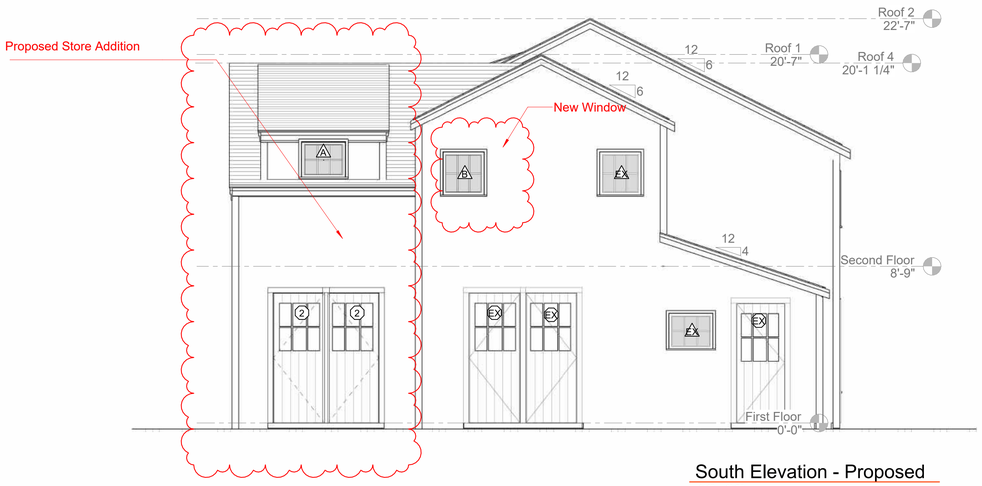
NOTES:

HDC Submission

Survey and Locas Map

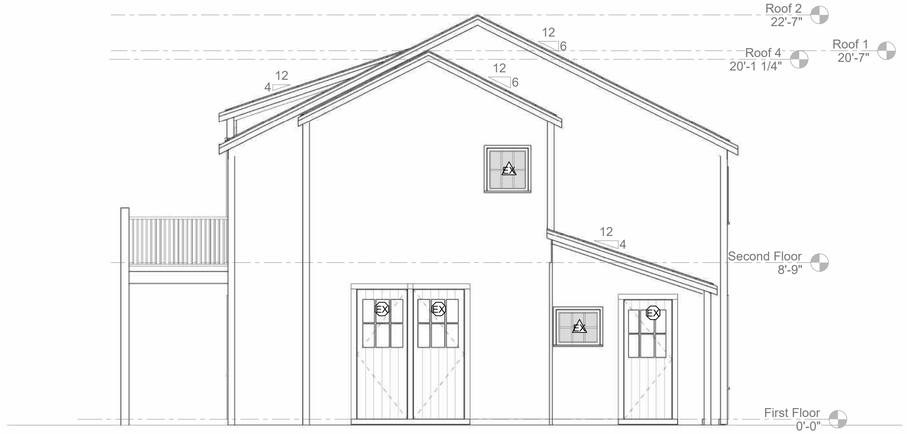
A.100

DRAWN BY: PFQ



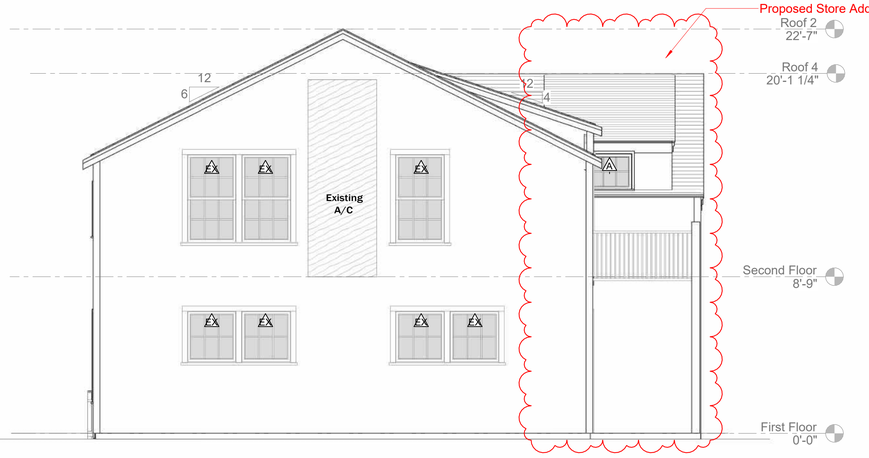
South Elevation - Proposed

1/4" = 1'-0"



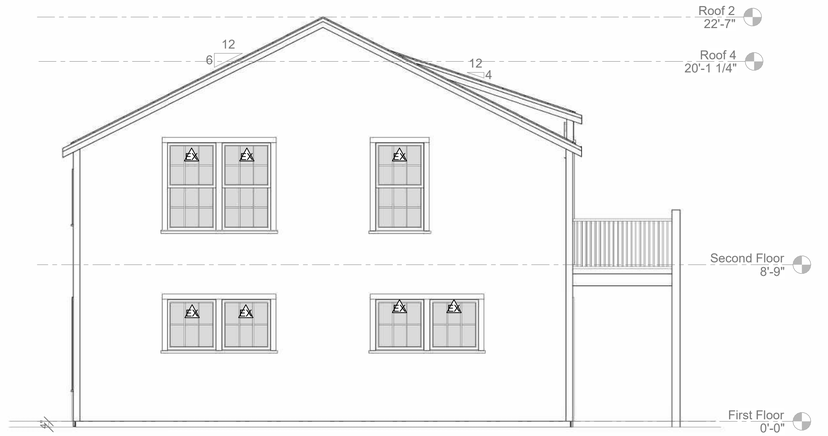
South Elevation - Existing

1/4" = 1'-0"



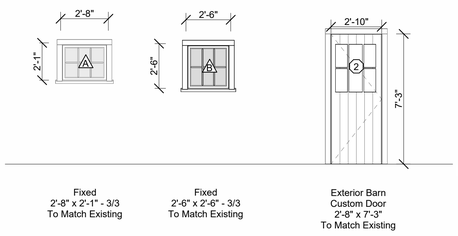
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/4" = 1'-0"



Window Legend

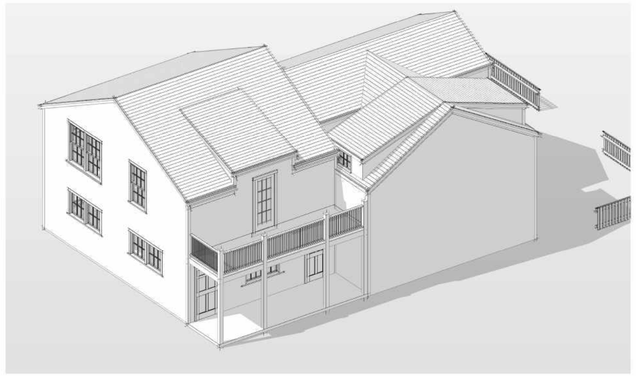
1/4" = 1'-0"

Door Legend

1/4" = 1'-0"



Southwest- Proposed



Northwest - Proposed

Structures Unlimited

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PROJ

Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Building Elevations

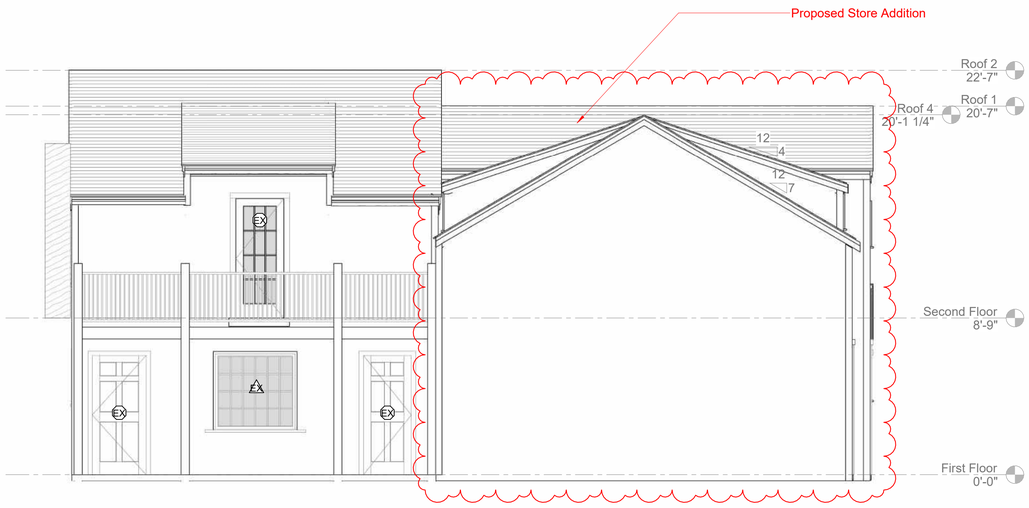
A.150

DRAWN BY: PFQ



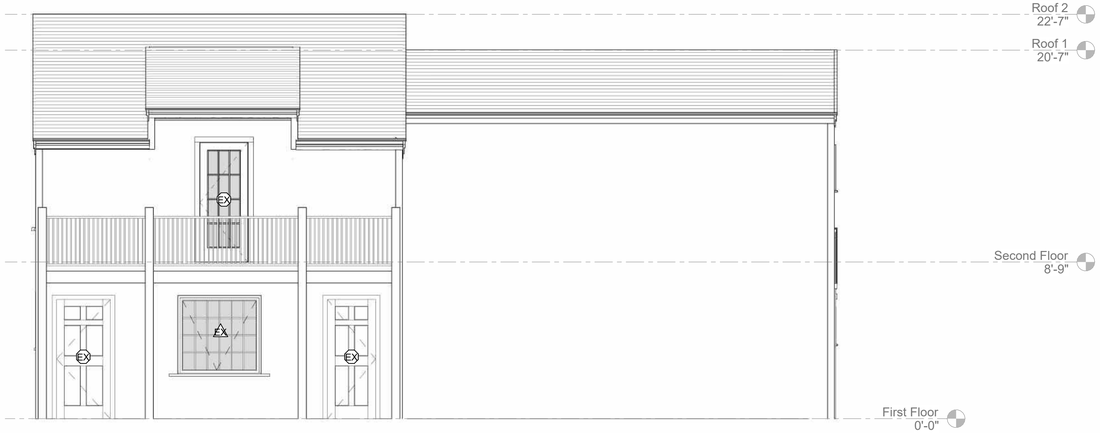
East Elevation - No Change

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"

Structures Unlimited

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PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJEC T NO	2410052

REVISION	DATE
1	Date 1

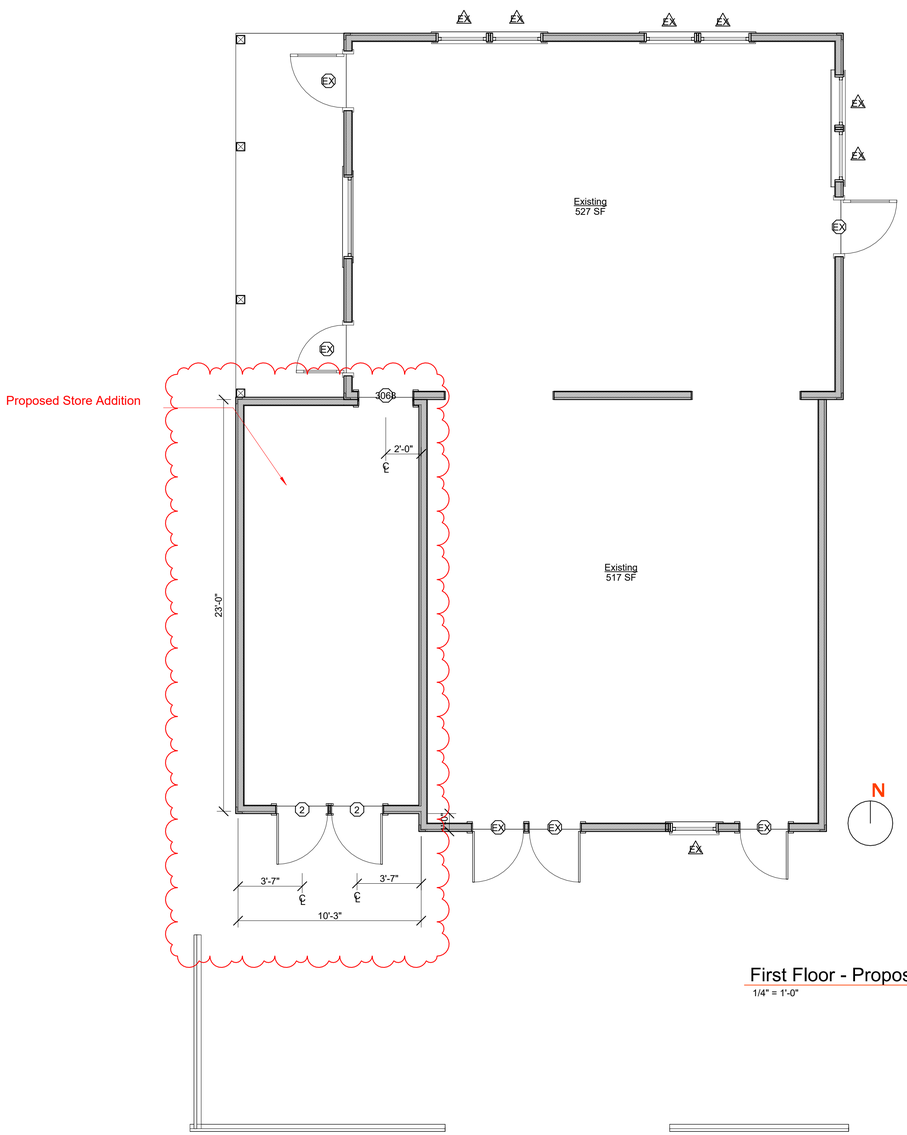
NOTES:

HDC Submission

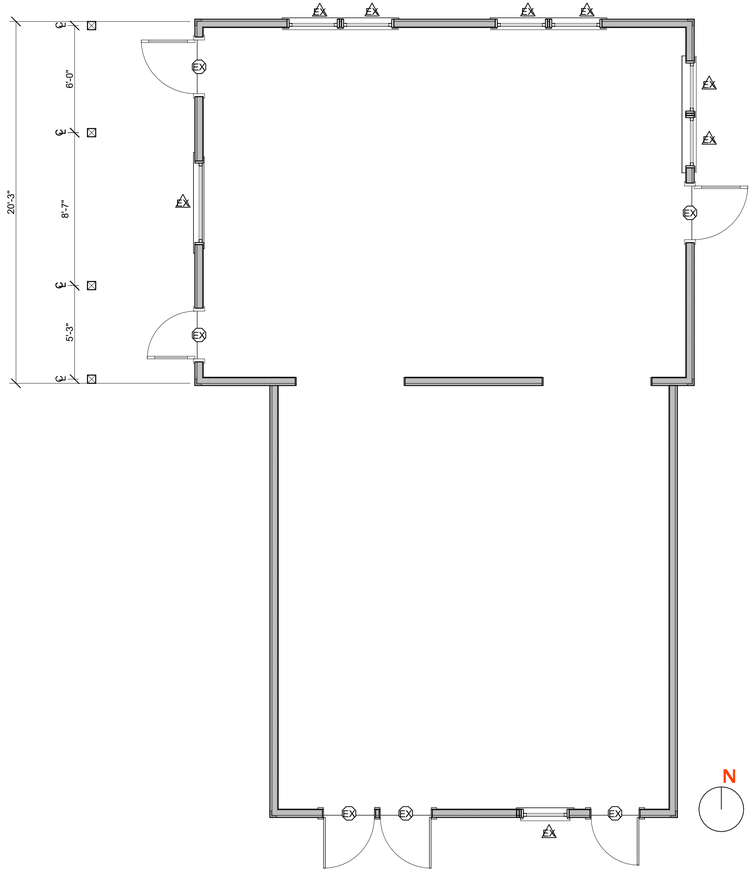
Building Elevations

A.151

DRAWN BY: PQ



First Floor - Proposed
1/4" = 1'-0"



First Floor - Existing
1/4" = 1'-0"

Structures Unlimited

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Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052

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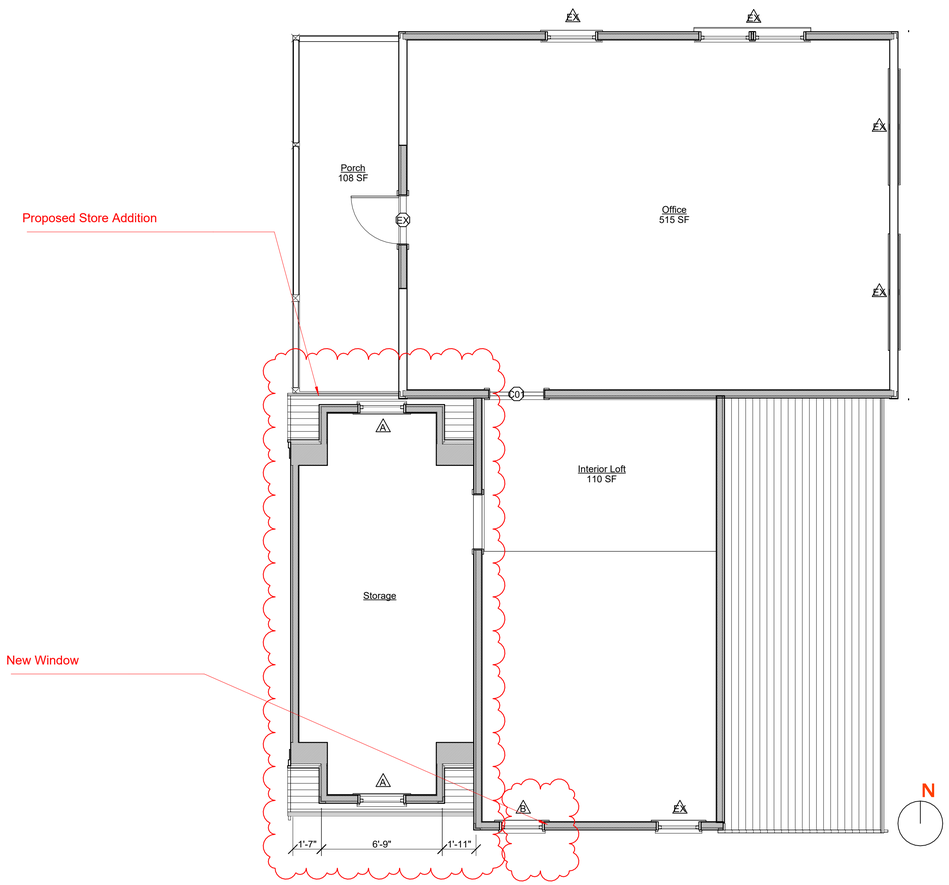
NOTES:

HDC Submission

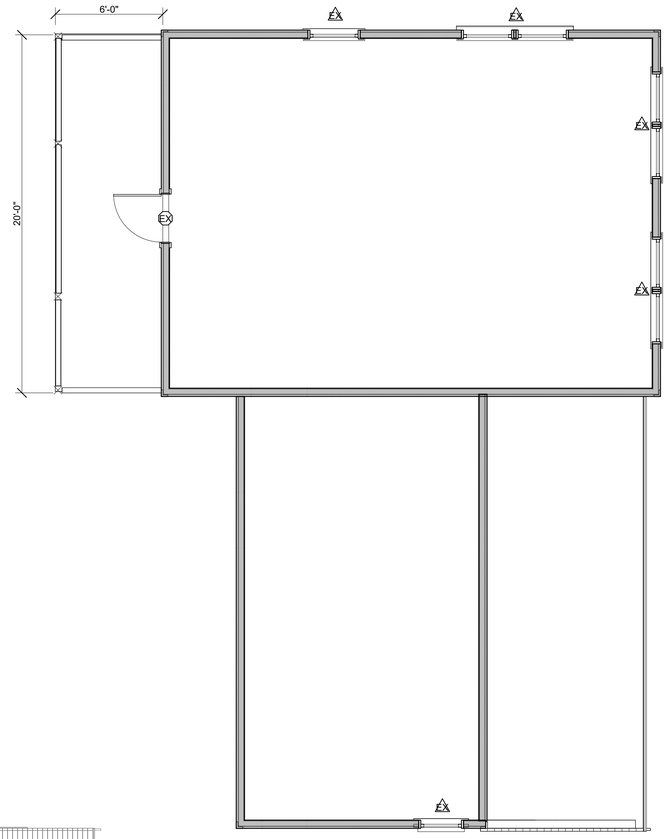
Floor Plans

A.250

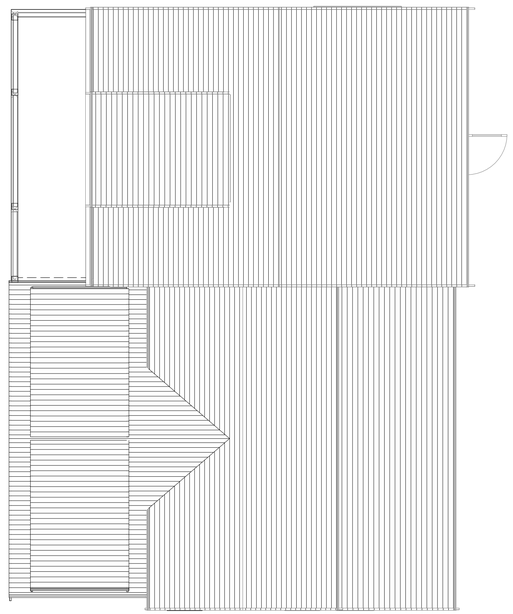
DRAWN BY: PQ



Second Floor - Proposed
1/4" = 1'-0"



Second Floor - Existing
1/4" = 1'-0"



Roof - Proposed
3/16" = 1'-0"

Structures Unlimited

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PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052

REVISION	DATE
1	Date 1

NOTES:

HDC Submission

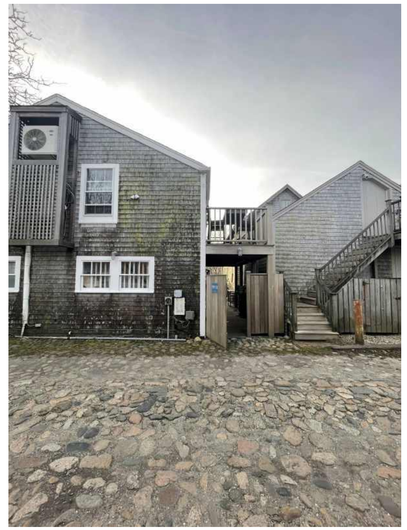
Floor Plans

A.251

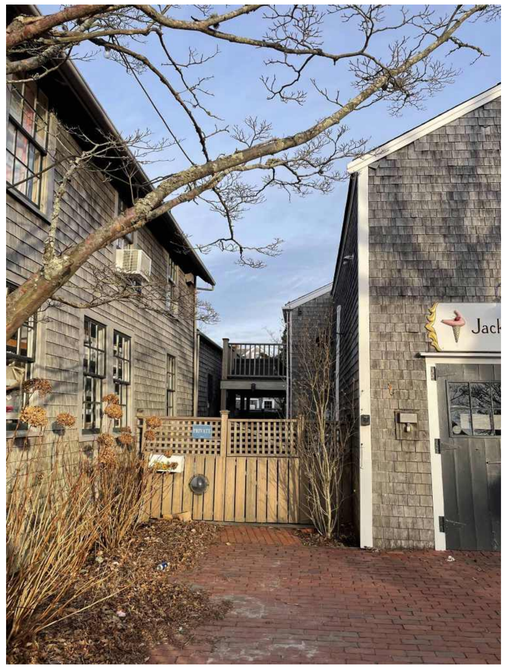
DRAWN BY: PQ



Jack and Charlie's South



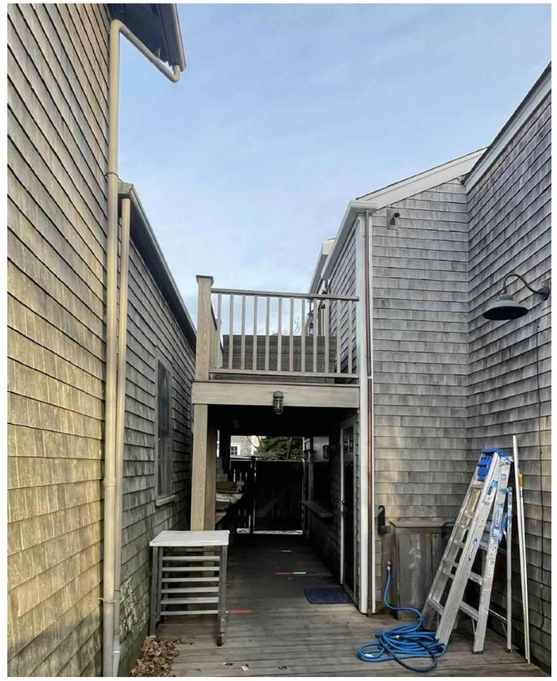
Jack and Charlie's North



Jack and Charlie's Southwest A



Jack and Charlie's Southwest B



Jack and Charlie's Southwest C

Structures Unlimited

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PROJ
Jack and Charlie's

Nantucket, MA 02554

DA 02/18/25
PROJEC 2410052
T NO.

REVISION DATE

NOTES:

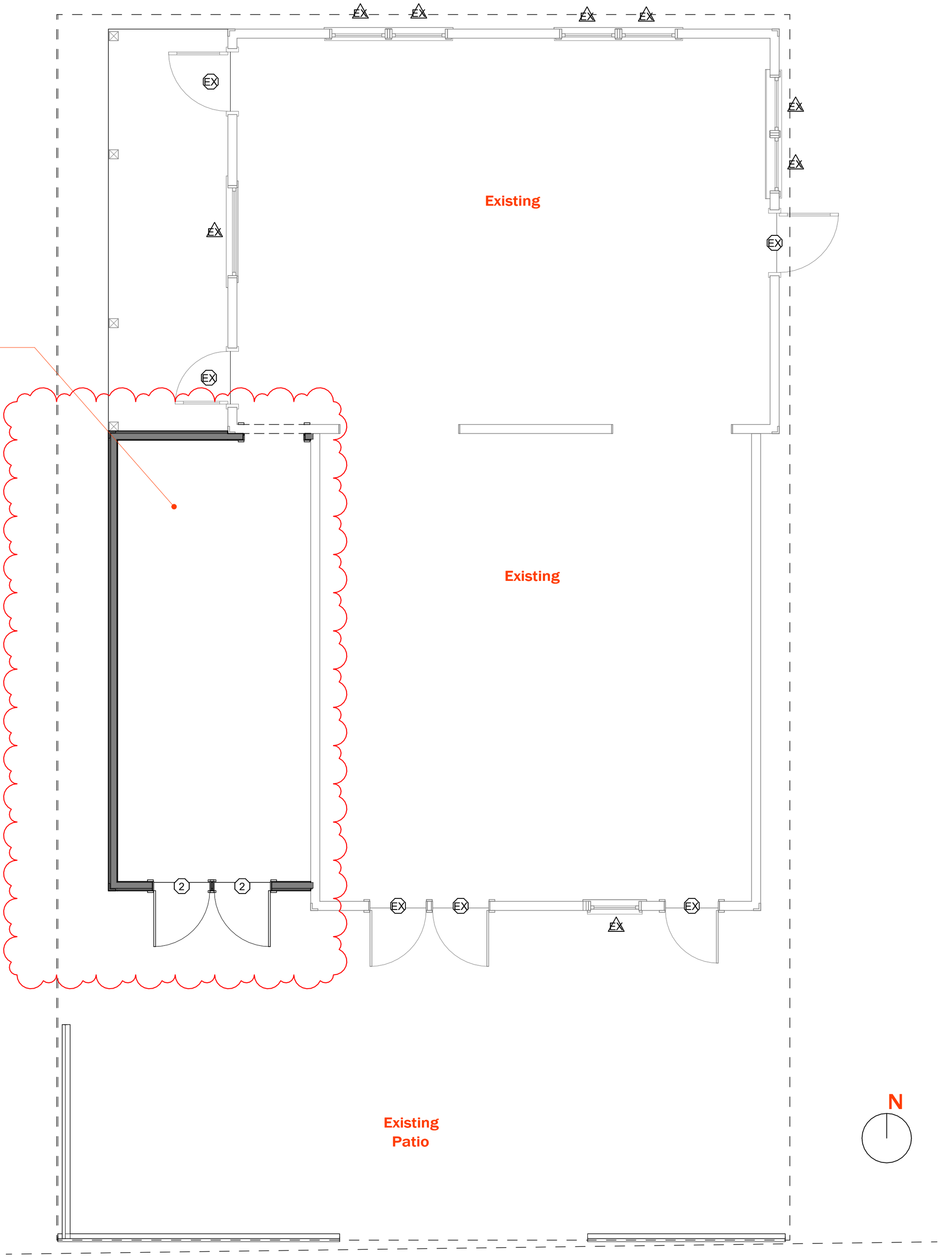
HDC Submission

Photographs

A.350

DRAWN BY: PFQ

Still Dock



Site Plan - Proposed

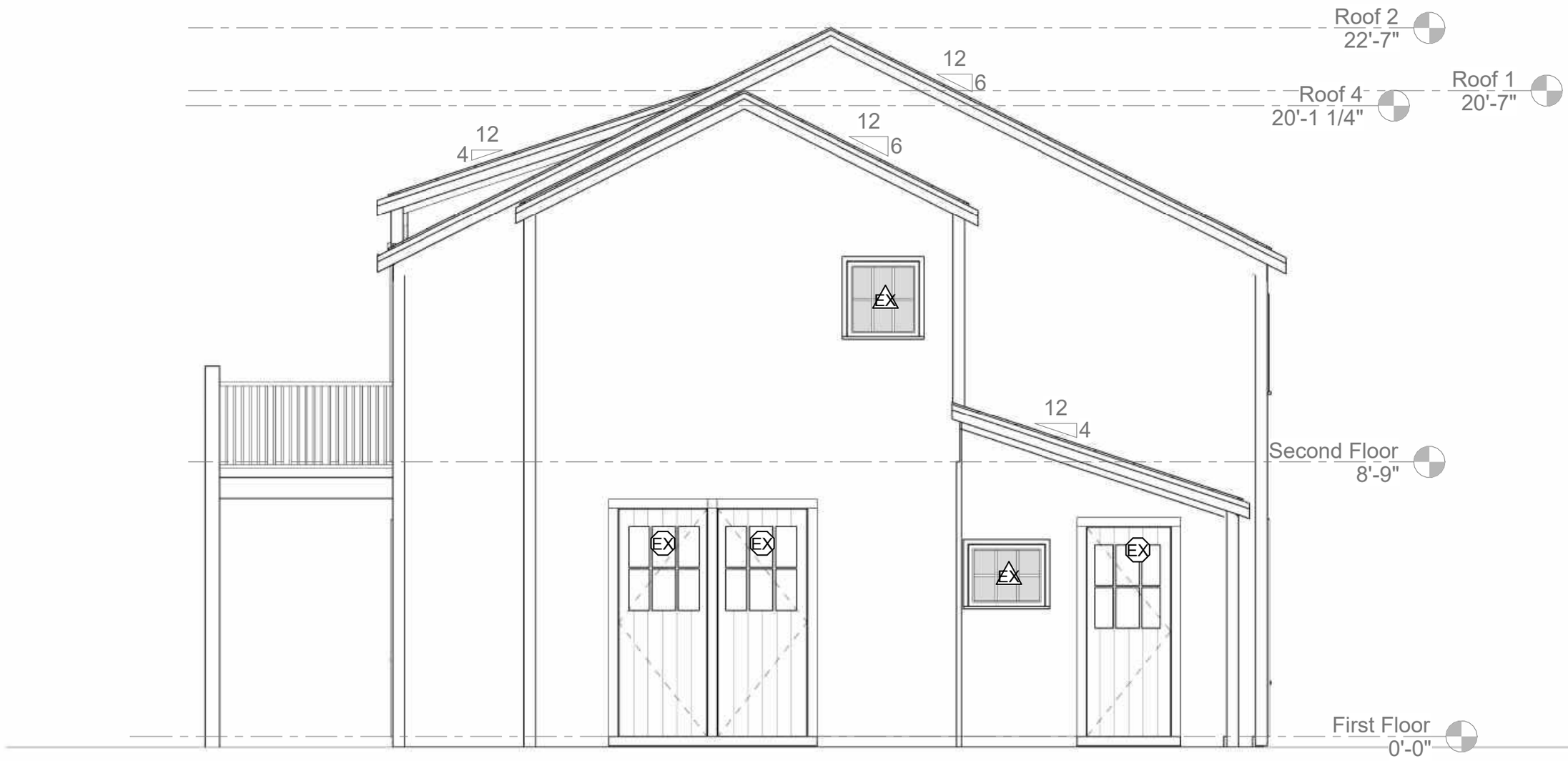
1/4" = 1'-0"

Address: 10 Straight Wharf
Owner: 10 Straight Wharf LLC
Map/Parcel: 43.3.1 / 137 Zone: CDT
Min Lot: 3750 SF
Allowable G.C.: 75%
Lot Size: 2178 SF
Building SF: 1140 SF
Frontage: 35 FT / Actual: 34' - 8" FT
Existing G.C.: 1140 SF (52.3%)
Proposed G.C.: 1379 SF (63.3%)
Front / Side Setback: 0 FT
Rear Setback: 5 FT



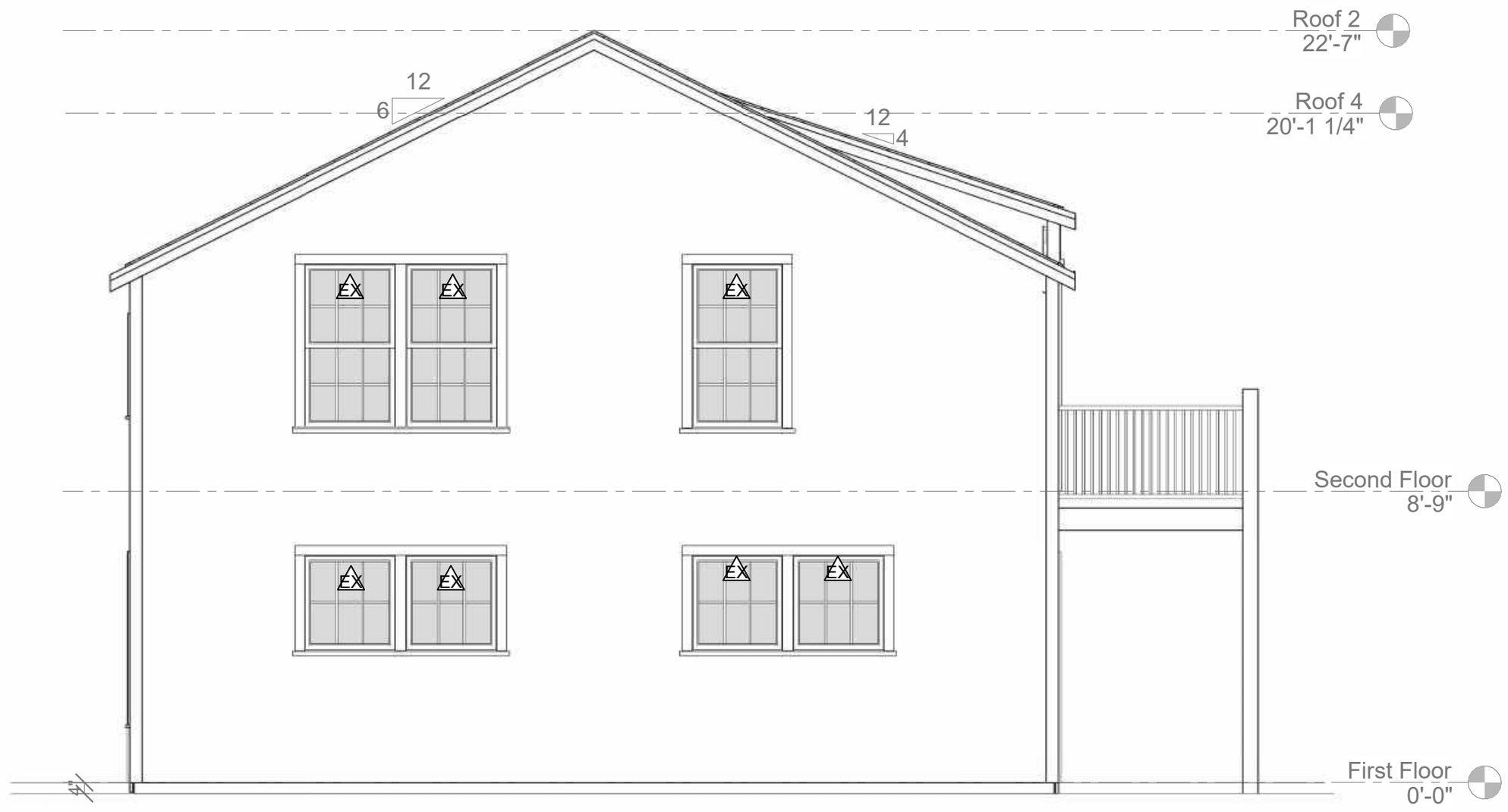
Jack and Charlie's
1" = 20'-0"

Locus Map



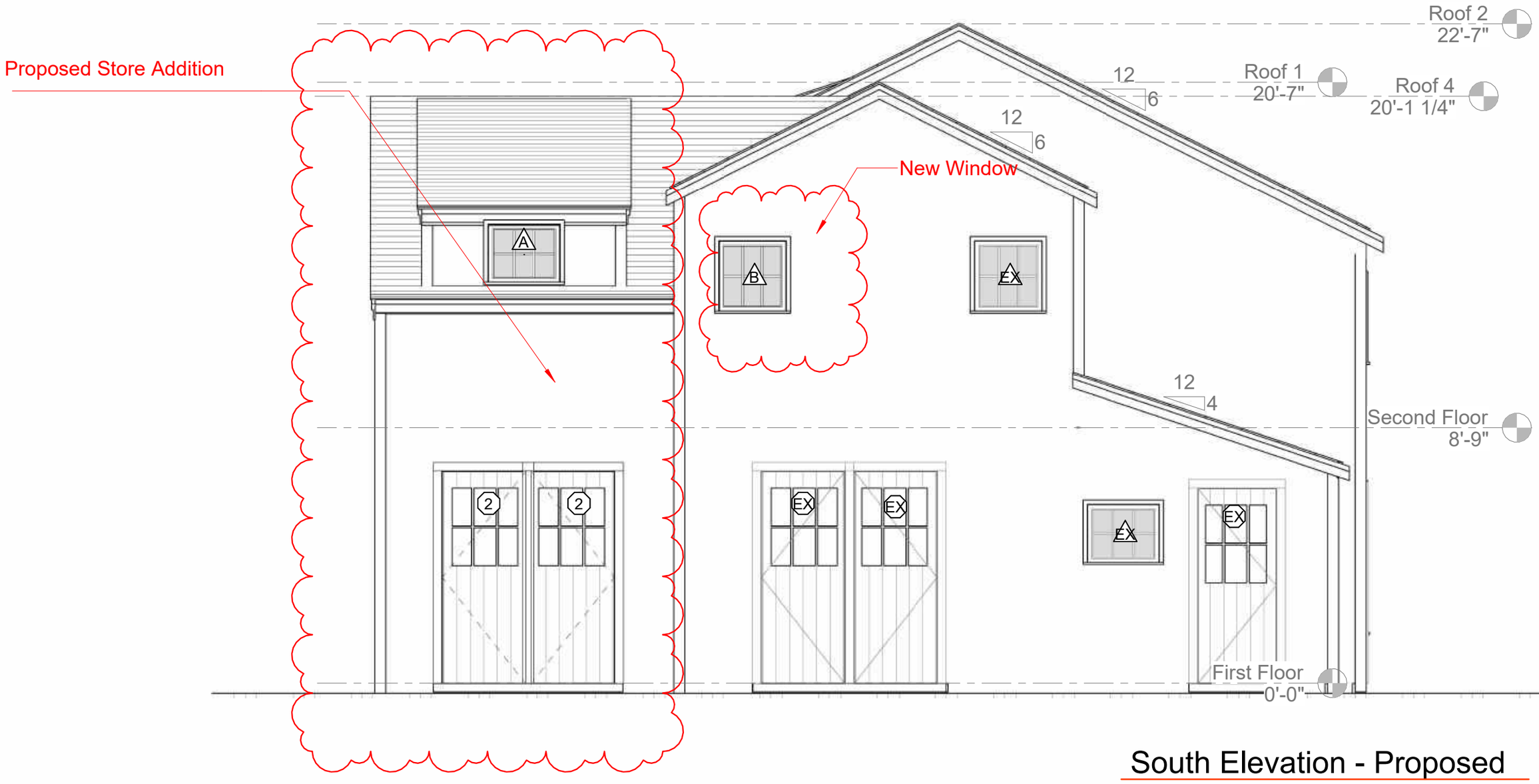
South Elevation - Existing

1/4" = 1'-0"



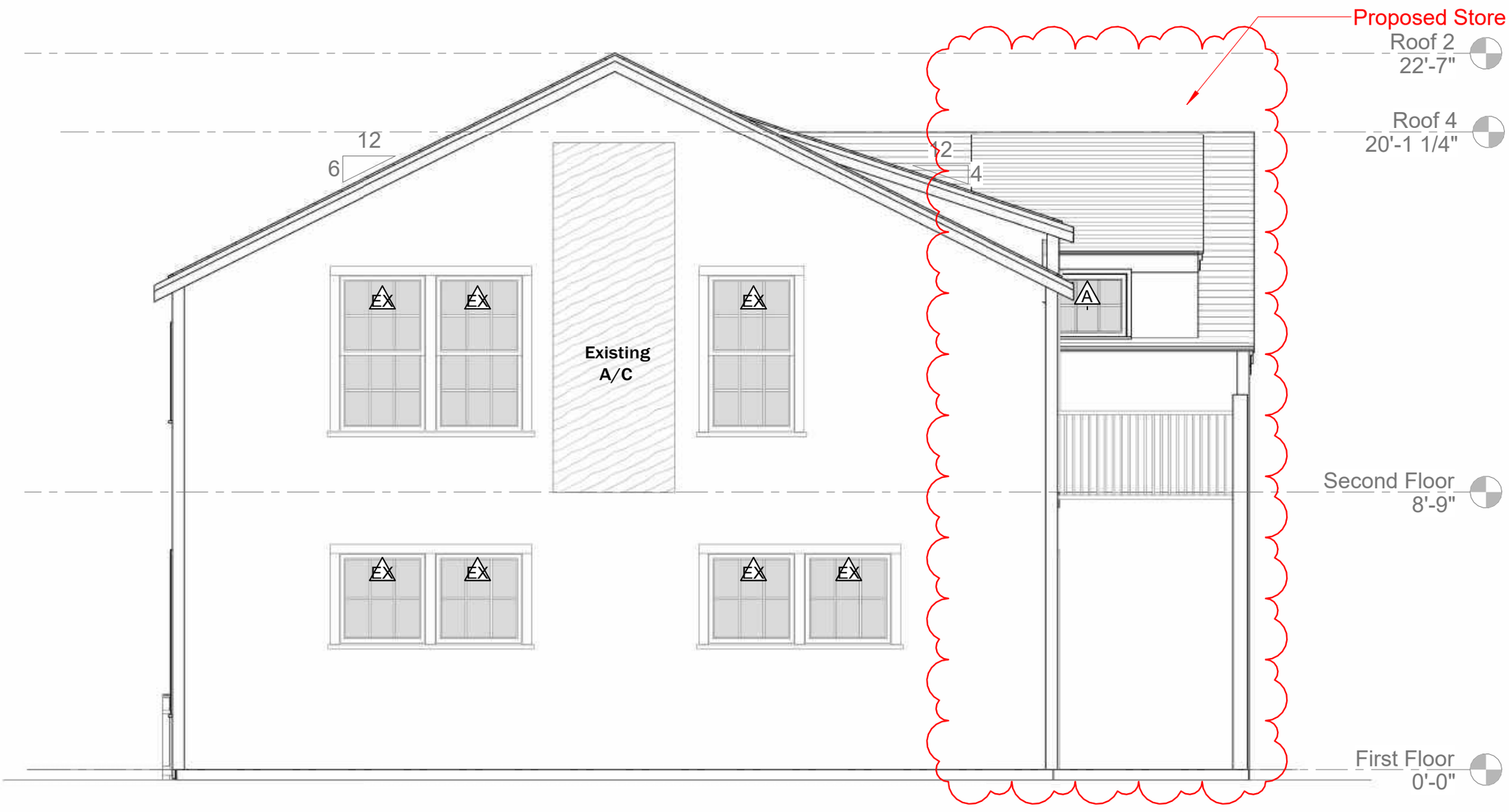
North Elevation - Existing

1/4" = 1'-0"



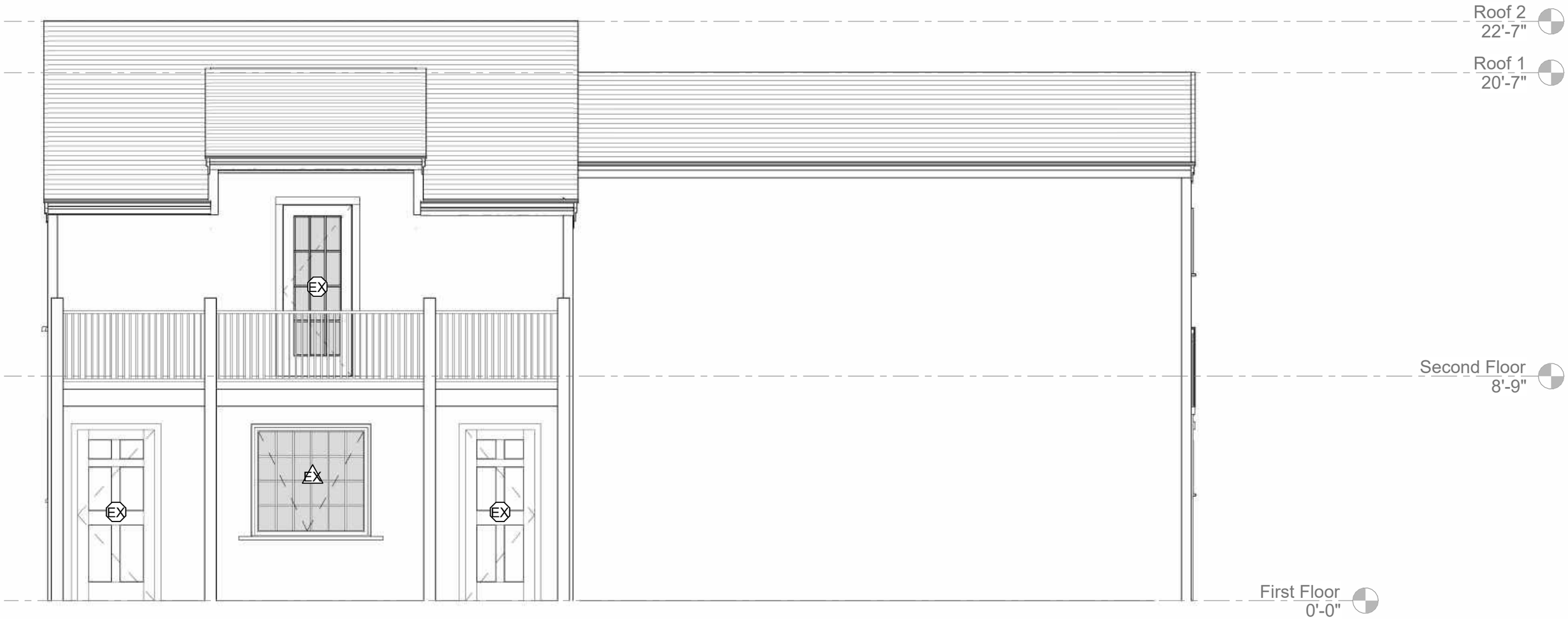
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



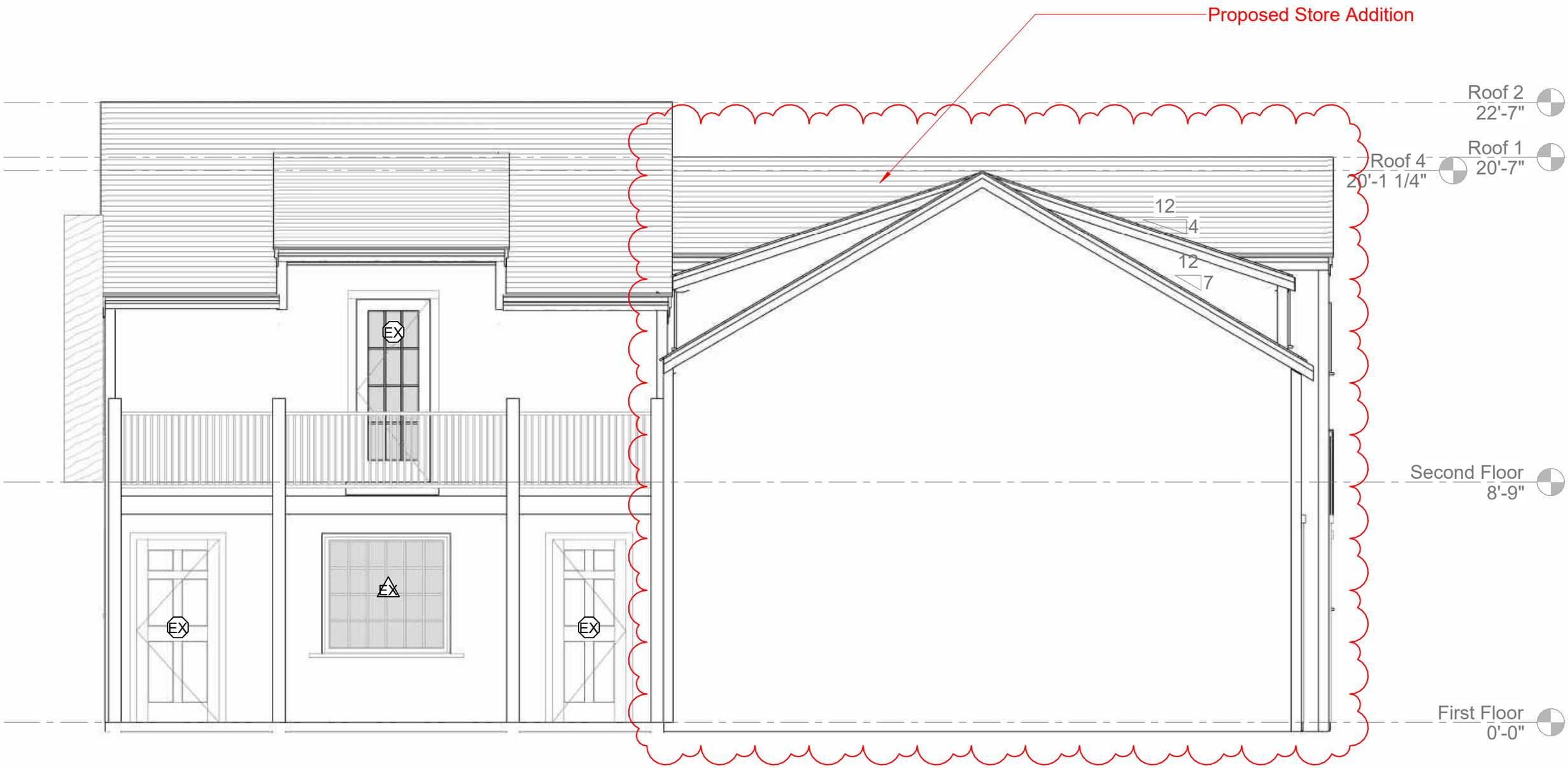
West Elevation - Existing

1/4" = 1'-0"



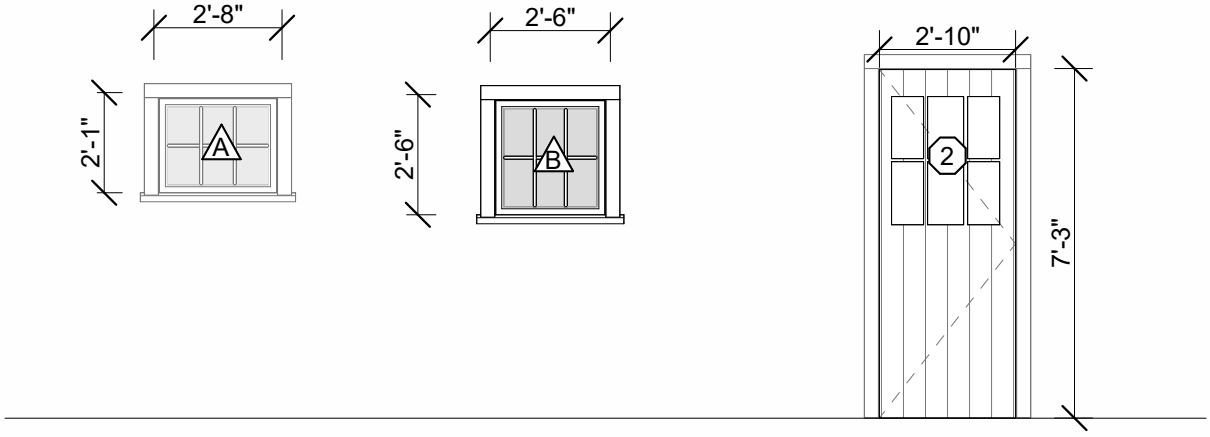
East Elevation - No Change

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



Fixed
2'-8" x 2'-1" - 3/3
To Match Existing

Fixed
2'-6" x 2'-6" - 3/3
To Match Existing

Exterior Barn
Custom Door
2'-8" x 7'-3"
To Match Existing

Window Legend

1/4" = 1'-0"

Door Legend

1/4" = 1'-0"



Southwest- Proposed



Northwest - Proposed

Proposed Store Addition

Existing
527 SF

Existing
517 SF

3068

2'-0"

23'-0"

3'-7"

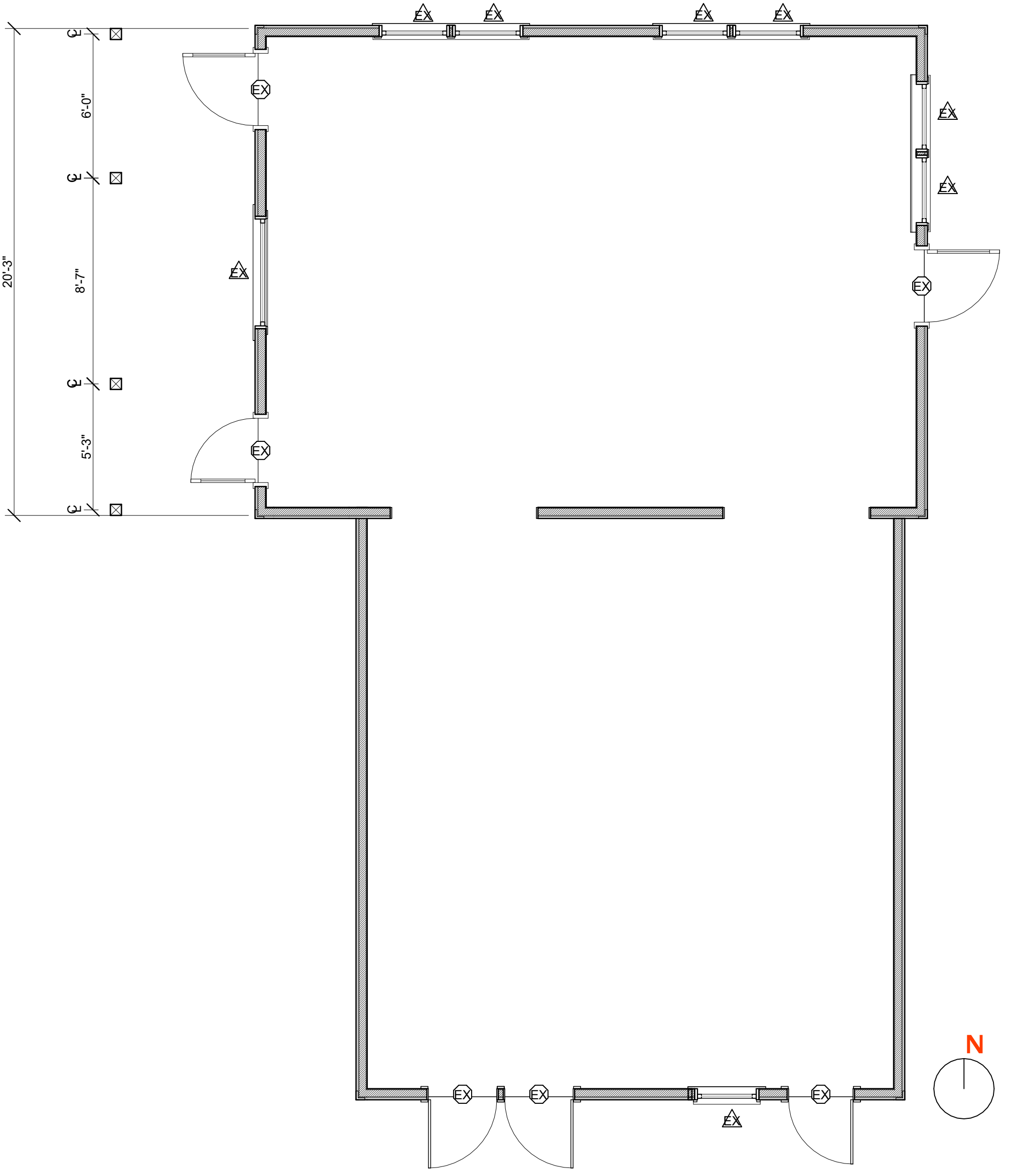
3'-7"

10'-3"

N

First Floor - Proposed

1/4" = 1'-0"



First Floor - Existing

1/4" = 1'-0"

Proposed Store Addition

New Window

Porch
108 SF

Office
515 SF

Interior Loft
110 SF

Storage

EX

C01

A

B

1'-7"

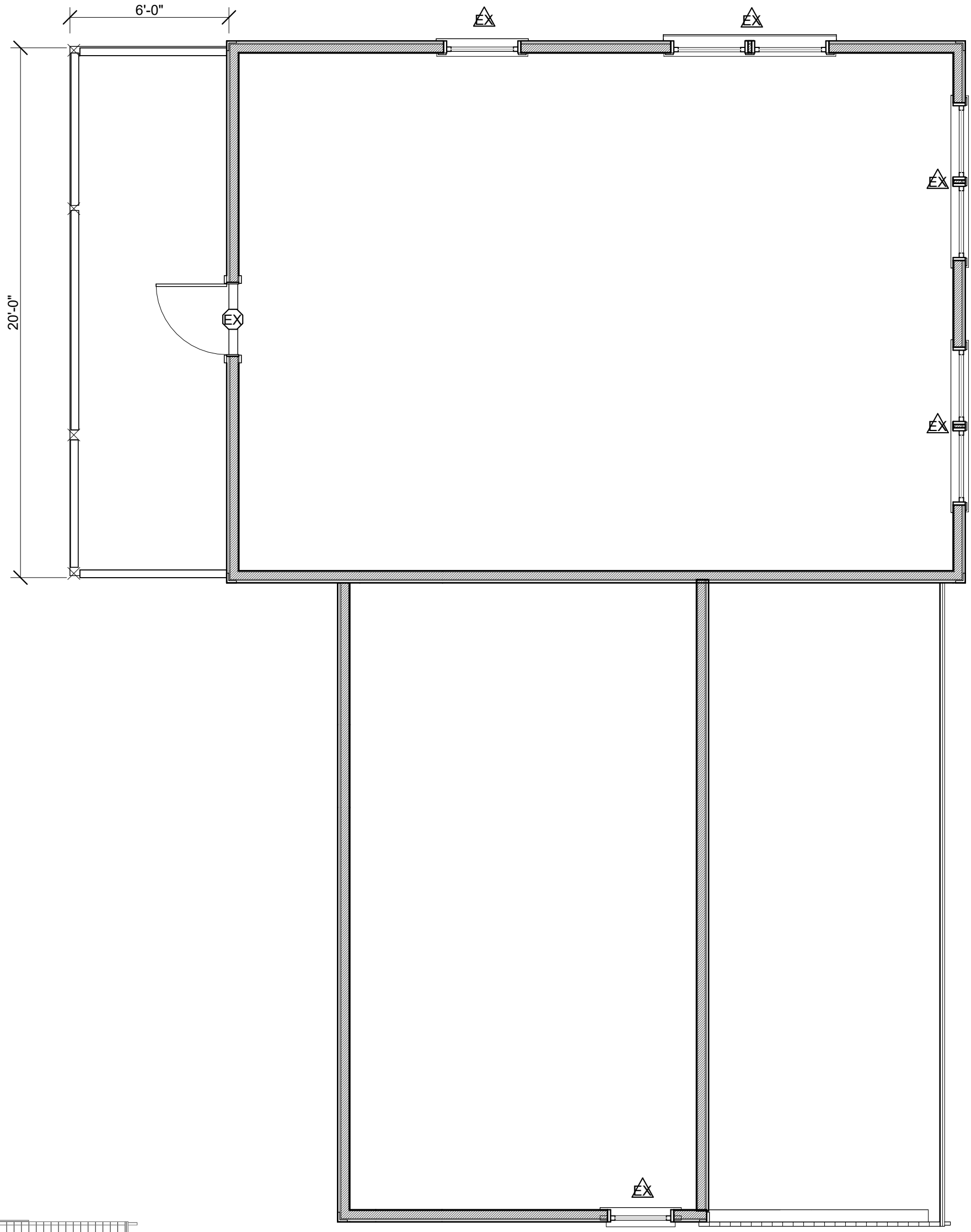
6'-9"

1'-11"

N

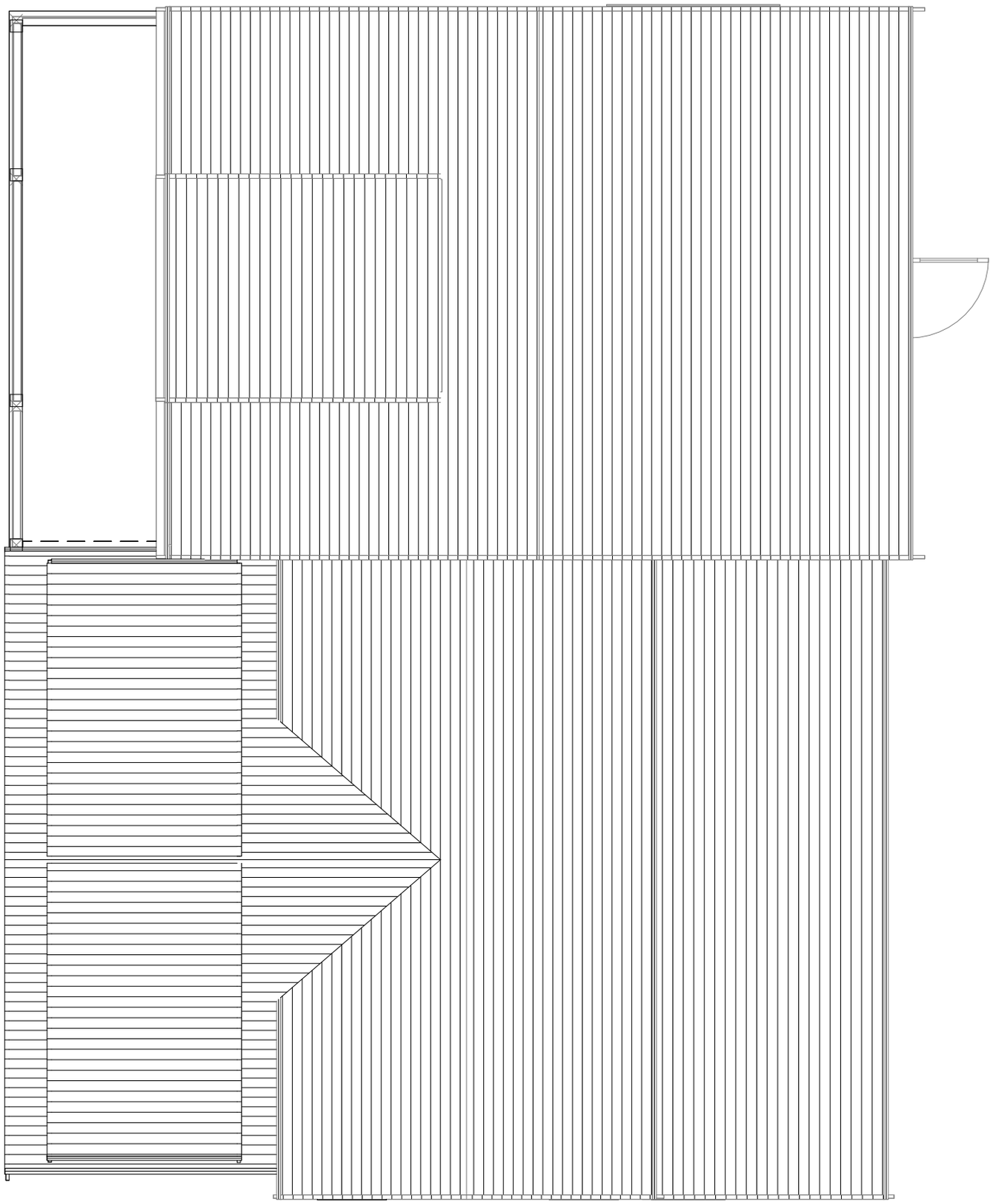
Second Floor - Proposed

1/4" = 1'-0"



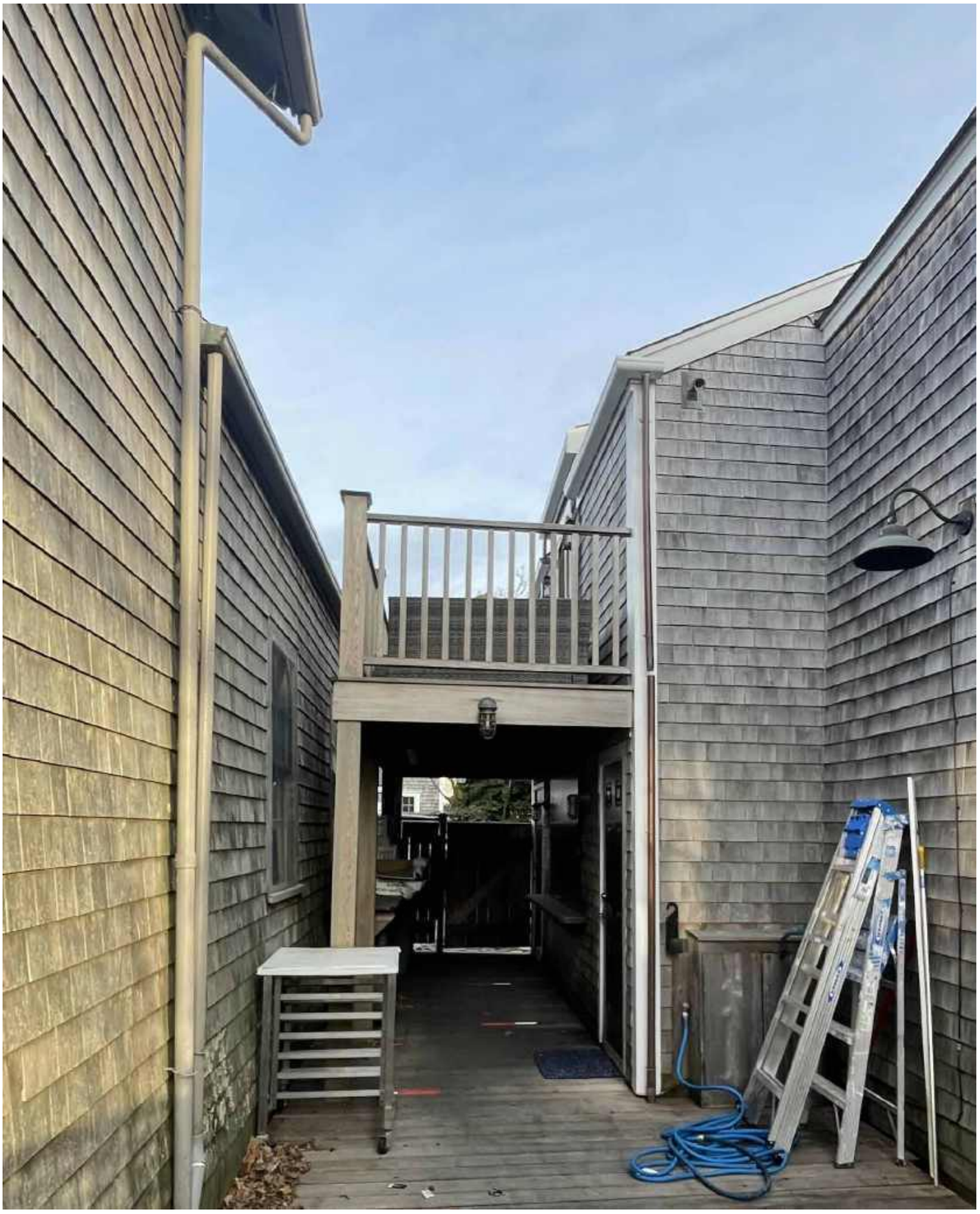
Second Floor - Existing

1/4" = 1'-0"



Roof - Proposed

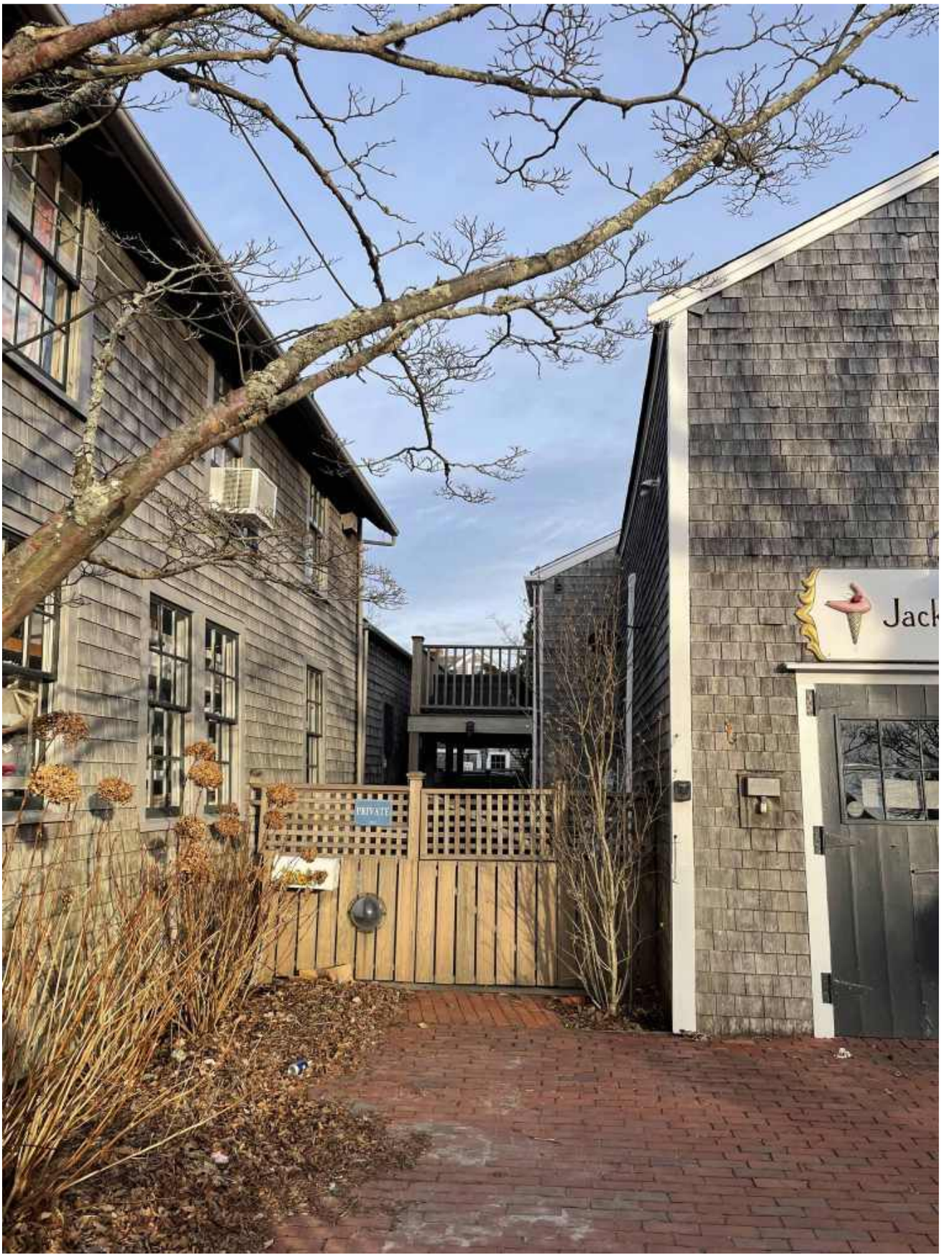
3/16" = 1'-0"



Jack and Charlie's Southwest C



Jack and Charlie's Southwest B



Jack and Charlie's Southwest A



Jack and Charlie's North



Jack and Charlie's South

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....

MAILING ADDRESS.....

PROPERTY LOCATION.....

ASSESSORS MAP/PARCEL.....

SUBMITTED BY:.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

_____ _____

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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.

NANTUCKET EASTWIND LLC
49 MILK ST
NANTUCKET, MA 02554

SIMBLARIS LAMPE LEAH TRST
OLDNAN REALTY TRUST
17 SMITHS POINT RD
MANCHESTER, MA 01944

NIR SALEM ST LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA #3
BOSTON, MA 02116

GTKT LLC
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

6 STRAIGHT WF
C/O KELLI TRAINOR
5186 GLORIA AVE
ENCINO, CA 91436

RUBIN MARCIA P & HAROLD E
PO BOX 959
NANTUCKET, MA 02554

NANTUCKET HISTORICAL ASSN
PO BOX 1016
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
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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.: 75 PARK PLAZA #3

City, State, ZIP+4®: BOSTON, MA 02116

NANTUCKET MA 02584
Postmark Here
FEB 20 2025
02/20/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To SIMBLARIS LAMPE LEAH TRUST
Street and Apt. No., or PO Box No. 17 SMITHS POINT RD
City, State, ZIP+4® MANCHESTER MA 01944
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here FEB 20 2025 02/20/2025

9589 0710 5270 1061 3673 44

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
Sent To NANTUCKET HISTORICAL ASSOC
Street and Apt. No., or PO Box No. P.O. BOX 1016
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here FEB 20 2025 02/20/2025

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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
Sent To GTKT LLC C/O KELLI TRAINOR
Street and Apt. No., or PO Box No. 5186 GLORIA WAY
City, State, ZIP+4® ENCINO, CA 91436
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 6 STRAIGHT WHARF C/O KELLI TRAINOR
Street and Apt. No., or PO Box No. 5186 GLORIA AVE
City, State, ZIP+4® ENCINO, CA 91436
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To NANTUCKET EAST WIND LLC
Street and Apt. No., or PO Box No. 49 MILK ST
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02584 Postmark Here FEB 20 2025 02/20/2025

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**

20 Broad Street • M: 42.4.2 P: 33 • Submitted on February 21, 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:

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).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DJK (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 20 Broad Street

Owner of record: Tracy Root

Mailing Address: 3310 West Crown Point Blvd.
Naples FL, 34112

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. 2024-09-11125
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Replacement 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: Bounty

Original Date: 1850

Original Builder:

REVISIONS* (describe)

1. East Elevation No Changes
2. South Elevation " "
3. West Elevation " "
4. North Elevation Add Windows per Historic Photographs

*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 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 2/21/25 Signature of owner of record _____ Signed under penalties of perjury

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 20 Broad St on the following statement:

I Tracy Rae, 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)

9/6/2024

Client Signature Date

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 Tracy Root

STREET ADDRESS 20 Broad Street

MAP/PARCEL 42.4.2 / 33

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

February 21, 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.

	February 21, 2025
Signature	Date

Restaurant Alterations

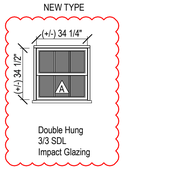
20 Broad Street
Nantucket, MA 02554

02.21.25

HDC Submission



Locus Map



Window Legend

1/4" = 1'-0"



East Elevation



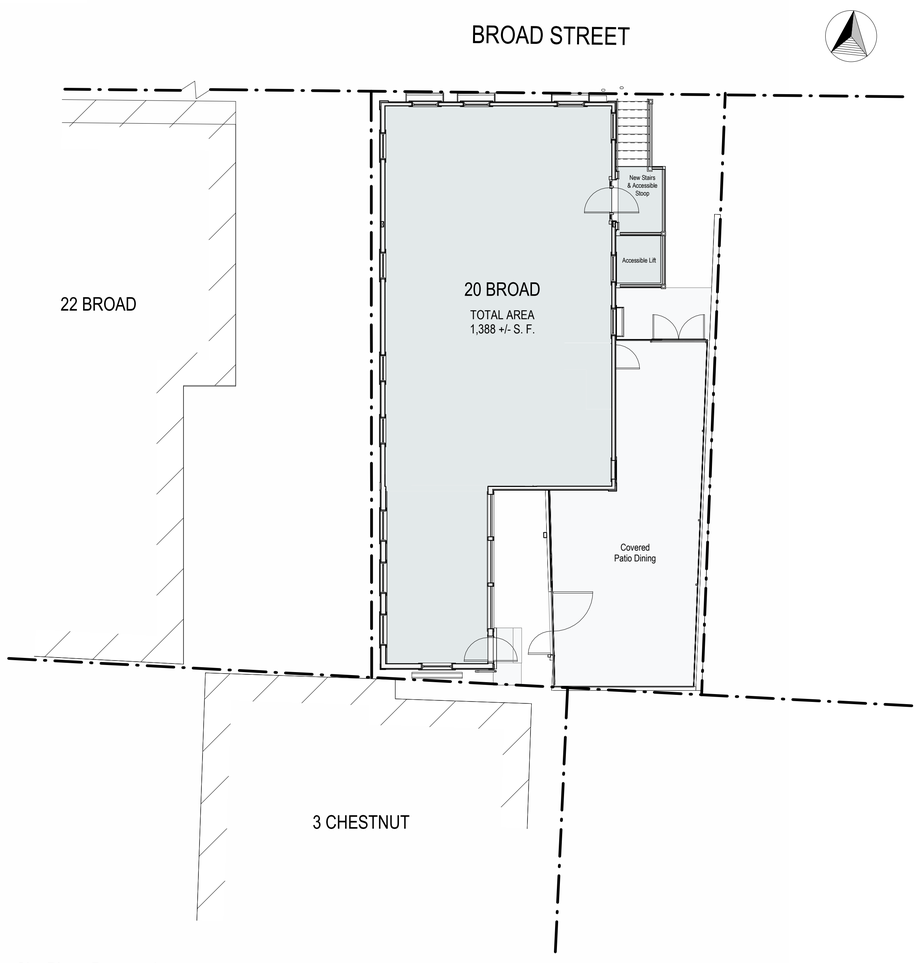
North Elevation



West Elevation



South Elevation



Site Plan - Proposed

1/8" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.1.0 Floor Plan
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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

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Cover Sheet

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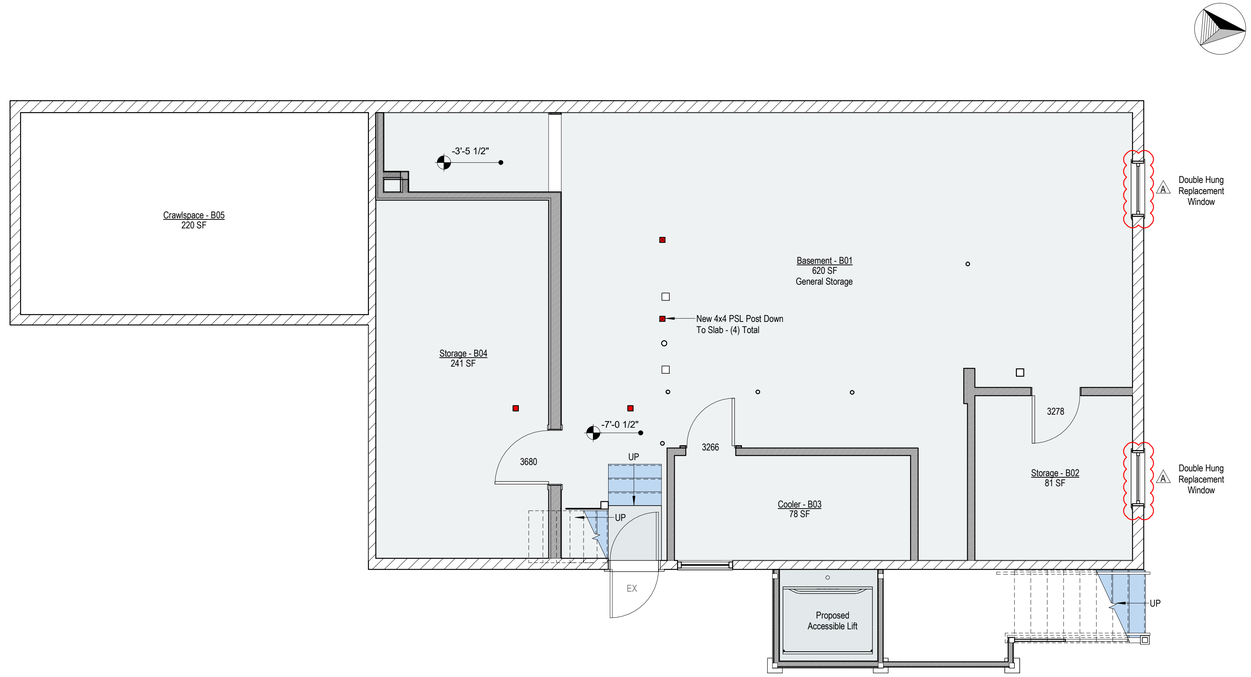
A.0.1

2426

02.21.25

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Minimum Frontage:	35 ft
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Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.3	Exterior Elevations

Professional Seal

Floor Plan

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A.1.0

2426

02.21.25

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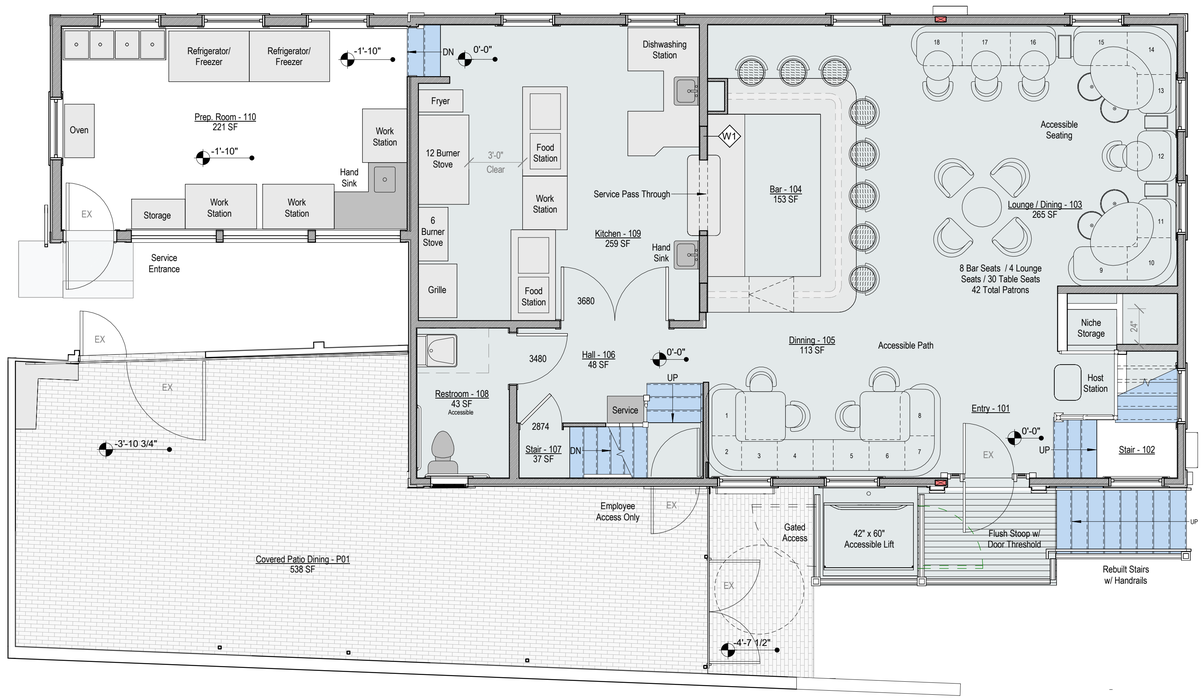

First Floor Plan - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

emeritus

8 Williams Lane
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Floor Plan

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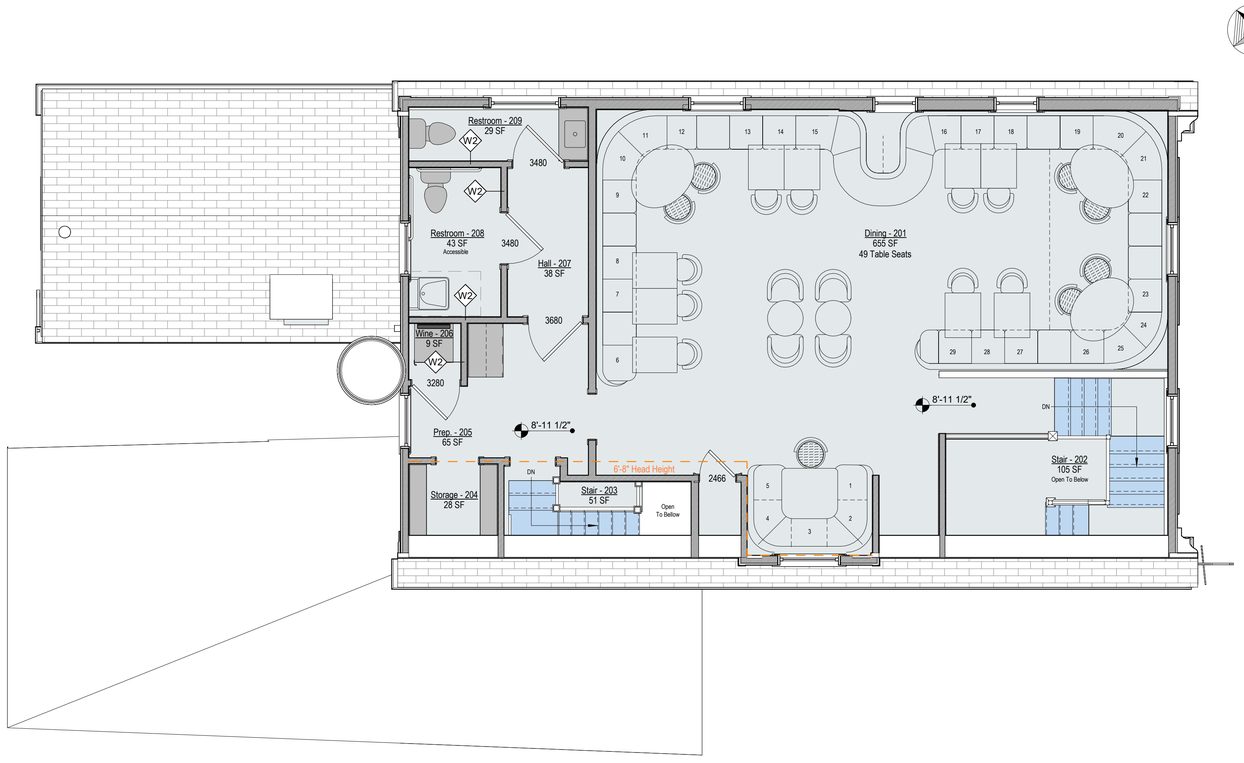
2426

02.21.25

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
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emeritus

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Floor Plan

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A.1.2

2426

02.21.25

HDC Submission



North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

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emeritus

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Exterior Elevations

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A.2.1

2426

02.21.25

HDC Submission



East Elevation - Previously Approved

1/8" = 1'-0"



No Visible Changes

East Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
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Professional Seal

Exterior Elevations

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A.2.2

2426

02.21.25

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



No Visible Changes

West Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
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Professional Seal

Exterior Elevations

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A.2.3

2426

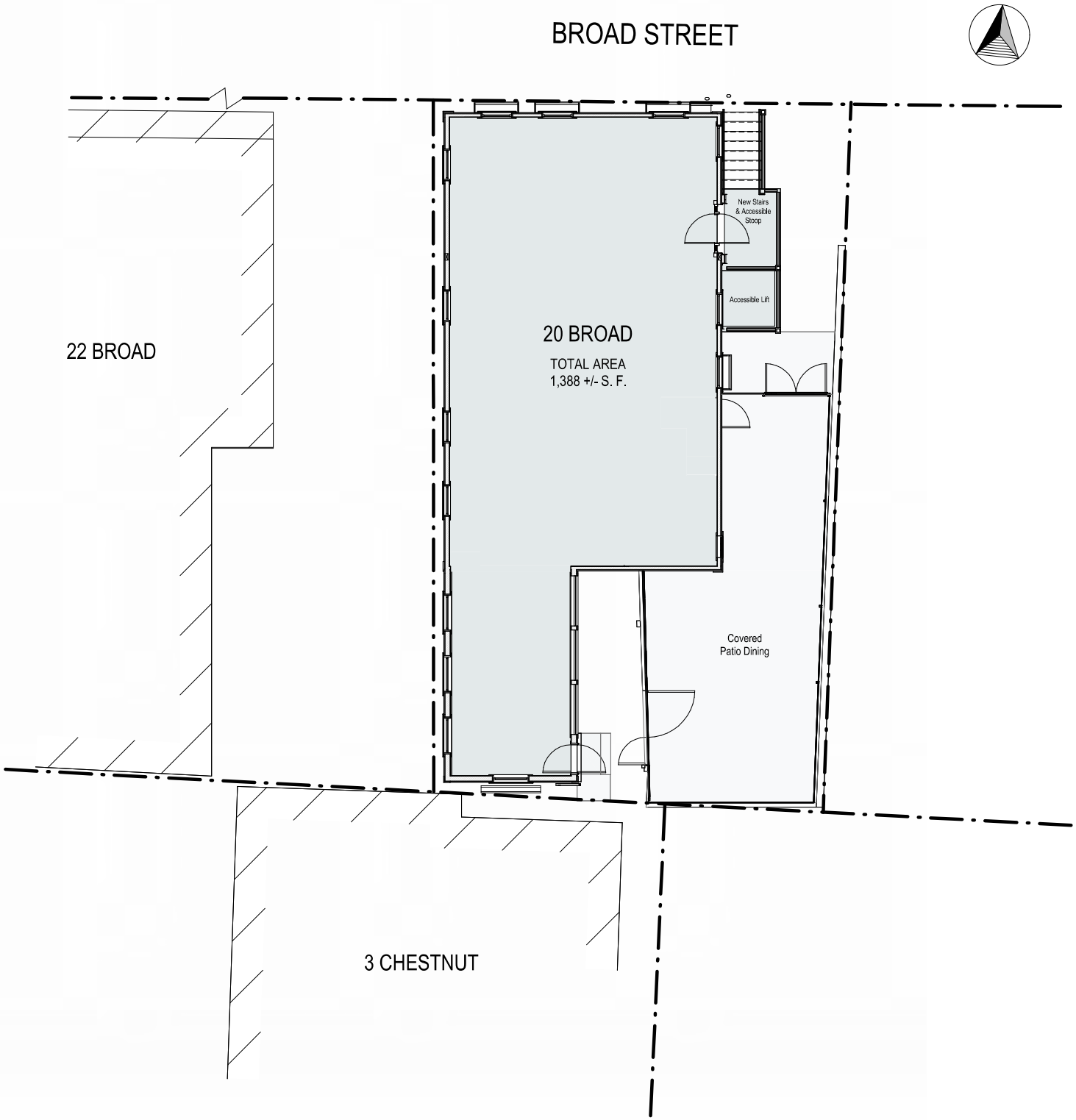
Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

02.21.25



Locus Map



Site Plan - Proposed

1/8" = 1'-0"



East Elevation



North Elevation

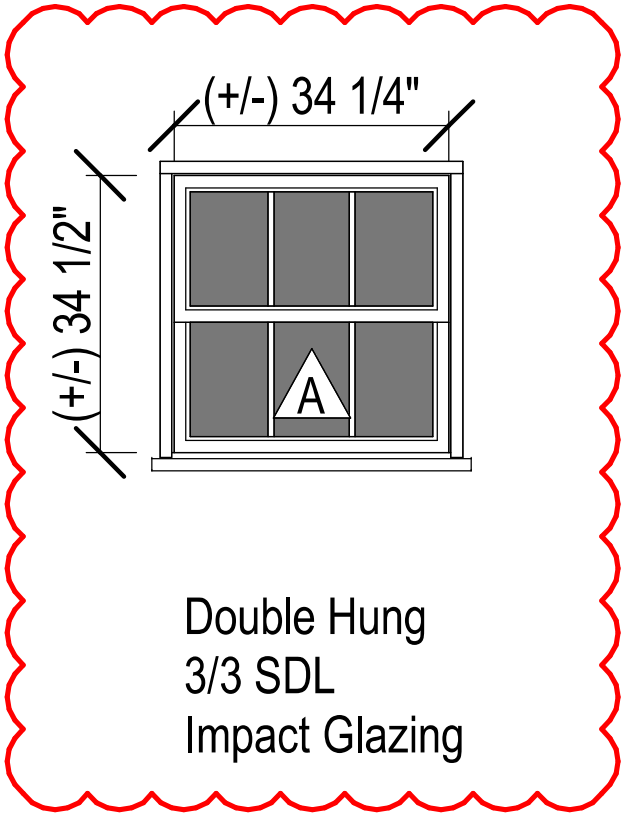


West Elevation



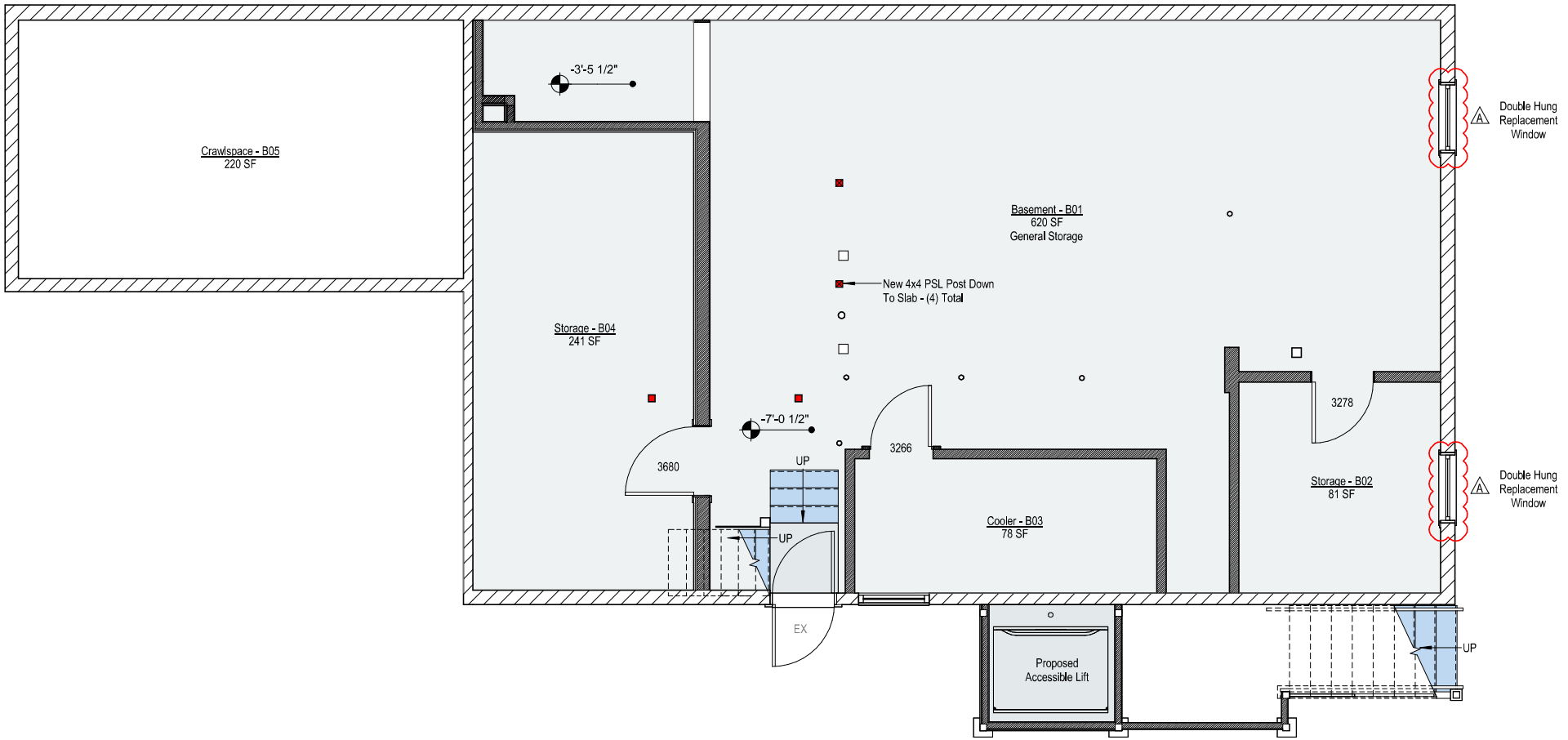
South Elevation

NEW TYPE



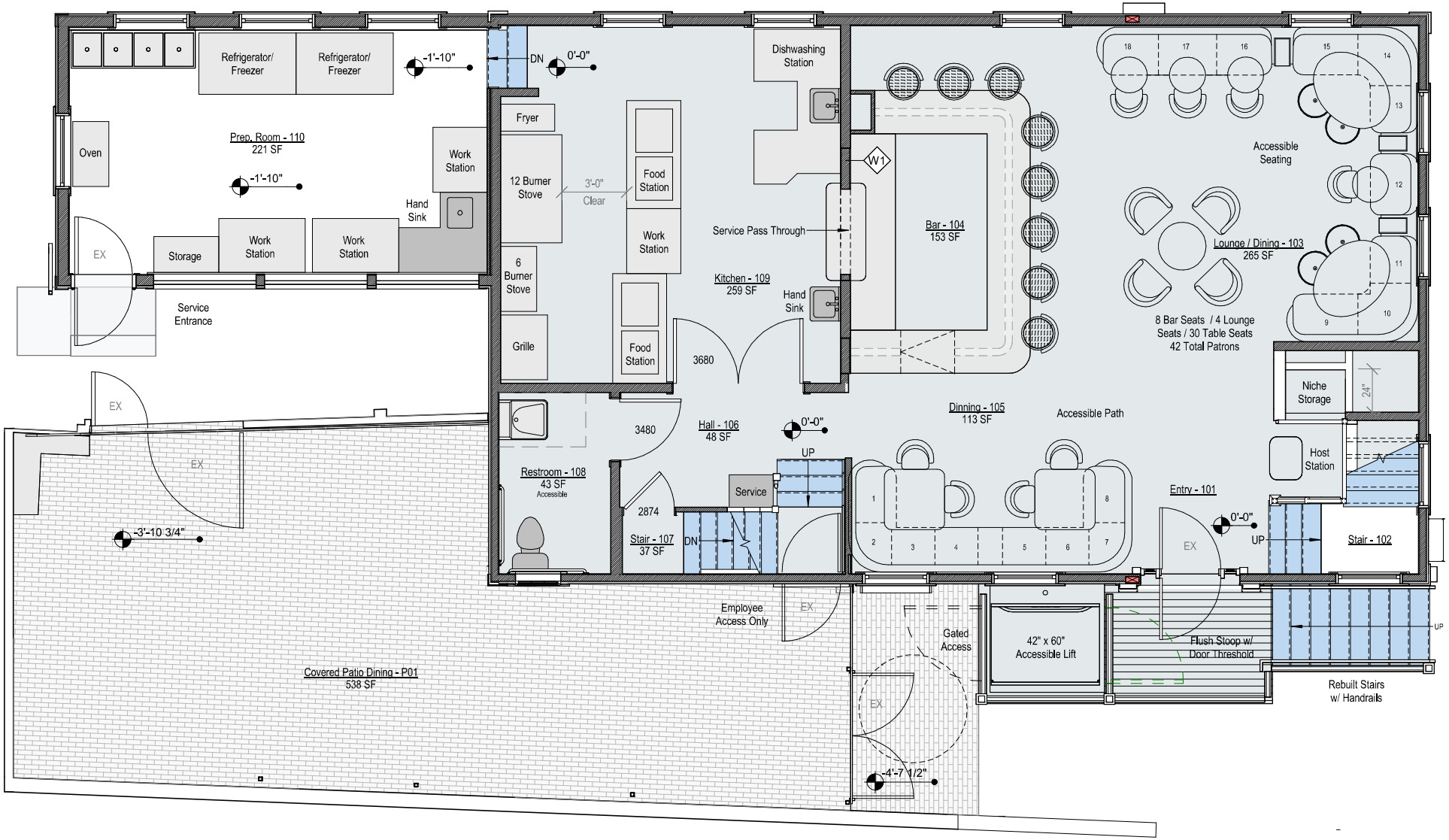
Window Legend

1/4" = 1'-0"



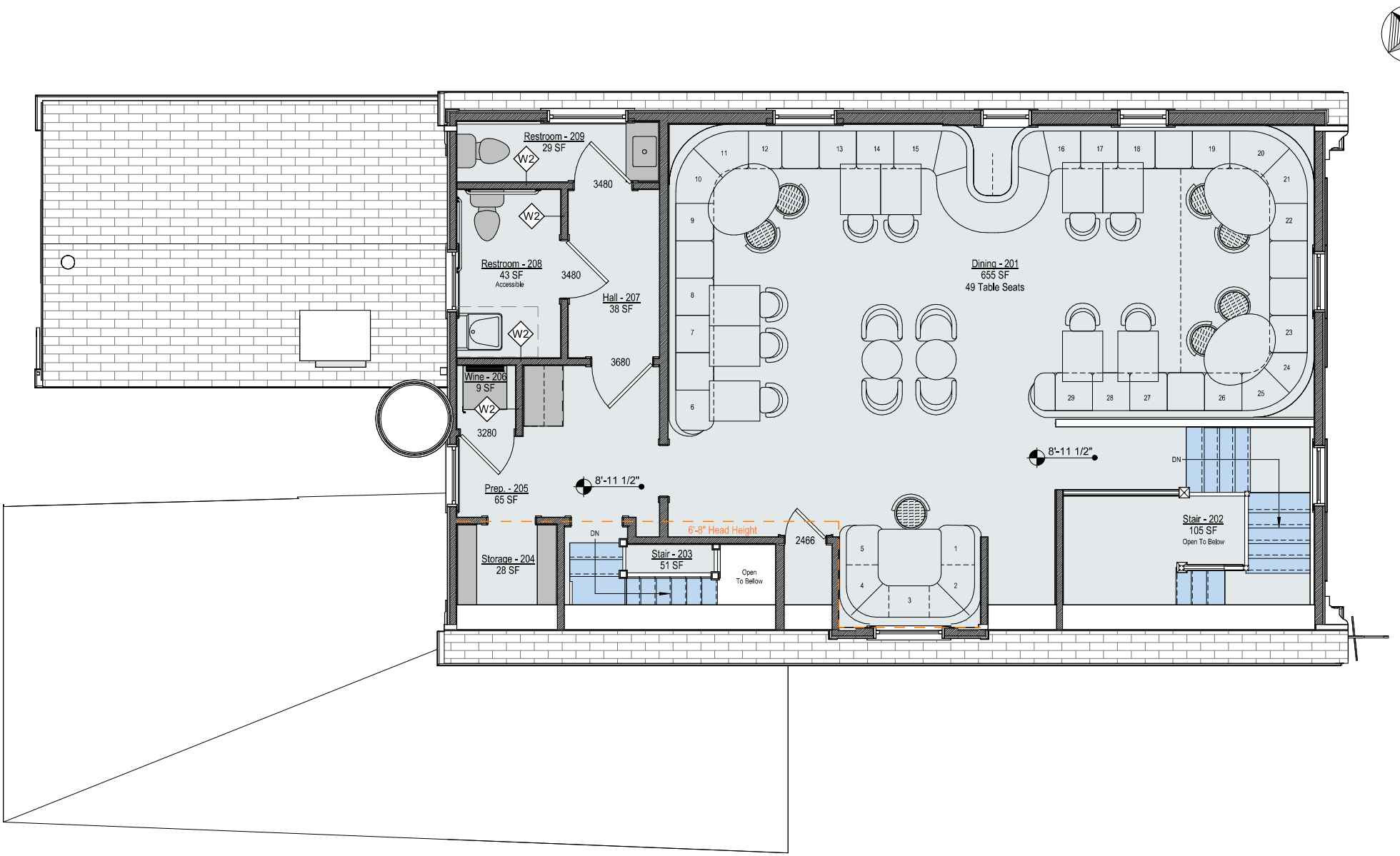
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

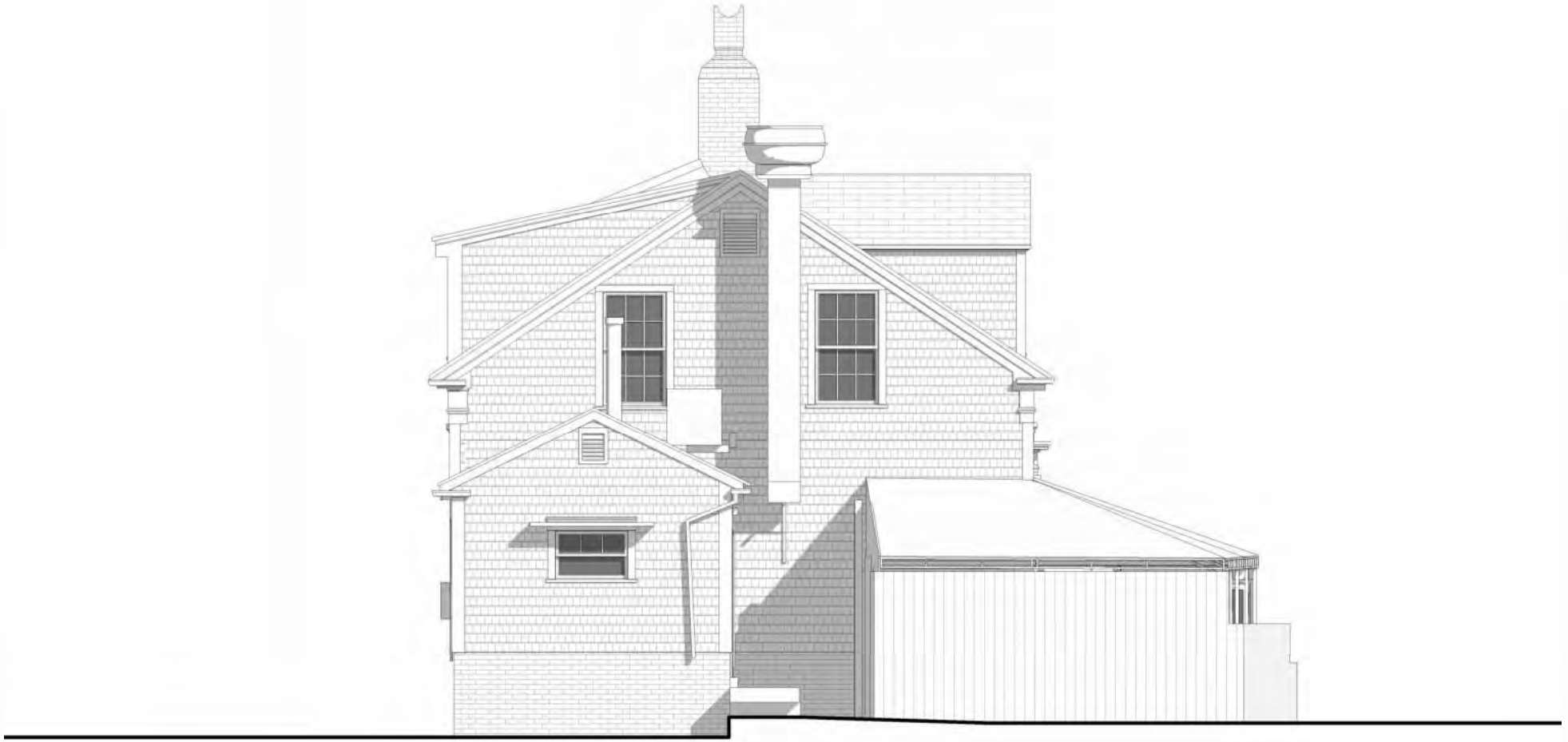
1/8" = 1'-0"



No Visible Changes

South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



No Visible Changes

East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved

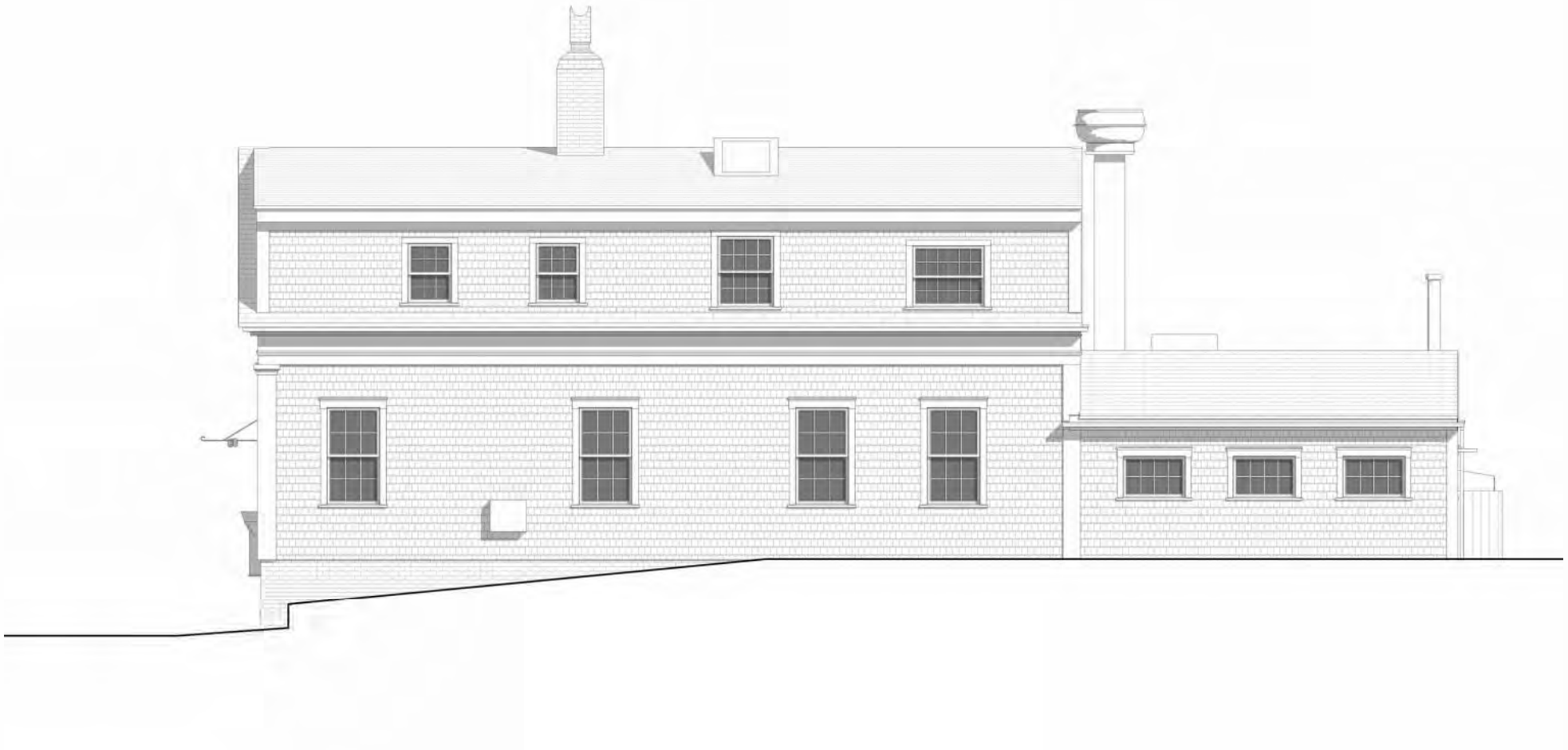
1/8" = 1'-0"



No Visible Changes

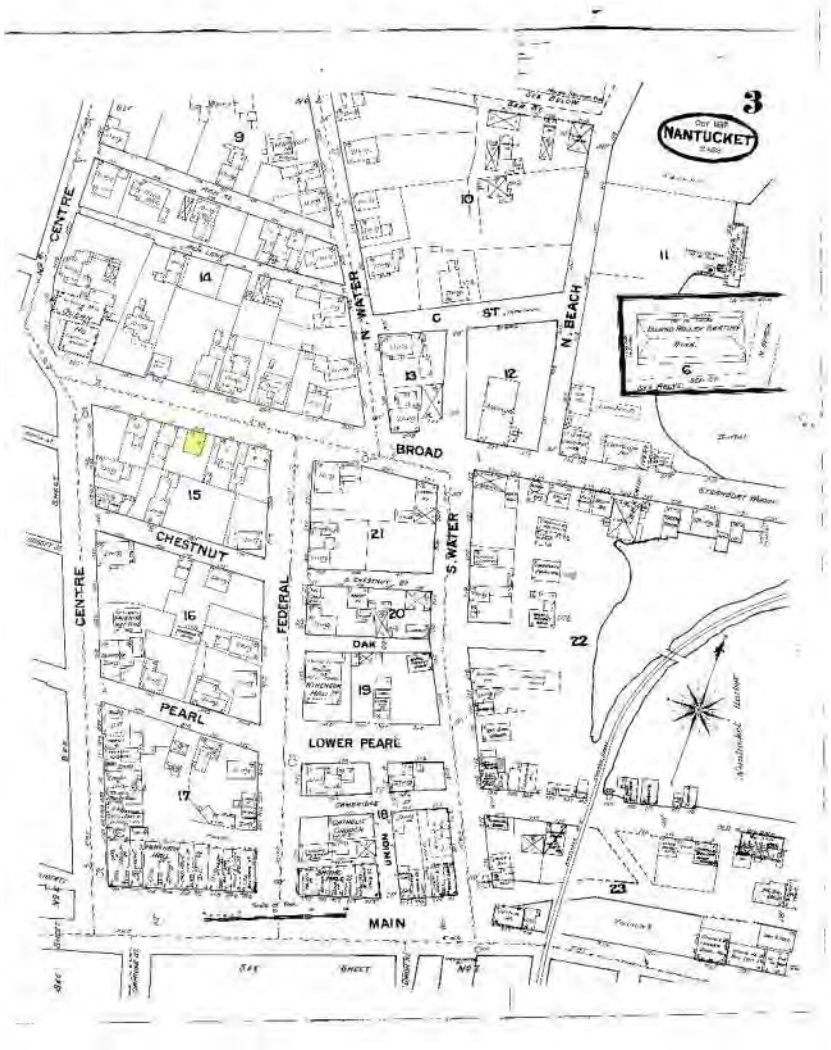
West Elevation - Proposed

1/4" = 1'-0"

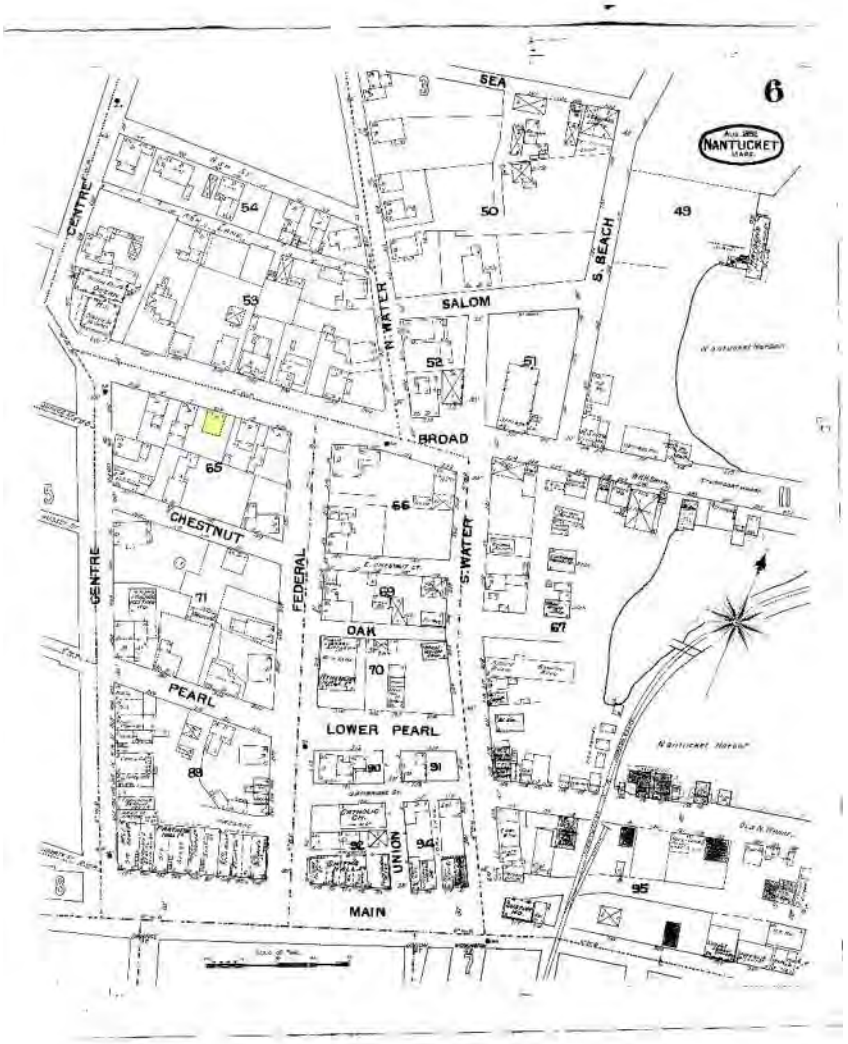


West Elevation - Previously Approved

1/8" = 1'-0"



October 1887



August 1892

20 Broad Street

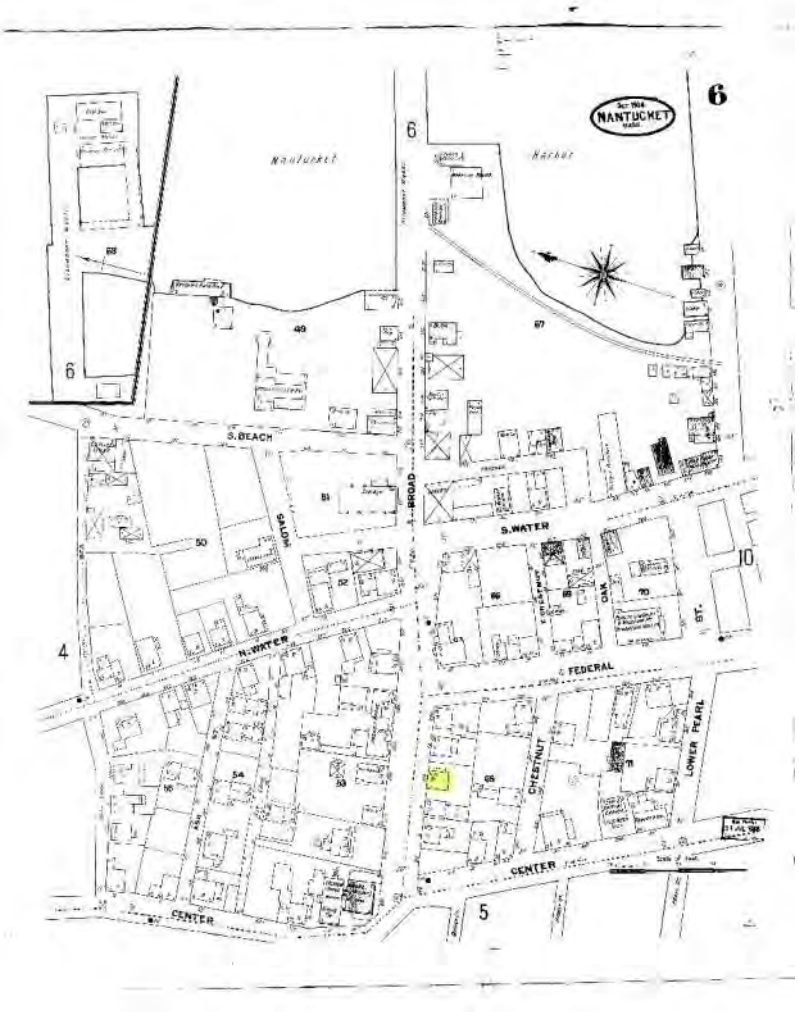
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



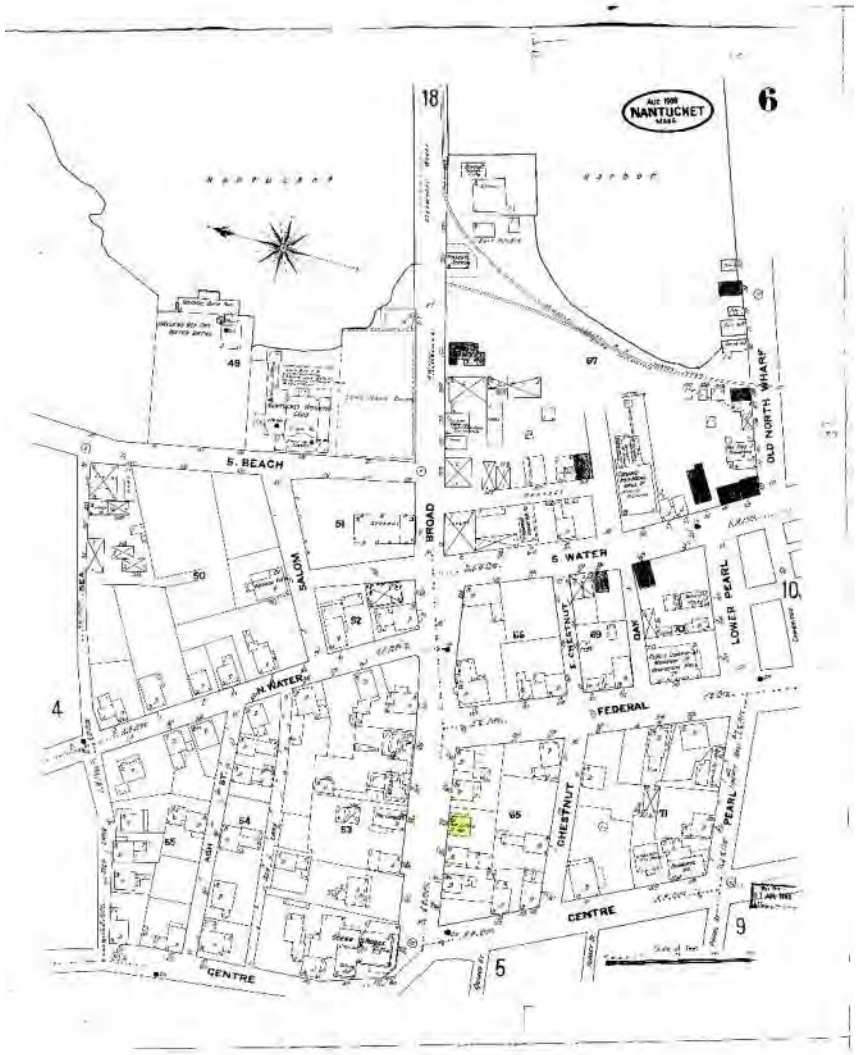
October 1904

20 Broad Street

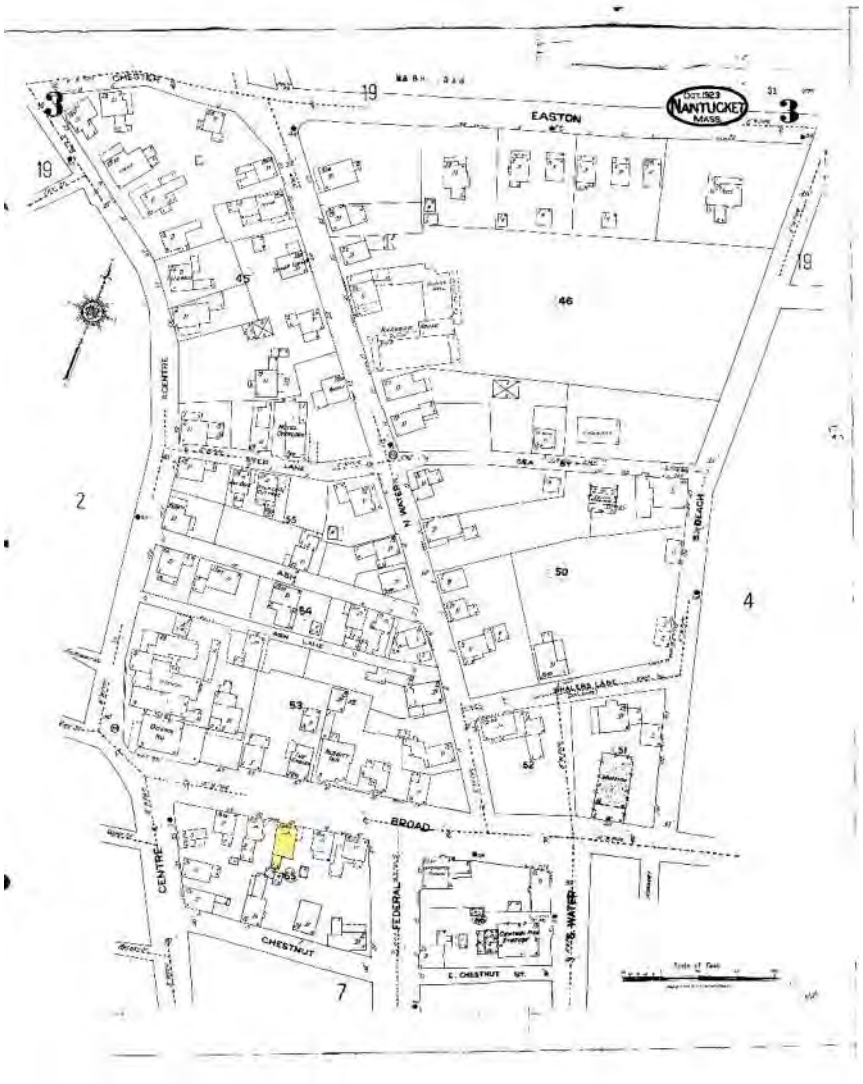
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



August 1909



October 1923

20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



Photograph shows the rear view of the house at 20 Broad Street. Date: circa 1880

Source: Nantucket Historic Association Archive / https://nha.org/ Number: GPN2451

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20 Broad Street

Nantucket, Ma, 02554

Historical Research

Historical Photos

emeritus



Broad Street view looking west from Federal Street. Date:1900 (circa)

Source: Nantucket Historic Association Archive / https://nha.org/ Number:GPN4282



20 Broad Street, last name of the owner at the time was Bank. **Date:** April 1993

Source: Nantucket Historic Association Archive / https://nha.org/ **Number:**PH12-403

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20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



Glass stereograph negative View looking east on Broad Street from Centre Street. The house on the right is 24 Broad Street.

Date:

1870s

Source: Nantucket Historic Association Archive / https://nha.org/

Number:

GPN-shute-45

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: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,500 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-5-9
MAP/PARCEL#: 42-42-033

Recorded By: AEG Date: 10/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Broad St 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Cocker & Carol L

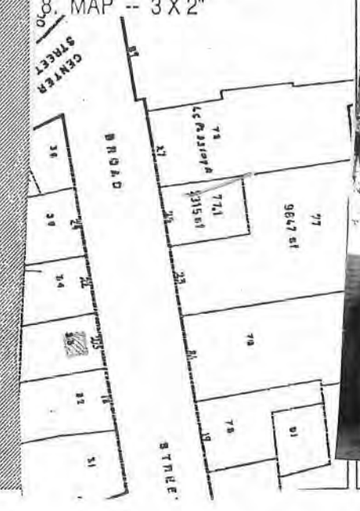
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: _____ Present: _____
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
⊘ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ⊘ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ⊘ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ⊘ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ⊘ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
⊘ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ⊘ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
⊘ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ⊘ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ⊘ g. pilasters
⊘ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ⊘ a. excellent ○ c. fair
⊘ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ⊘ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1896 SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ⊘ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: 10/15/24

HDC 2024-09-11125

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 30 Broad St

Owner of record: Tracy Root

Mailing Address: 3310 W crown pointe blvd
Naples, FL 34112

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 001361

Date application received: 9/10/24 Fee Paid: $ 50

Must be acted on by: 11/8/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

East Elevation → Flip locations of Left + Star (As per Exhibit "A")

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Rebuild stair and Stoop, add accessible Lift + Like kind replacement of chimney

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: Bounty GREEK REVIVAL (describe)

Original Date: 1870 (AFTER GREAT FIRE)

Original Builder: UNKNOWN

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) _____ ☑ Other match existing (MORTAR + BRICK)

Roof 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 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.

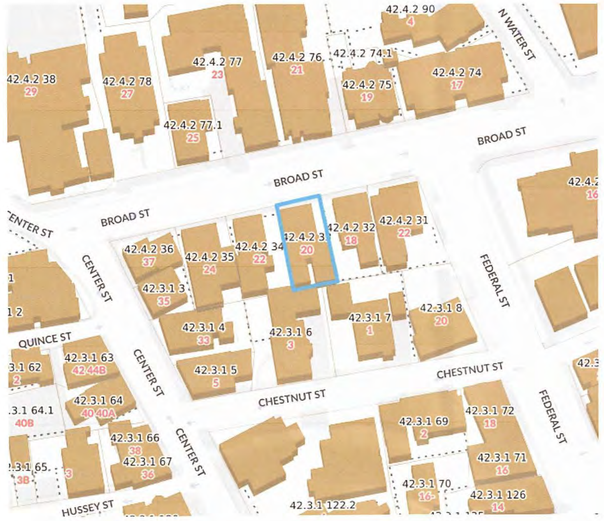
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

Alterations

20 Broad Street
Nantucket, MA 02554

HDC ATS Submission 10.29.24



Locus Map



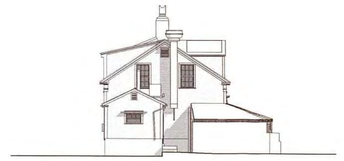
East Elevation



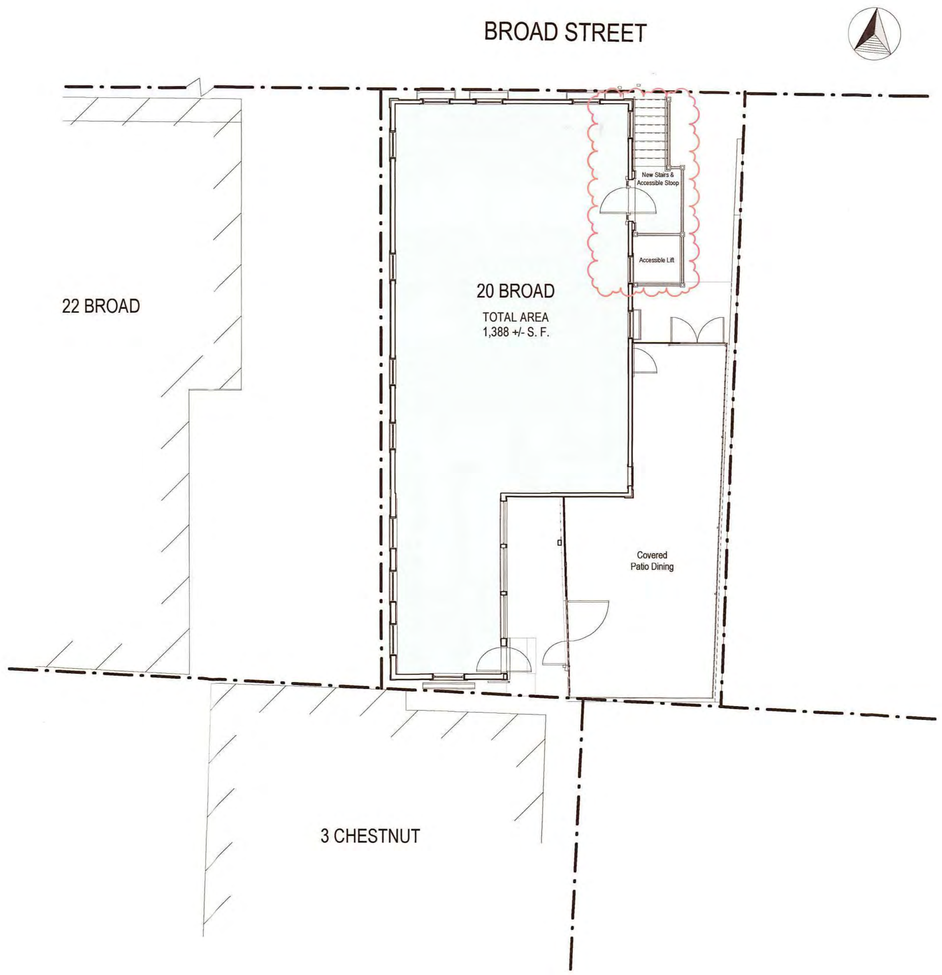
North Elevation



West Elevation



South Elevation



Site Plan - Proposed
1/8" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

SHEET INDEX
A.0.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

OCT 2 9 2024

Revisions

APPROVED
HDC2024-09-11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Cover Sheet

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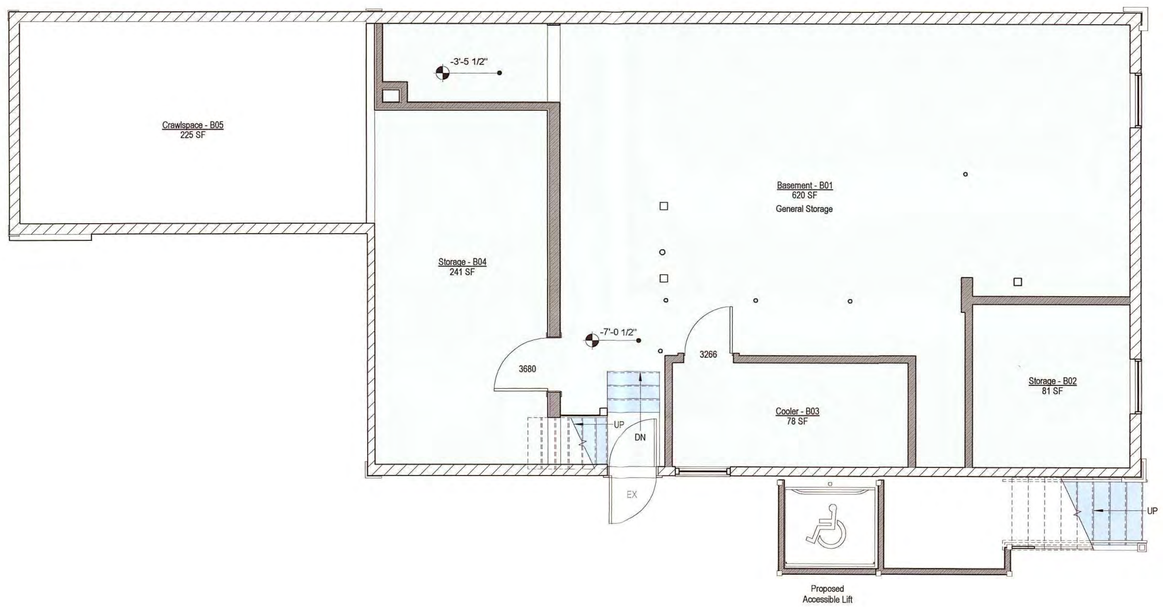
A.0.1

2426

10.29.24

HDC ATS Submission 1



Basement Plan - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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emeritus

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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

Floor Plan

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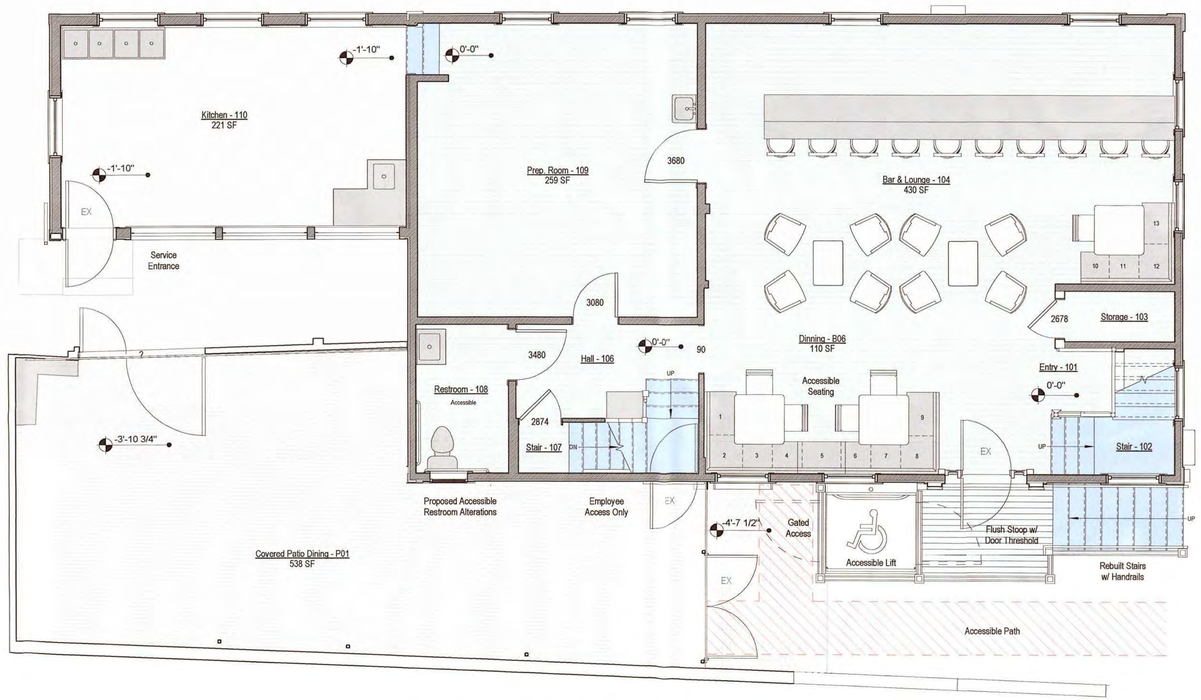
A.1.0

2426

HDC ATS Submission 10.29.24



First Floor Plan - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4985
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CUT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,888 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,888 sf

Sheet Index

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A.0.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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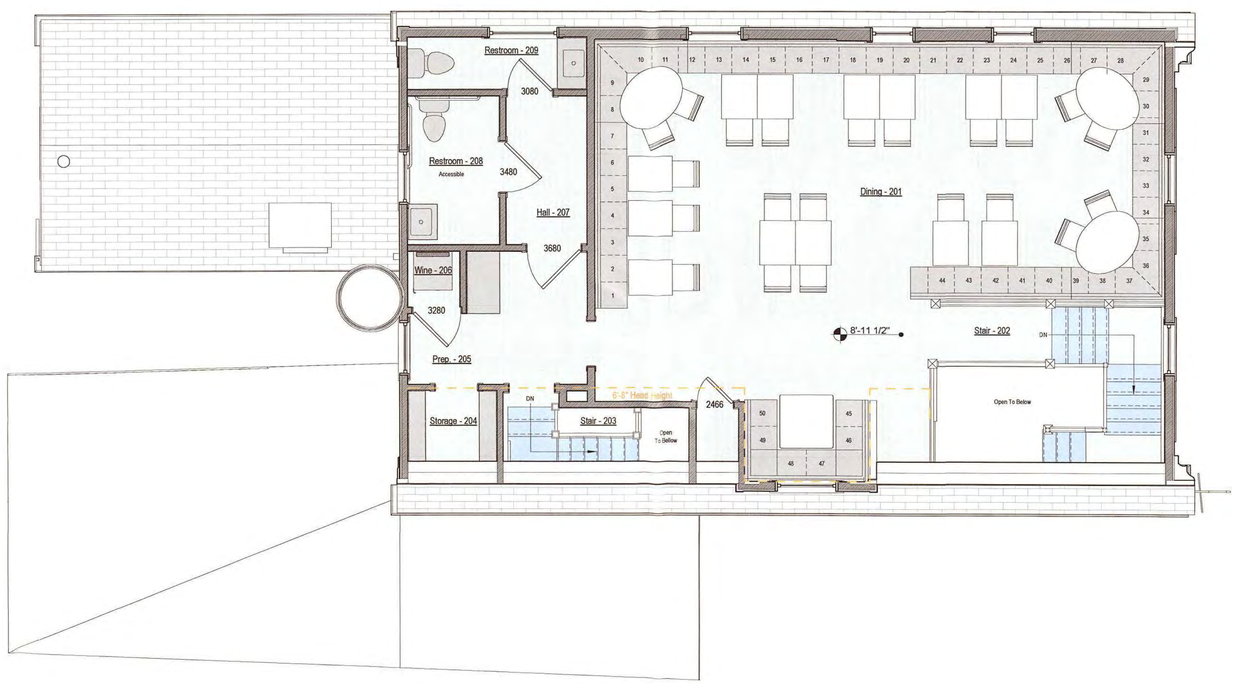
A.1.1

2426

HDC ATS Submission 10.29.24



Second Floor Plan - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

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A.2.2 Exterior Elevation
A.2.3 Exterior Elevation
A.2.4 Exterior Elevation

Revisions

Floor Plan

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A.1.2

2426

10.29.24

HDC ATS Submission



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4969
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

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A.0.1 Cover Sheet
A.1.0 Floor Plan
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A.1.2 Floor Plan
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A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

APPROVED
HDC 2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

OCT 2 9 2024

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.2

2426

HDC ATS Submission 10.29.24



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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SHEET INDEX

A.0.1 Cover Sheet
A.1.0 Floor Plan
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A.1.2 Floor Plan
A.2.1 Exterior Elevations
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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

OCT 2 8 2024

Revisions

APPROVED
HDC2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Elevations

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A.2.1

2426

10.29.24

HDC ATS Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

APPROVED
HDC 2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

OCT 2 9 2024

Exterior Elevations

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A.2.3

2426

HDC ATS Submission 10.29.24



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.1.1 Floor Plan
A.1.2 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

APPROVED
HDC2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

OCT 2 9 2024

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.2.4

2426

HDC Application Submittal for **14 Tripp Drive, Nantucket, MA 02554**

Map No: 80, Parcel No: 310

Requesting changes to Approved HDC2024-11-11501 12/10/2024

Submitted by: Roland Voyages, Agent, Cottage + Castle, Inc.

508.825.8825

roland@cottageandcastleinc.com

Thank you for your ongoing assistance.

E NO: _____ DATE ISSUED: 12/10/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

2024-11-11501

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

.s strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and ves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

certificate is valid for three years from date of issuance. No structure may differ m the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 31D

Street & Number of Proposed Work: 14 TUPP DRIVE

Owner of record: TUPP STABLE LLC

Mailing Address: C/O COTTAGE+CASTLE, INC 37 OLD SOUTH RD #6, NANTUCKET MA 02554

Contact Phone #: 508.825.8825 E-mail: PAYABLES@COTTAGEANDCASTLEINC.COM

AGENT INFORMATION (if applicable)

Name: ROLAND VOYAGES/COTTAGE+CASTLE INC

Mailing Address: 37 OLD SOUTH ROAD #6 NANTUCKET, MA 02554

Contact Phone #: 508 825 8825 E-mail: ROLAND@COTTAGEANDCASTLEINC.COM

FOR OFFICE USE ONLY 2847

Date application received: 11/6/24 Fee Paid: $ 100

Must be acted on by: 1/3/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other Move portion of existing structure on current site

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 _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall replace with like kind Clapboard (if applicable) _____ Roof red cedar

Trim dark bronze Sash _____ Doors natural / dark bronze

Deck _____ Foundation superior walls concrete Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

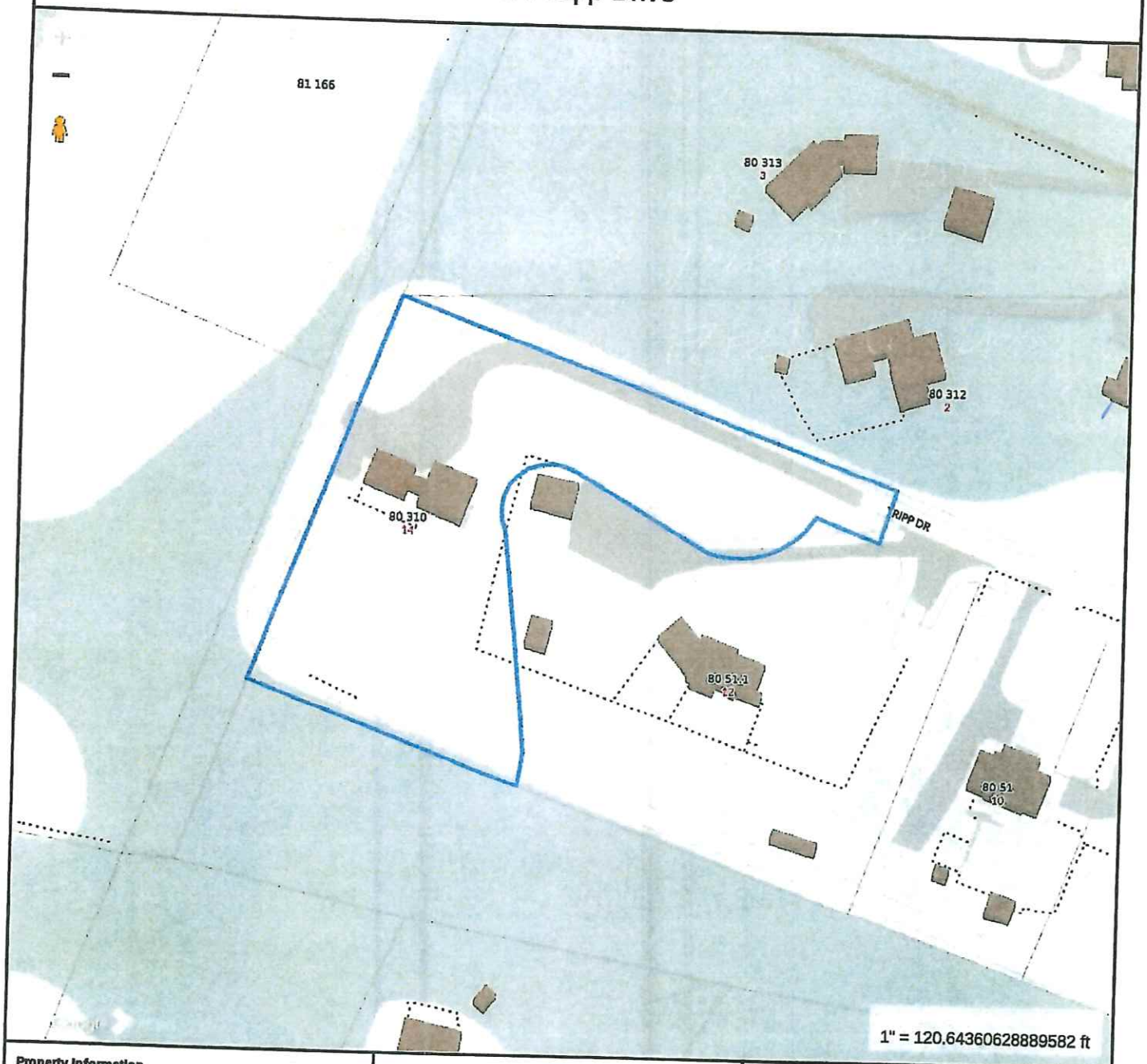
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/5/24 Signature of owner of record _____ (agent) Signed under penalties of perjury

Town and County of Nantucket, MA

July 12, 2024

14 Tripp Drive



Property Information

Property ID	7748
Location	14 TRIPP DR
Owner	14 TRIPP DRIVE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HDC 2024 - 11 - 11501

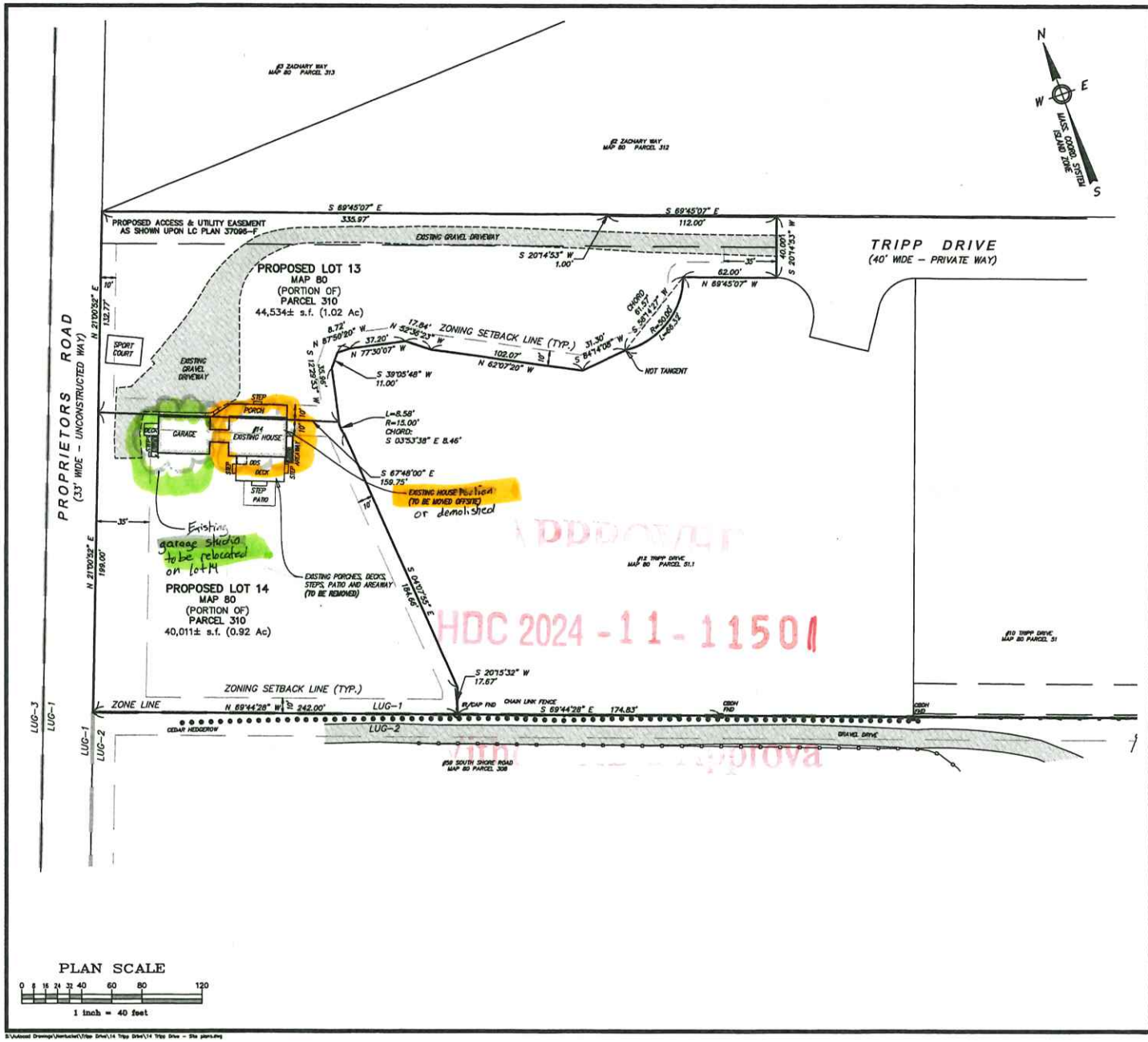
EKMAN DESIGN STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation

Cottage & Castle, Inc.
Jamie Feeley • General Contractor

Issued :
HDC Relocation Plan - 11/05/24

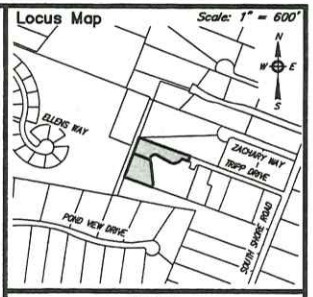
Wôpanâak Stables
A Carriage House Relocation for Jamie Feeley
14 Tripp Dr Nantucket MA 02554

SHEET:
SP-1
DATE: 11/5/24



Locus Map

Scale: 1" = 600'



Notes

1. LOCUS: #14 TRIPP DRIVE MAP 80 PARCEL 310
2. OWNER: 14 TRIPP DRIVE LLC 307 SMITH NECK ROAD DARTMOUTH, MA 02748
3. DEED REF: LC Cert. #29187
4. PLAN REF: LC Plan #37096-C (LOTS 6 & 8) LC Plan #37096-F (LOTS 13 & 14)
5. STRUCTURES AND DRIVEWAY ARE APPROXIMATE AND HAVE BEEN DIGITZED FROM RECORD PLANS.

ZONE: LUG-1

	REQUIRED
LOT AREA:	40,000 s.f.
FRONTAGE:	100'
FRONT YARD:	35'
SIDE YARD:	10'
REAR YARD:	10'
GROUND COVER:	7% (MAX)

Prepared By:

BRACKEN ENGINEERING INC

40 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED DEMOLITION PLAN IN NANTUCKET , MA

Prepared For:

JAMES FEELEY

#14 TRIPP DRIVE

MAP 80 PARCEL 310

No.	Date	Revision Description	By
-	-	-	-

Date: JULY 15, 2024 | Drawn: ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

HDC 2024-11-11501

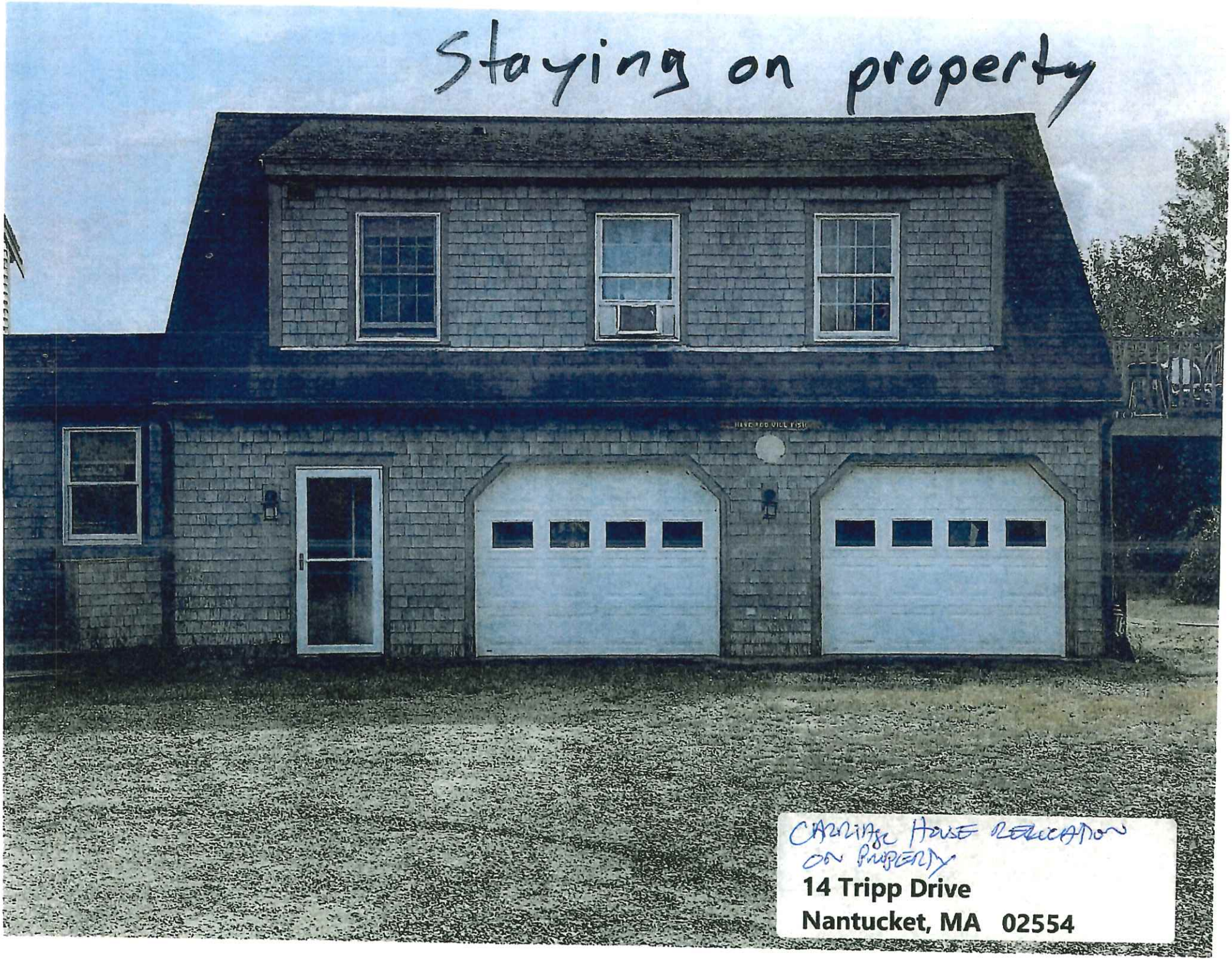
S:\Autocad Drawings\Nantucket\Tripp Drive\14 Tripp Drive\14 Tripp Drive - Site plan1.dwg

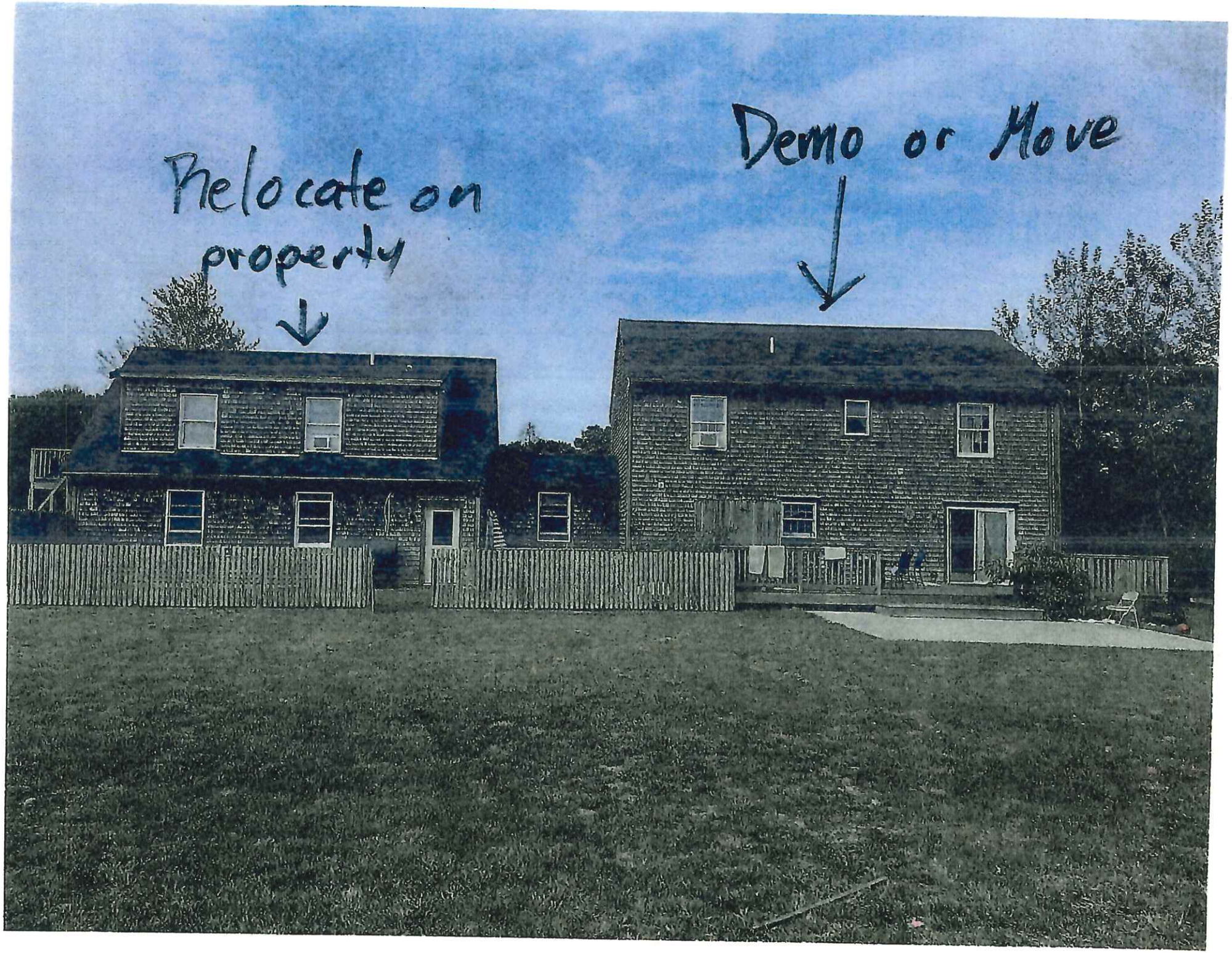

Carriage House relocation on property
14 Tripp Drive
Nantucket, MA 02554


CARLISLE HOUSE RELOCATION
ON PROPERTY
14 Tripp Drive
Nantucket, MA 02554


CARRIAGE HOUSE RELOCATION
ON PROPERTY
14 Tripp Drive
Nantucket, MA 02554


CARRIAGE HOUSE RELOCATION
ON PROPERTY
14 Tripp Drive
Nantucket, MA 02554


Staying on property
CARRIAGE HOUSE RELOCATION ON PROPERTY
14 Tripp Drive
Nantucket, MA 02554


Relocate on property
Demo or Move

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 310

Street & Number of Proposed Work: 14 TRIPP DRIVE

Owner of record: TRIPP STABLE LLC

Mailing Address: C/O COTTAGE+CASTLE, INC. 37 OLD SOUTH RD #6, NANTUCKET MA 02554

Contact Phone #: 508 825 8885 E-mail: PAYABLES@COTTAGEANDCASTLEINC.COM

AGENT INFORMATION (if applicable)

Name: ROLAND VOXABLES / COTTAGE+CASTLE INC

Mailing Address: 37 OLD SOUTH ROAD #6 NANTUCKET MA 02554

Contact Phone #: 508.825.8885 E-mail: ROLAND@COTTAGEANDCASTLEINC.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Re

REVISIONS TO HDC2024-11-11501

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☑ Steps / REMOVE ☐ Shed

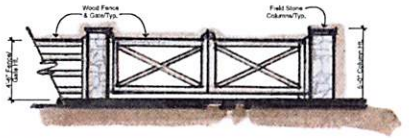
☐ Color Change ☐ Fence ☑ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☑ Roof ☐ Other L. SHIFTING SLIGHTLY & ROTATING

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: 720 WORKSHOP Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24 Sq. footage 2nd floor: 720 GARAGE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____



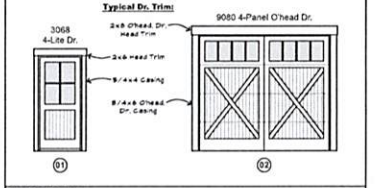
6 G.1.0 **Proposed Gate Elevation**
SCALE: 1/4" = 1'-0"



5 G.1.0 **Proposed 4-Rail 4'-6" Tall Fence**

Revisions:
- (N) Proposed Gate & Fences

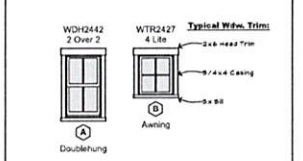
Door Schedule



Door Specifications:

Manufacturer: Andersen "A" Series & Overhead Garage Door
Exterior Frame & Panel: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Bronze Metal
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

Window Schedule



Window Specifications:

Manufacturer: Andersen Woodwright Windows
Exterior Frame & Sash: Painted (Bronze/Brown)
Muntin Type: Simulated Divided Lites, Painted (Bronze/Brown)
Exterior Trim: Painted (Bronze/Brown)
Sill: Painted (Bronze/Brown)
Glass: Dual Pane, Insulated, Low-E Glass
Impact Protection: Structural Plywood Panels Cut to Fit Each Assembly Labeled & Stored on Site with Associated Hardware & Schedule For Install when Necessary

4 G.1.0 **Proposed Window & Door Schedule**
SCALE: 1/4" = 1'-0"

Project Directory

Architect: Ekman Design Studio
Stephen P. Ekman
550 East 8th Ave
Denver, CO 80203
(w) 303.730.2757
(e) Steve@ekmandesign.com

General Contractor: Cottage & Castle, Inc.
Jamie Feeley
37 Old South Road, Unit #6
Nantucket, MA 02554
(w) 508.825.8825
(e) Jamie@cottagendcastleinc.com

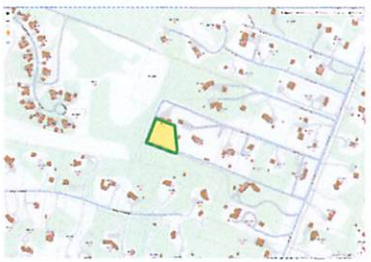
Land Surveyor: Bracken Engineering Inc.
Don Bracken, PE, PLS
19 Old South Road, Unit #17
Nantucket, MA 02554
(w) 508.325.0044

Sheet Index

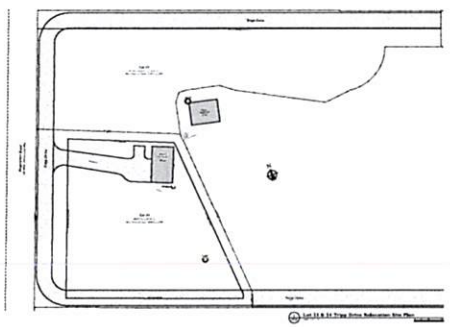
General:
G.1.0 Site Plan, Locus Map & Wdw./Dr. Schedule

Architectural Plans:
A.1.0 Selective Demo Drawings
A.1.1 Proposed Floor Plans

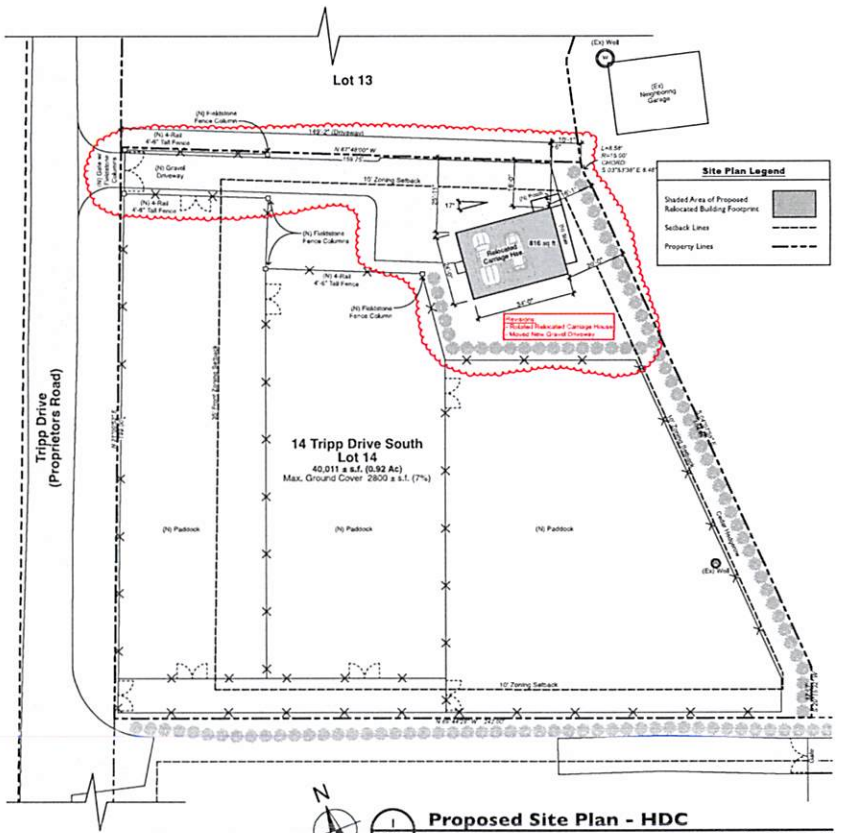
Exterior Elevations:
A.2.0 Proposed Exterior Elevations



3 G.1.0 **Locus Map**
NOT TO SCALE



2 G.1.0 **Previous Submittal**
NOT TO SCALE



1 G.1.0 **Proposed Site Plan - HDC**
SCALE: 1" = 20'

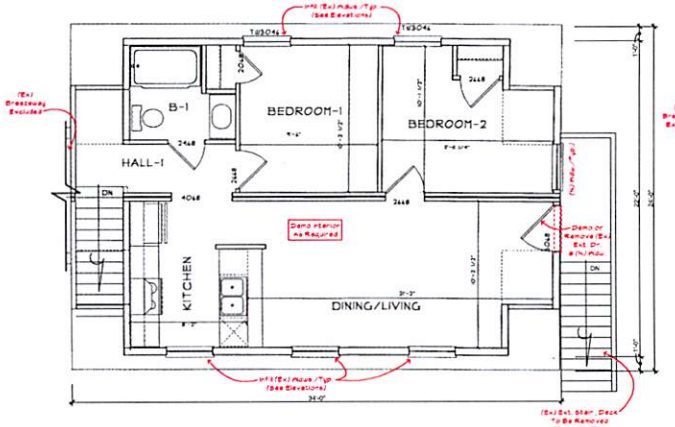
EKMAN DESIGN STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation

Cottage & Castle, Inc.
Jamie Feeley • General Contractor

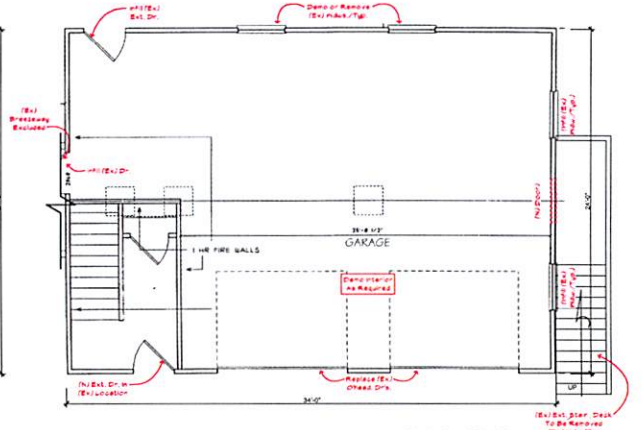
Issued :
HDC Relocation Plan - 11/05/24

14 Tripp Dr South
A Carriage House Relocation & Renovation for 14 Tripp Drive LLC
14 Tripp Dr Nantucket MA 02554

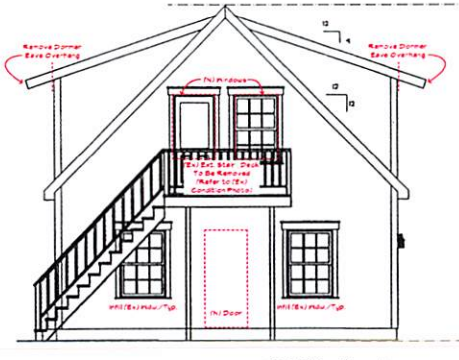
SHEET:
G.1.0
DATE: 2/3/25



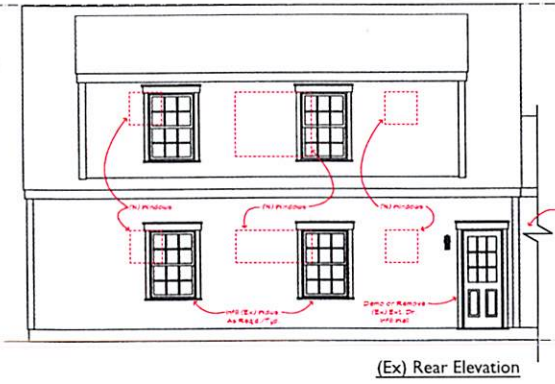
(Ex) 2nd Flr. Plan



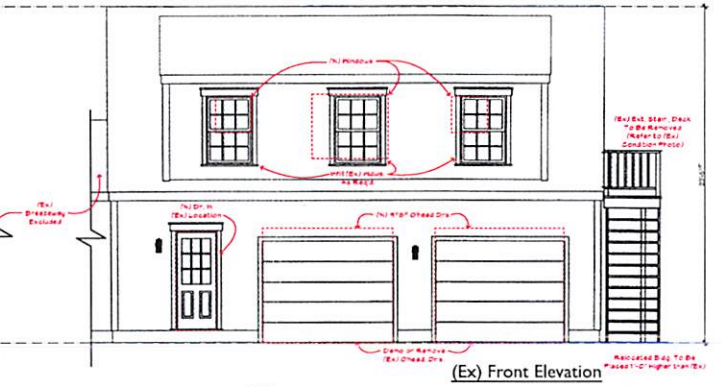
(Ex) 1st Flr. Plan



(Ex) Side Elevation



(Ex) Rear Elevation



(Ex) Front Elevation

1 / A1.0 **(Ex) Carriage House Selective Demo**

SCALE: 1/4" = 1'-0"

EKMAN DESIGN STUDIO
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation
STUDIO: (970) 262-1920 • FAX: 262-1921 • 970-W. PARK AVENUE, OWNER@EKMANDESIGN.COM
555 EAST 10TH AVENUE, DENVER, CO 80203

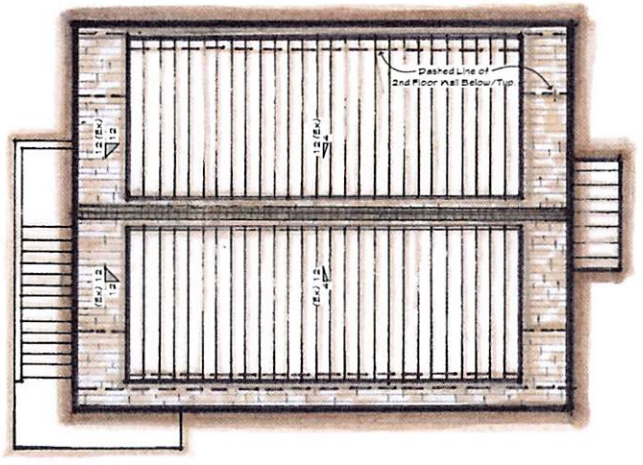
Cottage & Castle, Inc.
Jamie Feeley • General Contractor
OFFICE: 303.815.8810
27345 EDGEWATER DRIVE UNIT 46
WINDSOR, CO 80550

Issued :
HDC Relocation Plan - 11/05/24

14 Tripp Dr South
A Carriage House Relocation & Renovation for 14 Tripp Drive LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A.1.0
DATE: 2/3/25

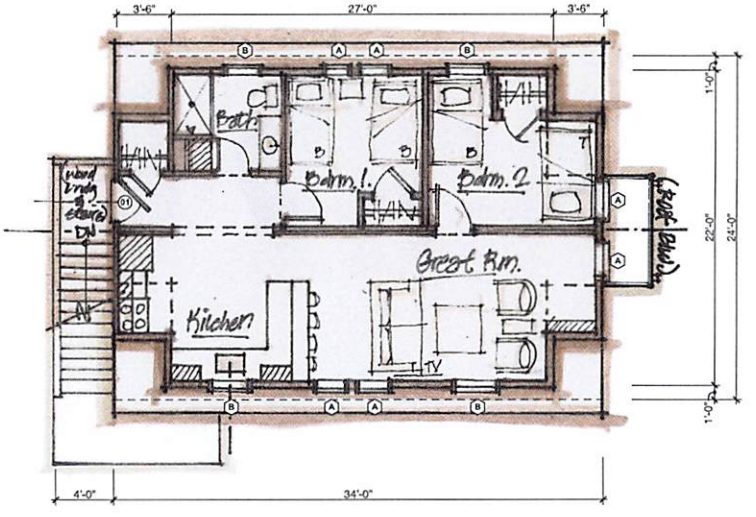
© 2025 Ekman Design Studio



N

3 A1.1 **Proposed Roof Plan - HDC**

SCALE: 1/4" = 1'-0"



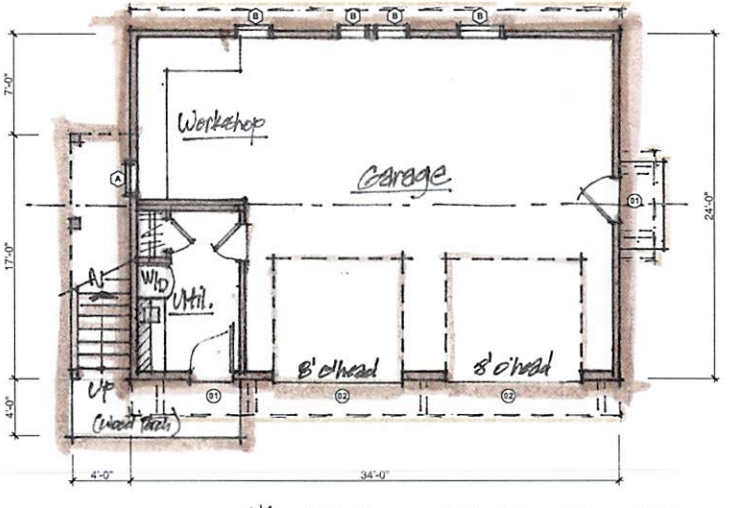
N

2 A1.1 **Proposed Second Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

Materials Legend

Red Cedar Shingle Roof	
Prefinished Standing Seam Metal Roof	



N

1 A1.1 **Proposed First Floor Plan - HDC**

SCALE: 1/4" = 1'-0"

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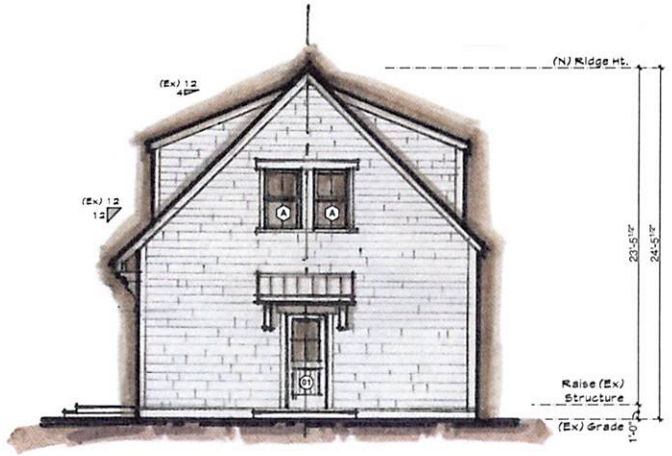
ARCHITECTURE
Custom Residential • Renovation • Historic Preservation

Cottage & Castle, Inc.
Jamie Feeley • General Contractor

Issued :
HDC Relocation Plan - 11/05/24

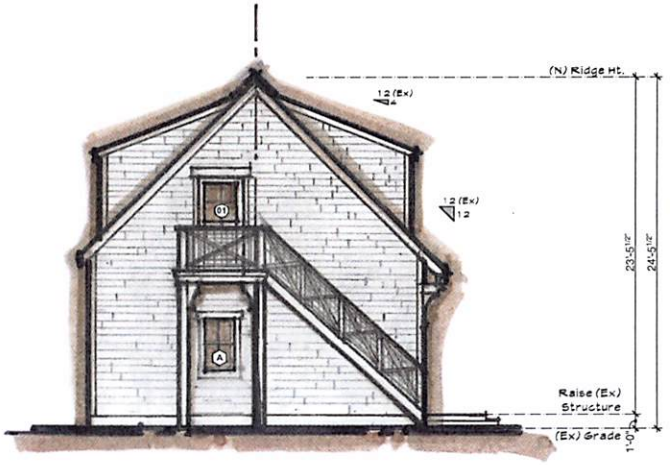
14 Tripp Dr South
A Carriage House Relocation & Renovation for 14 Tripp Drive LLC
14 Tripp Dr, Nantucket MA 02554

SHEET:
A.1.1
DATE: 2/3/25



4 A.2.0 **Proposed West Elevation - HDC**

SCALE: 1/4" = 1'-0"

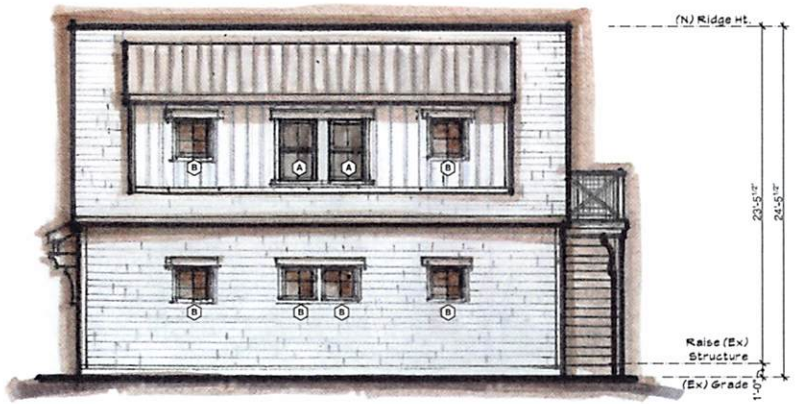


2 A.2.0 **Proposed East Elevation - HDC**

SCALE: 1/4" = 1'-0"

Materials Legend

Red Cedar Shingle Roof	
Prefinished Standing Seam Metal Roof	
White Cedar Shingle Wall	
Board & Batten Wall	



3 A.2.0 **Proposed South Elevation - HDC**

SCALE: 1/4" = 1'-0"



1 A.2.0 **Proposed North Elevation - HDC**

SCALE: 1/4" = 1'-0"

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ARCHITECTURE
Custom Residential • Renovation • Historic Preservation

Cottage & Castle, Inc.
Jamie Feeley • General Contractor

Issued :
HDC Relocation Plan - 11/05/24

14 Tripp Dr South
A Carriage House Relocation & Renovation for
14 Tripp Drive LLC
14 Tripp Dr Nantucket MA 02554

SHEET:
A.2.0
DATE: 2/3/25

14 TRIPP DR

Location	14 TRIPP DR	**Mblu**	80/ / 310/ /
Acct#	00007748	**Owner**	14 TRIPP DRIVE LLC
Assessment	$2,815,300	**PID**	7748
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,976,000	$839,300	$2,815,300

Owner of Record

Owner	14 TRIPP DRIVE LLC	**Sale Price**	$3,188,800
Co-Owner		**Certificate**	
Address	307 SMITH NECK RD DARTMOUTH, MA 02748	**Book & Page**	C29187/0
		Sale Date	05/05/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
14 TRIPP DRIVE LLC	$3,188,800		C29187/0	00	05/05/2023
ONEIL DIANE A	$0		C22957/0	99	05/05/2008
ONEIL DIANE A & MICHAEL J	$0		C18735/0	99	12/29/1998
TRIPP CATHERINE E	$0		C07709/0		03/24/1998

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
14 TRIPP DRIVE LLC	$3,188,800		C29187/0	00	05/05/2023

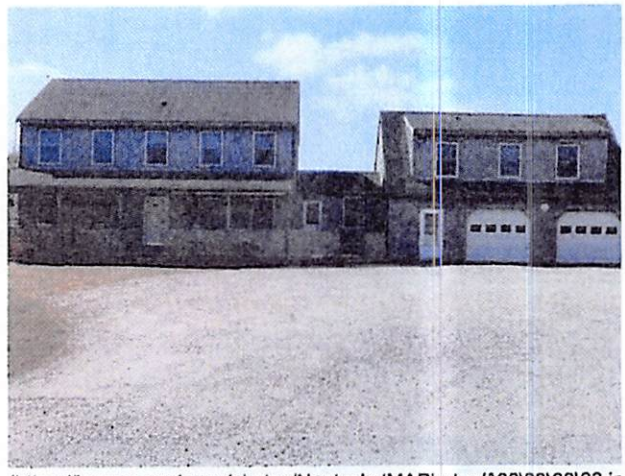
Building Information

Building 1 : Section 1

Year Built:	1999
Living Area:	3,871
Replacement Cost:	$2,097,330
Building Percent Good:	94
Replacement Cost Less Depreciation:	$1,971,500

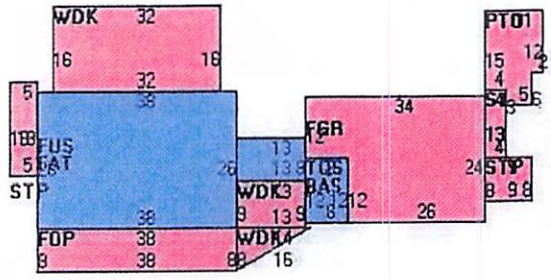
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	7
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\03\88\93.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7748_894

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,188	1,188
FUS	Upper Story, Finished	988	988
FBM	Basement, Finished	1,092	764
TQS	Three Quarter Story	912	684
FAT	Attic, Finished	988	247
FGR	Garage, Finished	720	0
FOP	Porch, Open, Finished	304	0
PTO	Patio	174	0
STP	Stoop	214	0
WDK	Deck, Wood	685	0
		7,265	3,871

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	$4,500	1

Land

Land Use

Use Code	1051
Description	THREE FAM
Zone	LUG1
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.04
Frontage	0
Depth	0
Assessed Value	$839,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$1,976,000	$839,300	$2,815,300
2023	$1,461,500	$802,600	$2,264,100
2022	$1,089,700	$657,400	$1,747,100
2021	$1,089,700	$680,000	$1,769,700
2020	$1,146,600	$680,000	$1,826,600

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Turk Family LLC

STREET ADDRESS 15 Marsh Hawk Ln

MAP/PARCEL 56 / 113.6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/24/25

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.

Victoria P Ewing 2/24/25

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°: 56 PARCEL N°. 113.6

Street & Number of Proposed Work: 15 MARSH HAWK LN

Owner of record: TURK FAMILY LLC

Mailing Address: 215 FAIRHAVEN HILL RD
CONCORD, MA 01742

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1084
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: 4'X12' ☑ 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 (6) 5'/1' LATTICE
Type: 5'4' LATTICE / BOARDS FENCE
Length: 40' (88' L TOTAL X2)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 30"X18"H STUCCO WALL WITH BLUESTONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTN Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

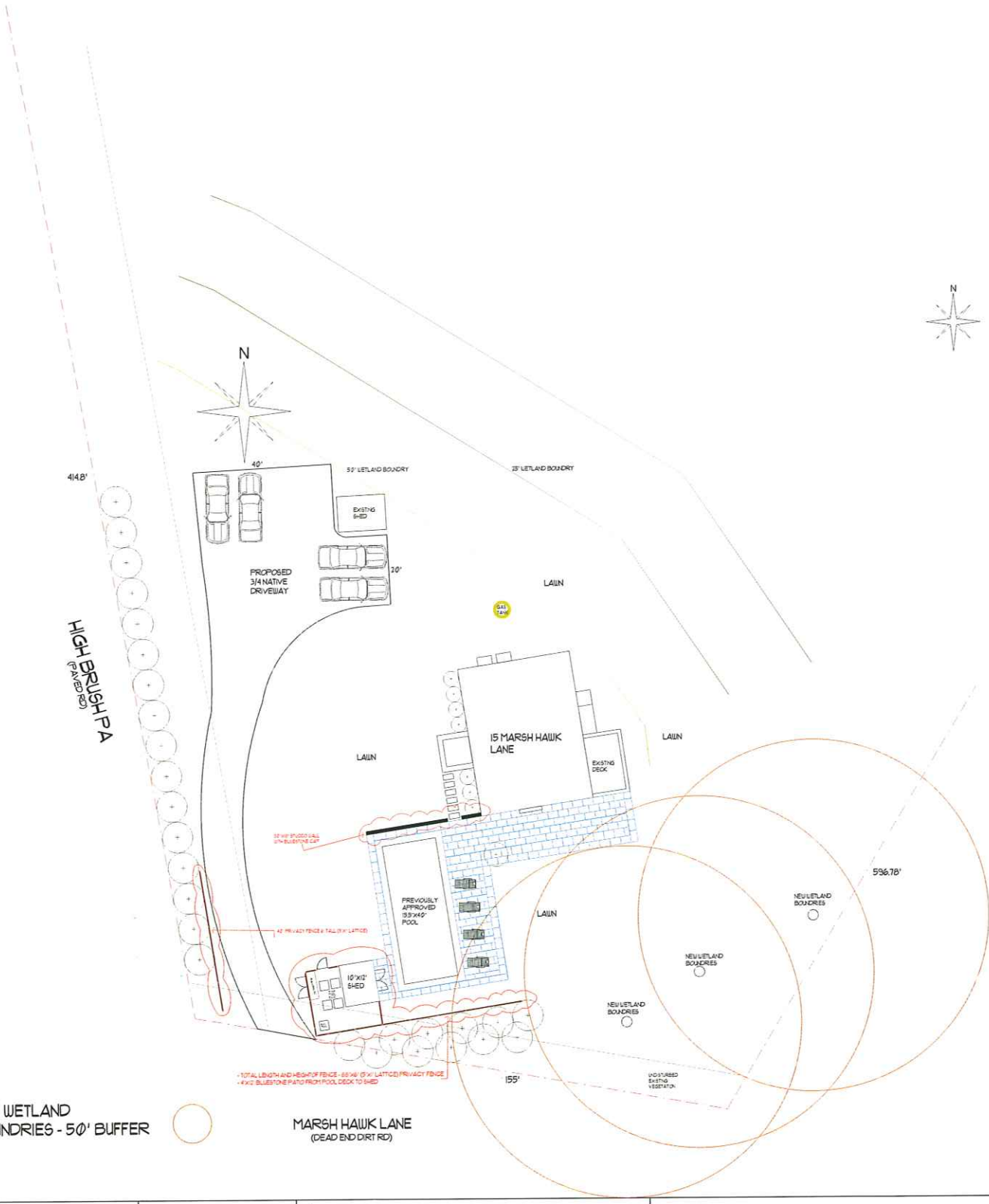
Property ID	4091
Location	15 MARSH HAWK LN
Owner	TURK FAMILY LLC

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.



Revision #: 16 Date: 2/24/2025	Scale: 1" = 40'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

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 02554

AS AGENT FOR Nantucket 16 Quaker Project LLC

STREET ADDRESS 16 Quaker Rd

MAP/PARCEL 41/176.1

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 176.1

Street & Number of Proposed Work: 16 QUAKER ROAD

Owner of record: NANTUCKET 16 QUAKER PROJECT LLC

Mailing Address: 9 ALANE LANE
DARIEN, CT 06820

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 15' Sq. Footage 1st floor: 113 SF+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7.5' 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 10' South 10' East 10' West 10'

Additional Remarks

Historic Name:

Original Date: 1995 (HOUSE)

Original Builder:

REVISIONS* (describe)
1. East Elevation 6/6 WINDOW, DOUBLE DOORS
2. South Elevation 6/6 WINDOW, DOUBLE DOORS
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 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side SOLID WOOD
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 NTW CEDAR
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 2/10/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

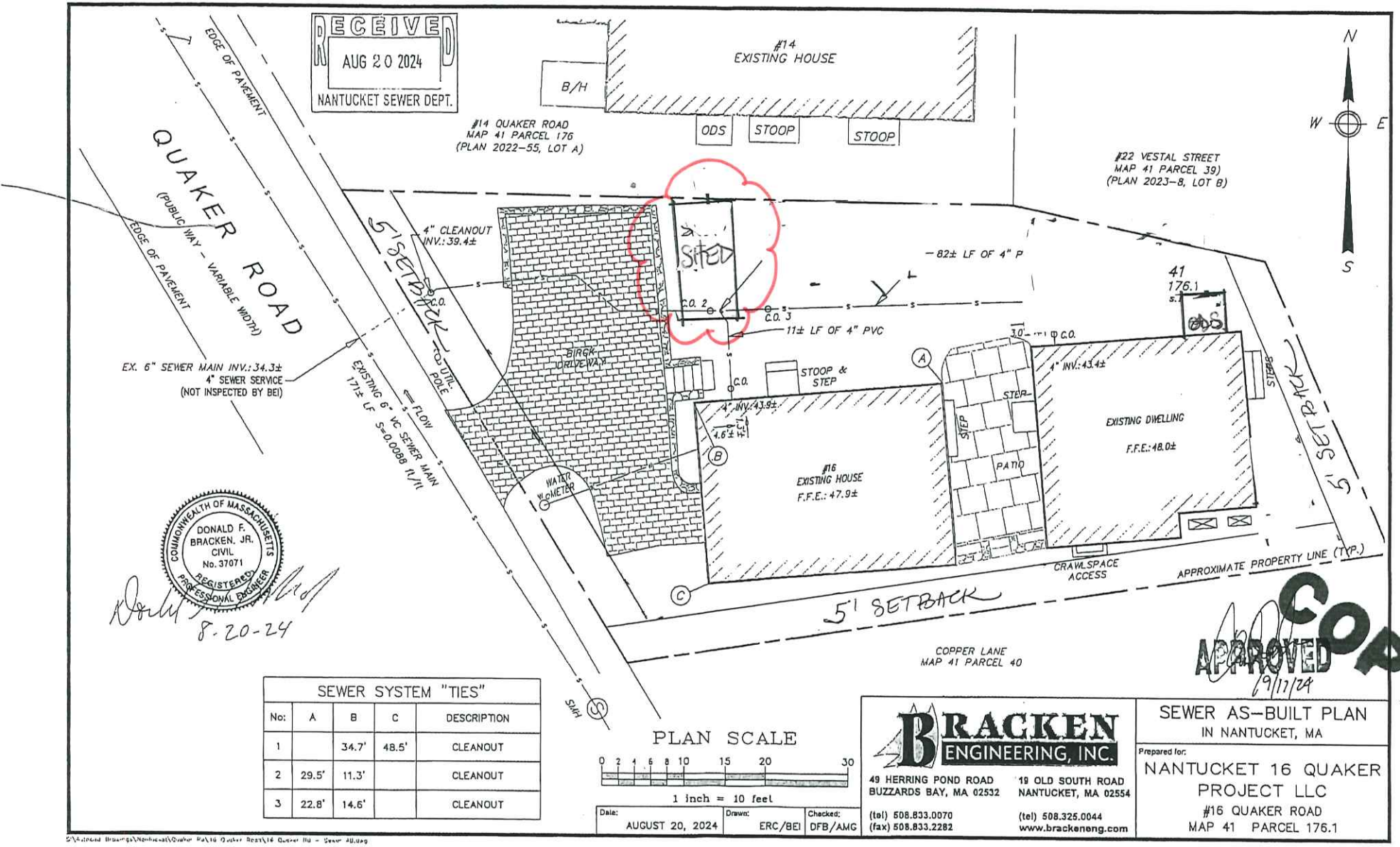
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

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.



SEWER SYSTEM "TIES"				
No:	A	B	C	DESCRIPTION
1		34.7'	48.5'	CLEANOUT
2	29.5'	11.3'		CLEANOUT
3	22.8'	14.6'		CLEANOUT

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

Date:	Drawn:	Checked:
AUGUST 20, 2024	ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

SEWER AS-BUILT PLAN
IN NANTUCKET, MA

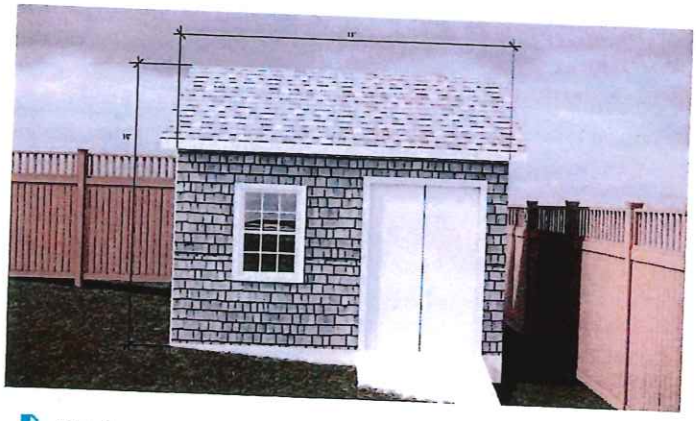
Prepared for:
NANTUCKET 16 QUAKER PROJECT LLC
#16 QUAKER ROAD
MAP 41 PARCEL 176.1

S:\Active Projects\Nantucket\Quaker Rd\16 Quaker Rest\16 Quaker Rd - Sewer AB.dwg

16 QUAKER



SOUTH



EAST

View 3.png

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 EMING C/O LINK 02554

AS AGENT FOR NANTUCKET 16 QUAKER PROJECT LLC

STREET ADDRESS 16 QUAKER ROAD

MAP/PARCEL 41/176.1

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.

Victoria P Eming 2/10/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 176.1

Street & Number of Proposed Work: 16 QUAKER RD

Owner of record: NANTUCKET 16 QUAKER PROJECT LLC

Mailing Address: 9 ALPINE LANE
DARIEN, CT 06820

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 OUTDOOR SHOWER

Size of Structure or Addition: Length: 4' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 4' 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: 1995 (House)

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation ADD OUTDOOR SHOWER

Is there an HDC survey form for 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 NTW WCS
Trim CEDAR NTW
Deck _____
Clapboard (if applicable) _____
Sash _____
Foundation _____
Roof _____
Doors _____
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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



Property Information

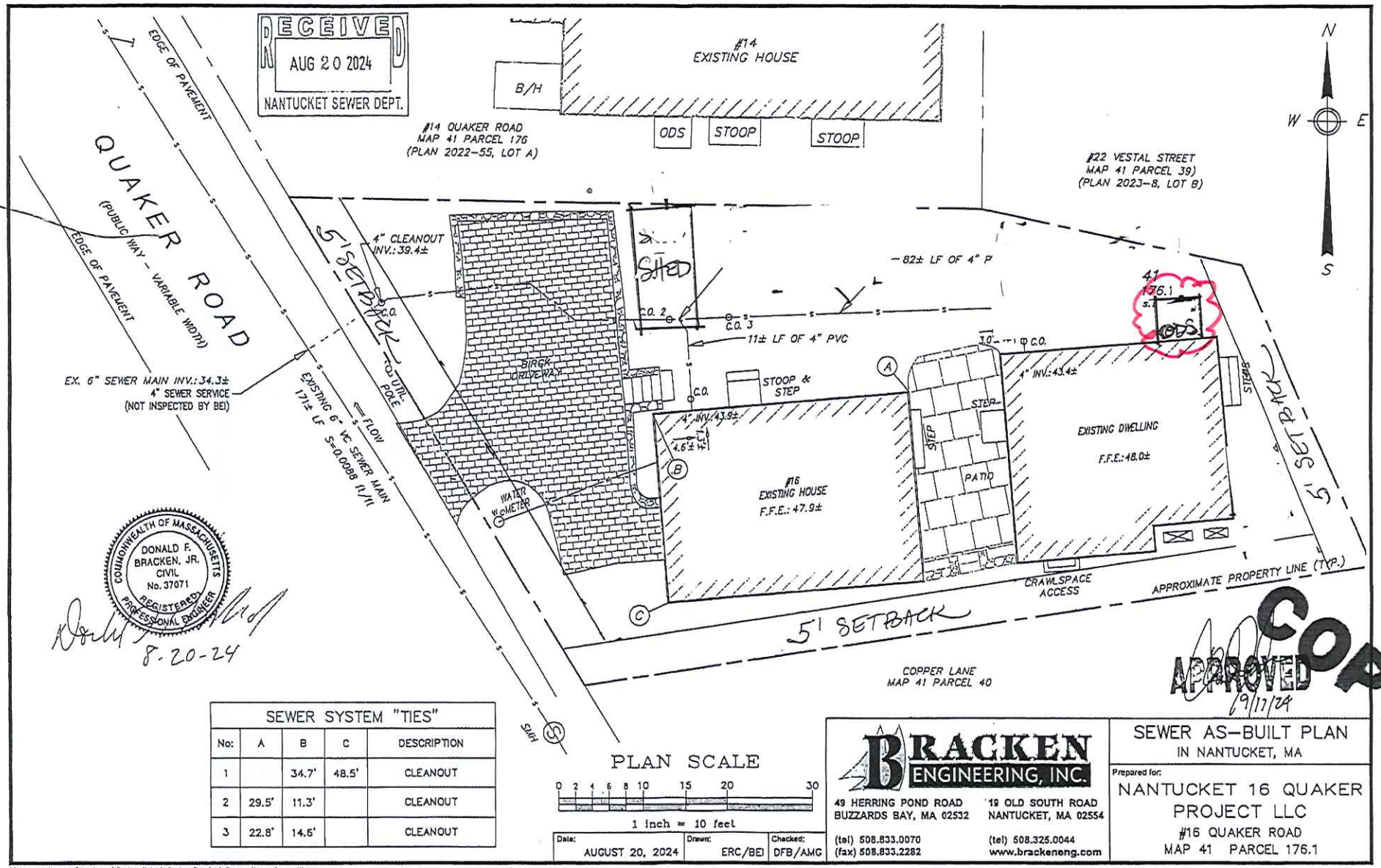
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

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.



COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

8-20-24

SEWER SYSTEM "TIES"				
No:	A	B	C	DESCRIPTION
1		34.7'	48.5'	CLEANOUT
2	29.5'	11.3'		CLEANOUT
3	22.8'	14.6'		CLEANOUT

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

Date:	Drawn:	Checked:
AUGUST 20, 2024	ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

SEWER AS-BUILT PLAN
IN NANTUCKET, MA

Prepared for:
NANTUCKET 16 QUAKER PROJECT LLC
#16 QUAKER ROAD
MAP 41 PARCEL 176.1

APPROVED
9/17/24

COPY

S:\Autocad Drawings\Northeast\Quaker Rd\16 Quaker Road\16 Quaker Rd - Sewer AB.dwg

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X — 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X — 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X — 3. **Application Fee:** See back of application for fee schedule or call the office.

X — 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X — 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X — 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X — 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X — 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X — 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X — 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X — 3. **As-Built Plans (1copy):** of existing elevations

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.

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°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 Pleasant ST

Owner of record: DM&Lena Sansone

Mailing Address: 144 Green Avenue
Madison NJ 07940

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
02554

Contact Phone #: 228 2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024 11 1486

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 96 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Plus Prev App Width: 6 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NC South NC East NC West NC

Height of ridge above final finish grade: North NC South NC East NC West NC

Additional Remarks

Historic Name: unknown

Original Date: ± 1923 - 1935

Original Builder: unknown

REVISIONS* (describe)

1. East Elevation Remove sunken patio, fenestration
2. South Elevation extend Addition/mass to Rear
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED no changes to prev app unless noted

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers noted

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof 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 painted TMF @ Rear ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No changes unless noted

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 2-24-25 Signature of owner of record Signed under penalties of perjury

CERTIFICATE NO: _____ Previous Approval DATE ISSUED: 11/4/25

HDC 2024-11-11486 staff

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 55.4.1 PARCEL N°. 156

Street & Number of Proposed Work: 35 Pleasant ST

Owner of record: Thomas A Lenn Sansone

Mailing Address: 35 Pleasant ST

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228.7820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: 11/4/24 Fee Paid: $ 525 1/21

Must be acted on by: 1/3/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DORMERS MIC 6" FROM RIDGE / WINDOWS @ FRONT ELEVATION - W. GABLE SIDE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☒ 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: 430SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 200 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North No Change South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: Unknown

Original Date: 1923 - 1935

Original Builder: Unknown

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

Shingle Story Addition to Side of Ell
New Basement & Egress
New Dormers

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-26" ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 _____ Secondary Mass 3/12 Dormer 6/12 Other _____

Roofing material: ☒ Asphalt ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☒ Other Fixed

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Brosco or Boston Sash

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear French Side French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW + White (TM) Clapboard (if applicable) _____ Roof Gray - See Drawings

Trim White (TM) Sash White Doors White

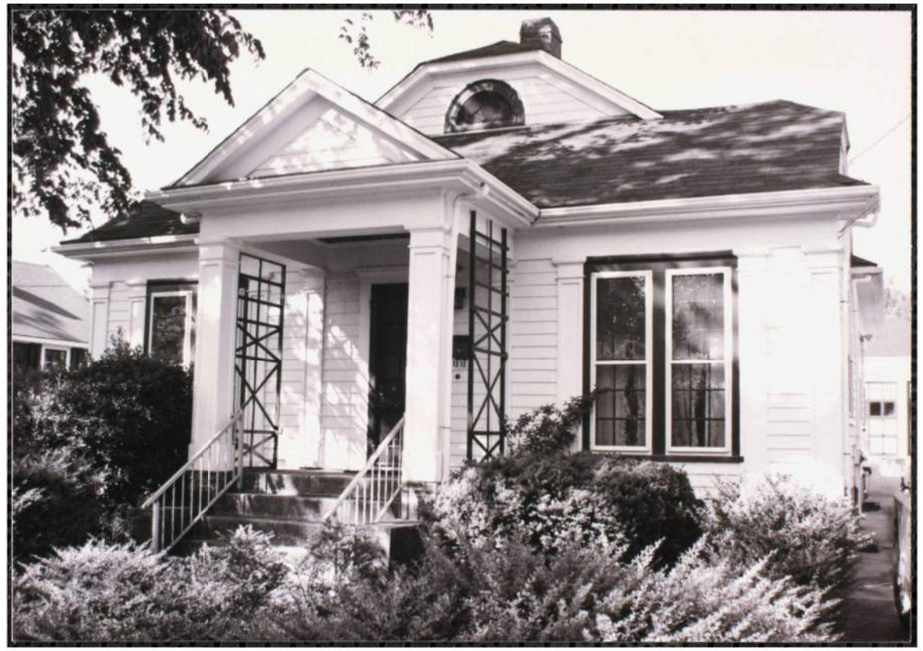
Deck NTW Foundation Gray Fence White Shutters _____

Railing

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

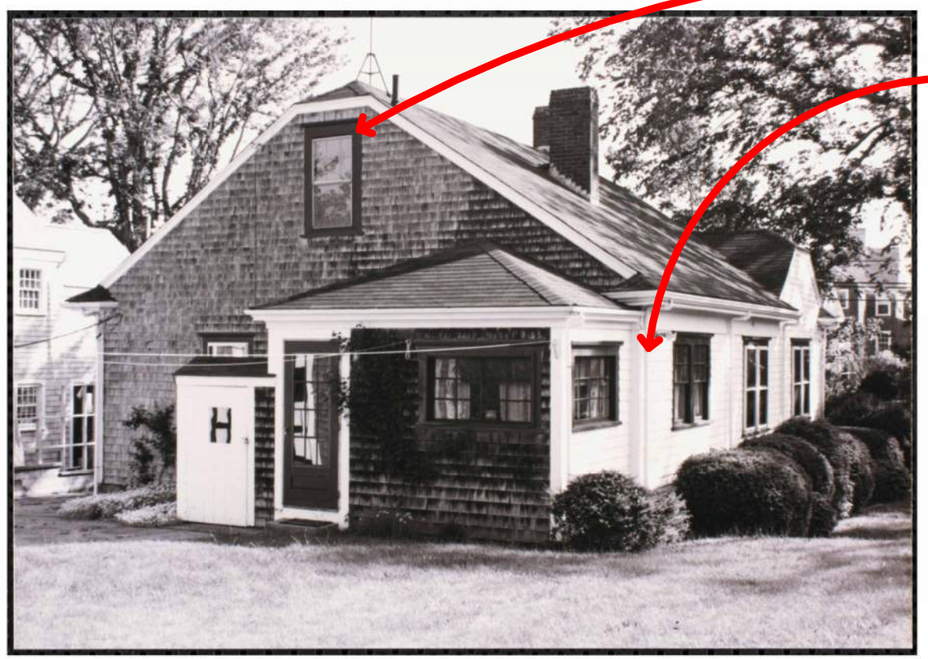
Date 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

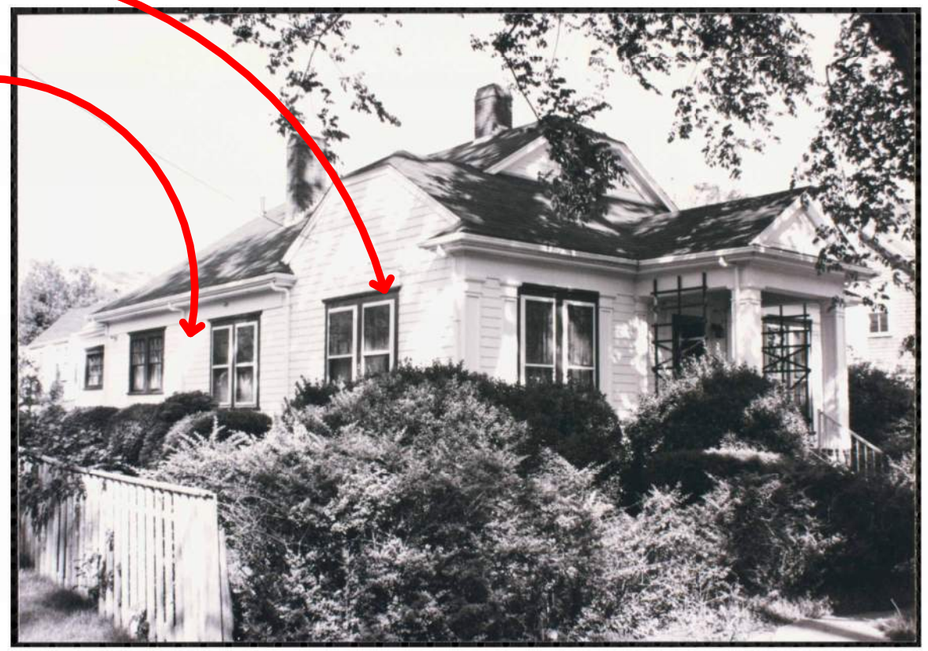




Darker trim color

More painted shingles





1992

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCa

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

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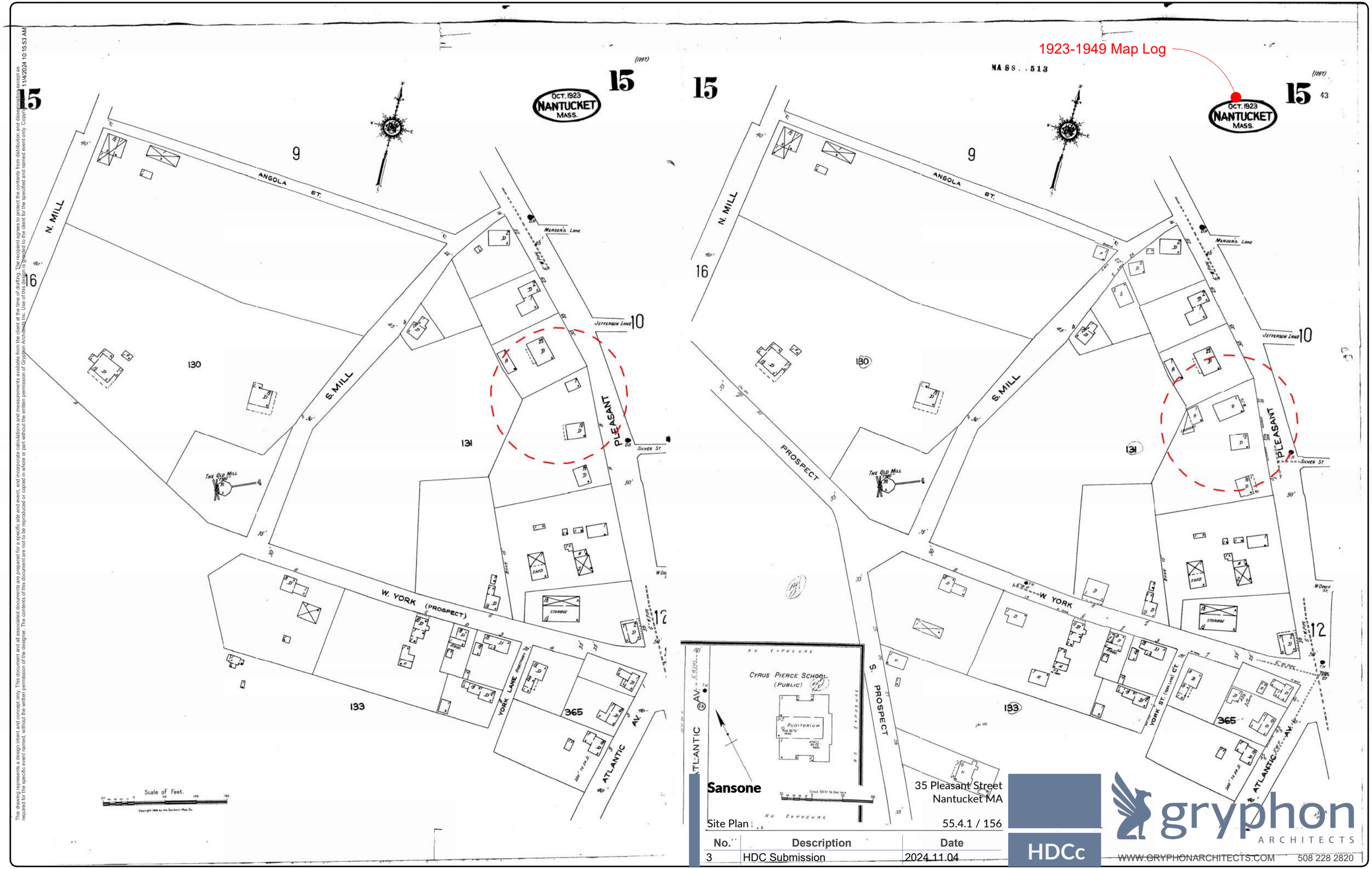

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Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

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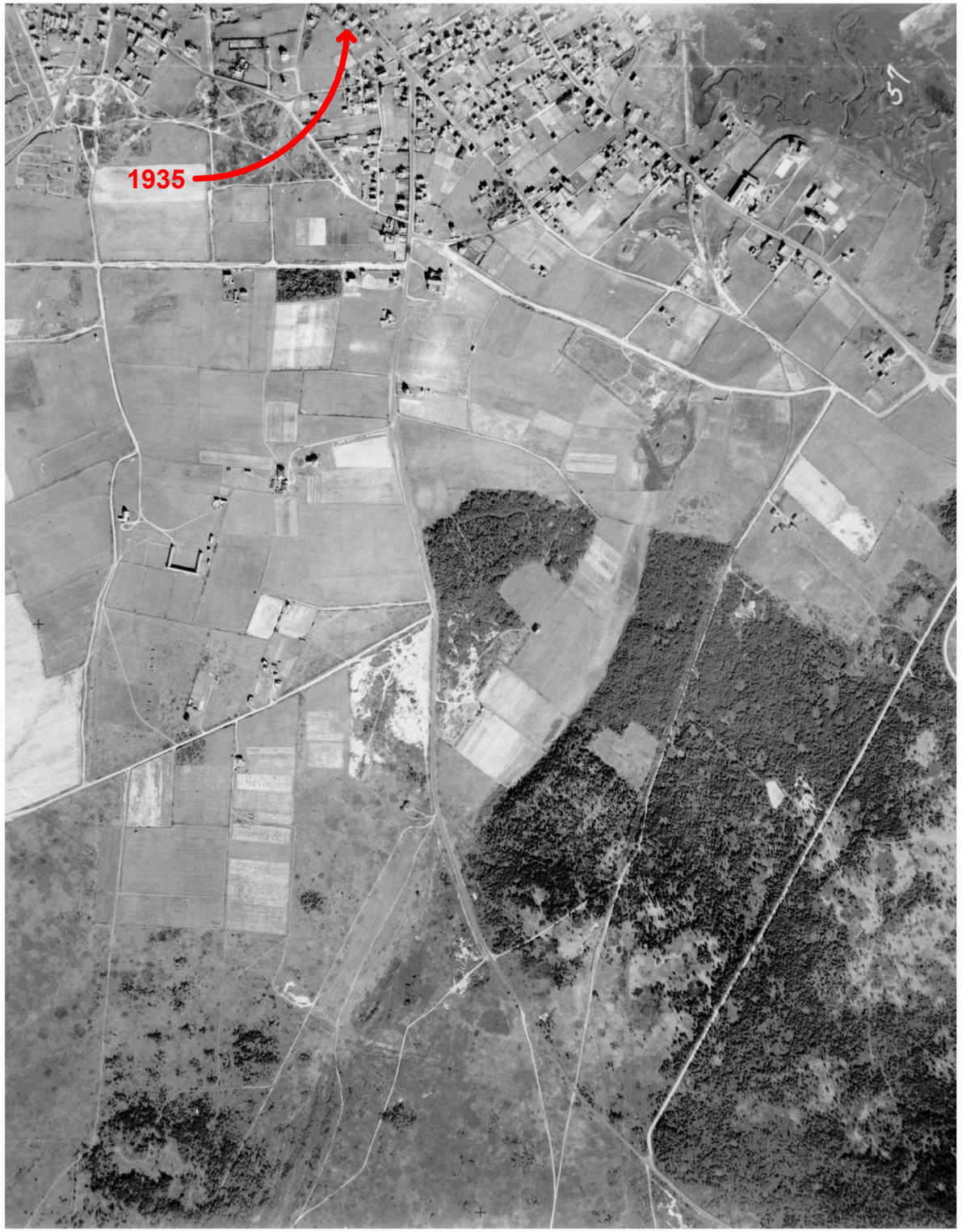



Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-26-17
MAP/PARCEL#: 55 41-156

Recorded By: AEG Date: 12/13 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 Pleasant St. 2. BUILDING NAME:

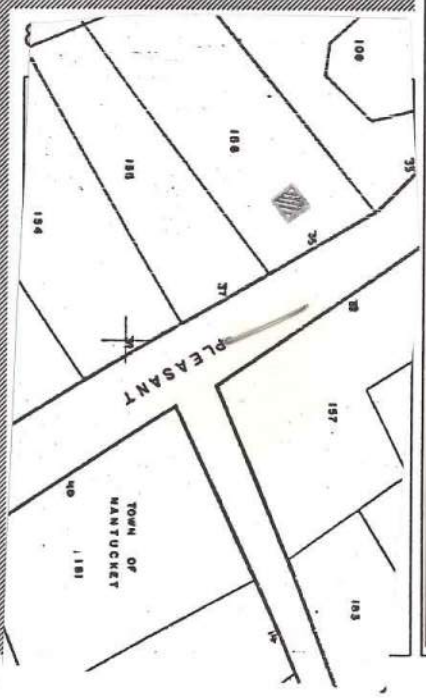
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Pease, Mae F.

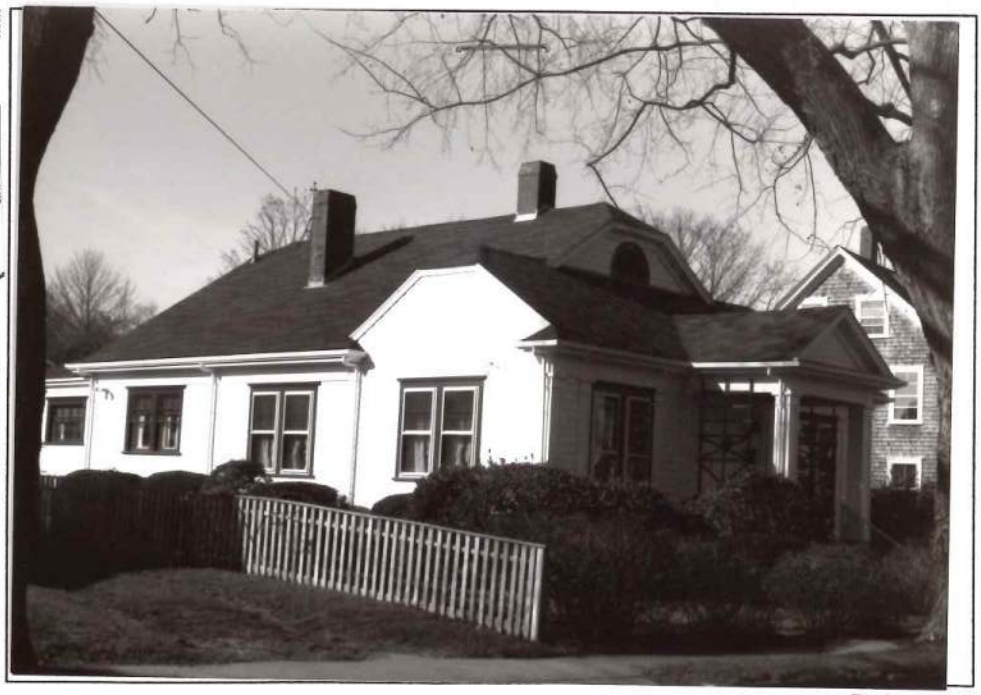
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: NO





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ✓ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
✓ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
✓ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
✓ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
clip corner w/ kick at eaves
○ 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: _____
clipped corner

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ○ c. brick, parged ✓ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ✓ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: cap, colonnaded portico

26. NUMBER OF BAYS: ○ a. three ✓ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ✓ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: cap w/ pilasters = architrave

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
✓ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: fan in dormer

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ✓ g. pilasters
✓ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
✓ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ✓ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
✓ a. box ○ c. gable front ✓ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

_____

_____

_____

38. SOURCES:

○ a. Registry of Deeds: _____
○ b. Assessor's Records: _____
○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
○ e. Sanborn Maps, date: _____
○ f. NHA photos: _____
○ g. HABS research: _____
○ h. NHA plaque records: _____
○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 27A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk ○ c. 20 feet or less
○ b. 10 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

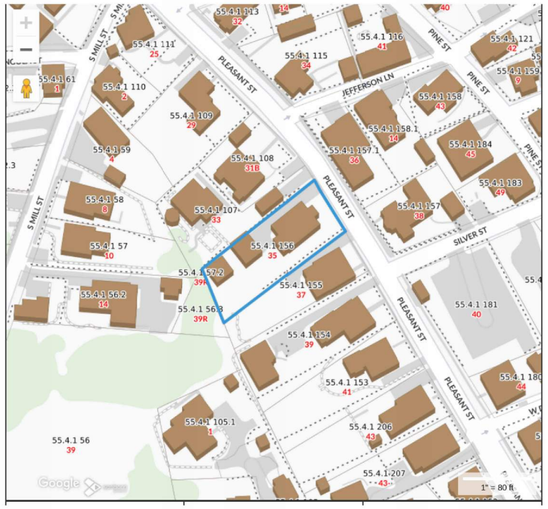
See form(s): _____

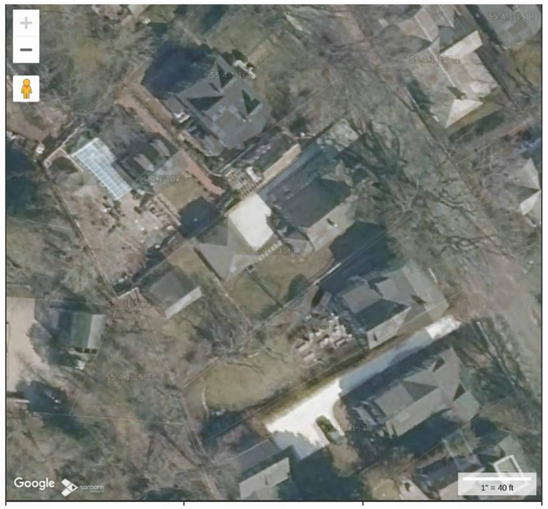
○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

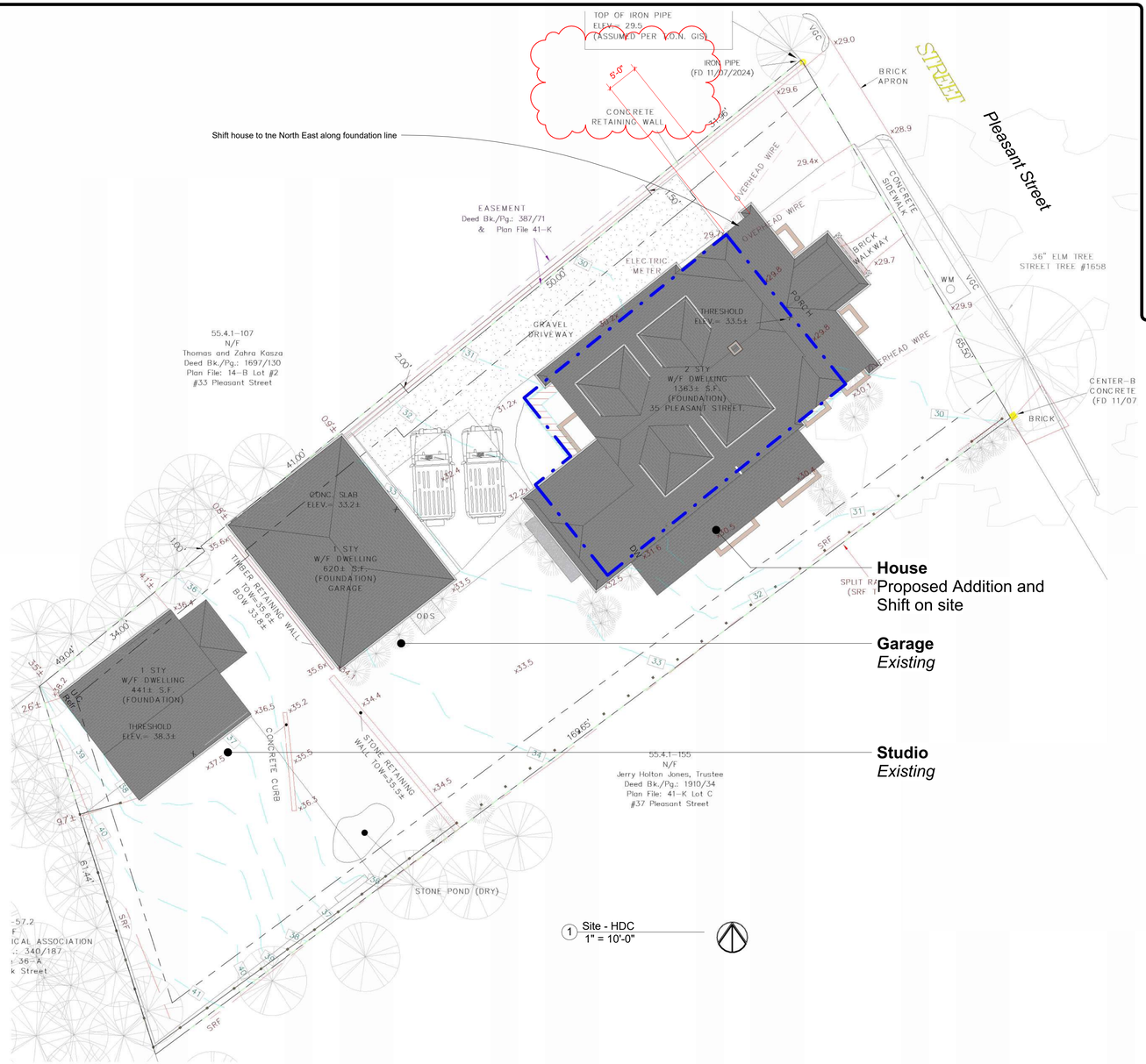
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

_____







1 Site - HDC
1" = 10'-0"









HDC Submission

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PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Site Plan

Main House Version 2

#	Description	Date
3	HDC Submission	2024.11.04
5	HDC Submission	2024.12.30
6	HDC Staff	2025.01.08
10	HDC Submission	2025.02.24

Site

HDC2.0

Existing



3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"

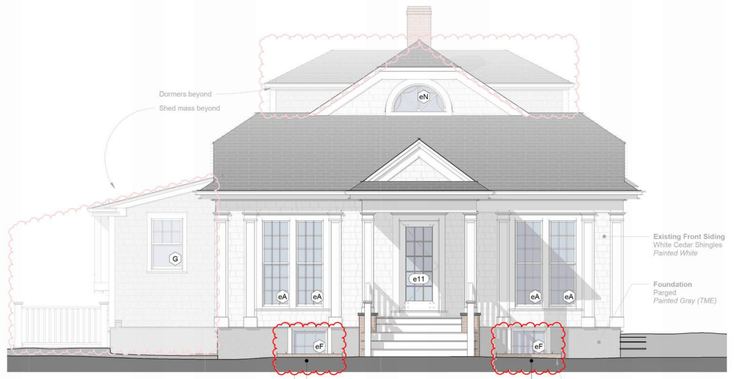


1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Previously Approved



4 **Southeast - Side Yard - HDC**
3/16" = 1'-0"

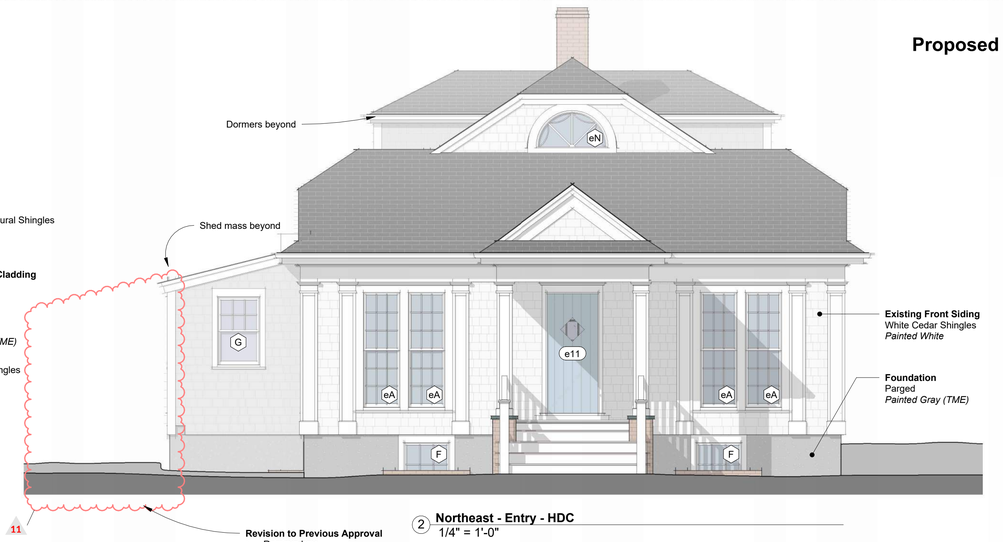


2 **Northeast - Entry - HDC**
3/16" = 1'-0"

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

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Owner
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Project
Phase One

Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Elevations

HDC2.1

Existing

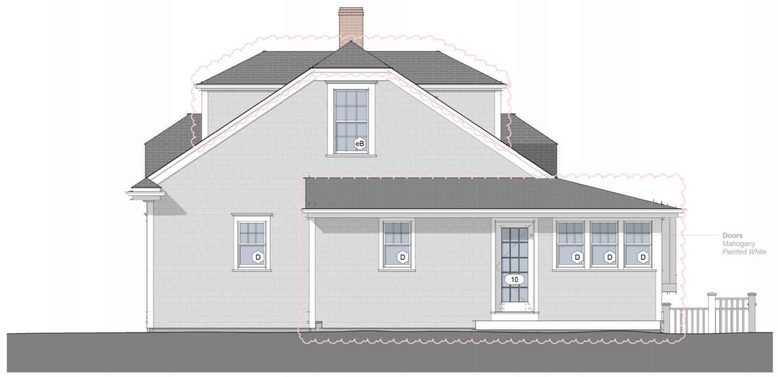


1 **Southwest - Rear - Existing**
1/4" = 1'-0"



3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Previously Approved

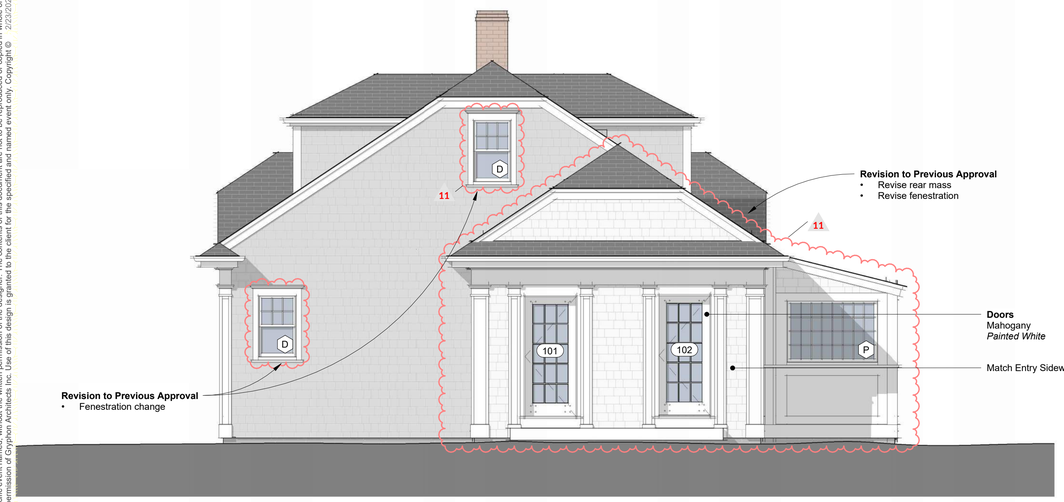


2 **Southwest - Rear - HDC**
3/16" = 1'-0"



4 **Northwest - Driveway - HDC**
3/16" = 1'-0"

Proposed



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



4 **Northwest - Driveway - HDC**
1/4" = 1'-0"

HDC Submission

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Main House

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Elevations

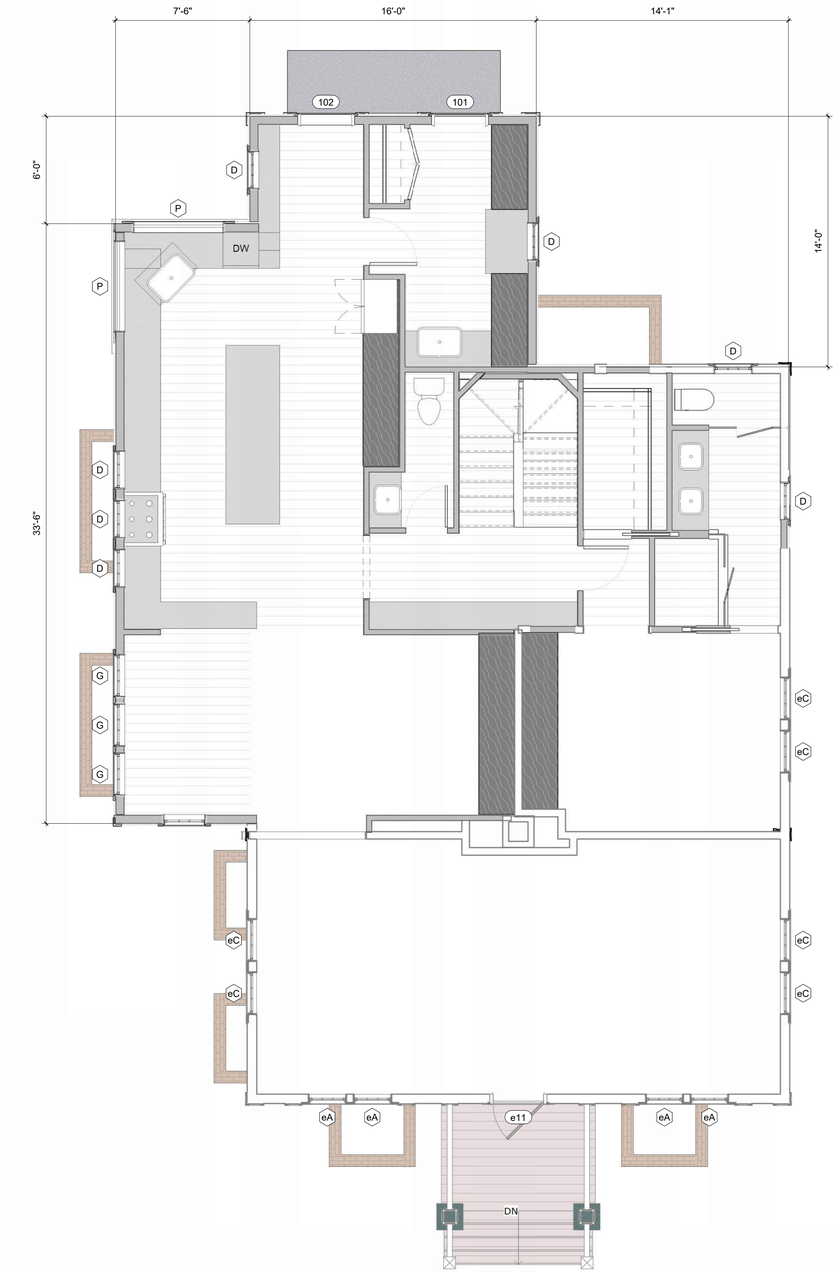
HDC2.2

Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
101	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted White
102	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted White

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 0 New	C	Brosco	6/1 DH - SSB	8x13 New	2'-6"	5'-1"	New Construction	
Floor 0 New	F	Brosco	6/9 DH - SSB	9x13 - 6/9	2'-9"	6'-2"	New Construction	
Floor 0 New	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
TO Footing	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
TO Slab	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
Floor 1	D	Brosco	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	
Floor 1	G	Brosco	DH 6/1 SSB	8x10 New	2'-6"	4'-1"	New Construction	
Floor 1	P	Brosco	Fixed 32 Lite - SSB	7x9	5'-2 3/8"	3'-9"	New Construction	
Floor 2	D	Brosco	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	



2 Floor 1 HDC
1/4" = 1'-0"

HDC Submission

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Structure
Main House

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3	HDC Submission	2024.11.04
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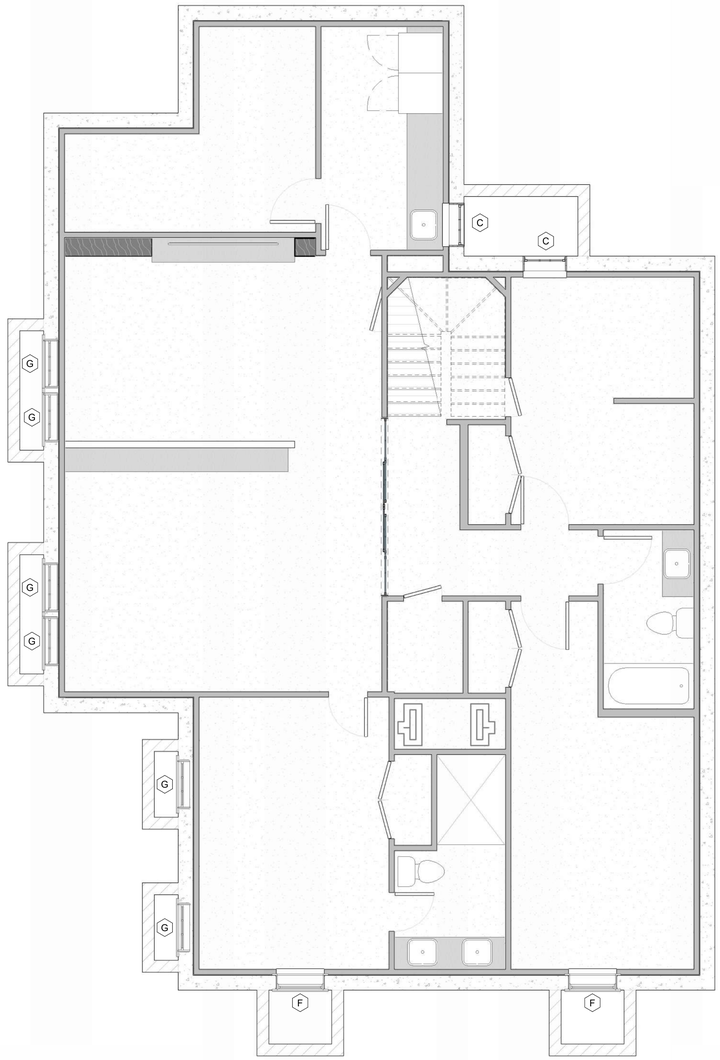
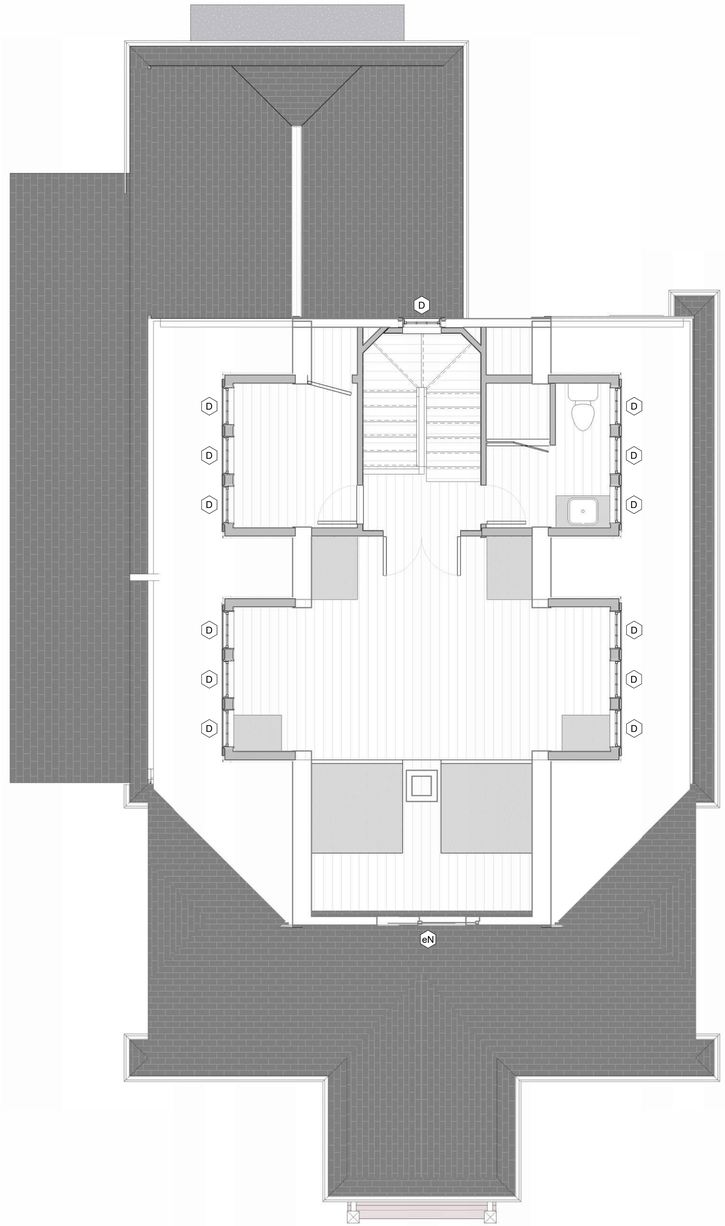
Plans

HDC2.3



1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

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ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Plans

HDC2.4

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 © 2/23/2025 5:10:53 PM

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
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1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
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(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 91 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Cl

Owner of record: Never Blue LLC

Mailing Address: 50 Legare Street

Charleston, SC

Contact Phone #: 508-228-3600 E-mail: lucas@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: lucas@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 Complete demo or potential move of existing structure

Size of Structure or Addition: Length: 30'-0" Sq. Footage 1st floor: 780 Decks/Patio: Size: 8'-0" x 38'-0" ☐ 1st floor ☑ 2nd floor
Width: 26'-0" Sq. footage 2nd floor: 350 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: Built in 1981

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation Demo
2. South Elevation Demo
3. West Elevation Demo
4. North Elevation Demo

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof 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 2/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

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: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

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.

FEBRUARY 19, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.19 11:06:39 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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Manhasset, NY 11020

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

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Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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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Sent To: 109 TOM NEVERS LLC PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
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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Boston, MA 02196

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Extra Services & Fees (check box, add fee as appropriate)	
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NANTUCKET POST OFFICE FEB 21 2025 0056 03 Postmark Here 02/21/2025

Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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	$0.00
Postage	
Total Postage and Fees	

NANTUCKET POST OFFICE 2025 0056 03 Postmark Here

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
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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U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

Stuart, FL 34997

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Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

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Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

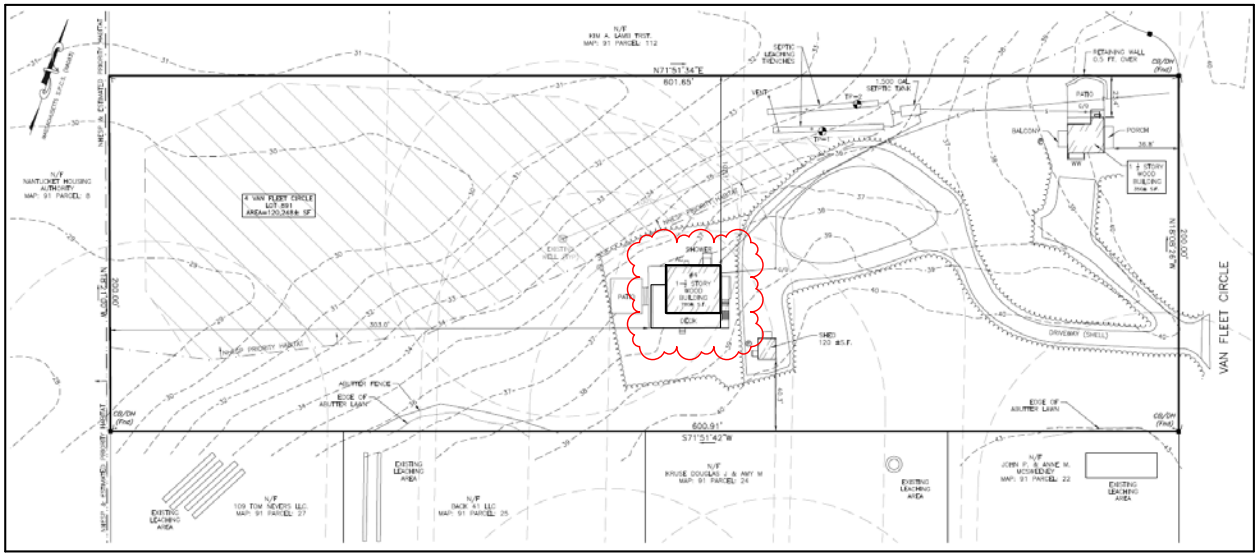
NEVER BLUE LLC

Demo/Move Existing House

4 Van Fleet Cl, Nantucket, MA



Locus Plan











CHIP WEBSTER ARCHITECTURE

11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC

4 Van Fleet

Demo

HDC House Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC

2/23/2025 12:41:59 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

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Name: Chip Webster Architecture / CWA

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Contact Phone #: 508.228.3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

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Extended to: _____

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Chairman: _____

Member: _____

Member: _____

Member: _____

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*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof 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 2/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

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: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

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.

FEBRUARY 19, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.19 11:06:39 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

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☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 02584 0056 03 Postmark Here 02/21/2025

Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

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Sent To: 109 TOM NEVERS LLC PIXIE HOLLOW LLC
Street and Apt. No., or PO Box No.: PO BOX 2669
City, State, ZIP+4®: NANTUCKET MA 02584

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Boston, MA 02196

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☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	$5.86

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Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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☐ Adult Signature Restricted Delivery	$0.00
Postage	
Total Postage and Fees	

NANTUCKET POST OFFICE 2025 0056 03 Postmark Here

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

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☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	

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Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
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Avon, CT 06001

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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	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

POST OFFICE 2025 0056 03 Postmark Here 02/21/2025

Sent To: KRUSE DOUGLAS J + AMY M
Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 77

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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	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

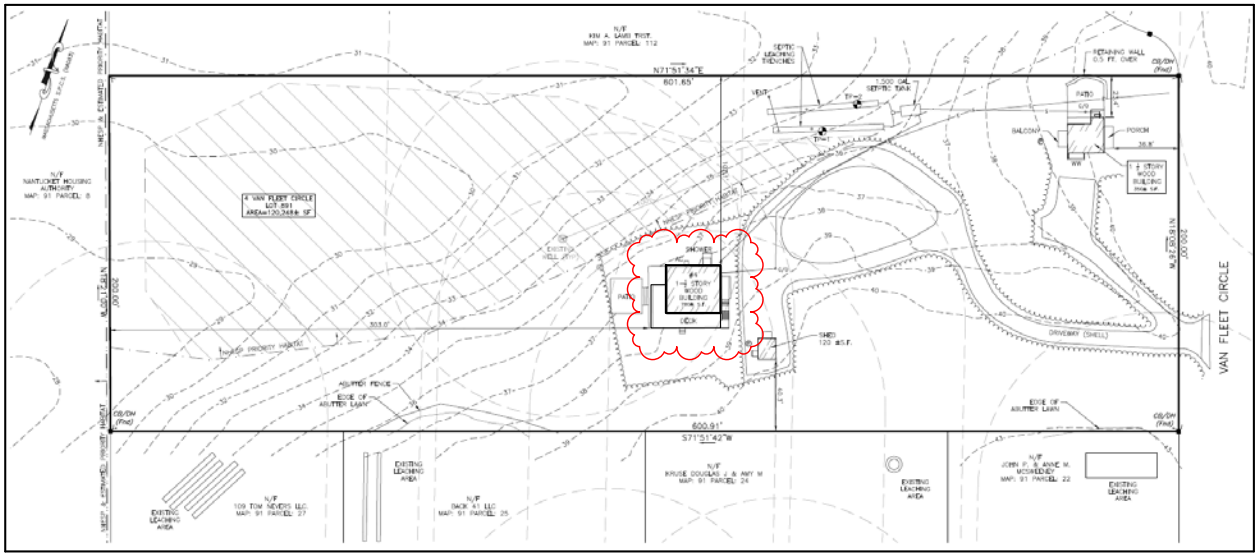
NEVER BLUE LLC

Demo/Move Existing House

4 Van Fleet Cl, Nantucket, MA



Locus Plan











CHIP WEBSTER ARCHITECTURE

11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC

4 Van Fleet

Demo

HDC House Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC

2/23/2025 12:41:59 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

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°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

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: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 _____ 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

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of 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 required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

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.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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.

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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Manhasset, NY 11020

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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	$ $0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE FEB 21 2025 02584 0056 03 Postmark Here 02/21/2025

Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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Nantucket, MA 02584

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
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City, State, ZIP+4®: NANTUCKET MA 02584

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

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Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $4.00
☐ Adult Signature Restricted Delivery	$
Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
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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Stuart, FL 34997

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
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Postage	$1.01
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Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

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Avon, CT 06001

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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	$5.86

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Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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Cheyenne, WY 82001

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 03 Postmark Here 02/21/2025 02584 9998

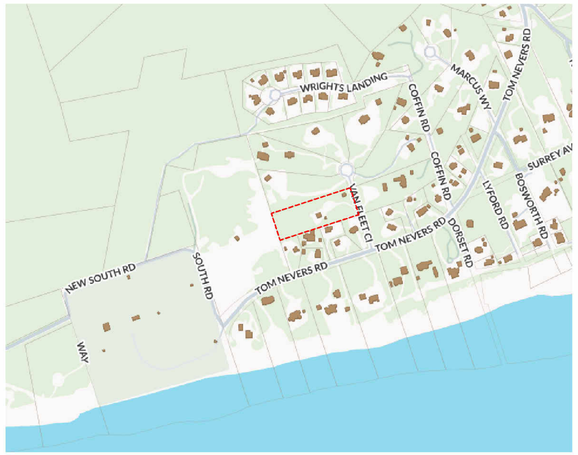
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEVER BLUE LLC

Main House

4 Van Fleet Cl, Nantucket, MA



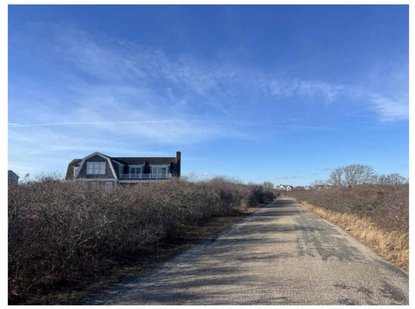
Ground Coverage Summary

Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF
Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF

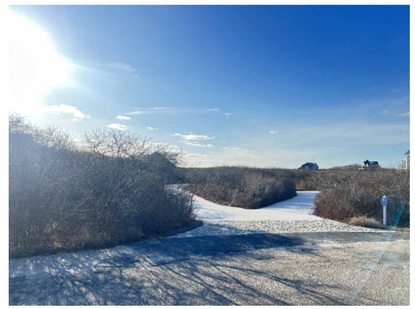




1. Turn on Van Fleet



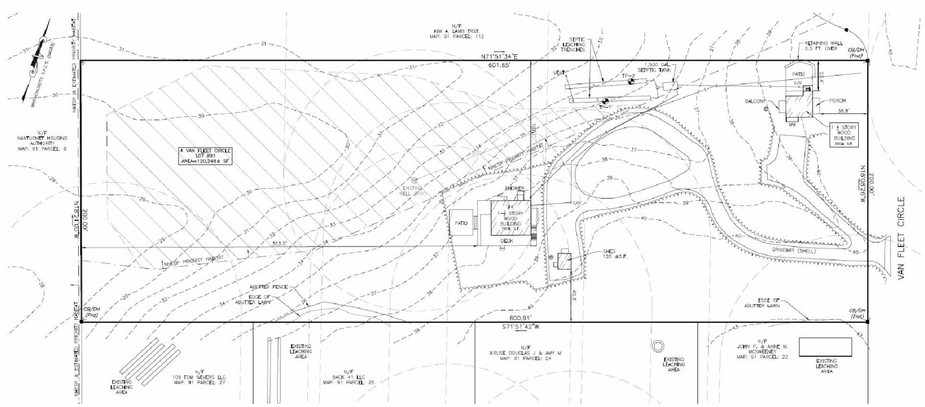
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

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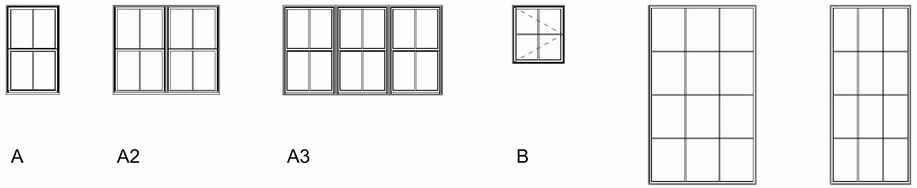


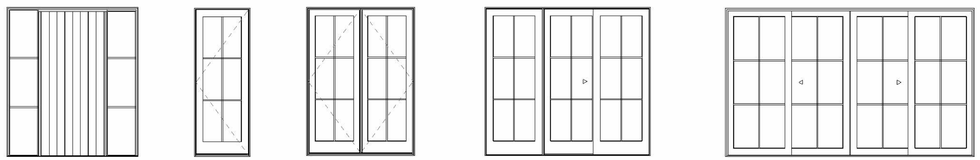
A A2 A3 B C D

Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"		
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"		
A3	Marvin Windows and Doors	ELDH3660	8'-11 3/4"	5'-0 3/8"		
B	Marvin Windows and Doors	ELCANF	2'-11 3/8"	3'-3 1/4"		
C	Marvin Windows and Doors	UDGRECT	6'-1"	10'-0 1/2"		
D	Marvin Windows and Doors	UDGRECT	4'-7"	10'-0 1/2"		

Base Window Specifications

Interior Finish: Primed
Hardware: Contemporary, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



7684 3084 6084 9084 1484

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
01	Custom	Custom		8'-0"		
02	Marvin Windows and Doors	UOFD6084	6'-1 5/8"	8'-4"		
03	Marvin Windows and Doors	UOFD6084	6'-1 5/8"	8'-4"		
04	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	14'-0"	8'-3 1/2"		
05	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	14'-0"	8'-3 1/2"		
06	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
07	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
08	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
09	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
10	Marvin Windows and Doors	UMSDSTK30080_OXXXX-XXXXO	14'-0"	8'-4"		
11	Marvin Windows and Doors	USFD9084	9'-3 3/4"	8'-4"		
12	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
13	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
14	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
15	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		

Base Door Specifications

Interior Finish: Primed
Hardware: Contemporary Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

HDC

Never Blue LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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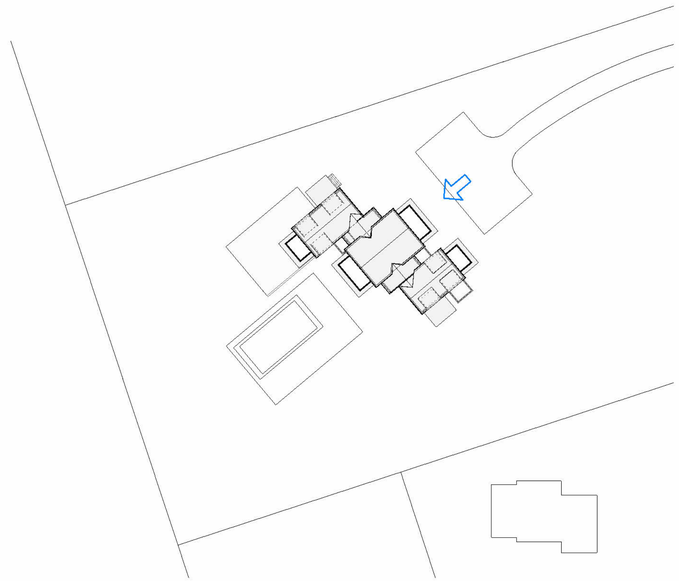

Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC3 East

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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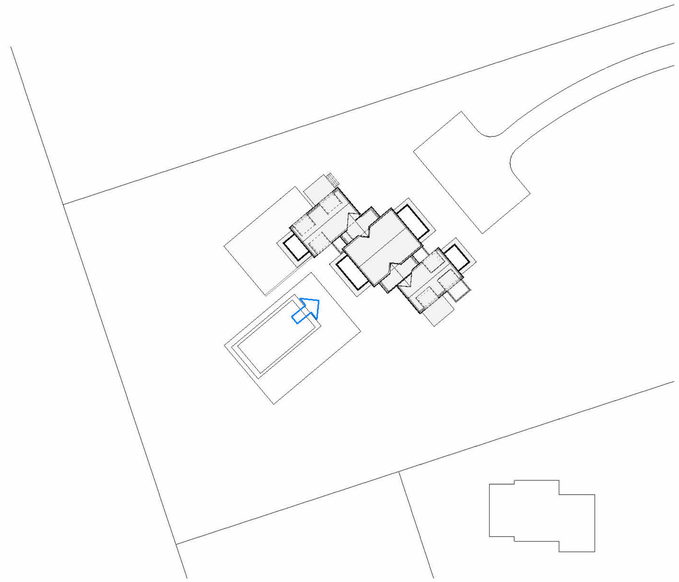
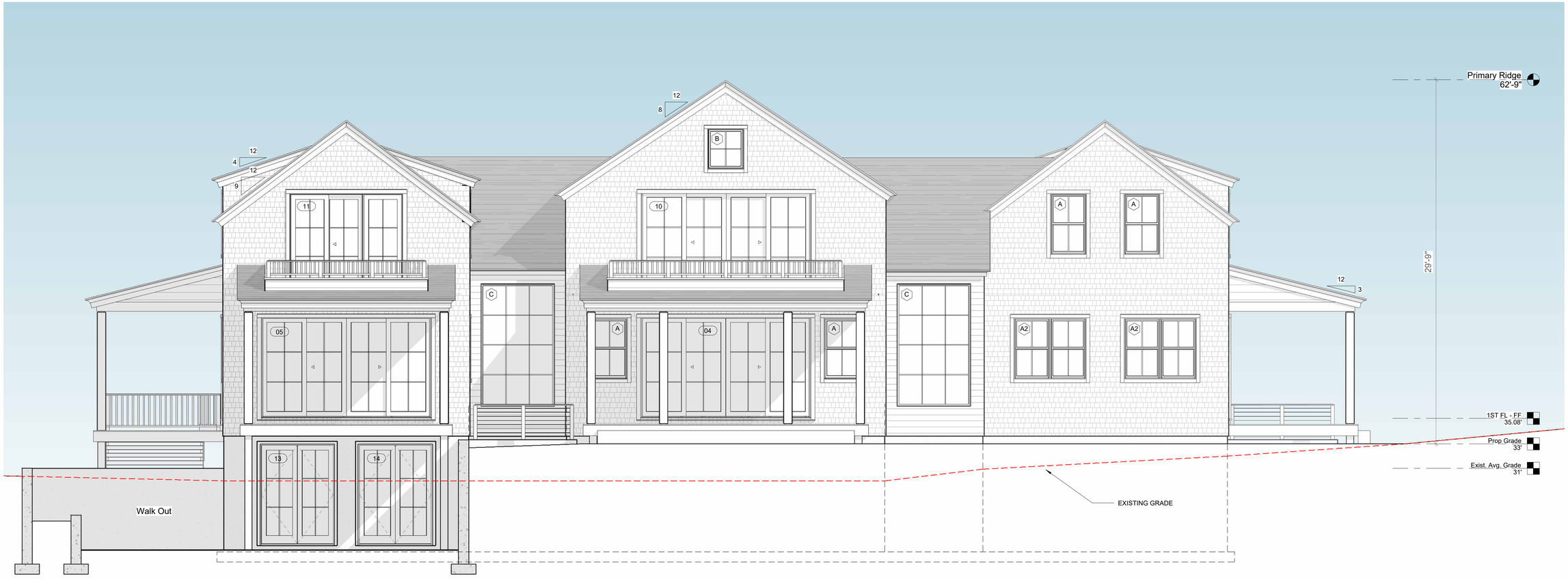


Current Submission



1 West - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC4 West

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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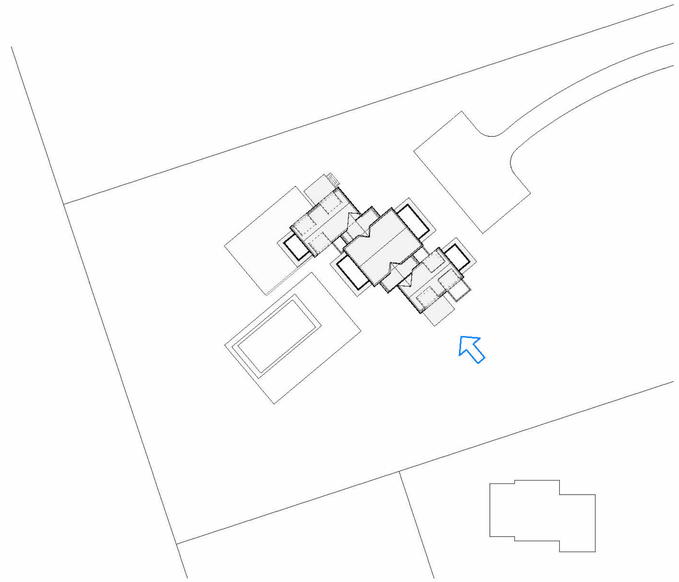

Current Submission



1 South - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC5 South

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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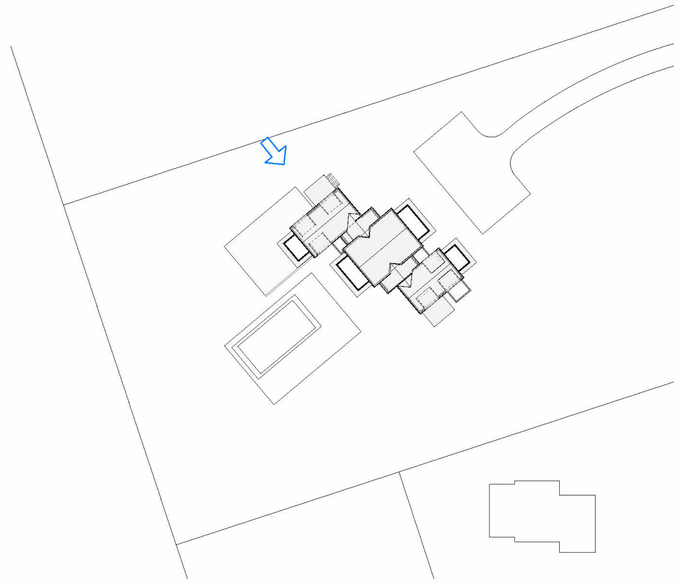

Current Submission



1 North - HDC
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 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC7 North

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

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1 HDC - First Floor
1/4" = 1'-0"

2/23/2025 12:47:29 PM

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC8 Floor 1

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC8

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11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC9 Floor 2

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC9

2/23/2025 12:47:31 PM

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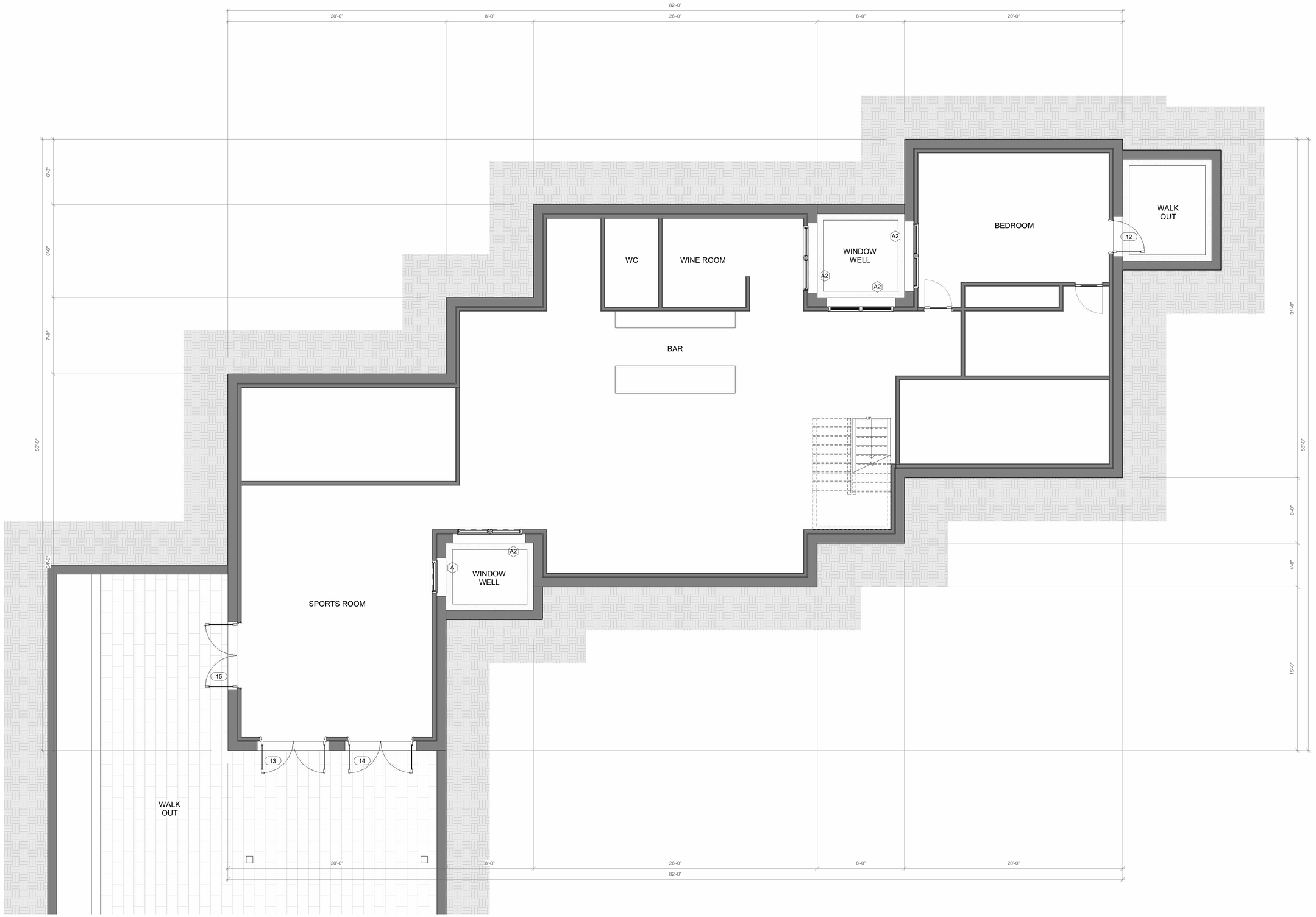

1 HDC - Basement
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC10 Basement

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2 0 2 4 6 8 10
1/4" = 1'-0" SCALE FEET

HDC10

2/23/2025 12:47:33 PM

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

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°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

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: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 _____ 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

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of 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 required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

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.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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.

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

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☐ Adult Signature Restricted Delivery	$ $0.00
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Total Postage and Fees	$5.86

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Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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City, State, ZIP+4®: NANTUCKET MA 02584

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City, State, ZIP+4®: BOSTON MA 02196

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Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

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City, State, ZIP+4®: NANTUCKET MA 02554

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City, State, ZIP+4®: STUART FL 34997

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Total Postage and Fees	$5.86

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Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
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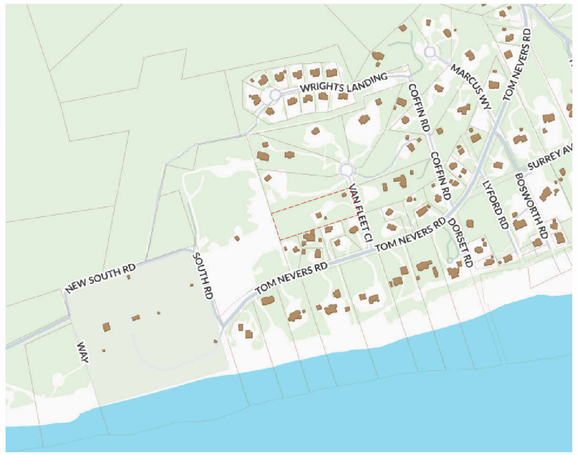
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEVER BLUE LLC

Guest House

4 Van Fleet Cl, Nantucket, MA



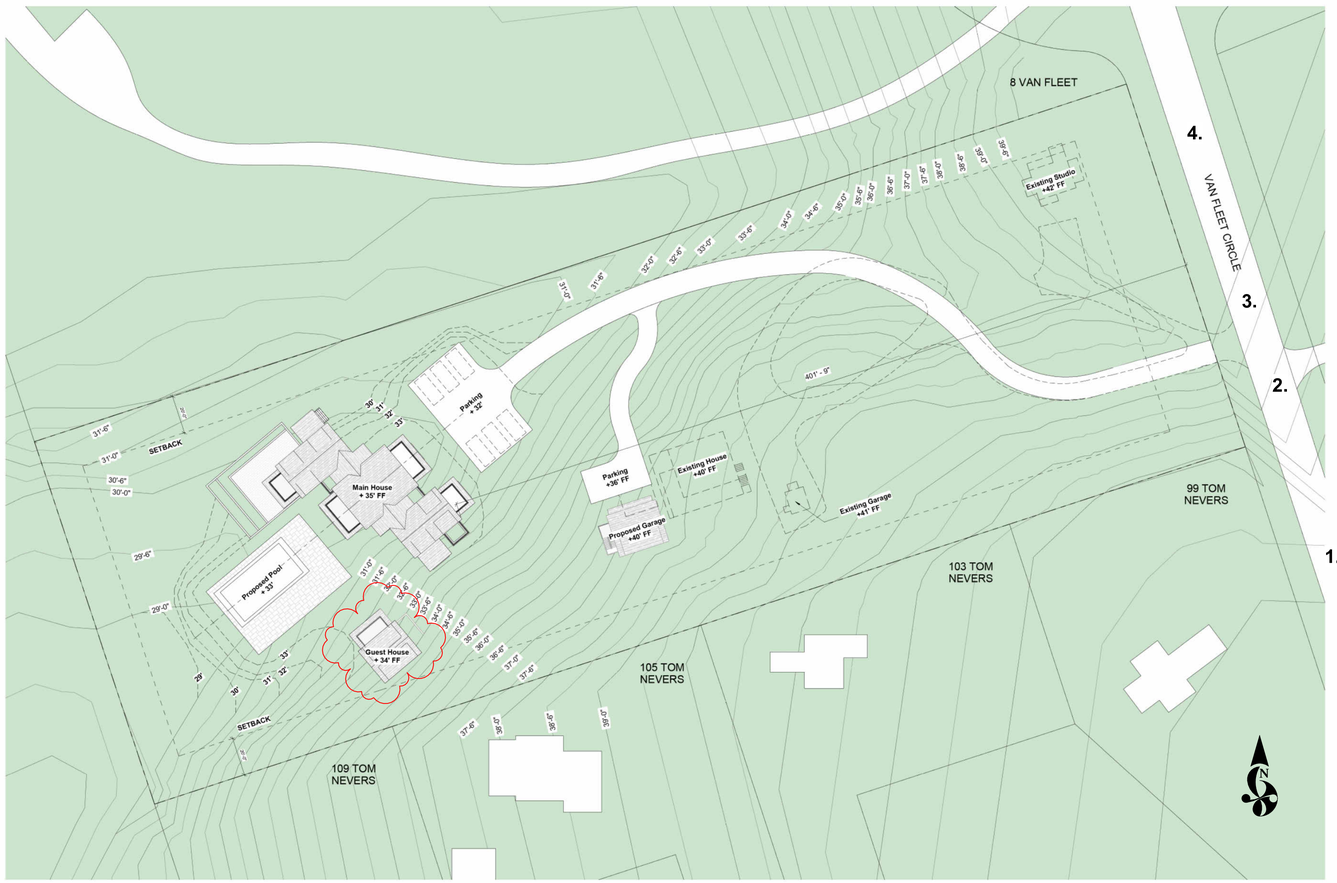
Ground Coverage Summary

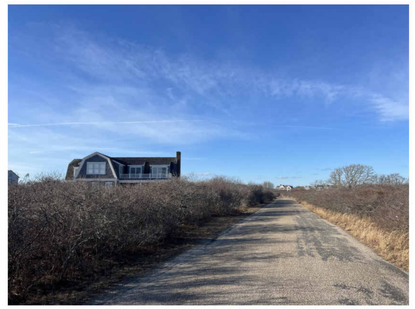
Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF

Main House	2600 SF
Guest House	500 SF
Pool House	500 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Side / Rear Yard Set Back: 20'
Ground Cover Ratio: 3%
Lot Area: 120,248 SF





1. Turn on Van Fleet



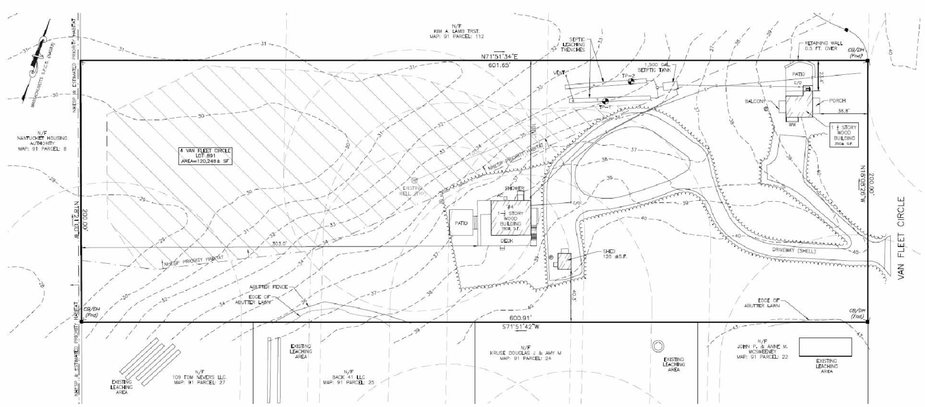
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC1 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission
23	2022.12.20	Shell Package

HDC1

2/23/2025 12:46:59 PM

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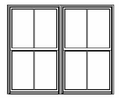
A



A2

Window Legend

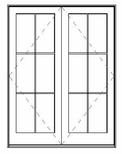
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	Black	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"		

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

12080



6084

Exterior Door Legend - HDC

1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"		Exterior	
02	Marvin Windows and Doors	CUOFD6084	6'-1 5/8"	8'-6 1/2"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD6084	6'-1 5/8"	8'-6 1/2"		Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

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HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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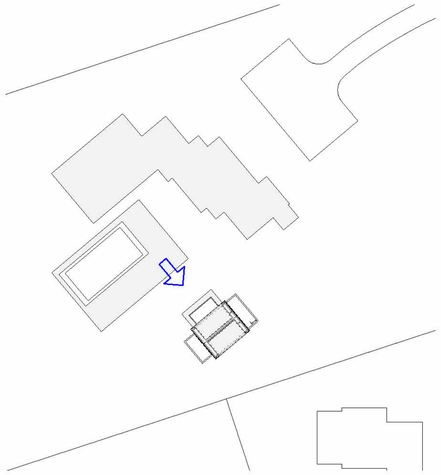
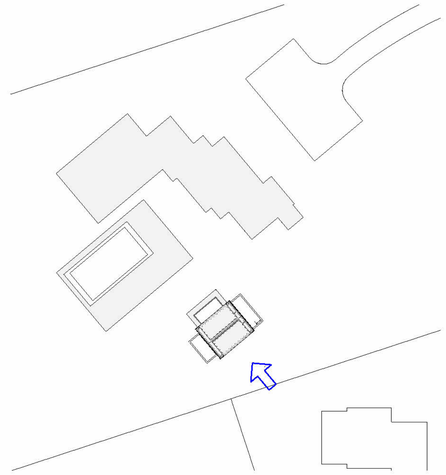


Site Plan

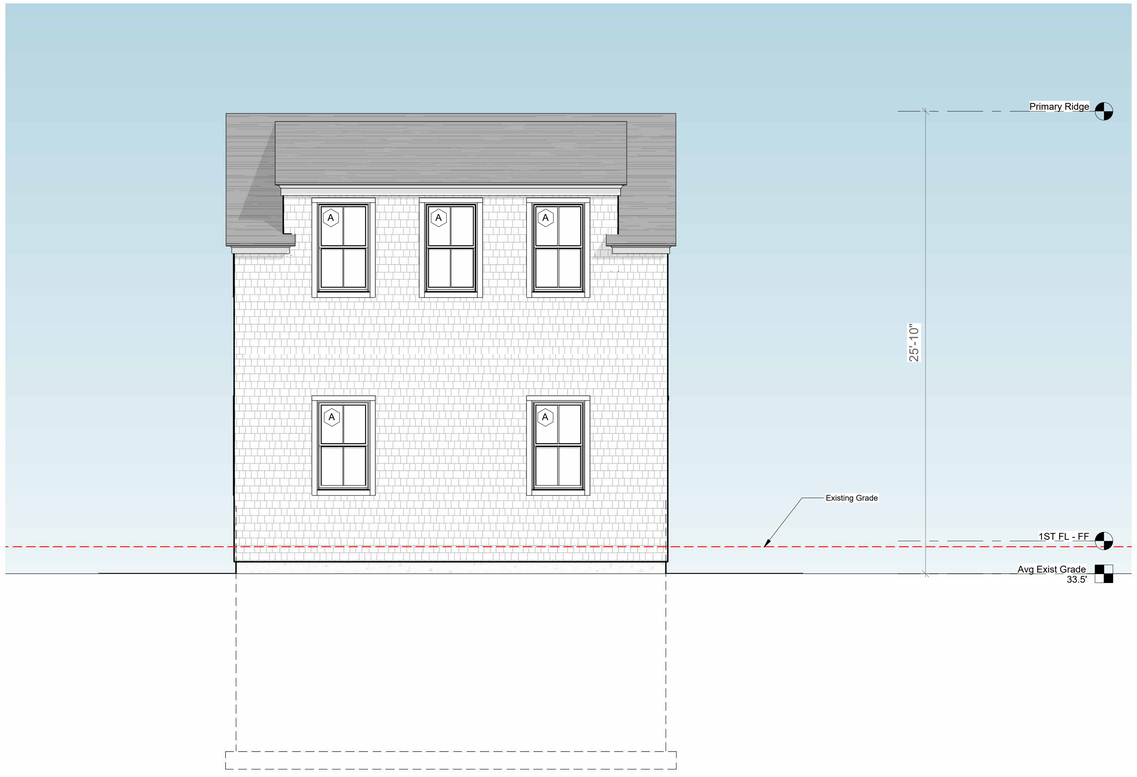


Site Plan

Current Submission



Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

2 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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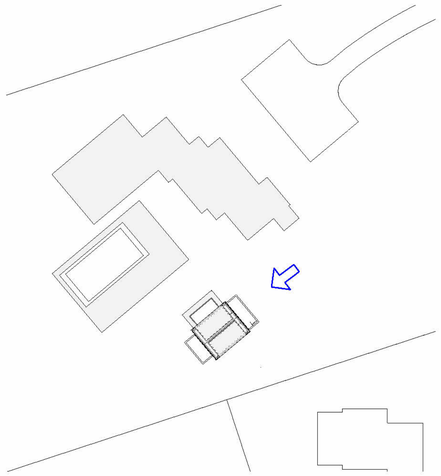
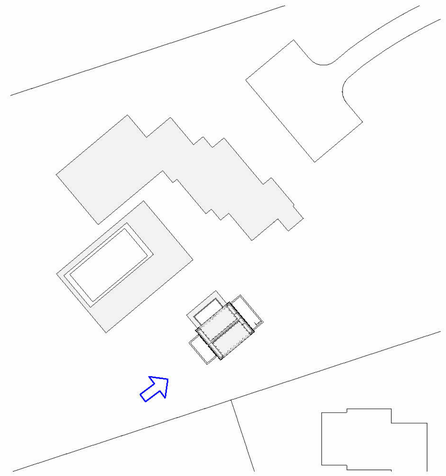
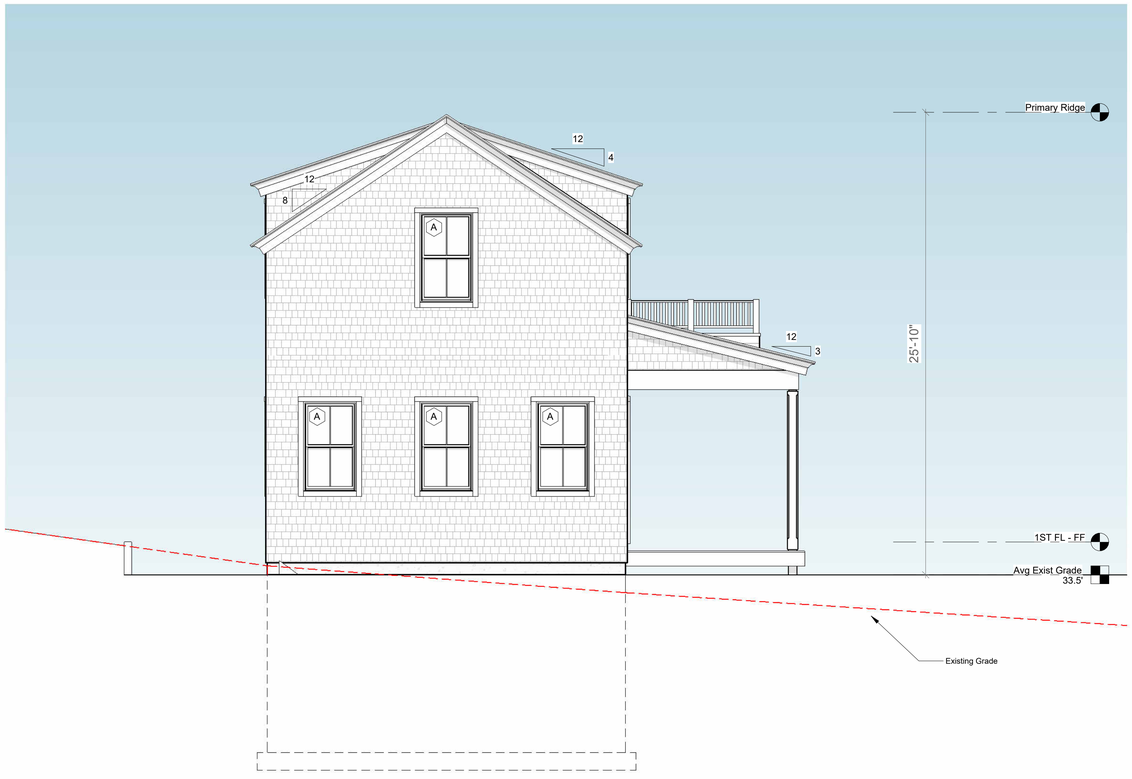


Site Plan

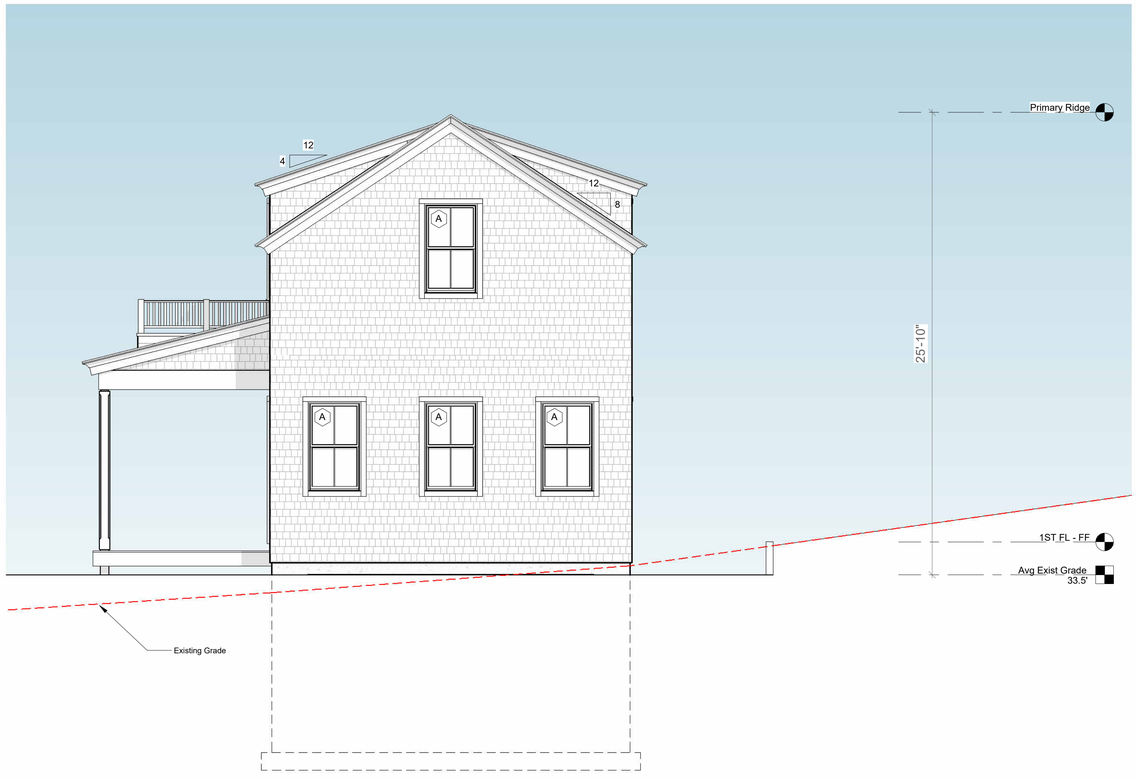


Site Plan

Current Submission



Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

2 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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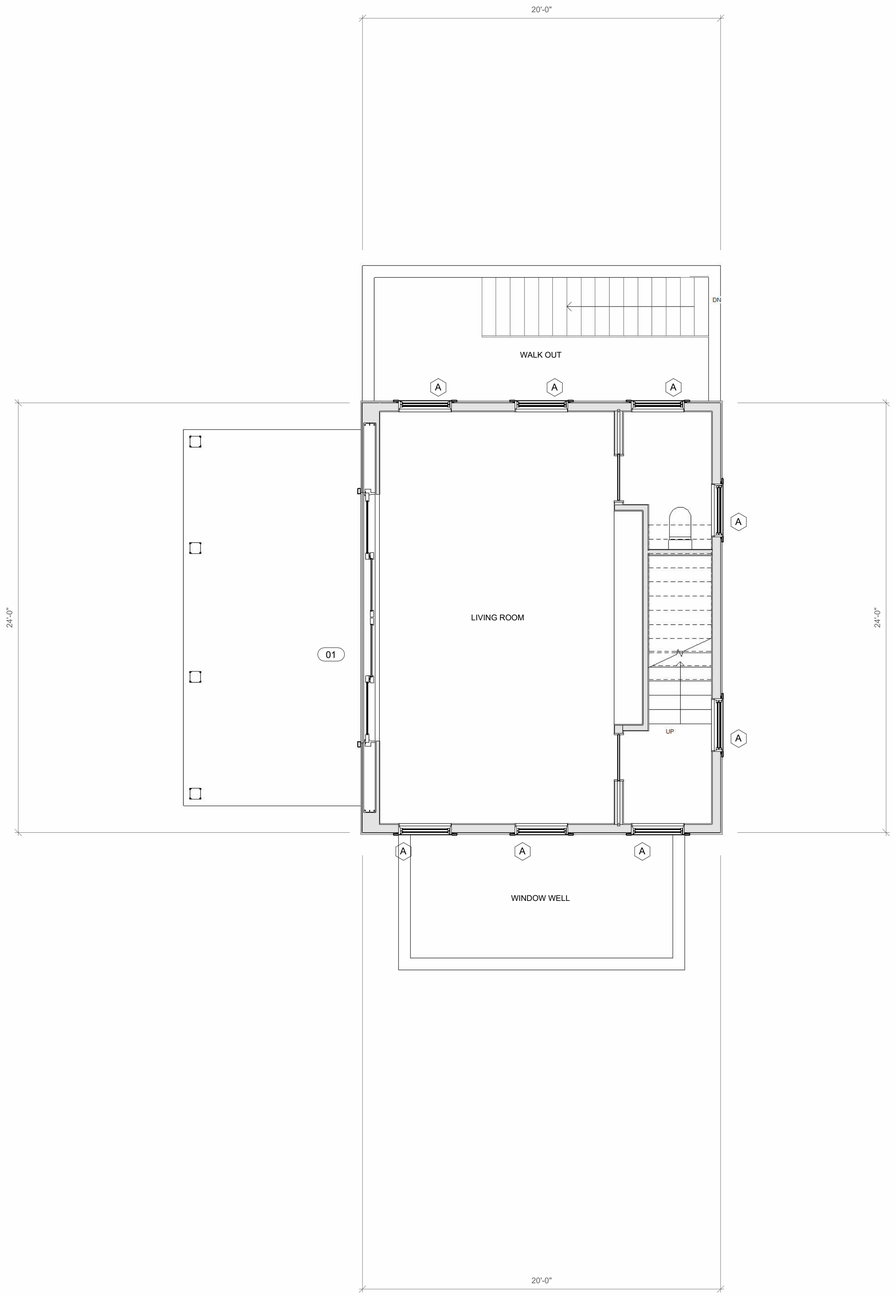
1 HDC - Basement Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:06 PM

HDC5

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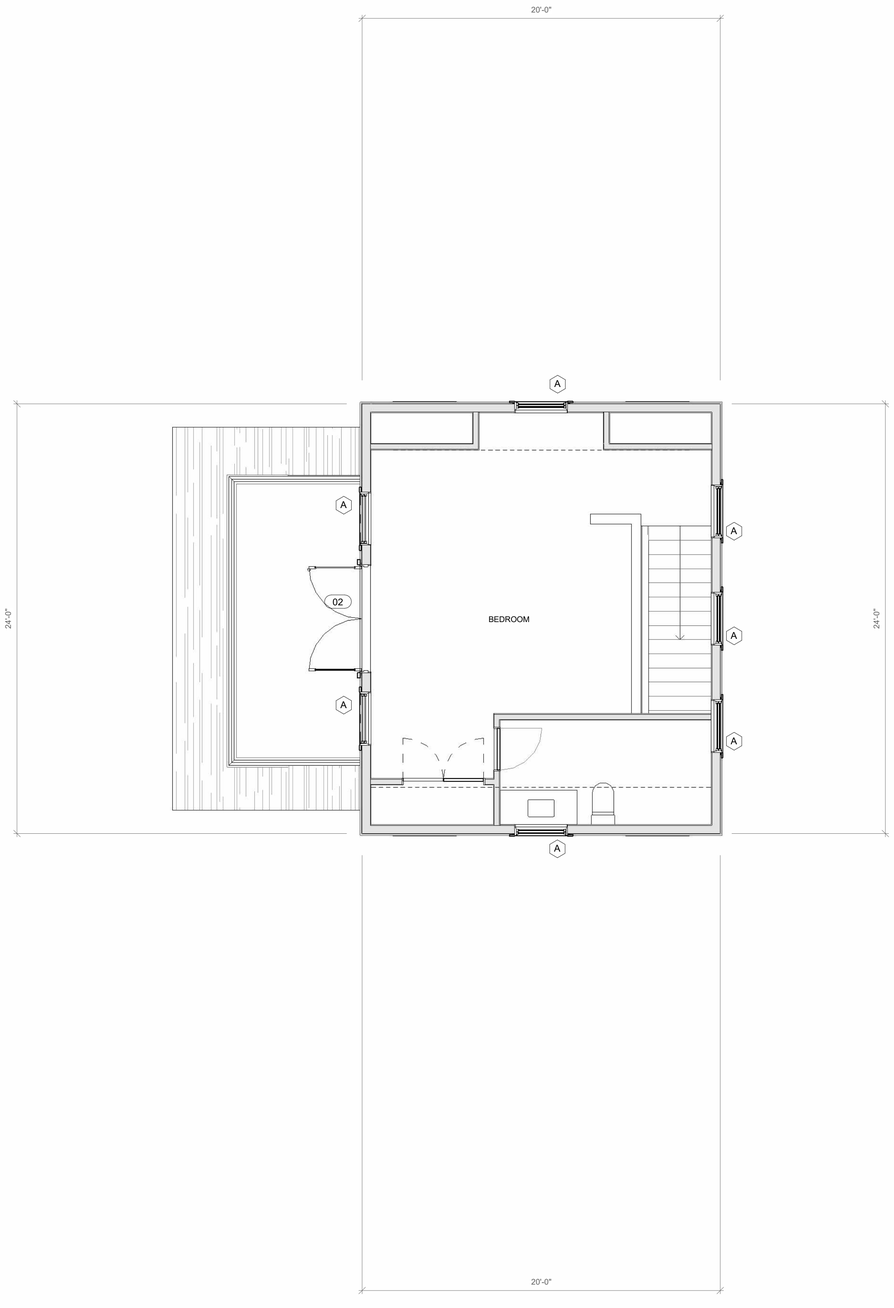
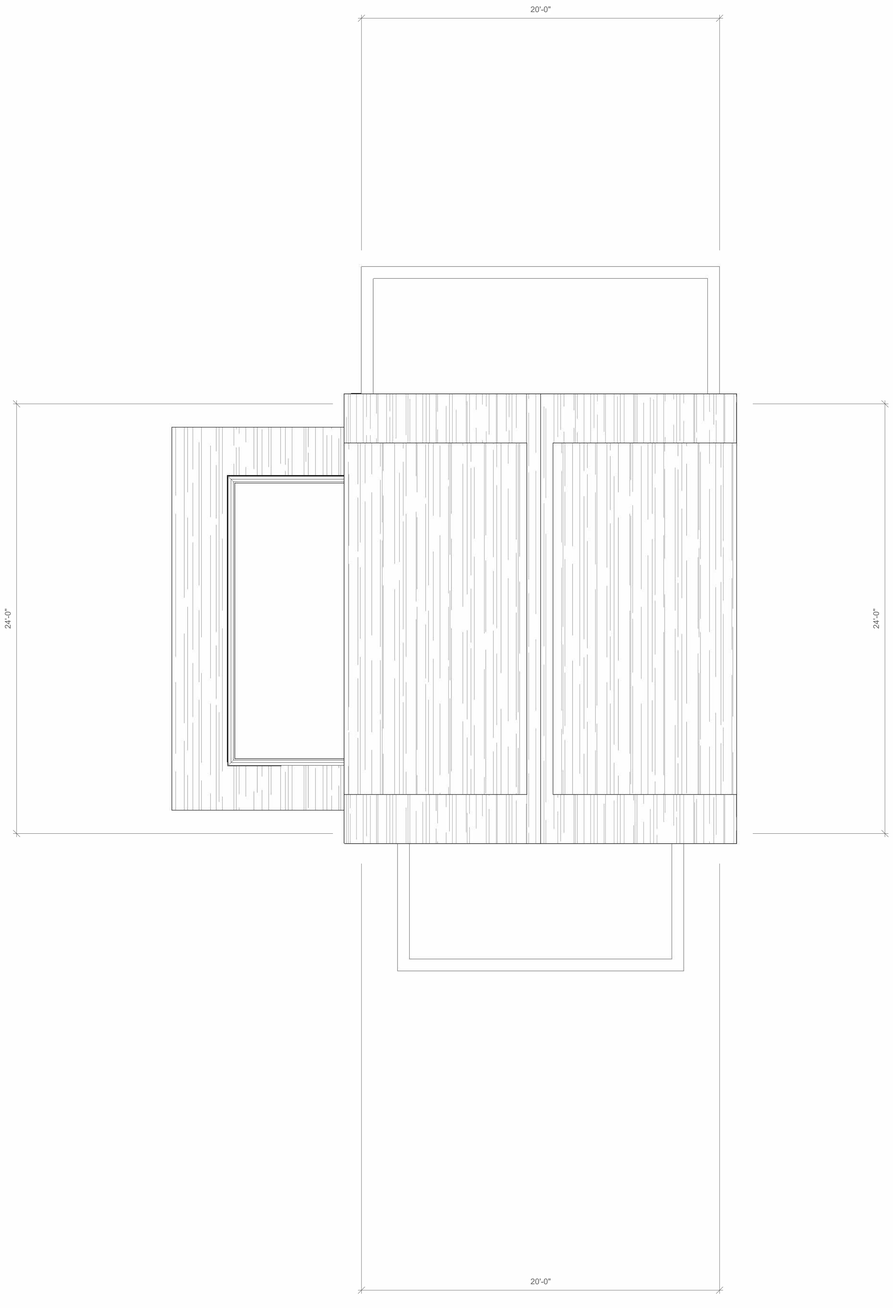


1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:07 PM

HDC6

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2025-02-12133

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 36.1

Street & Number of Proposed Work: 151 Surfside Rd

Owner of record: Steven Phillip

Mailing Address: 1 Sheep Commons Ln

Contact Phone #: 508-901-1400 E-mail: Steveand Carrie@yahoo.com

AGENT INFORMATION (if applicable)

Name: Borislav Iliev

Mailing Address: 9 Maclean Ln

Nantucket, MA 02554

Contact Phone #: 773 547 0666 E-mail: bbb_us@hotmail.com info@acksps.com

FOR OFFICE USE ONLY 1159

Date application received: 02/24/25 Fee Paid: $ 200.00

Must be acted on by: 05/30/25

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 8'x8' SPA with Patio + outdoor kitchen + fence

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 14x56 ☐ 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 Bluestone patio extension
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: 3'

Type: Type 2 capped

Length: 18'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 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 2/24/2025 Signature of owner of record _____ Signed under penalties of perjury









HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Borislav Iliev

AS AGENT FOR Steven Phillip

STREET ADDRESS ~~9 Madean Ln~~ 151 Surfside Rd

MAP/PARCEL 80 / 36.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/24/25

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.

BR — 2/24/2025

Signature — Date

RECEIVED
FEB 24 2025
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 Mar 2020

RECEIVED
FEB 24 2025
By

REQUIRED WITH ALL APPLICATIONS:

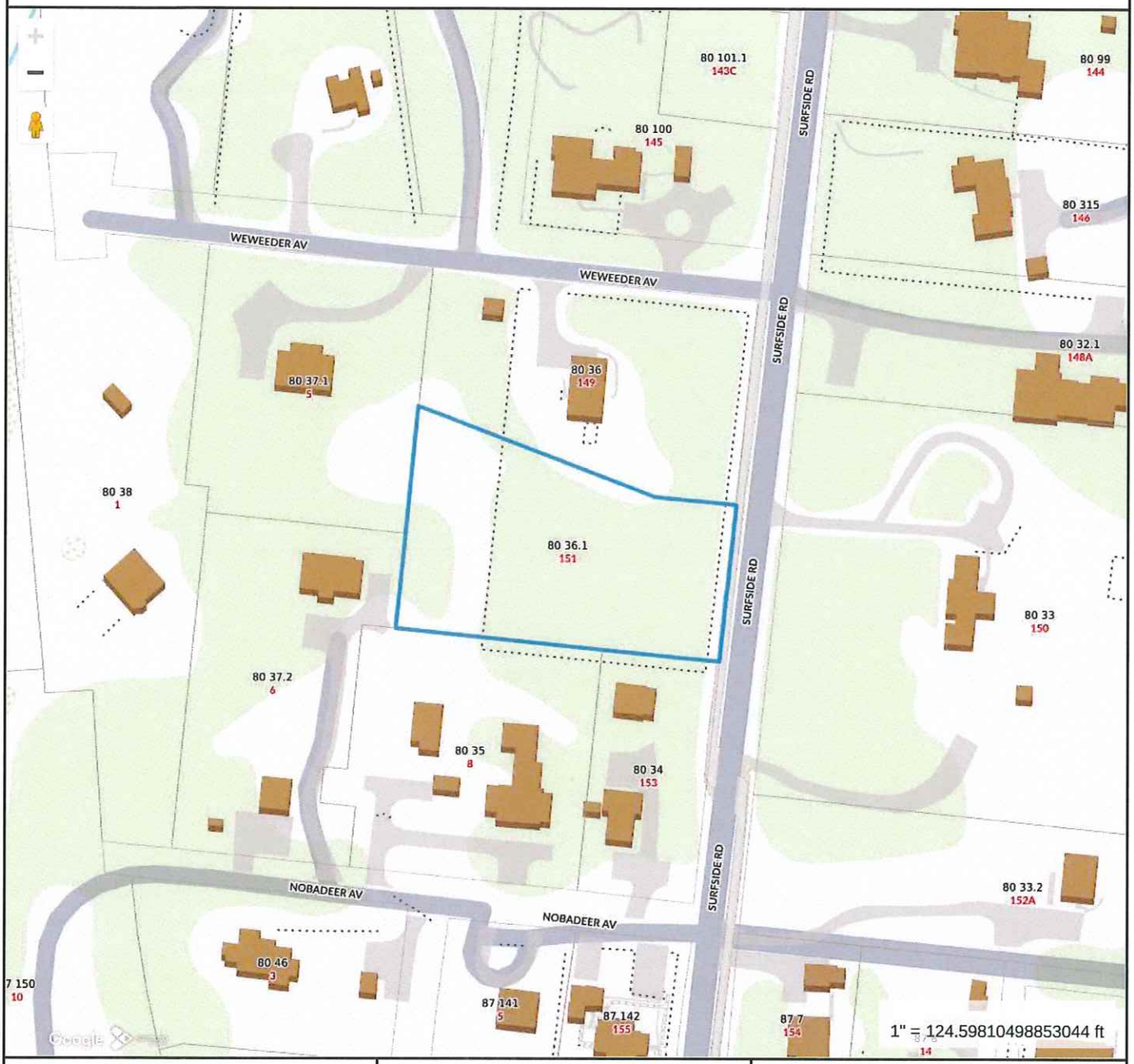
1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Property Information

Property ID	189869
Location	151 SURFSIDE RD
Owner	PHILLIP STEVEN & CARRIE ANN

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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FEB 24 2025
By

HDC Submission Only - Not For Construction

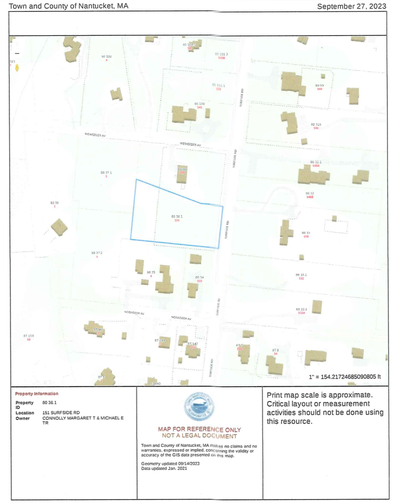
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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:	80/36.1	Lot Size:	40,001 sq. ft.
District/Zoning:	LUG-1	Allowable Ground Cover:	2,800 sq. ft.
Minimum Lot Size:	40,000 sq.ft.	Existing Ground Cover:	0
Frontage:	100 ft.	Proposed Ground Cover MH:	2,201 sq. ft.
Ground Cover Ratio:	7%	Proposed Ground Cover Garage:	500 sq. ft.
Front Setback:	35 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Cover:	2,701 sq. ft.



2 Locus Map
NTS

1 Site Plan
1" = 10'-0"

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Project

Phillip Residence Pool

151 Surfside Rd., Nantucket MA

Sheet

Site Plan

Date

10.10.2023

Revisions

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Scale: As indicated

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