1. RATIFY VOTE FROM 3/18/2025 NEW BUSINESS

   Documents:

   OB 43 SHERBURNE COMMONS HARDSCAPE.PDF

2. OLD BUSINESS 3/11/2025

   Documents:

   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

3. OLD BUSINESS 3/25/2025

   Documents:

   OB 8 N MILL.PDF
   8 N MILL ST HARDSCAPE.PDF
   8 N MILL ST - FROM MUELLER FAMILIY.PDF
   OB 79 POCOMO SPORTS COURT.PDF
   8 SANDWICH - MH OB.PDF
   8 SANDWICH - GARAGE OB.PDF
   8 SANDWICH - SHED OB.PDF
   8 SANDWICH - POOL TRACK.PDF
   2 DUKES ROAD DEMO MAIN HOUSE.PDF
   15 N WATER ST - COLOR CHANGE OB.PDF
   OB 93 MAIN ST WINDOW.PDF
   22 VESTAL ST - HARDSCAPE OB.PDF
   OB 28 SHIMMO POND ROAD PICKLE BALL COURT HARDSCAPE.PDF
   OB 11 OSPREY PRIMARY DWELLING.PDF
   OB 11 OSPREY SECONDARY DWELLING.PDF
   OB 11 OSPREY POOL HARDSCAPE.PDF
   OB 85 ORANGE STREET ADDITION.PDF
   OB 85 ORANGE FRONT HARDSCAPE.PDF
   OB 85 R ORANGE HARDSCAPE.PDF
   OB 85 ORANGE FRONT HARDSCAPE.PDF
   OB 3 POPS LN. MAIN HOUSE.PDF
   3 POPS LN. GUEST HOUSE.PDF
   3 POPS LN. GARAGE.PDF
   3 POPS LN. POOL.PDF
   3 POPS LN OPPOSITION.PDF
   OB 3 NOBADEER AVE HDC2025-01-11847 NEW DWELLING.PDF
   OB 3 NOBADEER AVE HDC2024-01-11850 POOL HARDSCAPE.PDF
   OB 88 POCOMO RD GUEST HOUSE.PDF
   OB 36 TENNESSEE AVE NEW DWELLING.PDF
   OB 48 YORK ST.PDF
   OB 48 YORK ST.PDF
   OB 30 EEL POINT RD NEW DWELLING.PDF

4. NEW BUSINESS 2/18/2025

   Documents:

3 MILES COURT ROOF SOLAR.PDF
4R JEFFERSON MH REV 10045.PDF
6 SOUTH PASTURE ADDITION.PDF
26A DAFFODIL LANE PARKING CANOPY SOLAR.PDF
16 WILLIAMS ST SOLAR PACKAGE.PDF
16 WILLIAMS FOR SOLAR.PDF
16.5 WILLIAMS ST SOLAR PACKAGE.PDF
16.5 WILLIAMS FOR SOLAR.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

5. NEW BUSINESS 3/4/2025 VIEW

Documents:

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

6. NEW BUSINESS 3/4/2025

Documents:

24 SURFSIDE NEW OFFICE.PDF
24 SURFSIDE RD HARDSCAPE.PDF
24 SURFSIDE RD HARDSCAPE PLAN.PDF
24 SURFSIDE RD MATERIAL OPTIONS.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
5 WAYDALE DUPLEX.PDF
3 WAYDALE DUPLEX.PDF
10 STRAIGHT WHARF STORE ADDITION.PDF
20 BROAD ST WINDOW REPLACEMENT REV 11125.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 - STUDIO.PDF
4 VAN FLEET MAIN HOUSE.PDF
4 VAN FLEET GUEST HOUSE.PDF

7. NEW BUSINESS 3/18/2025

Documents:

32 MAIN ST TRIM COLOR CHANGE.PDF
9 HAWKS CIR GARAGE.PDF
16 CODFISH PARK RD ADDITION.PDF
74A HOOPER FARM RD NEW DWELLING.PDF
4 SPRUCE ST ADDITION.PDF
2A FORREST AVE GARAGE APARTMENT- LOT 40.PDF
2B FORREST AVE GARAGE APARTMENT LOT 39.PDF
5 WEETAMO RD MAIN HOUSE COMPLETE.PDF
5 WEETAMO RD MAIN HOUSE DRAWINGS.PDF
5 WEETAMO RD SHED COMPLETE.PDF
5 WEETAMO RD SHED DRAWINGS.PDF
8 COPPER LN DEMO DECK NEW PATIO UPDATED 3.10.25.PDF
8 COPPER LN OUTDOOR SHOWER UPDATED 3.10.25.PDF
253 MADAKET RD REV 7871 COLOR CHANGE.PDF
30A ORANGE ST APRON CHANGE REV 10837.PDF
10 WHITE ELEPHANT WAY ADD ROOFWALK SKIRT.PDF
57 SOMERSET ROAD DEMO.PDF
5 ARBOUR WAY PERGOLA.PDF
6 FAIRGROUNDS RD FAIRGROUNDS A ROOFTOP SOLAR.PDF
6 FAIRGROUNDS RD FAIRGROUNDS B ROOFTOP SOLAR.PDF
6 FAIRGROUNDS RD TICCOMA A ROOFTOP SOLAR.PDF
4 WAITT DR TICCOMA B ROOFTOP SOLAR.PDF

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



All reproduction & intellectual property rights reserved ©2023
Rendering a representation purposes only. Refer to contract documents for project requirements.

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

Hardscape & Landscape Submission

COVER SHEET

ISSUED FOR HDC APPROVAL

12/02/24

SMRT
Architecture • Engineering • Planning

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

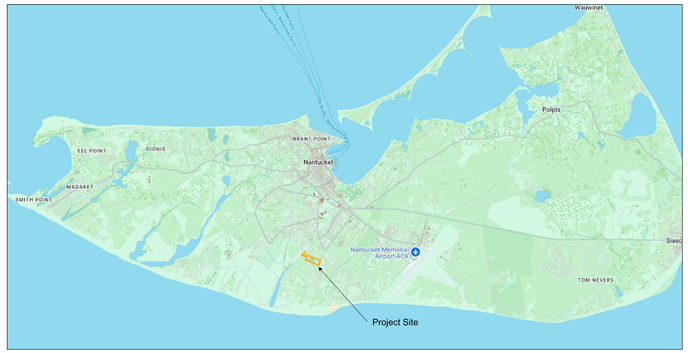
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: **23121**

NOT FOR CONSTRUCTION



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



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

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

Planning & Zoning Data



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



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

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

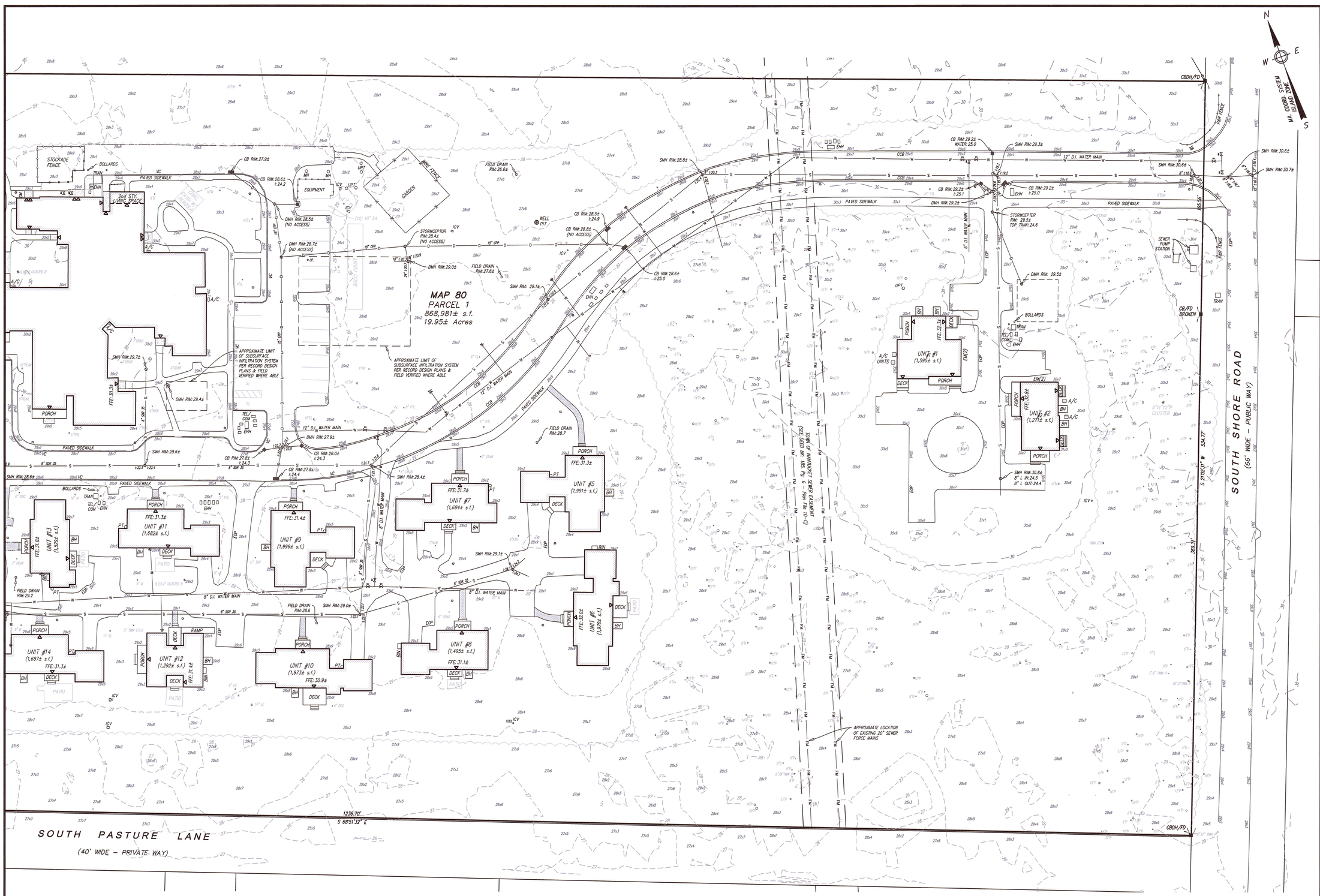
12-02-24

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



NOTES:

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

TREE LEGEND

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

EXISTING LEGEND

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

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

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

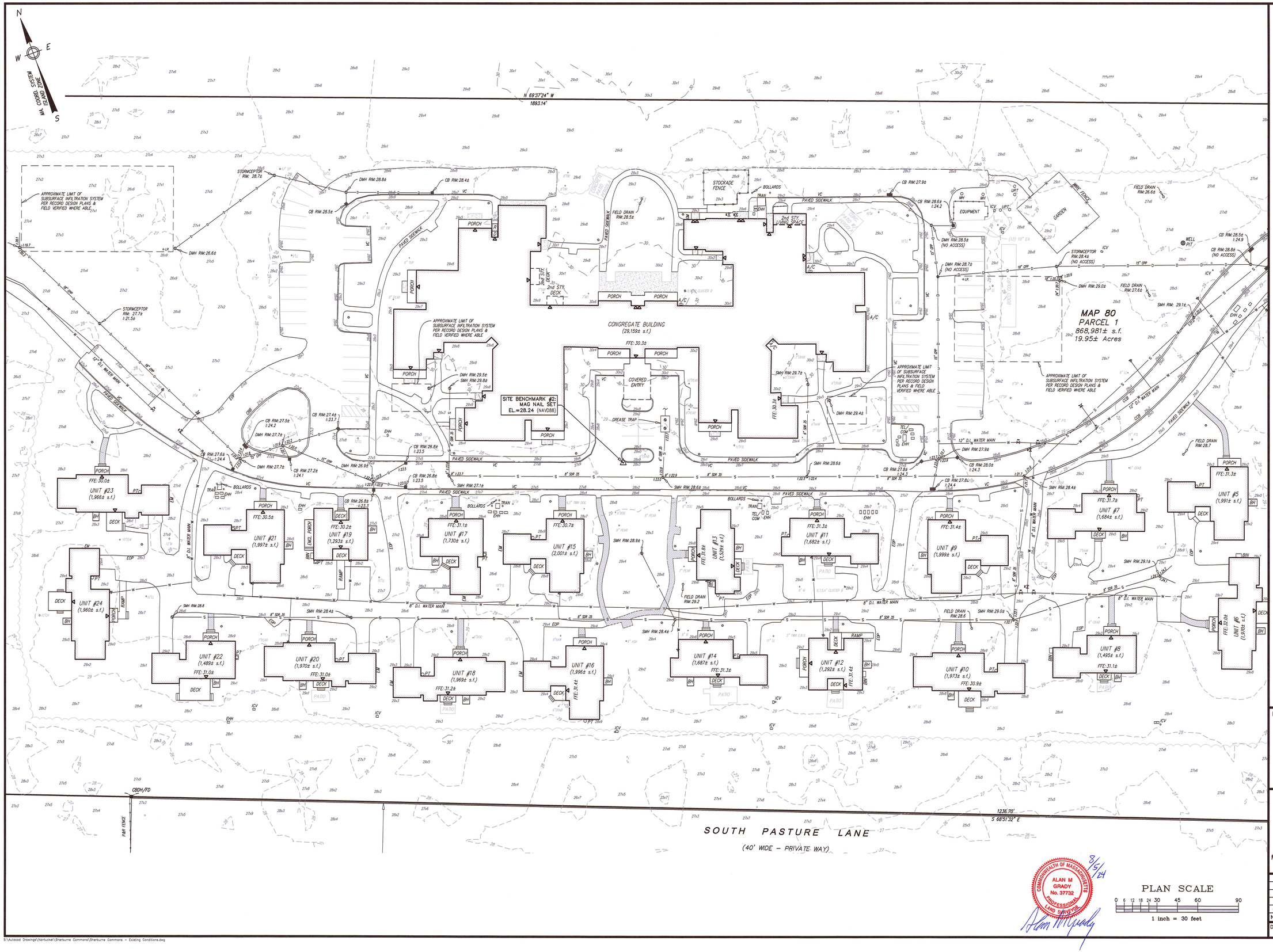
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/6/24

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

No.	Date	Revision Description	By
–	–	–	–

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

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons – Existing Conditions.dwg



NOTES:

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

TREE LEGEND

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

EXISTING LEGEND

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

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

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

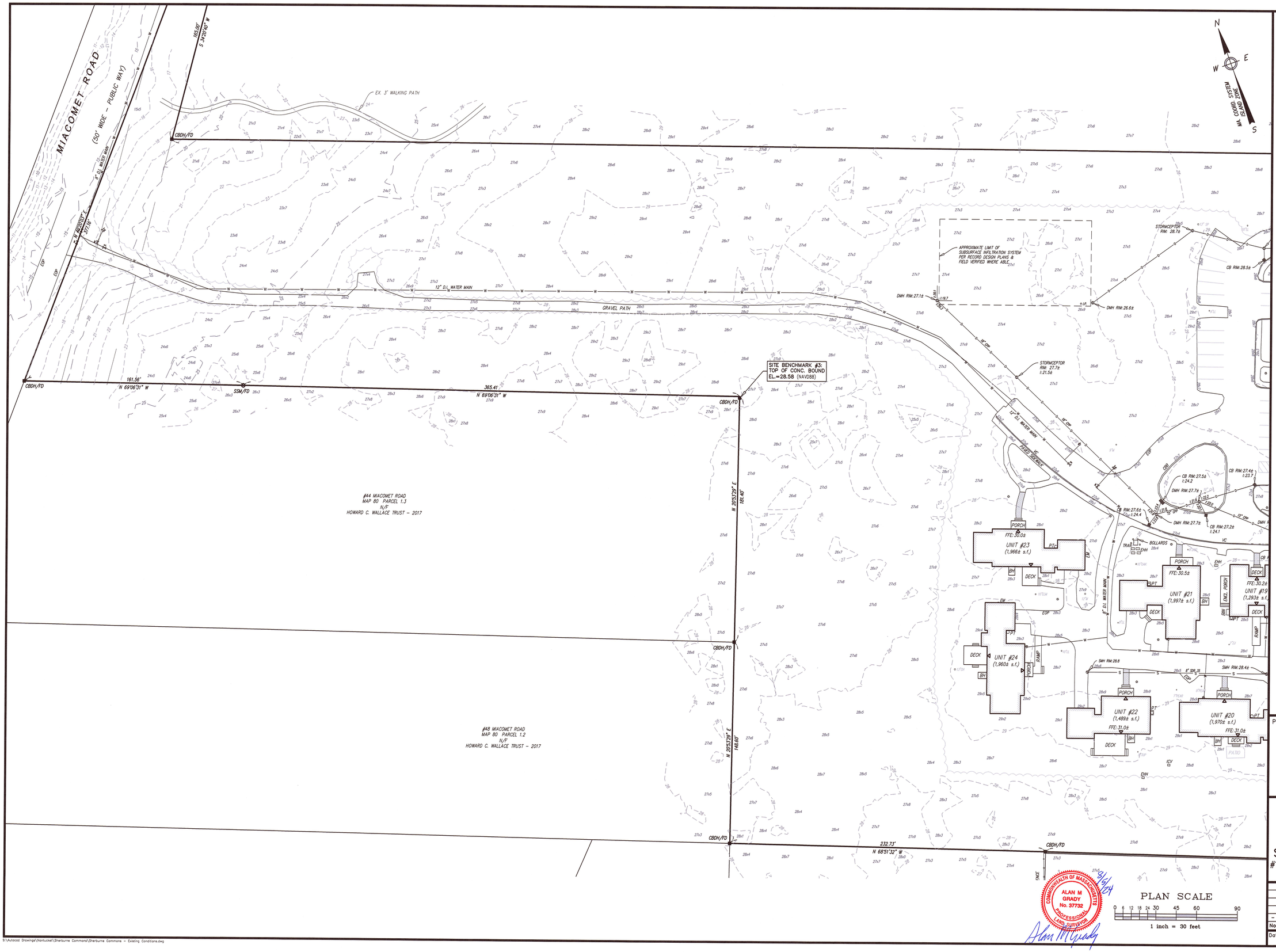
COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
8/5/24

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

No.	Date	Revision Description	By
–	–	–	–

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

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons – Existing Conditions.dwg



NOTES:

1. LOCUS: #1-#43 SHERBURNE COMMONS LANE
   MAP 80 PARCEL 1
2. OWNER: TOWN OF NANTUCKET (LANDLORD)
   TENANT: THE RESIDENCES AT SHERBURNE COMMONS, INC.
   SUB-TENANT: NANTUCKET COTTAGE HOSPITAL
3. DEED REF: BK: 146 PG: 143
   PROPRIETORS RECORD BK: 7 PG: 186 & 187
   BK: 1467 PG: 108
   BK: 1467 PG: 128 (AMENDED LEASE)
   BK: 1477 PG: 151 (SUB-LEASE)
   BK: 1619 PG: 293 (LEASEHOLD CONDOMINIUM MASTER DEED)
   BK: 1718 PG: 120 (AMENDMENT TO MASTER DEED)
4. PLAN REF: PLAN# 2001-30
   PLAN# 2017-95
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 08/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE BUT A PORTION OF THE LOCUS DOES FALL WITHIN AN AREA OF PRIORITY HABITATS OF RARE SPECIES.
7. UTILITY LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, SURFACE EVIDENCE, AND INFORMATION OBTAINED FROM THE APPROPRIATE UTILITY PROVIDER. INVERT ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

TREE LEGEND

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

EXISTING LEGEND

100	MAJOR CONTOUR
99	MINOR CONTOUR
100x1	SPOT ELEVATION
EOP	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)
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
X"TREE	TREE SIZE/SPECIES

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
9/5/24

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

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

EXISTING CONDITIONS PLAN
IN NANTUCKET, MA

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

No.	Date	Revision Description	By
-	-	-	-

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

S:\Autocad Drawings\Nantucket\Sherburne Commons\Sherburne Commons - Existing Conditions.dwg



















TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

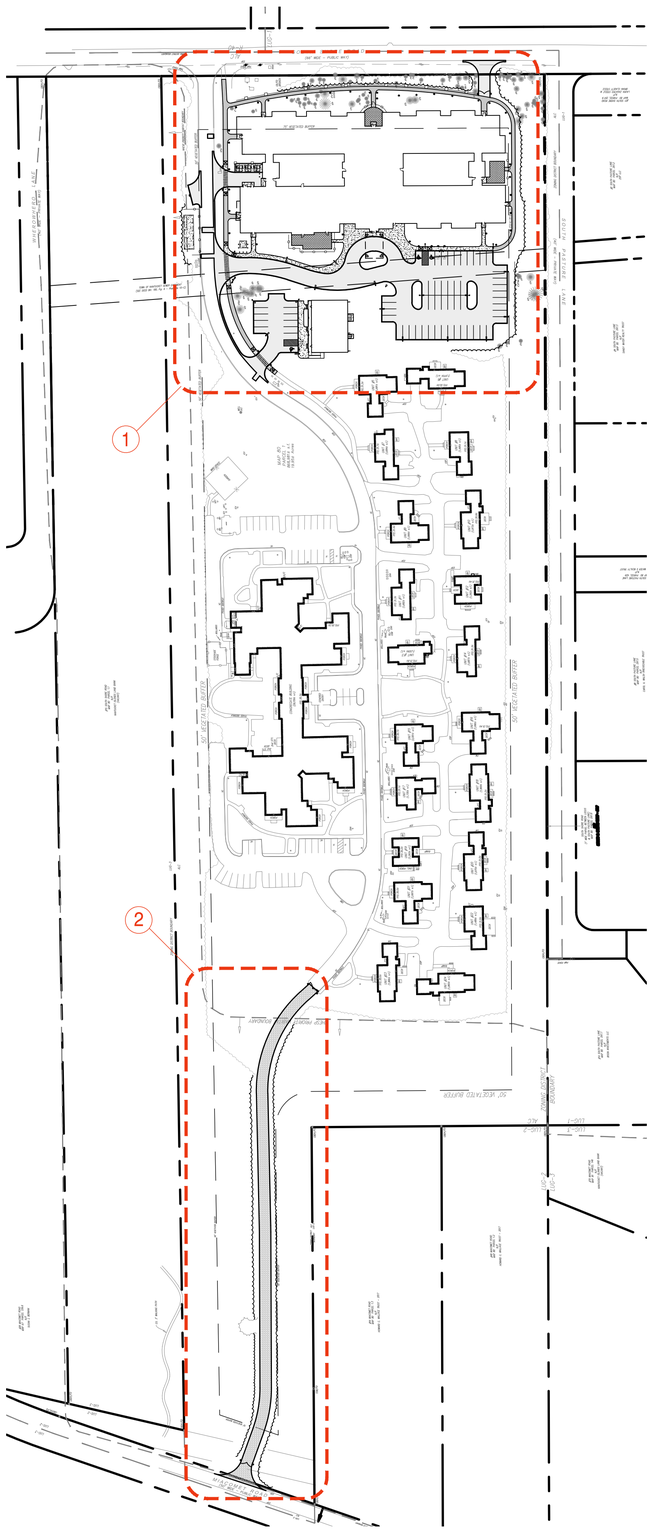
12-02-24

SHEET TITLE:

EXISTING SITE PHOTOS

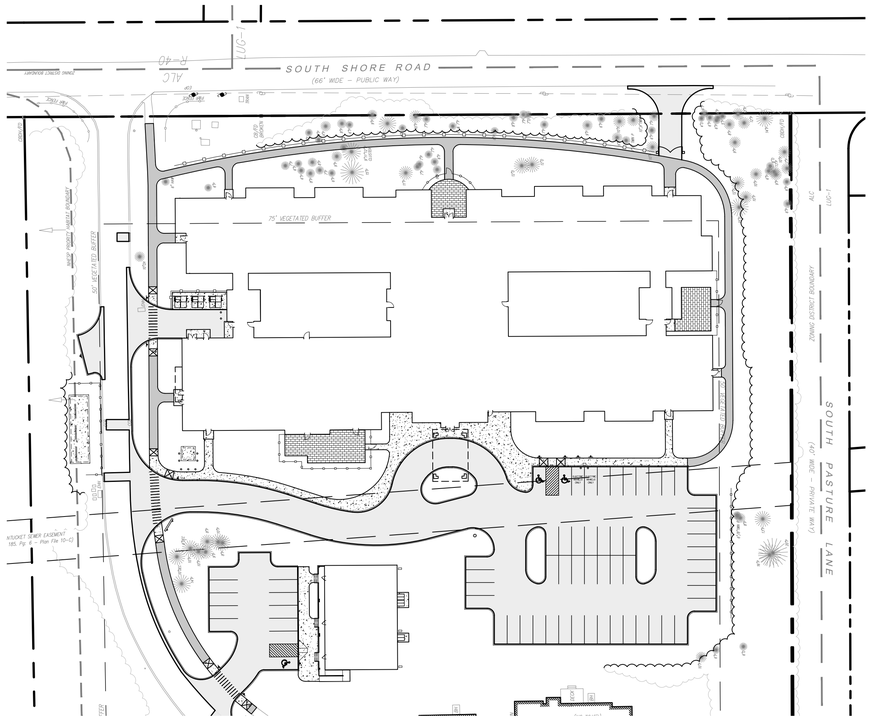
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

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



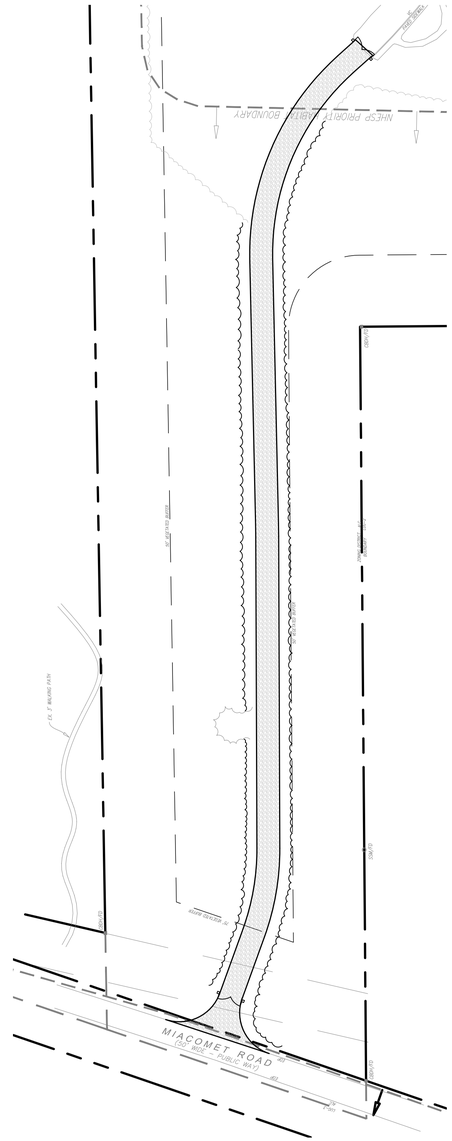
OVERALL SITE PLAN - DEVELOPMENT AREAS

1"=80'-0"



DEVELOPMENT AREA - 1

1"=40'-0"



DEVELOPMENT AREA - 2

1"=40'-0"

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association with

TRUE NORTH

0' 20' 40' 80' 120'

1"=40'-0"

#	Description	Date

ISSUED FOR BID

JANUARY 10, 2025

SHEET TITLE:

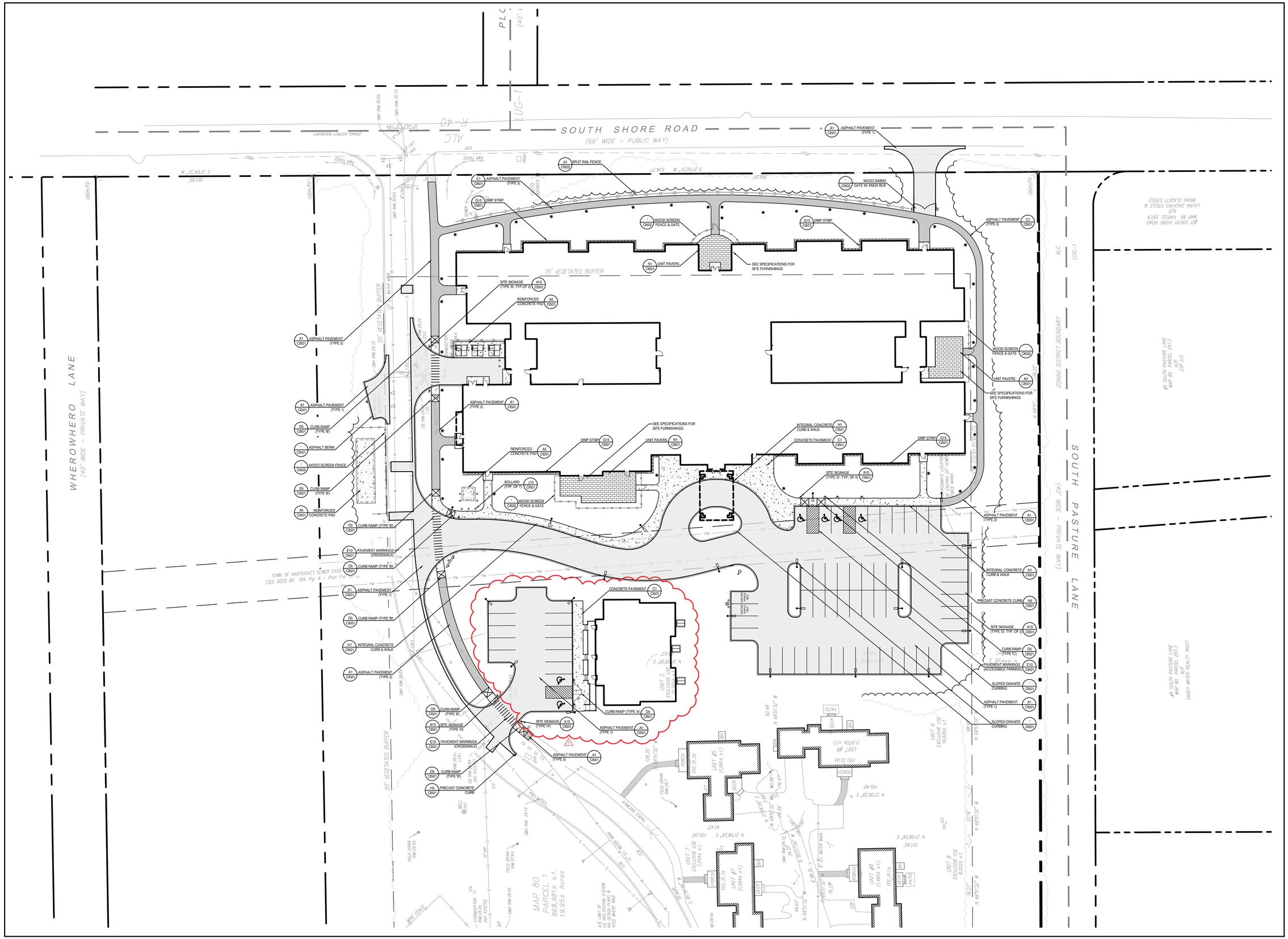
OVERALL SITE DEVELOPMENT KEY PLAN

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

SCALE:	1" = 20'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

C-100

NOT FOR CONSTRUCTION



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

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

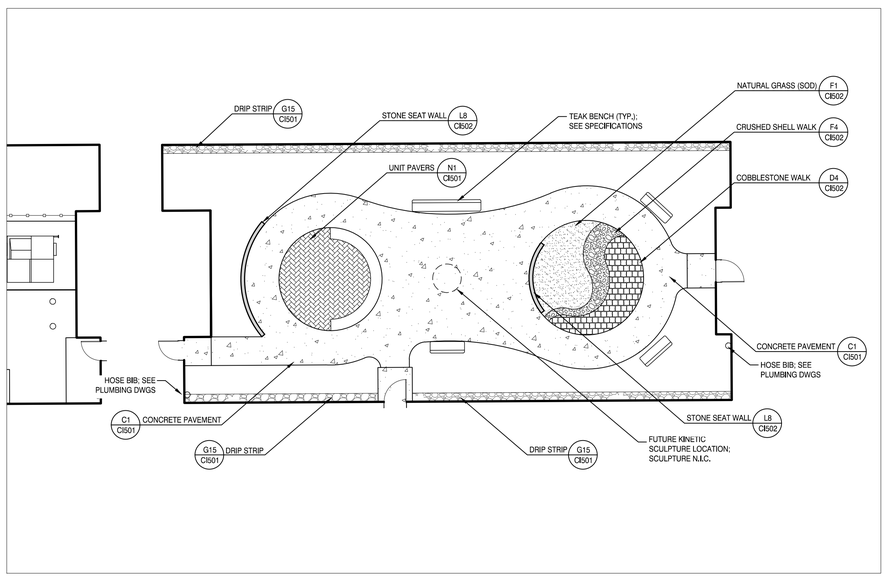
SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

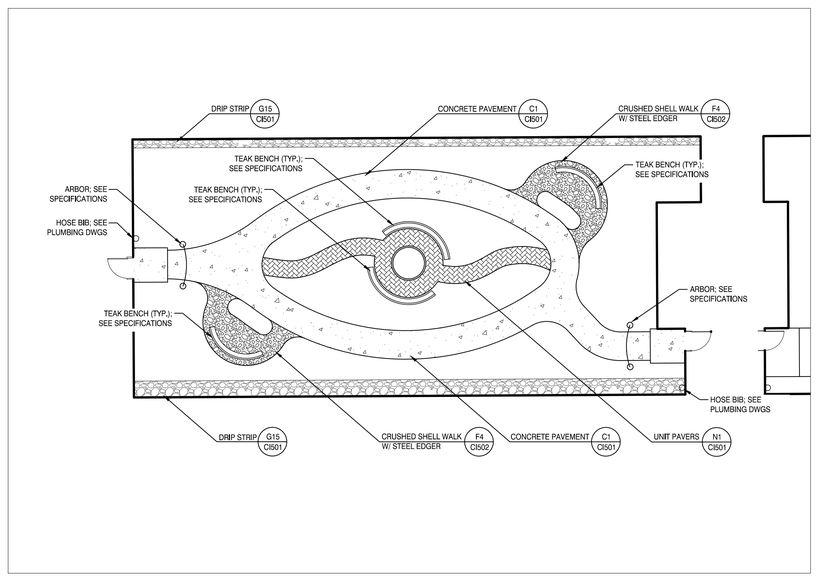
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

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

CI101



NORTH COURTYARD ENLARGEMENT 2
SCALE: 1" = 10'



SOUTH COURTYARD ENLARGEMENT 1
SCALE: 1" = 10'

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association with

TRUE NORTH

0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

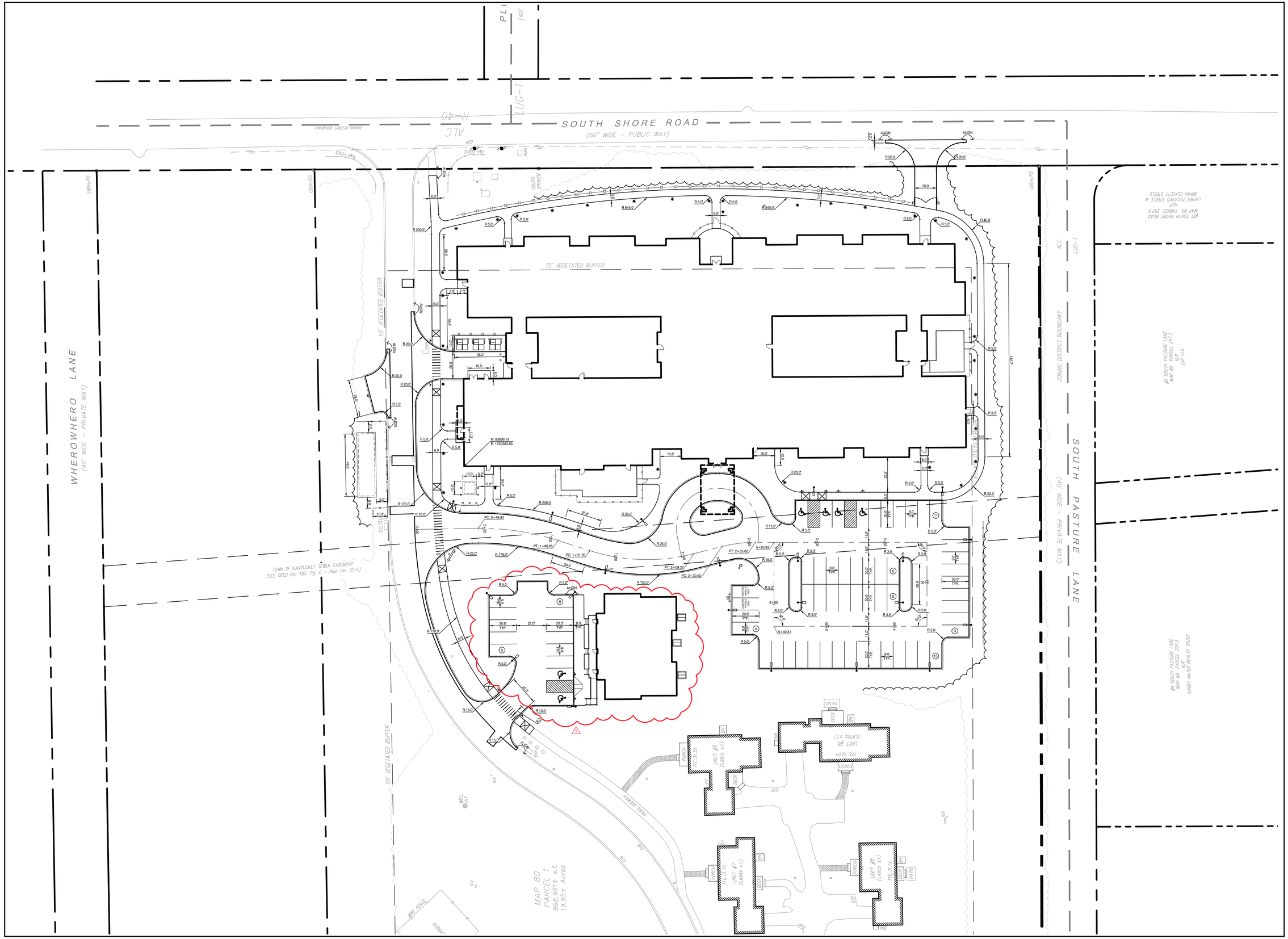
SITE IMPROVEMENTS & MATERIALS PLAN - COURTYARDS

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

SCALE: 1" = 10' | DESIGNED BY: JSM
SMRT PROJECT #: 23121 | DRAWN BY: JSM

CI401

NOT FOR CONSTRUCTION



0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

#	Description	Date
1	Revised for HDC Approval	03-11-25

ISSUED FOR HDC APPROVAL

03-11-25

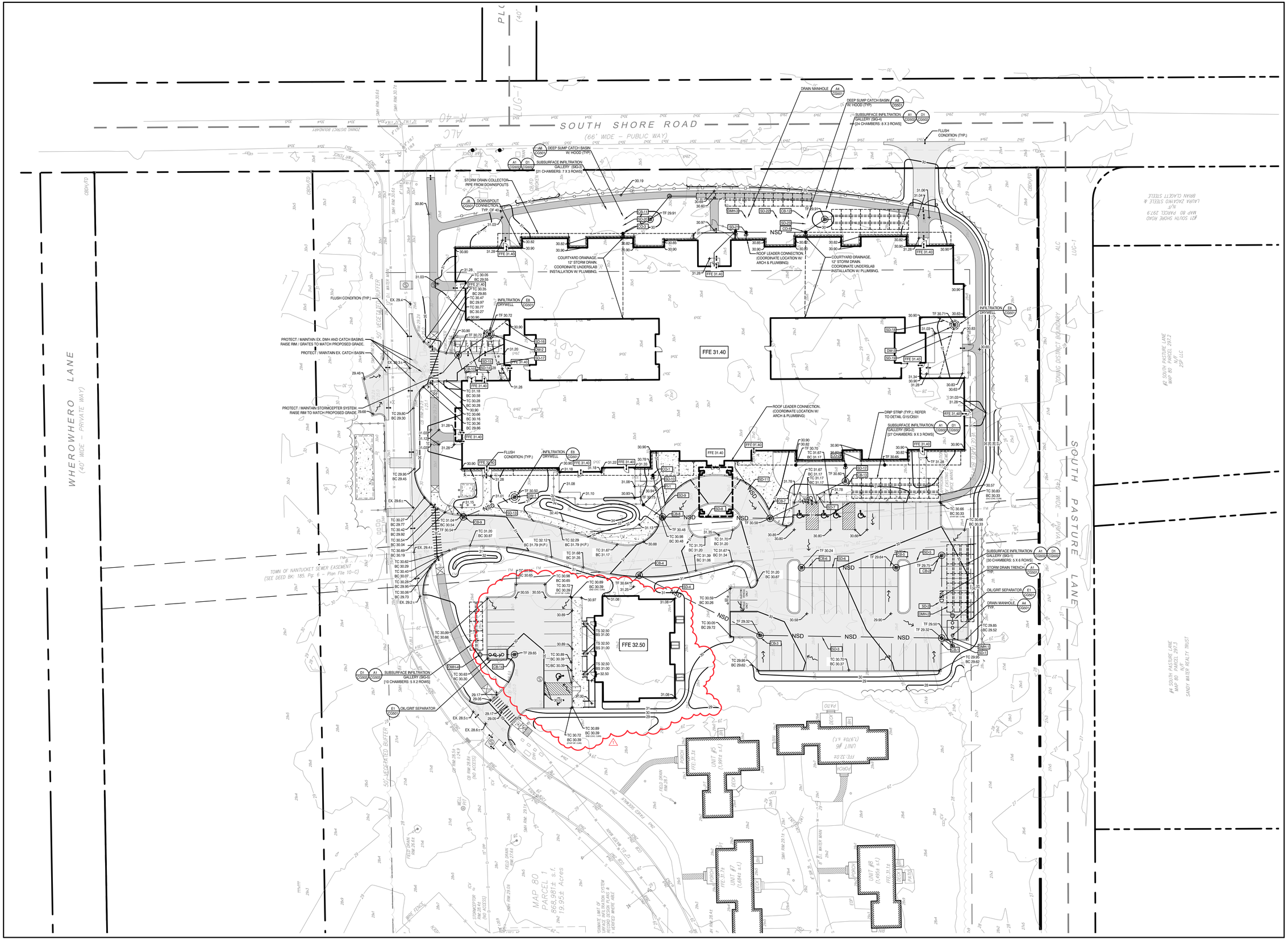
SHEET TITLE:

SITE LAYOUT PLAN

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

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

CP101



0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

#	Description	Date
1	Revised for HDC Approval	03-11-25

ISSUED FOR HDC APPROVAL

03-11-25

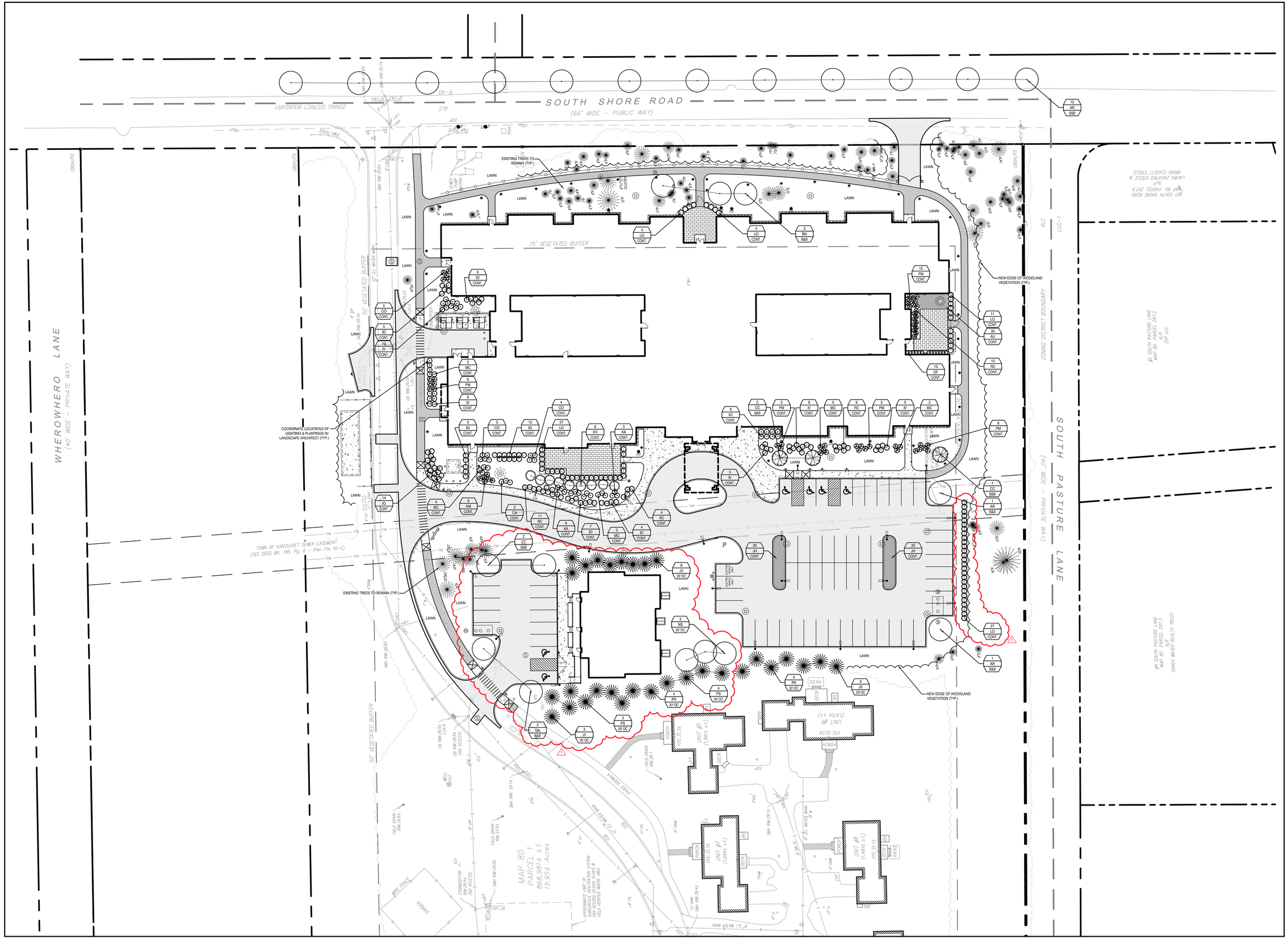
SHEET TITLE:

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:	MAF

CG101



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810
1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

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

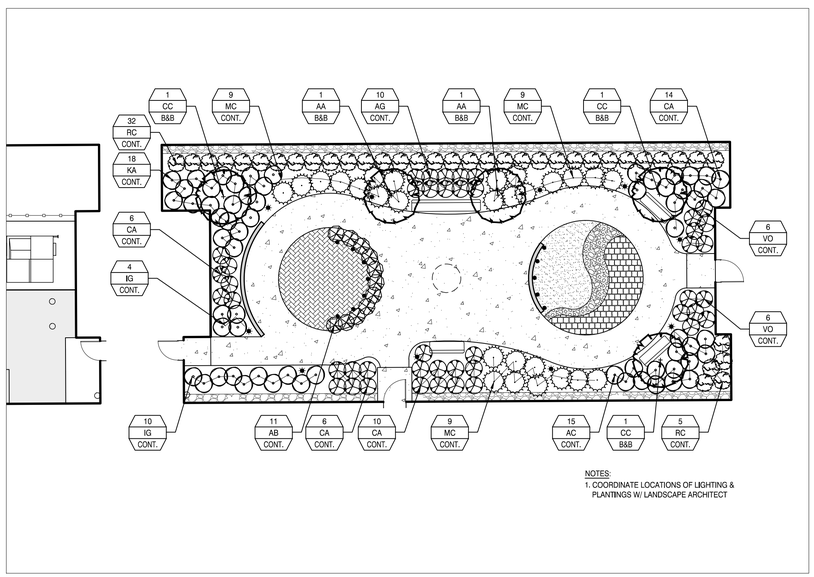
SHEET TITLE:

SITE PLANTING PLAN

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

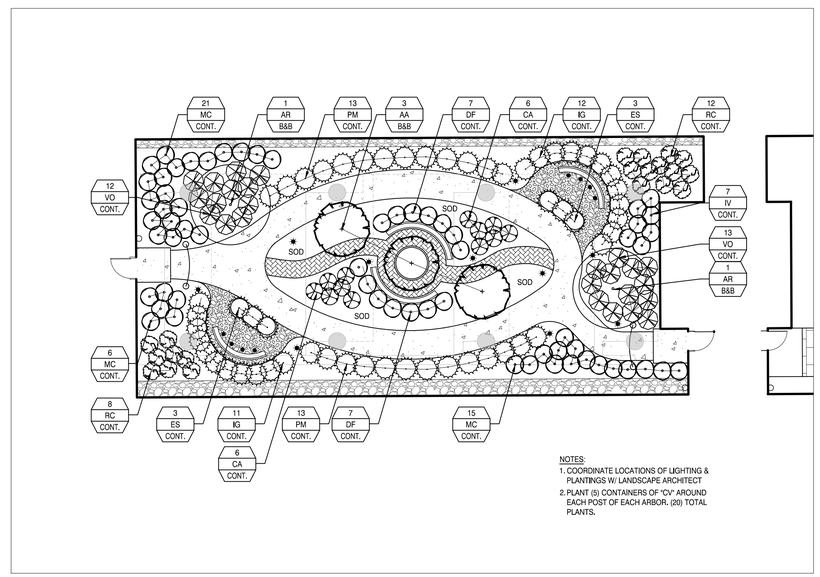
SCALE:	1" = 30'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP101



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'

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association with

TRUE NORTH

0' 5' 10' 20' 30'
1"=10'-0"

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

SITE PLANTING PLAN - COURTYARDS

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

SCALE:	1" = 10'	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP401

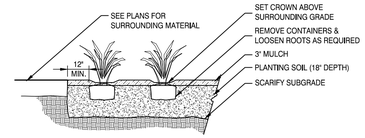
NOT FOR CONSTRUCTION

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).

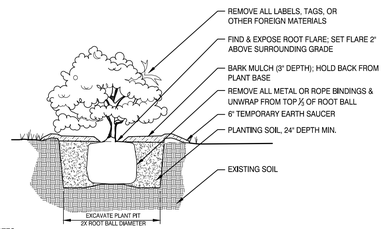
PLANTING NOTES F6
N.T.S.

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.



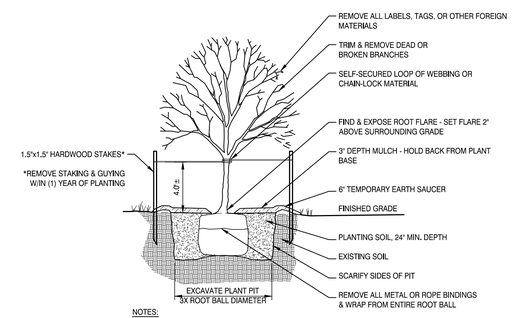
GRASSES & GROUNDCOVER PLANTING H1
N.T.S.



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.

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association with

#	Description	Date

ISSUED FOR BID
JANUARY 10, 2025

SHEET TITLE:

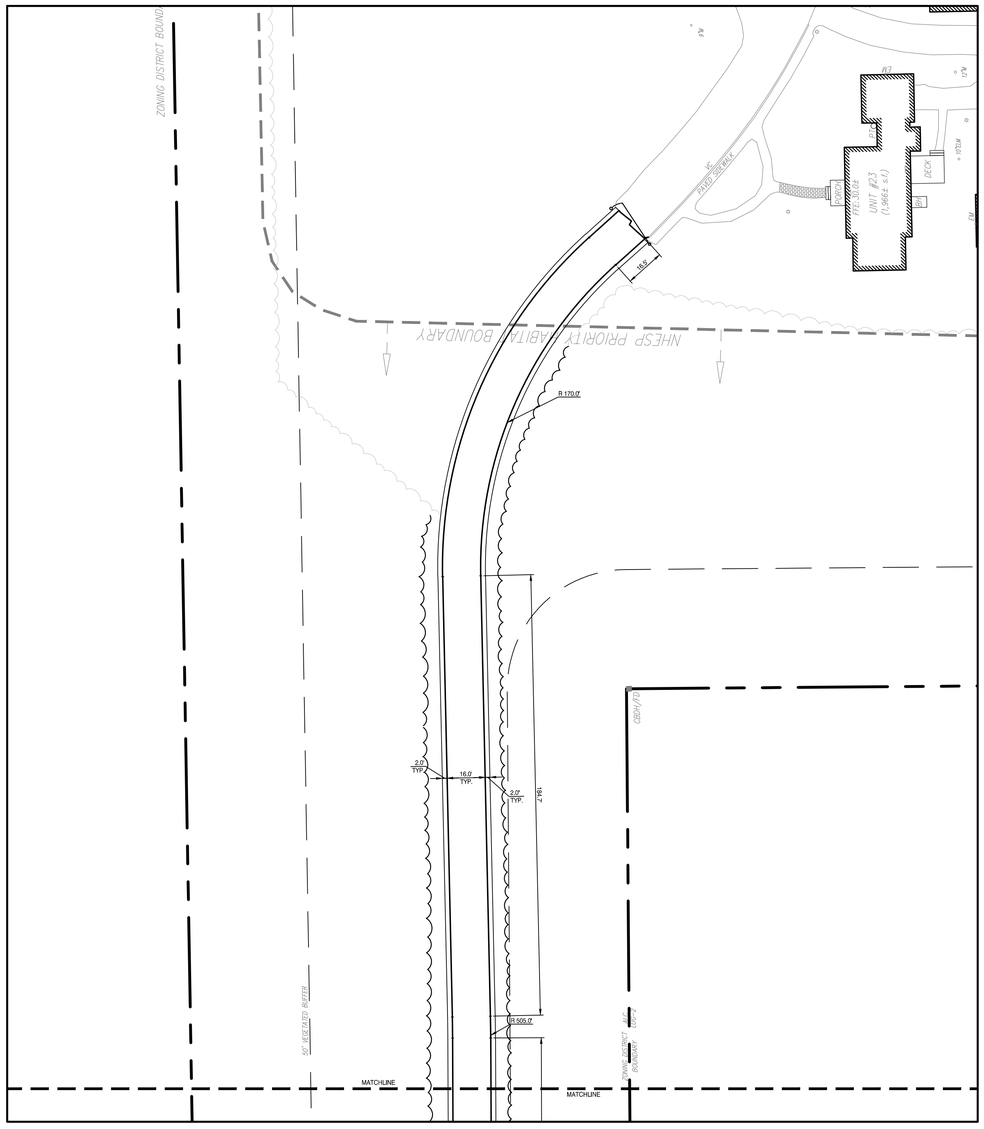
SITE PLANTING DETAILS

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

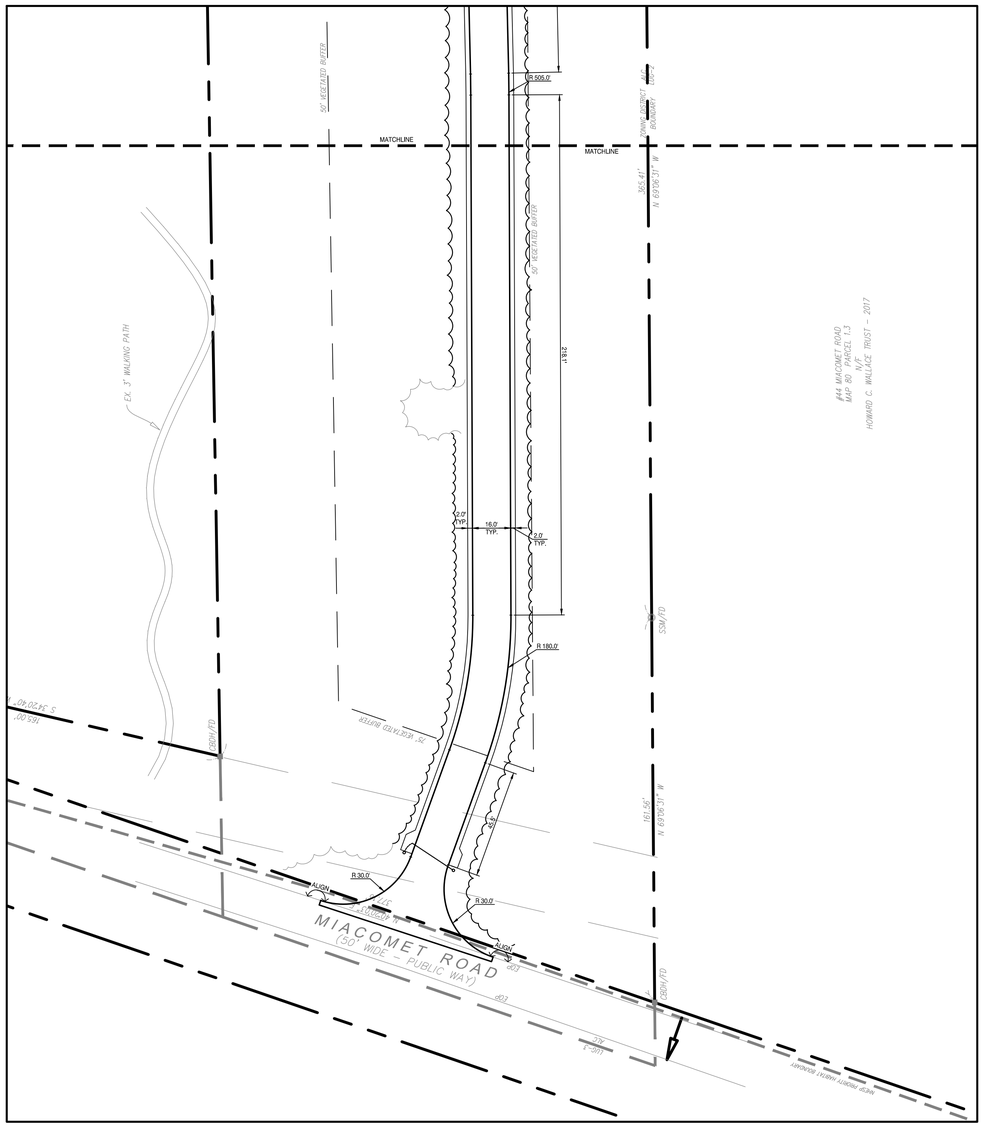
SCALE:	AS SHOWN	DESIGNED BY:	JSM
SMRT PROJECT #:	23121	DRAWN BY:	JSM

LP501

NOT FOR CONSTRUCTION



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

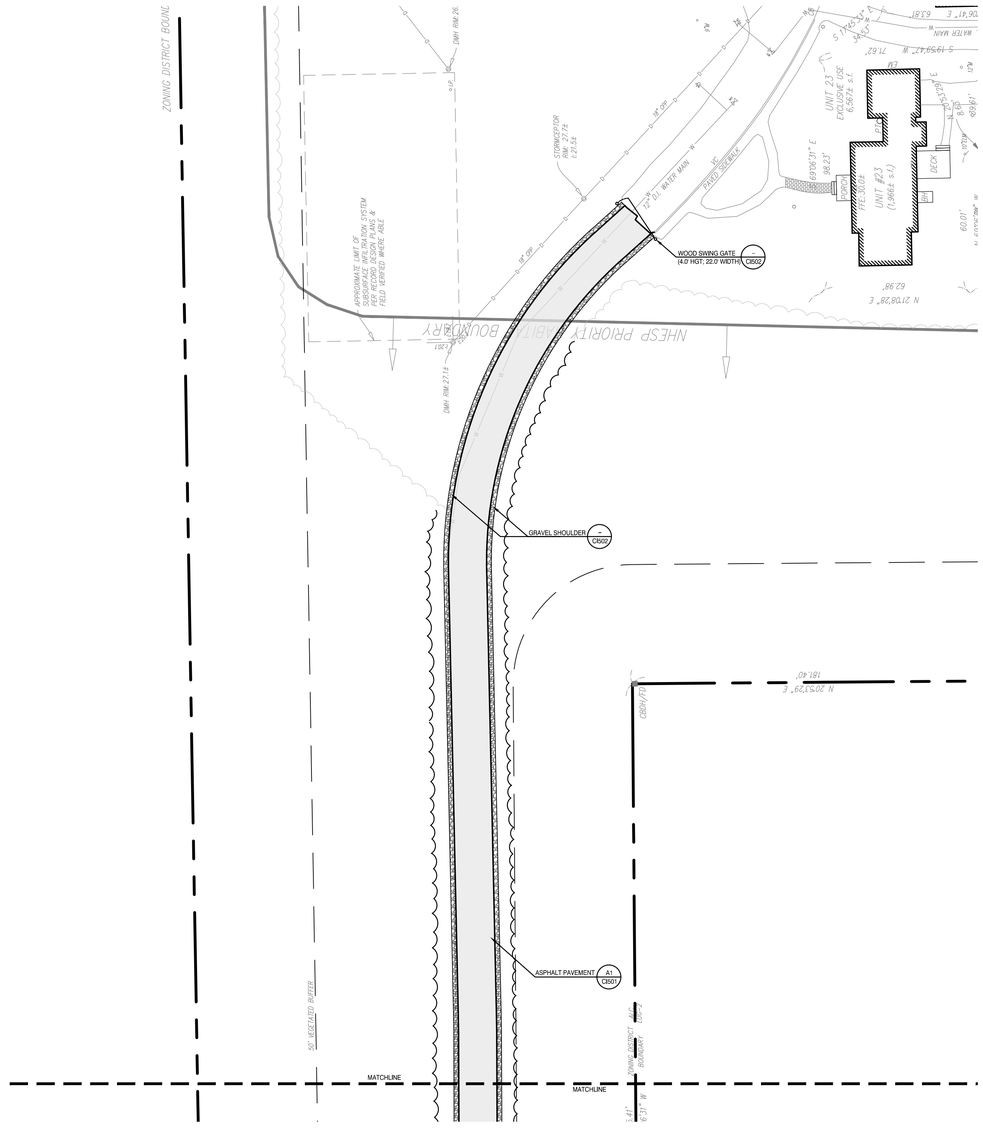
SHEET TITLE:

SITE LAYOUT PLAN

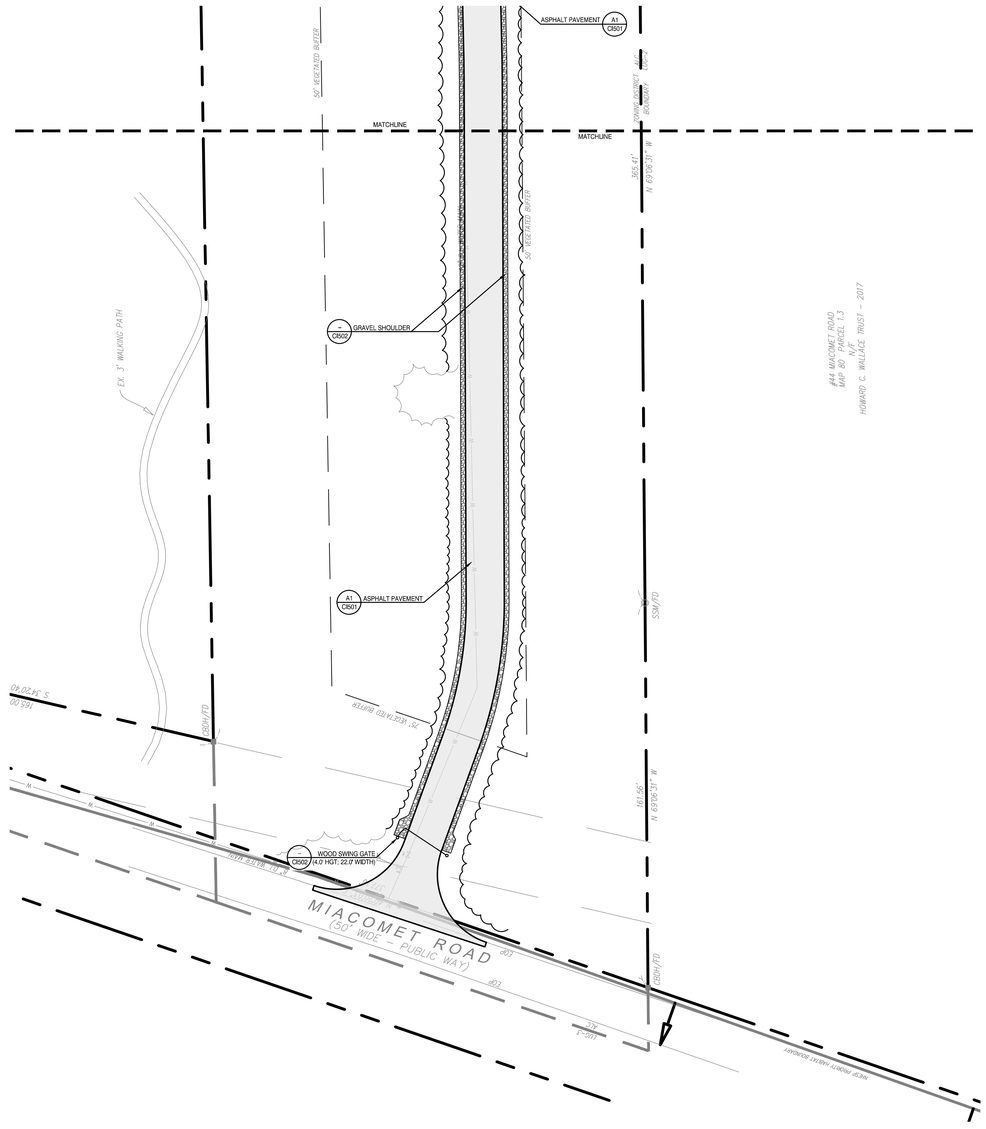
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

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

CP102



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

0' 15' 30' 60' 90'

1"=30'-0"

TRUE NORTH

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

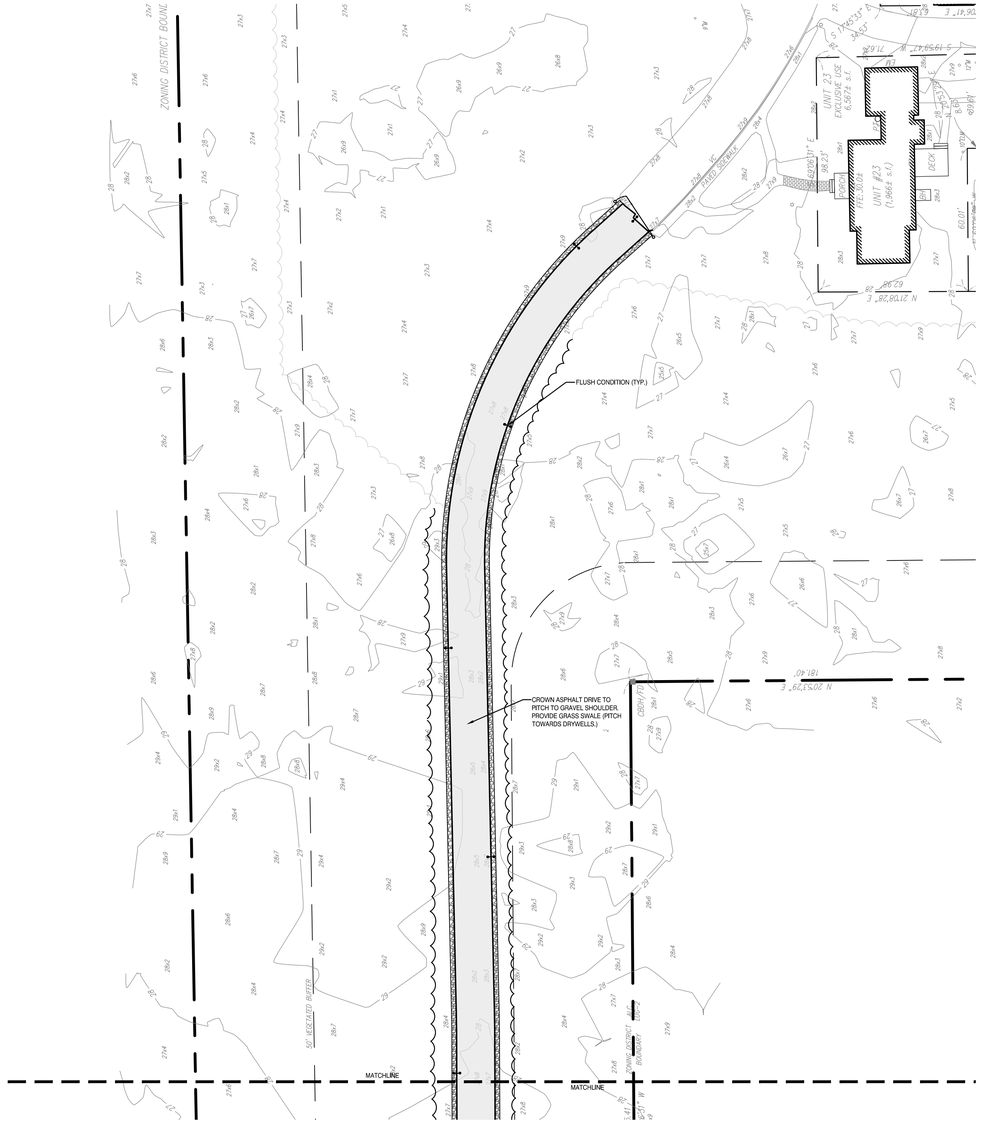
SHEET TITLE:

SITE IMPROVEMENTS & MATERIALS PLAN

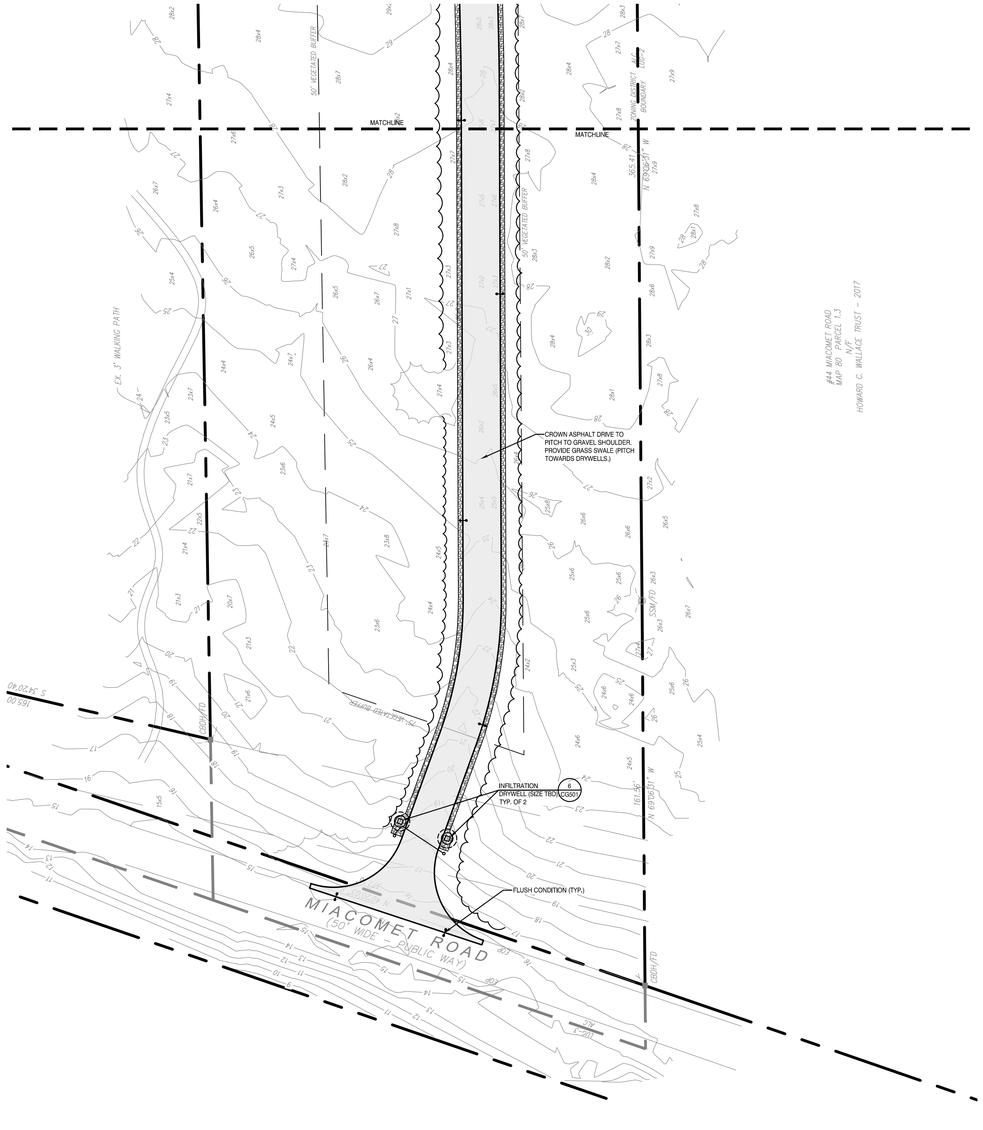
Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

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

CI102



MIACOMET ROAD ACCESS DRIVE 1



MIACOMET ROAD ACCESS DRIVE 2

TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association with

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



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE RENDERING

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

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



TOWN OF NANTUCKET

OUR ISLAND HOME SKILLED NURSING FACILITY

SHERBURNE COMMONS LANE, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

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

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

12-02-24

SHEET TITLE:

SITE RENDERING

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

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

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

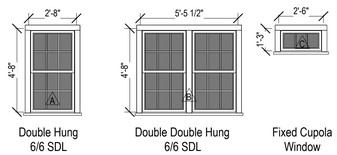
2 Hamblin Rd
Nantucket, MA 02554

03.06.25

Old HDC Submission

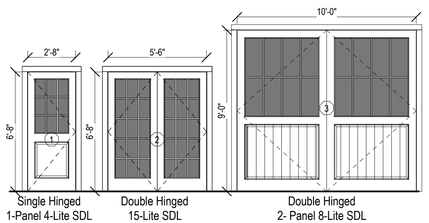


Locus Map
1/4" = 1'-0"



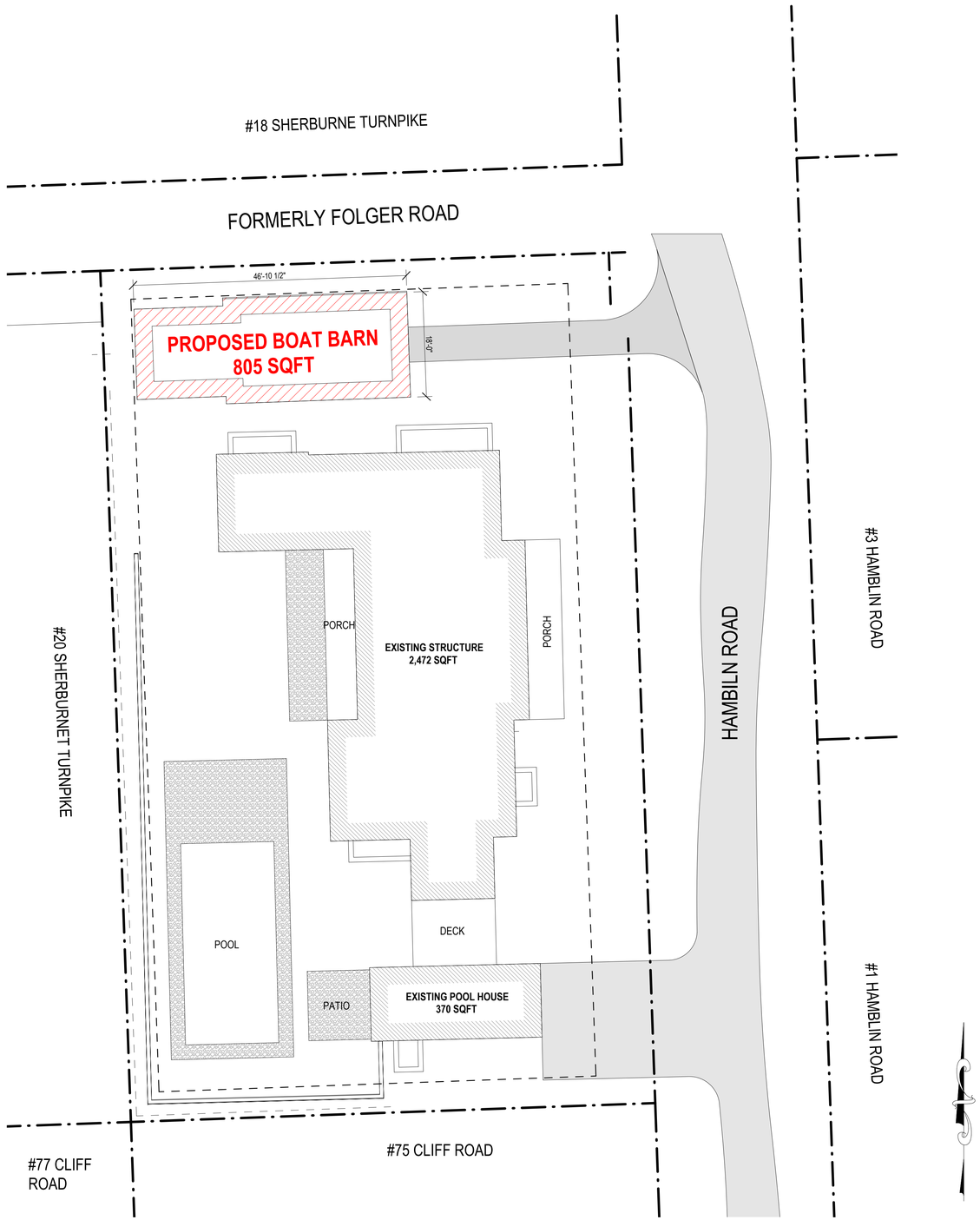
Double Hung 6/6 SDL | Double Double Hung 6/6 SDL | Fixed Cupola Window

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.
Min. Lot Size:	5000 sq.ft.
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

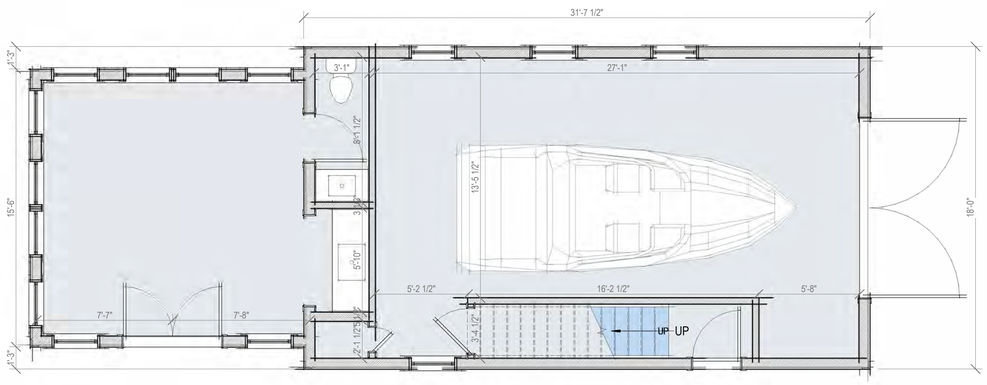
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELLED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

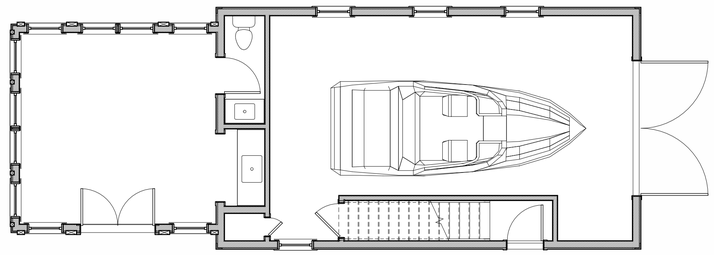
A.0.1

2438

03.06.25

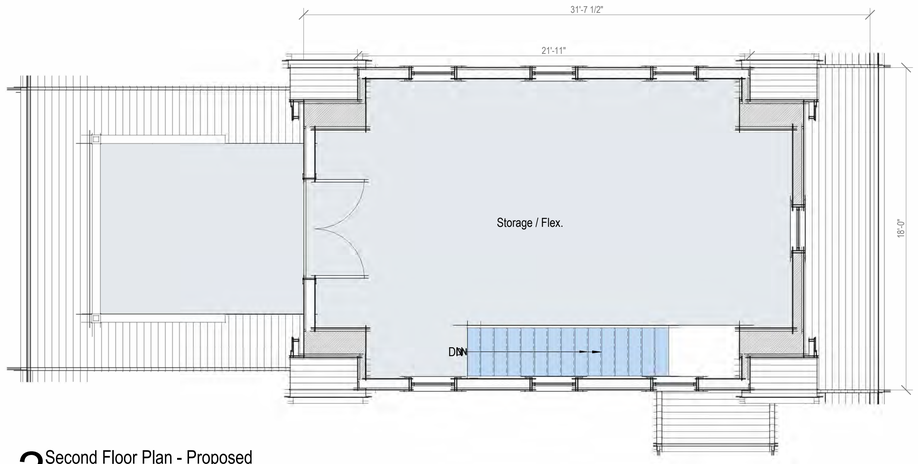


1 First Floor Plan - Proposed
1/4" = 1'-0"

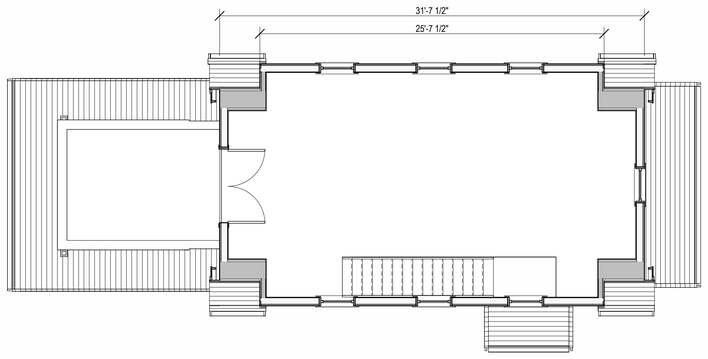


Prev. Submitted HDC- First Floor Plan
3/16" = 1'-0"

Old HDC Submission



2 Second Floor Plan - Proposed
1/4" = 1'-0"



Prev. Submitted HDC - Second Floor Plan
3/16" = 1'-0"

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	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

Floor Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

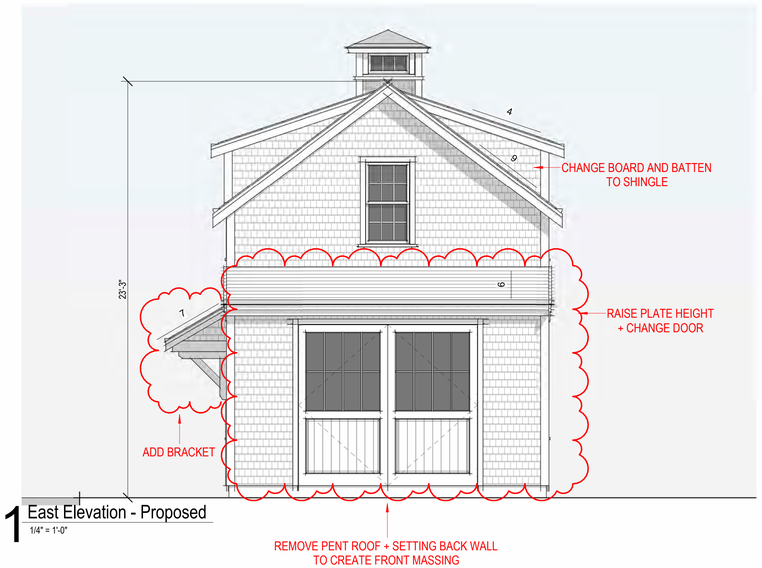
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2438

03.06.25

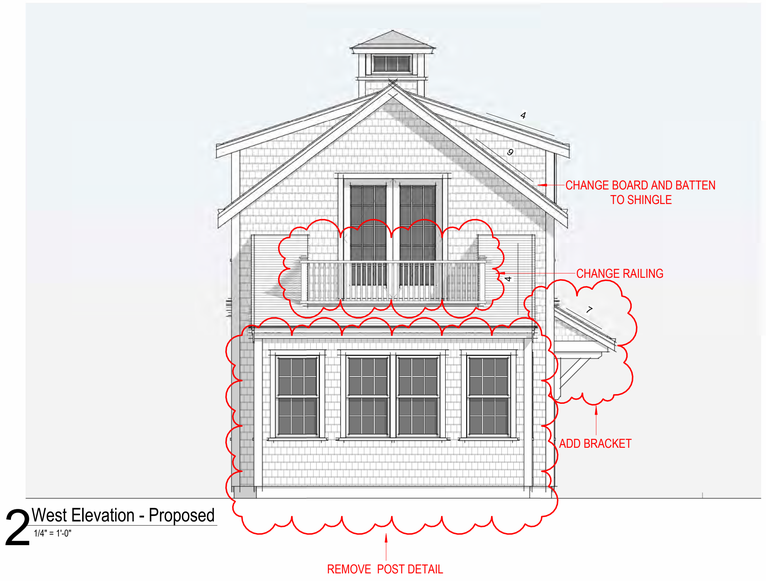
Old HDC Submission



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"

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	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

Revision 1	Date 1

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

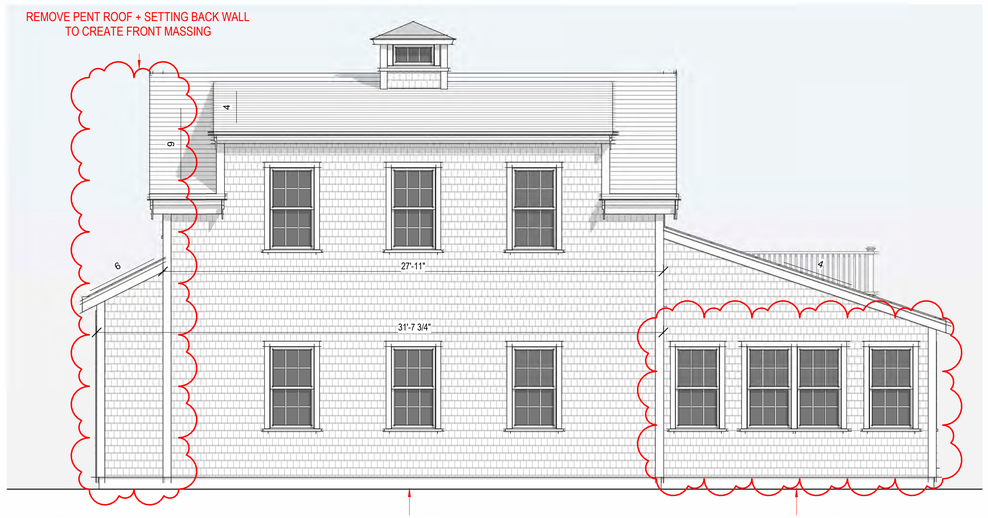
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

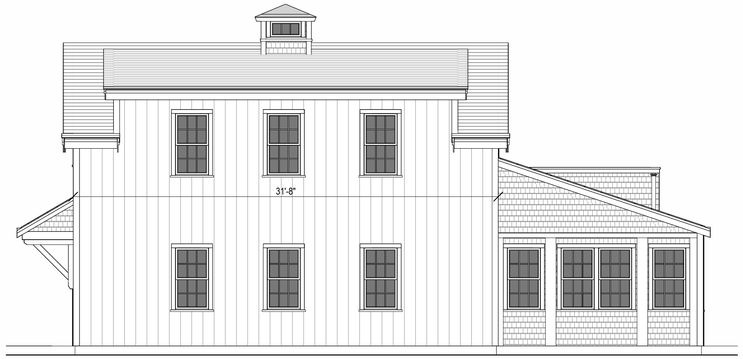
2438

03.06.25

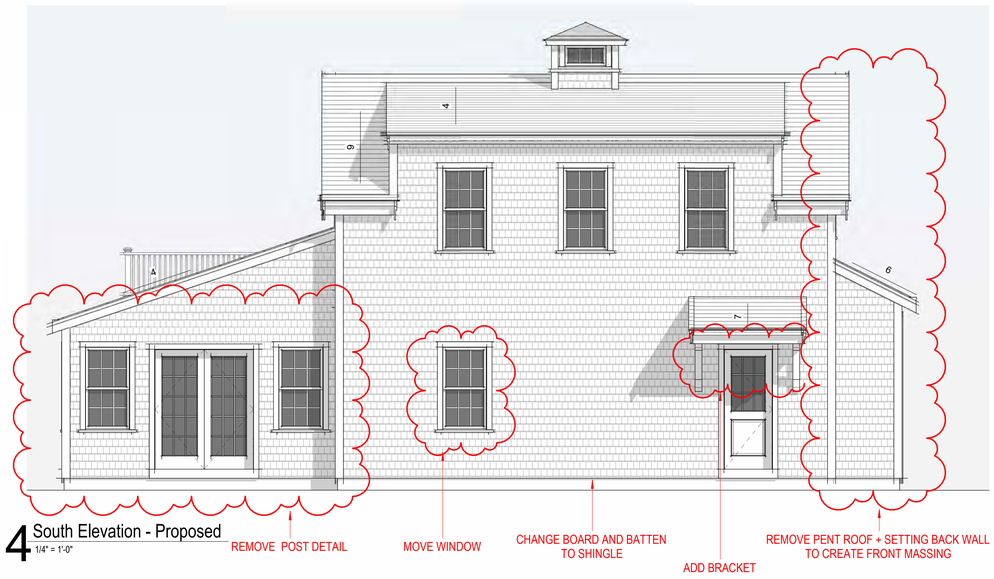
Old HDC Submission



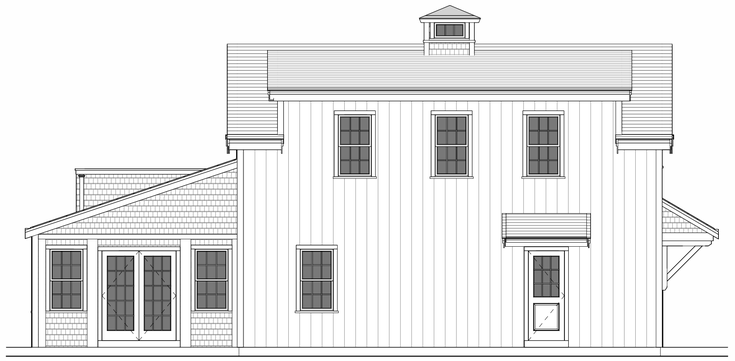
3 North Elevation - Proposed
1/4" = 1'-0"



Prev. Submitted HDC- North Elevation
3/16" = 1'-0"



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



Prev. Submitted HDC- South Elevation
3/16" = 1'-0"

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	805sq.ft.
Total Proposed G.C.:	3,647 sq.ft.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.3

2438

03.06.25

Old HDC Submission





2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	805sq.ft.
Total Proposed G.C.:	3,647 sq.ft.

Sheet Index - Architectural & Structural

Revisions

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.

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.

03.06.25

Old HDC Submission











STREET VIEW FROM HAMBLIN ROAD



STREET VIEW FROM HAMBLIN ROAD

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	30-193
Current Zoning:	R1
Minimum Frontage:	50ft
Front Setback:	10ft
Side/Rear Setback:	5ft
Lot Size:	.27 Acre +/- 11,761 sq.ft.
Min. Lot Size:	5000 sq.ft.
Allowable G.C.:	30% or 3528 sq.ft.
Existing G.C.:	2,842 sq.ft.
Proposed G.C.:	805sq.ft.
Total Proposed G.C.:	3,647 sq.ft.

Sheet Index - Architectural & Structural

Revisions

Photos

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

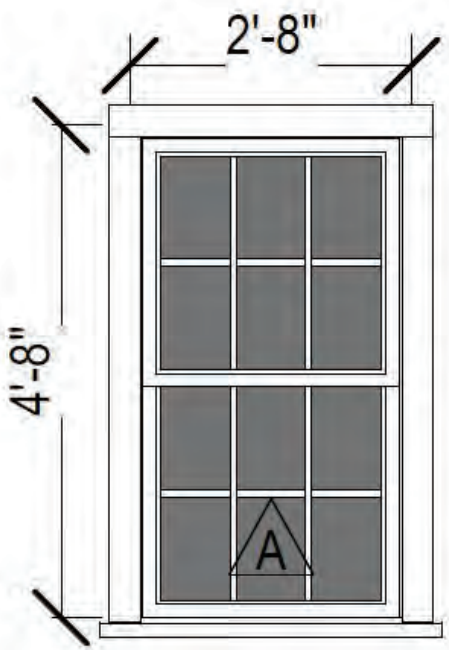
Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

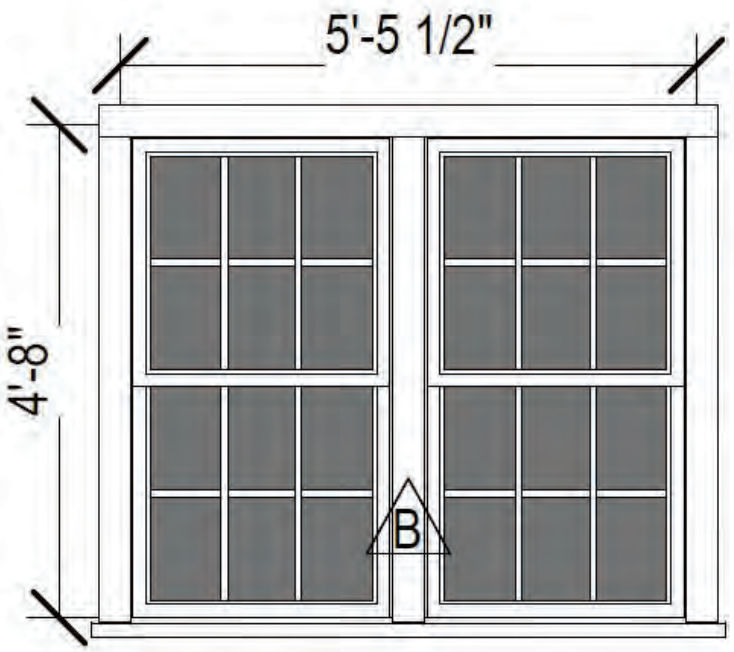


Locus Map

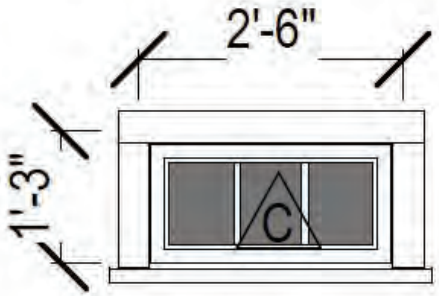
1/4" = 1'-0"



Double Hung
6/6 SDL



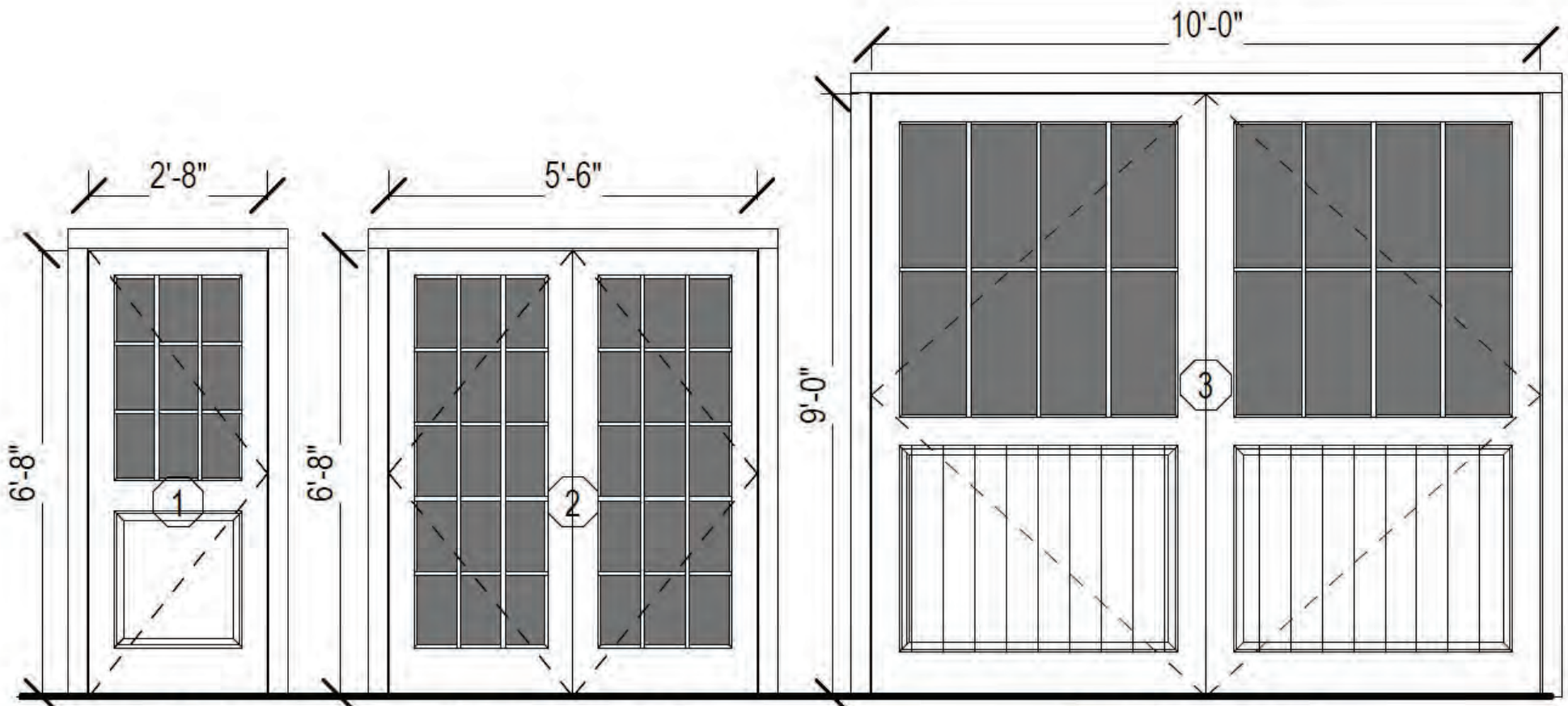
Double Double Hung
6/6 SDL



Fixed Cupola
Window

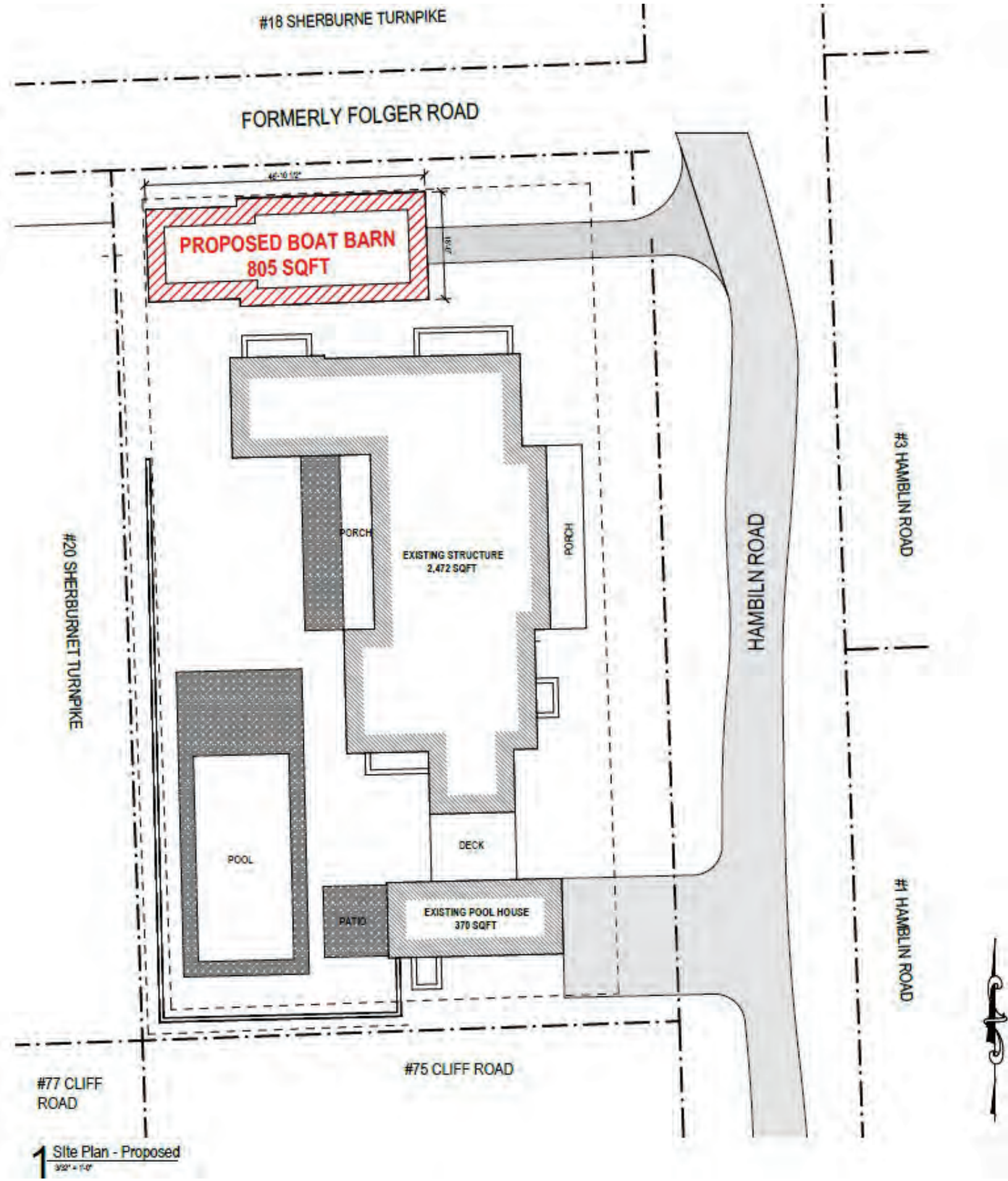
Window Legend

1/4" = 1'-0"

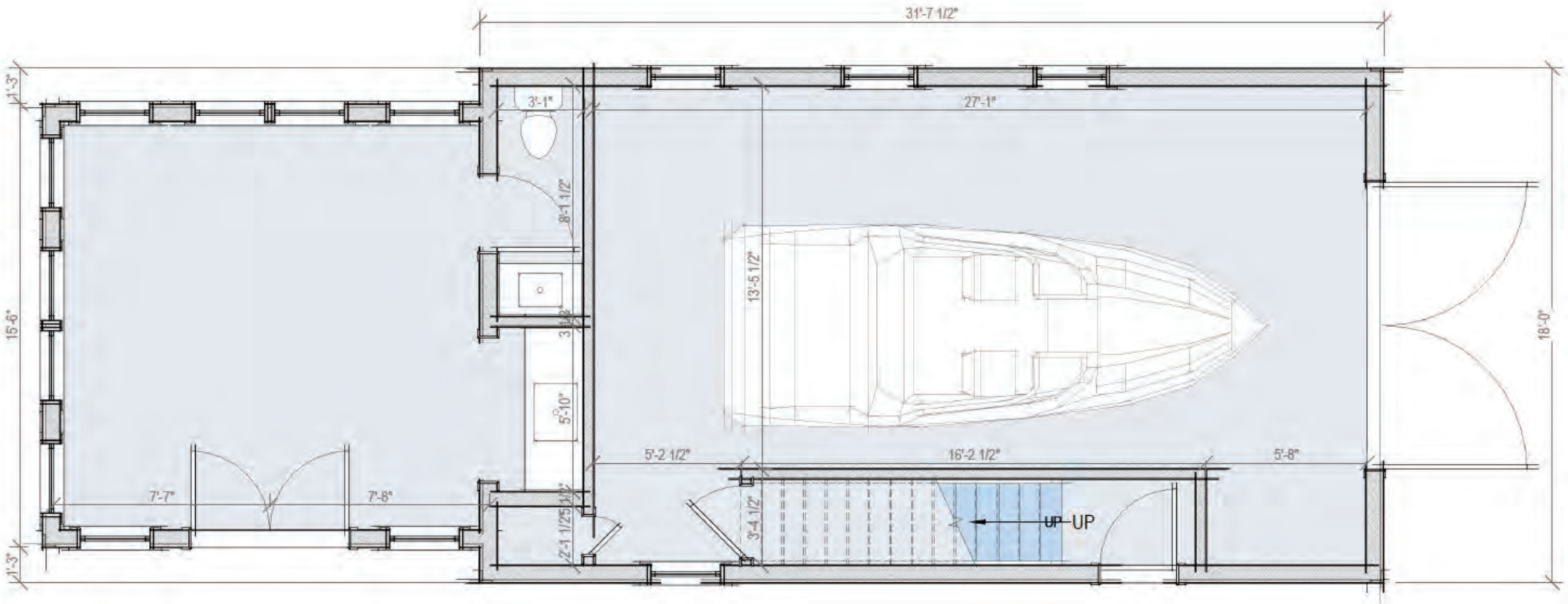


Exterior Door Legend

1/4" = 1'-0"

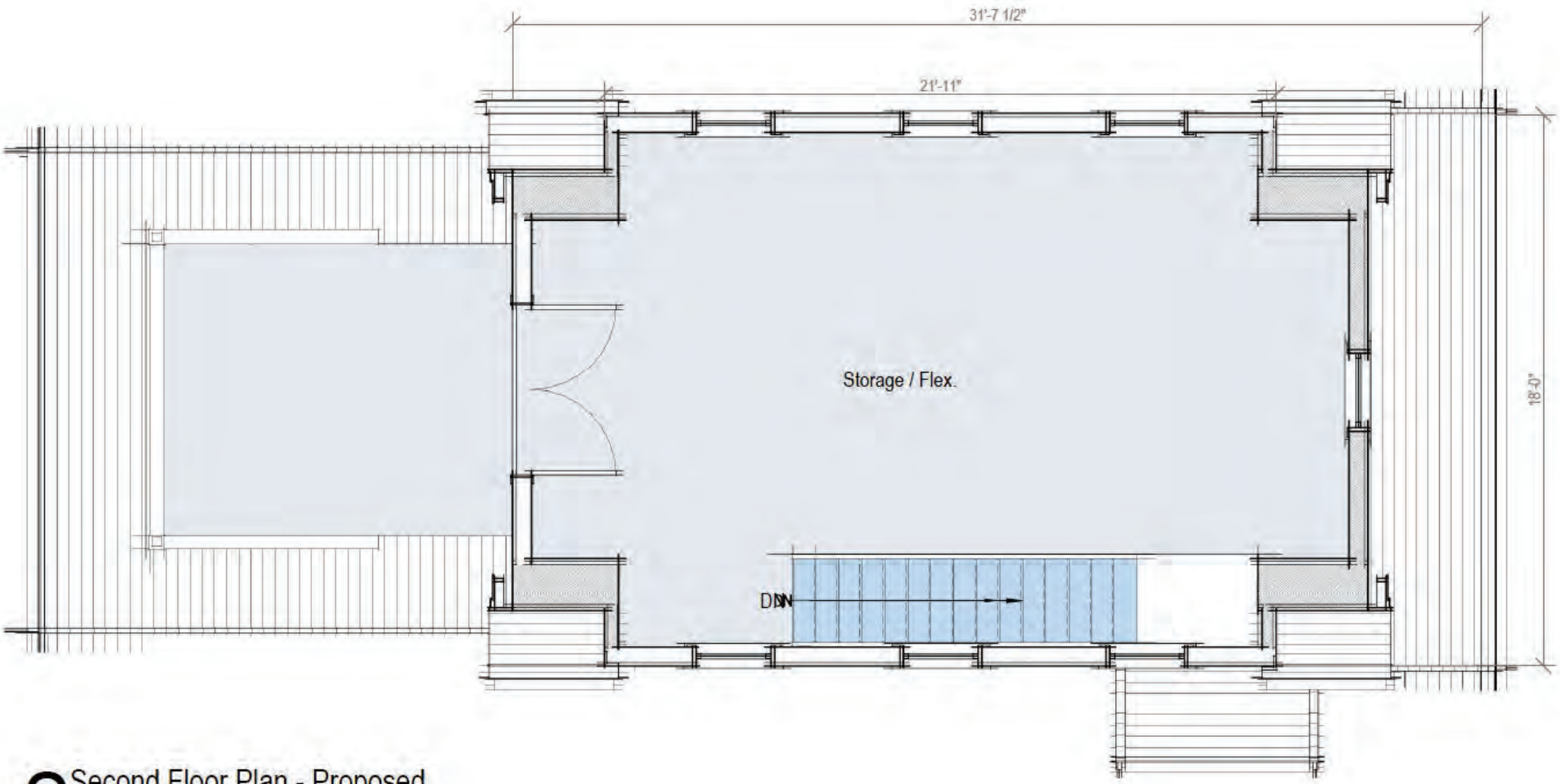


1 Site Plan - Proposed
3/32" = 1'-0"



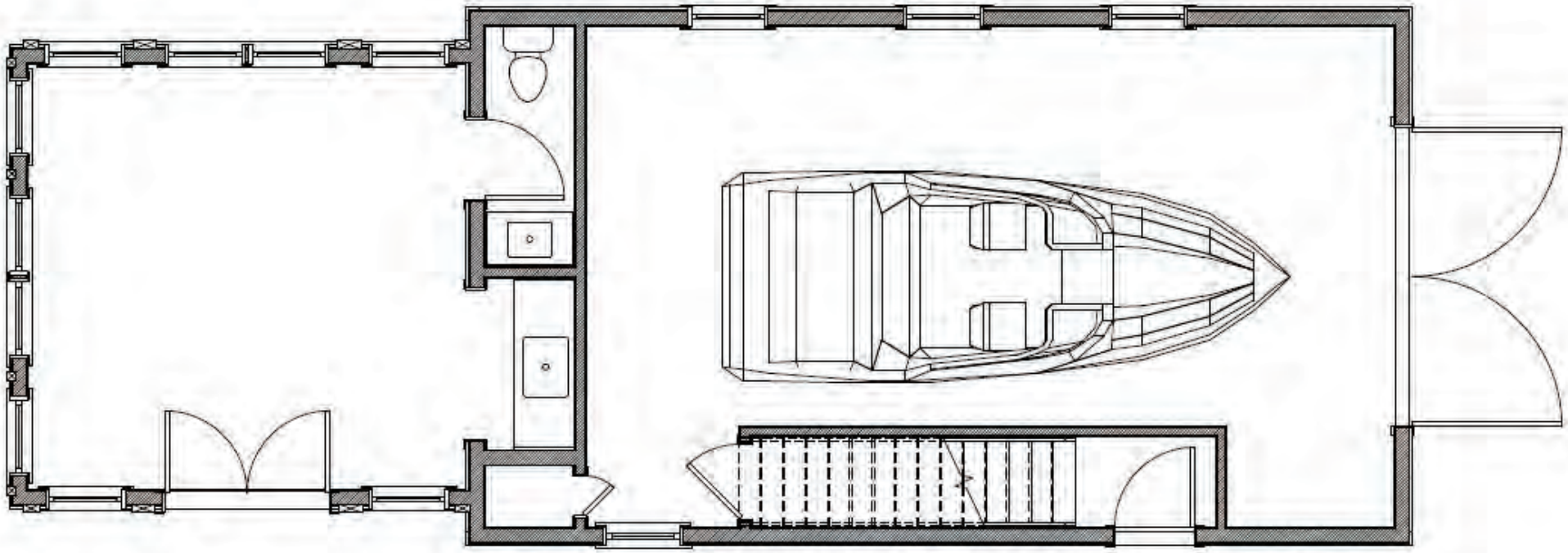
1 First Floor Plan - Proposed

1/4" = 1'-0"



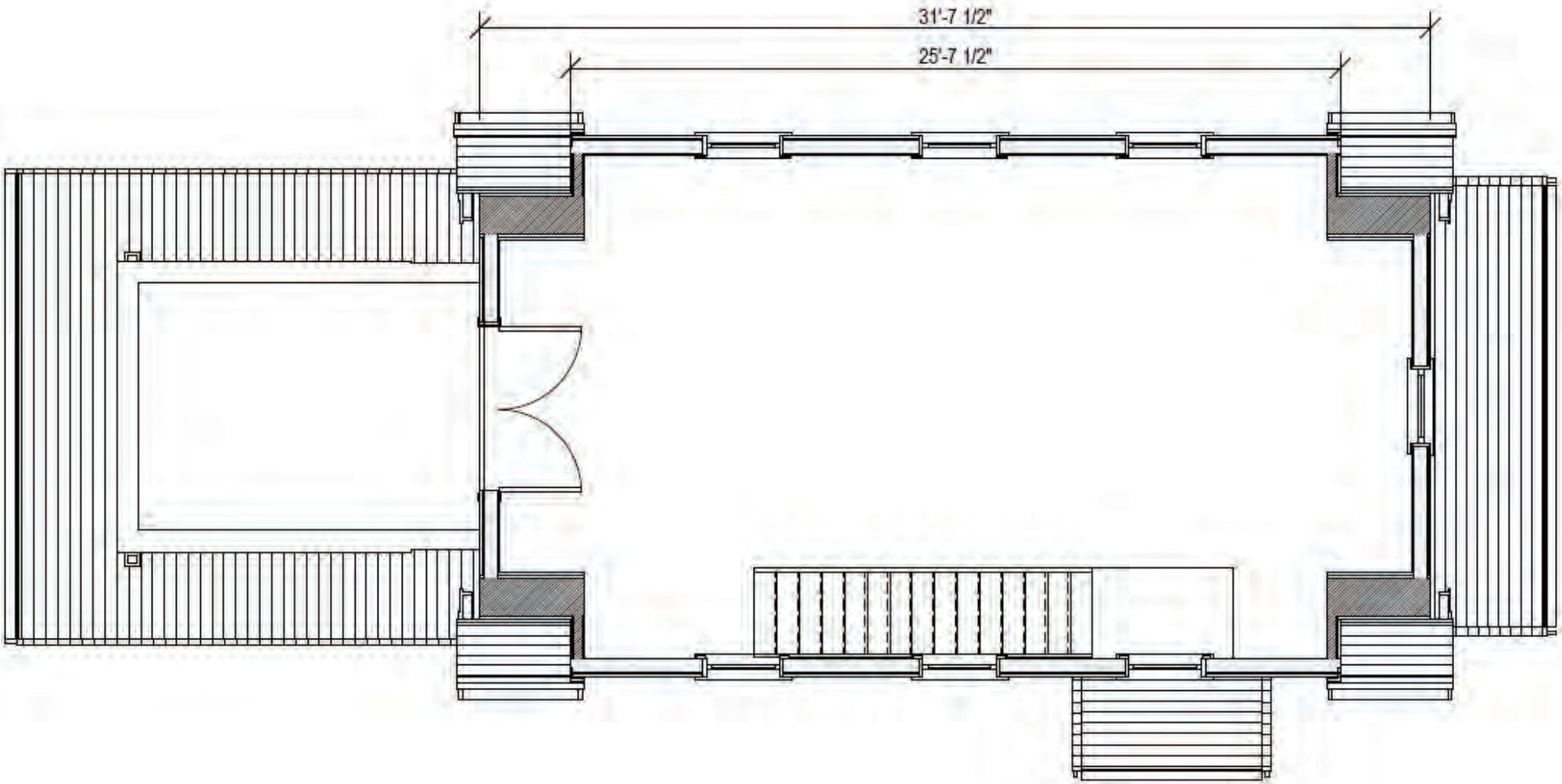
2 Second Floor Plan - Proposed

1/4" = 1'-0"



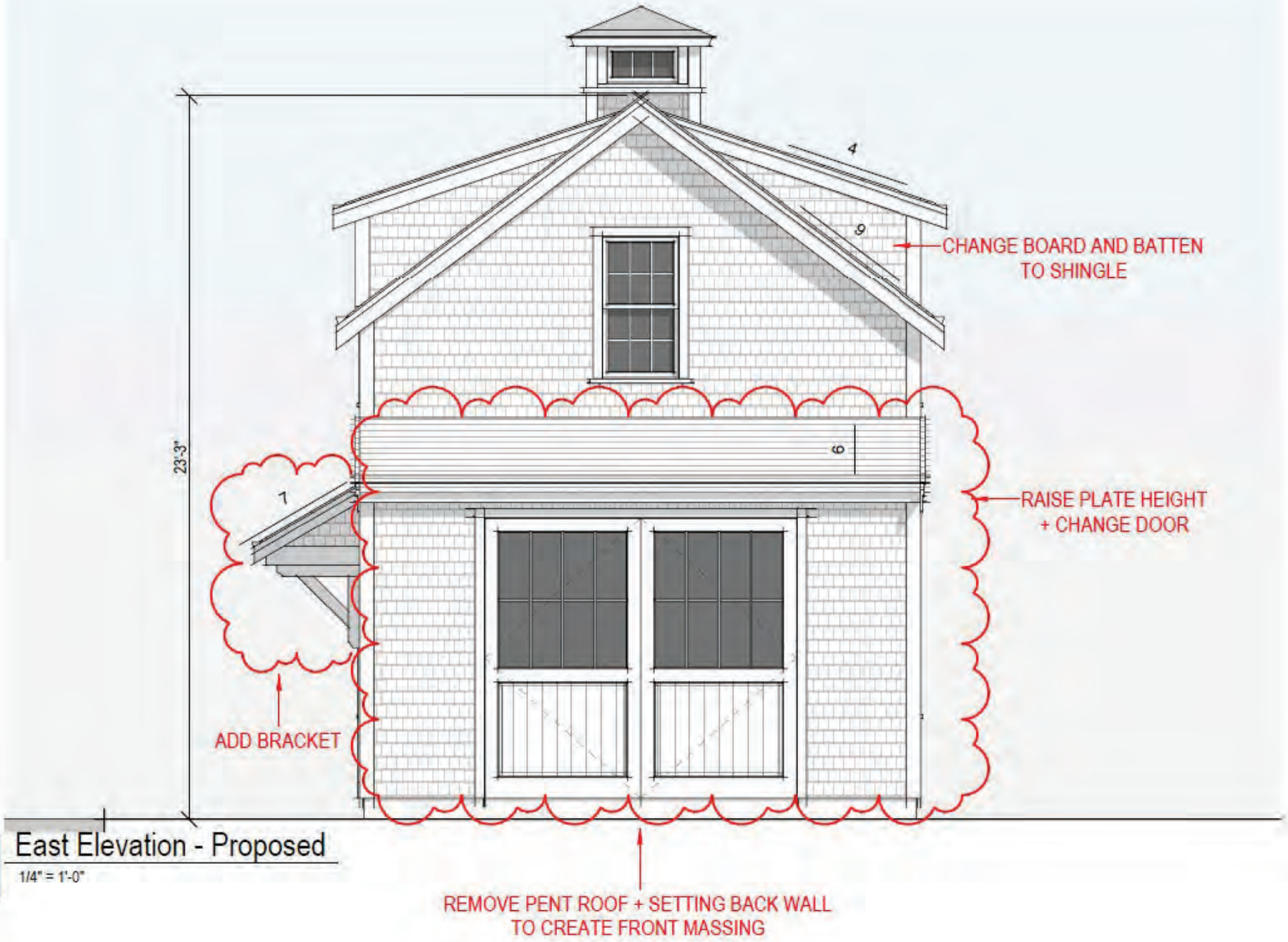
Prev. Submitted HDC- First Floor Plan

3/16" = 1'-0"



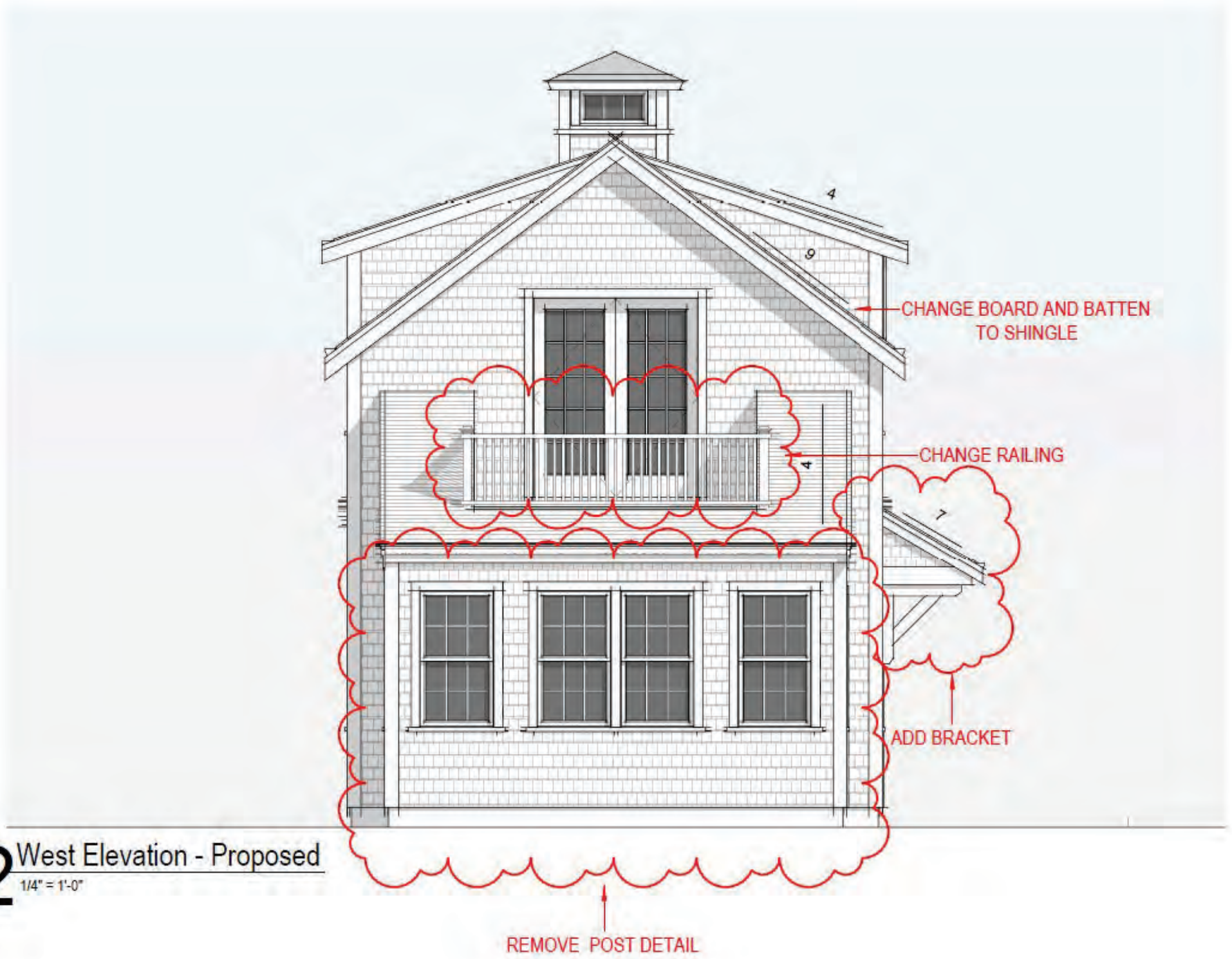
Prev. Submitted HDC - Second Floor Plan

3/16" = 1'-0"



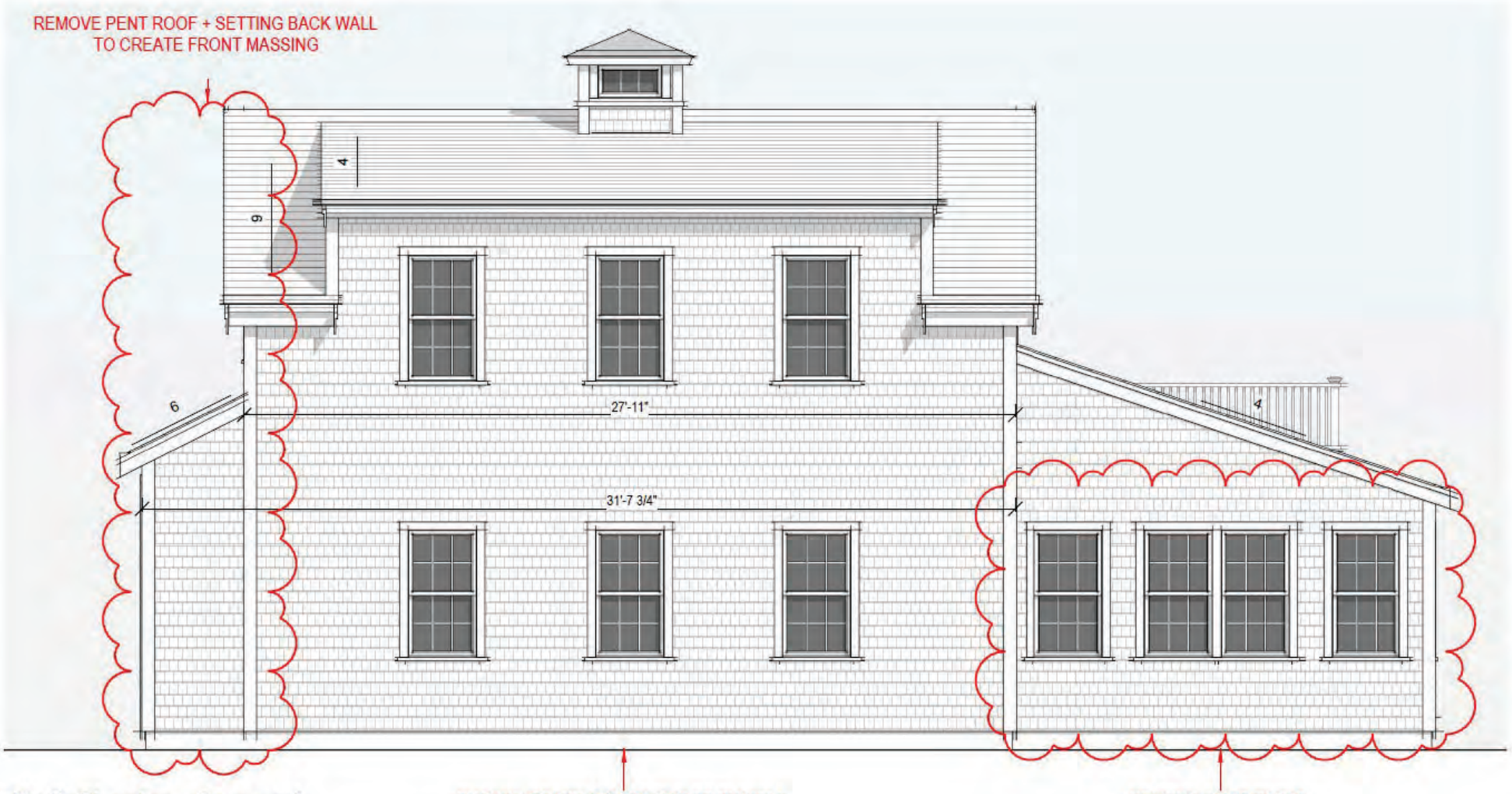
1 East Elevation - Proposed

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"



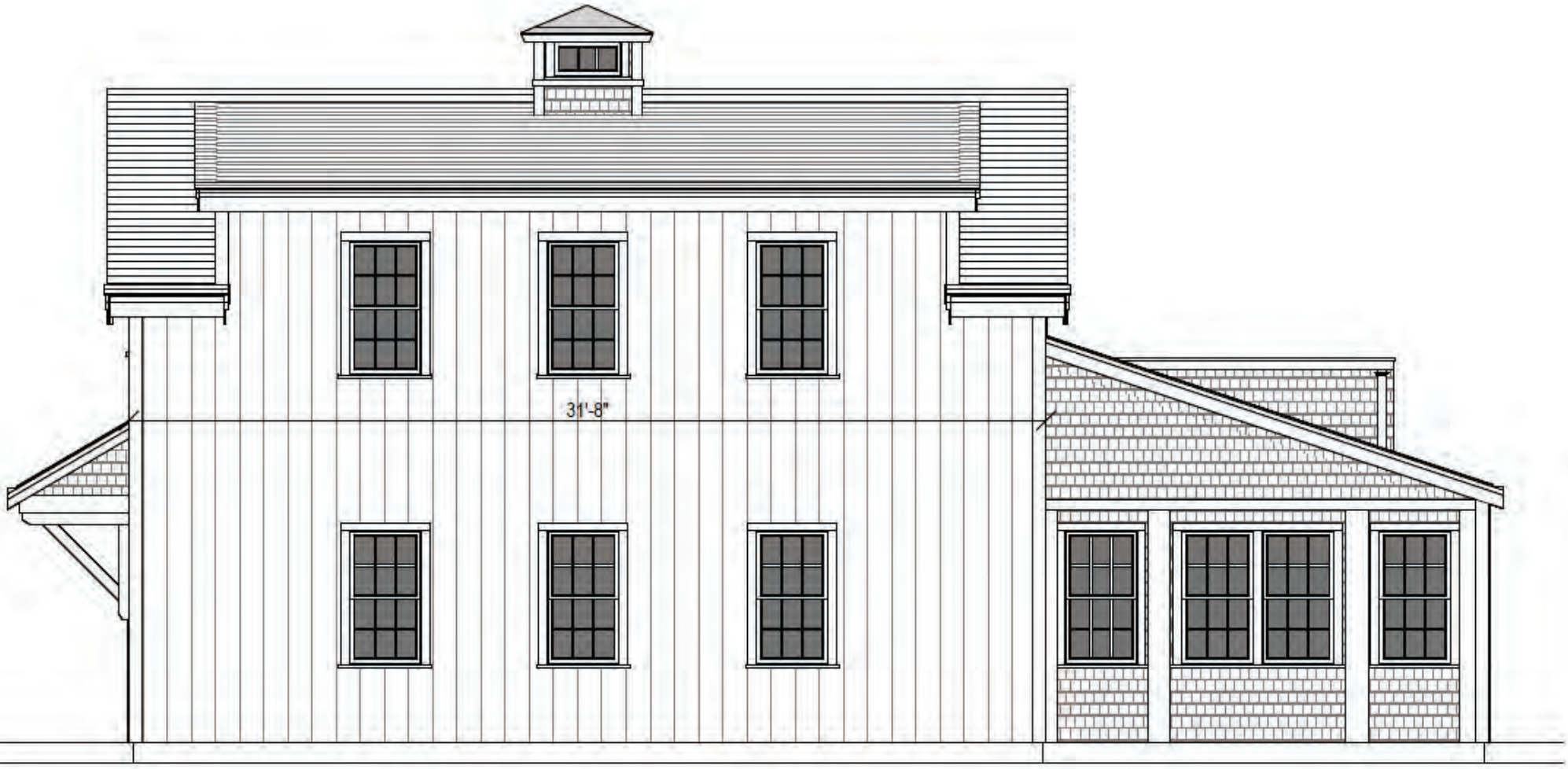
Prev. Submitted HDC- East Elevation

3/16" = 1'-0"



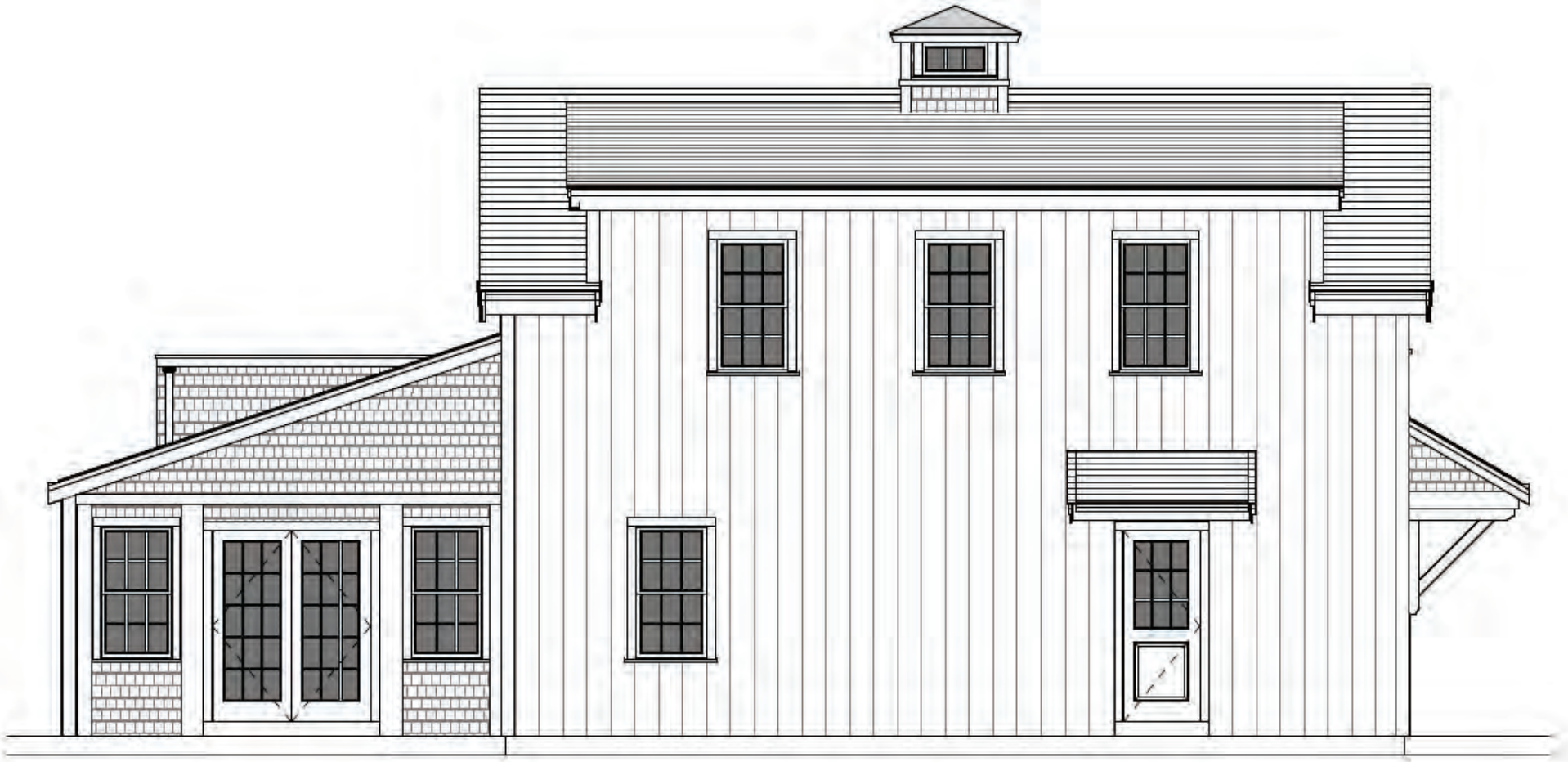
Prev. Submitted HDC- West Elevation

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

emeritus



View Facing East

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing South

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing West

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



View Facing Northwest

14 Silver Street
Nantucket, MA 02554

HDC Submission
Date: 12.30.24

emeritus



14 Silver Street
Nantucket, MA 02554
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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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

14 Silver Street

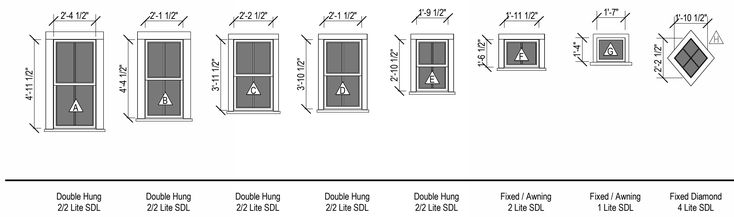
Nantucket, MA 02554

03.06.25

HDC Submission

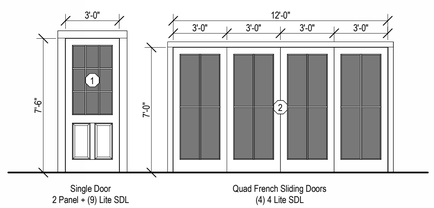


Locus Map



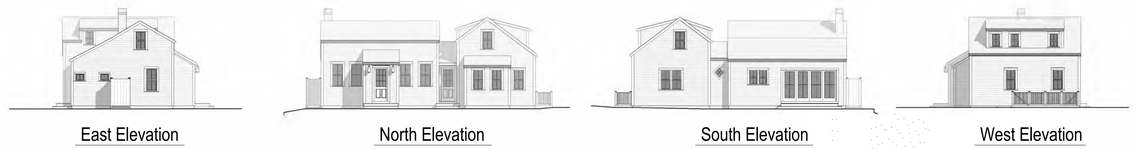
Window Legend

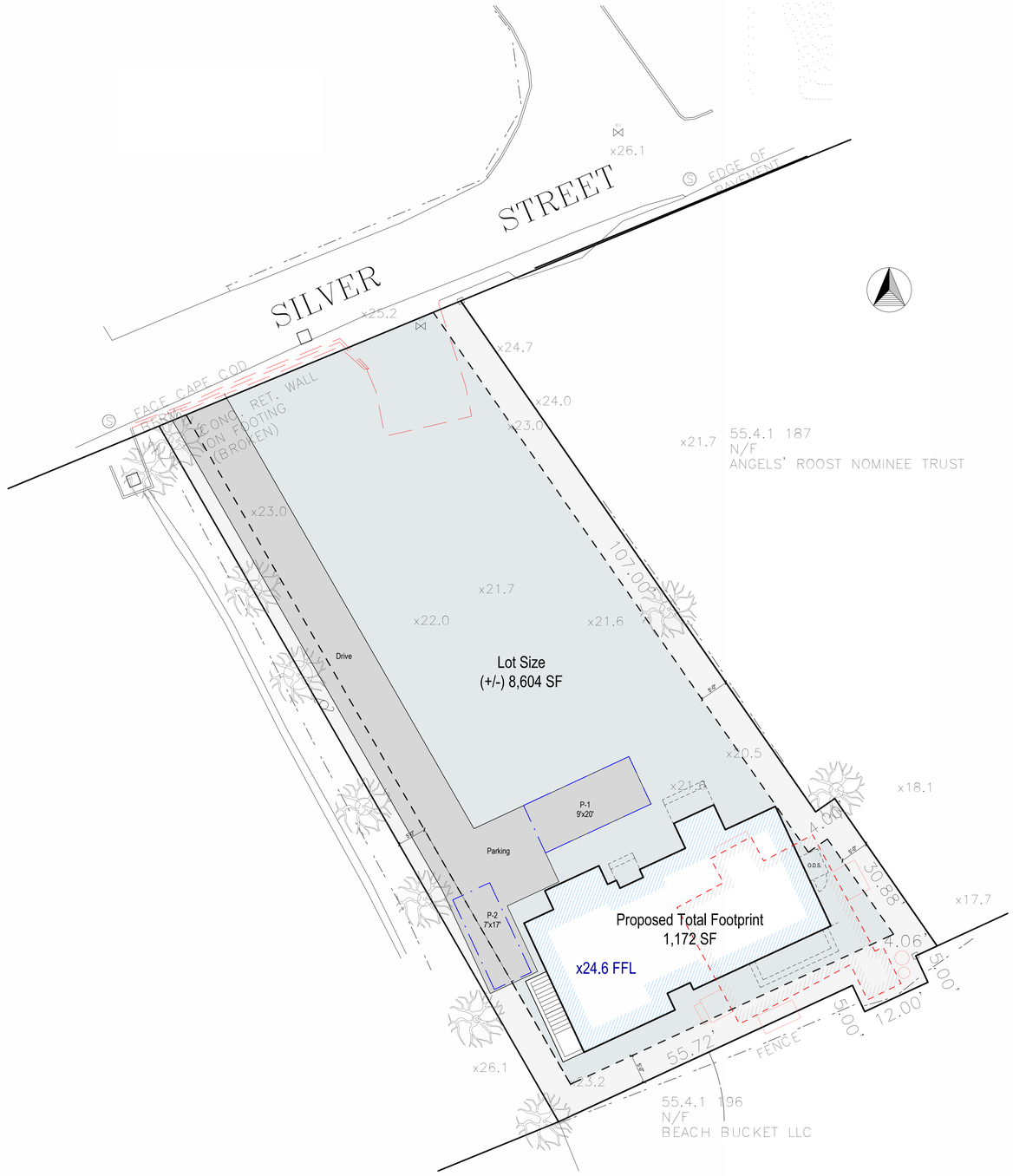
1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"





Site Plan

3/32" = 1'-0"

2431

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

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.

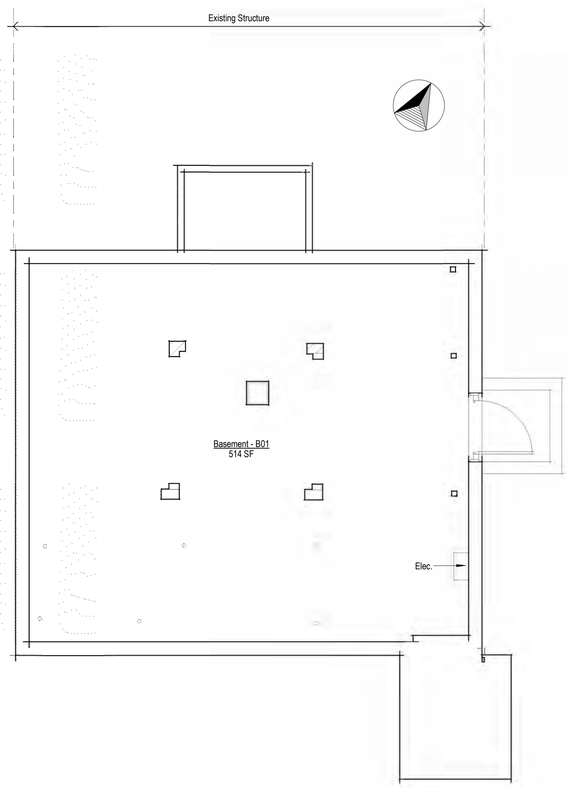
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2431

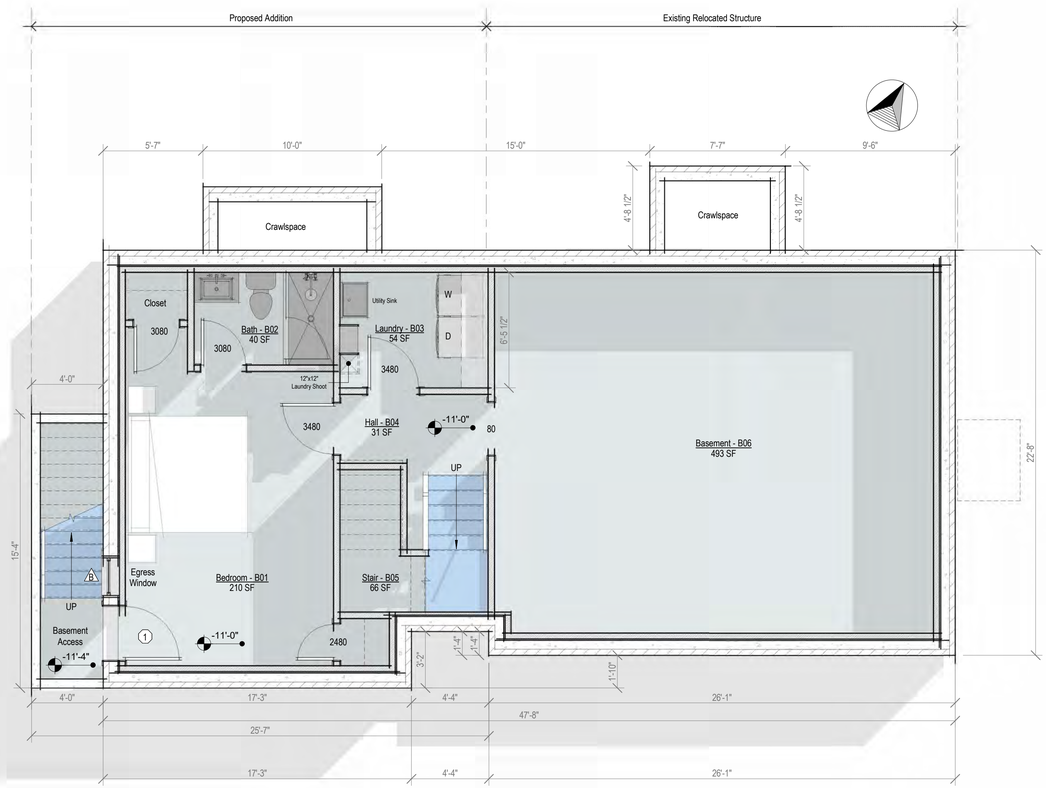
03.06.25

HDC Submission



Basement Plan - Existing

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	670 SF / 43 SF Demo
Proposed G.C.:	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

Basement Plans

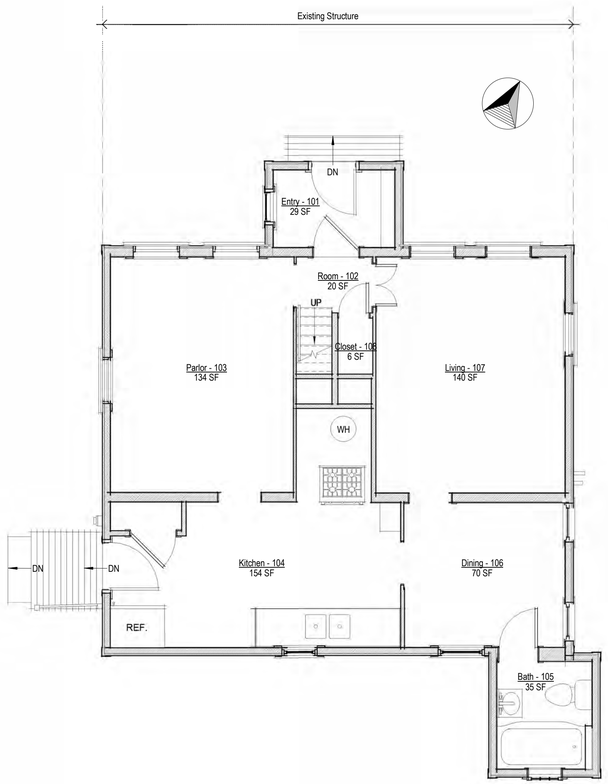
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

2431

HDC Submission 03.06.25



First Floor Plan - Existing

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	670 SF / 43 SF Demo
Proposed G.C.:	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

First Floor Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

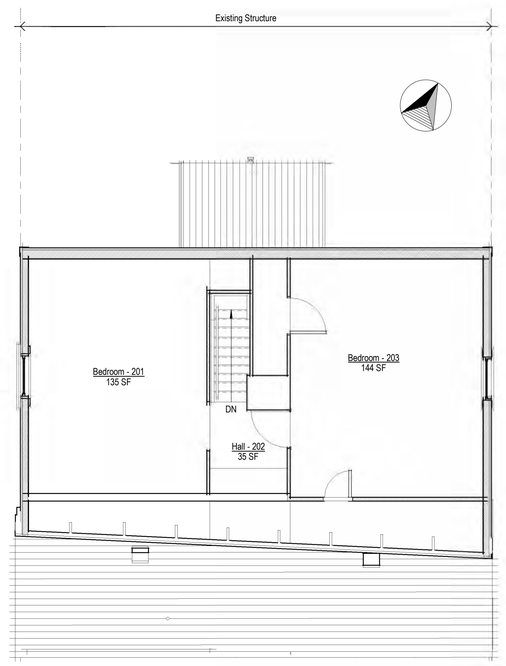
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2431

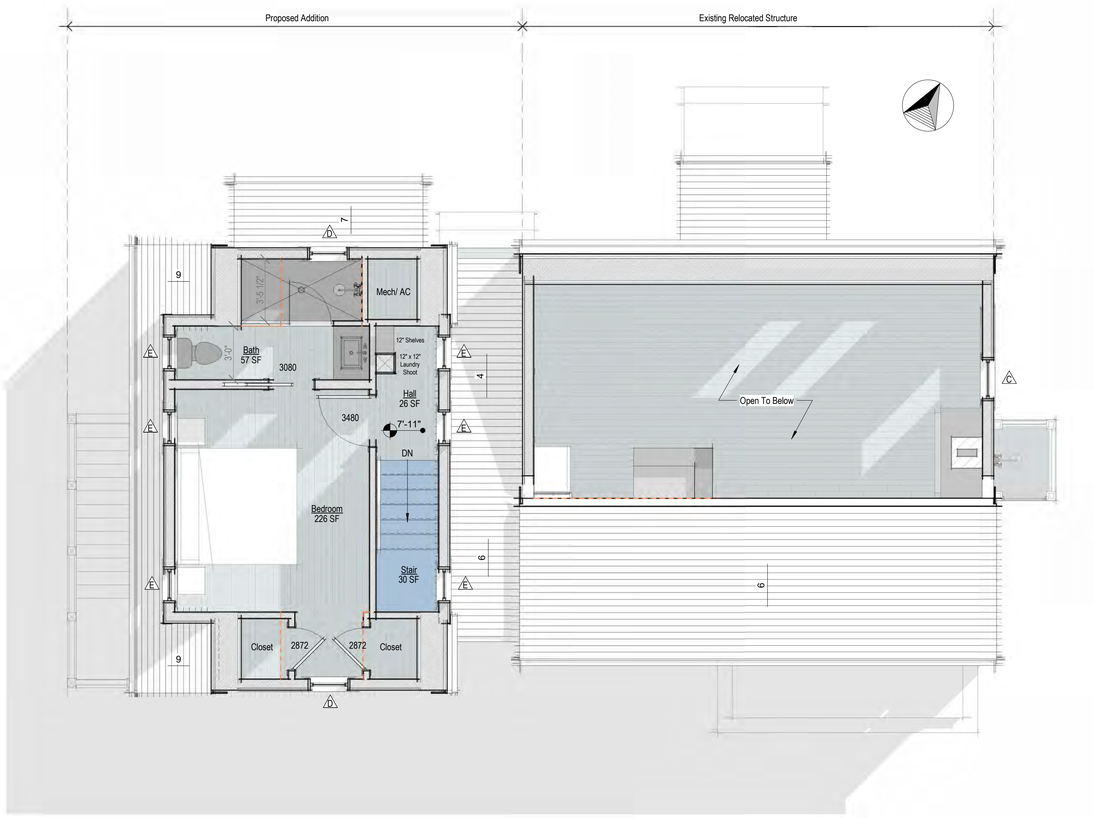
03.06.25

HDC Submission



Second Floor Plan - Existing

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2431

14 Silver Street

Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	55.4.1 / 182
Current Zoning:	ROH
Minimum Frontage:	50 FT
Front Setback:	0 FT
Side/Rear Setback:	5 FT
Lot Size:	(+/-) 8,604 sf
Min. Lot Size:	5,000 SF
Allowable G.C.:	40%
Existing G.C.:	670 SF / 43 SF Demo
Proposed G.C.:	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

Second Floor Plans

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2431

03.06.25

HDC Submission



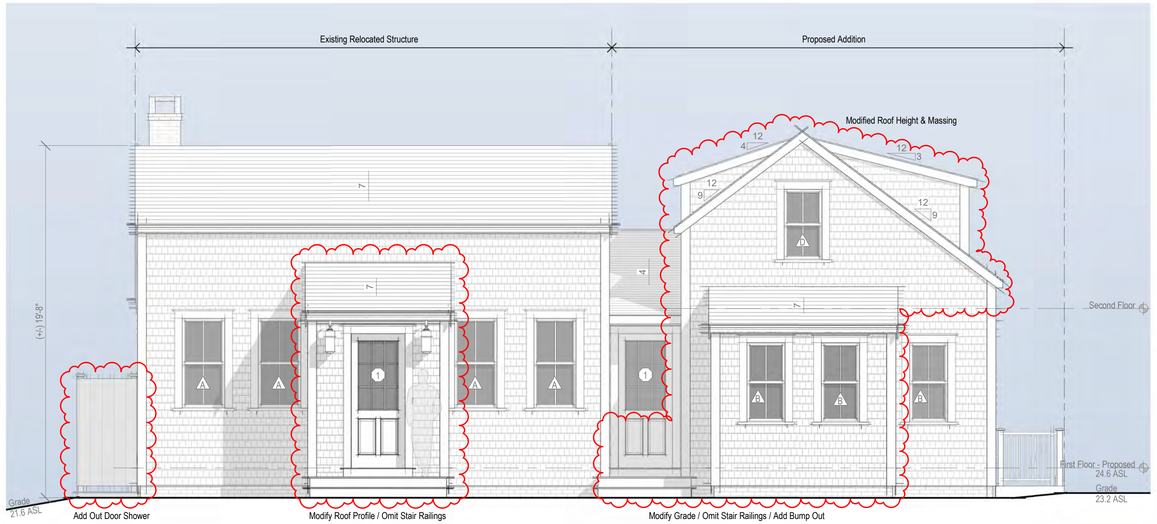
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



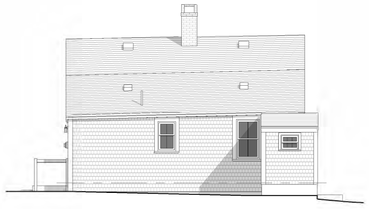
North Elevation - Proposed

1/4" = 1'-0"



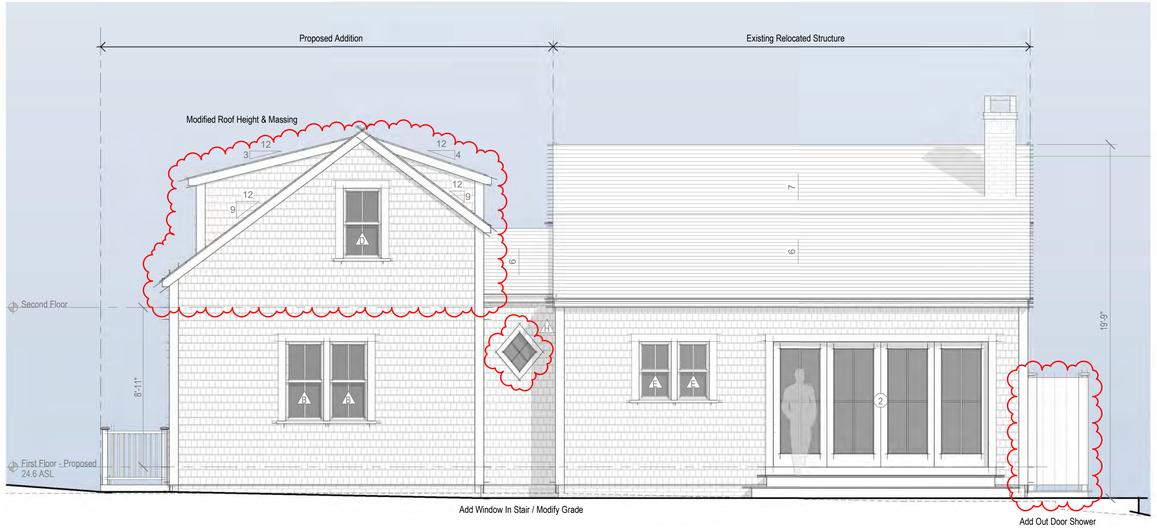
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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

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

2431

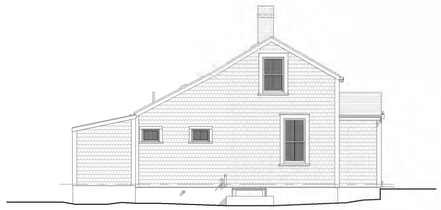
03.06.25

HDC Submission



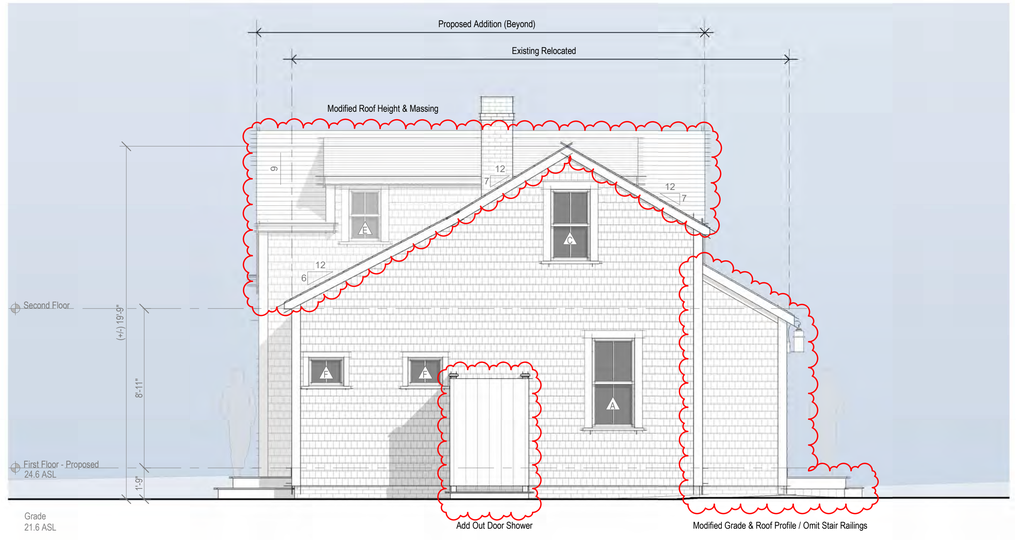
East Elevation - Previously Submitted

1/8" = 1'-0"



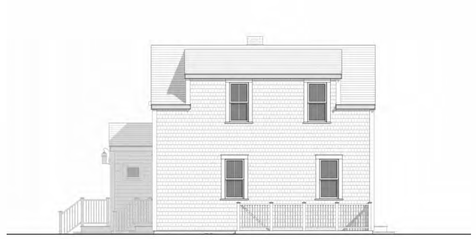
East Exterior Elevation - Existing

1/8" = 1'-0"



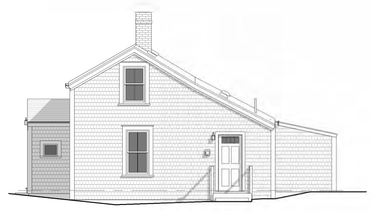
East Elevation - Proposed

1/4" = 1'-0"



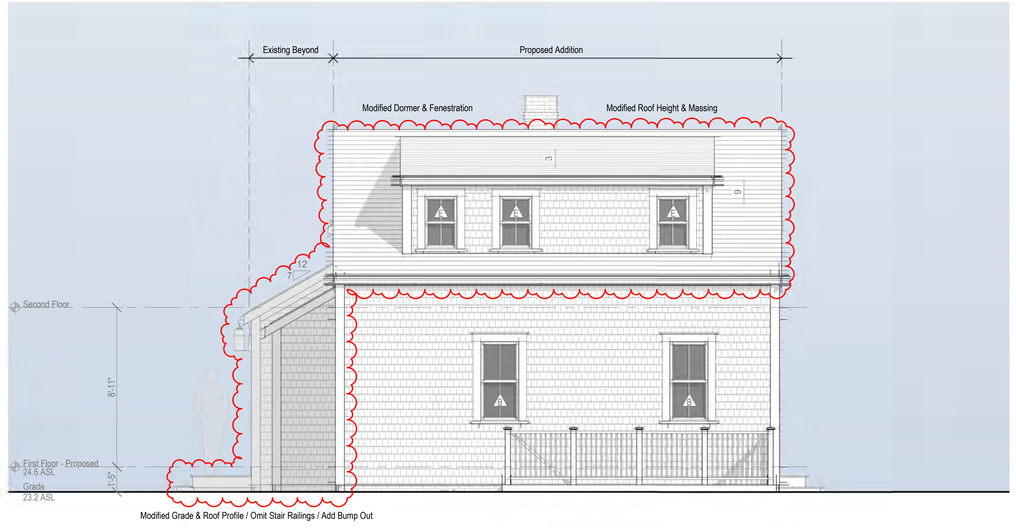
West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

2431

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

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

2431

03.06.25

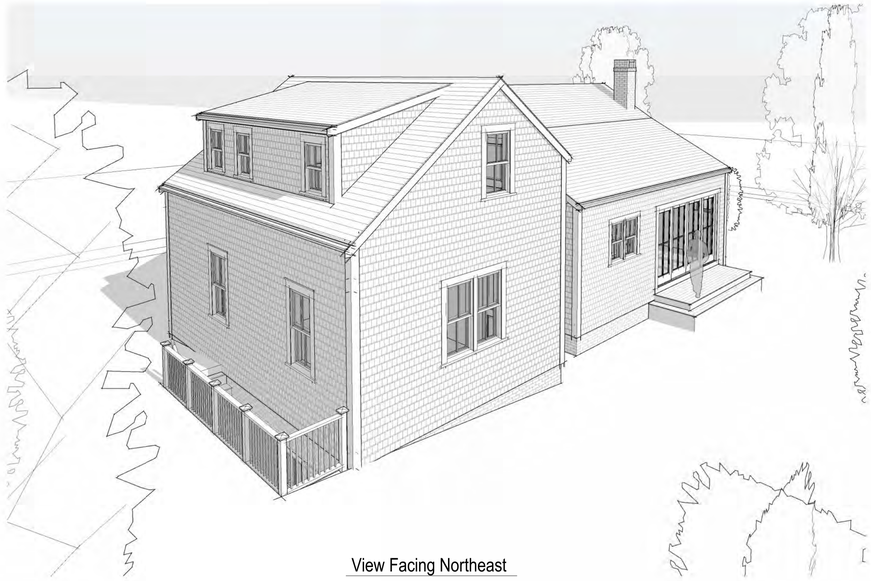
HDC Submission



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.

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.4.1

2431

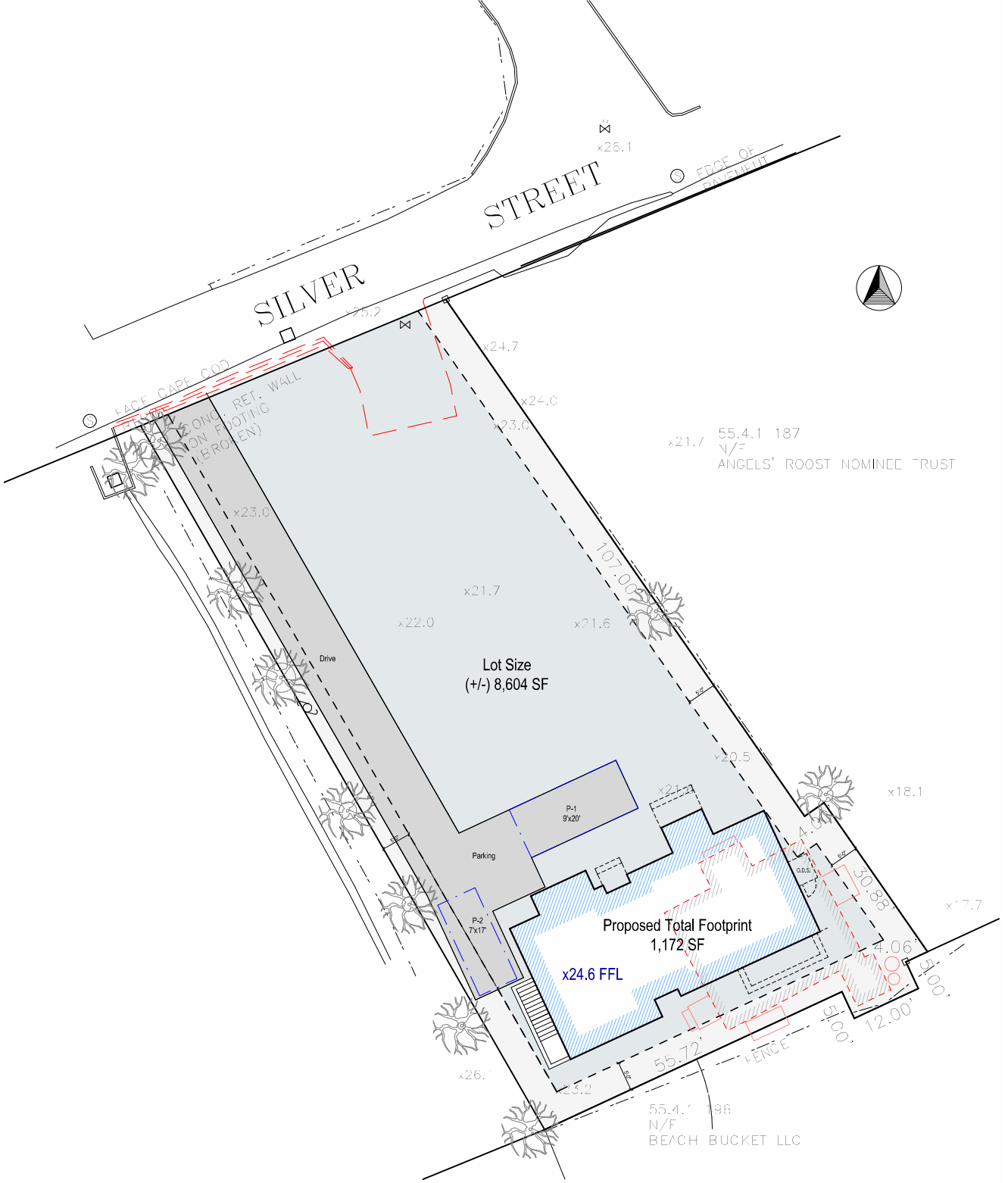
14 Silver Street

Nantucket, MA 02554



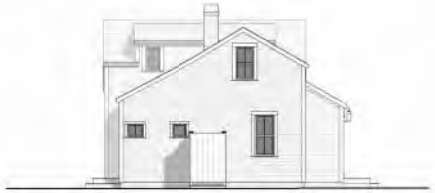
Locus Map

03.06.25



Site Plan

3/32" = 1'-0"



East Elevation



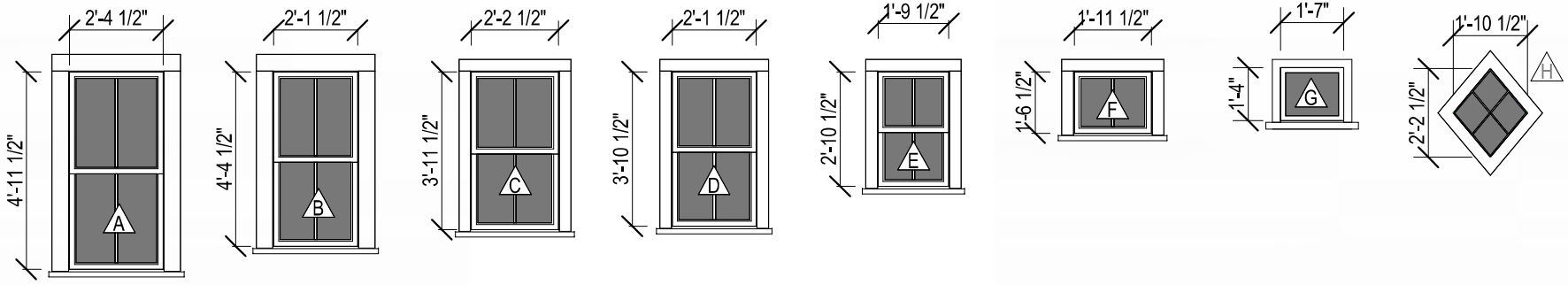
North Elevation



South Elevation



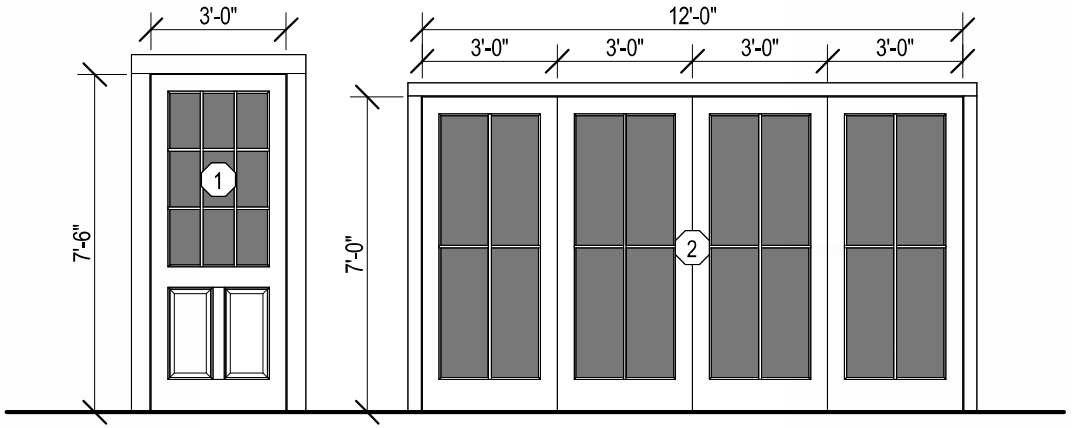
West Elevation



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"

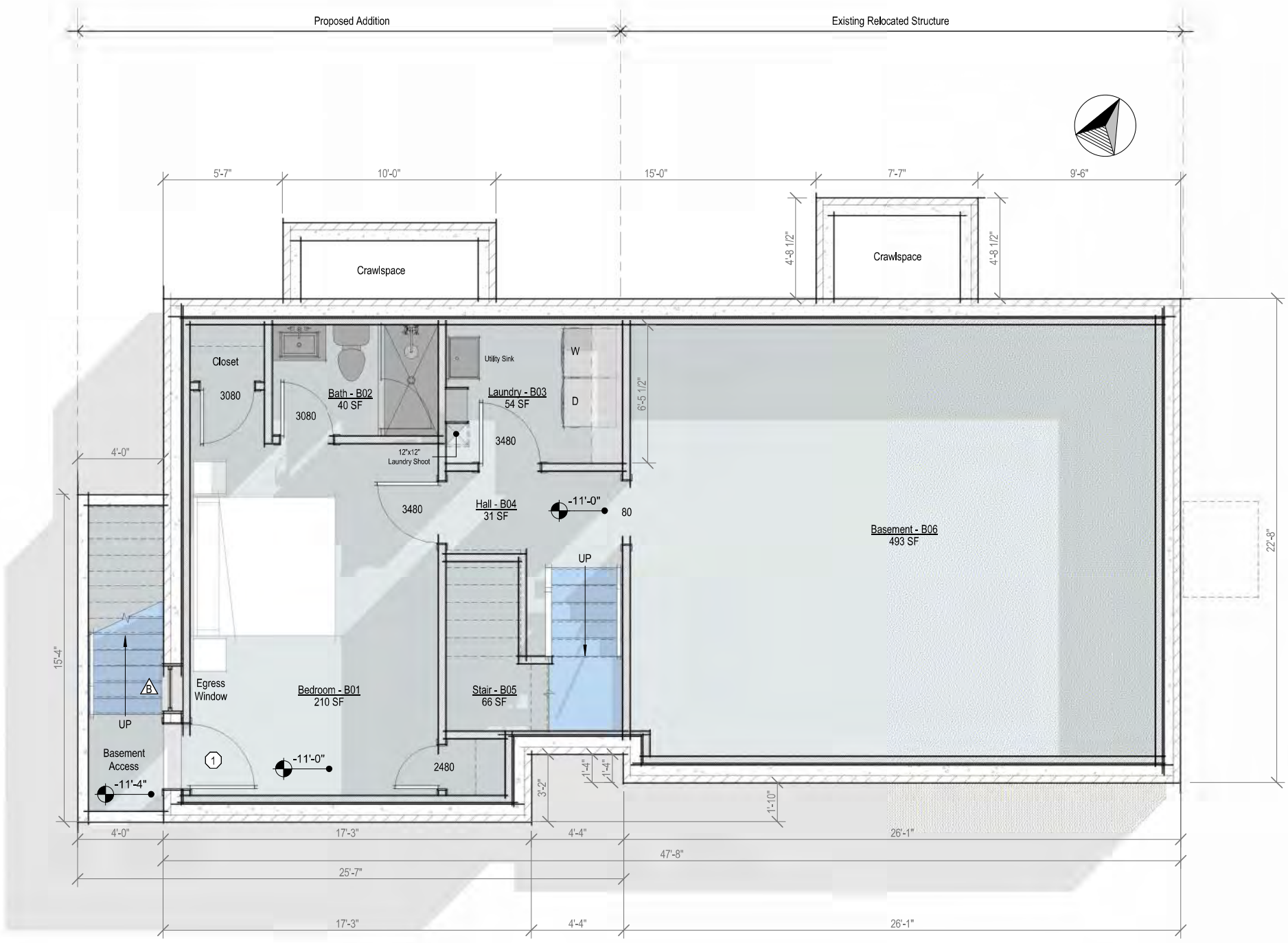


Single Door
2 Panel + (9) Lite SDL

Quad French Sliding Doors
(4) 4 Lite SDL

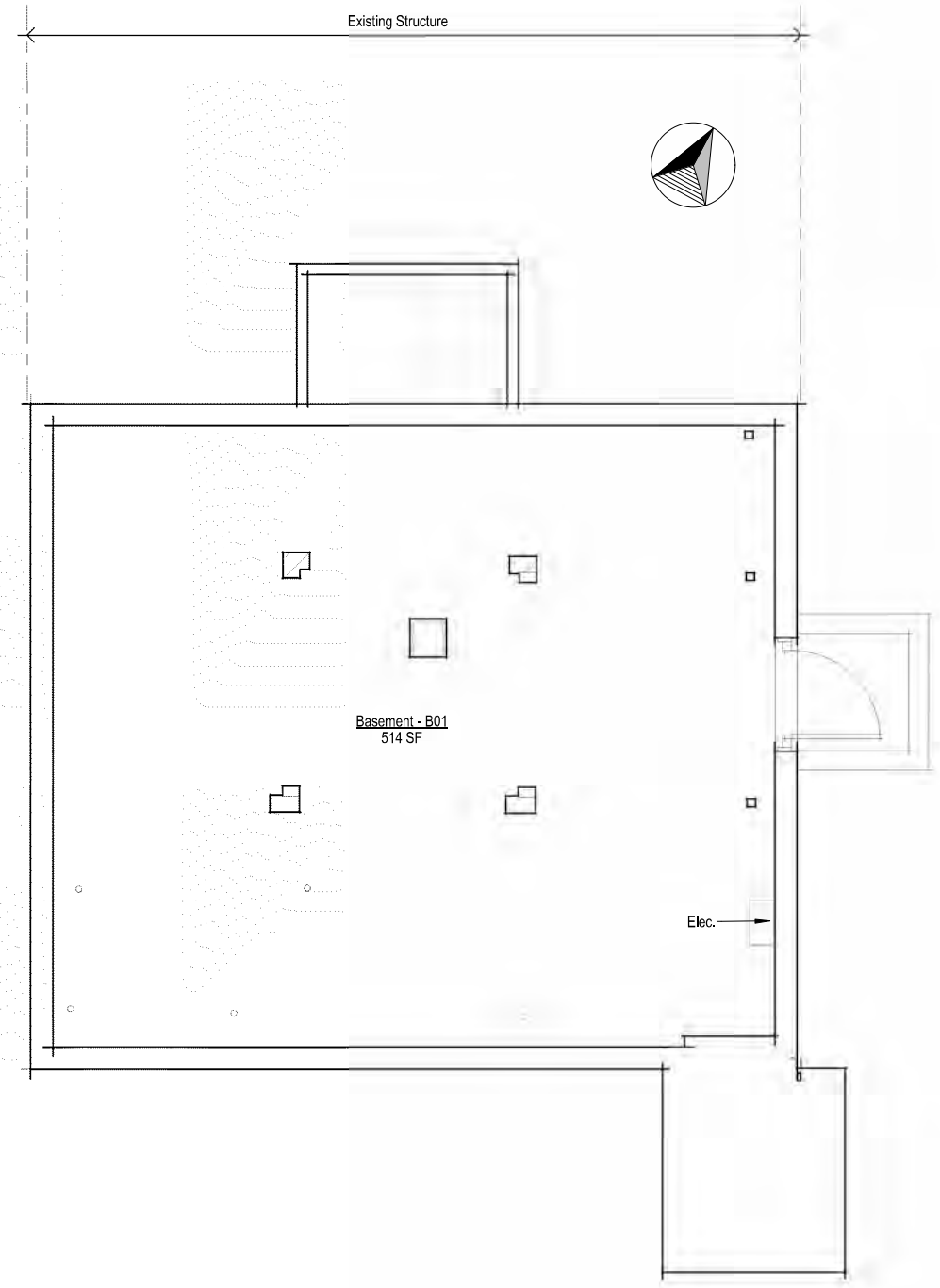
Exterior Door Legend

1/4" = 1'-0"



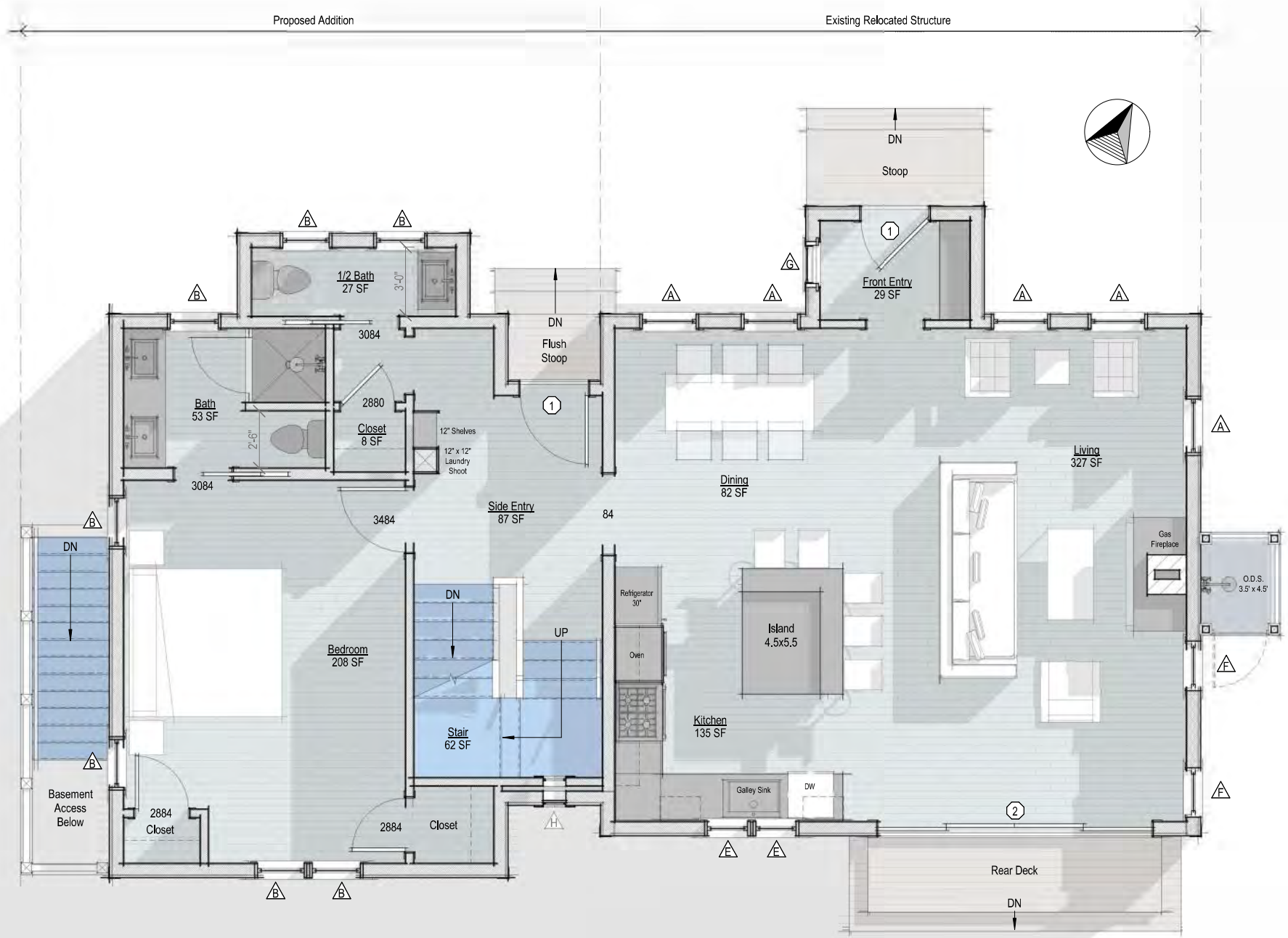
Basement Plan - Proposed

1/4" = 1'-0"



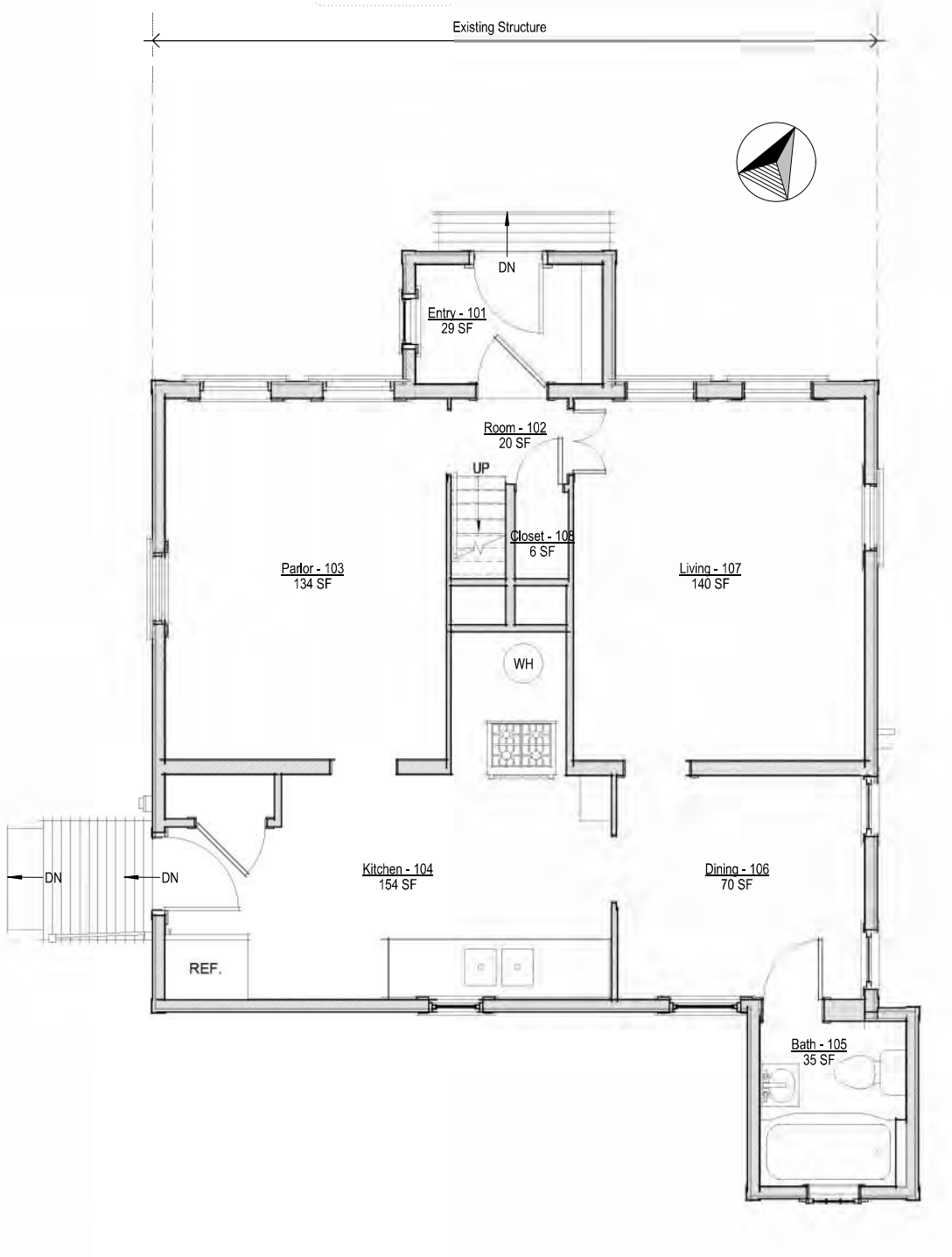
Basement Plan - Existing

1/4" = 1'-0"



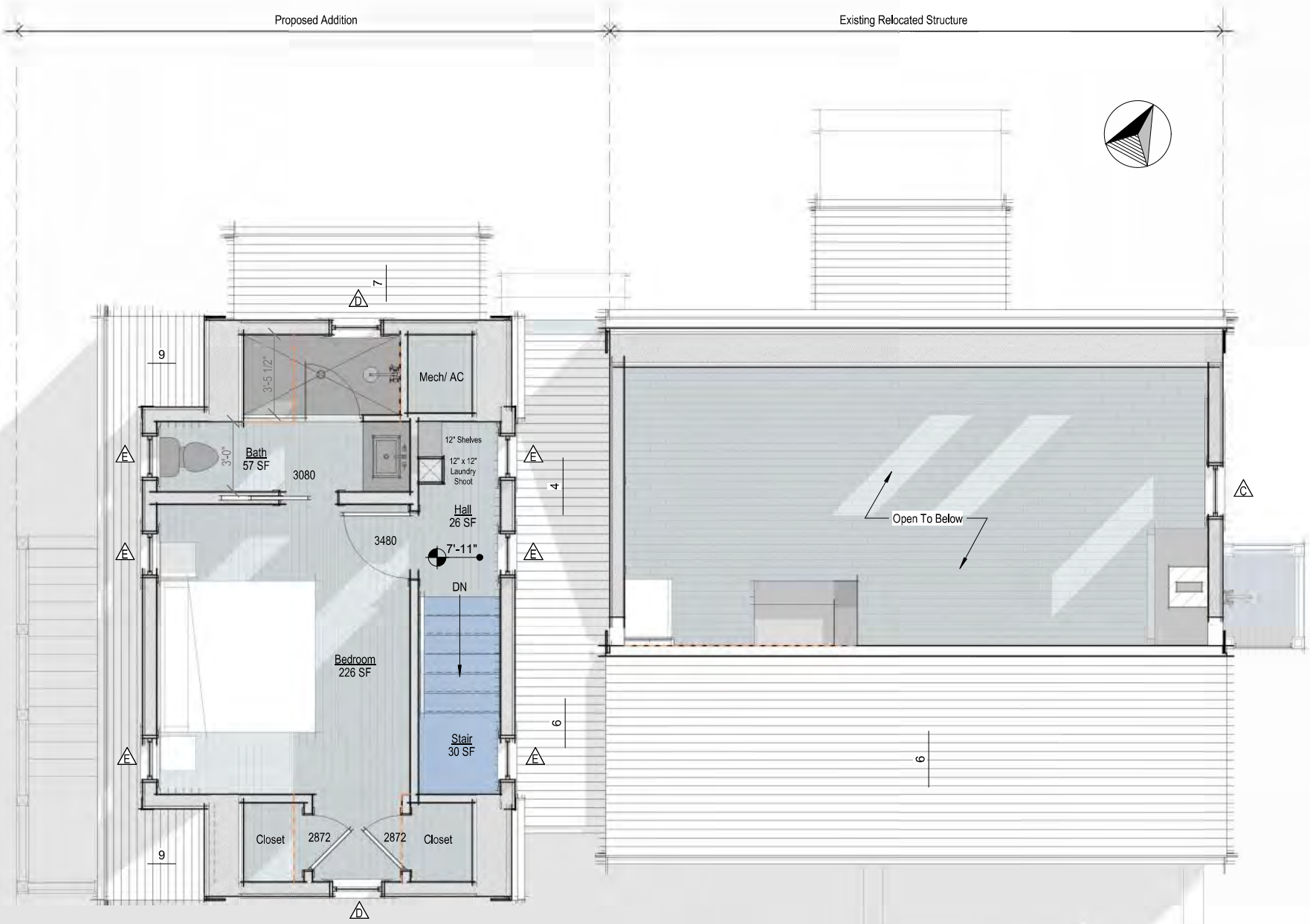
First Floor Plan - Proposed

1/4" = 1'-0"



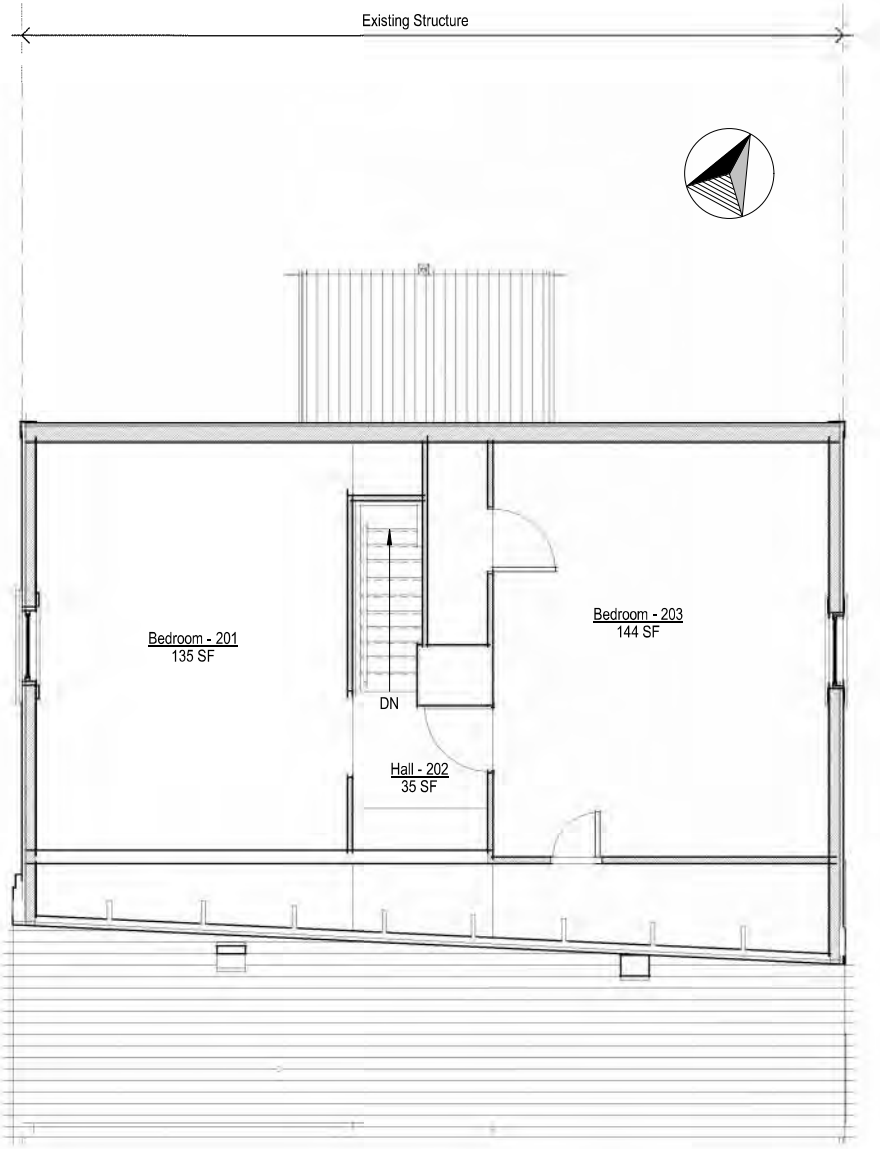
First Floor Plan - Existing

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"



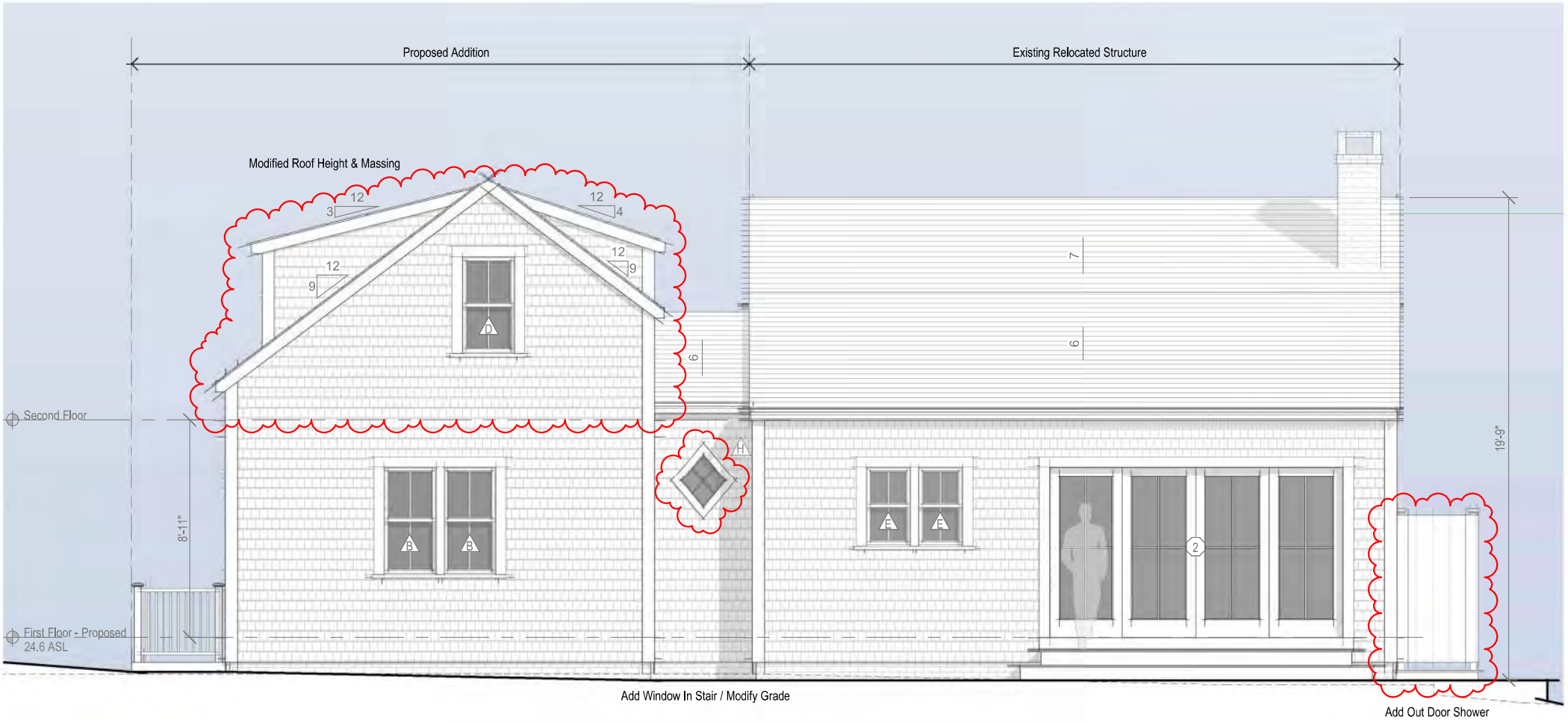
North Elevation - Previously Submitted

1/8" = 1'-0"



North Exterior Elevation - Existing

1/8" = 1'-0"



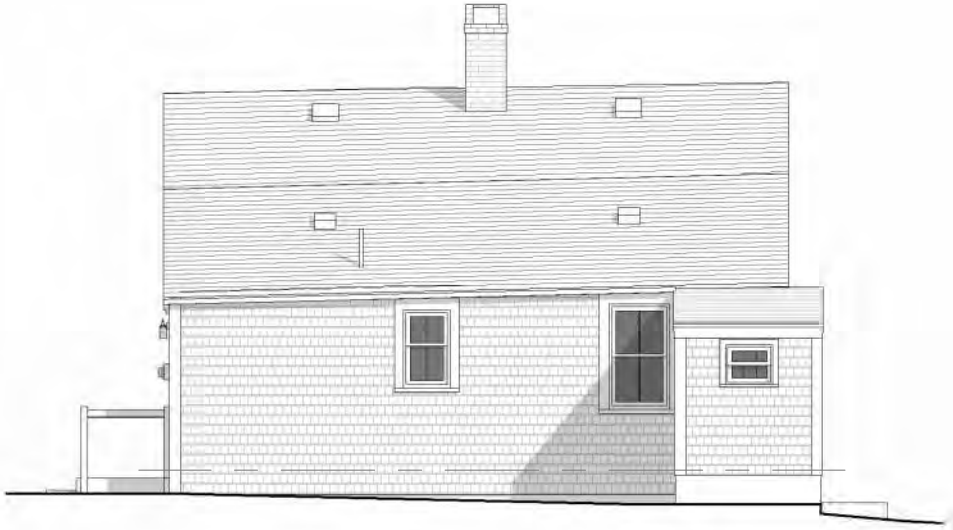
South Elevation - Proposed

1/4" = 1'-0"



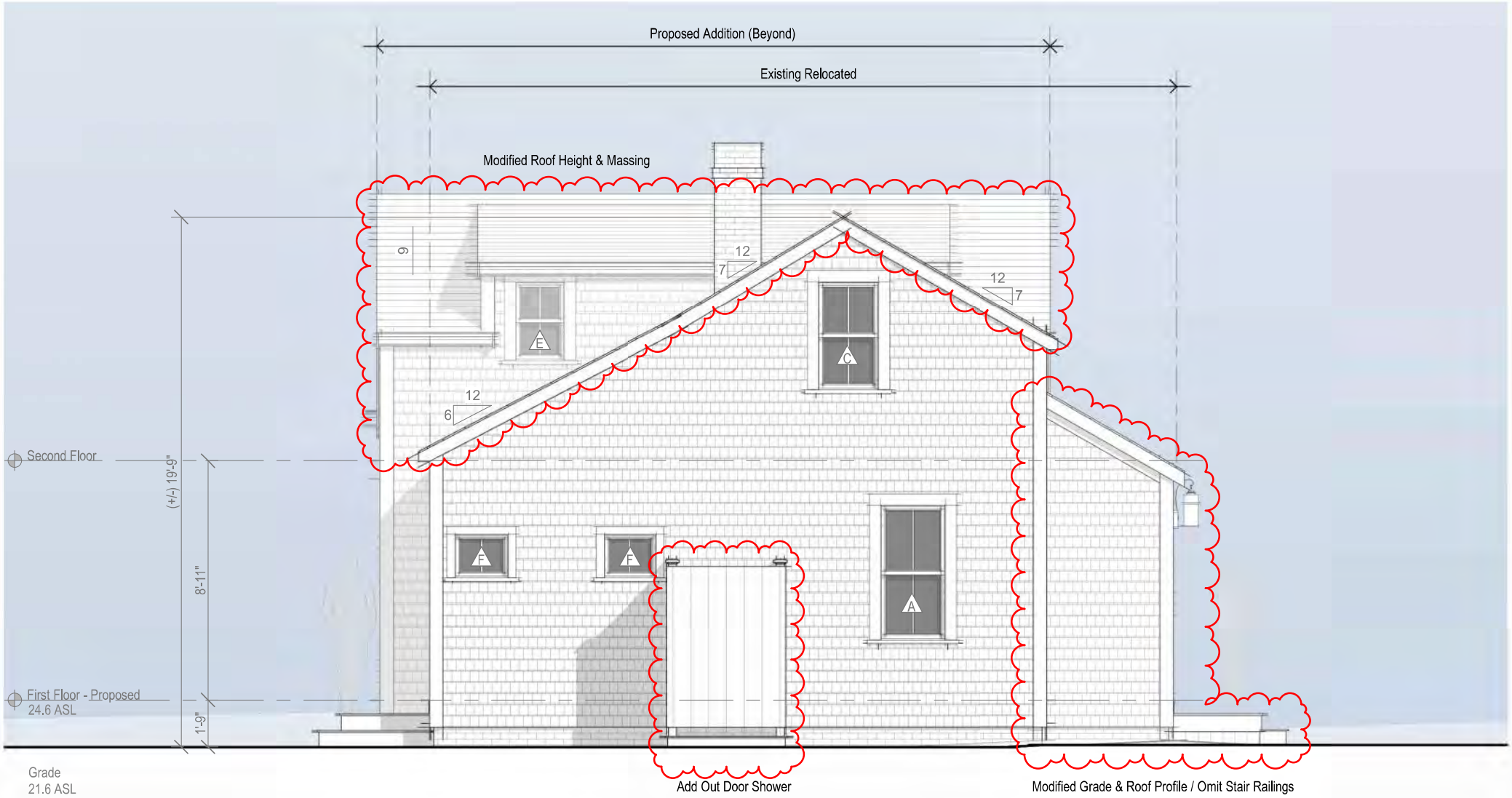
South Elevation - Previously Submitted

1/8" = 1'-0"



South Exterior Elevation - Existing

1/8" = 1'-0"



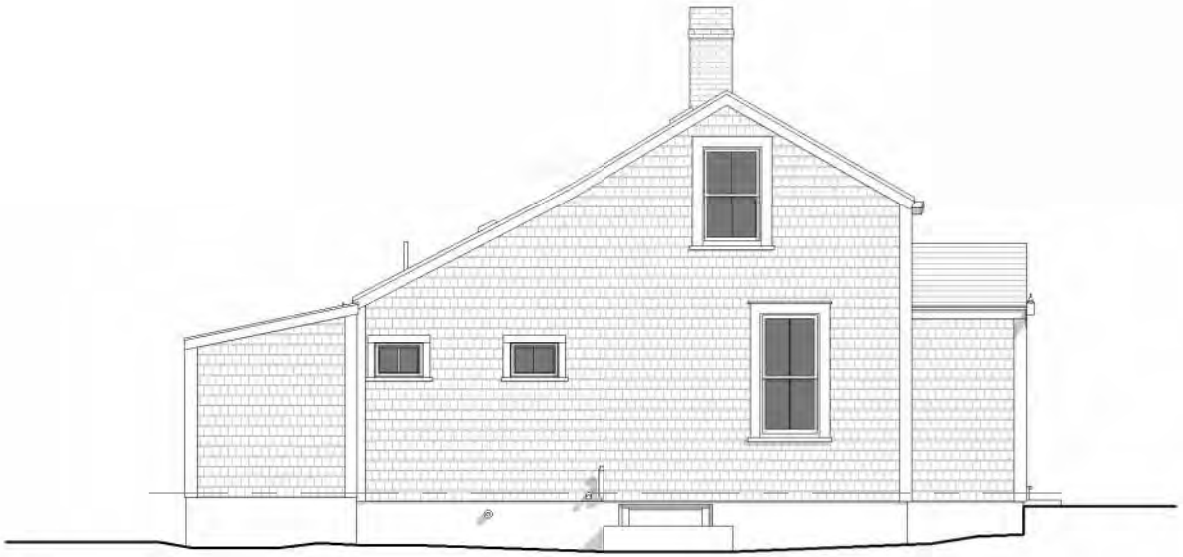
East Elevation - Proposed

1/4" = 1'-0"



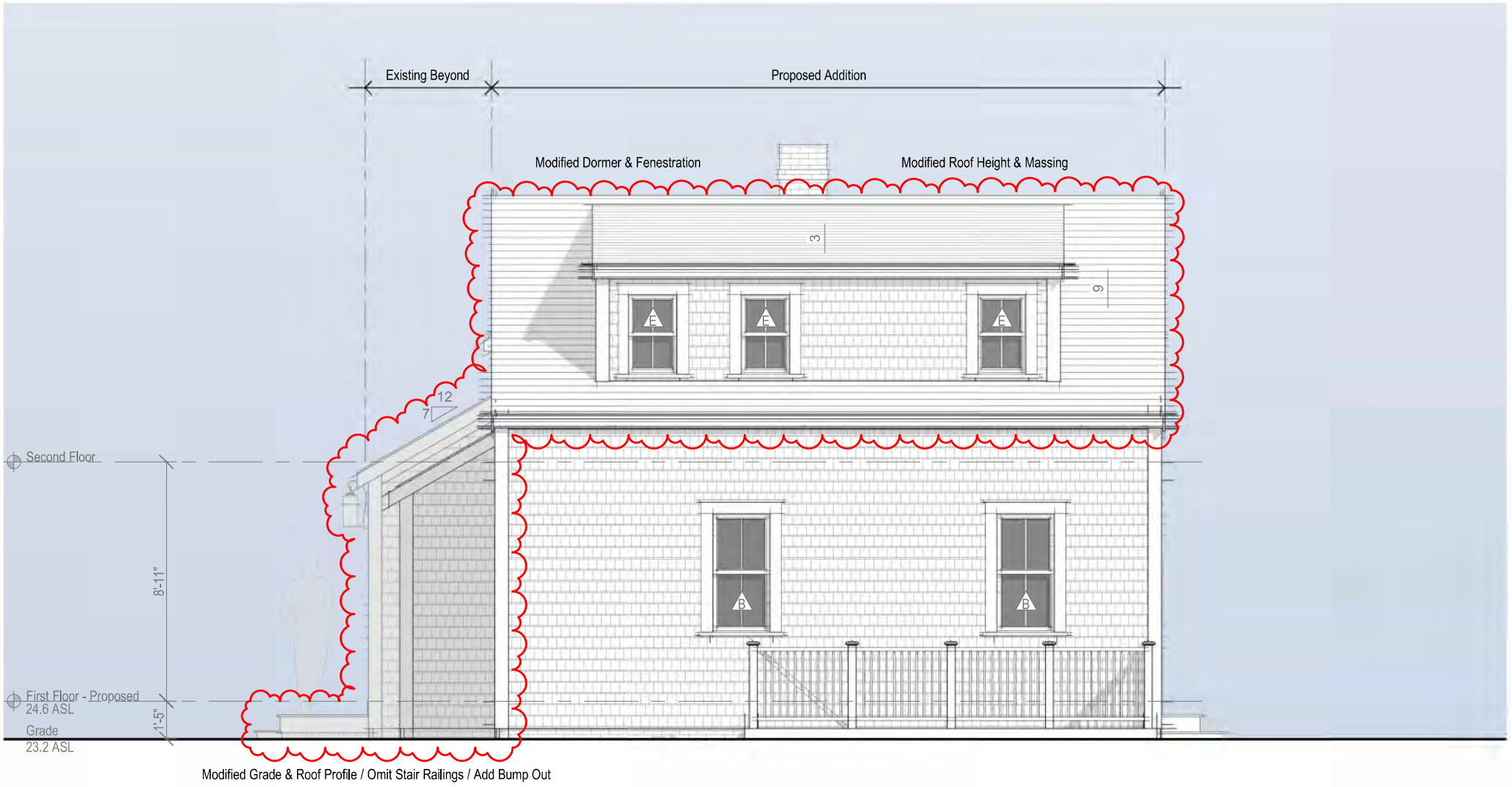
East Elevation - Previously Submitted

1/8" = 1'-0"



East Exterior Elevation - Existing

1/8" = 1'-0"



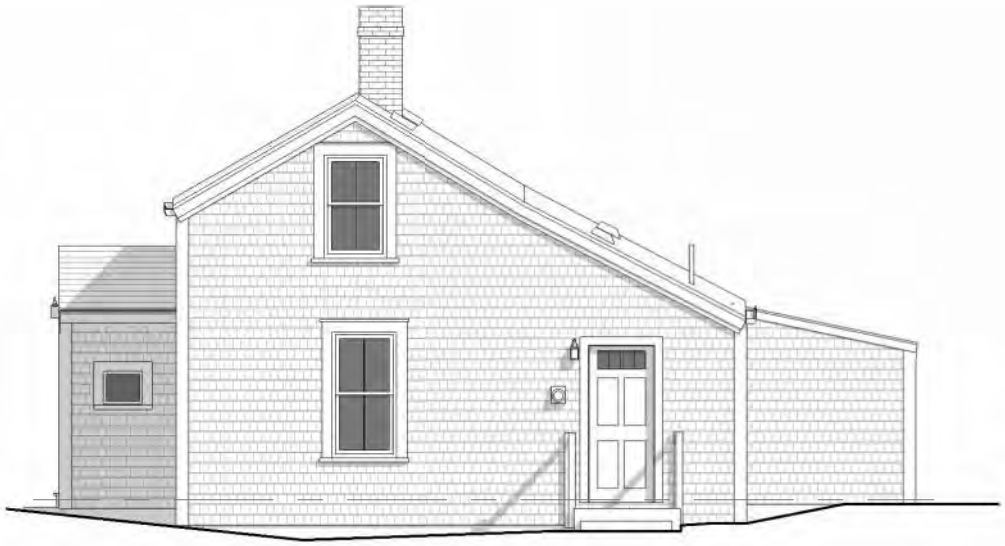
West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"



West Exterior Elevation - Existing

1/8" = 1'-0"



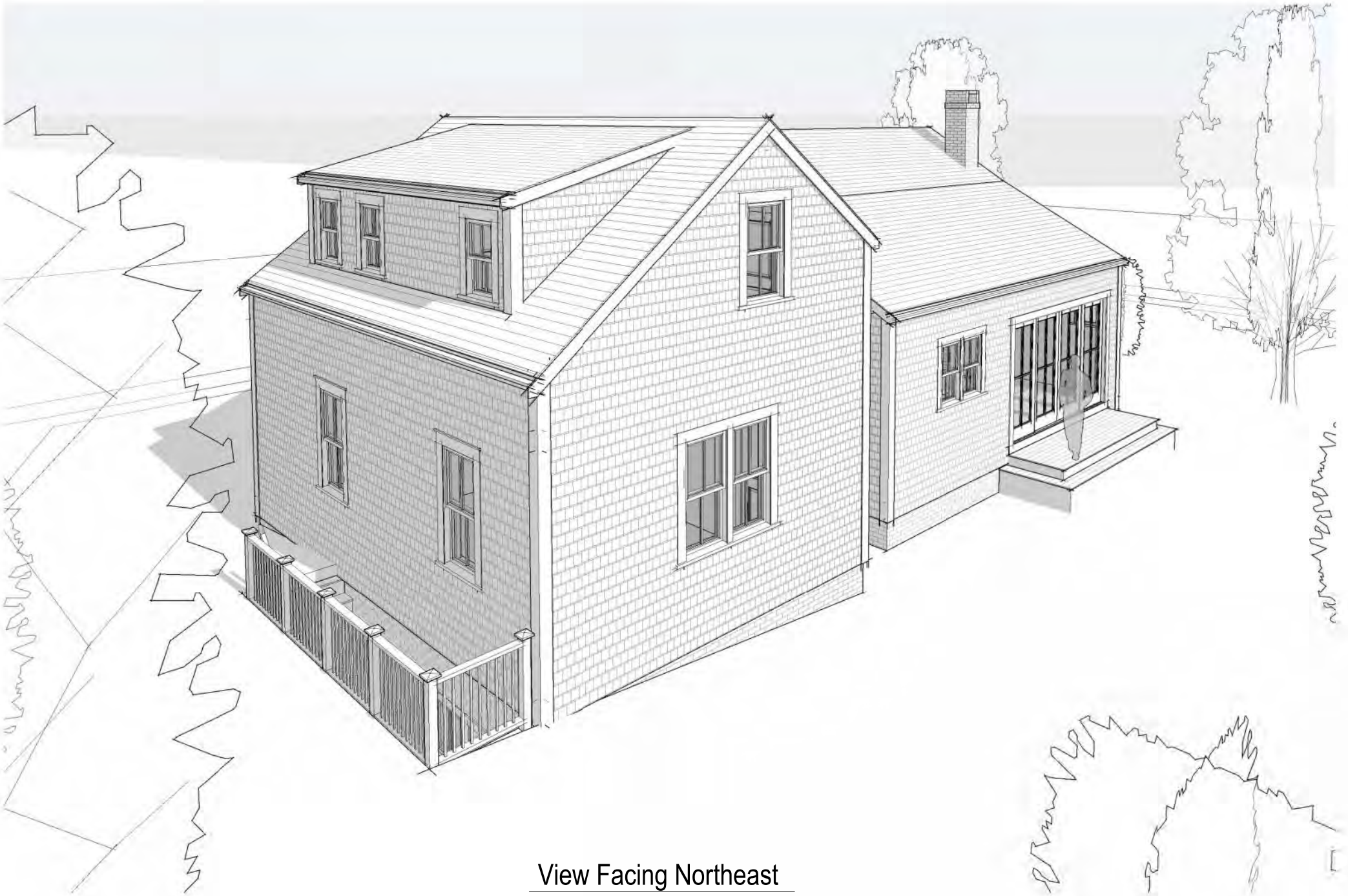
View Facing Northwest



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.

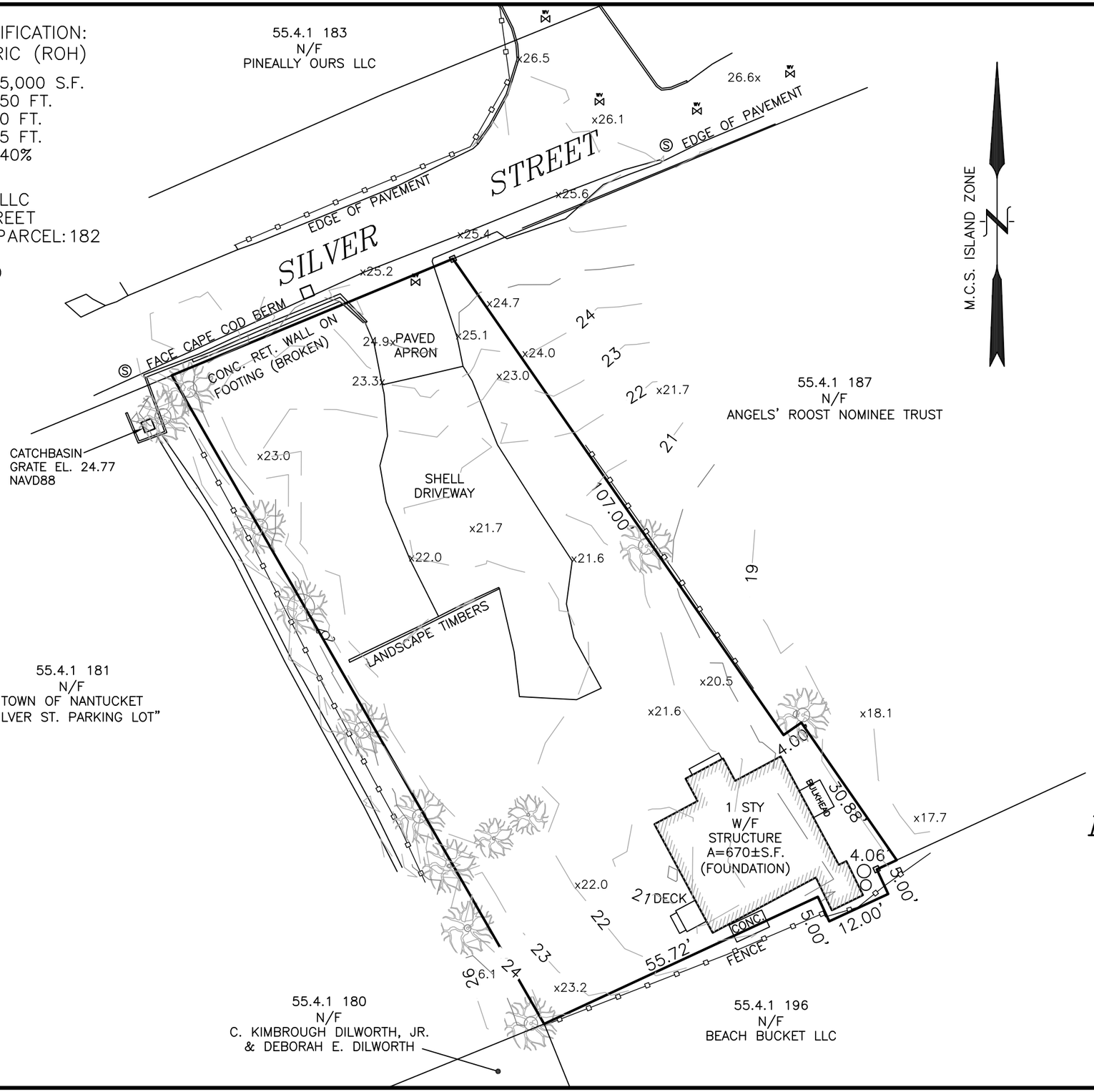
Geometry updated 10/16/2024
Data updated Jan. 2021

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

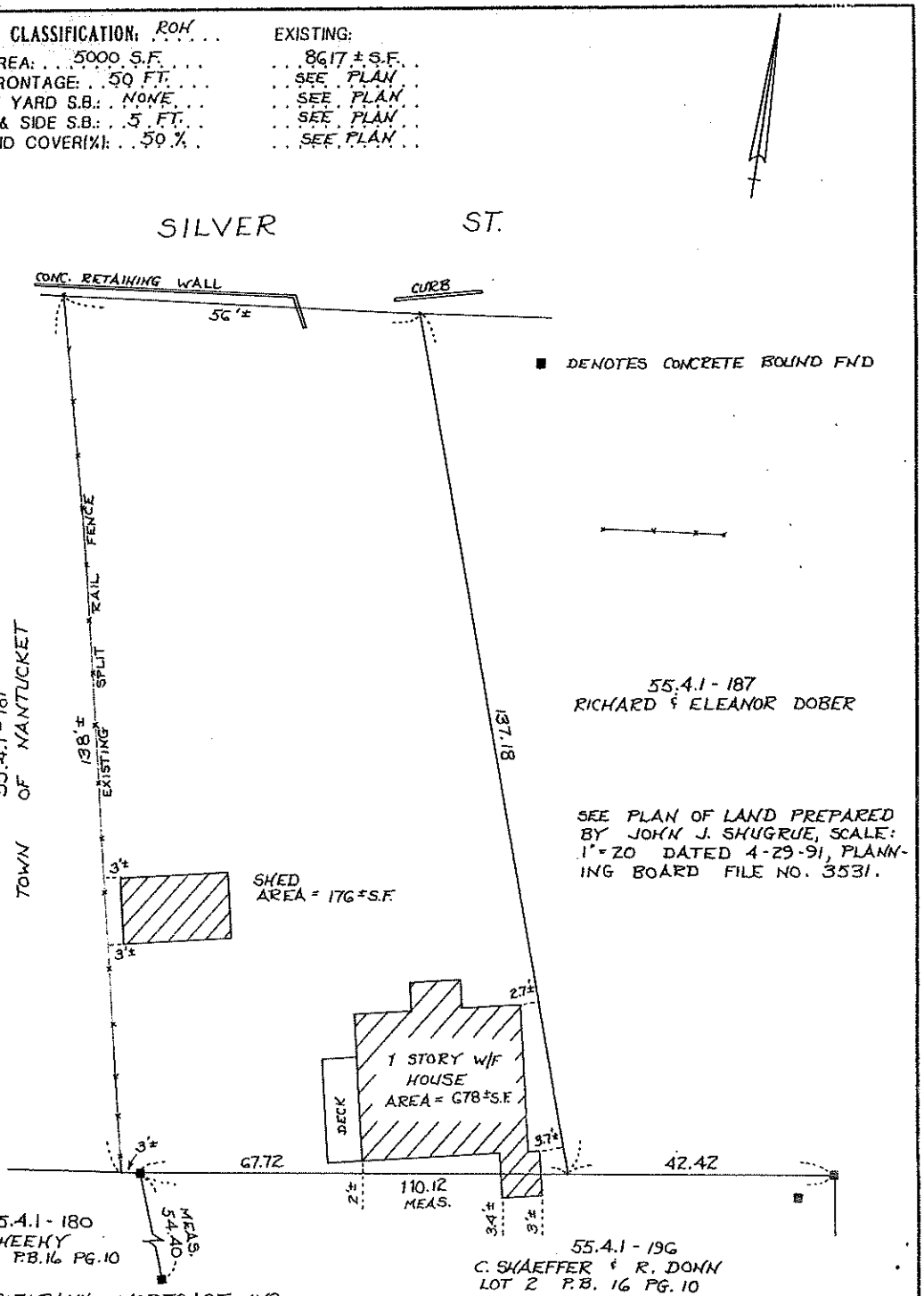
PREPARED FOR: BEACH BUCKET LLC

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:

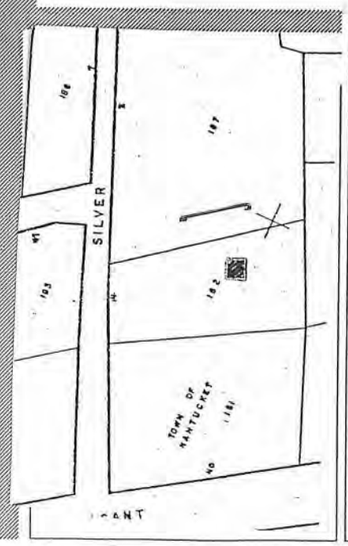
1. STREET NAME & NO.: 14 Silver st. 2. BUILDING NAME: _____

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

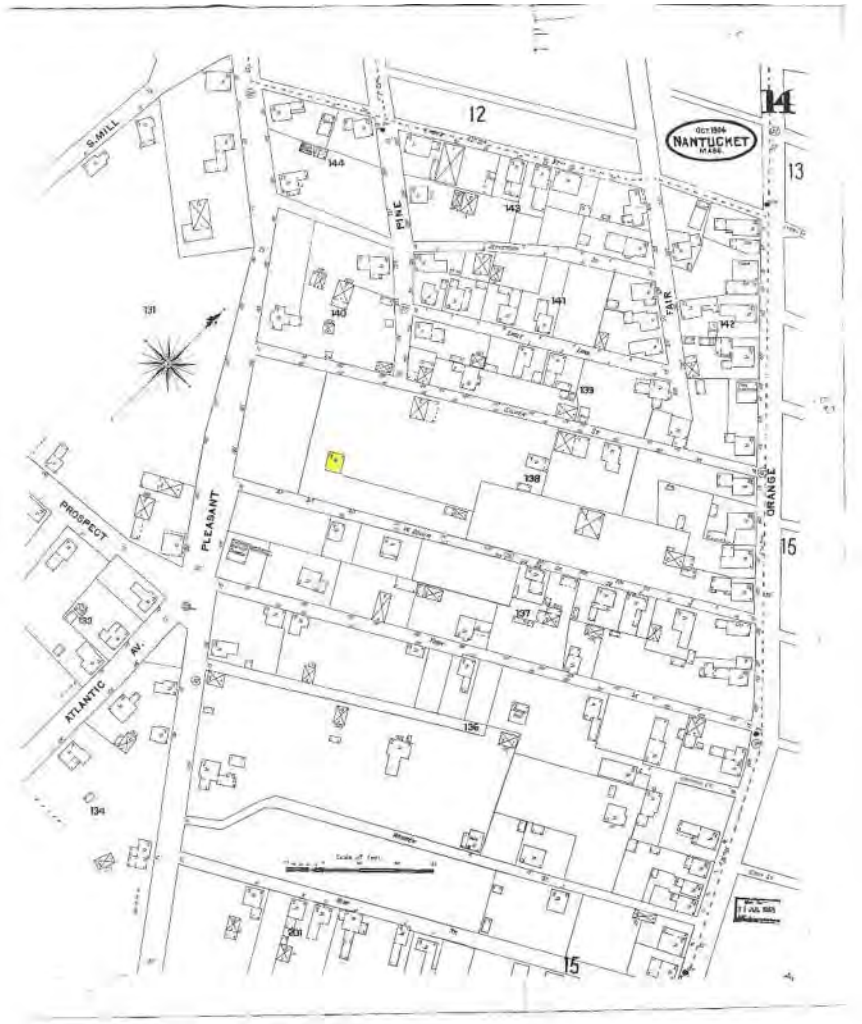
2 Moved from northeast corner Broad and North Water in 1920s, main block of house faces south. 2½-story clapboard, presumably had 2 ridge chimneys, 5-bayed façade, Greek Revival doorway with sidelights and distyle portico (columns modern), 6/6-paned windows. Later addition fronting on South Beach Street. (Robert L. White; N. H. A. *Photo Albums*, Book 1, p. /2/)

South Mill Street

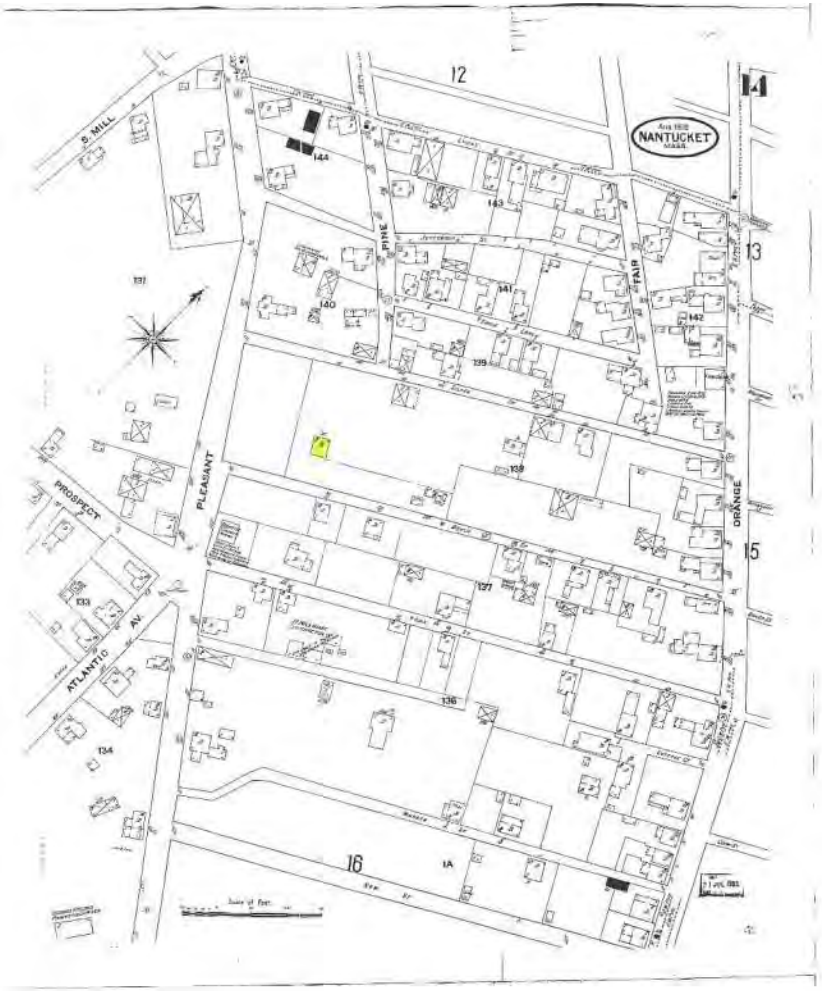
South Mill bears southwest from Pleasant Street across from and a little above the end of Lyon Street. It begins to the rear of the Stephen Chase house and extends to the old mill, at the junction of Prospect and South Prospect streets, both structures built about 1746. South Mill Street dates from this period.

Historic Building

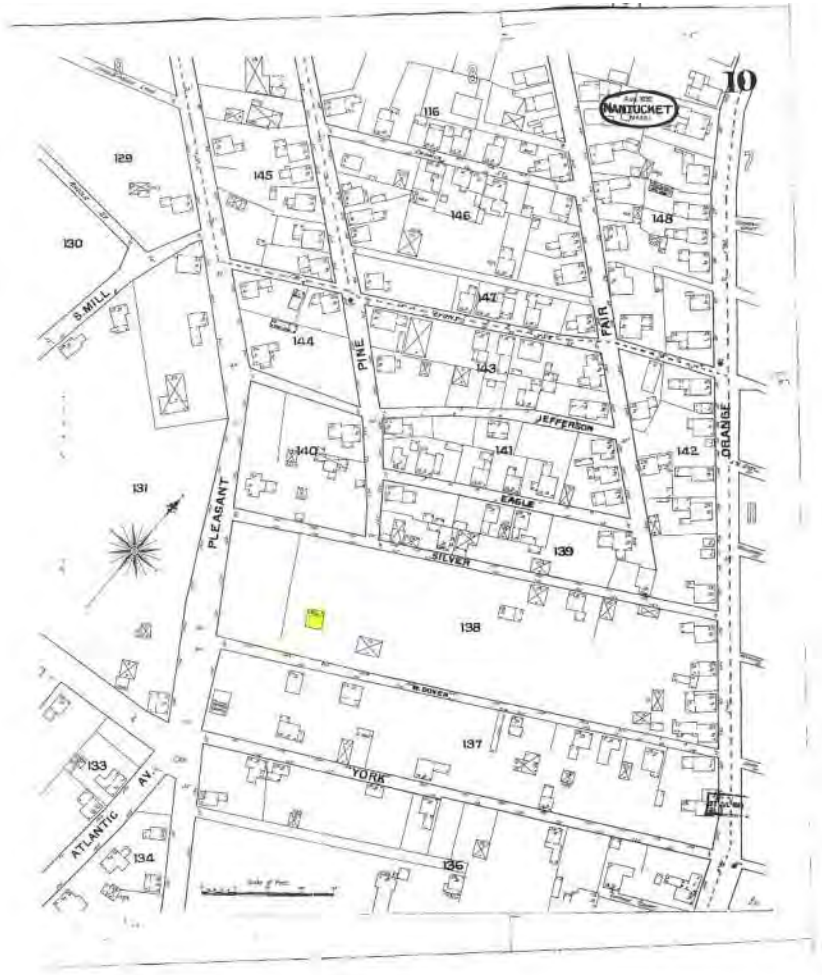
X WINDMILL, built 1746 by Nathan Wilbur. Shingled octagonal battered form on rock foundations. Said to have been constructed of timbers of wrecked ships. Lone survivor of 5 windmills serving Nantucket Town, easternmost of 4 on Popsquatchett Hills. Purchased by Caroline French in 1897 and presented to 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)



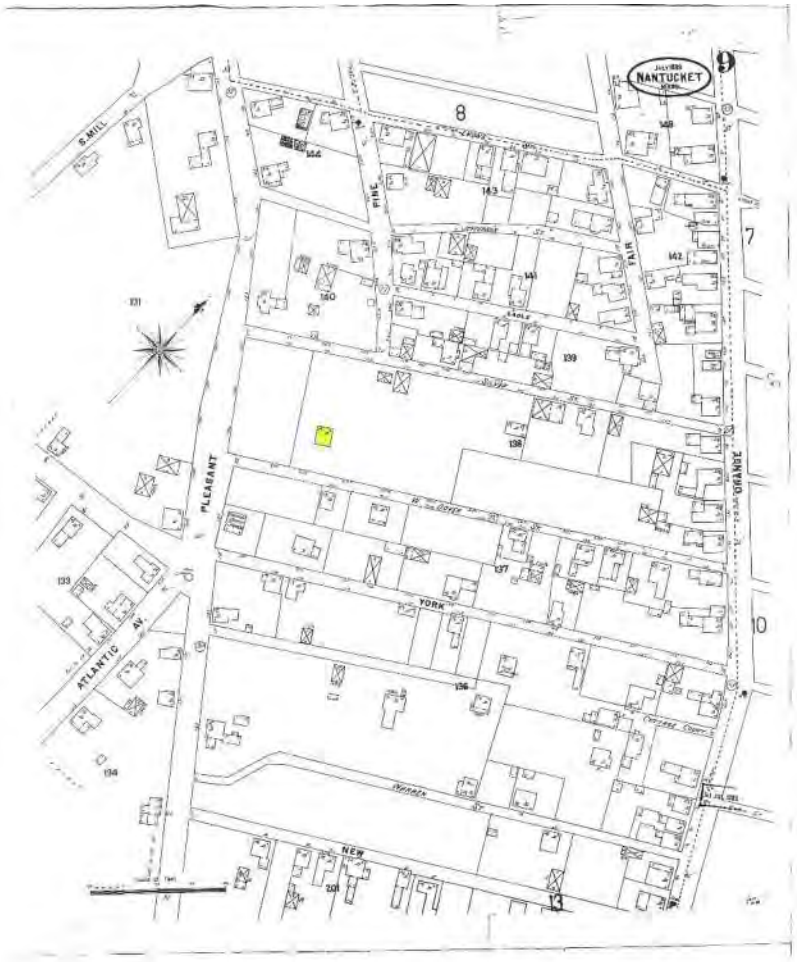
Sanborn Map 1904



Sanborn Map 1909



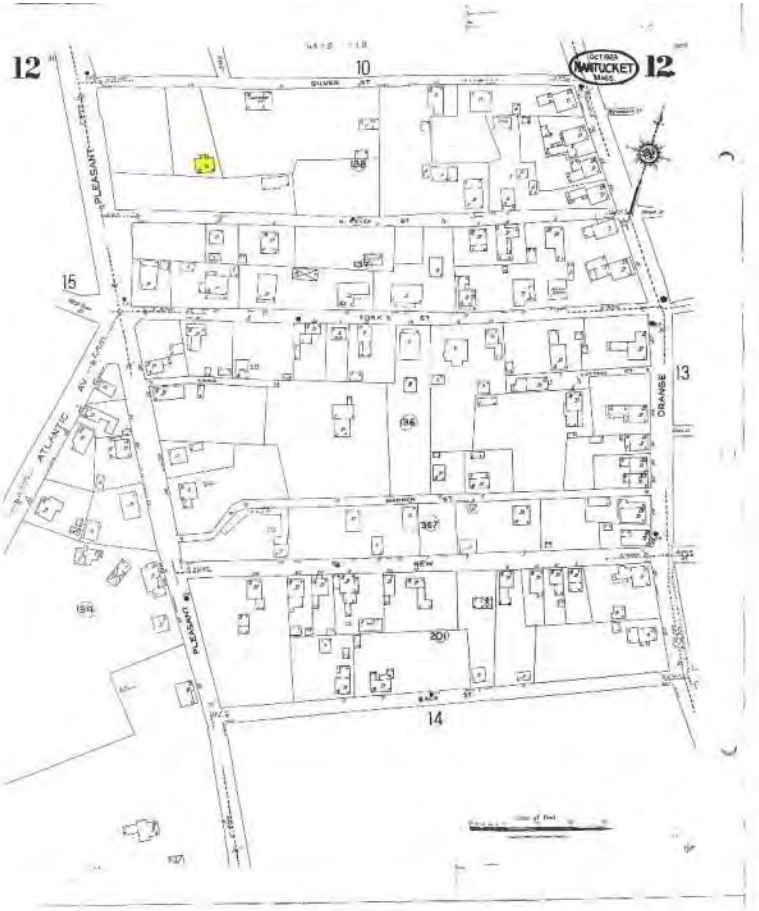
Sanborn Map 1892



Sanborn Map 1898



Sanborn Map 1923



Sanborn Map 1923-1949

---

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)

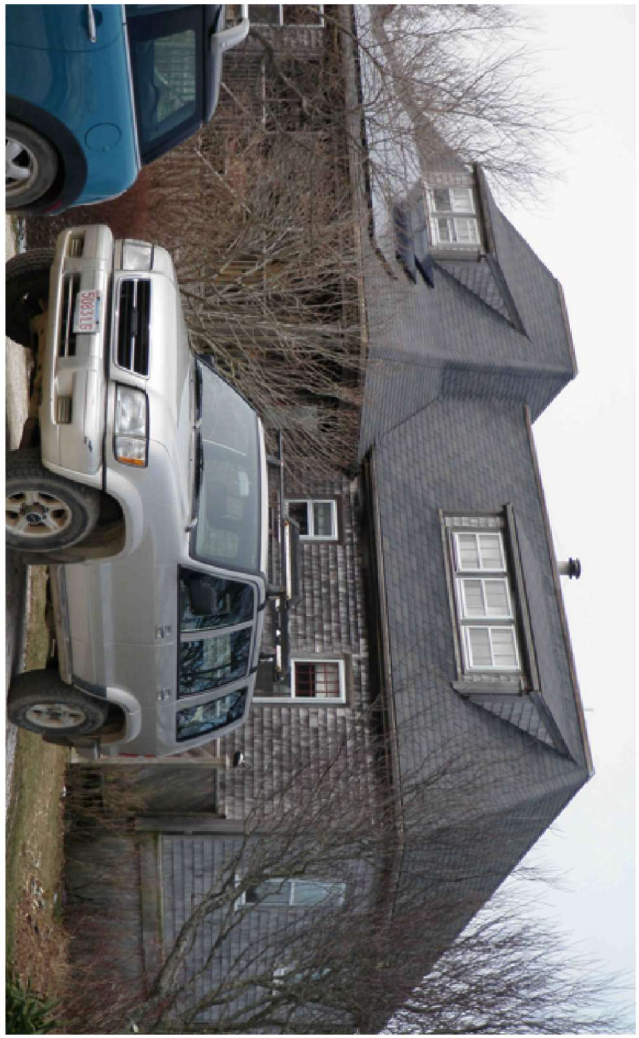


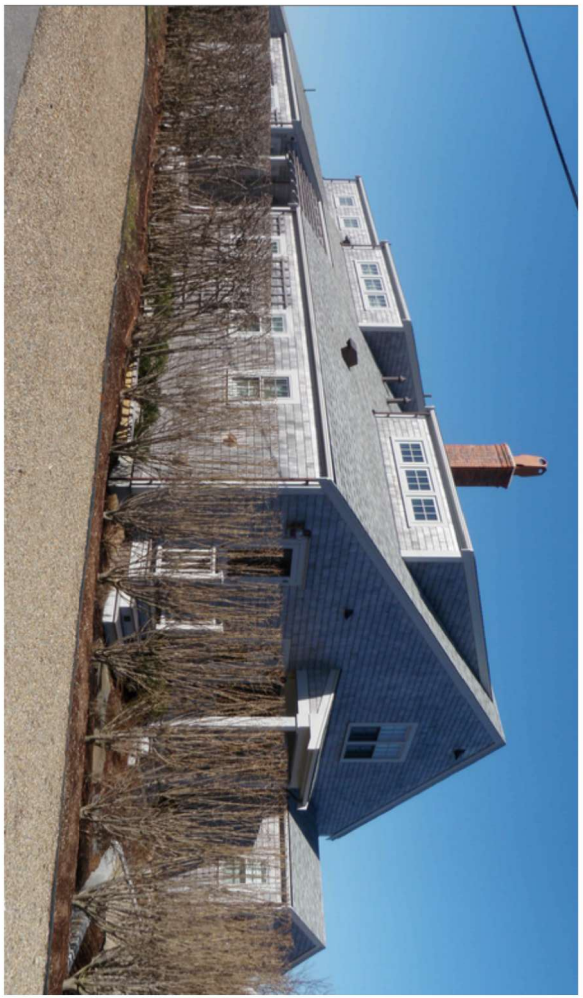




"TALL", SIGNIFICANT, & IRREGULAR MASSING (303 MADAKET BUT FACING TENNESSEE; 3 WASHINGTON AVE;







"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



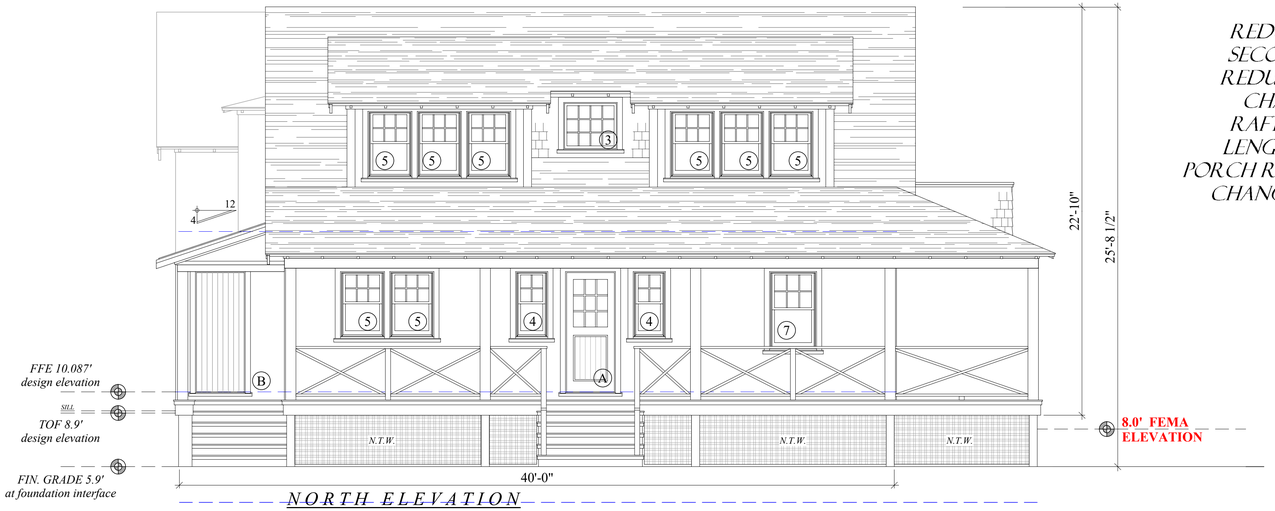


THE EXCEPTION - NOT THE RULE (TENNESSEE AVE; F STREET)



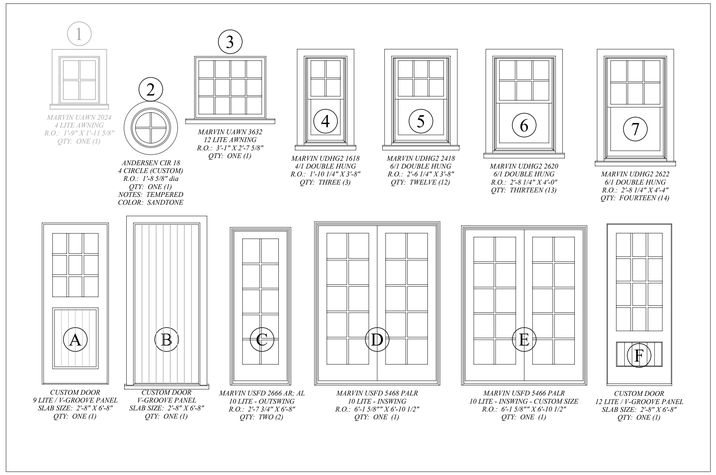
EXAMPLE OF STAINLESS CABLE RAIL IN QUIDNET TO SHOW ITS LIMITED VISIBILITY, ESPECIALLY INSIDE THE CROSS BUCK RAILING

H.D.C. SUBMISSION

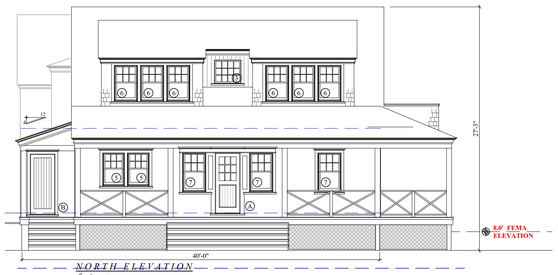


NORTH ELEVATION
facing tennessee

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

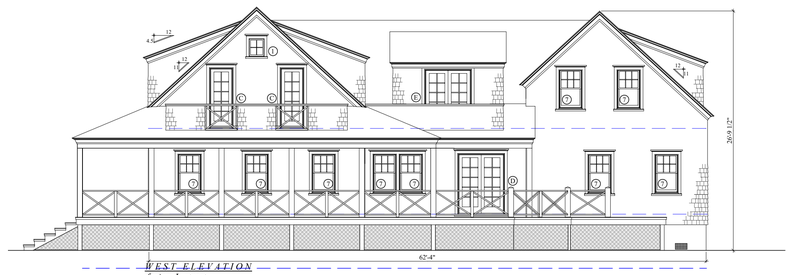


MEETING OF 021125

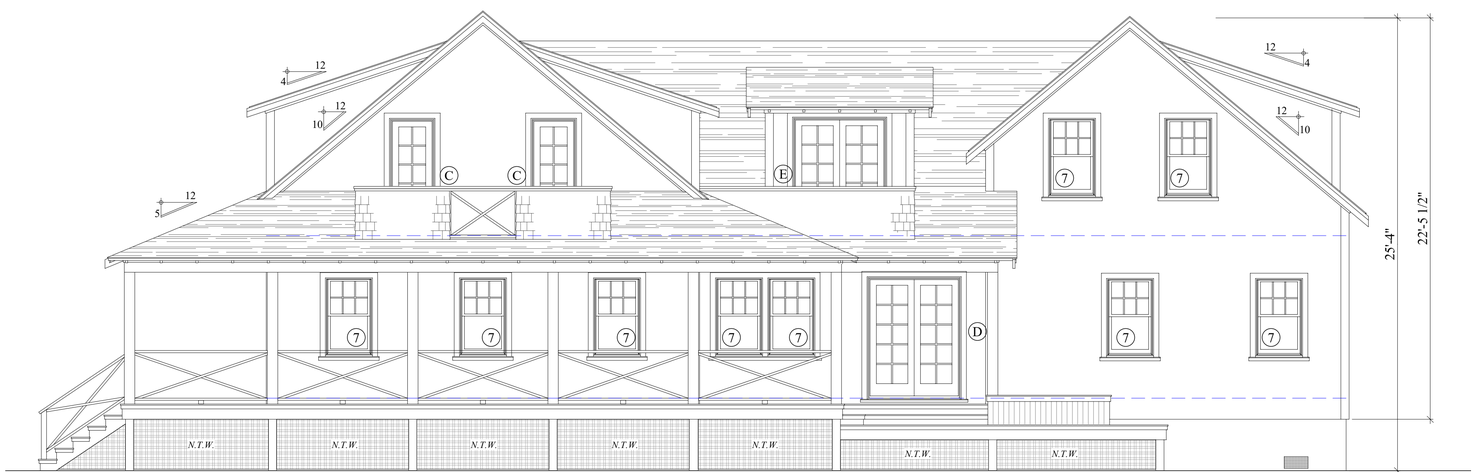


NORTH ELEVATION
facing tennessee

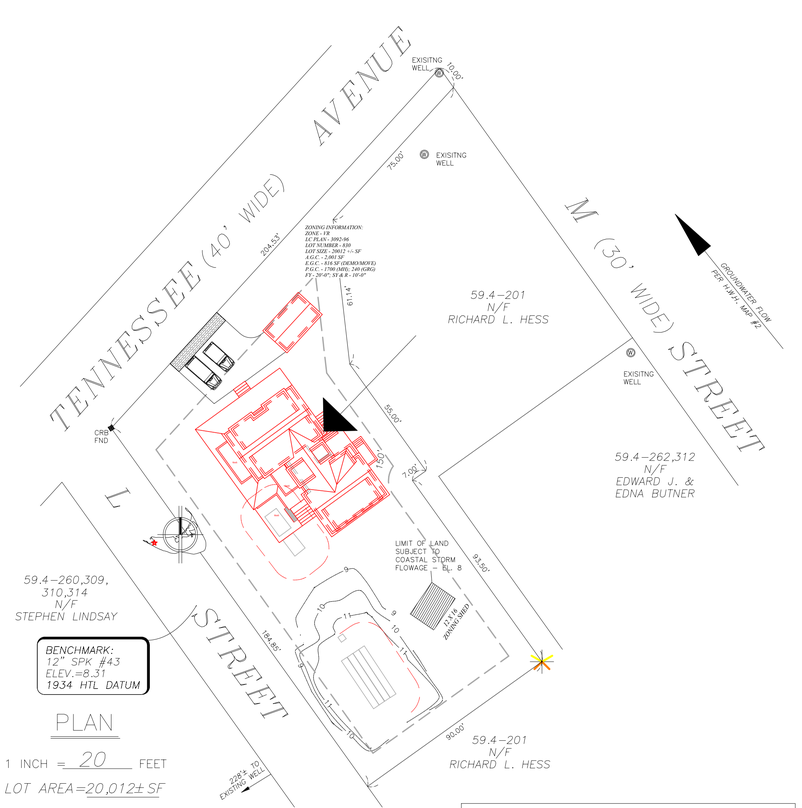
MEETING OF 021125



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

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

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

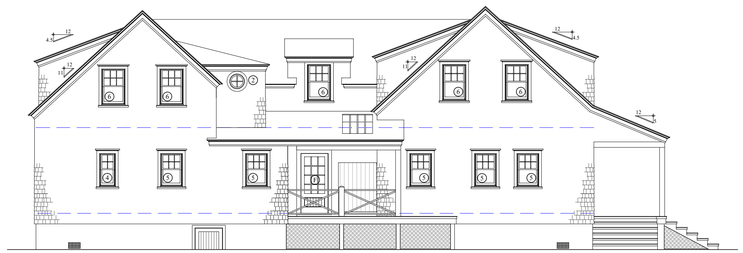
MEETING OF 02/11/25



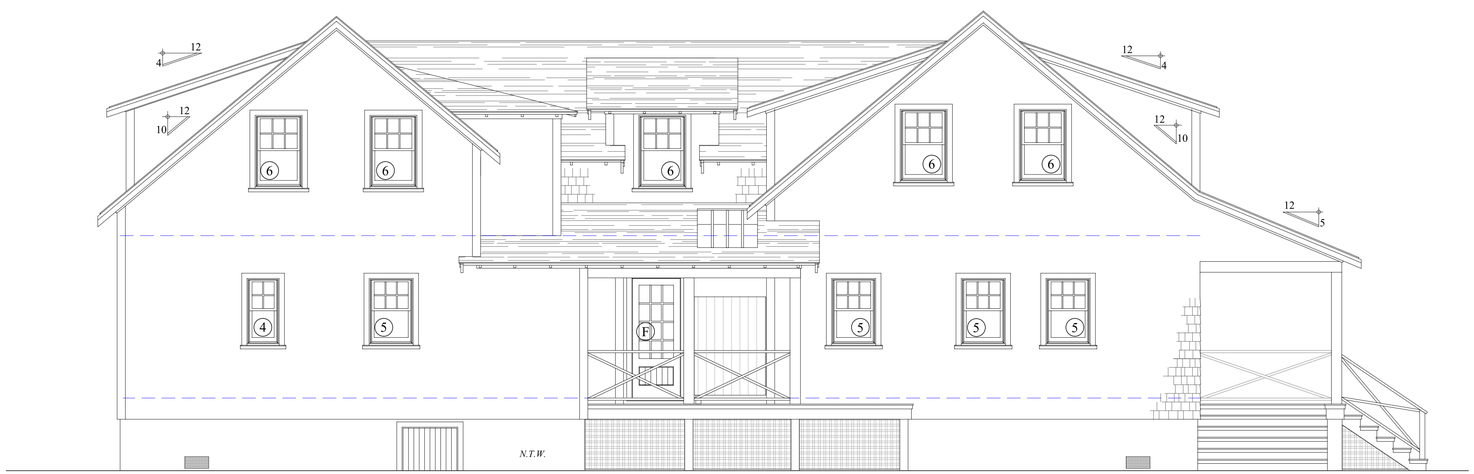
SOUTH ELEVATION
facing 8 M street

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

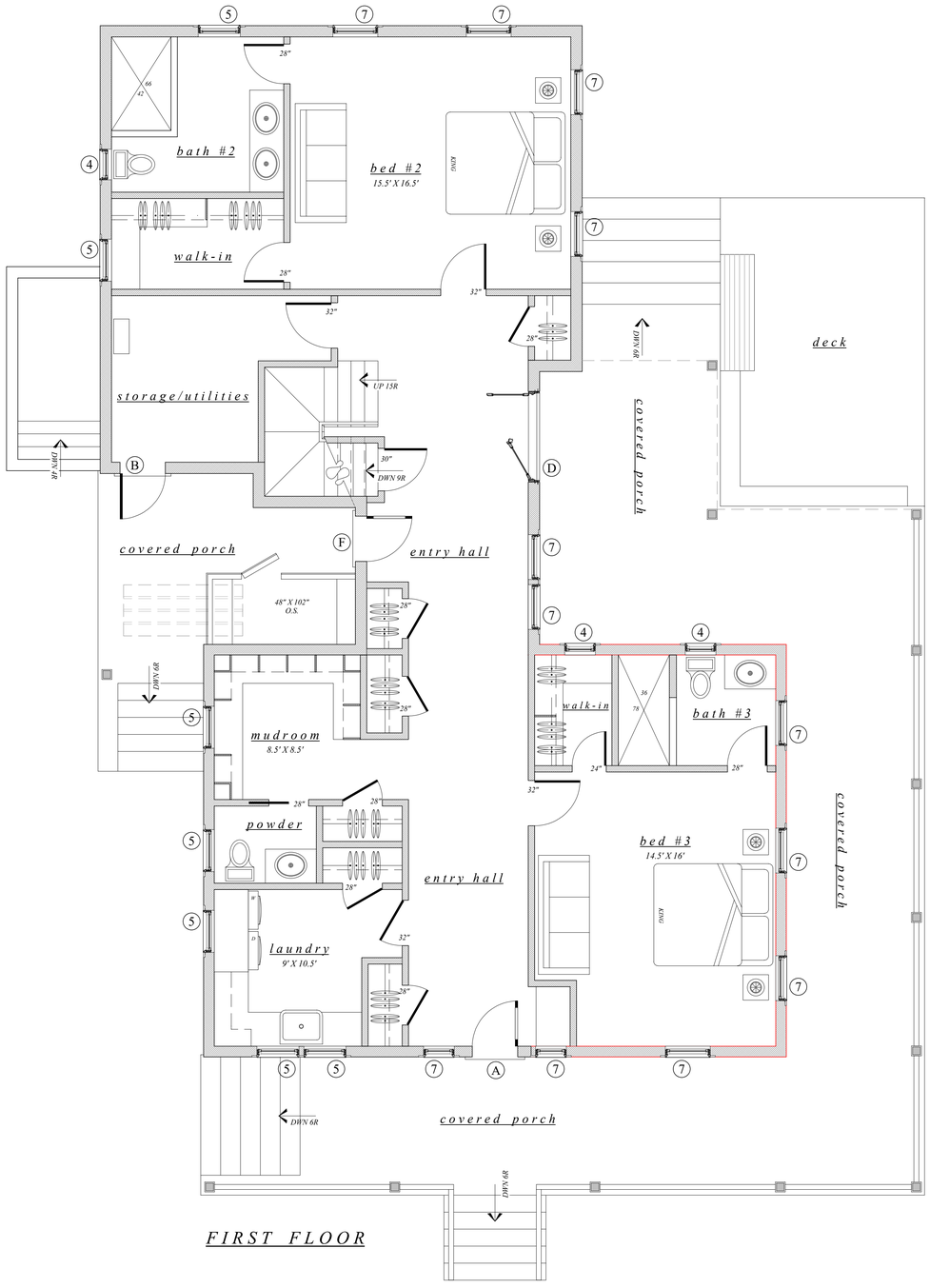
SOUTH & EAST ELEVS
SCALE 1/4" = 1'-0"
DATE 1H2.24

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

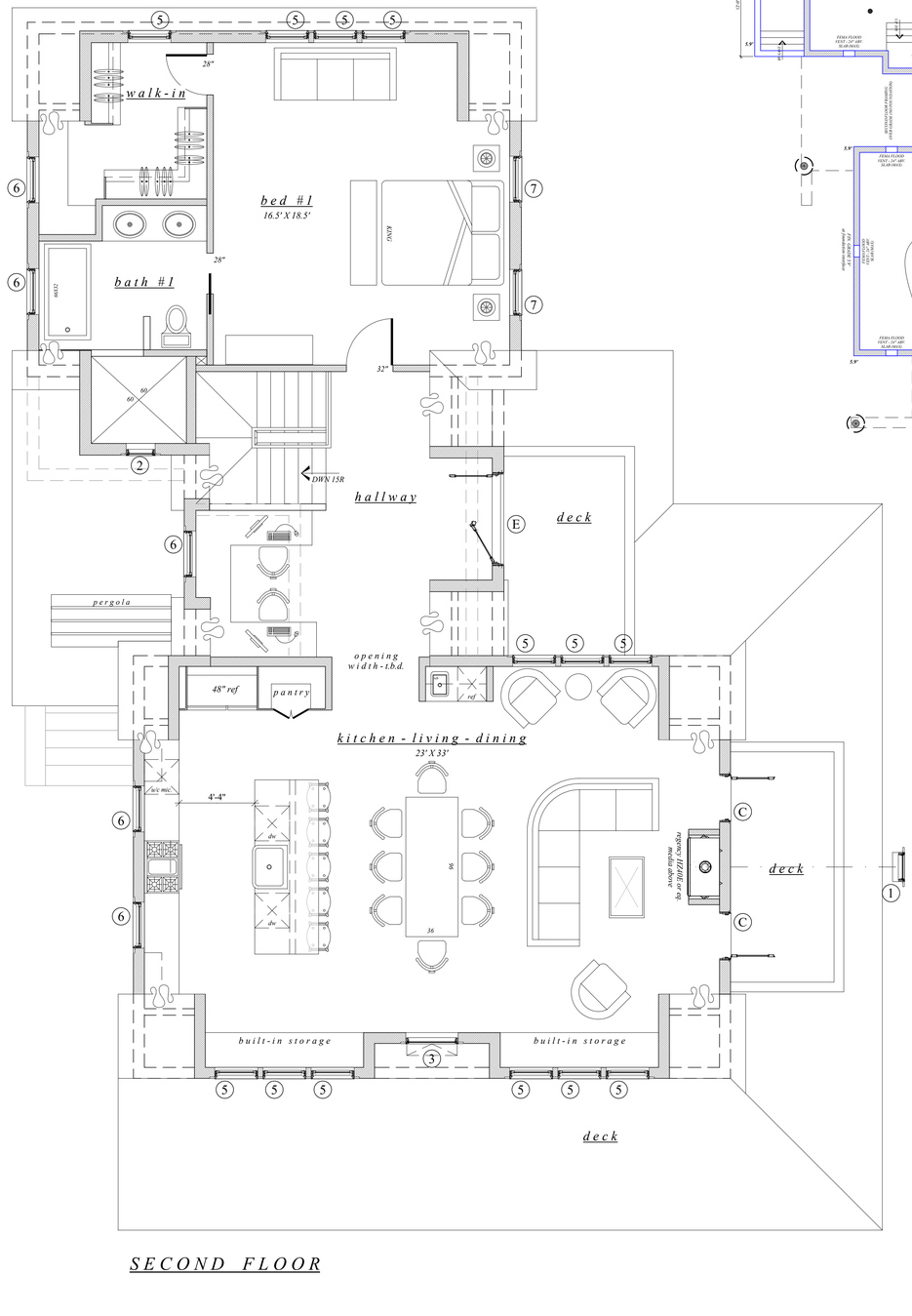
REVISIONS

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

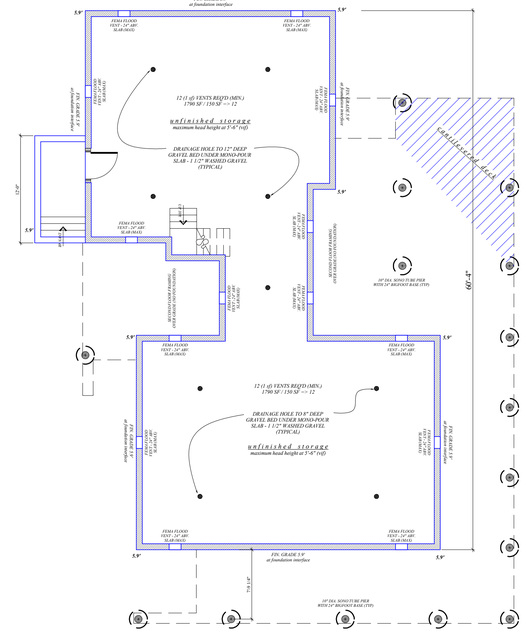
H.D.C. SUBMISSION



FIRST FLOOR



SECOND FLOOR



3

MAP - 59.4
PCL - 261

NEW DWELLING - SIRACUSE
21 L STREET
NANTUCKET, MA

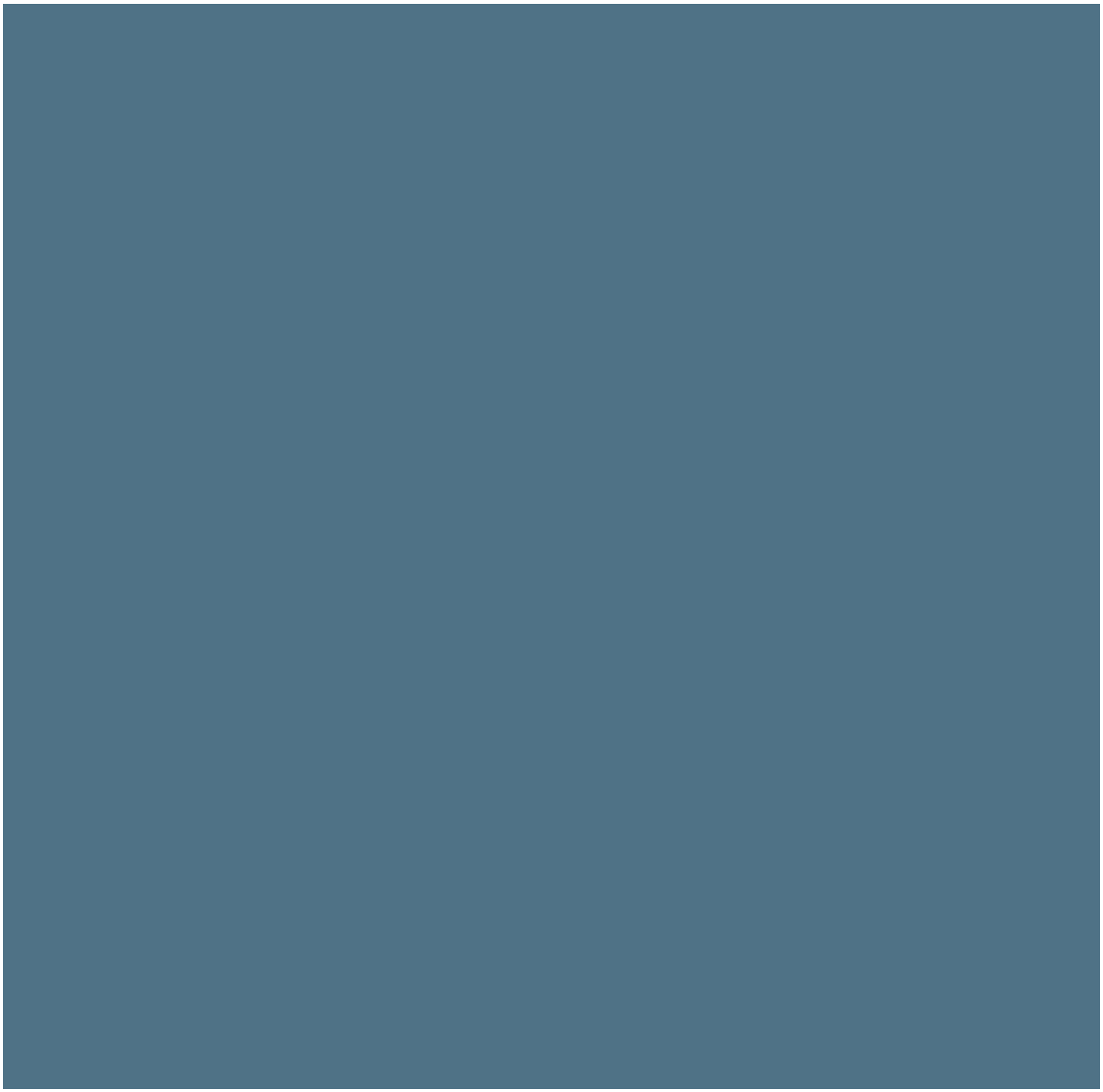
MAR 5, 2025
PLNG SUBM

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

REVISIONS

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

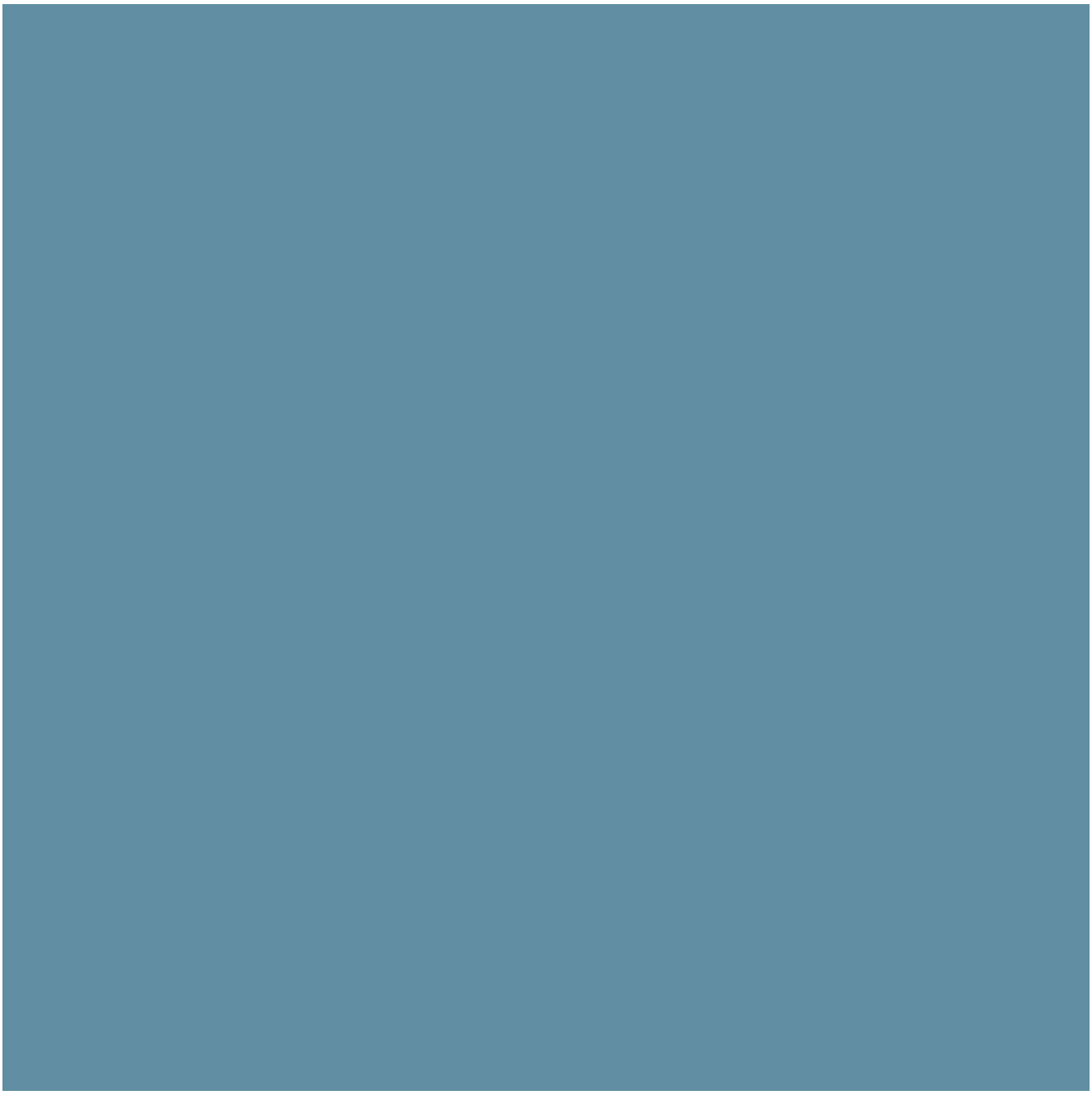
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



MARVIN - CASCADE BLUE



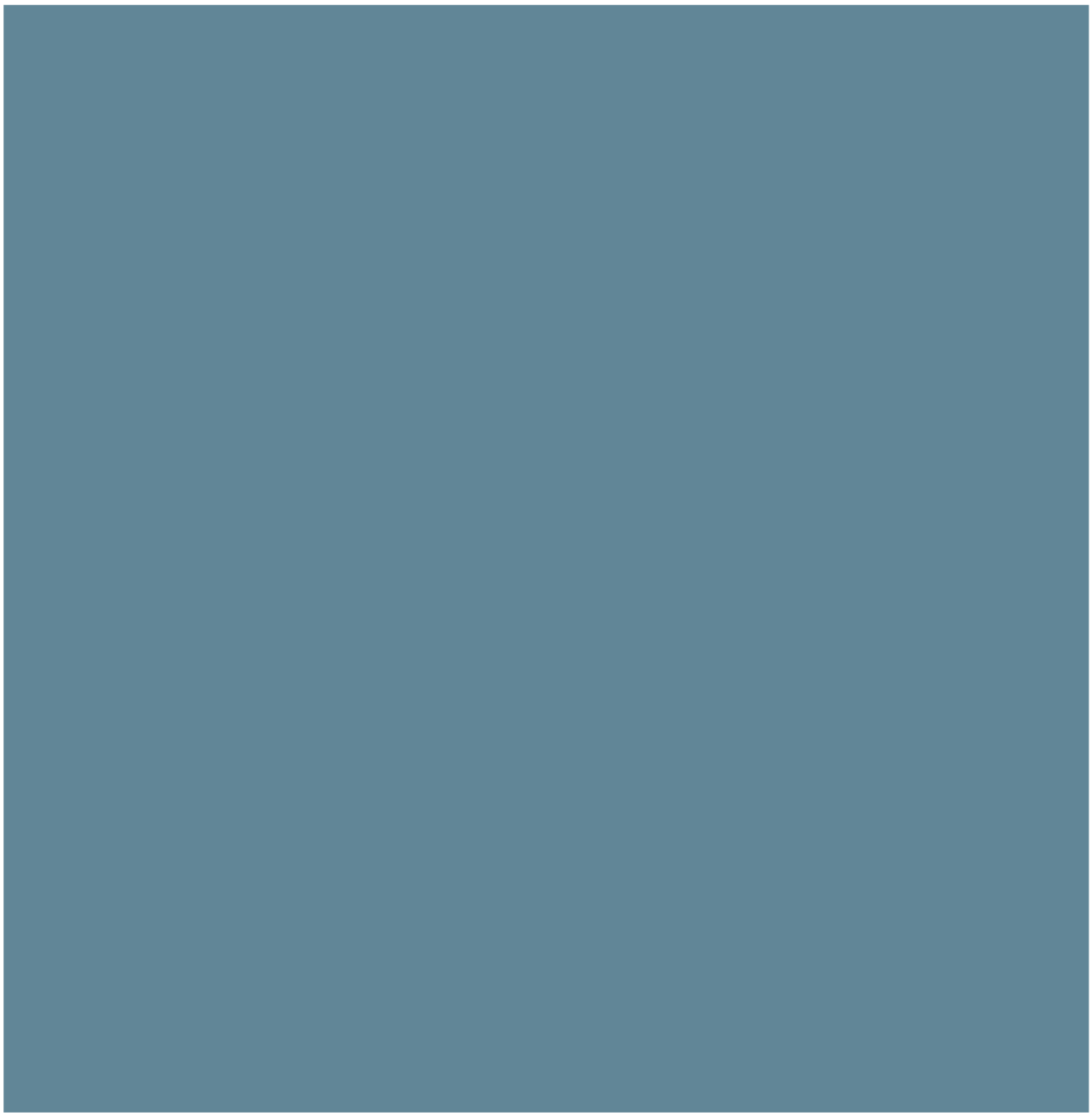
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE

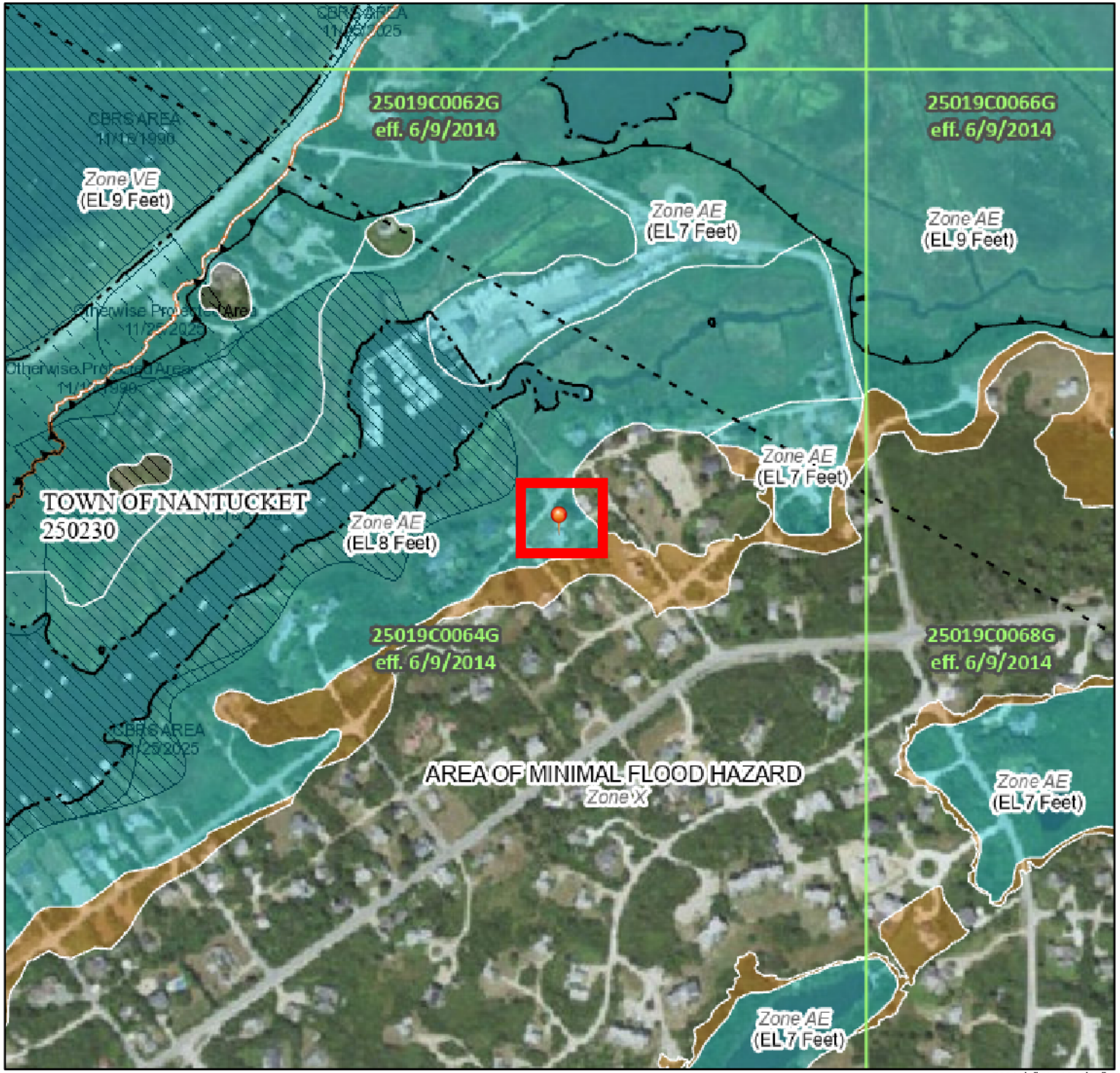


BEN MOORE - BUCKLAND BLUE

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

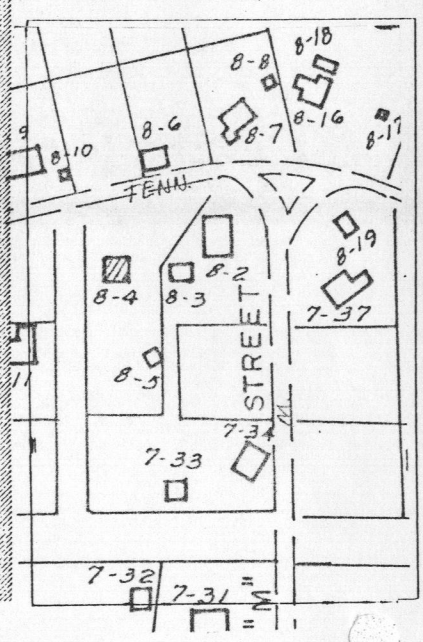
4. Present Owner: TABOR, CYNTHIA K & MASON M.

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

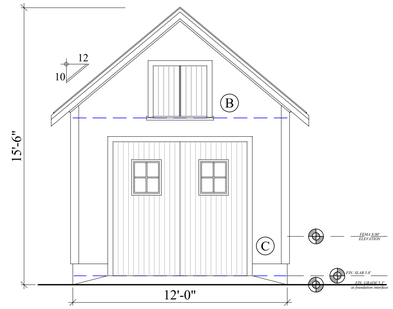
MOTION (ABBY) => HOLD FOR REVISIONS (UNANIMOUS)



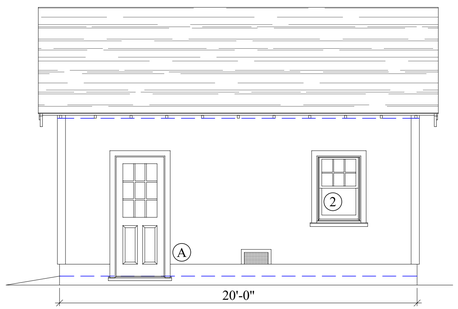


THE EXCEPTION - NOT THE RULE (TENNESSEE AVE; F STREET)

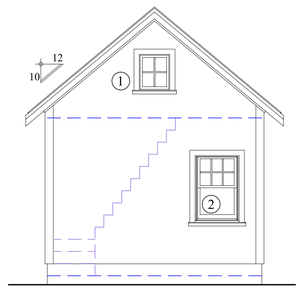
H.D.C. SUBMISSION



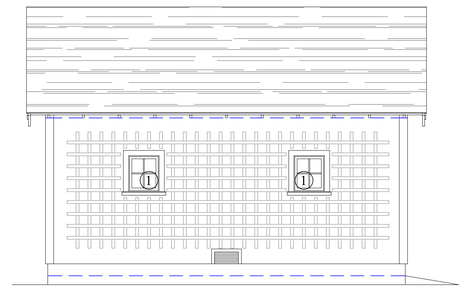
WEST ELEVATION
facing L street



SOUTH ELEVATION
facing house



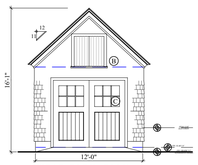
EAST ELEVATION
facing 8 M street



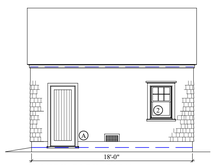
NORTH ELEVATION
facing tennessee

REVISION SUMMARY:
LOWER RIDGE; CHANGE
ACCESS DOORS (SIZE & STYLE)
MOVED AWAY FROM MAIN HOUSE

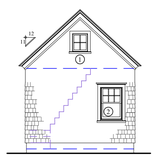
MEETING OF 02/25



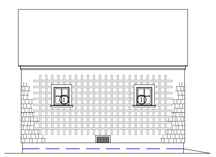
WEST ELEVATION
facing L street



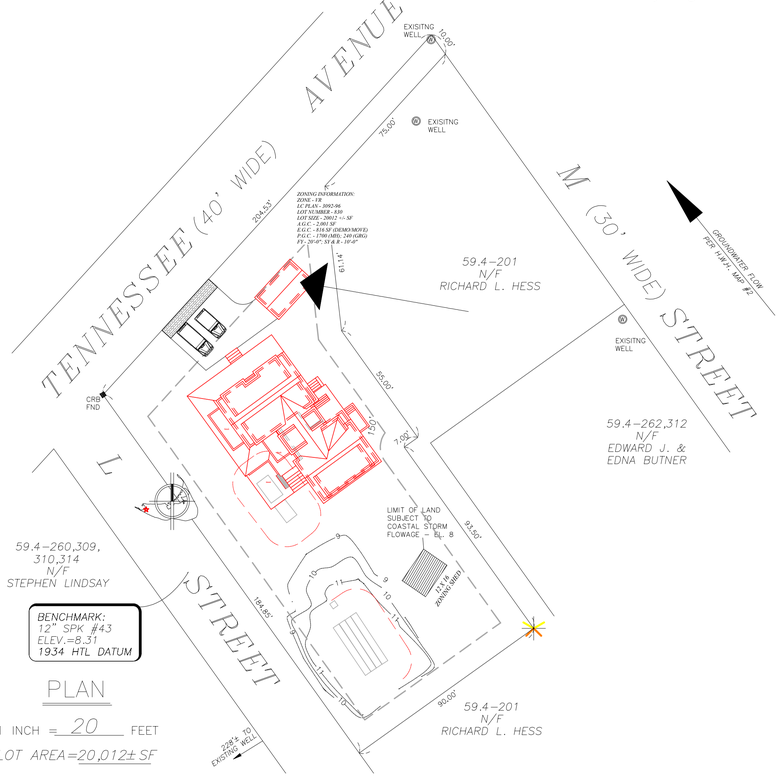
SOUTH ELEVATION
facing house



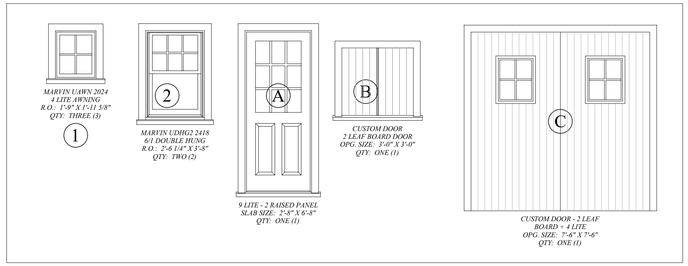
EAST ELEVATION
facing 8 M street

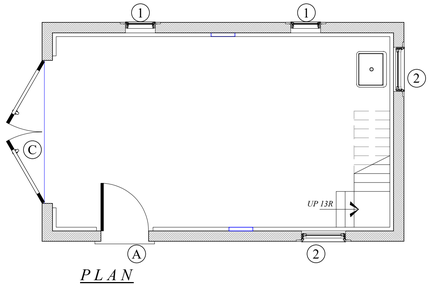


NORTH ELEVATION
facing tennessee

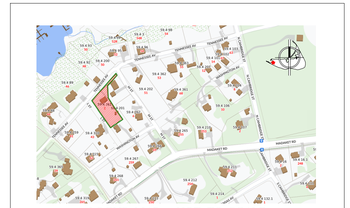


PLAN
1 INCH = 20 FEET
LOT AREA=20,012± SF





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

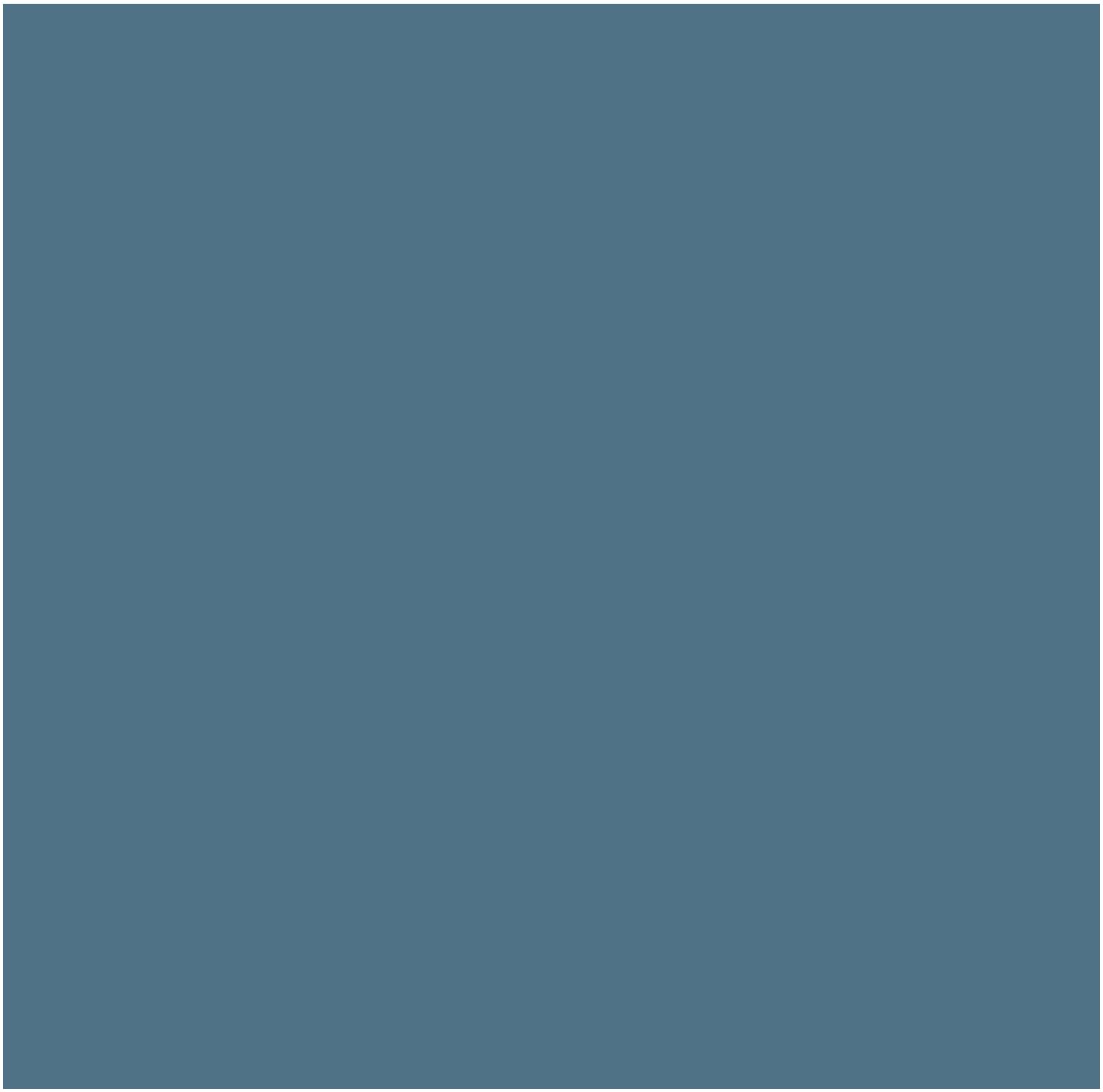
MAR 5, 2025
PERMIT SET

ELEVATIONS/PLANS/SITE LOCUS
SCALE: 1/4" = 1'-0", 1" - 30'-0"
DATE: 1H3.24

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

REVISIONS

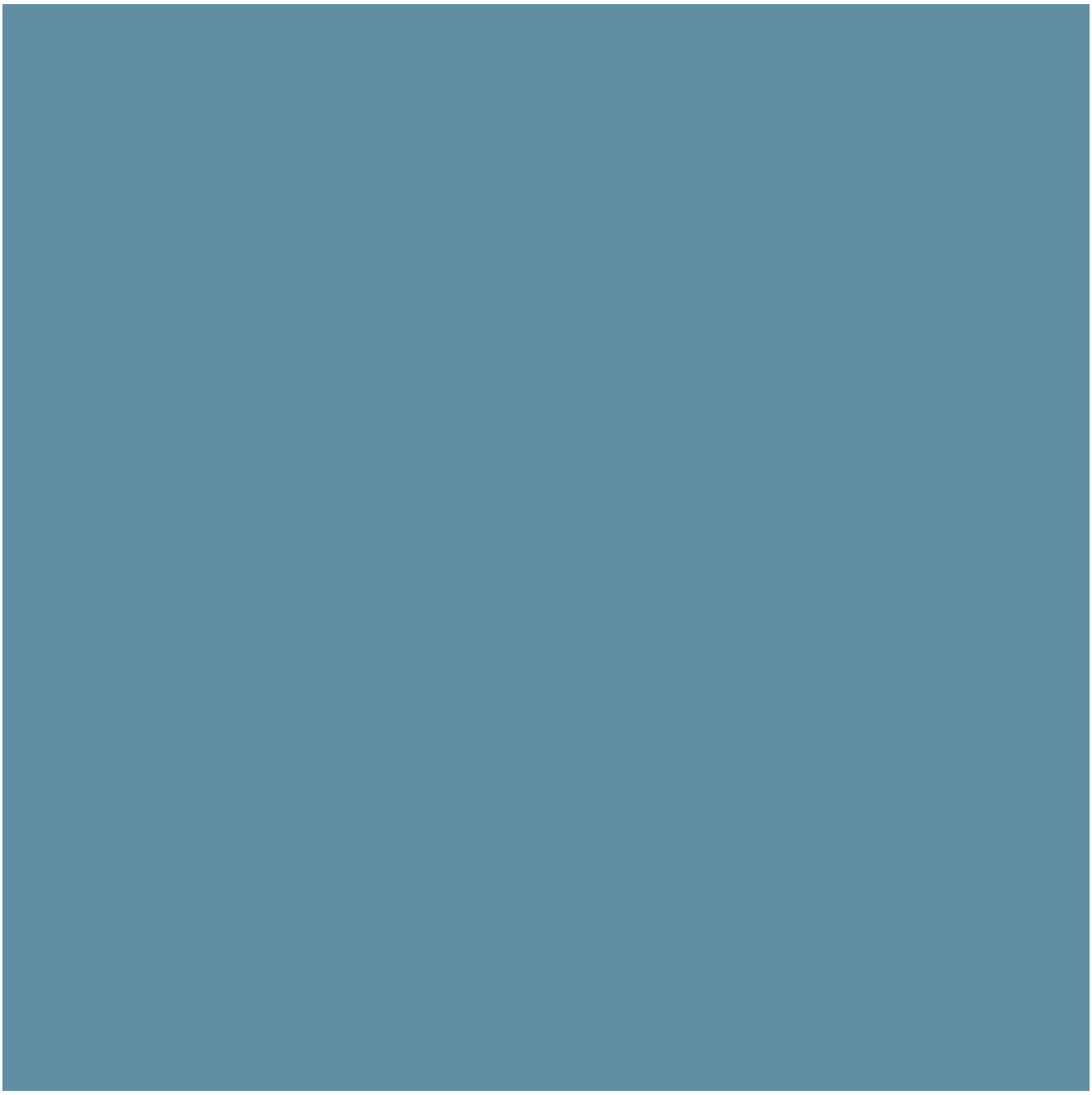
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



MARVIN - CASCADE BLUE



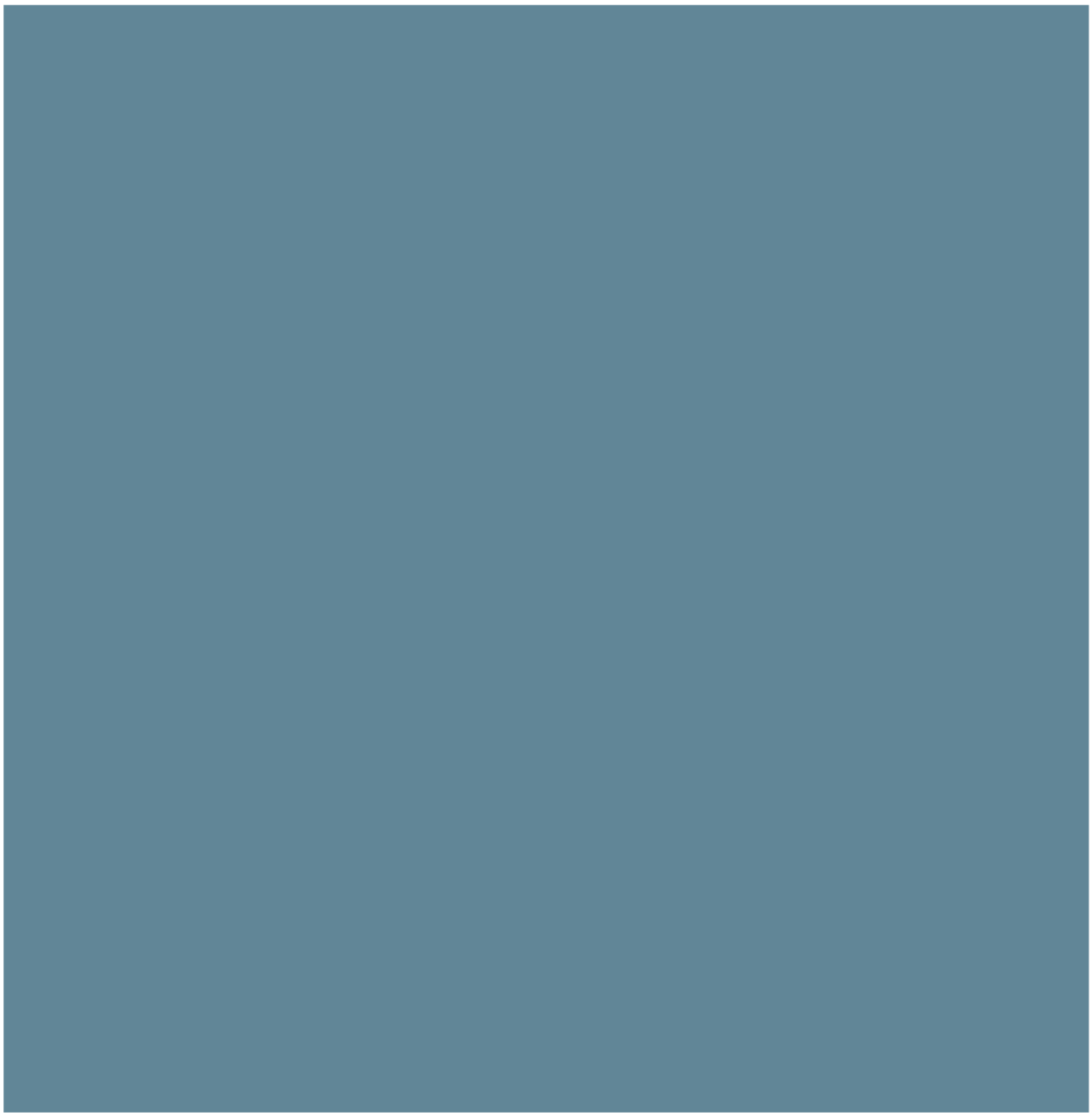
BEN MOORE - NANTUCKET GRAY



ANDERSEN - BLUE DENIM



BEN MOORE - HAMILTON BLUE

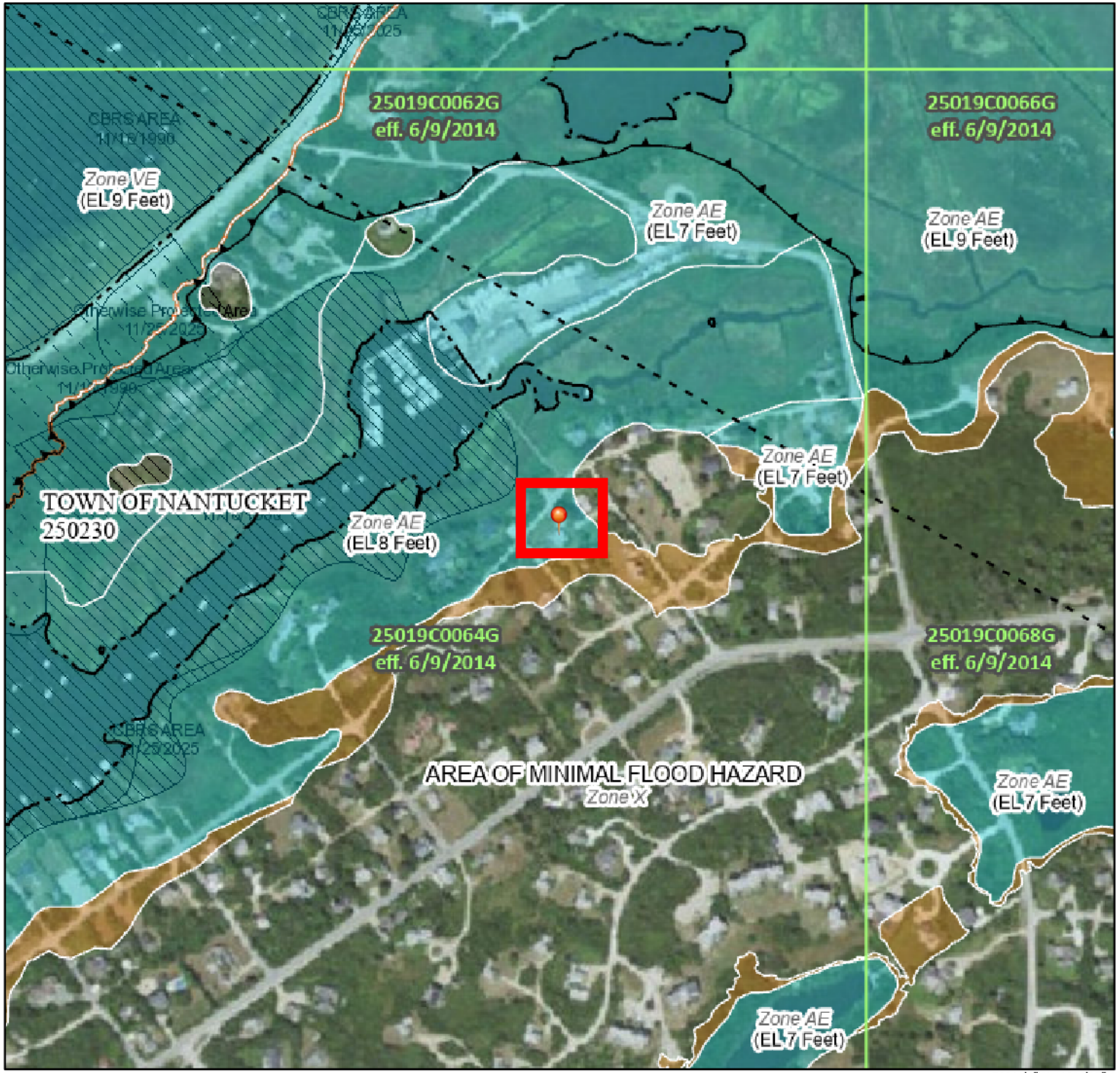


BEN MOORE - BUCKLAND BLUE

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

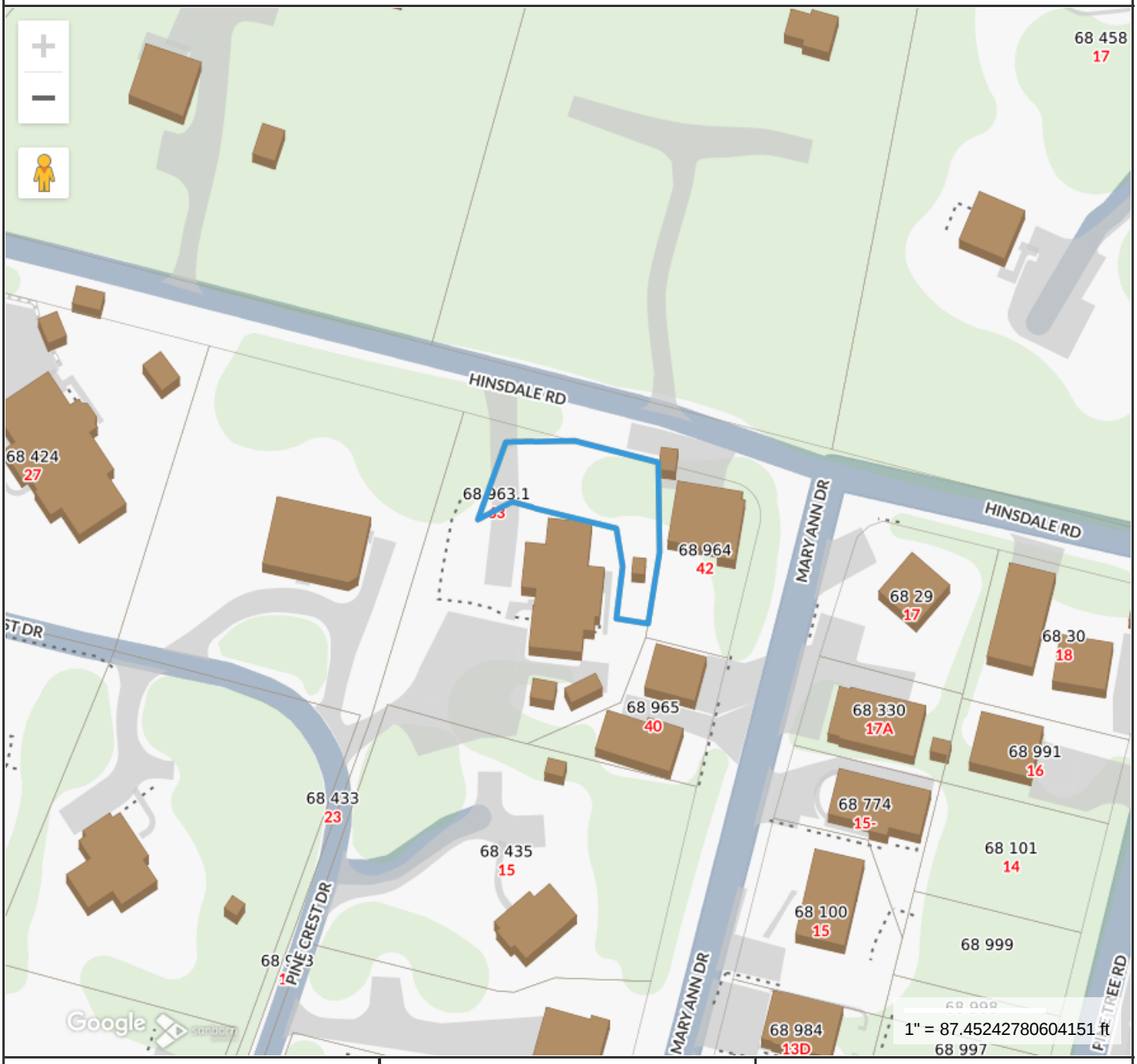
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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

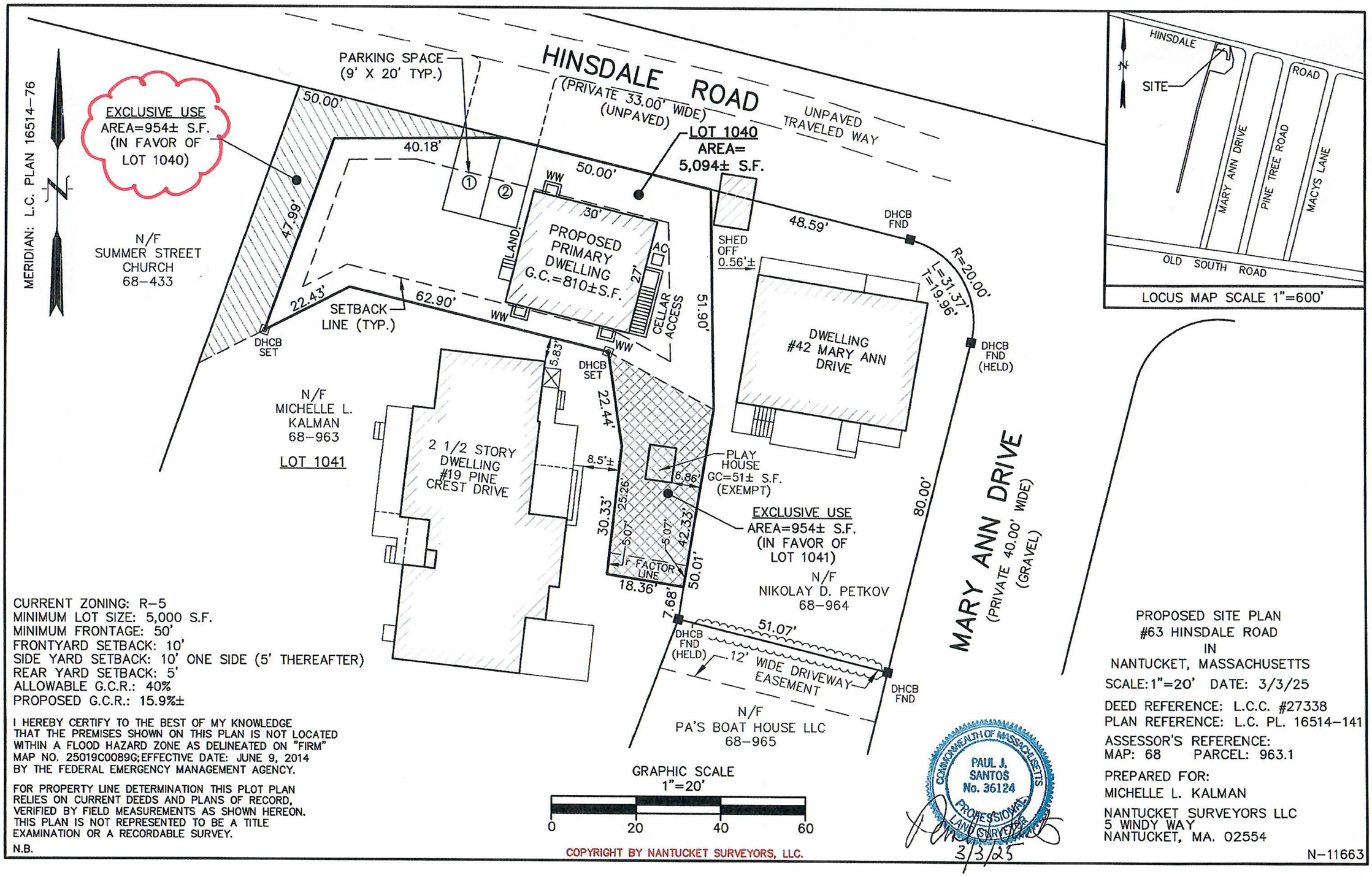
Property ID	191492
Location	63 HINSDALE RD
Owner	KALMAN MICHELLE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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: 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

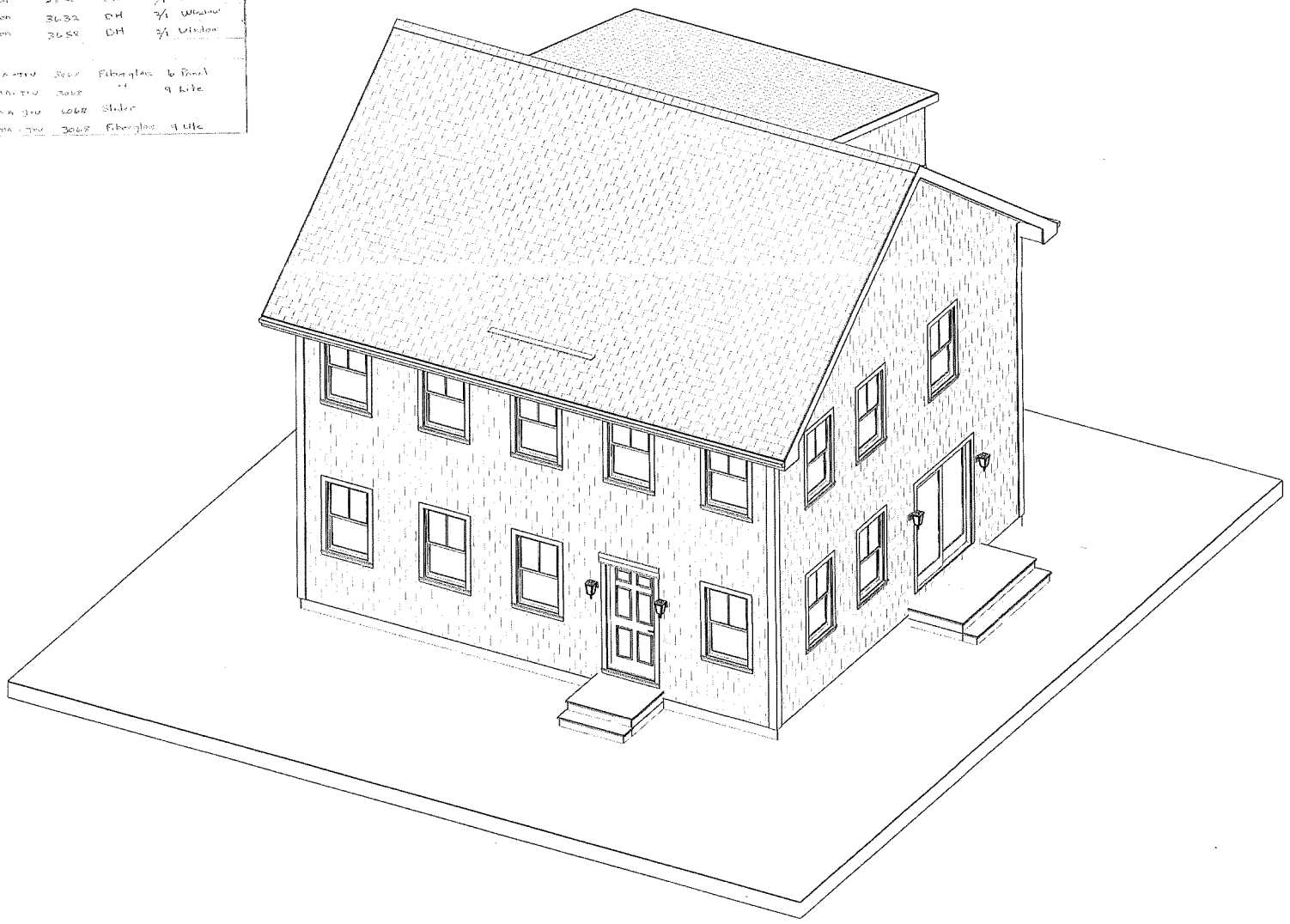
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

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

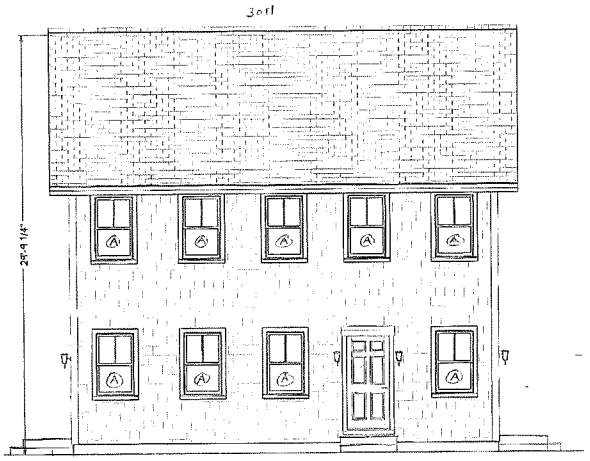
Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

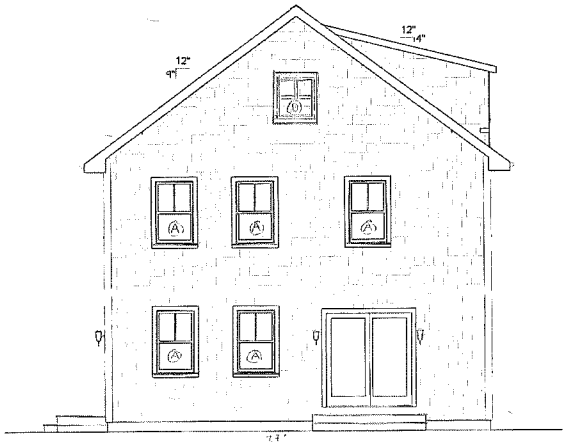
DATE:
2/28/2025

SCALE:

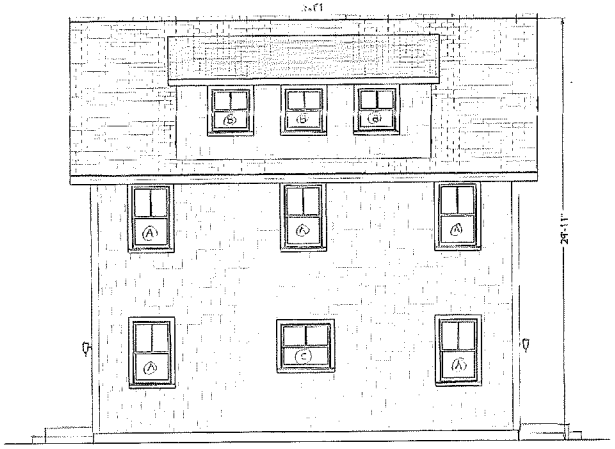
SHEET:
1/4" = 1'-0"



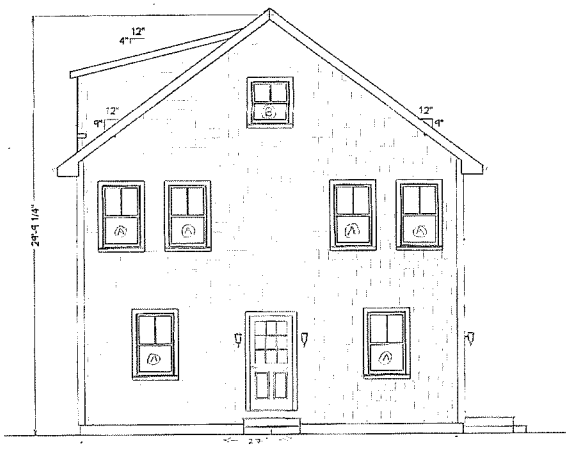
Elevation 1 North



Elevation 2 West



Elevation 3 South



Elevation 4 EAST

NUMBER	DATE	REVISED ST	DESCRIPTION

69 Hinsdale Road
Natucket, MA
Map 0068 Parcel 4631

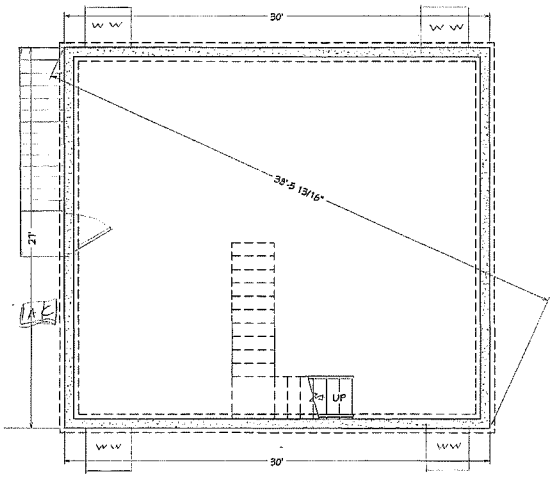
Michelle and Paul Kalman
Nantucket Project

DRAWINGS PROVIDED BY:

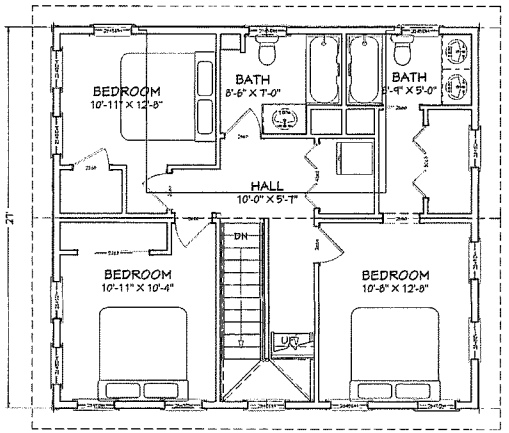
DATE:
2/28/2025

SCALE:

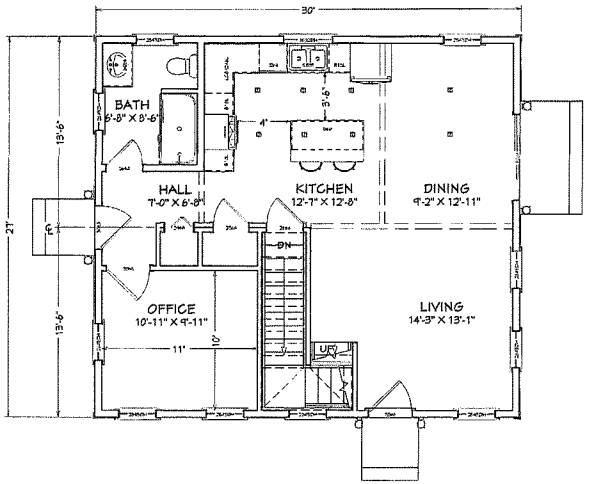
SHEET:
1/4" = 1'-0"



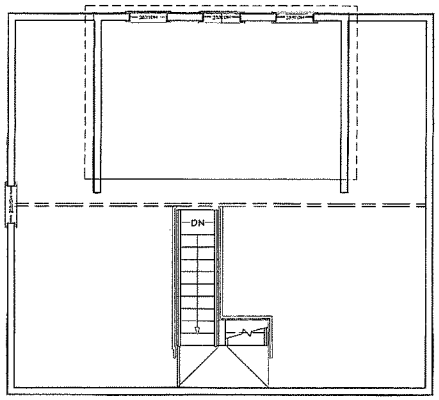
Foundation



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

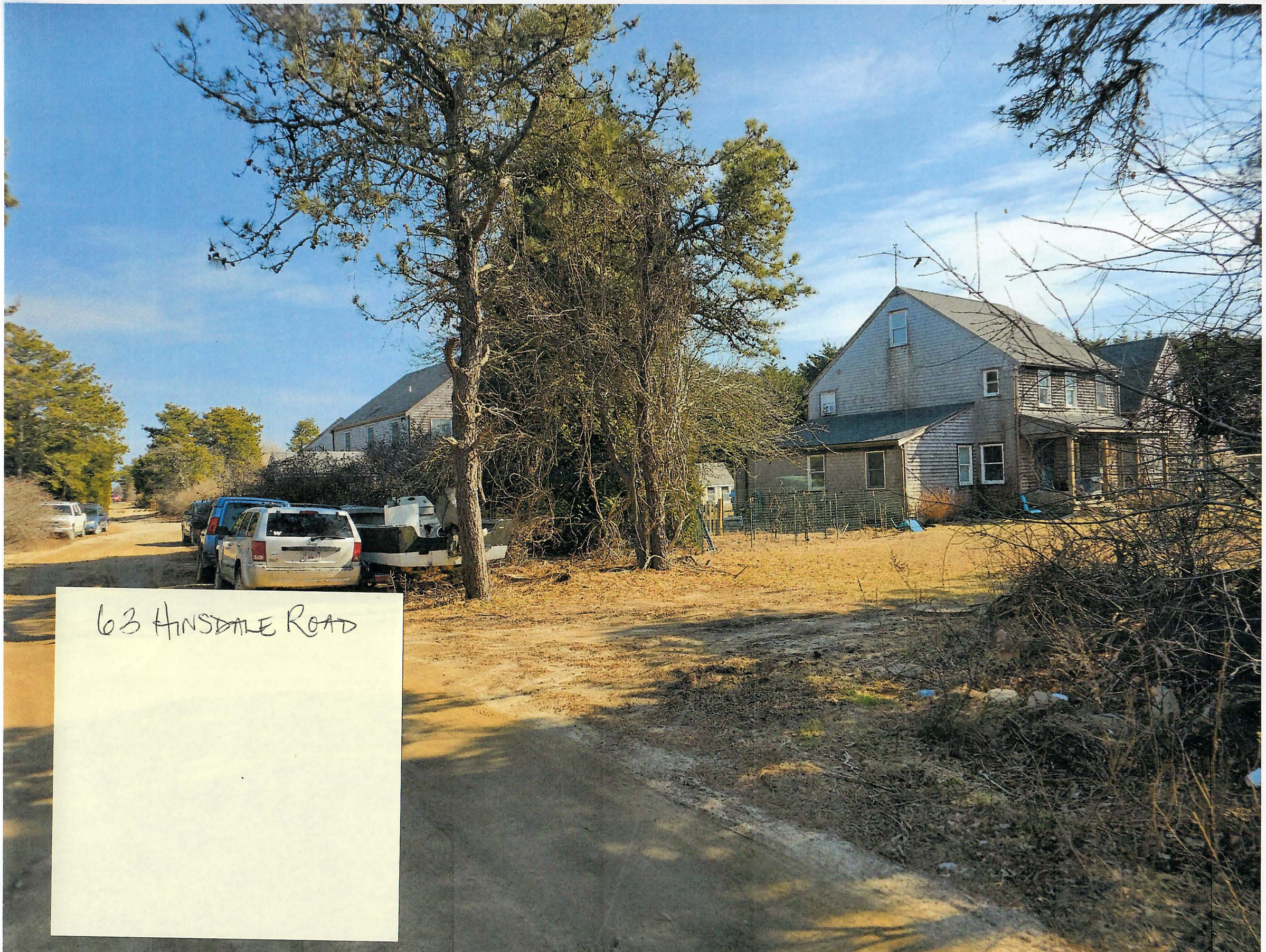
Hinsdale Rd

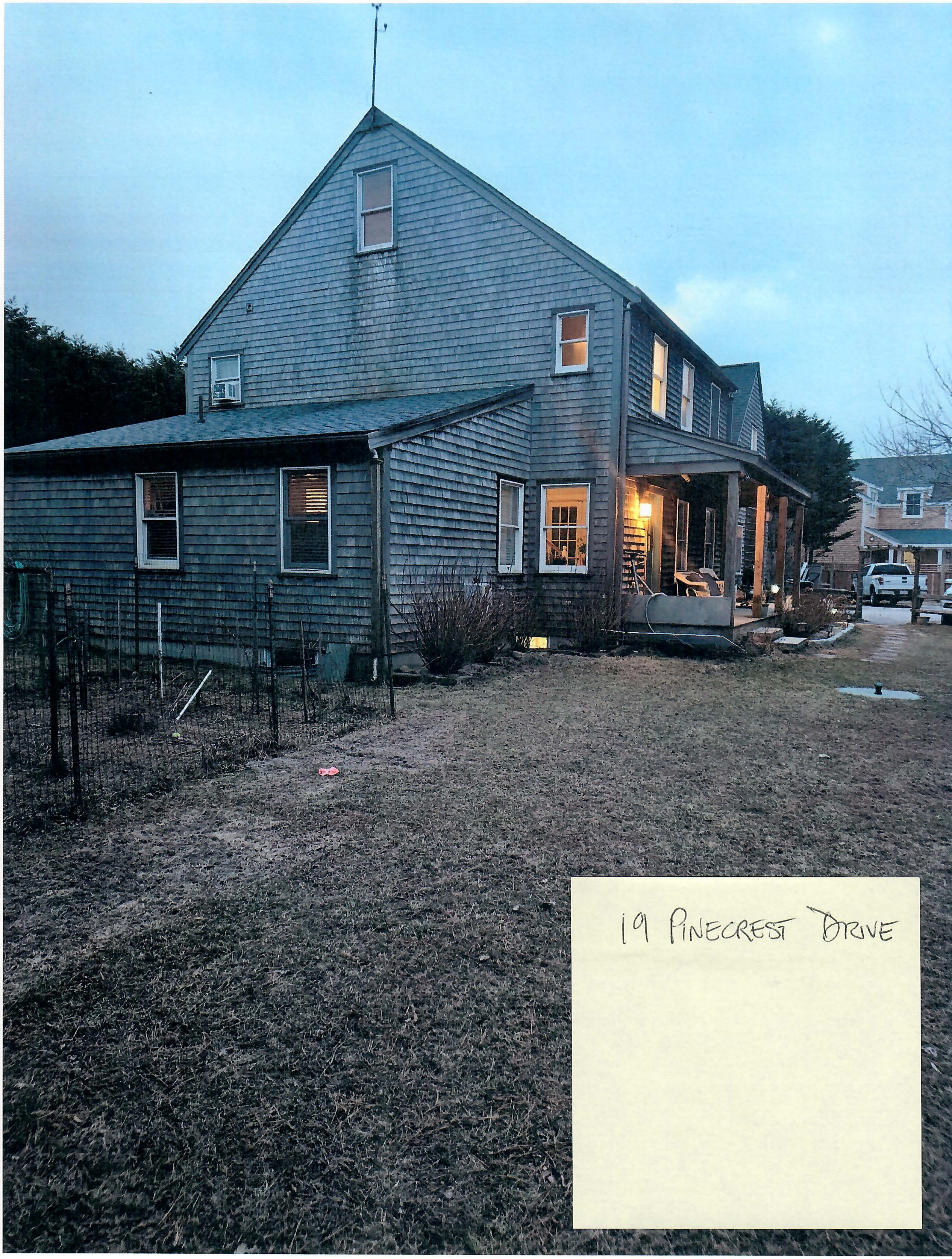
Mary Ann Dr

Pine Crest Dr

Aerial Design



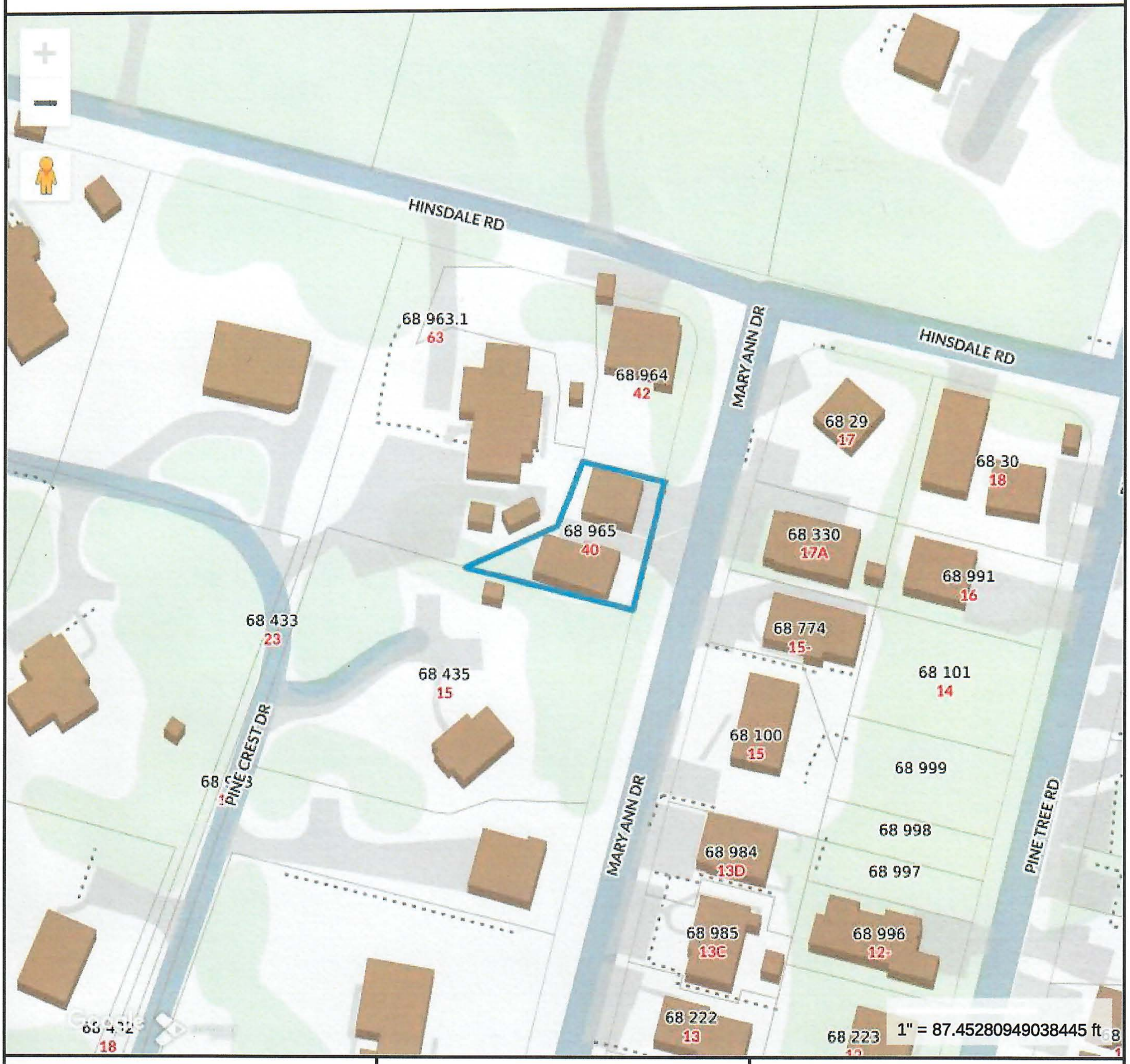

63 HINSDALE ROAD



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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

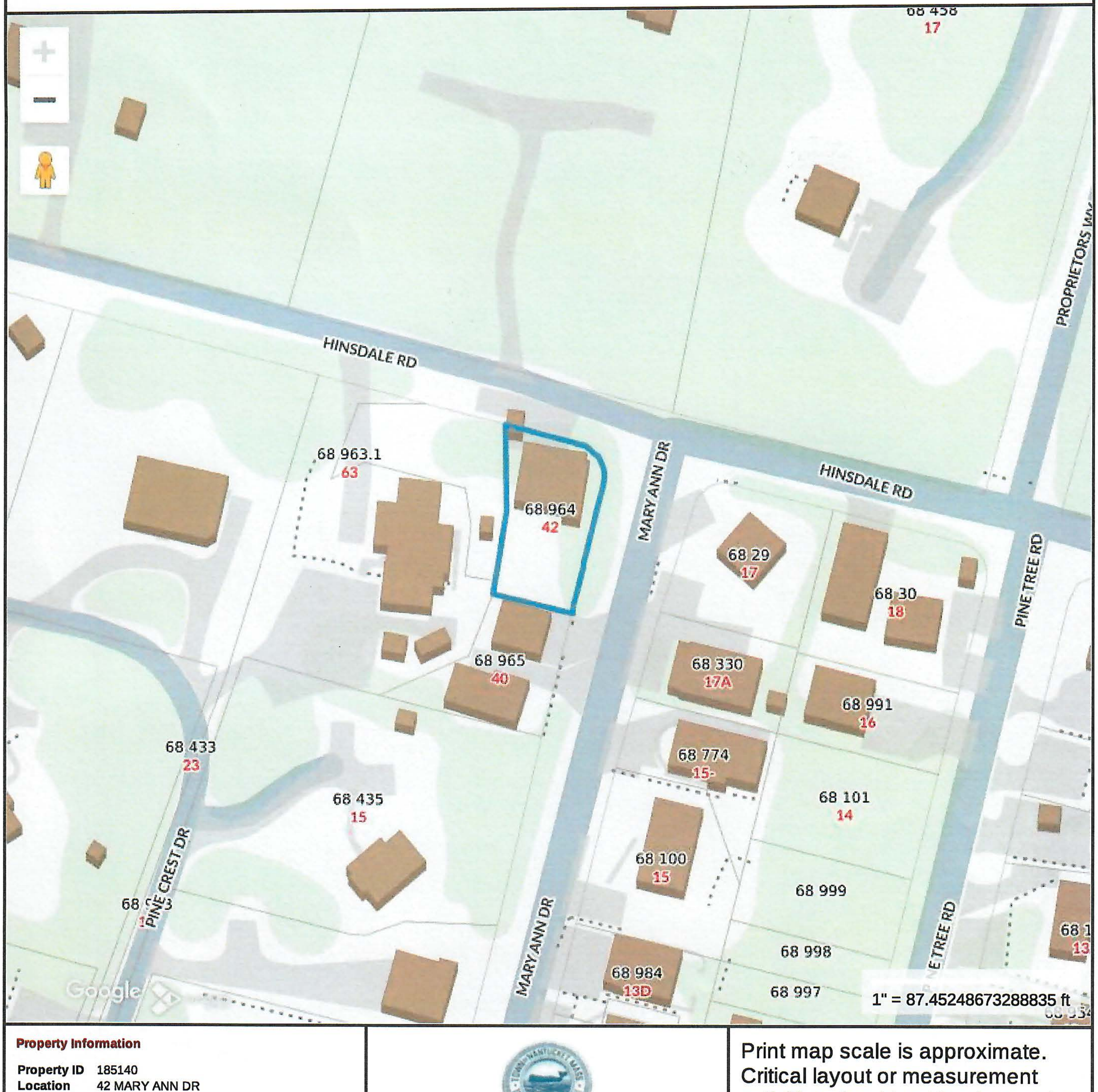
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

40 MARY ANN DR.

40 MARY ANN DR



Property Information

Property ID	185140
Location	42 MARY ANN DR
Owner	PETKOV NIKOLAY

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.

42 Mary Ann Drive



Property Information

Property ID	5990
Location	17 MARY ANN DR
Owner	KENSONS LLC

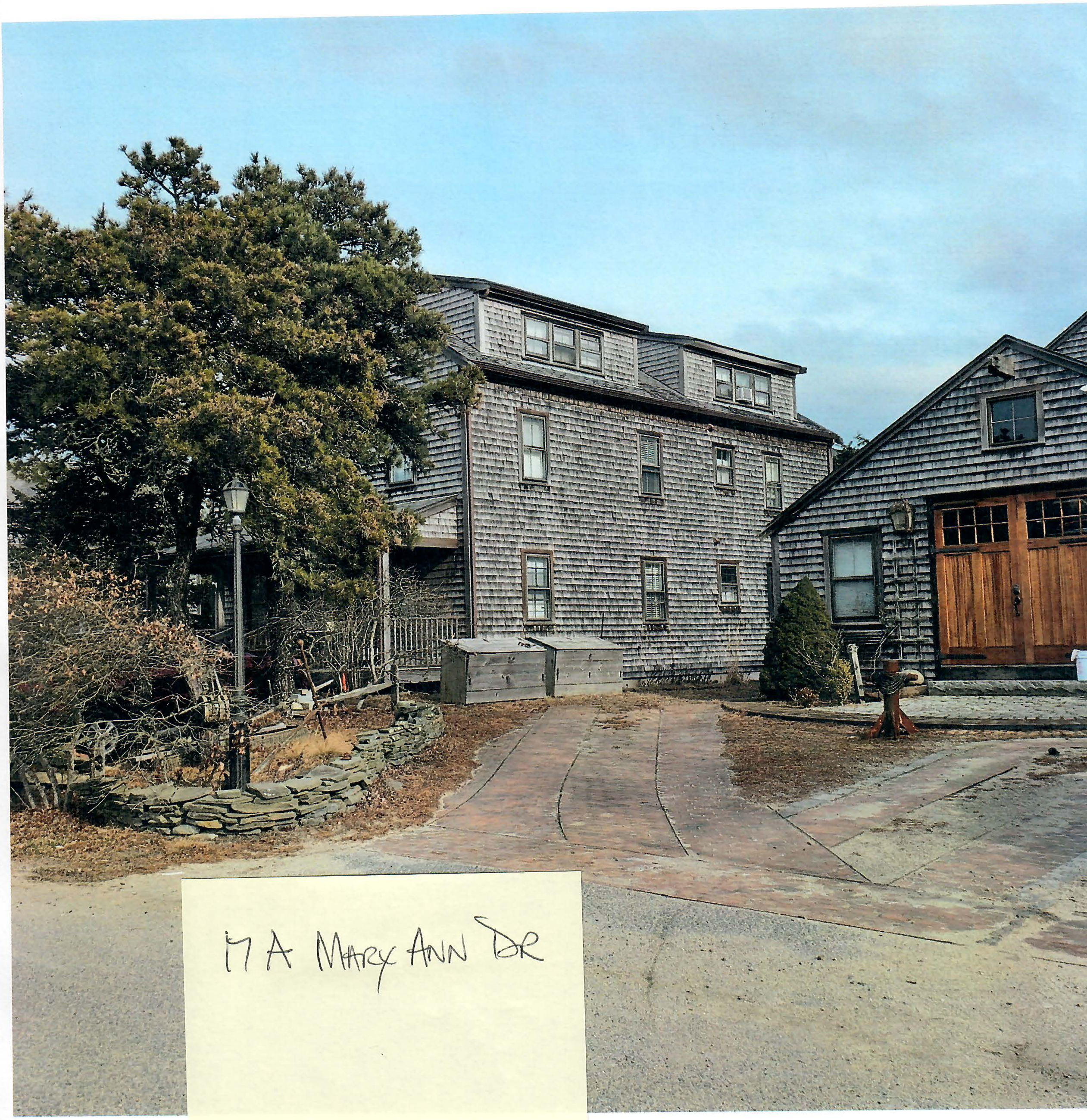
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.




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

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.



ADDRESS: 8 NORTH MILL STREET
DATE HEARD: 3/11/2025
SITTING BOARD: SW/RP/AM/AC/JP

RECEIVED
MAR 20 2025
By

Historic District Commission
OLD BUSINESS CHECKLIST

55.4.4-78.1

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:

3/20/25	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 8 N. Mill St 2025-011889
N/A	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

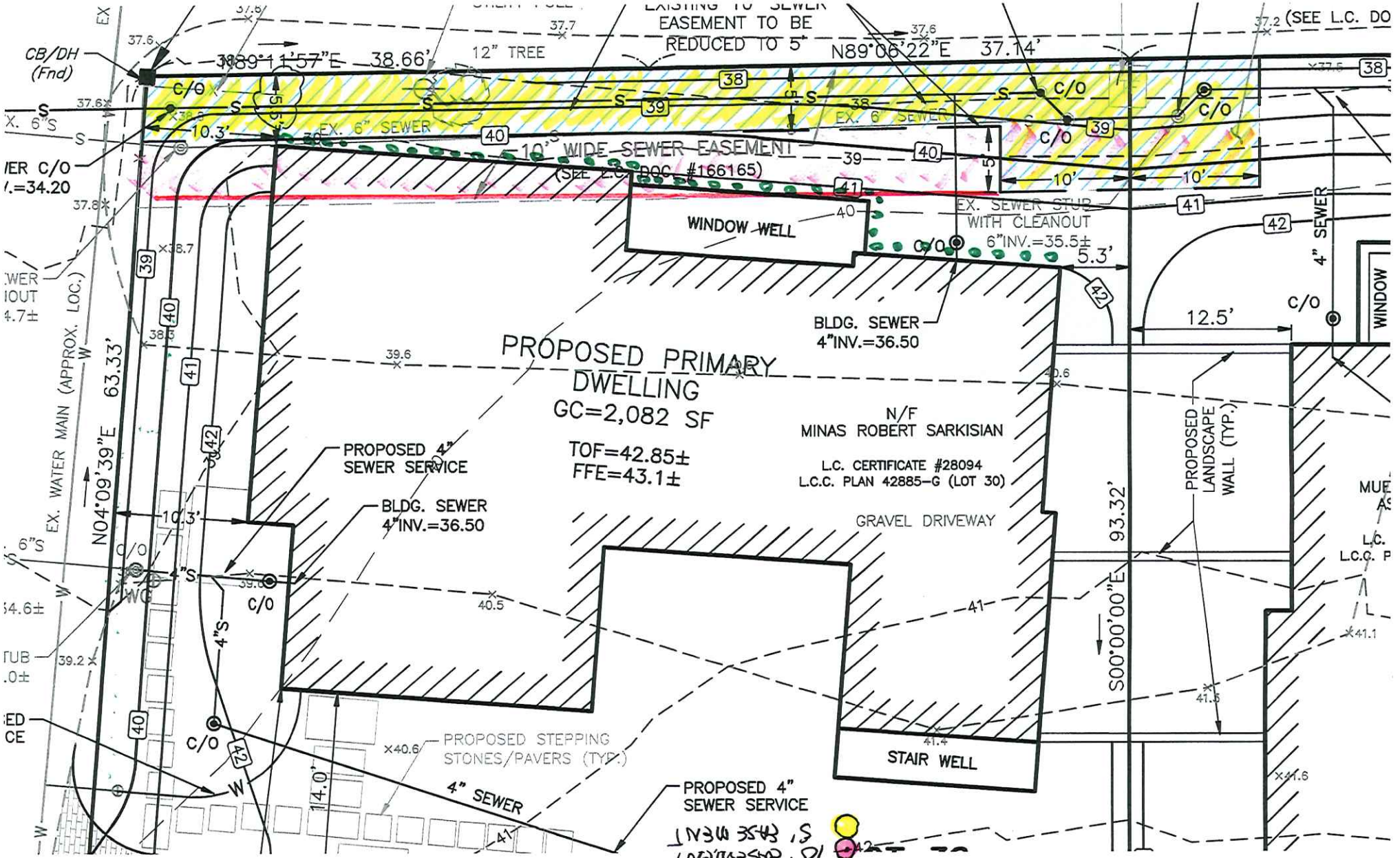
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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.

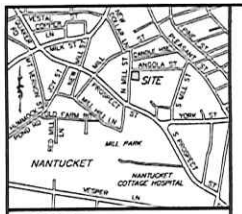
Affidavit Certifying Completeness of Old Business submission

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: 3/20/2025



EASEMENT TO BE
REDUCED TO 5'
N89°11'57"E 38.66'
12" TREE
N89°06'22"E 37.14'
(SEE L.C. DO
CB/DH
(Fnd)
EX. 6" SEWER
10' WIDE SEWER EASEMENT
(SEE L.C. DOC. #166165)
WINDOW WELL
EX. SEWER STUB
WITH CLEANOUT
6"INV.=35.5±
5.3'
12.5'
4" SEWER
WINDOW
BLDG. SEWER
4"INV.=36.50
PROPOSED PRIMARY
DWELLING
GC=2,082 SF
TOF=42.85±
FFE=43.1±
N/F
MINAS ROBERT SARKISIAN
L.C. CERTIFICATE #28094
L.C.C. PLAN 42885-G (LOT 30)
GRAVEL DRIVEWAY
PROPOSED 4"
SEWER SERVICE
BLDG. SEWER
4"INV.=36.50
PROPOSED
LANDSCAPE
WALL (TYP.)
93.32'
S00°00'00"E
EX. WATER MAIN (APPROX. LOC.)
N04°09'39"E 63.33'
10.3'
PROPOSED STEPPING
STONES/PAVERS (TYP.)
4" SEWER
14.0'
STAIR WELL
PROPOSED 4"
SEWER SERVICE
10' EASEMENT
5' EASEMENT
BOXWOODS



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 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%

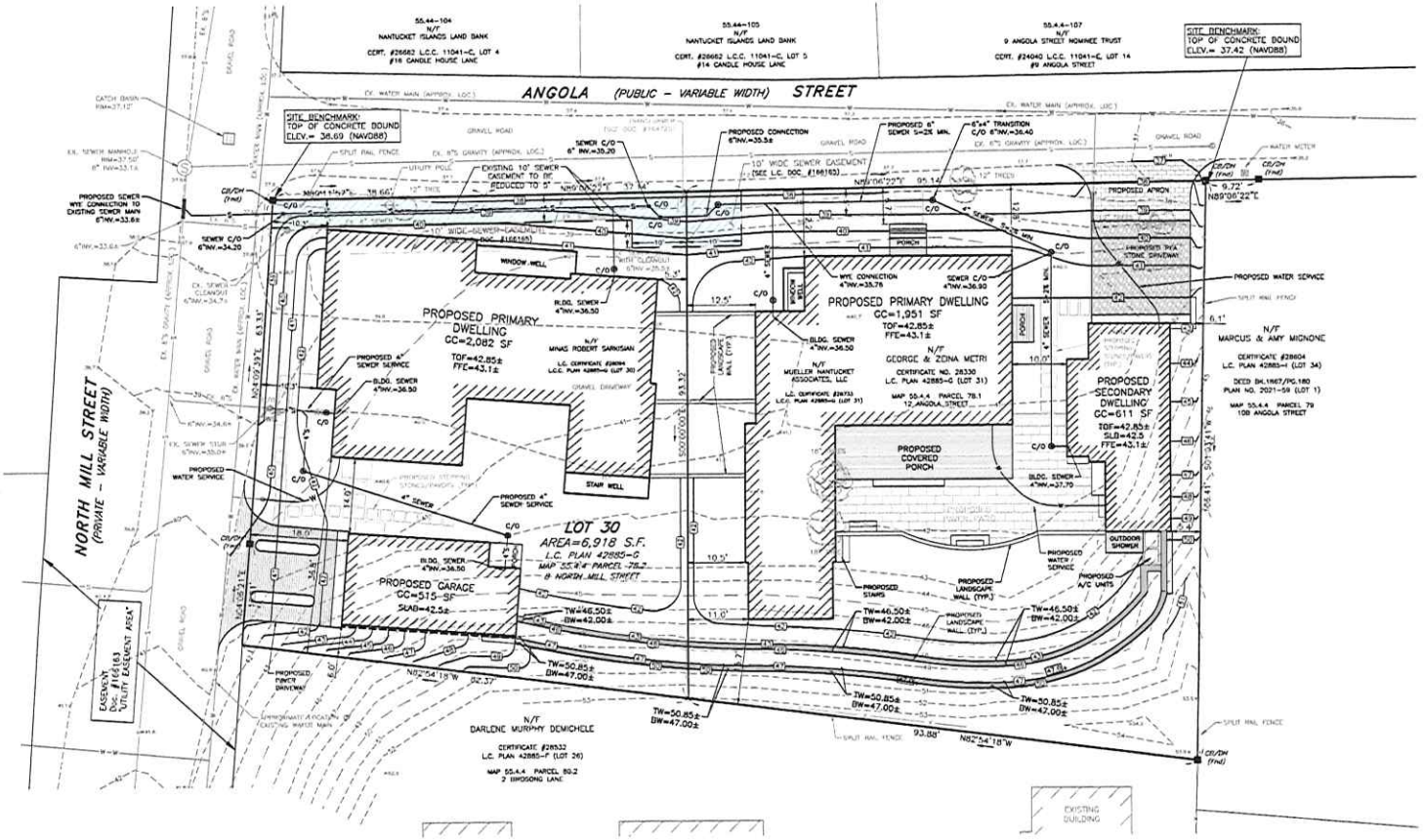
OVERLAY DISTRICT APPLICABILITY

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)
- 45.6 — SPOT ELEVATION
- TREE
- UTILITY POLE
- WATER GATE

LAND COURT PLAN 42885-G



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

DANIEL C. MULLEN No. 41767 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 5544 PARCEL N°. 78.2

Street & Number of Proposed Work: 8 N. MILL ST

Owner of record: 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. HDC8052 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 — MOVED STRUCTURE 5 FT TO THE NORTH - ANGOLA ST.
3. West Elevation — CHANGING ROOF MATERIAL
4. North Elevation — 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.

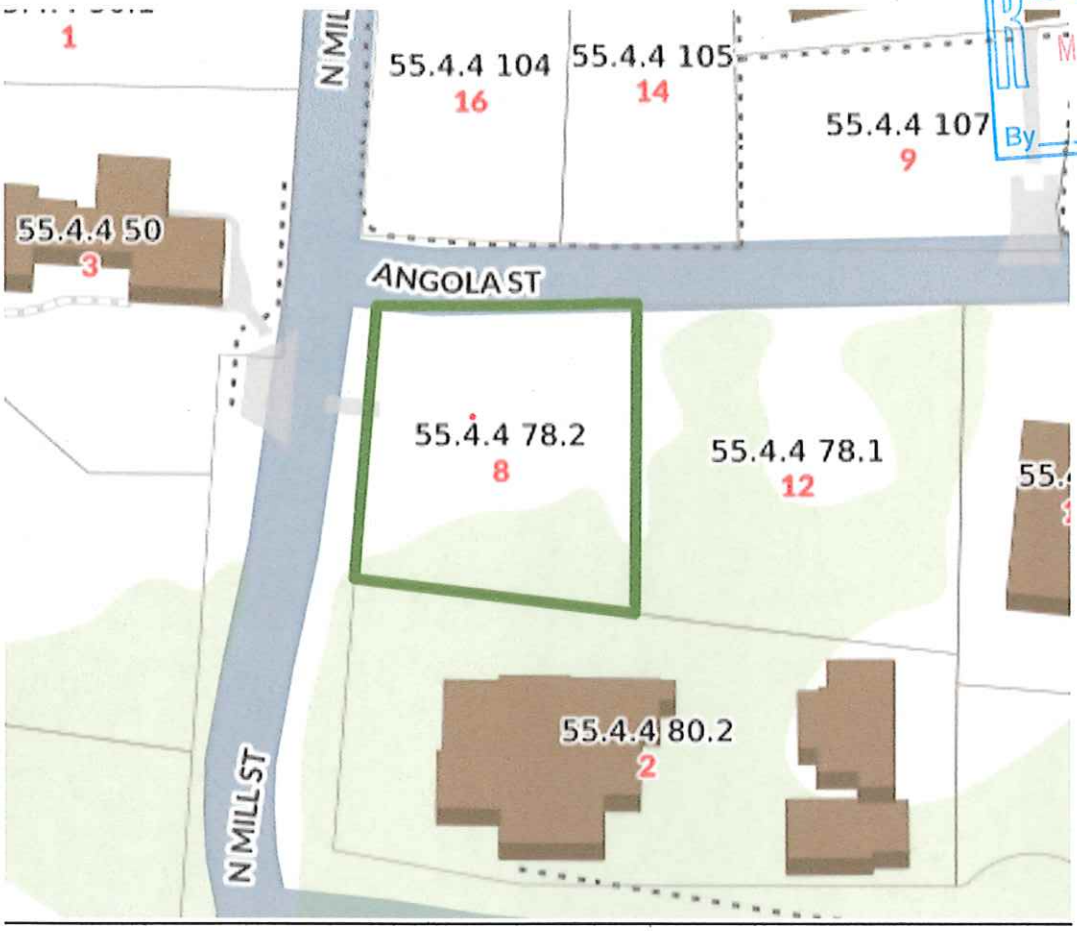
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

8 NORTH MILL STREET ORIGINAL SITE PLAN

8 NORTH MILL STREET

RECEIVED
MAR 20 2025
By



DISTANCE BETWEEN GARAGE AND HOUSE INCREASED



STAKED SIDE LINE ON ANGOLA STREET













EXISTING SLOPE ON SOUTH SIDE OF ANGOLA STREET



SIMILAR PROPERTY STAKE AT 8/6 ANGOLA STREET





TIERED TREATMENT ON ANGOLA STREET OF GRADE CHANGE ON SOUTH SLOPE







NO PRIVET HEDGE ON ANGOLA STREET AT FOUNDATION – BOXWOODS TO BE PLANTED

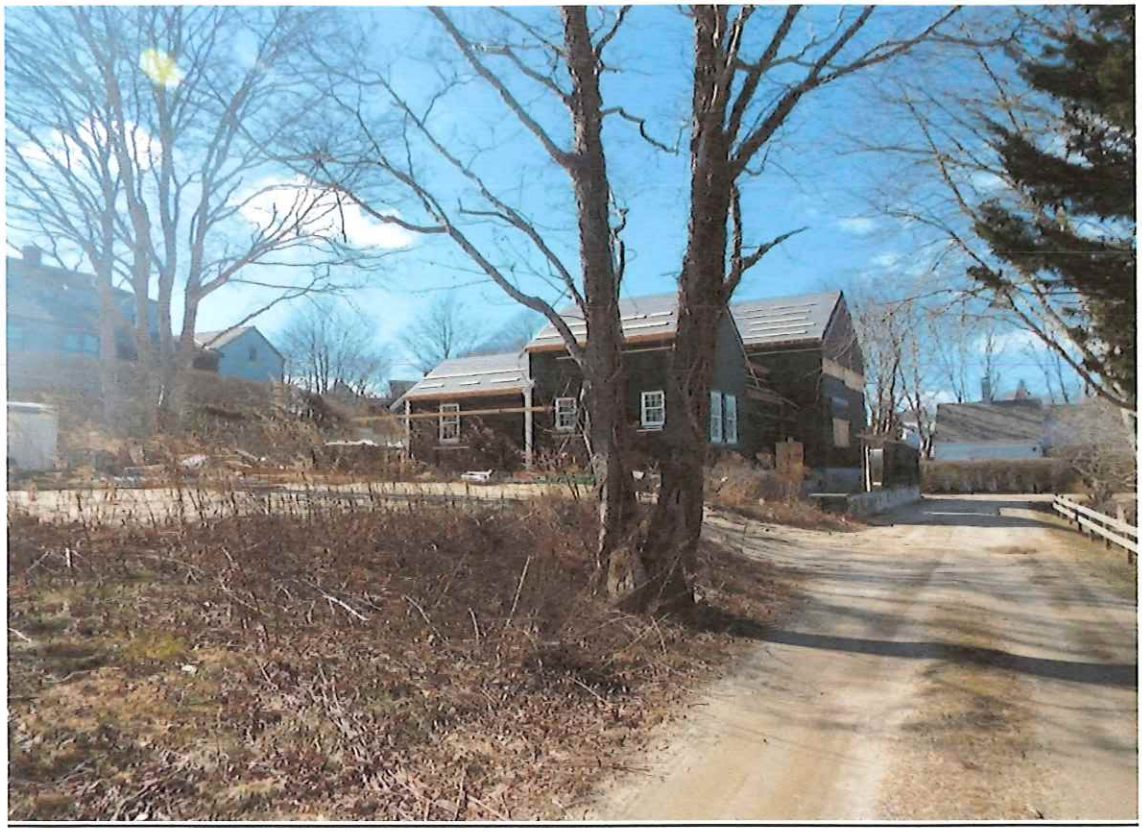


RECEIVED
MAR 20 2025
By

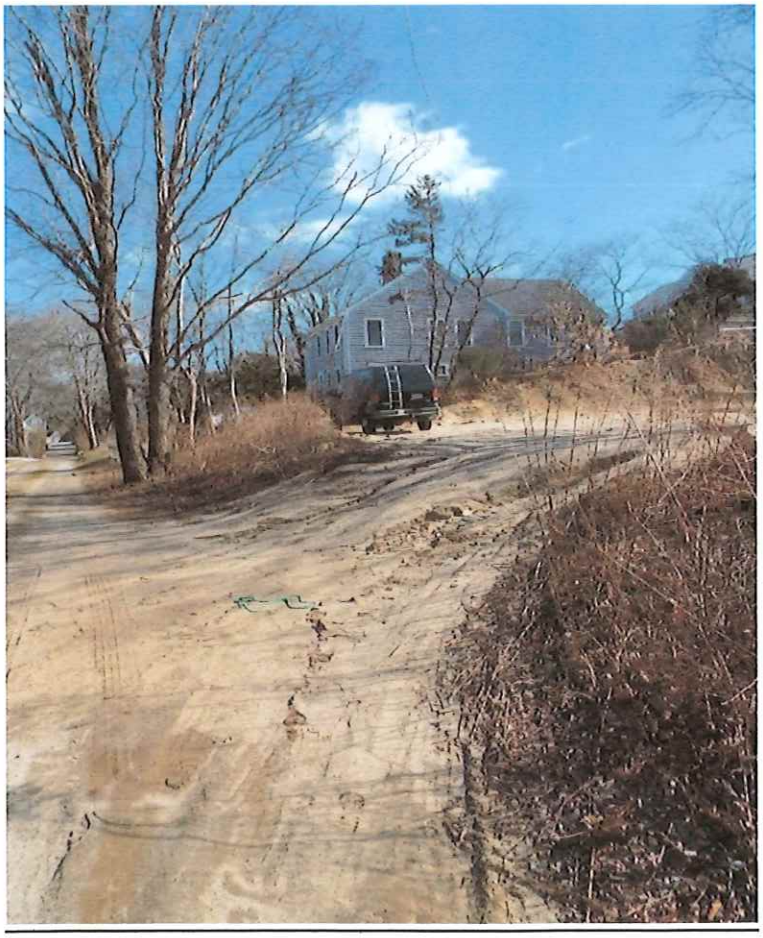
EAST ELEVATION





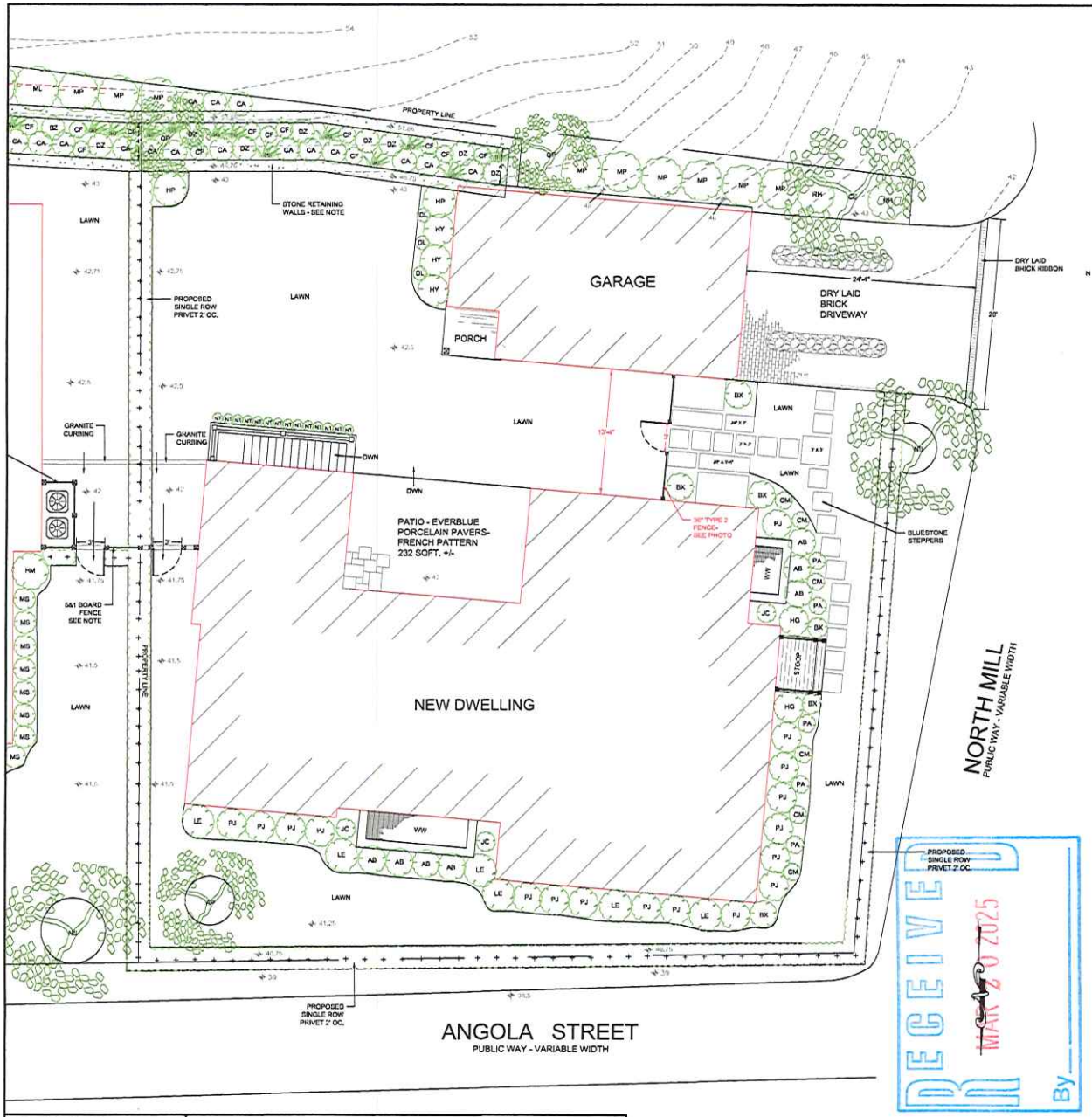


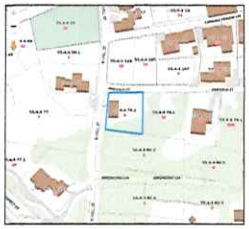
EXISTING GRADE FOR IMMEDIATE ABUTTER AT 10B ANGOLA ST TO THE EAST











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



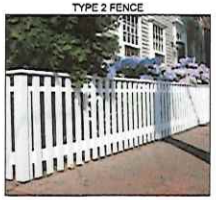
ANGOLA STREET VIEW



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 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



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.

RECEIVED
MAR 20 2025
By

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

Robert Sarkisian <robert@islandpropertiesre.com>

Re: utility easement- 8 N. Mill Street

David Gray <dgray@nantucket-ma.gov> Thu, Oct 24, 2024 at 9:32 AM
To: Robert Sarkisian <robert@islandpropertiesre.com>, Sewer <sewer@nantucket-ma.gov>

I don't see a problem with this, but it needs to remain FREE and CLEAR of any materials plantings etc. The only concern would be the need to access the easement with a service vehicle, equipment etc.

Thanks

David C Gray Sr.

Director

Nantucket Sewer Department

81 S.Shore Rd

Nantucket, MA 02554

Telephone 508.228-7200 EXT 7801

Cell 401-413-8370

dgray@nantucket-ma.gov

From: Robert Sarkisian <robert@islandpropertiesre.com>
Sent: Monday, October 21, 2024 10:00
To: David Gray <dgray@nantucket-ma.gov>; Sewer <sewer@nantucket-ma.gov>
Subject: Fwd: utility easement- 8 N. Mill Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello David,
I am excited that finally, after 4 years, I will be starting the construction of my new home at 8 N. Mill Street. I am just reconfirming with you (the Dan Mulloy plan is attached) that the town is satisfied that the utility easement running along Angola Street of 5' is sufficient and not the 10' which was originally drawn. You have on file my friend and neighbor George Metri who will be building at 12 Angola that this revised plan can accommodate his water and sewer. My cell is 508-292-0665. I am happy to stop by your office on Monday morning. Enjoy this beautiful weekend.

Thank you!

Kind regards,



Robert Sarkisian
PRINCIPAL BROKER

Luxury Collection Specialist
Mobile: 508-292-0665 Office: 508-228-6999 x120
Email: robert@islandpropertiesre.com

35A Old South Road, Nantucket, MA 02554
www.islandpropertiesre.com

BERKSHIRE HATHAWAY HOMESERVICES | ISLAND PROPERTIES NANTUCKET

Legend Award 5 Years · Chairman's Circle Diamond BHHS · Top Half of 1% of the Network BHHS

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

BERKSHIRE HATHAWAY HOMESERVICES | ISLAND PROPERTIES NANTUCKET

Robert Sarkisian <robert@islandpropertiesre.com>

Re: plan for utility easement

1 message

Robert Sarkisian <robert@islandpropertiesre.com> Tue, Jan 28, 2025 at 9:14 AM
To: Henry Mueller <hgmueller_2003@yahoo.com>

Thanks Henry for your support. I attached the approved, stamped & signed plan (David Gray) for you.
Kind regards,



Robert Sarkisian
PRINCIPAL BROKER

Luxury Collection Specialist
Mobile: 508-292-0665 Office: 508-228-6999 x120
Email: robert@islandpropertiesre.com

35A Old South Road, Nantucket, MA 02554
www.islandpropertiesre.com

BERKSHIRE HATHAWAY HOMESERVICES | ISLAND PROPERTIES NANTUCKET

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

On Wed, Jan 22, 2025 at 8:35 PM Henry Mueller <hgmueller_2003@yahoo.com> wrote:

> Robert – Per earlier conversations, I am supportive of the reduced setback as depicted in the document referenced in this email thread. My concurrence is dependent on the reduction also being supported by David Gray and the Town. Said reduction would conform with the Town's setback requirements in the neighborhood.
>
> Sincerely, Henry Mueller
>
> On Saturday, October 19, 2024 at 11:04:48 AM EDT, Robert Sarkisian <robert@islandpropertiesre.com> wrote:
>
> I understand your concern but the engineers worked with David Gray on this and came up with understanding. It has been approved. I am trying to get a hold of David Gray now. Tough on a weekend but I will do my best to get back to you ASAP.



Robert Sarkisian
PRINCIPAL BROKER

Luxury Collection Specialist
Mobile: 508-292-0665 Office: 508-228-6999 x120
Email: robert@islandpropertiesre.com

35A Old South Road, Nantucket, MA 02554
www.islandpropertiesre.com

BERKSHIRE HATHAWAY HOMESERVICES | ISLAND PROPERTIES NANTUCKET

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

On Sat, Oct 19, 2024 at 11:01 AM Henry Mueller <hgmueller_2003@yahoo.com> wrote:

Robert - Let me look at the original
easement plans. I'm concerned about lines from Metri's running under the easement footage.

Cheers. Henry

Sent from my iPhone

> On Oct 19, 2024, at 10:58 AM, Robert Sarkisian <robert@islandpropertiesre.com> wrote:
>
> Henry,
> Thanks for taking the call yesterday. This plan shows the portion of the utility area along Angola that would be reduced to 5 feet. I will try and get a hold of David Gray today to confirm he is also on board.



Robert Sarkisian
PRINCIPAL BROKER

Luxury Collection Specialist
Mobile: 508-292-0665 Office: 508-228-6999 x120
Email: robert@islandpropertiesre.com

35A Old South Road, Nantucket, MA 02554
www.islandpropertiesre.com

BERKSHIRE HATHAWAY HOMESERVICES | ISLAND PROPERTIES NANTUCKET

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

<24040_8 North Mill Street_Utility Easement Exhibit Plan.pdf>

ref 8 North Mill St & 12 Angola St (updated approved connection plan 121124).pdf
1286K

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

From: Fred Mueller
To: Holly Backus
Cc: Henry Mueller
Subject: Drop Box Link for Items fr Fred Mueller
Date: Wednesday, March 19, 2025 3:03:27 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Holly !

https://www.dropbox.com/scl/fo/5pd68hh4tj2a71ljrikwt/AHSlwHIumpJMtOnzauMmu3I?rlkey=ysg0ypv8km4wwuxjk8vhcgvtl&st=6fxgsrfm&dl=0

March 14, 2025

8 North Mill Street
Development philosophy and objectives, including setbacks

To all interested parties.

In developing a plan to sell land in and around the private way segment of North Mill Street on Nantucket, we (Mueller siblings Anne, Fred. Elizabeth, Charles, and Henry) endeavored to balance appropriateness against financial gain. We never sought maximum gain. We could have carved out nineteen new lots! We opted for fewer, larger lots: nine. The final plan took years to conceive and get approved.

Our first order of business was open space preservation. That effort resulted in the purchase of the Garden of the Sea and the open fields surrounding the Eleanor Hamm Pony Field by the Land Bank at a steep discount - with significant cash coming from the neighbors. As a family we lost substantial dollars "on paper."

Although all the land is designated ROH, most of the new lots carry in their deeded restrictions of building footprints, setbacks, no build areas, and other modifications - tighter than ROH rules allow.

We especially wanted to preserve a sense of openness in the roadway views. We called them "greenways" in all our discussions. Parts of North Mill St carry 20' setbacks for instance.

Observe in doc *"2__RESTRICTIONS_EASEMENTS RESTRICTION PLAN Sht 2.pdf"* the extent of the restrictions we placed on our plan.

Accordingly, the lot at 8 North Mill St carried a 10' setback along North Mill St. and a 5' setback plus overlapping 10' sewer easement along Angola St. which we had to have per the approved sewer design. We did the survey/graphic work with Jeff Blackwell and Associates. Jeff, our lawyers, and I believe the Sewer Department told us that a sewer pipe could not run in a designated setback. So, we placed a 10' sewer easement along Angola, such that the inside 5' of it could carry a sewer, prohibiting building as effectively as a 10' setback alone. If there had been no sewer easement we would have specified a 10' setback.

We expected those features would help keep a home at 8 North Mill from crowding that corner lot.

We never expected an owner to summarily reject the as-drawn sewer easement, and certainly not without HDC involvement beforehand; just exactly as we expected all other owners and their builders to respect the contents of their deeds and would have objected to applications to modify.

Fred Mueller speaking for the family

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

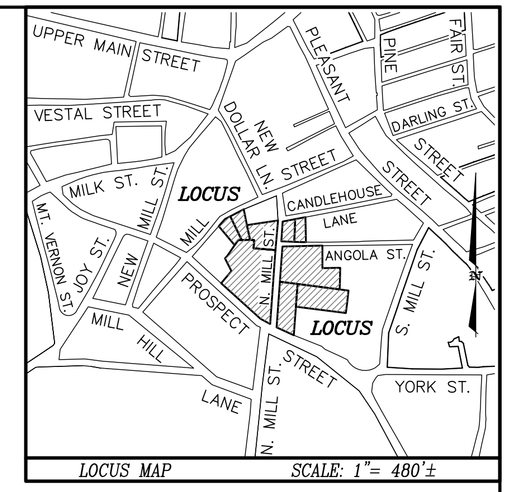
L.C.C. 42885-A

OWNER INFORMATION

MUELLER NOMINEE TRUST
CERT. OF TITLE #20799
L.C.C. 42885-A, LOTS 1-2, 4-9
ASSESSOR'S MAP 55.4.4, PARCELS 48, 49, 77, 78, 80.1 & 56
#14 MILL STREET
#12 MILL STREET
#34 PROSPECT STREET
#8 N. MILL STREET
#38R PROSPECT STREET
#38 PROSPECT STREET

SUZANNE C. MUELLER
CERT. OF TITLE #19624
L.C.C. 42855-A, LOT 3
ASSESSOR'S MAP 55.4.4, PARCEL 50
#3 N. MILL STREET

SUZANNE C. MUELLER
CERT. OF TITLE #19107
L.C.C. 11041-C, LOTS 4 & 5
ASSESSOR'S MAP 55.4.4, PARCELS 104 & 105
#16 CANDLE HOUSE LANE
#14 CANDLE HOUSE LANE



LOCUS MAP SCALE: 1"= 480'±

CONCEPT #3
16 LOTS

BEING A SUBDIVISION OF LOTS 1 thru 9
SHOWN ON LAND COURT PLAN 42885-A

Plan of Land
in
Nantucket, Mass.
Prepared for
MUELLER NOMINEE TRUST

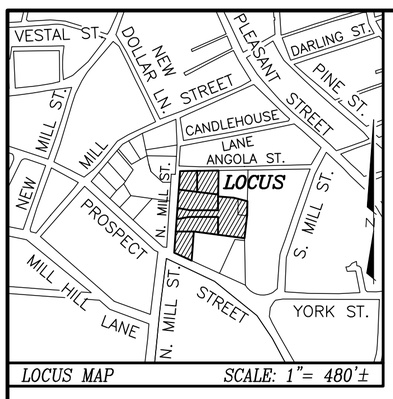
Scale: 1"= 30' NOVEMBER 5, 2013

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

B7823

T:\PAJE 2 JOB 96
V:\DRAWFILES\B7823\AERIAL TOPO CONCEPT.dwg 9/28/2015 12:09:50 PM EDT



LOCUS MAP SCALE: 1"= 480'±

Sheet 2

OWNER INFORMATION

MUELLER NANTUCKET ASSOCIATES LLC
CERT. OF TITLE #26733
L.C.C. 42885–F, LOTS 26–29
L.C.C. 42885–G, LOTS 30–31
DEED Bk./Pg.: 1627/160
PLAN No.: 2105–22, PARCEL B
ASSESSOR'S MAP 55.4.4, PARCELS 56, 78, & 80.1
#8 NORTH MILL STREET
#38 & #38R PROSPECT STREET

LEGEND

■ *DENOTES CONCRETE BOUND FOUND*

o *DENOTES IRON PIPE FOUND*

CBS *DENOTES EXISTING CATCHBASIN*

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

_____
Attest: Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	none
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	40%

L.C.C. 42885

55.44–104
N/F
NANTUCKET ISLANDS
LAND BANK
CERT. #26662
L.C.C. 11041–C, LOT 4
#16 CANDLE HOUSE LANE

55.44–105
N/F
NANTUCKET ISLANDS
LAND BANK
CERT. #26662
L.C.C. 11041–C, LOT 5
#14 CANDLE HOUSE LANE

55.4.4–107
N/F
9 ANGOLA STREET
NOMINEE TRUST
CERT. #24040
L.C.C. 11041–E, LOT 14
#9 ANGOLA STREET

55.4.4–108
N/F
JOSEPH F. CLANCY, TRUSTEE
JOSEPH F. CLANCY REVOCABLE TRUST
CERT. #25918
L.C.C. 11041–E, LOT 13
#7 ANGOLA STREET

55.4.4–52.2
N/F
WARREN D. FELDBERG
ROSALYN J. FELDBERG
DEED BK. 352, PG. 306
PLAN Bk./Pg.: 20/107, LOT 2
#5 ANGOLA STREET

ANGOLA (PUBLIC – VARIABLE WIDTH) (1799 ROAD) STREET

EDGE OF GRAVEL ROAD CBS

N89°11'57"E 38.66' | N89°06'22"E 37.14' | N89°06'22"E 95.14' | N89°06'22"E 9.72'

N89°13'09"E 80.14' | N88°58'18"E 41.08'

5' WIDE SETBACK | 10' WIDE SEWER EASEMENT | 10' WIDE SEWER EASEMENT | 5' WIDE SETBACK

LOT 17 | LOT 22 | LOT 21 | LOT 19

S03°33'33"W 36.12' | S03°33'33"W 83.56' | S03°33'33"W 206.86'

N04°09'39"E 63.33' | S00°00'00"E 93.32' | S01°03'41"W 106.41'

L.C.C. 42885–G
LOT 30
6,918± S.F.
2,600 S.F. MAXIMUM GROUND COVER

L.C.C. 42885–G
LOT 31
9,406± S.F.
3,200 S.F. MAXIMUM GROUND COVER

10' WIDE SETBACK | 10' WIDE SETBACK

N04°06'21"E 18.91' | N82°54'18"W 82.37' | N82°54'18"W 93.88'

55.4.4–79
N/F
SEARLE ANGOLA STREET NOMINEE TRUST
Deed Bk./Pg.: 693/328
Plan Bk./Pg.: 16/103
Plan No. 2015–22
#10 ANGOLA STREET

S01°03'41"W 100.04' | N89°11'16"E 80.13' | S01°06'50"W 138.38'

55.4.4–101
N/F
EIGHT ANGOLA STREET NOMINEE TRUST
Deed Bk./Pg.: 634/198
Plan File: 53–O, LOT 1
#8 ANGOLA STREET

SEARLE ANGOLA STREET NOMINEE TRUST
CERT. #25628
L.C.C. 42885–B, LOT 10

20' | 20' WIDE SETBACK

N04°06'21"E 76.41' | S01°03'41"W 9.05' | S01°09'19"W 27.43'

S85°25'37"E 68.92' | S75°56'50"E 21.51' | S75°56'50"E 42.06'

L.C.C. 42885–F
LOT 26
14,157± S.F.
3,500 S.F. MAXIMUM GROUND COVER

55.4.4–22.1
ROBERT MARTIN
ROBIN MARTIN
DEED Bk./Pg.: 1578/235
PLAN No.: 2016–43, LOT 8
#3 SOUTH MILL STREET

78.74' | EDGE OF GRAVEL ROAD

N04°06'42"E 5.57' | S00°00'00"E 60.92' | S01°06'50"W 65.29'

10' WIDE SETBACK | 10' WIDE SETBACK

N79°36'53"W 55.33' | N90°00'00"W 126.18'

S01°09'19"W 69.96'

MUELLER NANTUCKET ASSOCIATES LLC
DEED Bk./Pg.: 1627/160
PLAN No. 2015–22, PARCEL B

DRIVEWAY EASEMENT AREA 6008± S.F.
NO STRUCTURES WITHIN EASEMENT

N04°06'42"E 50.00' | N90°00'00"W 128.34' | S00°00'34"E 29.92' EASEMENT

S79°52'33"W 56.74'

L.C.C. 42885–F, LOT 27 & Plan No. 2015–22, PARCEL B
27,542± S.F.
4,000 S.F. MAXIMUM GROUND COVER

S82°17'15"E 41.24'

55.4.4–23
N/F
CAROLYN HUGHES CROWLEY
Deed Bk./Pg.: 809/152
Plan Bk./Pg.: 15/37, LOT 2
#9 SOUTH MILL STREET

20' | 20' WIDE SETBACK | 10' WIDE SETBACK

N04°06'42"E 55.06' | N00°00'00"E 79.14' | S06°29'40"W 100.00'

L.C.C. 42885–F
LOT 28
12,549± S.F.
3,500 S.F. MAXIMUM GROUND COVER

5' WIDE SETBACK | S89°59'31"W 80.30' | 10' | N82°27'58"W 108.78'

EXIST. STRUCTURE

10' WIDE SEWER EASEMENT
SEE EASEMENT RECORDED
Deed Bk./Pg.: 1758/136

N82°27'58"W 118.74'

55.4.4–24
N/F
CAROLYN HUGHES CROWLEY
Deed Bk./Pg.: 809/152
Plan Bk./Pg.: 15/37, LOT 1
#7 SOUTH MILL STREET

L.C.C. 42885–F
LOT 29
8,993± S.F.
3,250 S.F. MAXIMUM GROUND COVER

N04°06'42"E 94.57' | S04°09'01"W 130.10'

5' WIDE SETBACK

55.4.4–55
CHRISTOPHER FRAKER
DEBORAH FRAKER
DEED Bk./Pg.: 294/236
PLAN Bk./Pg.: 25/52, LOT 2A
#44 PROSPECT STREET

55.4.4–55.1
N/F
CATHLEEN E. LEPORE
DEED BK. 331, PG. 189
PLAN BK. 24, PG. 29
LOTS 1, 2A & 2B

EDGE OF PAVEMENT | CBS | ITE S55°01'44"E 40.73'

NORTH MILL STREET (PRIVATE– VARIABLE WIDTH)

PROSPECT (PUBLIC VARIABLE WIDTH) STREET

EDGE OF PAVEMENT | N65°29'00"W 85.36' | EDGE OF PAVEMENT

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

MGL Title VII Chapter 41 Section 81–X:
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN".

_____ _____
PROFESSIONAL LAND SURVEYOR DATE

T:\CHRIS 1 JOB 160
V:\DRAWFILES\B7823.1\RESTRICTIONS_EASEMENTS.dwg 8/27/2020 2:28:37 PM EDT

Sheet 2 of 2

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

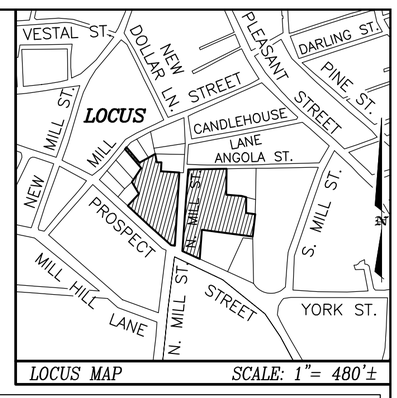
BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

RESTRICTIONS & EASEMENTS
PLAN OF LAND
in Nantucket, MA
Prepared for
MUELLER NANTUCKET ASSOCIATES LLC

Drawn by: CJA	Date: August 11, 2020	B7823
Approved by: JLB	Scale: 1"=20'	

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	none
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%



LOCUS MAP SCALE: 1"= 480'±

NOTE:
EXISTING UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, ELECTRICAL AND CABLE ARE UNKNOWN AND NEED TO BE VERIFIED BY DIG SAFE PRIOR TO CONSTRUCTION BY CONTRACTOR.

MILL (PUBLIC VARIABLE WIDTH) (1799 ROAD)

NORTH MILL STREET (PRIVATE- VARIABLE WIDTH)

CANDLEHOUSE LANE

ANGOLA STREET

PROSPECT (PUBLIC VARIABLE WIDTH)

STREET

L.C.C. 42885

E-SMH-S-54-63
RIM= 39.78
INVERT= 31.95

55.4.4-16
N/F
ROBERT KARGMAN
DEED Bk./Pg.: 293/240
PLAN Bk./Pg.: 24/22, LOT 2
#8 MILL STREET
SEWER SERVICE LOCATION UNKNOW

55.4.4-17
N/F
FLORENCE C. FRASCATI REVOCABLE TRUST
DEED Bk./Pg.: 911/229
PLAN Bk./Pg.: 24/22, LOT 1
#2 NORTH MILL STREET
SEWER SERVICE LOCATION UNKNOW

E-SMH
RIM= 38.79
INVERT= 31.24

55.4.4-15
N/F
NANTUCKET HISTORICAL ASSOCIATION
DEED Bk./Pg.: 535/45
#10 MILL STREET
VACANT LOT

CONTRACTOR TO CONFIRM WATER LINE ADJUSTMENTS REQUIRED FOR NEW MANHOLE INSTALLATION PER INSTRUCTIONS FROM W.W.C.

8" PVC STUB SEWER - CONNECT TO EXISTING 8" VCP WITH MECHANICAL COUPLING (SEE CONST. NOTE 10 ON SHEET 3 OF 3)

PROPOSED AT-GRADE CLEANOUT BOX - GENERAL FOUNDRIES #11181 LABELED "CLEANOUT" W/ 8" PVC CLEANOUT (SEE DETAIL)

PROPOSED 8" SDR 35 SEWER

ASSUMED LOCATION OF EXISTING WATER LINES (TYP)

55.4.4-49
N/F
NANTUCKET ISLANDS LAND BANK
CERT. #26750
L.C.C. 42885-D, LOT 15
#12 MILL STREET

SITE BENCHMARK:
TOP OF CONCRETE BOUND WITH DRILL HOLE
ELEV.= 34.79 ('34 HTL)

S-54-91
NO SMH PER CCTV INSPECTION 08/21/18

P-SMH-2
STA: -(1+14.42) RIGHT 2.24
RIM=38.7± (MEET EX. GRADE)
8" INV OUT=31.50±
8" INV IN=31.51±

8"x8"x8" WYE

8" PVC STUB SEWER - CONNECT TO EXISTING 8" VCP WITH MECHANICAL COUPLING (SEE CONST. NOTE 10 ON SHEET 3 OF 3)

EXIST. EDGE OF PAVEMENT

NOTE: CONTRACTOR TO RECONNECT ANY SEWER CONNECTIONS FOUND IN NORTH MILL STREET BETWEEN ANGOLA STREET AND CANDLEHOUSE LANE

NOTE: EXISTING 6" VCP TO BE REMOVED OR ENDS PLUGGED WITH MORTAR IF ABANDONED IN PLACE. (TYP)

55.4.4-50 (PORTION)
N/F
NANTUCKET ISLANDS LAND BANK
CERT. #26751
L.C.C. 42885-E, LOT 18
#3 NORTH MILL STREET
VACANT LOT

SEE NOTE #2 ON SHEET 3 OF 3 (TYP)

55.4.4-106
N/F
PAMELA VAN HOVEN CLARK
CERT. #23975
L.C.C. 11041-D
LOT 8

55.4.4-108
N/F
JOSEPH F. CLANCY, TRUSTEE
JOSEPH F. CLANCY REVOCABLE TRUST
CERT. #25918
L.C.C. 11041-E, LOT 13
#7 ANGOLA STREET

55.44-105
N/F
NANTUCKET ISLANDS LAND BANK
CERT. #26662
L.C.C. 11041-C, LOT 5
#14 CANDLE HOUSE LANE
VACANT LOT

55.4.4-107
N/F
9 ANGOLA STREET NOMINEE TRUST
CERT. #24040
L.C.C. 11041-E, LOT 14
#9 ANGOLA STREET
VACANT LOT

PROPOSED WATER SERVICE (BY OTHERS)

PROPOSED 8" SDR 35 SEWER MANHOLE L=115'± S=0.004 FT/FT MIN

55.44-104
N/F
NANTUCKET ISLANDS LAND BANK
CERT. #26662
L.C.C. 11041-C, LOT 4
#16 CANDLE HOUSE LANE
VACANT LOT

REMOVE OLD MANHOLE AND REPLACE WITH NEW
E-SMH-S-54-75
RIM= 38.68 (MEET EXISTING GRADE)
E. INVERT= 34.38
P. INVERTS=MATCH EXISTING IN & OUT

55.4.4-50 (PORTION)
N/F
CARL M. MUELLER
CERT. #27035
L.C.C. 42885-E, LOT 17
#3 NORTH MILL STREET

EXISTING WATER SERVICE TO REMAIN

DECK
PORCH
EXIST. W/F STRUCTURE
STEPS
BASEMENT ACCESS
EXISTING STONE RETAINING WALL

APPROXIMATE LOCATION OF BUILDING SEWER LINE -TRUE LOCATION UNKNOWN -CONTRACTOR TO RECONNECT TO NEW 8" SEWER MAIN

6" PVC STUB SEWER - CONNECT TO EXISTING 6" VCP WITH MECHANICAL COUPLING (SEE CONST. NOTE 10 ON SHEET 3 OF 3)

SEE NOTE #2 ON SHEET 3 OF 3 (TYP)

E-SMH-S-54-92
RIM= 37.04
E. INVERT= 35.34

PROPOSED 8"x8"x6" WYE (TYP)(0+8.76)

PROPOSED 10' WIDE SEWER EASEMENT

PROPOSED TRANSFORMER

PROPOSED 6" SDR 35 BUILDING SEWER SERVICE LATERAL L=98'±

PROPOSED 1¼" CTS WATER LINE W/ CORP. STOP AT MAIN, CURB STOP & BOX ON LOT (SEE DETAIL) (TYP)

EXISTING TRANSFORMER

PROPOSED ELECTRICAL LINES (TYP)

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

SITE BENCHMARK:
TOP OF CONCRETE BOUND
ELEV.= 38.52 ('34 HTL)

PROPOSED 8" D.I. WATER LINE TO CONNECT TO EXISTING WATER LINE (6" TRANSITE PER GIS)- FOLLOW INSTRUCTIONS FROM W.W.C.

PROPOSED 8"x8"x6" WYE(TYP) (0+41.58)

ABANDON AND REMOVE
E-SMH-S-54-76
RIM= 41.08
INVERT= 37.18

PROPOSED 8"x8"x6" WYE(TYP) (0+77.68)

PROPOSED 6"x8" ECCENTRIC REDUCER

PROPOSED CAPPED 6" SDR 35 SEWER LATERAL L=5'±

PROPOSED 8" SDR 35 SEWER LATERAL L=98'±

PROPOSED HANDHOLE

PROPOSED 8"x8"x8" WYE (TYP) (1+41.42)

PROPOSED 8"x8"x6" WYE(TYP) (1+39.42)

PROPOSED 8"x8"x6" WYE(TYP) (1+74.32)

PROPOSED 6" SDR 35 BUILDING SEWER SERVICE LATERALS L=86'± & 51'± -INVERTS TO BE FIELD DETERMINED

APPROXIMATE LOCATION OF BUILDING SEWER LINES -TRUE LOCATION UNKNOWN -TO BE ABANDONED

EXIST. W/F STRUCTURE

EXIST. PAVED DRIVEWAY

EXIST. CONSTRUCTION DRIVEWAY

PROPOSED HANDHOLE

10' MIN (TYP)

PROPOSED 8"x8"x6" WYE(TYP) (2+74.75)

PROPOSED 8"x8"x6" WYE (TYP) (2+84.66)

PROPOSED 8"x8"x6" WYE(TYP) (2+57.27)

SEE NOTE #2 ON SHEET 3 OF 3 (TYP)

12" PVC. NO COVER.
4" ORANGEBURG SEWER LINE
INV.= 49.10'
TO BE REMOVED

P-SMH-1 (2+91.19)
RIM=51.8±(MEET GRADE)
INV OUT=43.12±
INV IN=43.22±

PROPOSED 5' CAPPED STUB FOR FUTURE. 8" SDR 35 PVC S=0.01 FT/FT

PROPOSED CAPPED 6" SDR 35 SEWER LATERAL (TYP)

PROPOSED 1¼" CTS WATER LINE W/ CORP. STOP AT MAIN, CURB STOP & BOX ON LOT (SEE DETAIL) (TYP)

APPROXIMATE LOCATION OF BUILDING SEWER LINE SERVING 55.4.4-55 TO BE ABANDONED

PROPOSED 6" SDR 35 BUILDING SEWER SERVICE L=171'± -INVERTS TO BE FIELD DETERMINED

PROPOSED 10' WIDE SEWER EASEMENT

PROPOSED 10' WIDE ELECTRICAL EASEMENT

CONNECT TO EXISTING 8" DUCTILE IRON STUB -APPROX. DEPTH 4.5'

SITE BENCHMARK:
TOP OF CONCRETE BOUND
ELEV.= 57.78 ('34 HTL)

55.4.4-55
CHRISTOPHER FRAKER
DEBORAH FRAKER
DEED Bk./Pg.: 294/236
PLAN Bk./Pg.: 24/29, LOT 2C
#44 PROSPECT STREET
EXISTING WATER SERVICE TO REMAIN

55.4.4-79
N/F
SEARLE ANGOLA STREET NOMINEE TRUST
Deed Bk./Pg.: 693/328
Plan Bk./Pg.: 16/103
#10 ANGOLA STREET

LOT 19
21,306± S.F.
R.F.= 0.91
EXISTING WATER SERVICE TO REMAIN

LOT 20
8,009± S.F.
R.F.= 0.90
PROPOSED WATER SERVICE FROM PROSPECT STREET (BY OTHERS)

LOT 21
24,553± S.F.
R.F.= 0.88

LOT 22
2,755± S.F.

LOT 26
14,157± S.F.
R.F.= 0.87

LOT 27
24,769± S.F.
R.F. 0.55

LOT 28
12,549± S.F.
R.F.= 0.77

LOT 29
8,993± S.F.
R.F.=0.94

LOT 30
6,918± S.F.
R.F.= 0.99

LOT 31
9,406± S.F.
R.F.= 0.99

LEGEND

- DENOTES CONCRETE BOUND FOUND
- DENOTES IRON PIPE FOUND
- DENOTES SEWER MANHOLE
- DENOTES EXISTING DRAIN MANHOLE
- DENOTES EXISTING FIRE HYDRANT
- CBS — DENOTES EXISTING CATCHBASIN
- DENOTES EXISTING WATER SHUTOFF
- DENOTES EXISTING WATER METER
- OHW OHW — DENOTES EXISTING UTILITY POLE & OVERHEAD WIRES
- W W — DENOTES APPROXIMATE LOCATION OF 8" DUCTILE IRON OR 6" TRANSITE MUNICIPAL WATER SUPPLY LINES
- P-W — DENOTES PROPOSED WATER LINE: -8" DUCTILE IRON IN STREET -1 1/4" CTS FOR SERVICE LATERALS
- DENOTES PROPOSED CURB STOP AND CURB BOX FOR WATER SHUTOFF
- DENOTES PROPOSED 8" SDR 35 SEWER LINE
- C.O. ∘ — DENOTES PROPOSED CELANOUT AT GRADE
- EL — DENOTES PROPOSED ELECTRICAL BY OTHERS

NOTE TO CONTRACTOR:
-IT IS RECOMMENDED THAT PROPOSED LOCATIONS OF WATER AND SEWER SERVICE CONNECTIONS BE STAKED BY SURVEYOR.

NOTE TO CONTRACTORS & OWNERS:
-UNDER REQUIREMENTS OF THE TOWN OF NANTUCKET WASTEWATER SYSTEM REGULATIONS GOVERNING THE USE OF COMMON SEWERS ARTICLE VI, SECTION 2.03.2 AND 2.12 AN AS-BUILT PLAN MUST BE SUBMITTED FOR FINAL SIGN OFFS. THEREFORE, THE CONTRACTOR MUST CONTACT BLACKWELL & ASSOCIATES INC. (508-228-9026) TO LOCATE ALL PIPING SYSTEMS PRIOR TO ANY BACKFILLING BEING DONE. ANY PIPING SYSTEMS BACKFILLED AND NOT EXPOSED FOR LOCATION WILL BE REQUIRED TO BE EXPOSED AT CONTRACTORS EXPENSE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER INFORMATION

MUELLER NANTUCKET ASSOCIATES LLC
CERT. OF TITLE #26733
L.C.C. 42885-A, LOTS 5 & 7-9
L.C.C. 42885-D, LOT 16
ASSESSOR'S MAP 55.4.4, PARCELS 56, 77-78, & 80.1
#8 NORTH MILL STREET
#34 #38 & #38R PROSPECT STREET

T:\CHRIS 1 JOB 160
V:\DRAWFILES\B7823.1\2018 SP.dwg 12/6/2019 9:53:15 AM EST

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

COMMONWEALTH OF MASSACHUSETTS
GERALD G BUZANOSKI
SANITARY
No. 31243
REGISTERED PROFESSIONAL ENGINEER
12/5/19

LOCAL SEWER EXTENSION PLAN

in Nantucket, MA
Prepared for
MUELLER NANTUCKET ASSOCIATES LLC

REVISION DATE: SEPTEMBER 10, 2019 REVISION DATE: December 6, 2019

Drawn by: CJA/CLR	Date: June 5, 2019	SHEET 1 OF 3	B7823.1
Approved by: GGB	Scale: 1"=20'		







Representative:	Juraj Bencat
Discussion:	**The Board** -Discussed concern regarding visibility.
Motion:	Motion to approve with condition that the work is not visible from the public way at the time of inspection or thereafter. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

7. Theodorakos, Vaios Trust 79 Pocomo Rd Sports Court 15/5 Chip Webster JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Chip Webster
Discussion:	**The Board** -Expressed the need for a clearer understanding of the proposed sports court location and visibility before moving forward.
Motion:	Motion to hold the application for a site visit, contingent upon the installation of corner posts for visibility and the submission of a vegetative screening plan, with plant materials that are indigenous or naturalized. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

8. Hart Pine NT 38 Pine St Addition 55.4.1/69 Normand JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ben Normand
Discussion:	**Holly Backus** -Noted that the house is a 1 and ¾ bay circa 1820 structure, originally built for William Hart, a blacksmith, and emphasized that the dormers should be lowered off the ridge, the east side should have at least one window, and the side door should be simpler. **Public Comment** -Mickey Rowland concurred with Backus. **The Board** - Discussed concerns regarding the dormers and window sizes being too large and out of scale with the original structure, recommending that the windows be made more proportional to the original 12 over 12 design
Motion:	Motion to hold the application for revisions. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

9. Ang Barry & Robert 11 Jonathan Way New dwelling 75/42 Nate Barber JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver

ADDRESS: 79 Pocomo Road
DATE HEARD: 12/10/24
SITTING BOARD: Welch, MacLeod, Pohl, Camp, Oliver

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): 79 Pocomo Road
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.)
	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
	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: Amy Ledoux Date: 3/5/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 5

Street & Number of Proposed Work: 79 Pocomo Road

Owner of record: Theodorakos Vaios Trust

Mailing Address: 100 Concord St 3rd Floor

Framingham, MA 01702

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 11 S Shore Road

Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other 46'x84' Sport Court

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
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

No Changes

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

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

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

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

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

Fence: Height: 12'
Type: Black steel poles with wire mesh
Length: 260'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single 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 _____

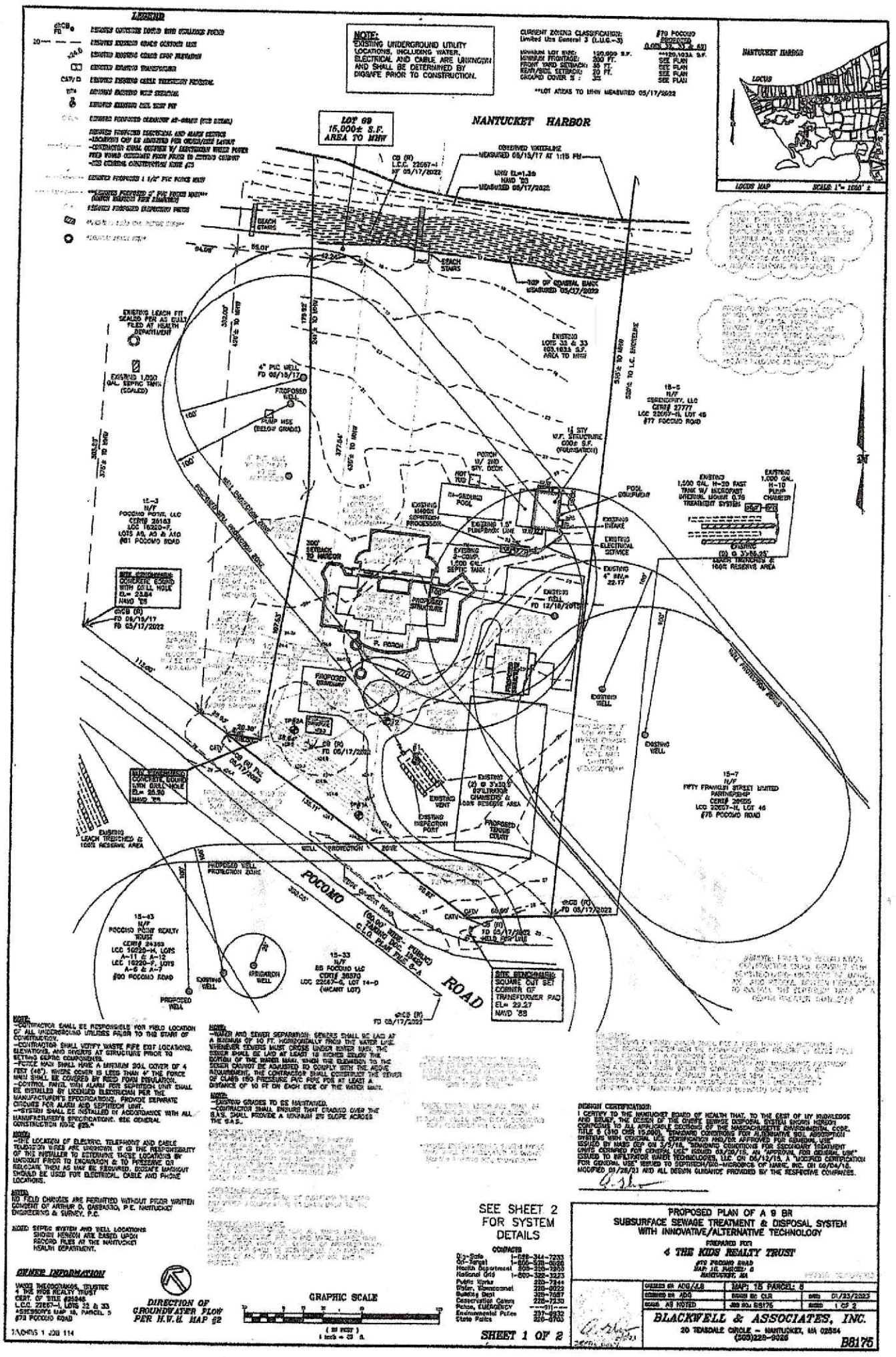
Trim _____ Sash _____ Doors _____

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 10/17/24 Signature of owner of record Amy Ledoux Signed under penalties of perjury


LEGEND
NOTE:
EXISTING UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, ELECTRICAL AND CABLE ARE UNKNOWN AND SHALL BE DETERMINED BY DIGSAFE PRIOR TO CONSTRUCTION.
CURRENT ZONING CLASSIFICATION: Limited Use General 3 (L.U.G.-3)
#79 POCOMO
#77 POCOMO
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 55 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 25
***120,103± S.F.
SEE PLAN
SEE PLAN
SEE PLAN
**LOT AREAS TO MHW MEASURED 05/17/2022
LOT 69
15,000± S.F.
AREA TO MHW
NANTUCKET HARBOR
OBSERVED WATERLINE MEASURED 05/15/17 AT 1:15 PM
MHW EL=1.35 NAVD '88 MEASURED 05/17/2022
TOP OF COASTAL BANK MEASURED 05/17/2022
BEACH STAIRS
EXISTING LEACH PIT SEALED PER AS BUILT FILED AT HEALTH DEPARTMENT
EXISTING 1,000 GAL. SEPTIC TANK (SEALED)
4" PVC WELL FD 05/15/17
PROPOSED WELL
PUMP HSE (BELOW GRADE)
EXISTING LOTS 33 & 33 103,103± S.F. AREA TO MHW
15-5
N/F
SERENDIPITY, LLC
CERT# 27777
LCC 22667-N, LOT 45
#77 POCOMO ROAD
14 STY W.F. STRUCTURE 600± S.F. (FOUNDATION)
PORCH W/ 2ND STY. DECK
HOT TUB
IN-GROUND POOL
POOL EQUIPMENT
EXISTING 1,500 GAL H-20 FAST TANK W/ MICROFAST WASTEWATER TREATMENT SYSTEM
EXISTING 1,000 GAL H-10 PUMP CHAMBER
EXISTING (2) @ 32.5LF (65') EXFIL TRENCHES & 100% RESERVE AREA
EXISTING 4" SCH.40 @ 2.17%
EXISTING WELL FD 12/18/2017
EXISTING 1.5" PUMP/FORCE LINE W/ SCH.40 @ 2.17%
EXISTING 3-COMP. 1,500 GAL SEPTIC TANK
EXISTING MANN SEPTECH PROCESSOR
EXISTING INTAKE
EXISTING ELECTRICAL SERVICE
300' SETBACK TO MHW
PROPOSED STRUCTURE
R. PORCH
PROPOSED DRIVEWAY
WELL PROTECTION RADIUS
EXISTING WELL
EXISTING WELL
15-7
N/F
FIFTY FRANKLIN STREET LIMITED PARTNERSHIP
CERT# 28655
LCC 22667-N, LOT 46
#75 POCOMO ROAD
EXISTING (2) @ 3'x10.5' INFILTRATOR CHAMBERS & 100% RESERVE AREA
EXISTING VENT
EXISTING INSPECTION PORT
PROPOSED TENNIS COURT
EXISTING LEACH TRENCHES & 100% RESERVE AREA
SITE BENCHMARK: SQUARE CUT SET CORNER OF TRANSFORMER PAD EL= 29.27 NAVD '88
SITE BENCHMARK: CONCRETE BOUND WITH DRILL HOLE EL= 23.84 NAVD '88
SITE BENCHMARK: CONCRETE BOUND WITH DRILL HOLE EL= 29.30 NAVD '88
15-3
N/F
POCOMO POINT, LLC
CERT# 35163
LCC 16220-F, LOTS A5, A6 & A10
#81 POCOMO ROAD
15-43
N/F
POCOMO POINT REALTY TRUST
CERT# 24303
LCC 16220-H, LOTS A-11 & A-12
LCC 16220-F, LOTS A-5 & A-7
#90 POCOMO ROAD
15-33
N/F
85 POCOMO LLC
CERT# 36370
LCC 22667-S, LOT 14-D
(VACANT LOT)
PROPOSED WELL
EXISTING WELL
IRRIGATION WELL
PROPOSED WELL PROTECTION ZONE
POCOMO
ROAD
(50.00' WIDE - PUBLIC) PAVING VAR. WIDTH C.I.C. PLAN FILE 5-A
LOCUS MAP
SCALE: 1"= 1000' ±
NOTE:
-CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
-CONTRACTOR SHALL VERIFY WASTE PIPE EXIT LOCATIONS, ELEVATIONS, AND INVERTS AT STRUCTURES PRIOR TO SETTING ASSOCIATED COMPONENTS.
-FORCE MAIN SHALL HAVE A MINIMUM SOIL COVER OF 4 FEET (48") WHERE COVER IS LESS THAN 4' THE FORCE MAIN SHALL BE COVERED BY RIGID FOAM INSULATION.
-CONTROL PANEL WITH ALARM FOR SEPTECH UNIT SHALL BE INSTALLED BY LICENSED ELECTRICIAN PER THE MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CIRCUITS FOR ALARM AND SEPTECH UNIT.
-SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. SEE GENERAL CONSTRUCTION NOTE #25.*
NOTE:
-THE LOCATION OF ELECTRIC, TELEPHONE AND CABLE TELEVISION WIRES ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO DETERMINE THESE LOCATIONS BY UNDIGSAFE PRIOR TO EXCAVATION & TO PRESERVE OR RELOCATE THEM AS MAY BE REQUIRED. DIGSAFE MARKOUT SHOULD BE USED FOR ELECTRICAL, CABLE AND PHONE LOCATIONS.
NOTE:
NO FIELD CHANGES ARE PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF ARTHUR D. DASBACH, P.E. NANTUCKET ENGINEERING & SURVEY, P.C.
NOTE: WATER AND SEWER SEPARATION: SEWERS SHALL BE LAID AT A MINIMUM OF 10 FT. HORIZONTALLY FROM THE WATER LINE. WHENEVER SEWERS MUST CROSS UNDER WATER MAIN, THE SEWER SHALL BE LAID AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEMENTS TO THE SEWER CANNOT BE ADJUSTED TO COMPLY WITH THE ABOVE REQUIREMENT, THE CONTRACTOR SHALL CONSTRUCT THE SEWER OF CLASS 150 PRESSURE PVC PIPE FOR AT LEAST A DISTANCE OF 10 FT ON EACH SIDE OF THE WATER MAIN.
NOTE:
-EXISTING GRADES TO BE MAINTAINED.
-CONTRACTOR SHALL ENSURE THAT GRADING OVER THE S.A.S. SHALL PROVIDE A MINIMUM 2% SLOPE ACROSS THE S.A.S..
NOTE:
ADDED: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.
OWNER INFORMATION
VASOS THEODORAKOS, TRUSTEE
4 THE KIDS REALTY TRUST
CERT. OF TITLE #25946
L.C.C. 22667-L, LOTS 32 & 33
ASSESSOR'S MAP 15, PARCEL 5
#79 POCOMO ROAD
TAGHYS 1 208 114
DIRECTION OF GROUNDWATER FLOW PER N.V.U. MAP #2
GRAPHIC SCALE
(20 FEET)
1 inch = 20 ft.
DESIGN CERTIFICATION:
I CERTIFY TO THE NANTUCKET BOARD OF HEALTH THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THE ONSITE SEWAGE DISPOSAL SYSTEM SHOWN HEREON CONFORMS TO ALL APPLICABLE SECTIONS OF THE MASSACHUSETTS ENVIRONMENTAL CODE, TITLE 5 (310 CMR 15.000), "STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH CENTRAL I/C CERTIFICATION AND/OR APPROVED FOR GENERAL USE" ISSUED BY MASS DEP ON 3/9/18, "STANDARD CONDITIONS FOR SECONDARY TREATMENT UNITS COMBINED FOR CENTRAL USE" ISSUED ON 3/9/18, AS APPROVAL FOR GENERAL USE" ISSUED TO INFILTRATOR WATER TECHNOLOGIES, LLC ON 06/12/15, A "MODIFIED CERTIFICATION FOR GENERAL USE" ISSUED TO SEPTECH/ECO-MICROBICS OF MAINE, INC. ON 09/04/18, MODIFIED 09/28/21 AND ALL DESIGN GUIDANCE PROVIDED BY THE RESPECTIVE COMPANIES.
SEE SHEET 2 FOR SYSTEM DETAILS
CONTACTS
Dig-Safe 1-888-344-7233
Dig-Target 1-800-570-6006
Health Department 508-228-7255
National Grid 1-800-322-3223
Public Works 228-7244
Water, Wannacomet 228-0822
Building Dept 325-7587
Conservation Comm 228-7230
Police, EMERGENCY ---911---
Environmental Police 237-0932
State Police 325-0703
SHEET 1 OF 2
PROPOSED PLAN OF A 9 BR SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM WITH INNOVATIVE/ALTERNATIVE TECHNOLOGY
PREPARED FOR
4 THE KIDS REALTY TRUST
#79 POCOMO ROAD
MAP 15, PARCEL 5
NANTUCKET, MA
CHECKED BY ADG/LLB
MAP: 15 PARCEL: 5
DRAWN BY ADG
DRAWN BY CLR
DATE 01/23/2023
SCALE AS NOTED
JOB NO. B6175
SHEET 1 OF 2
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE - NANTUCKET, MA 02554
(508)228-9029
B6175

X 18

BEACH STAIRS

TOP OF COASTAL BANK

~~X 20~~

~~X 22~~

SPA

POOL

GUEST HOUSE

DECK

RESIDENCE

PORCH

X 24

SHELL DRIVE

GARAGE

~~SHED~~

X 24

TENNIS COURT

X 24.5

X 24

PLANTING BERMS

X 27

X 26

POCOMO ROAD

SHELL DRIVE

X 27

PLANTING BERMS
(SEE PLANTING PLAN)

X 26

North

SITE PLAN

PROPOSED TENNIS COURT

FOR:

KIDS REALTY TRUST

SCALE 1" = 40'

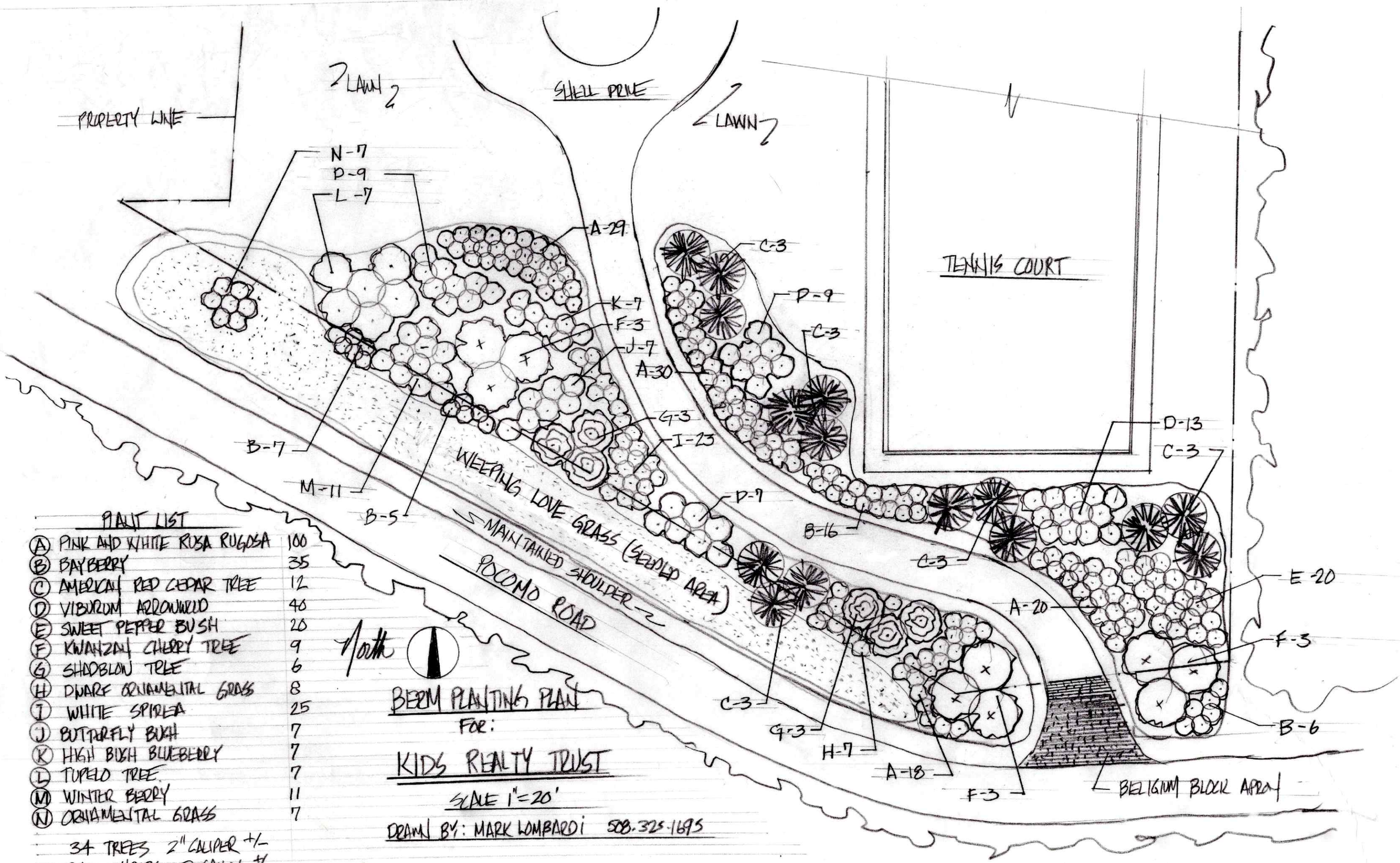
SPIREA SPECIES
SPECIMEN BOX WOOD
BLUE STONE WALKS
SPIREA AND BOXWOOD
CATMINTS
HYDRANGEAS
DOUBLE ENTRY GATES
GRAVEL BORDER WITH DRAINAGE

GRAVEL BORDER
DOUBLE ENTRY GATES
BLUESTONE WALKS
CAT MINT

GARAGE
PORCH
SHELL DRIVE
X24
GORILLA BB SET
X24.5
LAWN 2
TENNIS COURT 60'X114'
X27
X26
PLANTING BEDS
X24
X26
X27
LAWN
POLAND ROAD
North

BLOCK APRON (EXPLORE ENTRY POSTS.)
SLIGHTLY RAISED PLANTING BEDS
PLANTING BEDMS (SEE LIST)

PROPOSED TENNIS COURT
SCREEN PLANTING
FOR:
KIDS REALTY TRUST
SCALE 1"=20'



North

PLANT LIST

(A)	PINK AND WHITE ROSA RUGOSA	100
(B)	BAYBERRY	35
(C)	AMERICAN RED CEDAR TREE	12
(D)	VIBURUM ARROWWOOD	40
(E)	SWEET PEPPER BUSH	20
(F)	KWANZAN CHERRY TREE	9
(G)	SHADBLOW TREE	6
(H)	DWARF ORNAMENTAL GRASS	8
(I)	WHITE SPIREA	25
(J)	BUTTERFLY BUSH	7
(K)	HIGH BUSH BLUEBERRY	7
(L)	TUPELO TREE	7
(M)	WINTER BERRY	11
(N)	ORNAMENTAL GRASS	7

34 TREES 2" CALIPER +/-
260 SHRUBS 3 GALLON +/-

BERM PLANTING PLAN

FOR:

KIDS REALTY TRUST

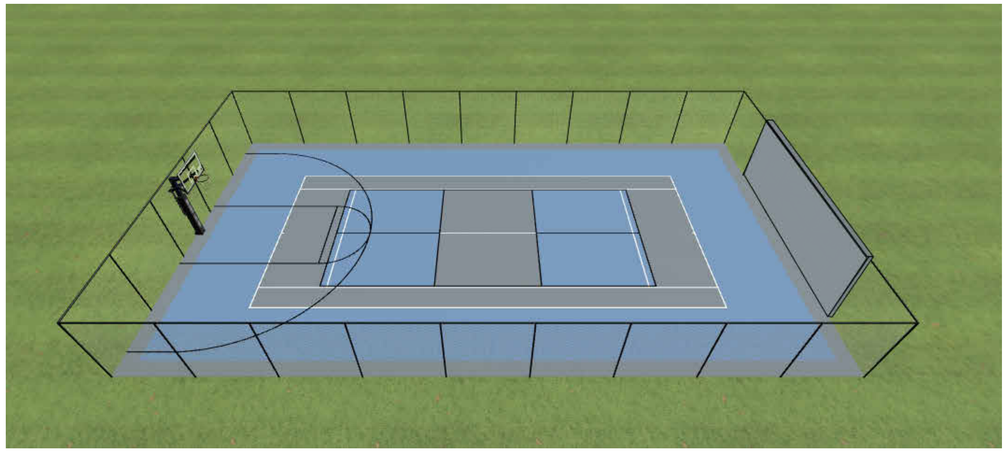
SCALE 1"=20'

DRAWN BY: MARK LOMBARDI 508-325-1695

Theodorakos

Sport Court - New Business

79 Pocomo Road, Nantucket, MA







1 Site Plan
3/64" = 1'-0"

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

CD - Not For Construction

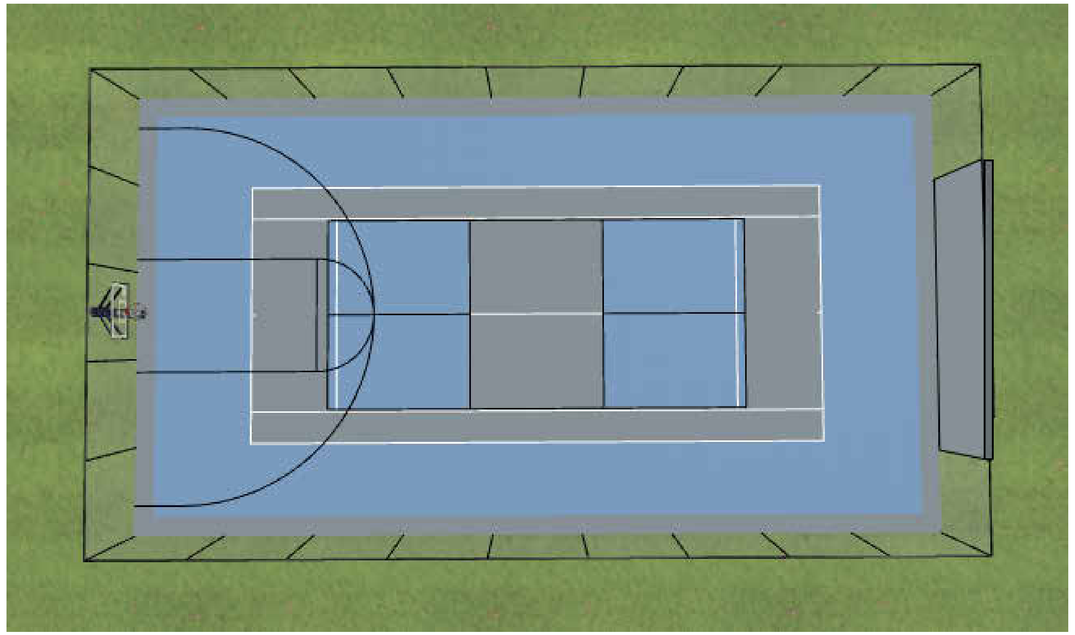
Theodorakos
79 Pocomo Road, Nantucket, MA
Site
HDC1 Site Plan

#	Date	Note
21	2024.09.30	Sports Court
22	2024.10.17	HDC Submission

HDC1

10/17/2024 4:35:38 PM

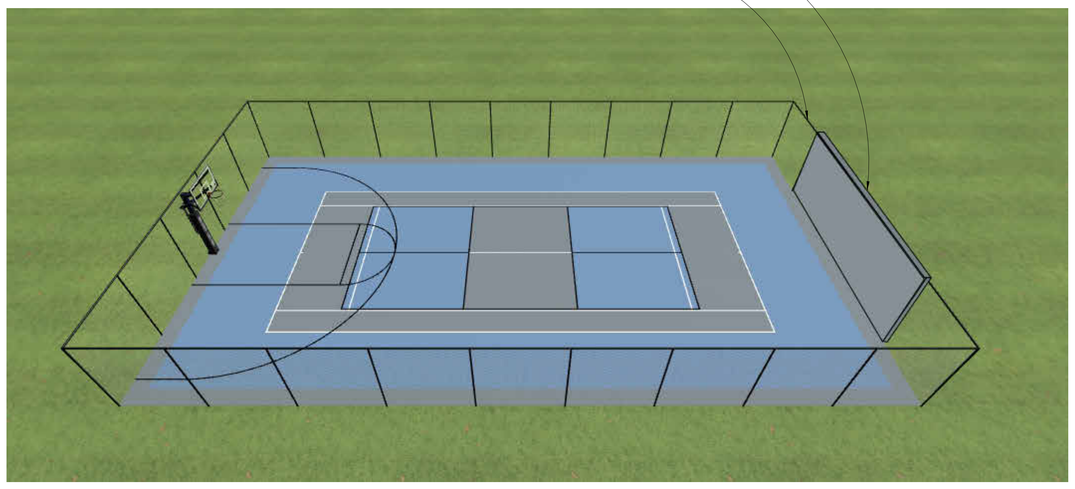
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

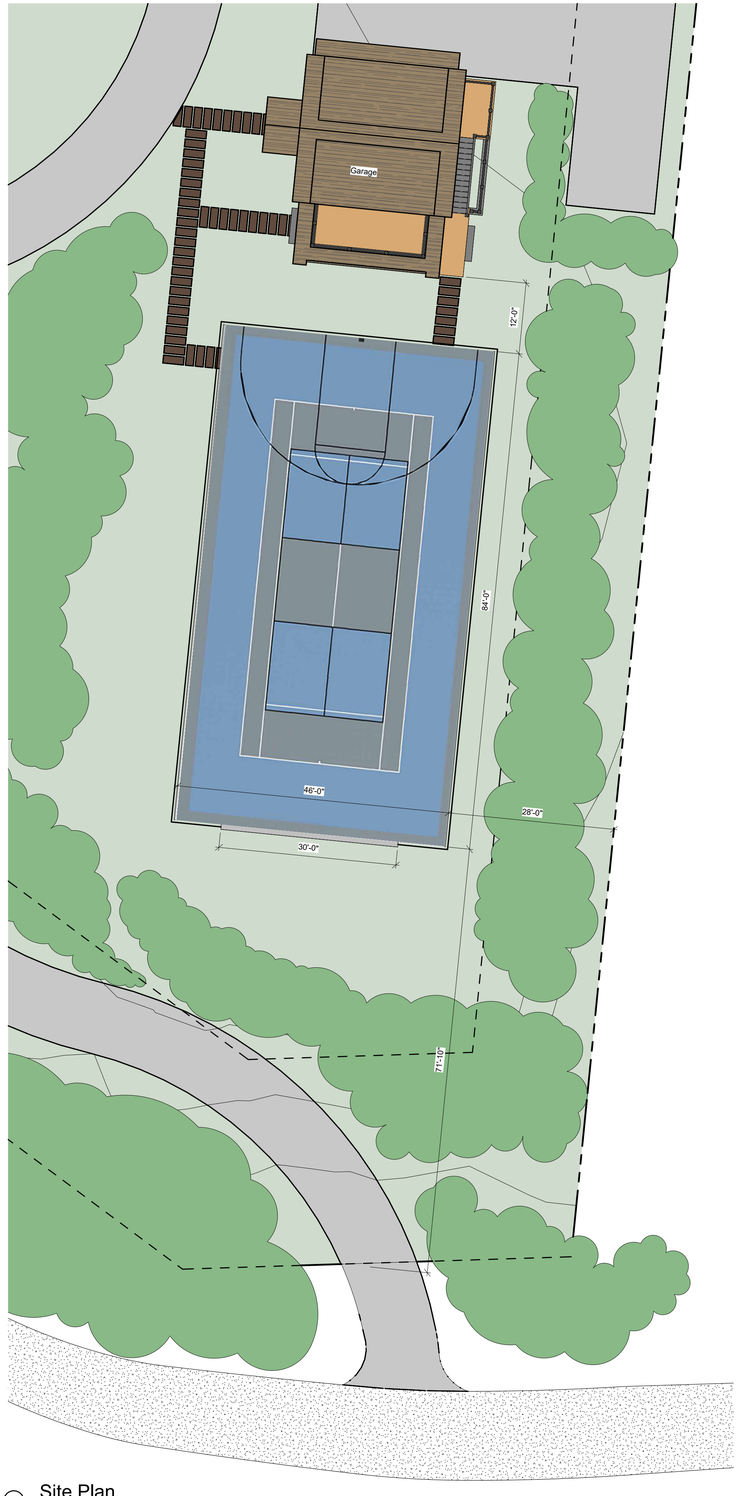


46'X84' SPORT COURT WITH TENNIS, PICKLEBALL, BASKETBALL, AND WALL BALL

12' HIGH SOLID WALL FOR WALL BALL

12' HIGH BLACK FENCE





1 Site Plan
1 : 145

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

CD - Not For Construction

Theodorakos
79 Pocomo Road, Nantucket, MA
Site
HDC2 Sport Court

#	Date	Note
21	2024.09.30	Sports Court
22	2024.10.17	HDC Submission

HDC2

10/17/2024 4:35:40 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



PRIME PLAY™



50 Years in the Industry

Custom engineered design that outplays any modular surface in the game—from a company with 50 years of experience building game courts.

Superior Traction

Featuring a patented WetTrax technology allowing play without having to wait hours for the court to dry on a dewy morning or after rain*

Durable

Specialty grid design reducing water retention on top of the surface and superior UV resistant formula to guarantee your court for 15+ years without the need to resurface.

Ball Response

PrimePlay delivers the same dribbling response as a hardwood floor unmatched by the industry.

Safe

With 14% shock absorption and Lateral Forgiveness™ technology, PrimePlay surfaces lessen impact and risk of injuries compared to any other traditional outdoor surface.



Sport Court® is proud to be an official court surface of the most demanding athletes in the world.

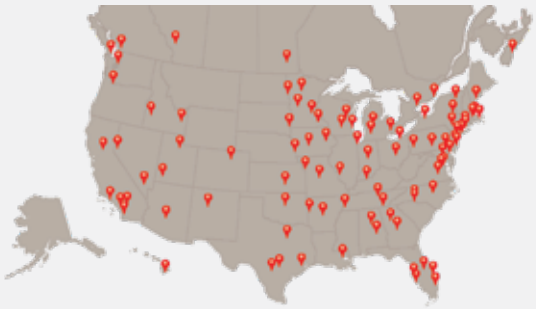
**NCAA is a registered trademark of the National Collegiate Athletic Association.*

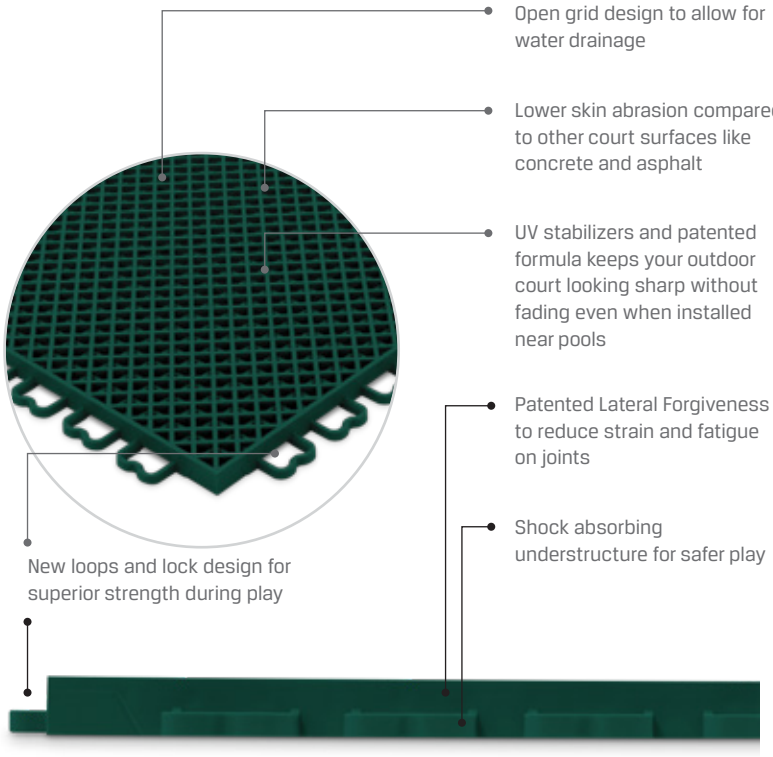
SPORT COURT

World's Largest Courtbuilder™

Rely on the World's Largest & Most Experienced Courtbuilder™ Network

- Sports surfaces are not typical everyday purchases, so trusting your Courtbuilder™ is important
- Rely on 50 years of experience in construction, service and maintenance of sports surfaces
- Ongoing service and support is provided by local Courtbuilders who live and work in your community





Available Colors



Steel Blue and Gray Court

Size	12"x12"x1/2"
Weight	.75 lbs.
Head Impact ASTM 1292	21.4" impact protection height
Dry / Wet Traction	103/91 BPN
Ball Rebound DIN 18032	99% ball bounce
Shock Absorption EN 14808	14%
Lateral Forgiveness	+0.065"/0" (1.65 mm/0 mm)
Material	High Impact Polypropylene Copolymer
Quality	ISO 9001 / ISO 14001
Recycling	100% recyclable
Country	USA made
Warranty	15-year limited

SPORT COURT

SPORTCOURT.COM

Item #83140 October 2024

**Use athletic shoes. Do not use barefoot. Make an effort to clear court of excess dew and water.*

A company of Gerflor

ADDRESS: 8 SANDWICH ROAD
DATE HEARD: 18 FEBRUARY 2025
SITTING BOARD: STEVE, ABBY, RAY, ANGUS, JOE

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: 11 MARCH 2025
√	Address & HDC Case Number (ie HDC2020-05-0265): 11818 MH
√	Copy of Minutes (application item circled) MCA+ SUMMARY PROVIDED
√	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: 3/11/25

MARK CUTONE
ARCHITECTURE +

11 March 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 8 Sandwich Road (Ate Sandwich) – Old Business

Dear Commissioners,

Attached are the revised drawings for the new dwelling at 8 Sandwich Road for our clients (Ate Sandwich). At your February 18th meeting you reviewed the main house, garage apartment, shed, and pool applications.

Comments started by acknowledging that our design was very much in keeping with other houses in the neighborhood. There was some concern about the overall height of the main dwelling. Comments were also made about the proportions of the porch posts and trim. It was recommended that we make the dormer on the north elevation wider. There was some discussion about whether 6/1 windows would be more appropriate than the 2/2's proposed.

Comments on the garage and shed also expressed concern about the overall height.

We look forward to your consideration of this new proposal.

Thank you,

Doug Mills, Architect – MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

MAIN HOUSE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North NONE South " East " West "
Height of ridge above final finish grade: North 29'-10" ± South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 2" COPPER

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

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

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

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

Hardscape materials: Driveways SHELLS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

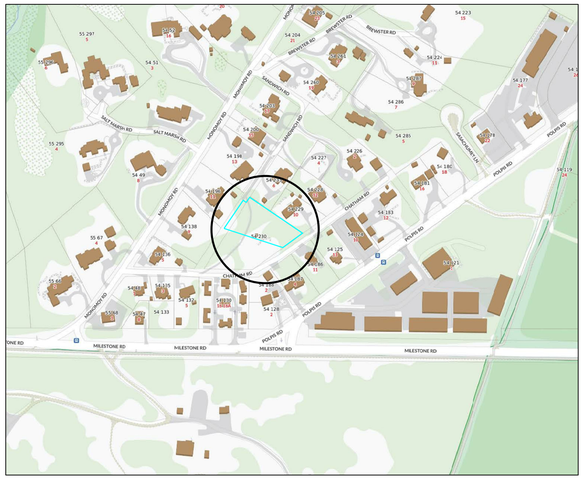
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck NTW Foundation — Fence — Shutters —

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

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

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

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE
HDC 2

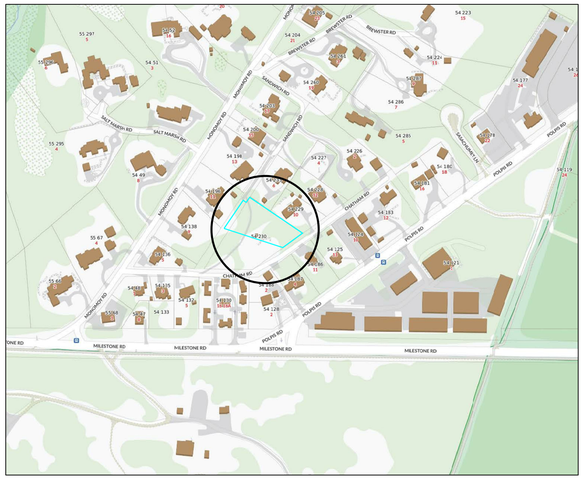
ATE SANDWICH LLC
8 SANDWICH ROAD
NANTUCKET, MA 02554
MAP: 54 PARCEL: 230.1

COVER SHEET

C1.1

10 MARCH 2025

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



8 SANDWICH ROAD LOOKING SOUTH



12 CHATHAM ROAD



REAR OF 2 SANDWICH ROAD



11 CHATHAM ROAD



3 CHATHAM ROAD



6 SANDWICH ROAD



REAR OF 10 CHATHAM ROAD FROM SANDWICH RD



REAR OF 15 MONOMOY ROAD



17 MONOMOY ROAD FROM SANDWICH RD



3 BREWSTER ROAD



13 MONOMOY ROAD



11 MONOMOY ROAD



5 MOMOMOY ROAD

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

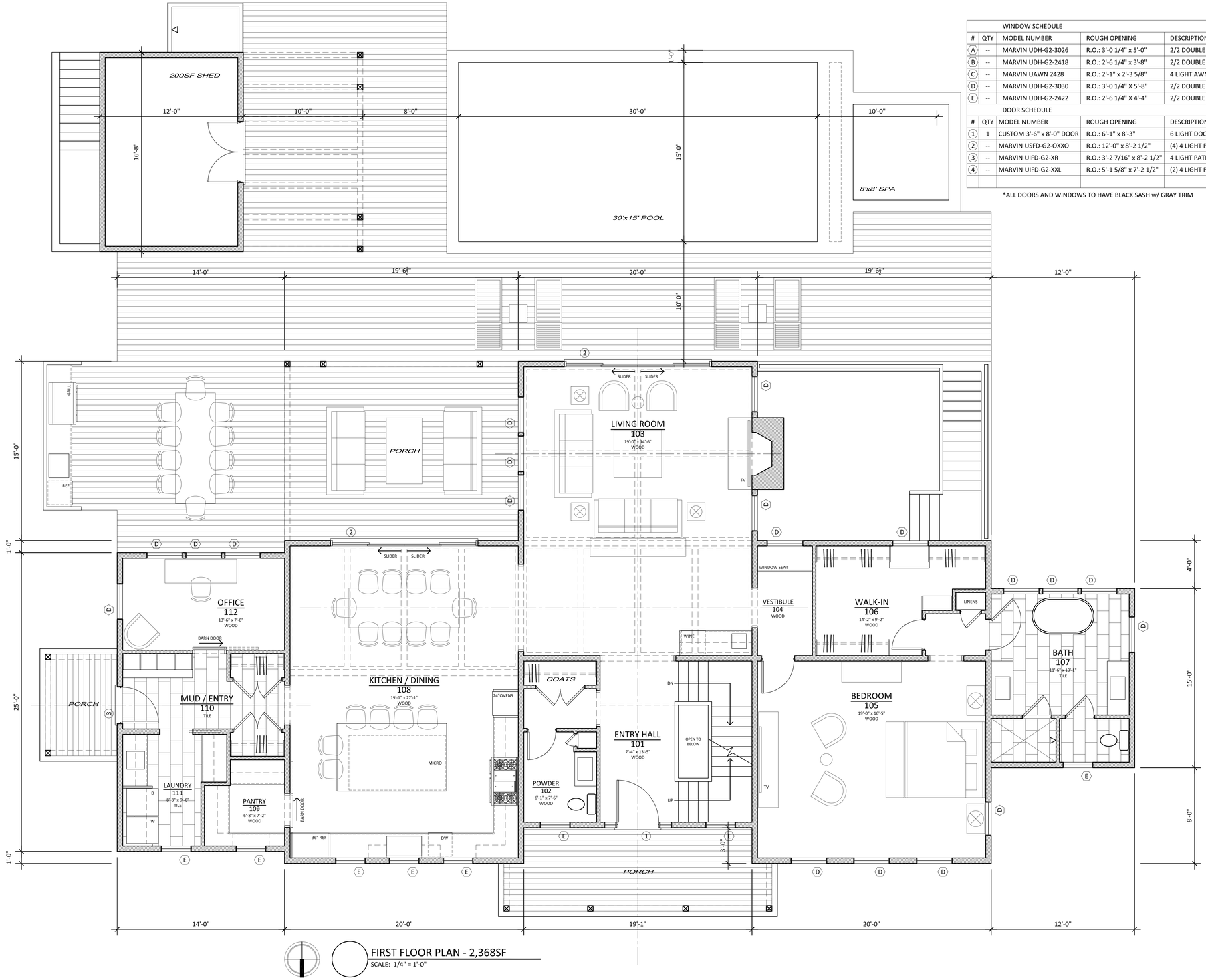
MAIN HOUSE
HDC 2

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

CONTEXT

C1.2

6 MARCH 2025



FIRST FLOOR PLAN - 2,368SF
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	MARVIN UDH-G2-3026	R.O.: 3'-0 1/4" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	--	MARVIN UDH-G2-2418	R.O.: 2'-6 1/4" x 3'-8"	2/2 DOUBLE HUNG WINDOW
C	--	MARVIN UAWN 2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW
D	--	MARVIN UDH-G2-3030	R.O.: 3'-0 1/4" X 5'-8"	2/2 DOUBLE HUNG WINDOW
E	--	MARVIN UDH-G2-2422	R.O.: 2'-6 1/4" X 4'-4"	2/2 DOUBLE HUNG WINDOW

DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM 3'-6" x 8'-0" DOOR	R.O.: 6'-1" x 8'-3"	6 LIGHT DOOR w/ 10" SIDELIGHTS
2	--	MARVIN USFD-G2-OXXO	R.O.: 12'-0" x 8'-2 1/2"	(4) 4 LIGHT PATIO SLIDING DOORS
3	--	MARVIN UIFD-G2-XR	R.O.: 3'-2 7/16" x 8'-2 1/2"	4 LIGHT PATIO DOOR
4	--	MARVIN UIFD-G2-XXL	R.O.: 5'-1 5/8" x 7'-2 1/2"	(2) 4 LIGHT PATIO DOORS

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

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

MAIN HOUSE
HDC 2

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

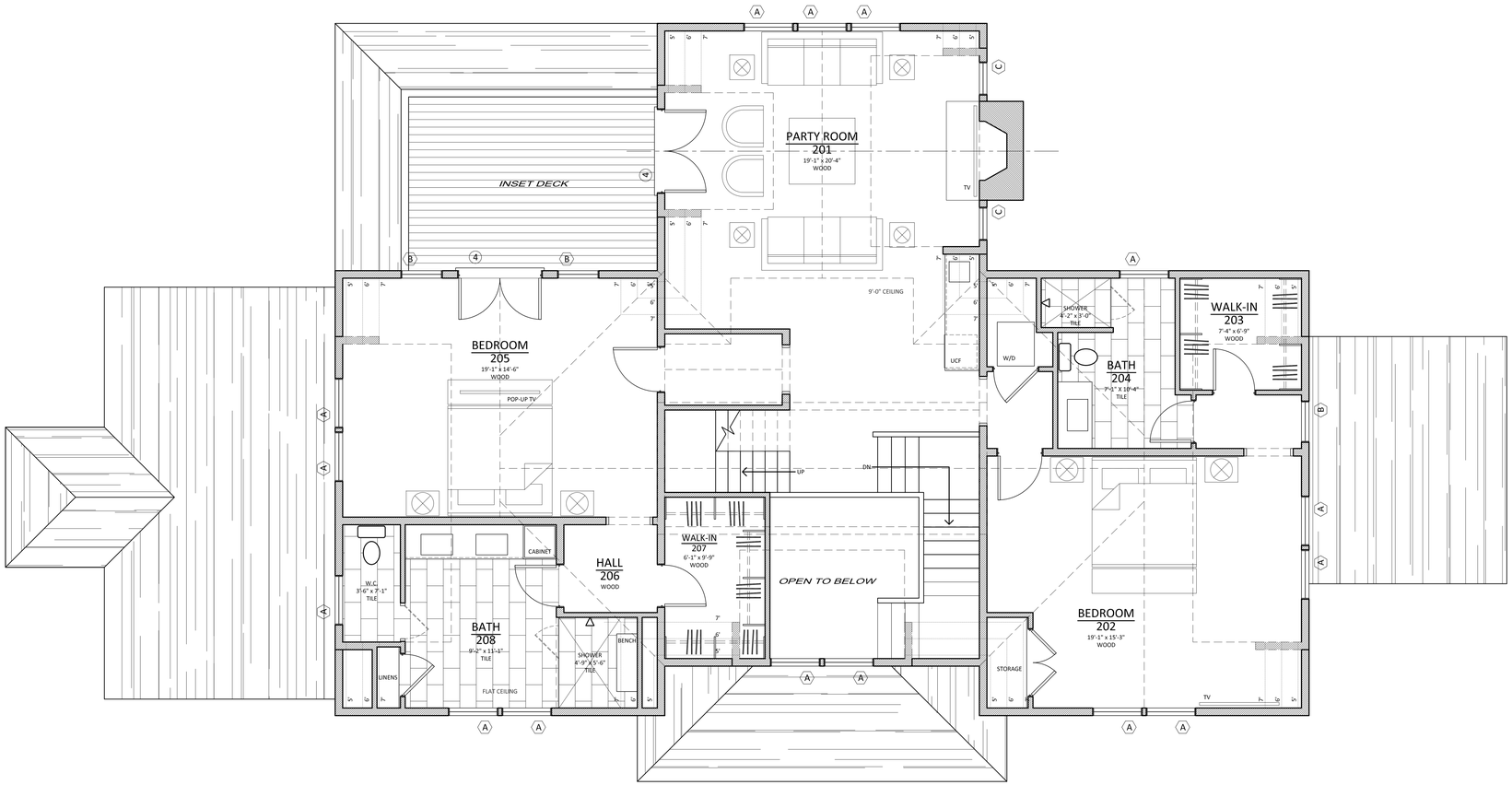
FIRST FLOOR PLAN

A1.1

10 MARCH 2025

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



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

MAIN HOUSE
HDC 2

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

SECOND FLOOR PLAN

A1.2

10 MARCH 2025



PREVIOUS SUBMISSION



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



PREVIOUS SUBMISSION



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE
HDC 2

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

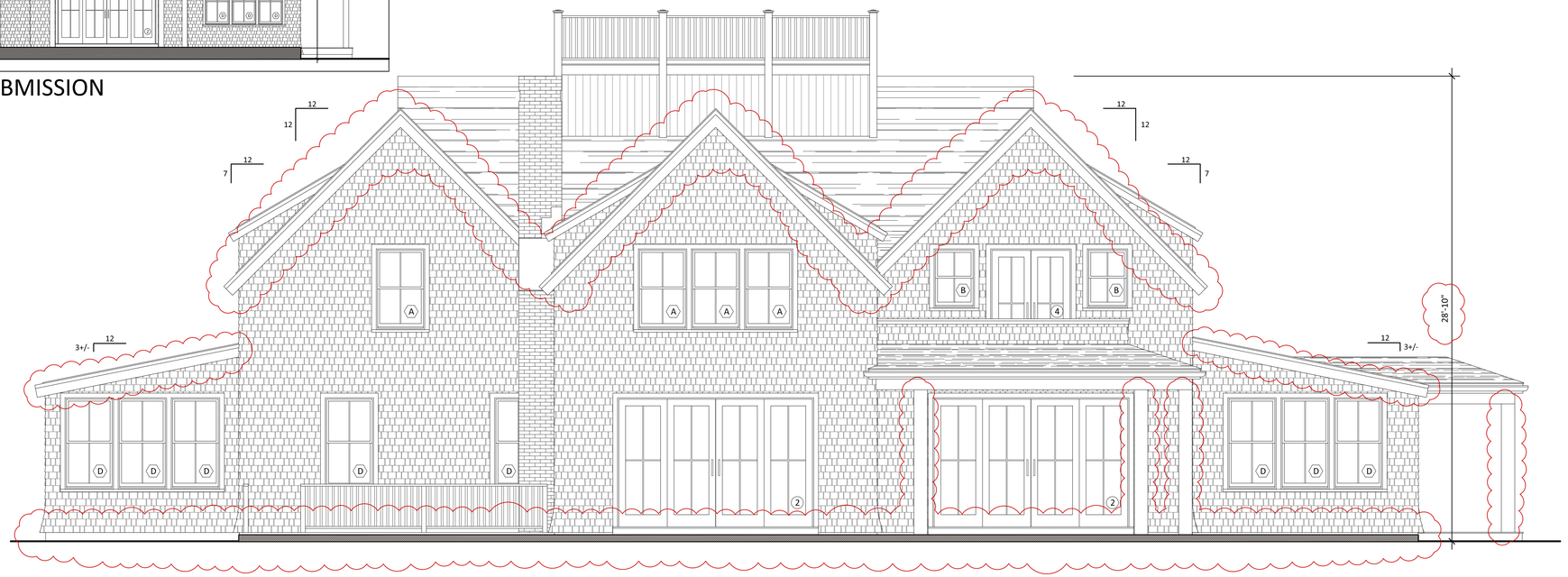
NORTH & WEST ELEVATIONS

A2.1

10 MARCH 2025



PREVIOUS SUBMISSION



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



PREVIOUS SUBMISSION



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE
HDC 2

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

SOUTH & EAST ELEVATIONS

A2.2

10 MARCH 2025

ADDRESS: 8 SANDWICH ROAD
DATE HEARD: 18 FEBRUARY 2025
SITTING BOARD: STEVE, ABBY, RAY, ANGUS, JOE

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: 11 MARCH 2025
√	Address & HDC Case Number (ie HDC2020-05-0265): 11817 GARAGE
√	Copy of Minutes (application item circled) MCA+ SUMMARY PROVIDED
√	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: 3/11/25

MARK CUTONE
ARCHITECTURE +

11 March 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 8 Sandwich Road (Ate Sandwich) – Old Business

Dear Commissioners,

Attached are the revised drawings for the new dwelling at 8 Sandwich Road for our clients (Ate Sandwich). At your February 18th meeting you reviewed the main house, garage apartment, shed, and pool applications.

Comments started by acknowledging that our design was very much in keeping with other houses in the neighborhood. There was some concern about the overall height of the main dwelling. Comments were also made about the proportions of the porch posts and trim. It was recommended that we make the dormer on the north elevation wider. There was some discussion about whether 6/1 windows would be more appropriate than the 2/2's proposed.

Comments on the garage and shed also expressed concern about the overall height.

We look forward to your consideration of this new proposal.

Thank you,

Doug Mills, Architect – MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE / APT

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 856 SF Decks/Patio: Size: 248 ☐ 1st floor ☒ 2nd floor
Width: 29' Sq. footage 2nd floor: 856 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 1,712 SF TOTAL

Difference between existing grade and proposed finish grade: North ± 12" South " East " West "
Height of ridge above final finish grade: North 27'-3" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 6 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 2" COPPER

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

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 4-LITE Rear 4-LITE Side 4-LITE
Garage Door(s): Type (2) 8 LITE OVERHEAD Material CEDAR

Hardscape materials: Driveways SHELLS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

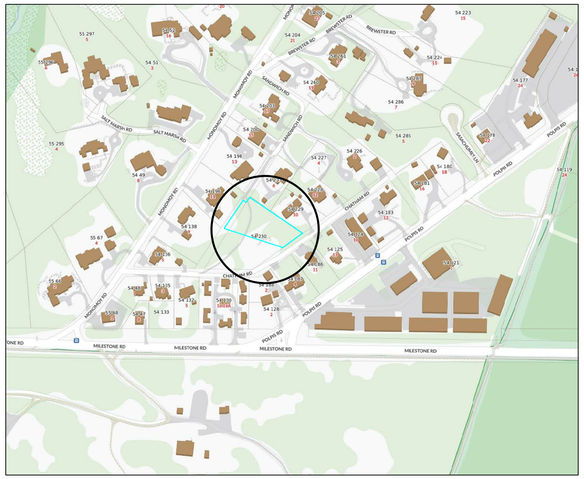
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck NTW Foundation — Fence — Shutters —

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

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

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

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

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

GARAGE
APARTMENT
HDC 2

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

COVER SHEET

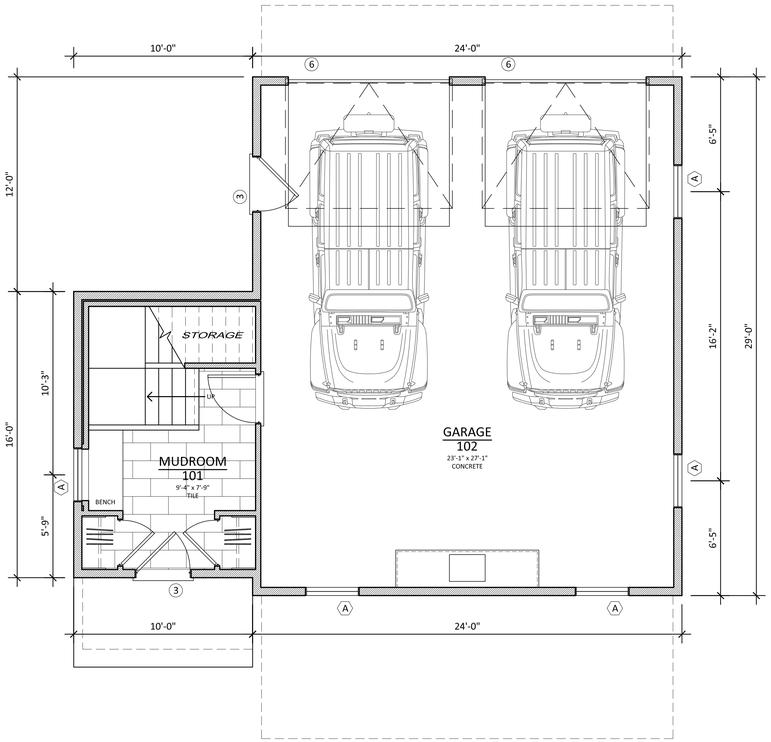
C1.1

10 MARCH 2025

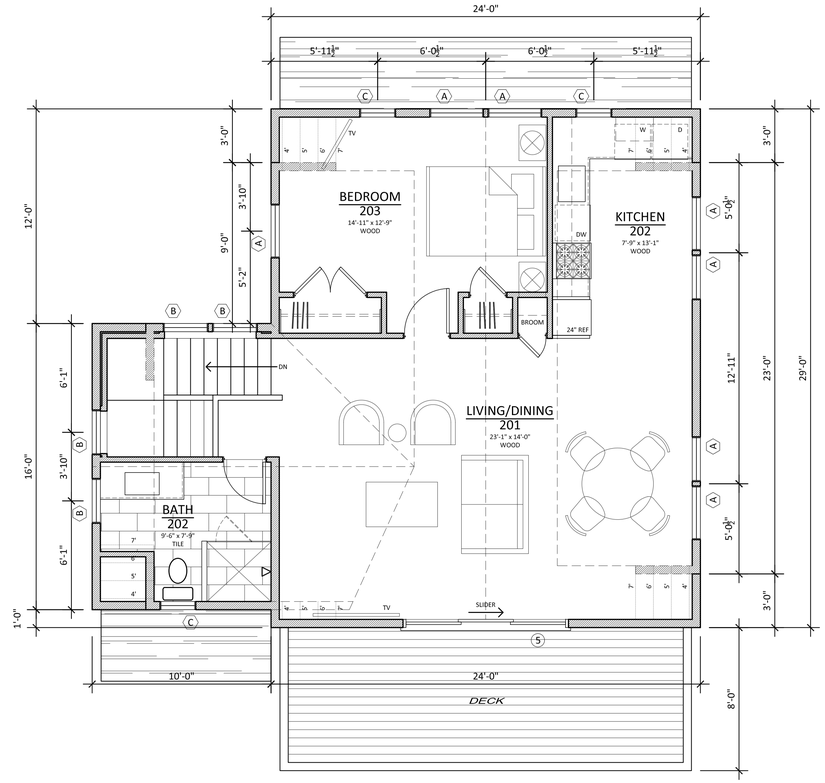
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	MARVIN UDH-G2-3026	R.O.: 3'-0 1/4" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	--	MARVIN UDH-G2-2418	R.O.: 2'-6 1/4" x 3'-8"	2/2 DOUBLE HUNG WINDOW
C	--	MARVIN UAWN 2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW

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

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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

GARAGE
APARTMENT
HDC 2

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

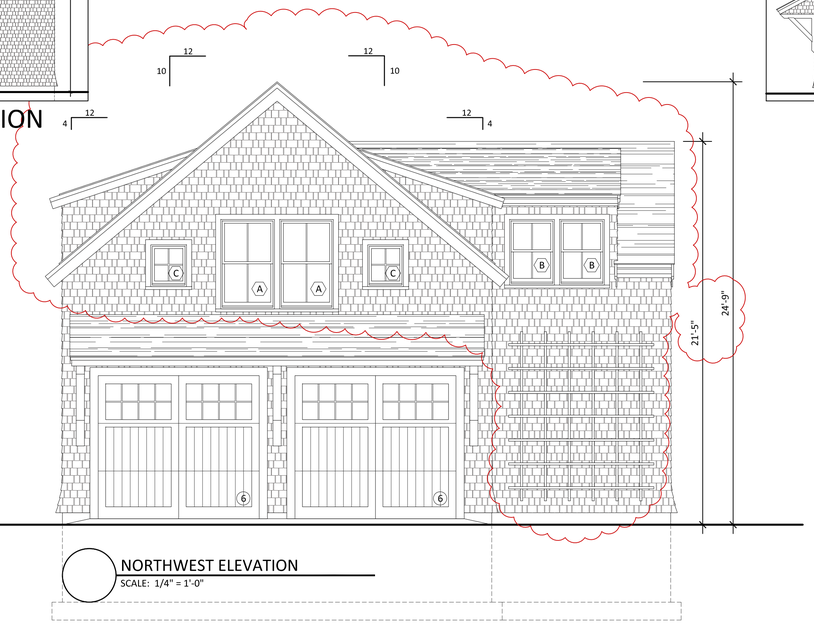
FLOOR PLANS

A1.1

10 MARCH 2025



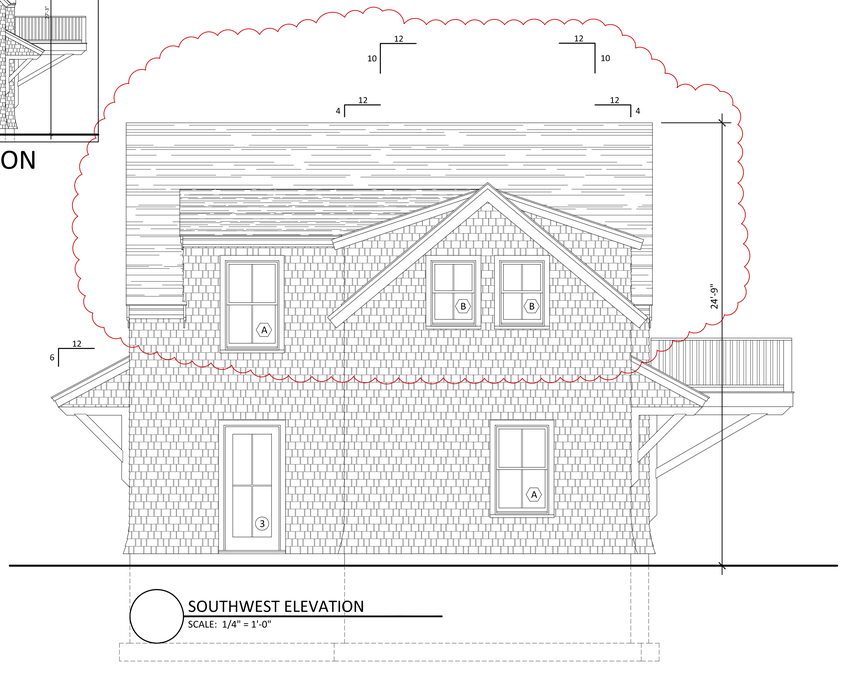
PREVIOUS SUBMISSION



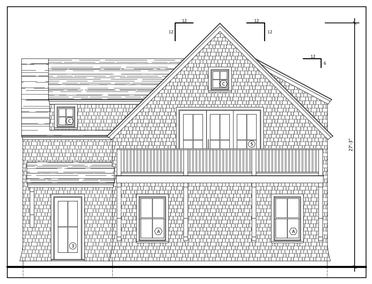
NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



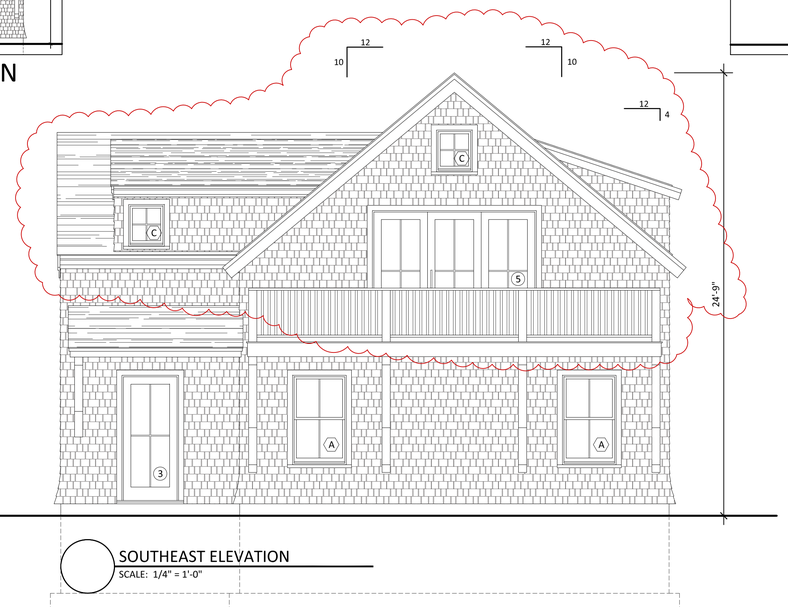
PREVIOUS SUBMISSION



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



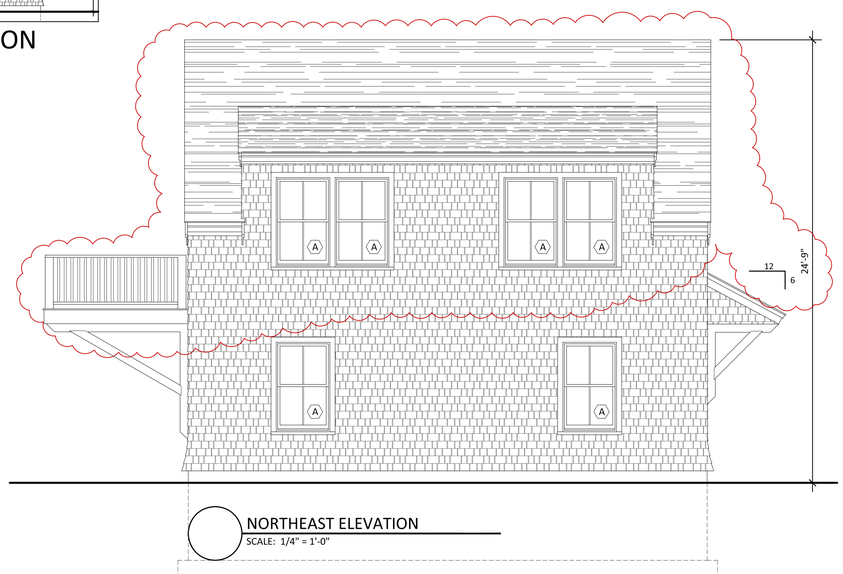
PREVIOUS SUBMISSION



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



PREVIOUS SUBMISSION



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

GARAGE
APARTMENT
HDC 2

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

ELEVATIONS

A2.1

10 MARCH 2025

ADDRESS: 8 SANDWICH ROAD
DATE HEARD: 18 FEBRUARY 2025
SITTING BOARD: STEVE, ABBY, RAY, ANGUS, JOE

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: 11 MARCH 2025
√	Address & HDC Case Number (ie HDC2020-05-0265): 11816 SHED
√	Copy of Minutes (application item circled) MCA+ SUMMARY PROVIDED
√	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: 3/11/25

MARK CUTONE
ARCHITECTURE +

11 March 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 8 Sandwich Road (Ate Sandwich) – Old Business

Dear Commissioners,

Attached are the revised drawings for the new dwelling at 8 Sandwich Road for our clients (Ate Sandwich). At your February 18th meeting you reviewed the main house, garage apartment, shed, and pool applications.

Comments started by acknowledging that our design was very much in keeping with other houses in the neighborhood. There was some concern about the overall height of the main dwelling. Comments were also made about the proportions of the porch posts and trim. It was recommended that we make the dormer on the north elevation wider. There was some discussion about whether 6/1 windows would be more appropriate than the 2/2's proposed.

Comments on the garage and shed also expressed concern about the overall height.

We look forward to your consideration of this new proposal.

Thank you,

Doug Mills, Architect – MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

SHED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 2" COPPER

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

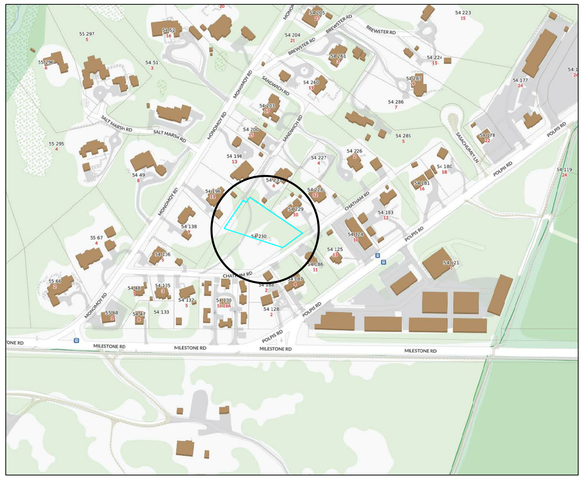
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim GRAY Sash BLACK Doors BLACK
Deck — Foundation — Fence — Shutters —

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

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

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

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

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

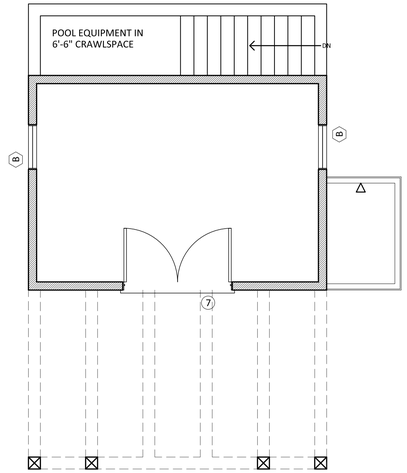
SHED - HDC 2

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

COVER SHEET

C1.1

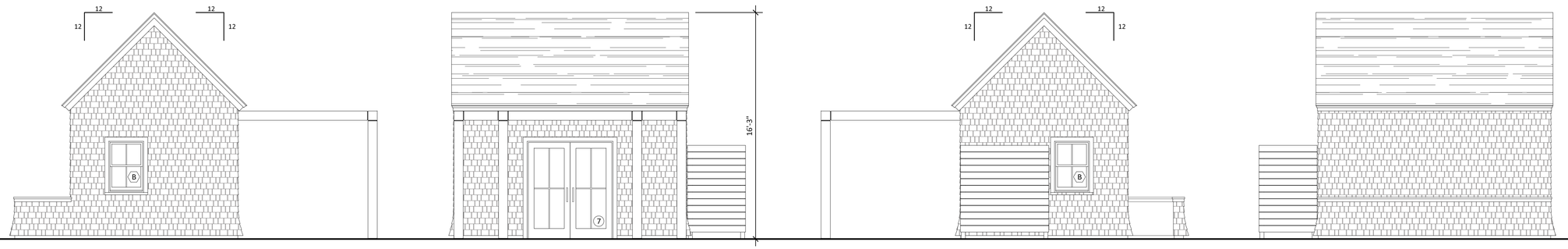
10 MARCH 2025



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

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

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



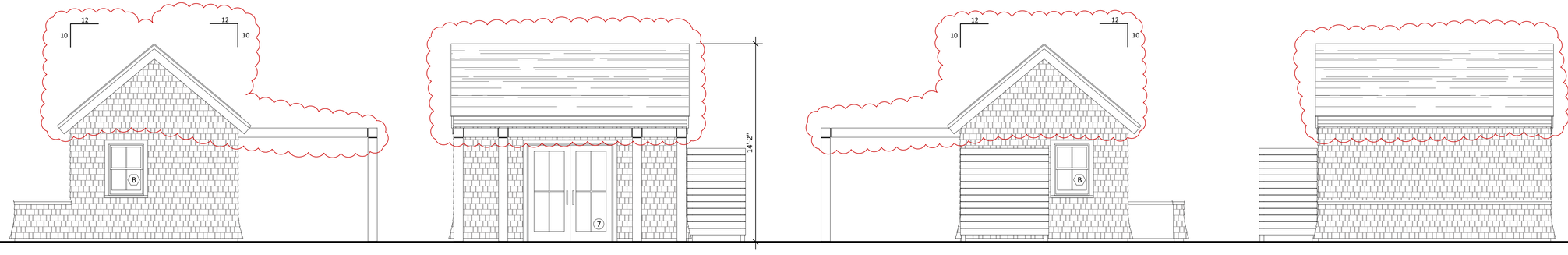
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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

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

PREVIOUS SUBMISSION



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

SHED - HDC 2

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

PLAN & ELEVATIONS

A1.1

10 MARCH 2025

Pool

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Ate Sandwich LLC

STREET ADDRESS 8 Sandwich Road

MAP/PARCEL 54/230.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8 January 2025

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

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

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



8 January 2025

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 230.1

Street & Number of Proposed Work: 8 SANDWICH RD

Owner of record: ATE SANDWICH LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA +

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

POOL

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

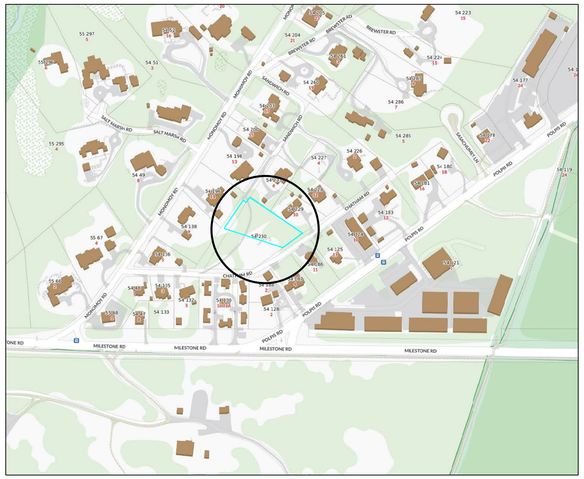
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

ATE SANDWICH LLC - 8 SANDWICH ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 20'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

POOL - HDC

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

COVER SHEET

C1.1

7 JANUARY 2025

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

9589 0710 5270 2432 8096 16

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Nantucket, MA 02554

OFFICIAL USE

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

0056 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

9589 0710 5270 2432 8097 08

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Miami, FL 33146

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: 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

9589 0710 5270 2432 8096 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Nantucket, MA 02554

OFFICIAL USE

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

0056 03

Postmark Here

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

9589 0710 5270 2432 8096 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Key Largo, FL 33037

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: 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

New Canaan, CT 06840

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: 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)

9589 0710 5270 2432 8096 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $ $4.85	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

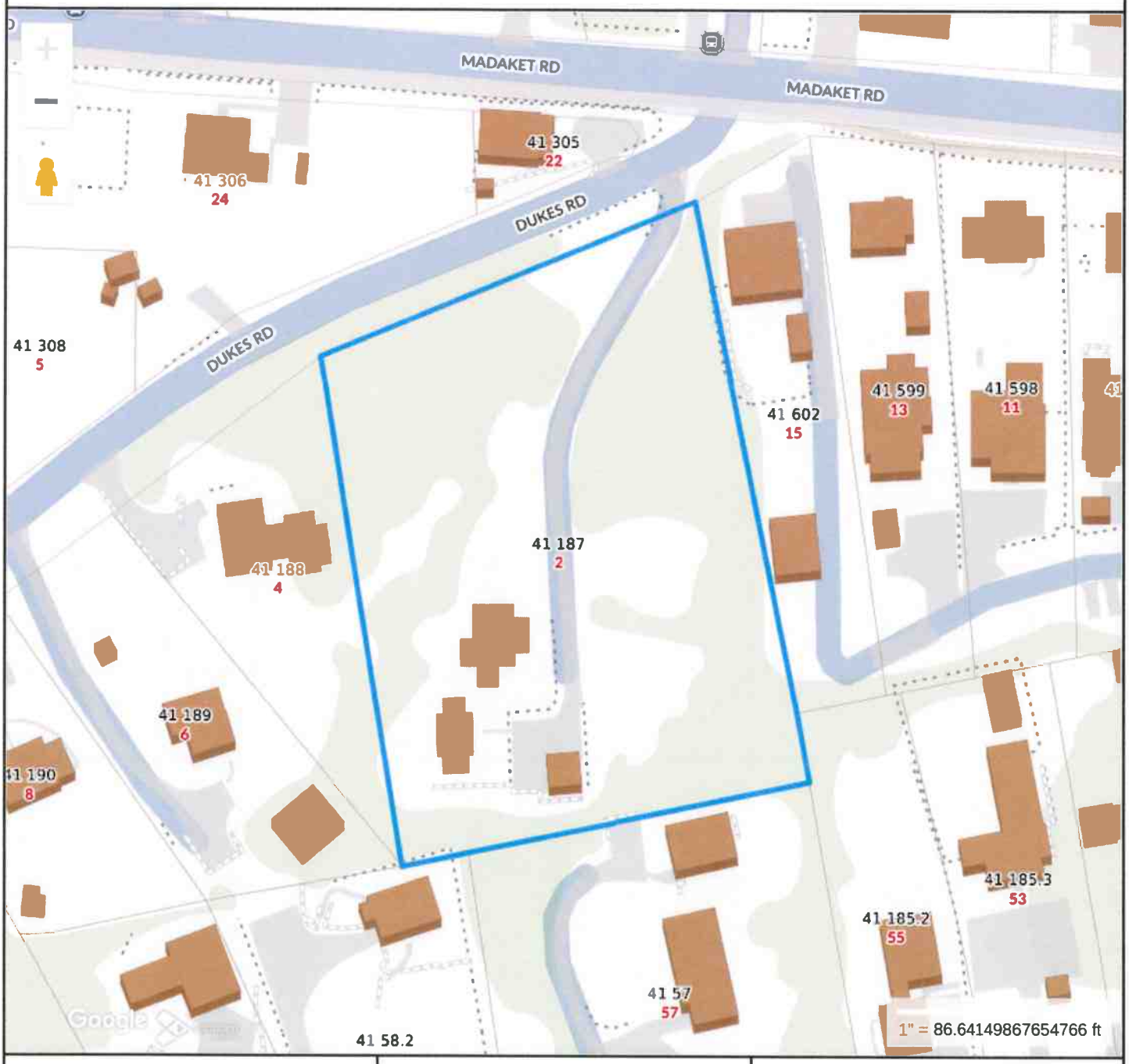
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

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.

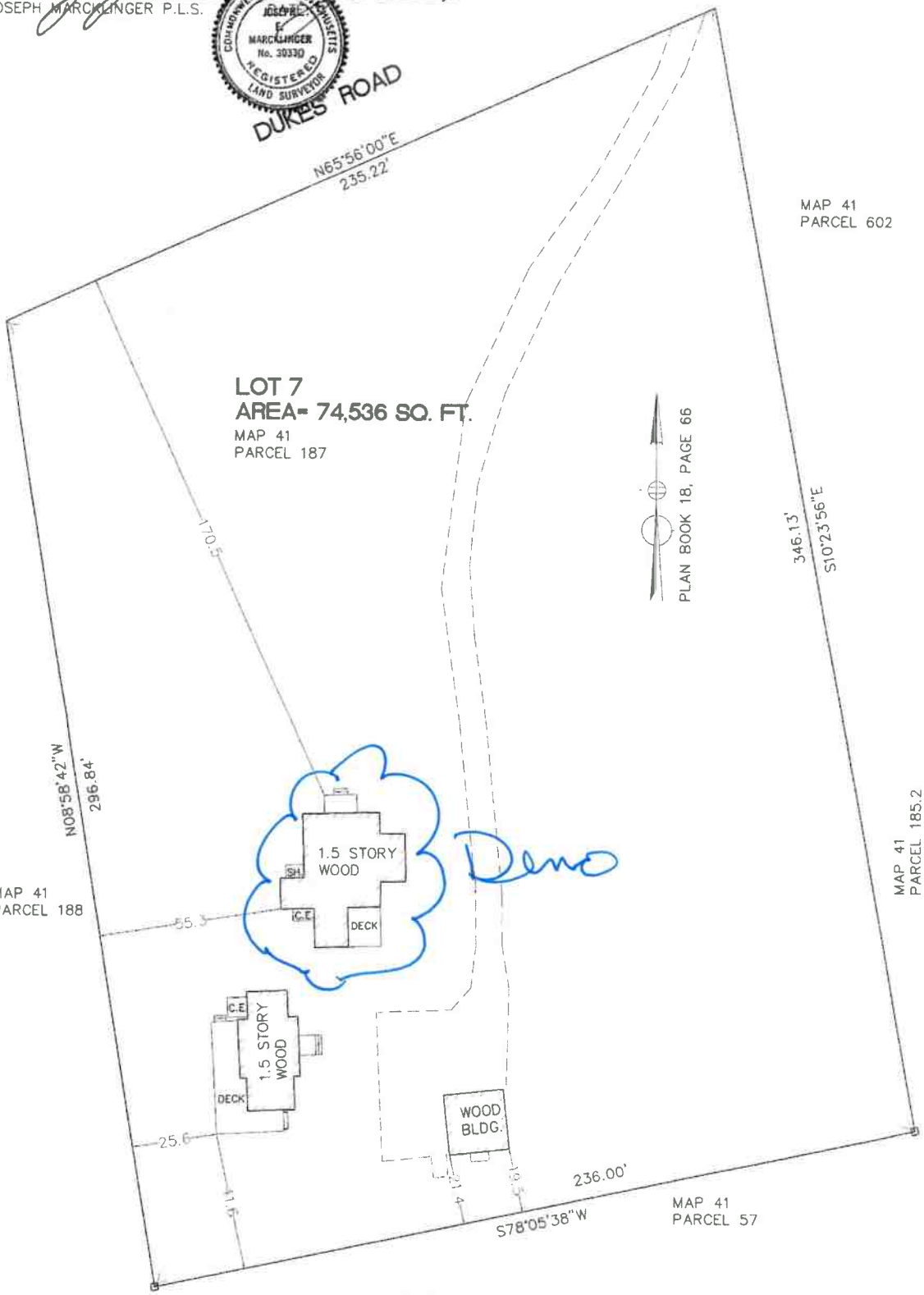
Geometry updated 10/16/2024
Data updated Jan. 2021

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

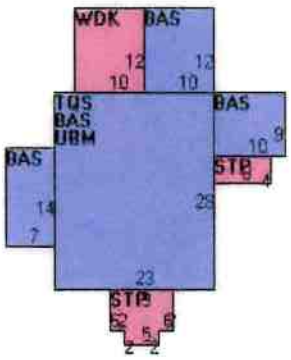
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat 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: 15 N. Water St.
DATE HEARD: 2/4/2025
SITTING BOARD: Welch, Comp, Paul, Oliver, 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: 3/11/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 15 N. Water St. (unknown)
✓	Copy of Minutes (application item circled) Agenda only
✓	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: 3/11/2025

10. Klemens Meyer Tr Etal	3 Red Barn Rd	Rooftop solar	59.3/44	Cotuit Solar	SW
• Submit legible digital version of the COA application.					
11. Alexander, Pamela	4 Mayhew Rd	New dwelling	92.4/221	SMRD	SW
• No increase in grade height (vs. current EXG), 2nd floor decks no deeper than 8'.					
12. Alexander, Pamela	4 Mayhew Rd	Sports court	92.4/221	SMRD	SW
• No increase in height of grade (vs. current EXG); dark green (vs. black) mesh.					
13. Peter & Lila Steinle	2 Ishmael Road	Rev 11779; perg chg/hardscape	82/93	Shelter 7	AC
• Add additional natural vegetation along Hellers Way to prevent view of outside kitchen.					
14. VTT 4 Pocomo LLC	4 Pocomo Rd	House move on	14/68.1	CWA	SW
• Maintain minimum 10' of the vegetative buffer forward of the structure towards Pocomo Rd. Include approved COA and supporting documents.					
15. Stephen Maury	18 Boynton Ln	Solar Roof	67/117.1	Ack Smar	SW
• As a "test case" due to hyper-local character and setting.					
16. Fridland, Jennifer	7A New Ln	Spa/hardscape	41/285.1	Waterscapes	
• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17. Cynthia Renshaw	1 Pheasant Dr	Hardscape	67/2	LFW	JP
• Fence to be moved back 8' (1 fence section).					
18. 16 Quaker Project LLC	16 Quaker Rd	Driveway alteration	41/176.1	KMLD	SW

- Per Exhibit A, to be drawn by Chair: plant and maintain yew hedges (vs EXG deciduous) between brick on the right side (entering from Quaker Rd) and Quaker Rd including area labeled within the application as "extend privet"; apron throat increases limited to ½ depth proposed (from existing brick edge towards Quaker Rd); stop brick at building setback line. Include revision number on COA.

IV. SIGNS

Property owner name	Street Address	Type of Sign	Map/Parcel	Agent
1. NIR RETAIL LLC	ZERO MAIN ST	MASTER SIGN PLAN	42.3.1/181	SIGN HERE
• Hold for Revisions.				
2. 44 CENTER HOLDINGS LLC	44 CENTER ST	PROJECTING SIGN ***RR***	42.3.1/63	SIGN HERE
• Approved as submitted.				
3.FP 66 CENTER LLC	66 CENTER ST	PROJECTING SIGN ***THE ANCHOR***	42.4.3/73	GARISON BEALE

- Approved with projected frame white outline.

V. NEW BUSINESS 01/07/2025

1. Browne & Clark	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod	RP
• **HOLD PER APPLICANT to March 18th**					
2. Ellegance LLC	75 Pocomo Rd	New Guest House	15/7	Emeritus LTD	VO
3. James & Shannon Broder	300 Madaket	Main house relocate onsite	60.2.1/70	Emeritus LTD	VO
4. 6A Marble Way LLC	10 Marble Wy Lot 2	New Garage	66/104	K Megna	AM
5. 6A Marble Way LLC	6 8 Marble Wy Lot 2	New Garage	66/103.1	K Megna	AM
6. Booms Jeff	14 Woodland Dr	Addition	79/203	JB Studio	AM
7. Brescher Jessie M Trust	6 Sleepy Hollow Rd	Move on addition	66/453.2	JB Studio	AM
8. Martha Carr	16 Walsh St	New dwelling	42.4.1/50	R Newman	AM
9. Two Pilgrim LLC	15 Pilgrim Rd	New dwelling	41/214	S Metz	AM
10. Two Pilgrim LLC	15 Pilgrim Rd	New guest house	41/214	S Metz	AM
11. Two Pilgrim LLC	15 Pilgrim Rd	New garage	41/214	S Metz	AM
12. Hanson Family	7 Academy Ln	Window replacement	42.4.3/108	Val Oliver	AM
13. Zero India St LLC	1 Cambridge St	Rev 10149	42.3.1/130.2	Emeritus LTD	AM
14. Michelle Kalman	63 Hinsdale Rd	New duplex	68/963.1	LINK	JP
15. 11 Pine St Realty	11 Pine St	MH Reno	42.3.3/24.1	WAPD	JP
16. 11 Pine St Realty	11 Pine St	Demo Garage	42.3.3/24.1	WAPD	JP
17. 11 Pine St Realty	11 Pine St	New garage	42.3.3/24.1	WAPD	JP
18. 11 Pine St Realty	11 Pine St	New shed	42.3.3/24.1	WAPD	JP
19. Smiley 15 N. Water LLC	15 N. Water St	Rev Roof	42.4.2/50	Normand	JP
20. Mark P Chioffi	5 Crow's Nest Wy	Pool and hardscape	12/22.2	Jardins Intl	JP
21. 32 Hulbert Rear lot Trust	27 Willard St	New dwelling	29/72.2	Botticelli & Pohl	JP
22. Valero /LLC	60 & 62 Old South Rd	New gym	68/85.2-85.3	Val Oliver	AC
23. Beach Bucket LLC	14 Silver St	Alteration addition move	55.4.1/182	Emeritus LTD	AC
24. Heide Leslie	47 Center St	Demo roof walk	42.4.3/29	Hristo Savov	AC
25. Heide Leslie	47 Center St	Roof Replacement	42.4.3/29	Hristo Savov	AC
26. CBR ACK holdings LLC	6 W Dover St	Fenestration	55.4.1/191	LFW	CP

VI. NEW BUSINESS 01/21/2025 - VIEW

1. NIR Retail LLC	137 Old South Rd	Rooftop Solar	69/50	Ack Smart	SW

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

Street & Number of Proposed Work: 15 N. Water St.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 800 Boylston St. 30th flr.
Boston MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____ HDC 2024-04-10399

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

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

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

Additional Remarks

Historic Name: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)
1. East Elevation - Roof material change
2. South Elevation - Trim color change
3. West Elevation - Window Shutters
4. North Elevation - New skylight

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 2' x 3' Size _____ Location North
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

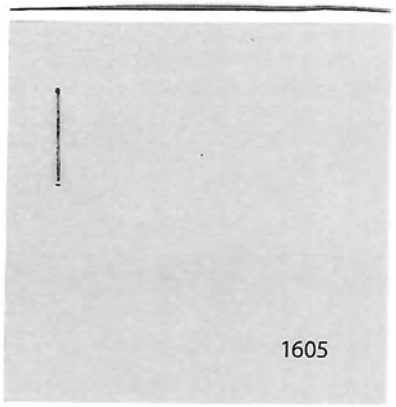
Sidewall Natural - existing Clapboard (if applicable) _____ Roof Natural
Trim White Sash White - existing Doors White
Deck Natural - existing Foundation Grey - existing Fence _____ Shutters Hussey Green

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

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

Date 12/23/2024 Signature of owner of record _____ Signed under penalties of perjury

15 N. Water St. Color chips 7/11/2025



Benjamin Moore
- Winter Solstice

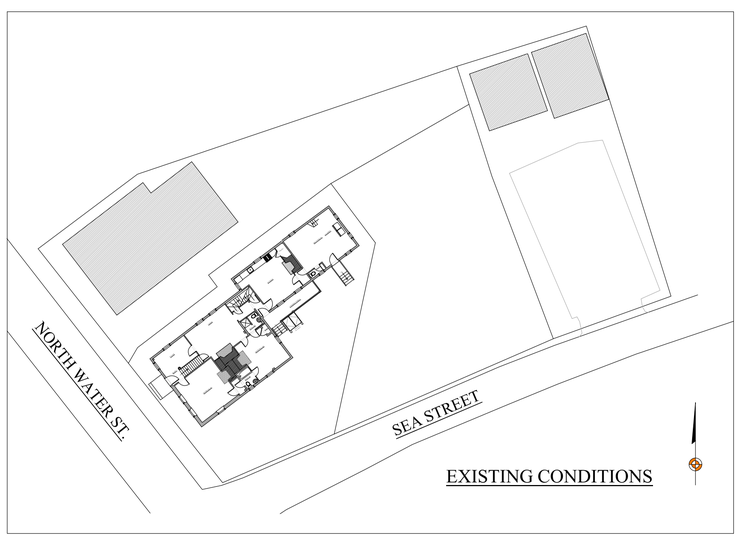


Benjamin Moore
Deep Secrets

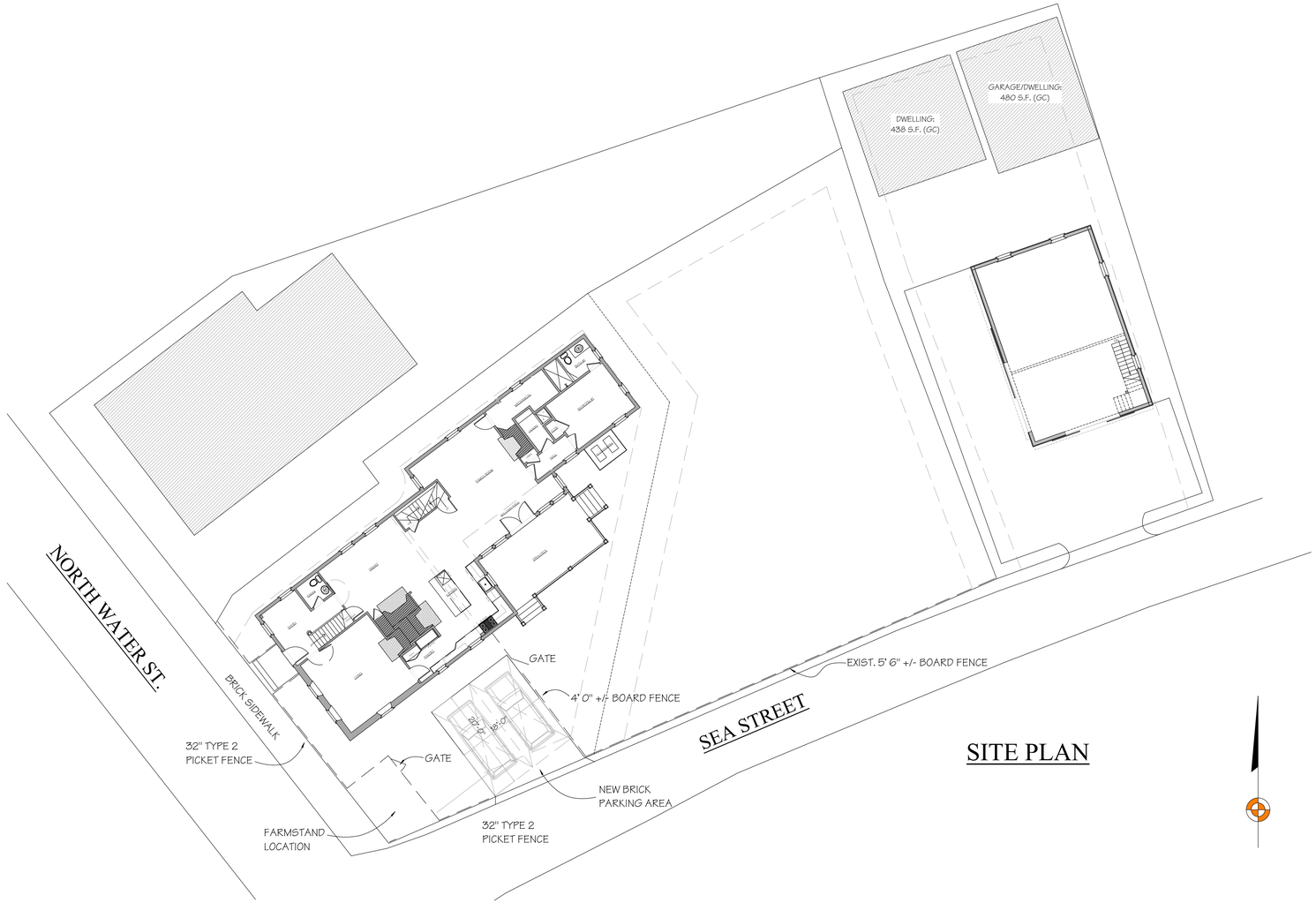

19 union st. - color scheme example

15 N. WATER ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 5,129 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 1,888 S.F.
PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

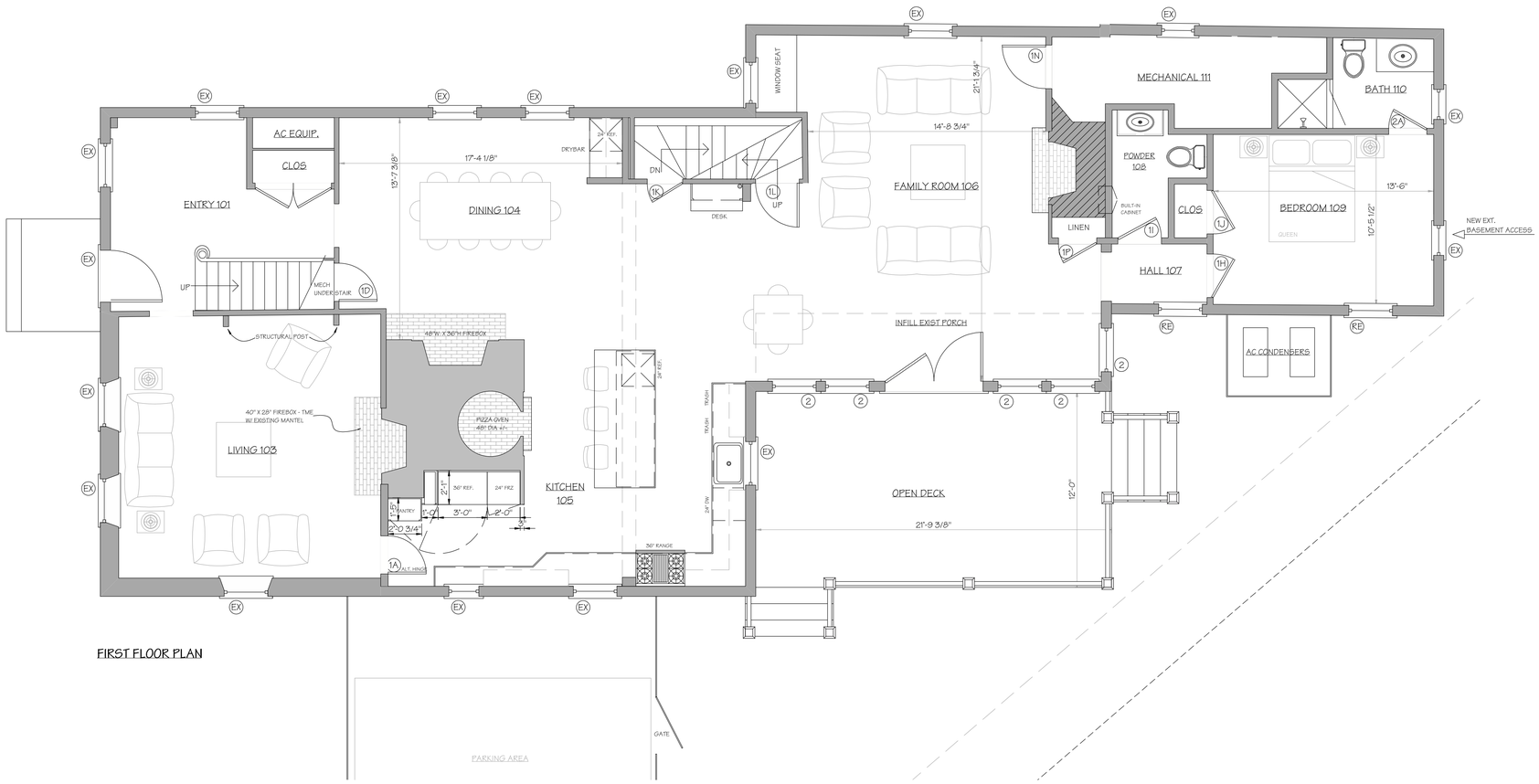
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 03/11/2025
SCALE: AS NOTED

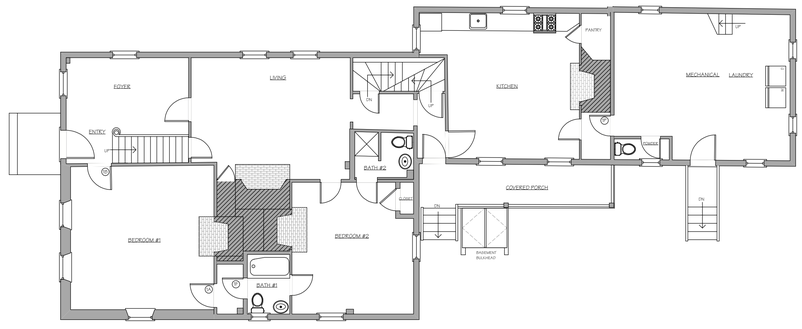
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

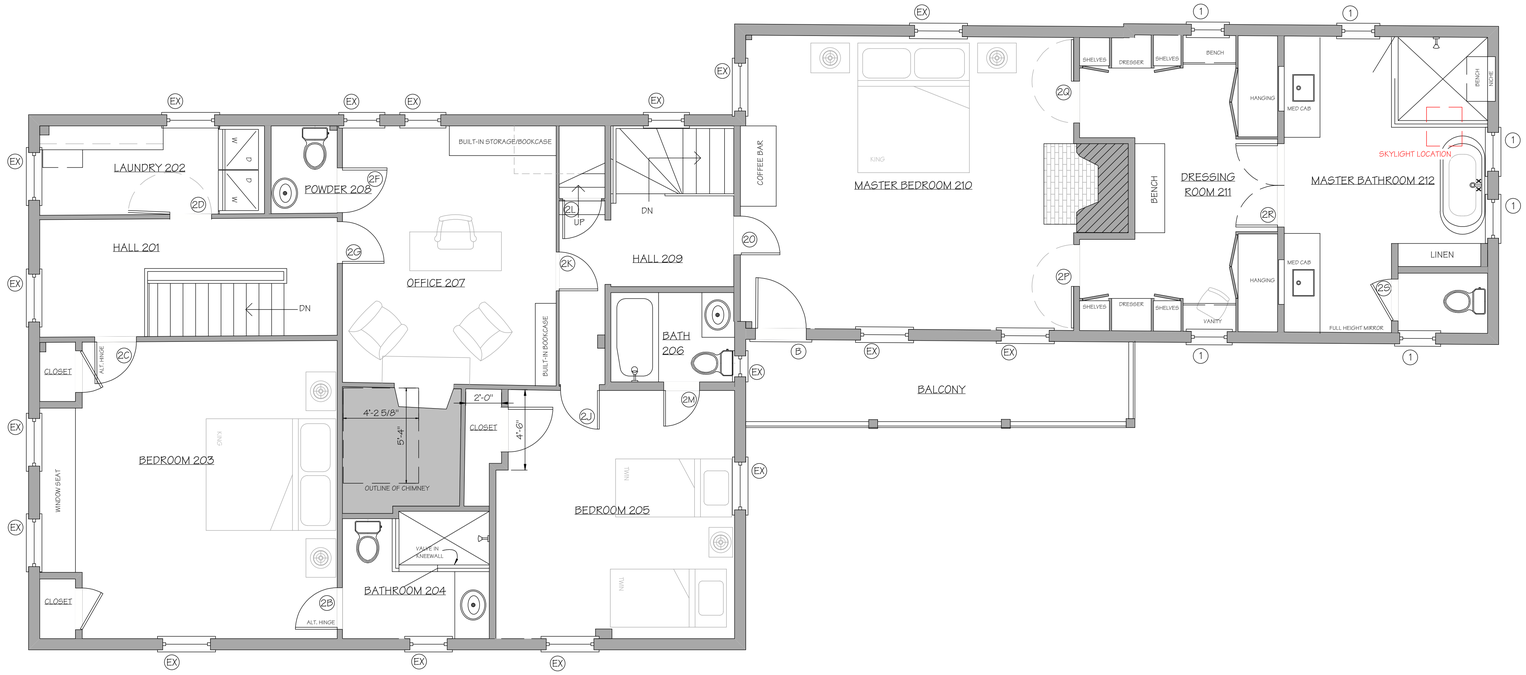
Design and drawings, the work and property of Benjamin Normand Residential Design, Inc. are protected by Federal Copyright laws. All rights reserved. All ideas, designs, arrangements, & plans indicated or represented by this drawing are the exclusive property of Benjamin Normand Residential Design, Inc.

FIRST FLOOR PLAN
DATE: 03/11/2025
SCALE: 1/4" = 1'-0"

M/P: 42.4.2 / 50

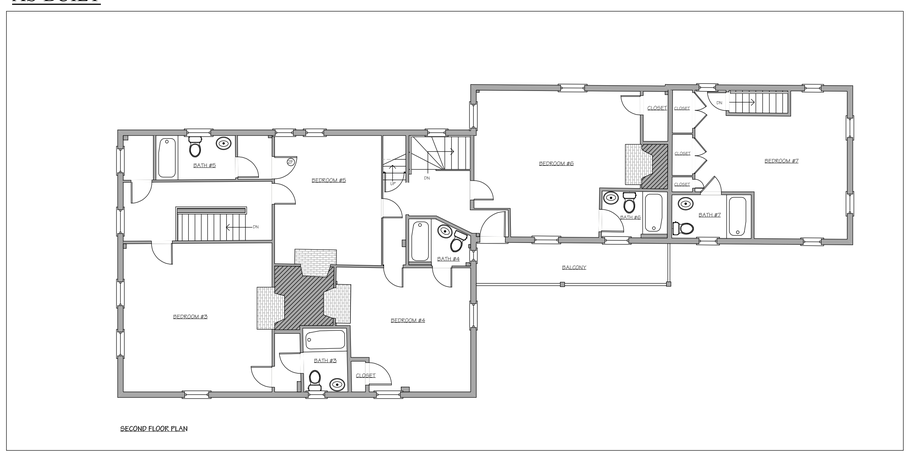
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

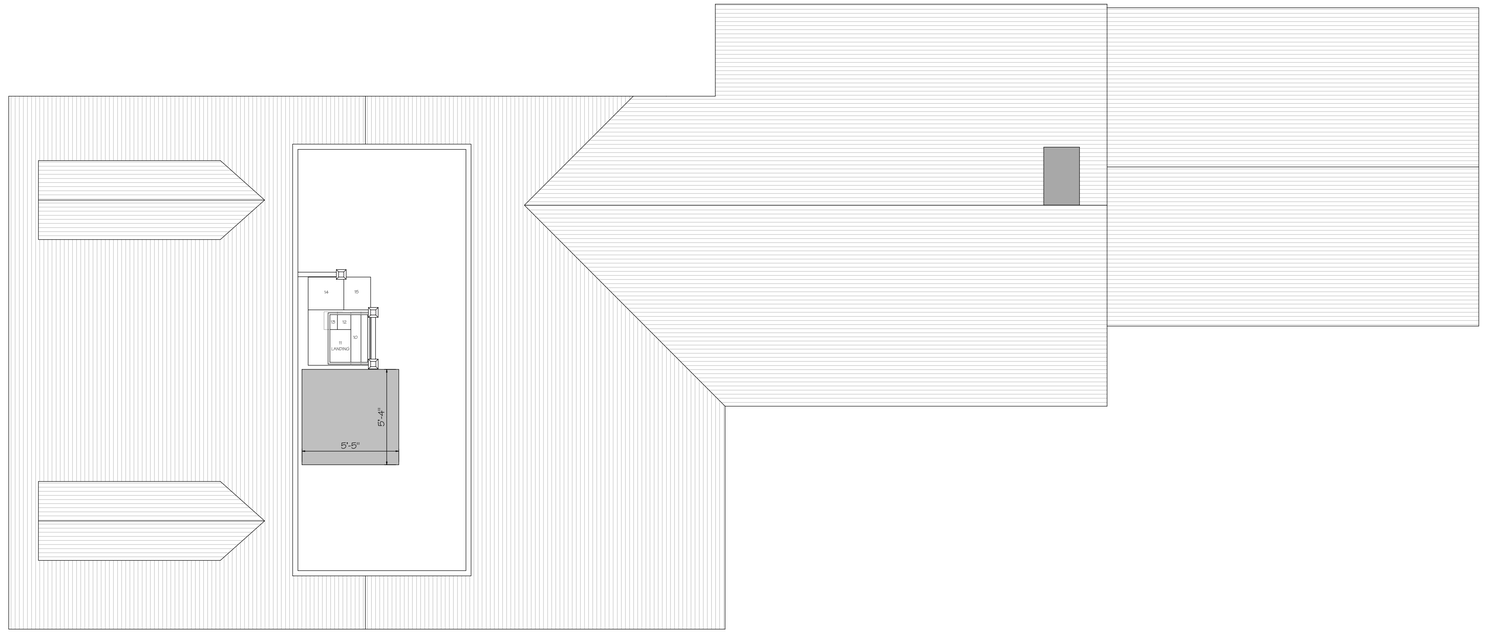
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be reserved.

SECOND FLOOR PLAN
DATE: 03/11/2025
SCALE: 1/4" = 1'0"

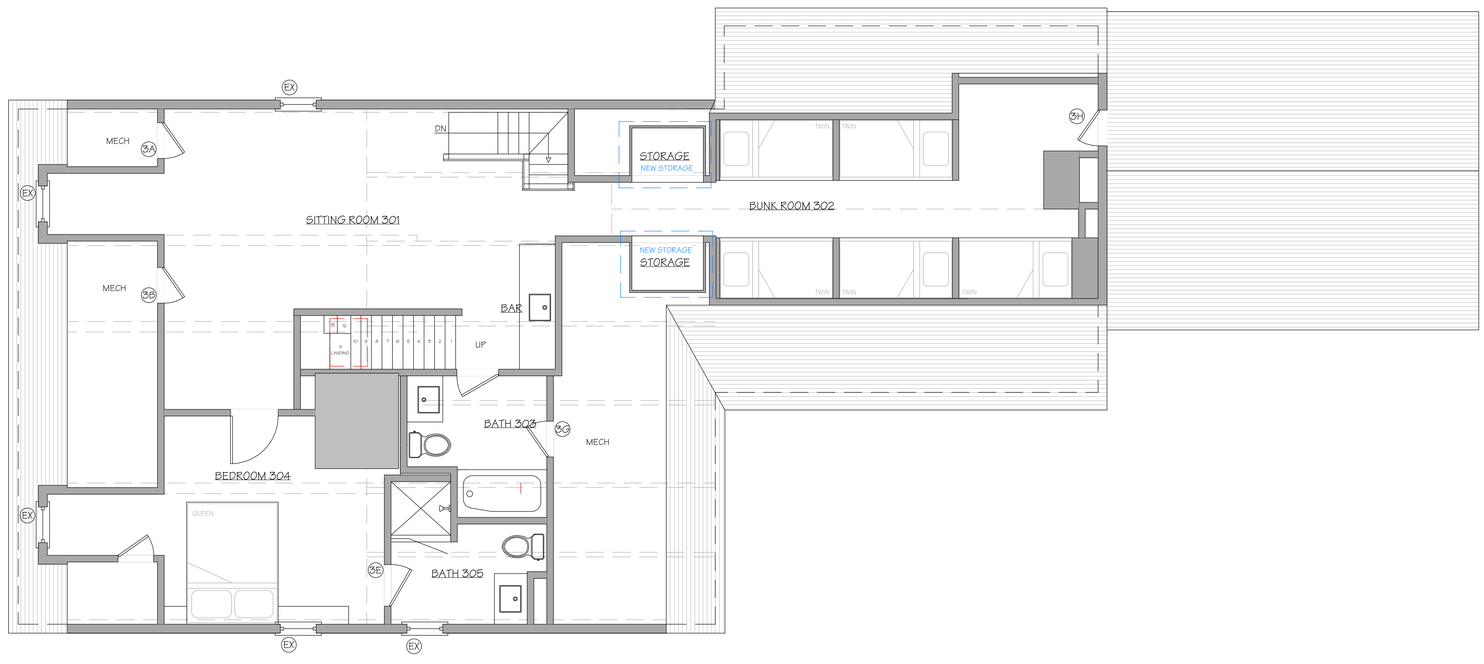
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

2



ROOF WALK PLAN



THIRD FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

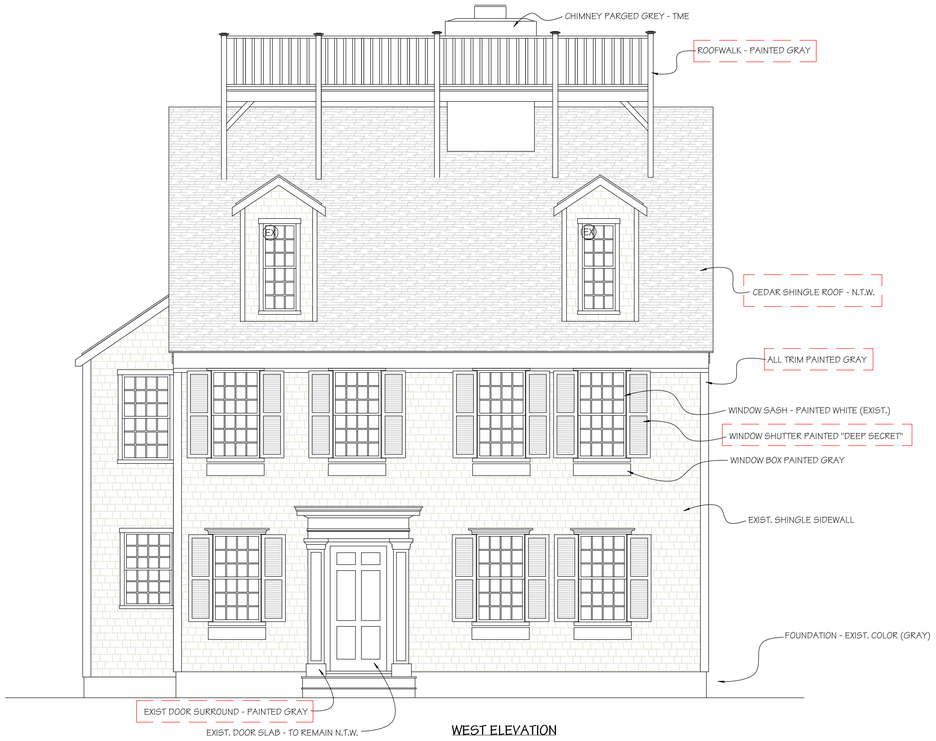
BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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

THIRD FLOOR PLAN
DATE: 03/11/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA



WEST ELEVATION



CURRENT APPROVAL



CURRENT APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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

ELEVATIONS
DATE: 03/11/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

4



CURRENT APPROVAL



CURRENT APPROVAL



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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

ELEVATIONS
DATE: 03/11/2025
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

ADDRESS: 93 Main St.
DATE HEARD: 3/4/25
SITTING BOARD: Welch, Pohl, MacLeod, Paul, Alternate: 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: 3/17/25
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 3/13/25

Updated Meeting Posting
MEETING POSTING

Original Posting Time: 2025 FEB 28 AM 10:51
Original Posting Number: T 199

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED
2025 MAR 04 PM 02:03
NANTUCKET TOWN CLERK
Posting Number:T 208

Committee/Board/s	Historic District Commission (HDC) – Old/New Business
Day, Date, and Time	Tuesday, March 04, 2025, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM @ 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Link below:
https://us06web.zoom.us/webinar/register/WN_OplTrsecR1OMNt9qB5v98Q

To watch live feed, click here:
https://www.youtube.com/live/tcoNs24fe58

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Cathy Flynn, Holly Backus, Nicky Sherriff, Fiona Johnson, Sara Johnson

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Greg Raith **12024**	5 Sheep's Common	New garage office	54/278	LFW	AM
2.	40 Old South Road LLC- **12006**	2A Forrest Ave	New condo cottage	68/10.1	Gary Winn	VO
3.	Allan McElvie- **12045**	6 Candle House Ln	Alt to Garage door	55.44/52.1	Kiril Stojano	VO
4.	Kristina Conley- **12054**	91 Hummock Pond Rd	Gate & Drive	56/118	EMDA	VO
5.	Christine Clancy- **12046**	25 India St	Roof Walk Repair	42.3.4/106	EMDA	VO
6.	14 Hussey St LLC- **12053**	14 Hussey St	Garage door	43.3.4/132	EMDA	VO
7.	Town Of Nantucket- **12057**	19 Waitt Drive	Rev 9871; add rear entrance	67/927	Parker Helwig	VO
8.	Maria Mitchell Assoc- **12058**	1/3 Vestal St	Doors Color Change	42.3.3/46	J. Finger MMA	VO
9.	6A Marble LLC- **12049**	8 Marble Ln Lot 3	New Garage	66/103.1	K. Megna	VO
10.	Loughman, Pete- **12084**	88 Surfside Rd	MH Roof & Solar	67/344	Sunwind, LLC	RP
11.	Loughman, Pete- **12085**	88 Surfside Rd	Garage Roof & Solar	67/344	Sunwind, LLC	RP
12.	Chamber Realty Trust **12091**	20 Wigwam	Addition/deck	77/4.9	Smith & Hutton	RP
13.	Casabelles Dos LLC **12094**	5 Shawkemo Hills	Color change Pergola	27/40	Smith & Hutton	RP

14.	Casabelles Dos LLC **12113**	5 Shawkemo Hills	Color change pavillion	27/40	Smith & Hutton	RP
15.	App Ack LLC **12102**	30 Appleton Rd	Accessory dwelling unit	66/36	Reid Yenor	RP
16.	Wolfram Michelle Lavin Tr **12106**	7 Folger Ln	Hardscape revs fence	42.4.4/33.3	Ahern LLC	RP
17.	Orenstein, Ted- **12062**	5 Crows Nest Way	Rev. 9674; shed	12/22.2	R. Newman	AM
18.	Katie Holohan/Adam Kates- **12056**	12 Pilgrim Rd	Shed Rev 8450	41/426	Emeritus LTD	AM
19.	Rugged Properties LLC- **12070**	27 Rugged Rd	New Shed	67/916	Normand Residential	AM
20.	Balaji & Hilson Gandhi- **12065**	9 New Jersey Ave	Hardscape Gate	60.3.1/408	Jardins Intl	AM
21.	Phelan Brothers, LLC- **12072**	65 Pleasant St	Roof change	55/36.2	Twig Perkins, Inc.	AM
22.	NBGC **12137**	61 Sparks Ave	Roof Top Solar	55/143	Emeritus LTD	JP
23.	Tourto **12136**	20 Midland	Door & Window Replace	59.3/164	Gryphon Arch	JP
24.	Nant Boys & Girls Club **12134**	61 Sparks Ave	Fencing	55/143	Jardins Intl	JP
25.	Twenty-Seven Old South **12142**	27 Old South Rd	Demo Move Cottage	68/2	LFW	JP
26.	20B Bishops Rise Investrs **12143**	20B Bishops Rise	Pool Pavilion	40/127.1	LFW	JP
27.	Fly Forest LLC **12127**	11 Hinckley Ln	Demo Move Garage	30/623	LFW	JP
28.	Fly Forest LLC **12129**	11 Hinckley Ln	Demo move pool house	30/623	LFW	JP
29.	Fly Forest LLC **12130**	11 Hinckley Ln	New cottage	30/623	LFW	JP
30.	Fly Forest LLC **12131**	11 Hinckley Ln	Reno MH	30/623	LFW	JP
31.	Fly Forest LLC **12132**	11 Hinckley Ln	Hardscape	30/623	LFW	JP
32.	CBR ACK Holdings **12141**	6 W Dover St	Historic Determination	55.4.1/91	LFW	JP
33.	Turk Family LLC **12156**	15 Marsh Hawk Ln	Shed	56/113.6	LINK	AC
34.	Robert King **12115**	23 Essex Rd	Shed	67/611	Self	SW
35.	Darya Gaualt- **11969**	6 Forrest Ave	Shed	68/12.1	LINK	SW
36.	John McDonough- **11942**	5 Moby Way	Rev Fenestration	65/59	Gryphon Arch.	SW
37.	The Flagship Club- **11964**	1 Cherry St	Move off	55/377	EMDA	SW
38.	Fraser-Corp, Kevin **12103**	47 New St	Wind/door chg; As Built	73/6	Self	SW
39.	Sunshine Daydream LLC **12116**	5 Huckleberry Ln	Reno MH	32/61	WAPD	SW
40.	Sunshine Daydream LLC **12118**	5 Huckleberry Ln	Demo Garage	32/61	WAPD	SW
41.	Sunshine Daydream LLC **12119**	5 Huckleberry Ln	New Garage	32/61	WAPD	SW
42.	Sunshine Daydream LLC **12122**	5 Huckleberry Ln	New cabana	32/61	WAPD	SW
43.	Sunshine Daydream LLC **12117**	5 Huckleberry Ln	Demo shed	32/61	WAPD	SW
44.	Sunshine Daydream LLC **12120**	5 Huckleberry Ln	New shed	32/61	WAPD	SW
45.	Tautemo Way Trust **12110**	16 Tautemo Rd	Relocate shed on site	83/14	Ahern LLC	SW

II. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Lisa Donovan- **12055**	8 Pinkham Cir	Pool & Spa	56/174	KMLD	VO
	• *Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
2.	Tomack LLC-**12052**	38 Chuck Hollow Rd	Rev. 11856; shed	45/66.1	JB Studio	VO
	• *If visible, must be screened in perpetuity.*					
3.	Orenstein, Ted – **12066**	5 Crows Nest Way	Door & Window Rev	12/22.2	R. Newman	AM
	• *Mulled window units match side casing width for mull.*					
4.	Hey Lovers LLC **12061**	*38 Lovers ln Lot A*	*New Dwelling*	68/68	Normand Residential	AM
	• *West elevation shed dormer: reduce width 3', 1' between windows & 1' from each side of windows.*					
5.	Hey Lovers LLC **12060**	38 Lovers ln Lot A	Pool & Driveway	68/68	Normand Residential	AM
	• *Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
6.	Mac Davis- **12074**	61 Hooper Farm Rd	Shed	67/254	Dean Lampe	AM
	• *Lower the eaves to window and door casing; reduce total height 10"- 12".*					
7.	Susan B McCollum Tr- **12135**	35 Eel Point Rd	Relocate pool hardscape	32/24	Jardins Intl.	JP
	• *Pool and spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
8.	Fly Forest LLC **12128**	11 Hinckley Ln	New garage	30/623	LFW	JP
	• *Infill underside of exterior stair with vertical cedar boards, NTW.*					
9.	Waydale LLC **12098**	5 Waydale Rd	Accessory dwelling unit	55/85	Reid Yenor	RP
	• *The parking areas adjacent to Waydale Road (the "Roadside Parking Spaces") shall be partitioned from the road using cobblestone edging, with native stone parking area surfacing; Belgium block [which is more practical] may instead be used for the edging material, in which case parking area surfacing shall be of crushed shell. No tar surfacing at the Roadside Parking Spaces. The Shared Driveway and Internal Parking Spaces are to be either native stone, crushed shell, or tar; if the Shared Driveway is either native stone or shell, Roadside Parking Spaces surfacing shall match Driveway surfacing (and the aforementioned, corresponding Roadside Parking Spaces edging)--no tar surfacing at the Roadside Parking Spaces.*					

10.	Waydale LLC **12099**	3 Waydale Rd	Accessory dwelling unit	55/85	Reid Yenor	RP
	• *The parking areas adjacent to Waydale Road (the "Roadside Parking Spaces") shall be partitioned from the road using cobblestone edging, with native stone parking area surfacing; Belgium block [which is more practical] may instead be used for the edging material, in which case parking area surfacing shall be of crushed shell. No tar surfacing at the Roadside Parking Spaces. The Shared Driveway and Internal Parking Spaces are to be either native stone, crushed shell, or tar; if the Shared Driveway is either native stone or shell, Roadside Parking Spaces surfacing shall match Driveway surfacing (and the aforementioned, corresponding Roadside Parking Spaces edging)--no tar surfacing at the Roadside Parking Spaces.*					
11.	138 Surfside Rd Nom Tr- **12087**	138 Surfside Rd	Pickleball court	80/142.1	Val Oliver	RP
	• *Pickleball court must not be visible at time of inspection and in perpetuity.*					
12.	Kirby James Heather- **12095**	14 Lincoln Ave	Window change	30/182	MCA+	RP
	• *Date of construction: c. 1902 Kimbal House Ballroom to be added to COA.*					
13.	Windansea Partners LLC- **12089**	36 Hulbert Ave	Window Sash	29/69	J. Featherstone-Witty	RP
	• *Date of construction: c1920-1930 to be added to the COA. Window survey must be included.*					
14.	Casabelles Dos LLC **12090**	5 Shawkemo Hills	Rev 11232; Main House	27/40	Smith & Hutton	RP
	• *A typical lite configuration: existing vegetation to be maintained, to extent required, to prevent view of front from Shawkemo Hills Road in perpetuity.*					
15.	14 Witherspoon LLC **12105**	14 Witherspoon Dr	Spa & hardscape	68/475	Ahern LLC	RP
	• *Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
16.	Golden Pond LLC **12107**	64-66 Baxter Rd	Rev. 11635; add spa	49/51& 188	Ahern LLC	RP
	• *Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
17.	Maisto **12112**	78 Pleasant St	Revise fenestration	55/654	Gryphon	SW
	• *Any visible lited-door to be "typical" panel-base with lites decreased in height accordingly.*					
18.	Kardell, Caleb- **11936**	2 Madaket Rd	Roof Change	41/184.2	Self	SW
	• *Date of construction c. 1990 noted on the COA.*					
19.	Sunshine Daydream LLC **12121**	5 Huckleberry Ln	Demo Cabana	32/61	WAPD	SW
	• *Add move-off to the COA.*					
20.	Sunshine Daydream LLC **12104**	5 Huckleberry Ln	Spa hardscape	32/61	Ahern LLC	SW
	• *Use native stone colored Belgium block, unless "silver gray" is already used on site. Pool not visible at time of inspection, no grade change from grade existing as shown on TON Map-Geo topo. Retaining wall stone to compliment other stone at/on the property.*					
21.	Richard Phelan **12114**	15 Main St	HVAC enclosure	42.3.1/133	Emeritus LTD	SW
	• *Simplify to de-emphasize existence of this barrier... Good start: North elevation, along Still Dock Street, two "internal" posts no caps and cut tops flush to top of gates, add 1/4" 45-degree chamfer around the tops.*					
22.	Tom Middleton- **11971**	28 Nonantum Ave	Driveway/ apron Hdscp	87/21.1	LINK	SW
	• *Apron to be cobble or native-stone colored Belgium block. Note apron material on application.*					

III. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	NIR Retail, LLC	18 Federal Street	Projecting Sign (**ASHA**)	42.3.1/72	Sign Here Nantucket
	• *Recommended approval per Sign Advisory Council.*				
2.	NIR Retail, LLC	32 Main Street	Projecting Sign (**DOEN**)	42.3.1/217	Sign Here Nantucket
	• *Recommended approval per Sign Advisory Council.*				
3.	NIR Retail, LLC	32 Main Street	Wall Sign (**DOEN**)	42.3.1/217	Sign Here Nantucket
	• *Recommended approval per Sign Advisory Council.*				
4.	VTT Management	53 Main Street	Projecting Sign (**Hot Haus**)	42.3.1/223	Sign Here Nantucket
	• *Hold for Revisions per Sign Advisory Council.*				
5.					
6.	Artists Assoc of Nantucket	8 Federal Street	Wall Sign-(**move from 19 Washington Street**)	42.3.1/172	Francine Balling
	• *Recommended for approval to relocate the sign subject to the sign being placed on the shingled area below the windows and removal of the 2 menu boxes and any window signage.*				

*IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. NEW BUSINESS- PREVIOUSLY HELD BY THE COMMISSION

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	M Robert Sarkisian- **11889**	**8 N Mill St**	House move on site 5'	55.4.4/78.2	Self	VO
	• This application to be heard at the beginning of the March 4, 2025, meeting					
2.	M Robert Sarkisian- **12154**	**8 N. Mill St**	Revision to hardscape	55.4.4/78.2	Self	

VI. OLD BUSINESS- COMMISSIONER REQUESTED- VIEW FOR 2/24/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Dukes Rd Tr /S. Cohen Tr- **11860**	**2 Dukes Rd**	Revisions to Move only	41/187	Levesque Builders	CP
	• *Commissioners: Welch, Camp, MacLeod, Patten, Paul; Recused: Pohl*					

VII. OLD BUSINESS 03/04/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	3 Pops Lane Holding Tr- **11083**	**3 Pops Ln**	New Dwelling	60.2.4/64.1	MCA+
	• *Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternate: Patten*			*Last Heard – 1/14/25*	
	• ***Hold until 3/11/25 per applicant.***				
2.	3 Pops Lane Holding Tr- **11084**	**3 Pops Ln**	Guest House	60.2.4/64.1	MCA+
	• *Track*				
	• ***Hold until 3/11/25 per applicant.***				
3.	3 Pops Lane Holding Tr- **11087**	**3 Pops Ln**	Garage	60.2.4/64.1	MCA+
	• *Track*				
	• ***Hold until 3/11/25 per applicant.***				
4.	3 Pops Lane Holding Tr- **11085**	**3 Pops Ln**	Pool	60.2.4/64.1	MCA+
	• *Track*				
	• ***Hold until 3/11/25 per applicant.***				
5.	85 Orange LLC- **10613**	**85 Orange St**	Addition	55.4.1/27	Chris Anderson
	• *Commissioners: Welch, MacLeod, Paul Alt: Patten; Recused: Pohl*			*Last Heard- 1/14/2025*	
	• ***Hold until 3/11/25 due to quorum issues.***				
6.	85 Orange LLC-**10609**	**85 Orange St**	Rear Hardscape	55.4.1/27	Chris Anderson
	• *Track*				
	• ***Hold until 3/11/25 due to quorum issues.***				
7.	85 Orange LLC- **10610**	**85 Orange St**	Front Hardscape	55.4.2/27	Chris Anderson
	• *Track*				
	• ***Hold until 3/11/25 due to quorum issues.***				
8.	32 Hulbert Rear Lot TR- **11769**	**27 Willard St- VIEW**	New Dwelling	29/72.2	Botticelli & Pohl
	• *Commissioners: Welch, Oliver, MacLeod, Patten, Paul Recused: Pohl*			*Last Heard- 2/11/2025*	
9.	11 Pine Realty Trust- **11778**	**11 Pine St**	Main house addition/reno	42.3.3/24.1	WAPD
	• *Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternate: Paul*			*Last Heard- 2/4/2025*	
	• ***Hold until 3/11/25 meeting per applicant's request.***				
10.	11 Pine Realty Trust- **11775**	**11 Pine St**	Demo Garage	42.3.3/24.1	WAPD
	• *Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternate: Paul*			*Last Heard- 2/4/2025*	
	• ***Hold until 3/11/25 meeting per applicant's request.***				
11.	11 Pine Realty Trust- **11777**	**11 Pine St**	New Garage	42.3.3/24.1	WAPD
	• *Held to Track with Demo Garage*				
	• ***Hold until 3/11/25 meeting per applicant's request.***				
12.	11 Pine Realty Trust- **11776**	**11 Pine St**	New Shed	42.3.3/24.1	WAPD
	• *Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternate: Paul*			*Last Heard- 2/4/2025*	
	• ***Hold until 3/11/25 meeting per applicant's request.***				
13.	Coburn Holly- **11727**	**5 N Beach St**	Door change	42.4.1/92	Normand Residential
	• *Commissioners: Welch, Oliver, Camp, MacLeod and Paul*			*Last Heard 1/28/2025*	
14.	Two Pilgrim LLC- **11753**	**15 Pilgrim Rd- VIEW**	New Dwelling	41/214	Sophie Metz Design
	• *Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternate: Patten*			*Last Heard- 2/4/2025*	
15.	Two Pilgrim LLC- **11752**	**15 Pilgrim Rd- VIEW**	New Guest House	41/214	Sophie Metz Design
	• Commissioners: *Welch, Camp, Oliver, MacLeod, Paul; Alternate: Patten*			*Last Heard- 2/4/2025*	
16.	Two Pilgrim LLC- **11751**	**15 Pilgrim Rd- VIEW**	New Garage	41/214	Sophie Metz Design

• Commissioners: *Welch, Camp, Oliver, MacLeod, Paul; Alternate: Patten*			*Last Heard- 2/4/2025*		
17. Fallon Lynnette- **11566**	**34 King St**	Alterations	73.4.2/115	Nate Barber	
• *Commissioners: Welch, Pohl, MacLeod, Olive and Camp*			*Last Heard- 1/7/2025*		
18. Mark Howard- **11672**	**13A Willard St**	Alternations	42.4.1/15.1	Sam Herrick	
• *Commissioners: Welch, Pohl, MacLeod, Patten, Paul*			*Last Heard 1/21/2025*		
19. Brian Nester- **11525**	**4 E Lincoln Av**	New Dwelling	42.4.1/49	NAG	
• *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternate: Patten and Paul*			*Last Heard 2/11/2025*		
20. Rufis ACK LLC- **11862**	**93 Main St**	Window Alterations	42.3.3/17	JB Studio	
• *Commissioners: Welch, Pohl, Camp, Macleod, Paul Alternate: Patten*			*Last Heard 2/18/2025*		
21. Ack Greglan 12A LLC- **11854**	**12A Greglan**	Duplex & Storage	68/181	Emeritus	
• *Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternate: Patten*			*Last Heard 2/18/2025*		
22. Gile Gregory- **10745**	**48 York St**	Reno Main House	55.4.1/55	LINK	
• *Commissioners: Pohl, Welch, MacLeod, Patten, Paul*			*Last Heard 10/8/2024*		
23. Starboard and Port LLC- **11853**	**12 Baltimore**	MH Alterations	60.2.4/75	Emeritus LTD	
• *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternate: Paul*			*Last Heard 2/18/2025*		
24. John Wise- **11735**	**36 Tennessee Ave**	New Dwelling	59.4/79	Emeritus LTD	
• *Commissioners: Welch, Camp, MacLeod, Paul; Mullen: Oliver*			*Last Heard 2/11/2025*		
25. Boulevard Property Grp- **10839**	**20 Main St. Sias**	Pool	73.3.1/50	LFW	
• *Commissioners: Pohl, Oliver, Camp, MacLeod and Patten*			*Last Heard 9/24/2024*		

VIII. NEW BUSINESS 01/07/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Browne & Clark- **11707**	**23 Ocean Ave**	Addition pergola	73.3.1/19	Angus MacLeod	RP
•	HOLD PER APPLICANT TO MARCH 18TH					

IX. NEW BUSINESS 01/21/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	6A Marble Way LLC- **11819**	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna	VO
•	Held per applicant from 2/18/25 meeting					
2.	Lacoursiere, Michael & Mary- **11821**	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver	RP
•	Held per applicant from 2/18/25 meeting					
3.	Lacoursiere, Michael & Mary- **11822**	67 Fairgrounds Rd	As-built alterations	67/177	Val Oliver	RP
•	Held per applicant from 2/18/25 meeting					
4.	KAC Holdings LLC- **11840**	**156 Madaket Rd**	Driveway Change	39/13.4	Atlantic Landscaping	JP
•	Held per applicant from 2/18/25 meeting					
5.	Two Pilgrims LLC- **11839**	**17 Pilgrim Rd**	Pool Hardscape	41/214	Atlantic Landscaping	JP
•	Held per applicant from 2/18/25 meeting					
6.	NT Electric Co- **11863**	**10 New Whale**	Demo Structure	42.3.1/37	LFW	CP
•	Hold until March 18th per applicant					

X. NEW BUSINESS 02/04/2025- VIEW

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Keane, John- **11881**	**4 E Chestnut St**	Platform lift	42.3.1/101	Self	SW
•	Held per applicant from 2/18/2025 meeting					

XI. NEW BUSINESS 02/04/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Dream North LLC- **11904**	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev	VO
2.	Bridges Family Tr. LLC- **11892**	6 Ishmael Rd	New dwelling	82/91	Val Oliver	RP
3.	Georgi Dimov- **11906**	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
4.	Town Of Nantucket- **11901**	1 Shadbush Rd	DPW Facility	78/5	Weston & Sampson	RP
5.	Town Of Nantucket- **11903**	1 Shadbush Rd	DPW Salt Shed	78/5	Weston & Sampson	RP
6.	Town Of Nantucket- **11902**	1 Shadbush Rd	Hardscape	78/5	Weston & Sampson	RP
7.	Madron Lake LLC- **11950**	26 Monomoy Rd	Retaining wall/ patio	54/146	Thornewill Design	RP
8.	7 Brewster Nantucket LLC- **11959**	7 Brewster Rd	Garage	54/286	LFW	JP
9.	John Gardner Jr- **11958**	8 Derry Ln	Move demo house	41/100	LFW	JP
10.	81 Hinsdale, LLC- **11951**	81 Hinsdale Road	Addition	69/21	SMRD	AM
11.	The Whole Spread, LLC- **11947**	332 Madaket Road	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
12.	Osprey Way RE Trust- **11945**	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
13.	Susan B McCollum Trust- **11934**	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

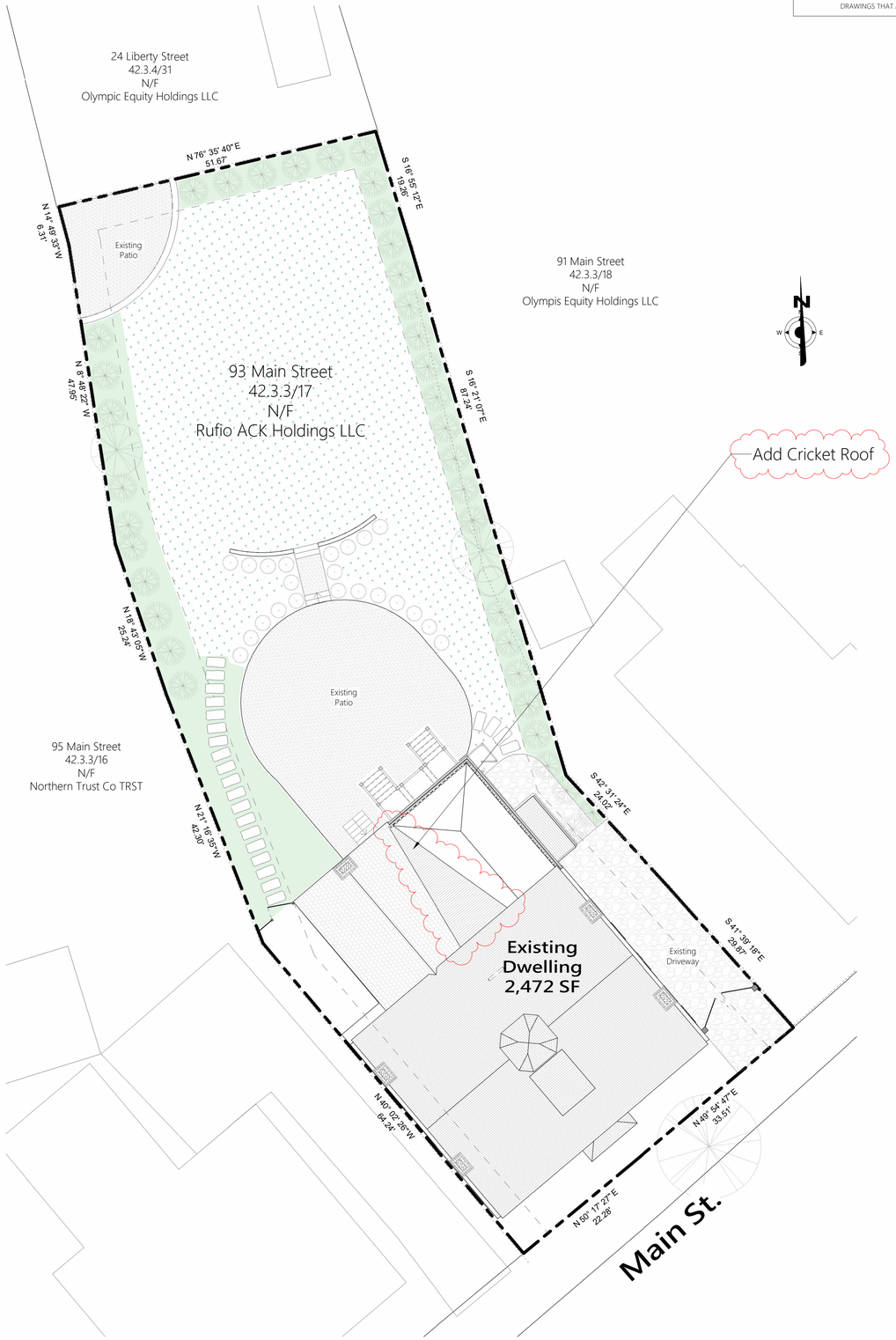
Map & Parcel:	42.3.3/17	Lot Size:	9,583 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	3,833.2 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage MH:	2,472 sq. ft.
Frontage:	50 ft.		
Ground Cover Ratio:	40%		
Front Setback:	0 ft.	Total Proposed Ground Coverage:	0 sq. ft.
Side/Rear Setback:	5 ft.		



3 Main Street View - North Elevation
1" = 1'-0"



4 South Elevation
1" = 1'-0"



1 Site Plan - Proposed
1" = 10'-0"

Town and County of Nantucket, MA — March 16, 2021



2 Locus Map
NTS



5 West Elevation
1" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations – East
A.202 Exterior Elevation – North
A.101 Second Floor Plan
Grand total: 4

Date
03.11.2025

Revisions

C.101

Scale As indicated

3/11/2025 11:44:44 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Existing East Elevation
3/16" = 1'-0"



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

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevations - East

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations – East
A.202 Exterior Elevation – North
A.101 Second Floor Plan
Grand total: 4

Date

03.11.2025

Revisions

A.201

Scale As indicated

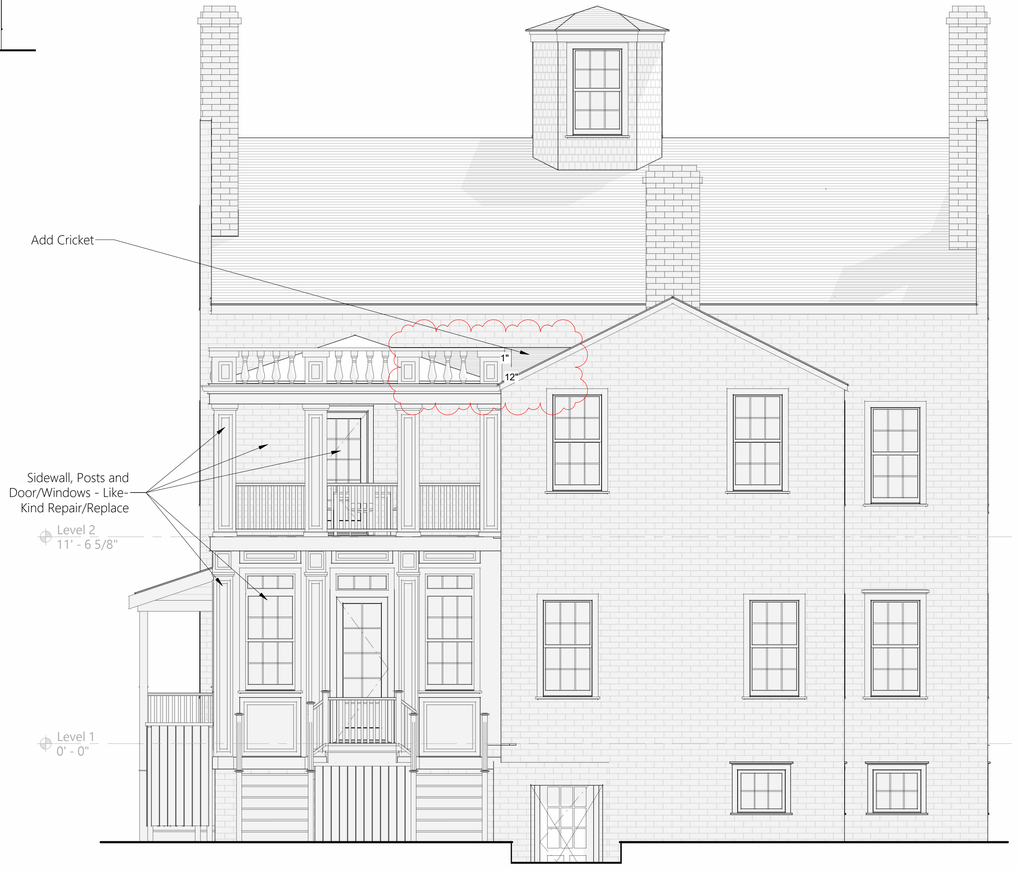
3/11/2025 11:44:50 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Existing North Elevation
3/16" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet

Exterior Elevation - North

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations – East
A.202 Exterior Elevation – North
A.101 Second Floor Plan
Grand total: 4

Date

03.11.2025

Revisions

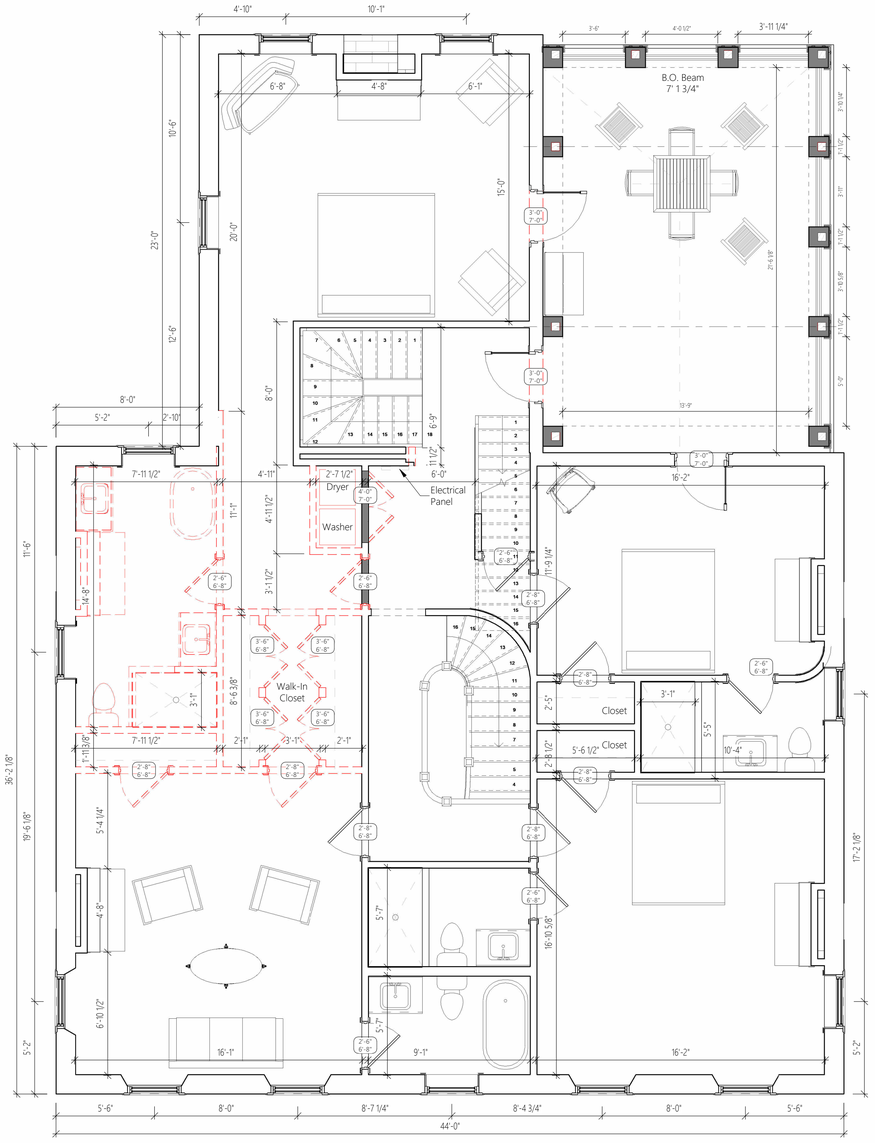
A.202

Scale As indicated

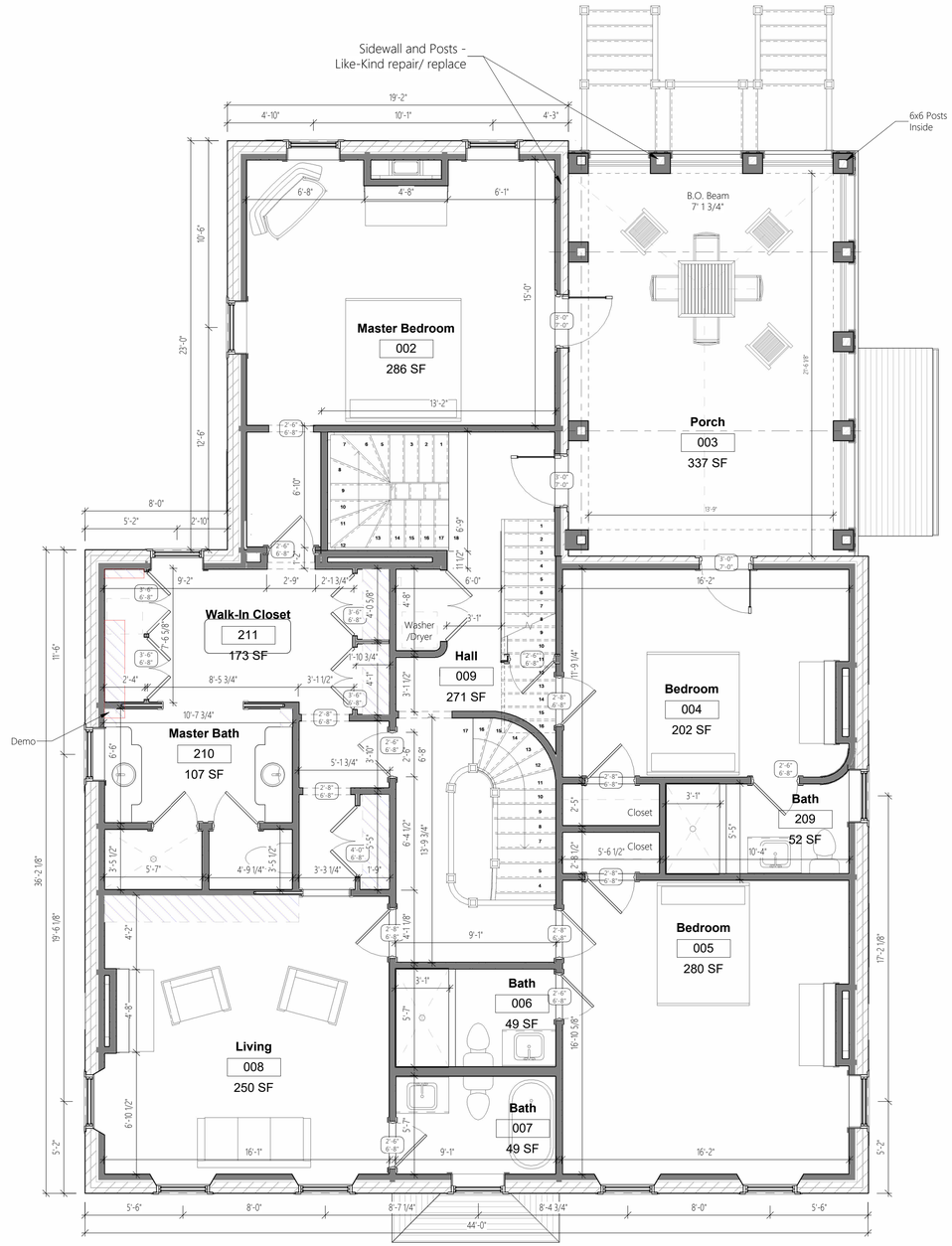
3/11/2025 11:45:01 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Level 2 Existing/Demo
1/4" = 1'-0"



2 Level 2 New
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Rufio ACK Holdings Residence

93 Main St., Nantucket, MA 02554

Sheet
Second Floor Plan

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations – East
A.202 Exterior Elevation – North
A.101 Second Floor Plan
Grand total: 4

Date
03.11.2025

Revisions

A.101

Scale 1/4" = 1'-0"

3/11/2025 11:45:09 PM

ADDRESS: 22 VESTAL ST
DATE HEARD: 02/18/25
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 1/16/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2025-01-11879
	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: N Dennis Date: 3/14/25

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 39

Street & Number of Proposed Work: 22 Vestal st.

Owner of record: Nantucket Vestal Project LLC

Mailing Address: 9 Alpine Lane
Darien CT 06820

Contact Phone #: 203 554 1504 E-mail: Nick@demaiodesigngroup.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2025-01-11879
☐ 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 Fence
4. North Elevation Driveway / sidewalk.

Is there an HDC survey form for 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 Brick Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

Town and County of Nantucket, MA

March 14, 2025



Property Information

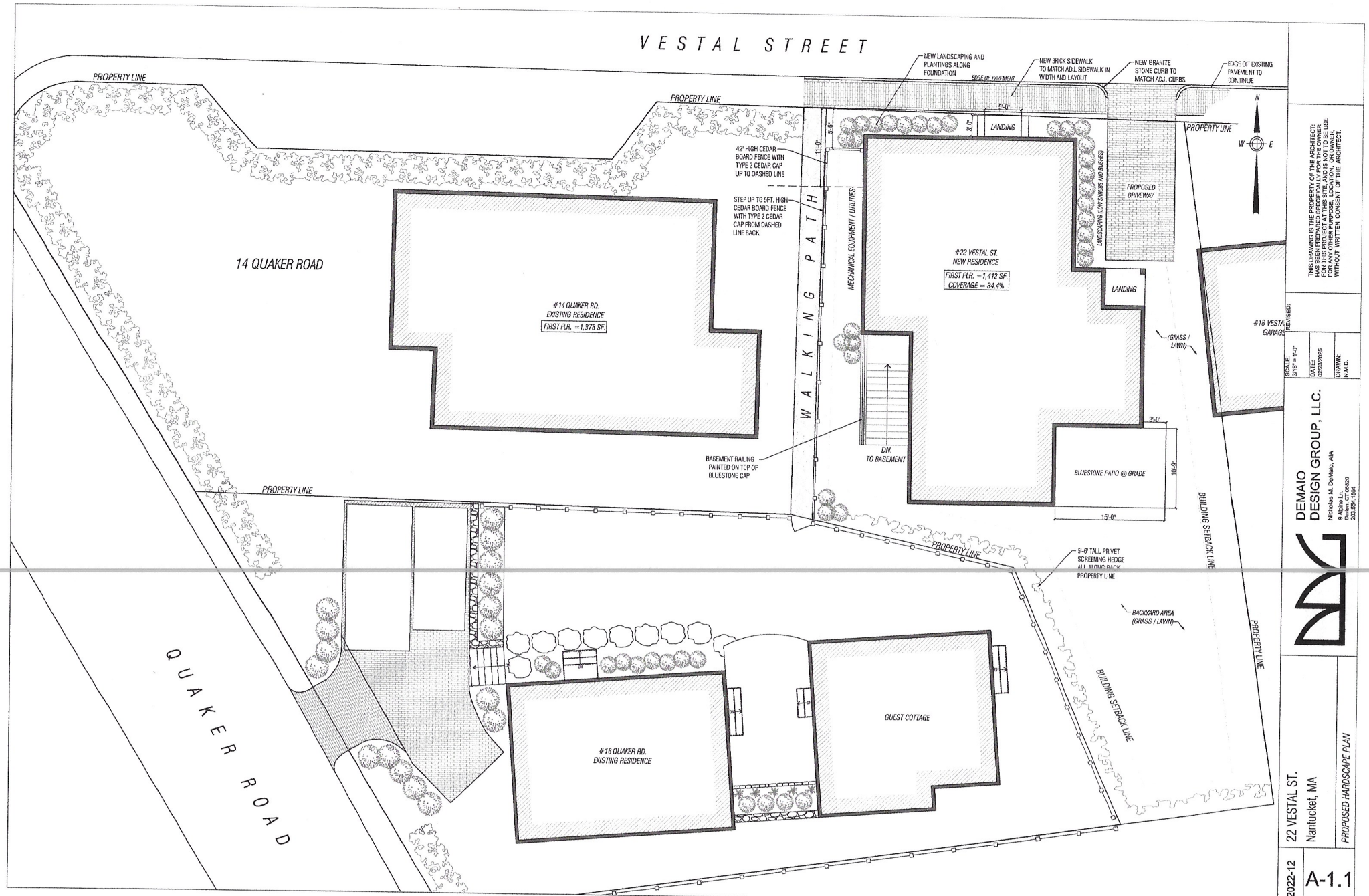
Property ID	1772
Location	22 VESTAL ST
Owner	NANTUCKET 22 VESTAL PROJECT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

SCALE: 3/16" = 1'-0"

DATE: 02/23/2025

DRAWN: N.M.D.

DEMAIO DESIGN GROUP, LLC.
Nicholas M. DeMaio, AIA
9 Alpine Ln.
Darien, CT 06820
203.304.1564

22 VESTAL ST.
Nantucket, MA

PROPOSED HARDSCAPE PLAN

2022-12

A-1.1

Inbox

RE: 22 Vestal HDC Hardscape Plan

Holly Backus
To Nicholas DeMaio, J M · Fri, Feb 21 at 2:58 PM

Hi Nick,

Happy Friday!

Your COA # is HDC2025-01-11879. You will need to submit as "old business" following the Old Business Checklist: Old-Business-Submission-Checklist-PDF
Please make sure you to include the COA application in your Old Business and show the changes from the previous submission. In lieu of minutes, typing up a brief memo of comments provided will be most helpful.

As always, please reach out with any questions.
Thanks!

Holly E. Backus
Preservation Planner**
Local CLG Coordinator
Local Hazard Mitigation Plan Coordinator
Town of Nantucket
hbackus@nantucket-ma.gov

*Check out our West Monomoy (New Guinea/Newtwon) Neighborhood Survey Phase I (a CPC Funded project) now underway!
This is part of our Nantucket Community-Wide Historic Properties Survey work!

Staff liaison to the Nantucket Historic District Commission (HDC) & Nantucket Historical Commission (NHC)

Star messages that you'd like to remember.

From: Nicholas DeMaio <nick@demaiodesigngroup.com>
Sent: Friday, February 21, 2025 2:34 PM
To: Holly Backus <hbackus@nantucket-ma.gov>; J M <Jcmcon@yahoo.com>
Subject: 22 Vestal HDC Hardscape Plan

22 Vestal Hardscape Plan – February 18th 2025 Meeting Minutes

- Sidewalk seems too wide, should follow width of existing adjacent sidewalk.
- Driveway should not have 10' / deep / wide apron – should just start at street and go straight back.
- Fence should not be pressure treated. It needs to be a cedar board fence.
- Fence should not start at the sidewalk. Pull fence back a little from the corner of the house.
- Consider stepping the fence down to 42" near the front property line and then step up to 5' further back – 10' from property line was suggested.
- Side gate / arbor near driveway seemed too large – suggested scaling it down.

22 VESTAL STREET HARDSCAPE ELEMENTS

CEDAR (NATURAL TO WEATHER) VERTICAL BOARD FENCE

(Images taken from 9 Vestal illustrating the fence type and proposed height step up from 42" to 60" as it moves away from the streetscape. See site plan for details specific to 22 Vestal.





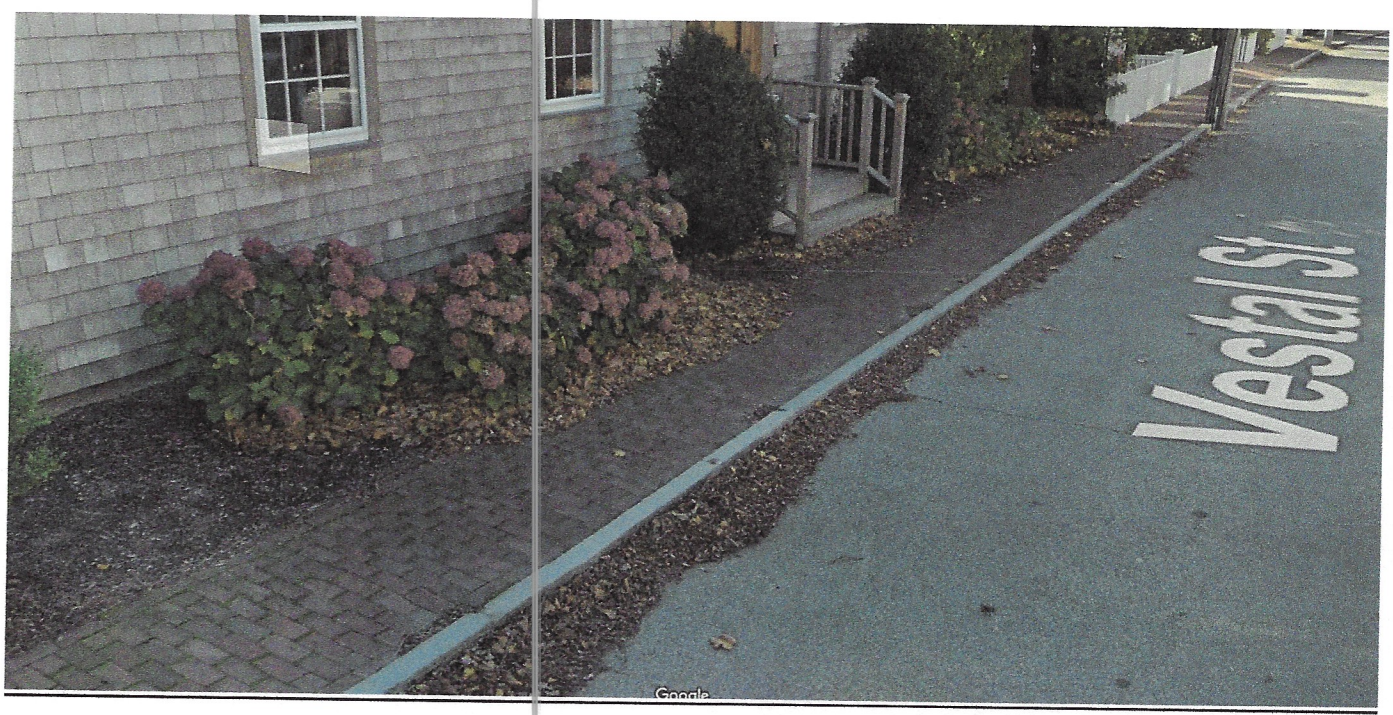
BRICK DRIVEWAY & SIDEWALK – PHOTOGRAPHS TAKEN FROM 18 VESTAL





BRICK DRIVEWAY & SIDEWALK – PHOTOGRAPHS TAKEN LOOING TOWARDS 22 VESTAL





(Note sidewalk width, material, and curb -- This is consistent throughout this end of Vestal Street with only a few exceptions. We propose to match this exactly in front of 22 Vestal.)





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: 3/17/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 28 Shimmo Pond Road
X	Copy of Minutes (application item circled) Minutes are Not Ready
✓	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: 3-15-2025

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 Richard J. Crockett

AS AGENT FOR Bream North, LLC

STREET ADDRESS 28 Shimmo Pond Road

MAP/PARCEL 43/167

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/17/2025

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

3/15/2025
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

HDC1025-01-11904

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 167

Street & Number of Proposed Work: 20 SHIMMO POND ROAD

Owner of record: DREAM NORTH, LLC

Mailing Address: 500 FIRST AVENUE NORTH
NAPLES, FL 34102

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: RIDGEVALE DEVELOPMENT, LLC

Mailing Address: 32 DEEP WOOD DRIVE
FALMOUTH, MA 02644

Contact Phone #: 508.472.8940 E-mail: RC@RIDGEVALE DEVELOPMENT.COM

FOR OFFICE USE ONLY 1088

Date application received: 1/23/25 Fee Paid: $200

Must be acted on by: 3/14/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other 20'x44' PICKLE BALL COVER (COLOR: GREEN)

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 48"
Type: BLACK WIRE MESH IN VEGETATION
Length: 450'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ _____

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls MATCH EXISTING.

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

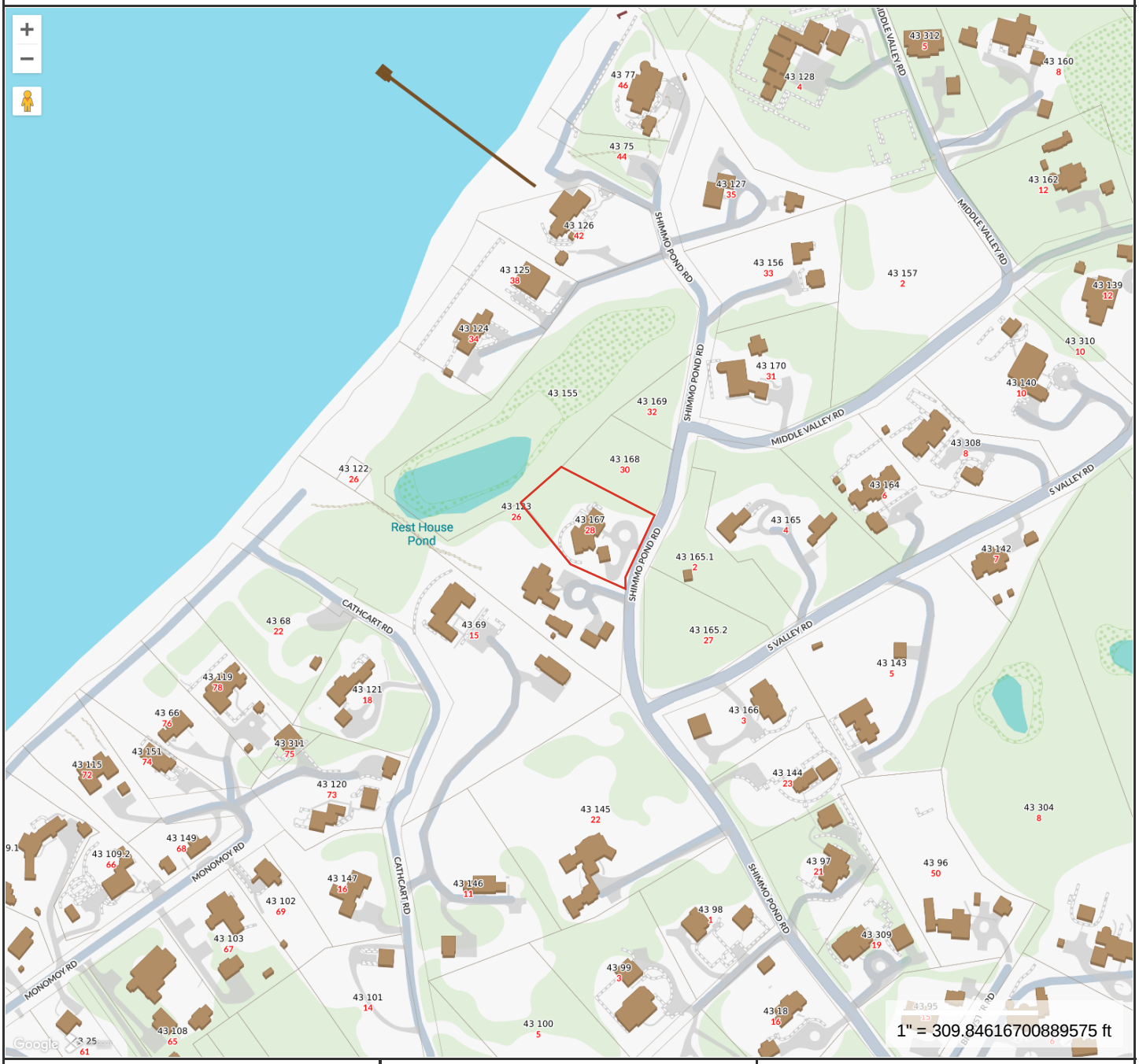
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 1-21-2025 Signature of owner of record _____ Signed under penalties of perjury

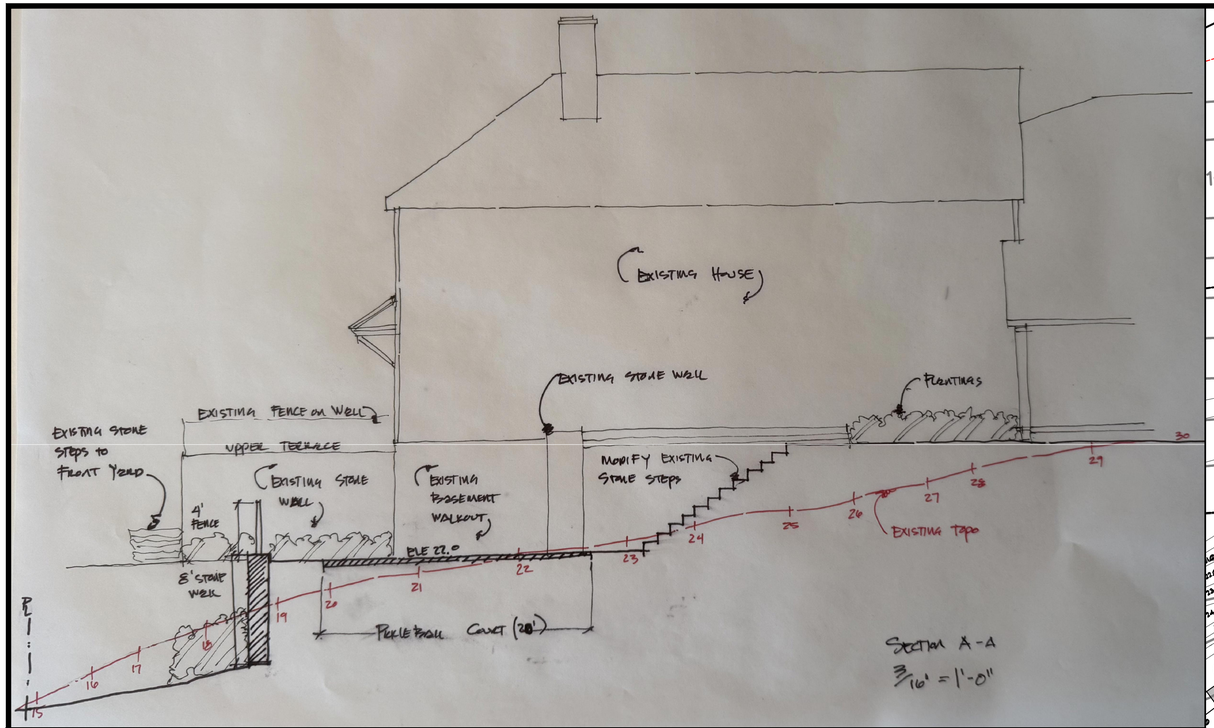


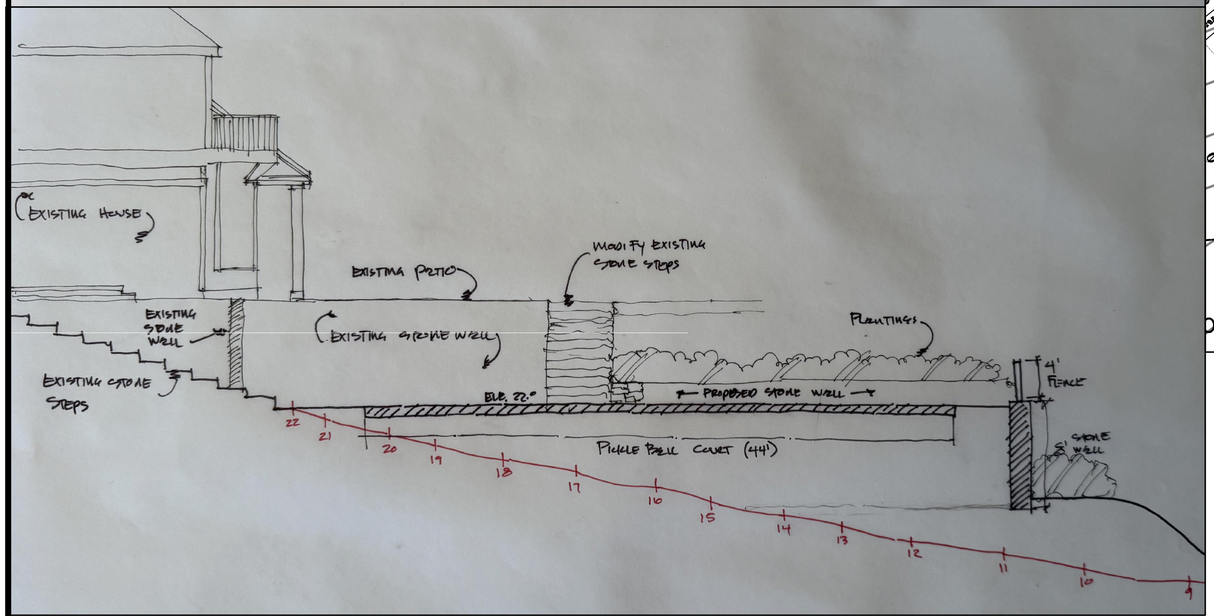
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

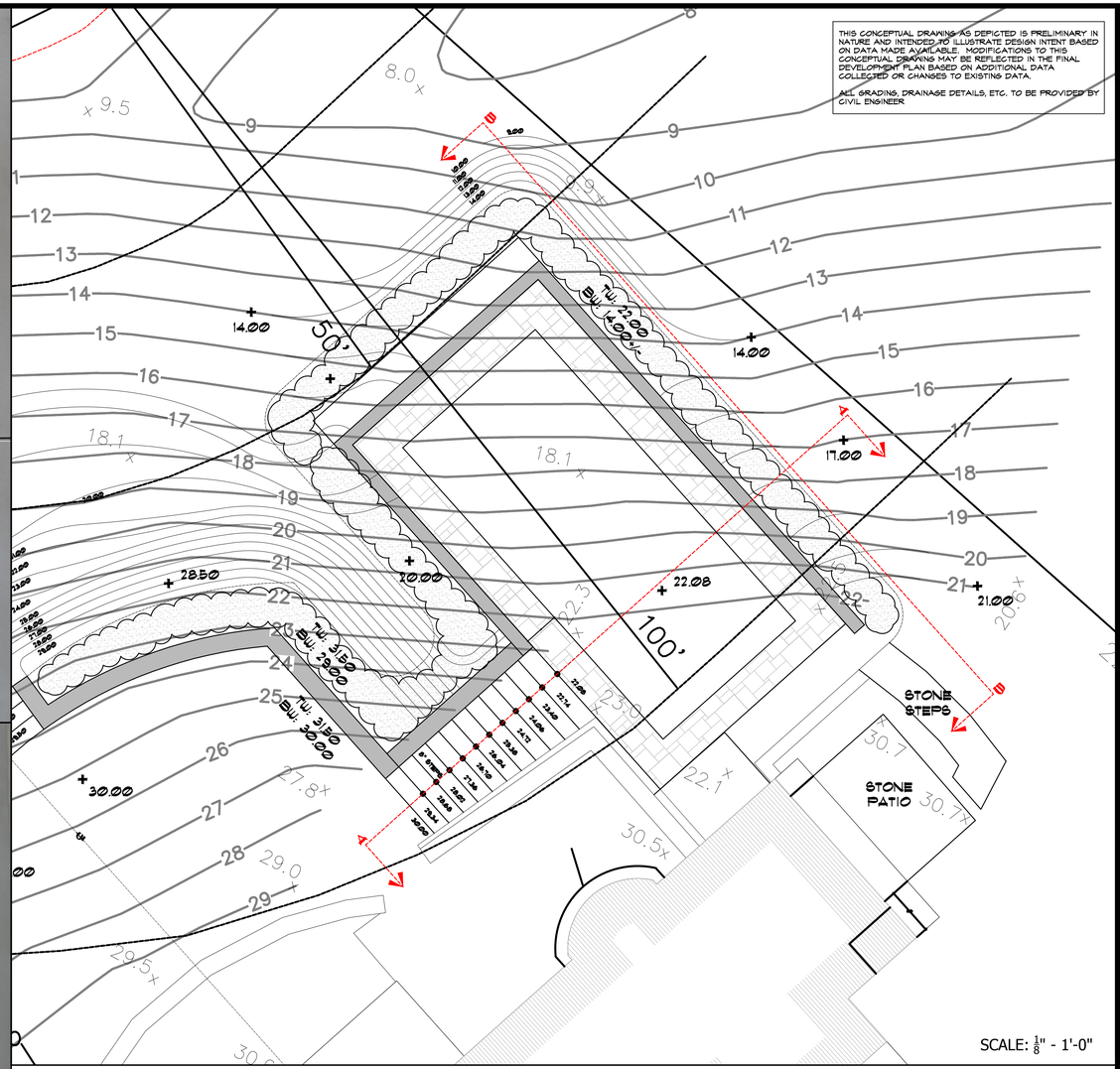
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.








VIEW LOOKING AT REAR OF YARD


VIEW LOOKING AT REAR OF HOUSE


VIEW FROM STREET


VIEW FROM STREET


STORY POLE#1


STORY POLE#2


VIEW LOOKING TOWARD REAR YARD


VIEW LOOKING AT REAR OF HOUSE


VIEW LOOKING AT REAR OF HOUSE

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644
P: 508.472.8940

PREPARED FOR:

Dream North
28 Shimmo Pond Road
Nantucket, Massachusetts 02554

TITLE:

PICKLE BALL COURT
PLAN & CROSS
SECTIONS

(HDC SUBMISSION)

REVISIONS

1. ADD CROSS SECTIONS, STORY POLES & EXISTING PHOTOS PER HDC REQUEST - 3.15.2025

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	AW & BG
MAP:	43
PARCEL:	167
DATE:	21 JANUARY 2025
PROJECT NO.:	1049

L-1.1

ADDRESS: 11 OSPREY WAY
DATE HEARD: FEBRUARY 6TH, 2024
SITTING BOARD: VOTING: WELCH, CAMP, COOMBS, OLIVER, THORNEWILL
ALT. PATTEN, PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

CH	Date submitted to 2 Fairgrounds Road: 3/20/25
CH	Address & HDC Case Number (ie HDC2020-05-0265): 11 OSPREY WAY HDC2024-01-9772
CH	Copy of Minutes (application item circled)
CH	Reduced (8 ½ x 11) copy of application
CH	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
CH	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
CH	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
CH	One set reduced plans: 8 ½ x11
CH	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.
CH	Submit documents to PLUS at 2 Fairgrounds Road
CH	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: 3/20/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

11 OSPREY WAY - PRIMARY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 3

Street & Number of Proposed Work: 11 Osprey Way

Owner of record: CMR 11 Osprey LLC

Mailing Address: PO Box 160911

Miami, FL 33116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Christopher Hall Architects, Inc.

Mailing Address: 29 Meetinghouse Lane

Little Compton, RI 02837

Contact Phone #: 508-863-9797 E-mail: chall@challarchitect.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

PRIMARY DWELLING

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-01-9772

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

Size of Structure or Addition: Length: 92'-11" Sq. Footage 1st floor: 3,006 SF

Width: 50'-4" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 16'-11" X 8'-6" ☒ 1st floor ☐ 2nd floor

Size: 48'-10" X 11'-2" ☒ 1st floor ☐ 2nd floor

Size: 15'-3" X 12'-2" ☒ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 25'-5" South 19'-11", varies, see elev. East 20'-11" West 18'-3", varies, see elevation

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 — Screened porch removed, building length reduced by 12'-5"
2. South Elevation — Building length reduced by 4'-3", fenestration and massing reduced per HDC comments
3. West Elevation — Outdoor shower removed, fenestration adjusted per HDC comments, building height reduced.
4. North Elevation — Fenestration, see-through nature and massing reduced per HDC comments. Stone landscaping near pond eliminated, screened porch removed. Building length reduced by 4'-3".

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies, see elev. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 6 /12 Secondary Mass 10 /12 Dormer _____/12 Other _____

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x2 over 1X8 Rake 1x2 over 1X8 Soffit (Overhang) 3" Corner boards _____ Frieze _____

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 8x8 Cedar

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other Clad aluminum sash, natural to weather wood casings & sill

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin Windows & Doors

Doors* (type and material): ☐ TDL ☒ SDL Front Mahogany Rear Marvin clad aluminum, painted Side Marvin clad aluminum, painted

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways 3/8"- minus round peastone Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural white cedar shingles Clapboard (if applicable) _____ Roof Natural red cedar shakes

Trim Natural cedar Sash Quaker Gray Doors Quaker Gray

Deck Natural Ipe Foundation Cement parge, 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 3/14/25 Signature of owner of record _____ Signed under penalties of perjury

9. Ceylon Elves LLC	3B Wyers Way	Renew coa 72941	41/380.1	Botticelli + Pohl

Voting:	Welch, Camp, Coombs, Oliver, Paul
Alternates	Patten, Thornewill
Representative	Lisa Botticelli
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve as submitted. (Made by: Oliver) (00:54:51)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

10. Richard Arnold	12 Winn St	New Barn	56/203	Sandcastle Construction

Voting:	Welch, Camp, Coombs, Oliver, Thornewill
Alternates	Patten, Paul
Representative	Charles (Chuck) Lenhart
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Thornewill** - Voiced a desire to see the proposed barn, complimenting its appearance and deeming its location as the perfect setting for such a structure. **Oliver** - Agreed with the appropriateness of the barn's location and design, with the exception of the visibility of the glass door from Milk Street, especially at night.
Motion	**Motion to approve as submitted. (Made by: Camp) (01:10:46)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)
	Certificate # HDC2024 – (as noted)

11. Richard & Gale Valero	7 Waydale Rd	Addition	55/84	Val Oliver

Voting:	Welch, Camp, Coombs, Patten, Paul
Alternates	Thornewill
Representative	Val Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	Commissioners expressed no comments or concerns.
Motion	**Motion to approve as submitted. (Made by: Camp) (01:12:59)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

12. CMR 11 Osprey LLC	11 Osprey Way	Main House	82/3	Christopher Hall Arch

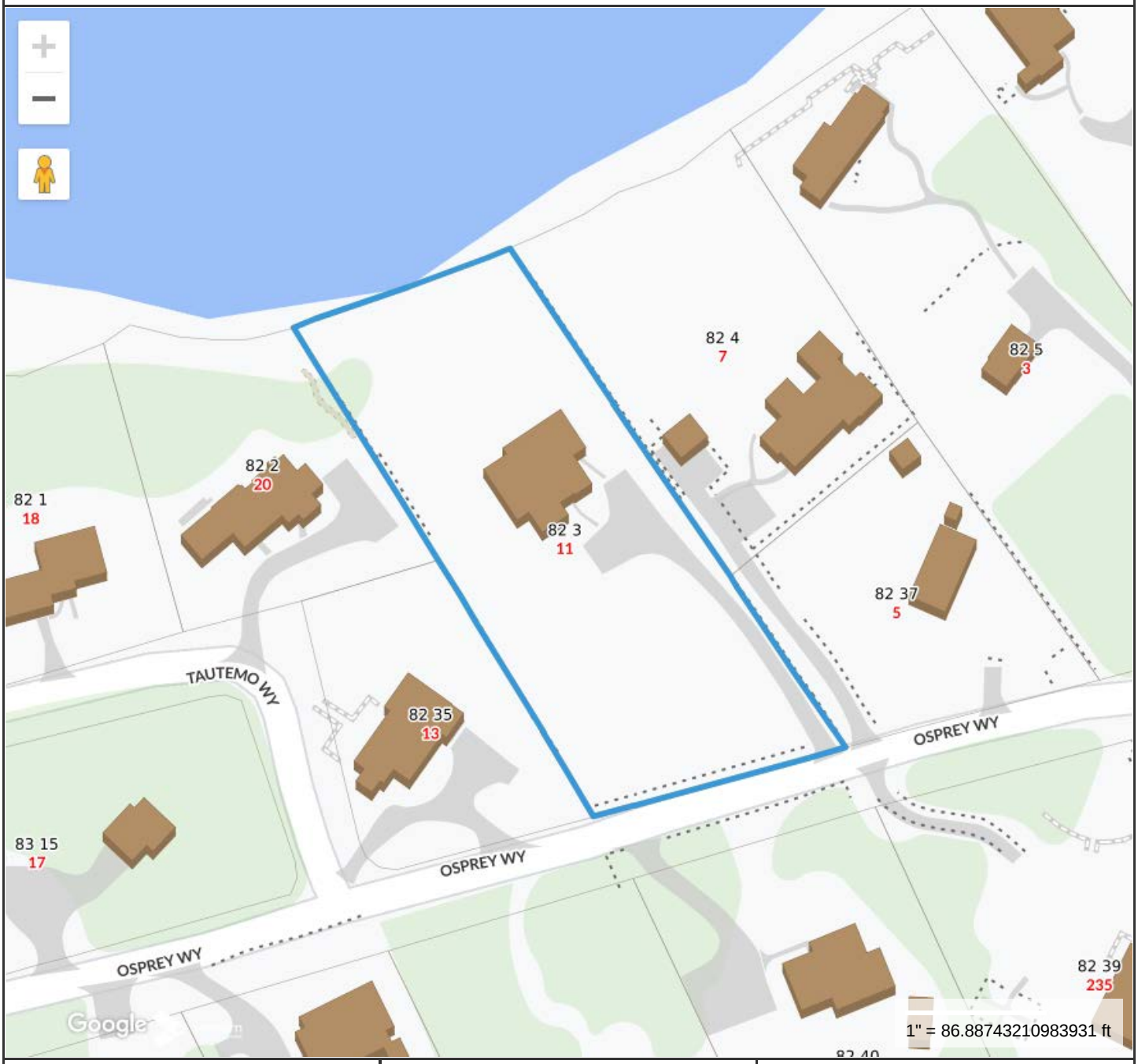
Voting:	Welch, Camp, Coombs, Oliver, Thornewill
Alternates	Patten, Paul
Representative	Christopher Hall
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-

Public Comments	-
Comments/Concerns	**Thornewill** - Appreciated the low massing and single-floor design. - Expressed concern about the full walls of glass on the center main mass, front and back, making it completely see-through, which was deemed inappropriate. - Noted that the ridges seem unusually long without provided dimensions, particularly seeking measurements for the north to south direction on the bedroom mass. - Mentioned the plans were on a very small scale without clear dimensions, causing some concern. - Described the chimneys as almost industrial in appearance due to their height and placement. - While appreciating the single-story massing, called for mitigation of issues related to fenestration and long ridge heights. **Camp** - Expressed a desire to see reduced glazing on the pond side for interior views, suggesting it is excessive. - Stated that the stone landscaping on the pond side as inappropriate and too harsh for the delicate, fragile terrain of the area. - Discussed the massing on the site, contrasting it with a previous layout that had buildings scattered randomly. - Mentioned the current proposal creates a block-like appearance that will be perceived as such from both the road and the water. - Understood the concept of desiring privacy for the pool and using the buildings for screening but found the overall massing overly large and boxy. - While appreciating the story and a half design, called for a softer approach to the architecture and landscaping to better suit the marshland environment. **Coombs** - Shared similar concerns with Abby and Carrie about the project's appropriateness for Osprey, noting the original house allowed for the main structure to be seen without revealing what else was there, preserving the area's character. - Voiced specific concerns about the center part of the proposal, suggesting it deviates from expected standards, especially in proximity to the pond. - Critiqued the west elevation for issues with fenestration, observing an imbalance in window and door placement, with many clustered on one side and a lack of windows on the other due to a neighboring driveway and nighttime driving activity causing headlights to shine into a bedroom. - Suggested that it is not the HDC's role to address issues caused by car headlights shining into windows and emphasized that the structure will be visible. - Expressed a dislike for the proposal based on these concerns, emphasizing the need for larger windows and criticizing the chimney's width as excessive. **Oliver** - Expressed appreciation for the color scheme and the building's lower stature. - Agreed with concerns about excessive glass on both the North and South sides, especially on the South side, which should resemble the front of a building. - Noted the building's unusual width at 80 feet, making it stand out in the area as it extends almost from setback to setback. - Voiced a broader concern about the presence of too many structures on the property **Welch** - Highlighted potential concerns with the extensive fenestration on the pond side, suggesting modifications might be needed if the project progresses. - Proposed revisiting the design once the structure's frame is up to better assess visibility and make necessary adjustments, noting this approach allows for flexibility in window or door orders. - Approved of the low ridge heights and the breakup of the ridge lines, deeming them acceptable for this particular structure. **Oliver** - Suggested the necessity for floor plans with more detailed dimensions of the building to gain a clearer understanding of the proposal. - Remarked that such detailed plans are typically required for review.

	Welch - Recommended the creation of perspective views from both the pond and the street to visualize the entire ensemble as it will appear after proposed revisions. - Stated the requirement and benefit of showing views from the sides of the project to capture any oblique angles that might reveal structures visible from the pond. - Suggested that, given the capacity for such visualization, views from both the left and right sides should be provided. This would allow commission members to fully understand what would be visible from the pond, requesting these additional perspectives to supplement the current documentation. - Requested additional perspective views from the street side, specifying the need for left, right, and center angles. - Highlighted the value of visual representations in understanding the project's impact, emphasizing that a picture is worth a thousand words. - Suggested that these visual aids will assist the Historic District Commission (HDC) in making informed decisions based on visual assessments. - Indicated that these images should be included in the project file for review, stating that if the visual representations are deemed acceptable, the project can proceed; otherwise, adjustments will be necessary.
Motion	**Motion to hold for revisions and additional information as discussed. (Made by: Camp) (01:33:03)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)
	Certificate # HDC2024 – (as noted)

13. CMR 11 Osprey LLC 11 Osprey Way Secondary Dwelling 82/3 Christopher Hall Arch

Voting:	Welch, Camp, Coombs, Oliver, Thornewill
Alternates	Patten, Paul
Representative	Christopher Hall
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Appreciated the single-story design but pointed out the absence of a distinct front door, noting the central area is open to courtyards. - Expressed concern about visibility through the open space and building to the pond, similar to issues with a previous application. - Mentioned the lack of architectural elements that convey the building as a welcoming home. - Voiced concerns about visibility into the courtyard and through the structure, especially at night. - Inquired about the material of the connector wings, questioning if they are made of barn board intended to naturally weather, to which the answer was affirmative. **Coombs** - Highlighted a discrepancy between the mentioned width of 80 feet for the structure and the Historic District Commission's (HDC) preference for a maximum width of 60 feet. - Criticized the design for resembling two block-like structures without integrating the existing vegetation and landscape. - Noted concern over the development of seven buildings on the property, which could significantly reduce the natural landscape. - Requested a streetscape or waterscape view to visualize how all the proposed structures will appear together on the double lot, emphasizing the need to understand the cumulative impact from different perspectives, such as from the pond. - Stressed the importance of seeing a comprehensive view to accurately assess the project's overall effect on the area. **Welch**



Property Information

Property ID	7938
Location	11 OSPREY WY
Owner	CMR 11 OSPREY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

DOCUMENTS ISSUED FOR:	HDC SUBMITTAL	PRIMARY DWELLING	MARCH 20TH, 2025

PERSPECTIVE VIEW



VIEW FROM PROPOSED NATIVE MEADOW LOOKING NORTHWEST

ZONING SUMMARY

ASSESSOR'S REFERENCE: MAP 82 PARCEL 3

ZONING SUMMARY

ZONING:	VILLAGE RESIDENTIAL (VR)
MIN.LOT:	20,000 SF
LOT SIZE:	43,278 SF
MIN. FRONTAGE:	100'
FRONT YARD SETBACK:	20'
SIDE AND REAR SETBACK:	10'
MAX. BUILDING HEIGHT:	30'
ALLOWABLE G.C.R.:	10%
EXISTING G.C.R.:	7%
PROPOSED G.C.R.:	9.9%

OVERLAY DISTRICT APPLICABILITY

FLOOD HAZARD
HUMMOCK POND WATERSHED ZONE A

AREA SUMMARY

(ENCLOSED SPACES)

1. PRIMARY DWELLING:	3,006 SF
2. SECONDARY DWELLING:	1,318 SF

GROUND COVER CALCULATION

MAX ALLOWABLE COVERAGE:	10% (4,327 SF)
EXISTING COVERAGE:	
1. PRIMARY DWELLING:	4% (1,744 SF)
2. SECONDARY DWELLING:	3% (1,340 SF)
TOTAL:	**7.1% (3,114 SF)**
PROPOSED COVERAGE:	
1. PRIMARY DWELLING:	6.9% (3,006 SF)
2. SECONDARY DWELLING:	3.0% (1,318 SF)
TOTAL:	**9.9% (4,324 SF)**

ADDITIONAL STRUCTURES:
NONE

SECONDARY DWELLING MIN. 20% LESS RULE

PRIMARY DWELLING G.C.:	3,006 SF
20% OF PRIMARY DWELLING:	601 SF
SECONDARY DWELLING MAXIMUM G.C.:	2,405 SF
SECONDARY DWELLING G.C.:	1,318 SF

PROJECT DIRECTORY

ARCHITECT

CHRISTOPHER HALL ARCHITECTS, INC.
1 WALNUT STREET, BOSTON, MA 02108
PH. 617-263-0175

29 MEETINGHOUSE LANE,
LITTLE COMPTON, RI 02837
PH. 508-863-9797

CHALLARCHITECTS.COM

STRUCTURAL ENGINEER

CRAFT ENGINEERING STUDIO
39 W. 38TH STREET, SUITE. 6E
NEW YORK, NY 10018
PH. 646-912-9867

GENERAL CONTRACTOR

ROSS CORPORATION
NANTUCKET, MA 02554
PH. 508-246-2836

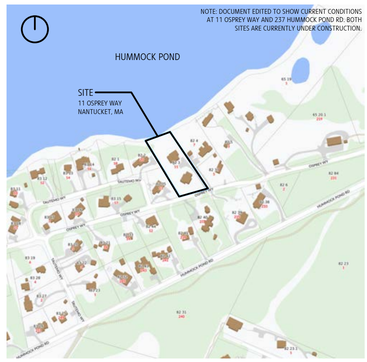
DRAWING DIRECTORY

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION DATE
HDC 01 - PRIMARY DWELLING			
A0.0	COVER SHEET	03/20/25	
A0.1	EXISTING CONDITIONS - OSPREY WAY	03/20/25	
A0.2	EXISTING CONDITIONS - PROPERTY LINES	03/20/25	
A0.3	EXISTING CONDITIONS - VIEWS FROM HUMMOCK POND	03/20/25	
A0.4	NEIGHBORHOOD CONTEXT (PREVIOUSLY SUBMITTED)	03/20/25	
A0.5	NEIGHBORHOOD CONTEXT	03/20/25	
A0.6	SITE PLAN COMPARISON	03/20/25	
A0.7	SITE PLAN	03/20/25	
A2.1	EXTERIOR ELEVATIONS	03/20/25	
A2.2	EXTERIOR ELEVATIONS	03/20/25	
A2.3	EXTERIOR ELEVATIONS	03/20/25	
A2.4	EXTERIOR ELEVATIONS	03/20/25	
A2.5	PERSPECTIVES - OSPREY WAY	03/20/25	
A3.2	SITE SECTION	03/20/25	
A4.3	PERSPECTIVES	03/20/25	
A5.1	FIRST FLOOR PLAN	03/20/25	
A5.3	ROOF PLAN	03/20/25	
A6.1	WINDOW & DOOR TYPES	03/20/25	

PROJECT LOCUS



NANTUCKET LOCUS N.T.S.



11 OSPREY WAY - MAP 82 PARCEL 3 N.T.S.

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE FIRST ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

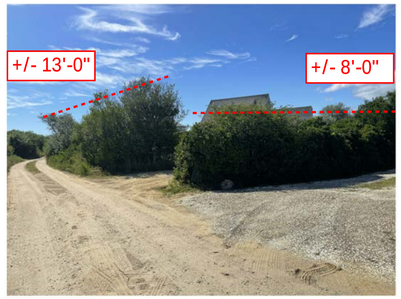
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

COVER SHEET

A0.0



1.



2.



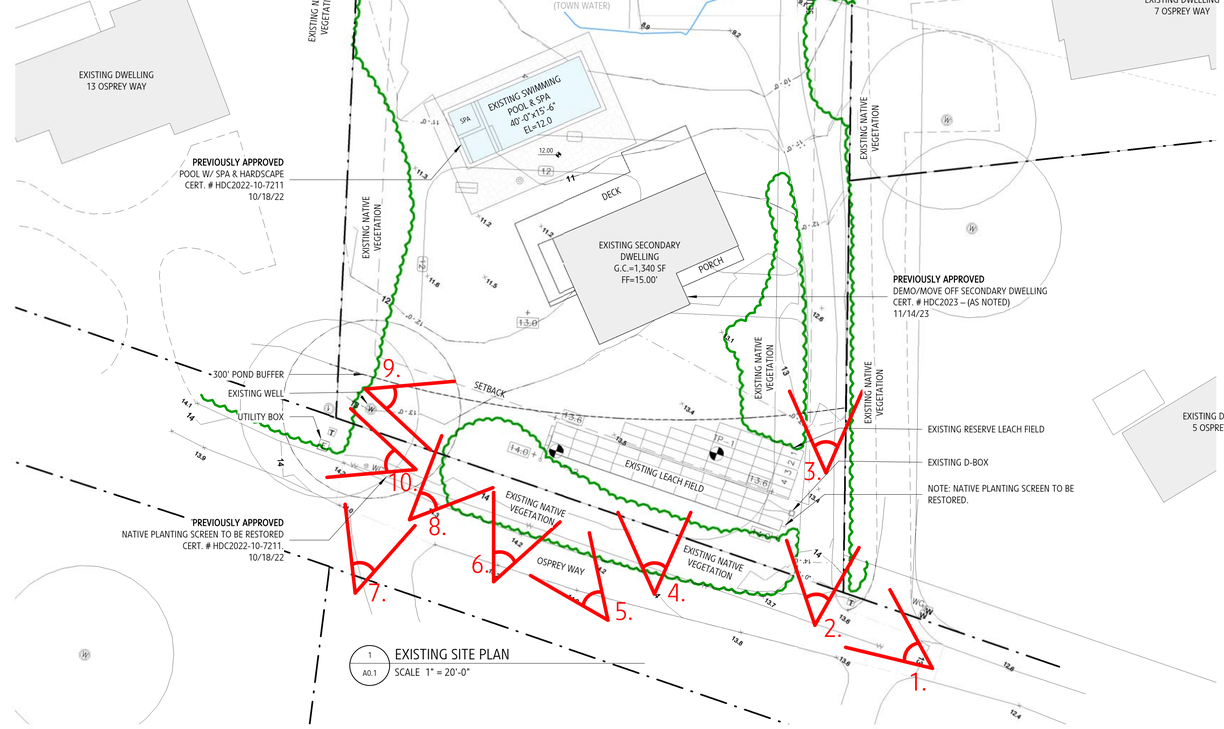
3.



4.



5.





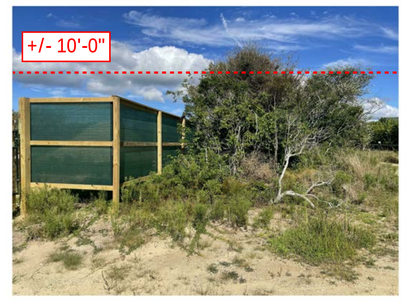
6.



7.



8.



9.



10.

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXISTING CONDITIONS - OSPREY WAY

A0.1



1.

REPLACED NATIVE SPECIES,
PER DEP SE48-3678



2.



3.

PREVIOUSLY APPROVED
POOL W/ SPA & HARDSCAPE
CERT. # HDC2022-10-7211
10/18/22

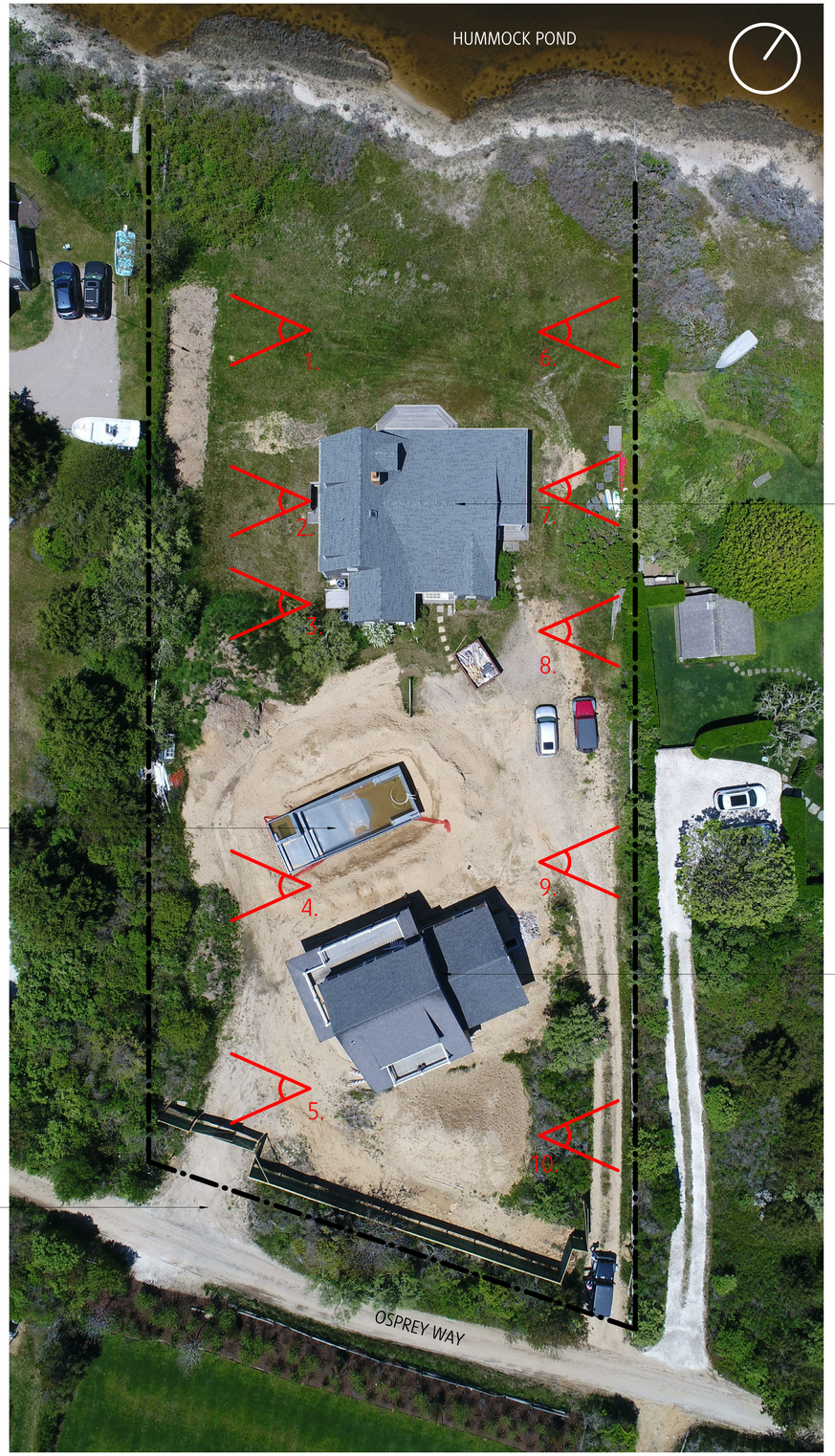


4.

PREVIOUSLY APPROVED
NATIVE PLANTING SCREEN TO BE RESTORED
CERT. # HDC2022-10-7211.
10/18/22



5.



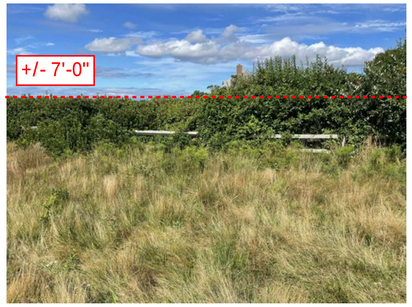
AERIAL VIEW OF PROJECT SITE - 11 OSPREY WAY

NOTE: SITE IS UNDER CONSTRUCTION

PREVIOUSLY APPROVED
DEMO/MOVE OFF PRIMARY DWELLING
CERT. # HDC2023 – 10-9352
12/12/23

PREVIOUSLY APPROVED
DEMO/MOVE OFF SECONDARY DWELLING
CERT. # HDC2023 – (AS NOTED)
11/14/23

6.



7.



8.



9.



10.



CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

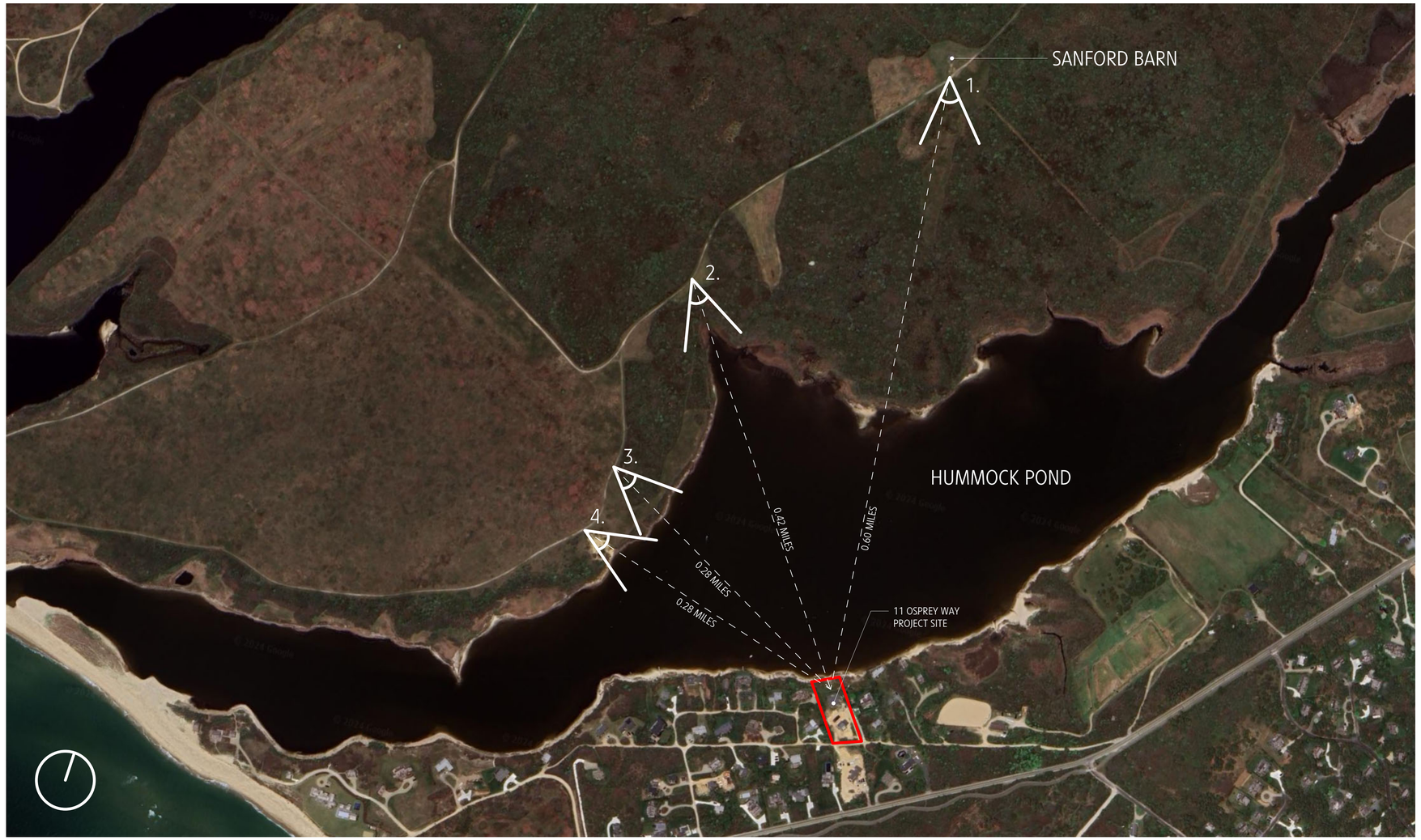
DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

EXISTING CONDITIONS - PROPERTY LINES

A0.2



AERIAL VIEW OF HUMMOCK POND & SANFORD FARM



1. VIEW FROM SANFORD BARN



2. VIEW DIRECTLY ACROSS FROM PROPERTY



3. VIEW FROM CLOSEST POINT TO PROPERTY



4. VIEW FROM BEACHSIDE TRAIL

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

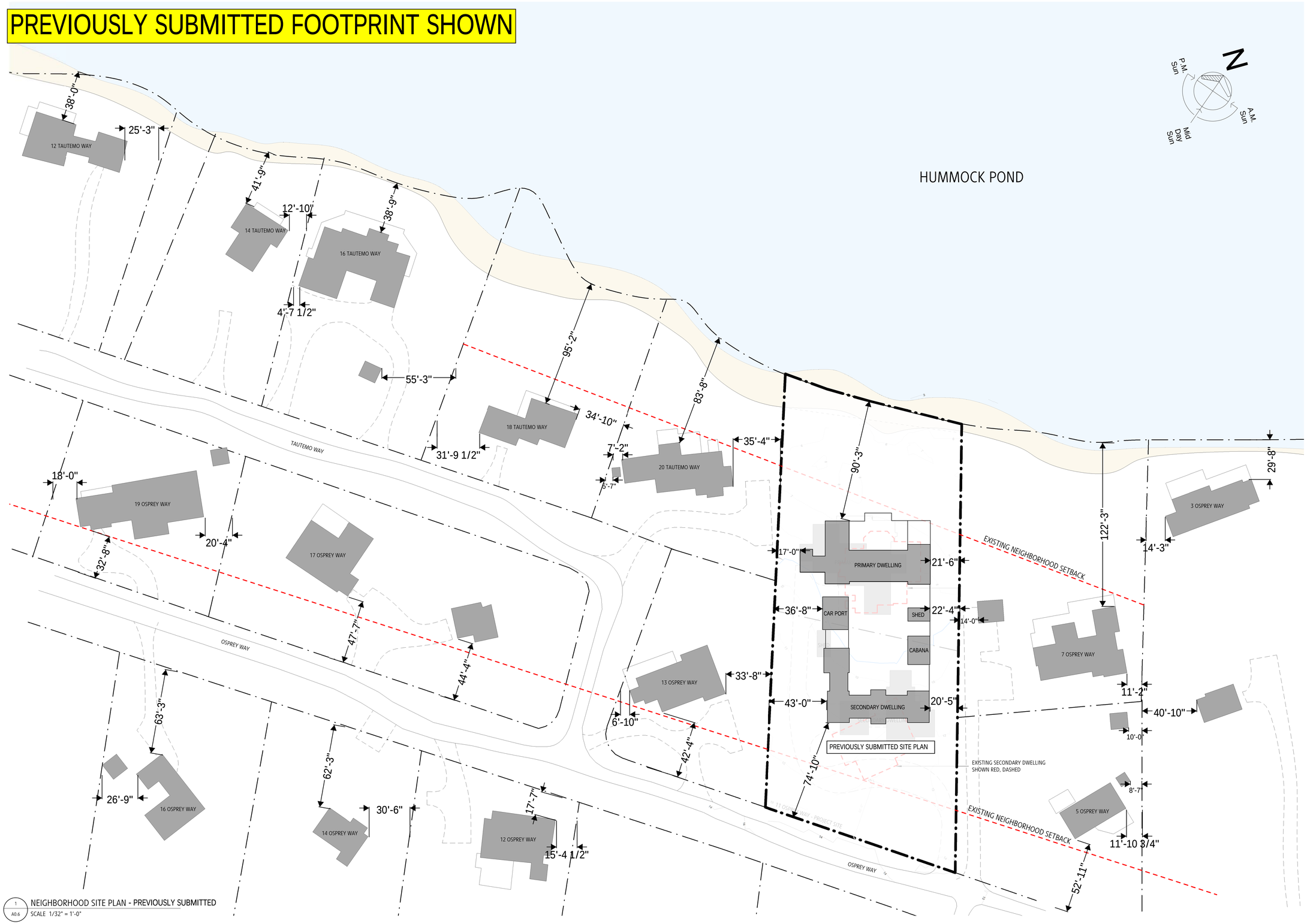
24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXISTING CONDITIONS - VIEWS FROM HUMMOCK POND

A0.3

PREVIOUSLY SUBMITTED FOOTPRINT SHOWN



1 A0.6 NEIGHBORHOOD SITE PLAN - PREVIOUSLY SUBMITTED
SCALE 1/32" = 1'-0"

NOTE: DIMENSIONS TO NEIGHBORING BUILDINGS ARE ESTIMATED

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

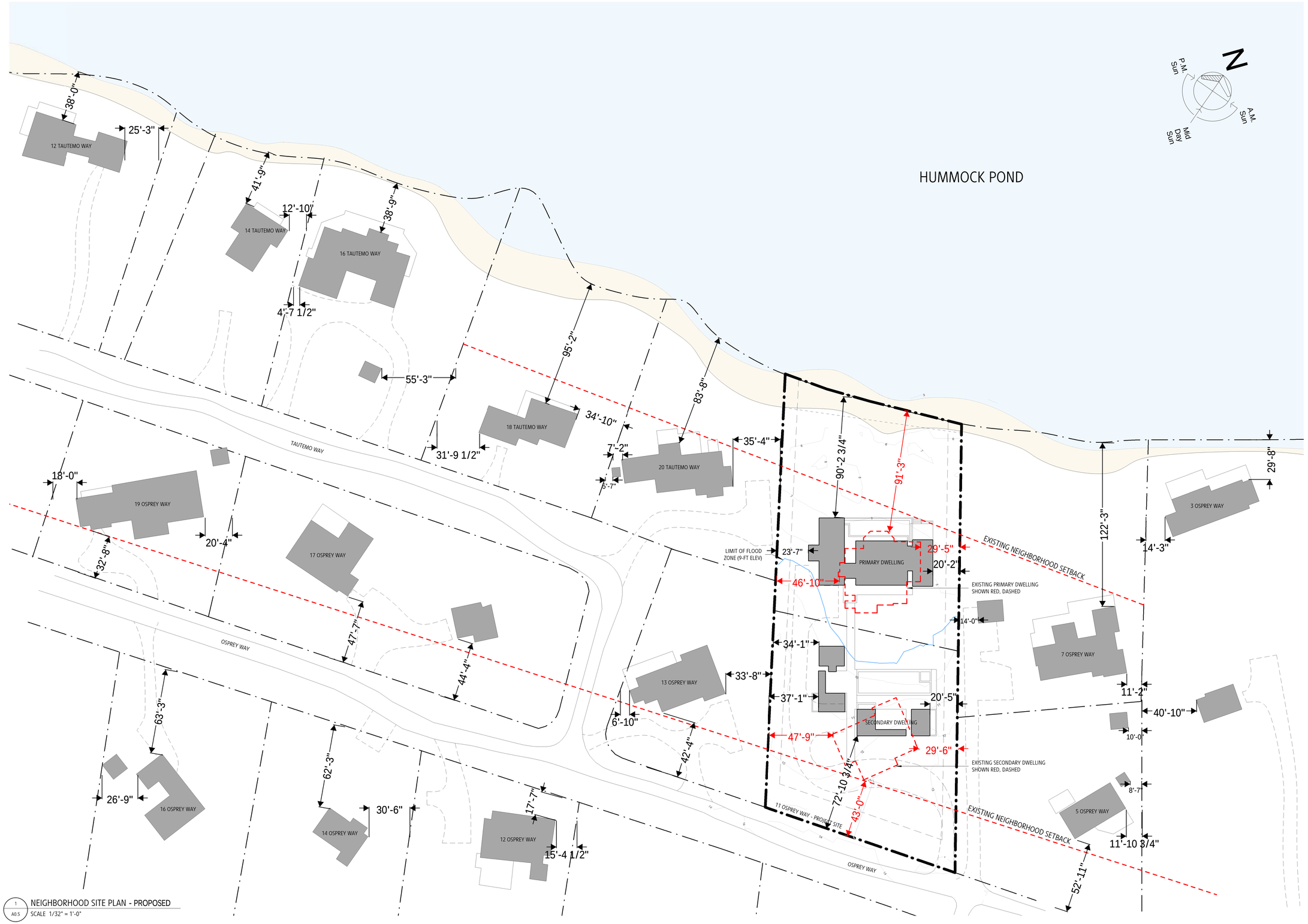
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

NEIGHBORHOOD CONTEXT (PREVIOUSLY SUBMITTED)

A0.4



1 A0.5 NEIGHBORHOOD SITE PLAN - PROPOSED
SCALE 1/32" = 1'-0"

NOTE: DIMENSIONS TO NEIGHBORING BUILDINGS ARE ESTIMATED

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

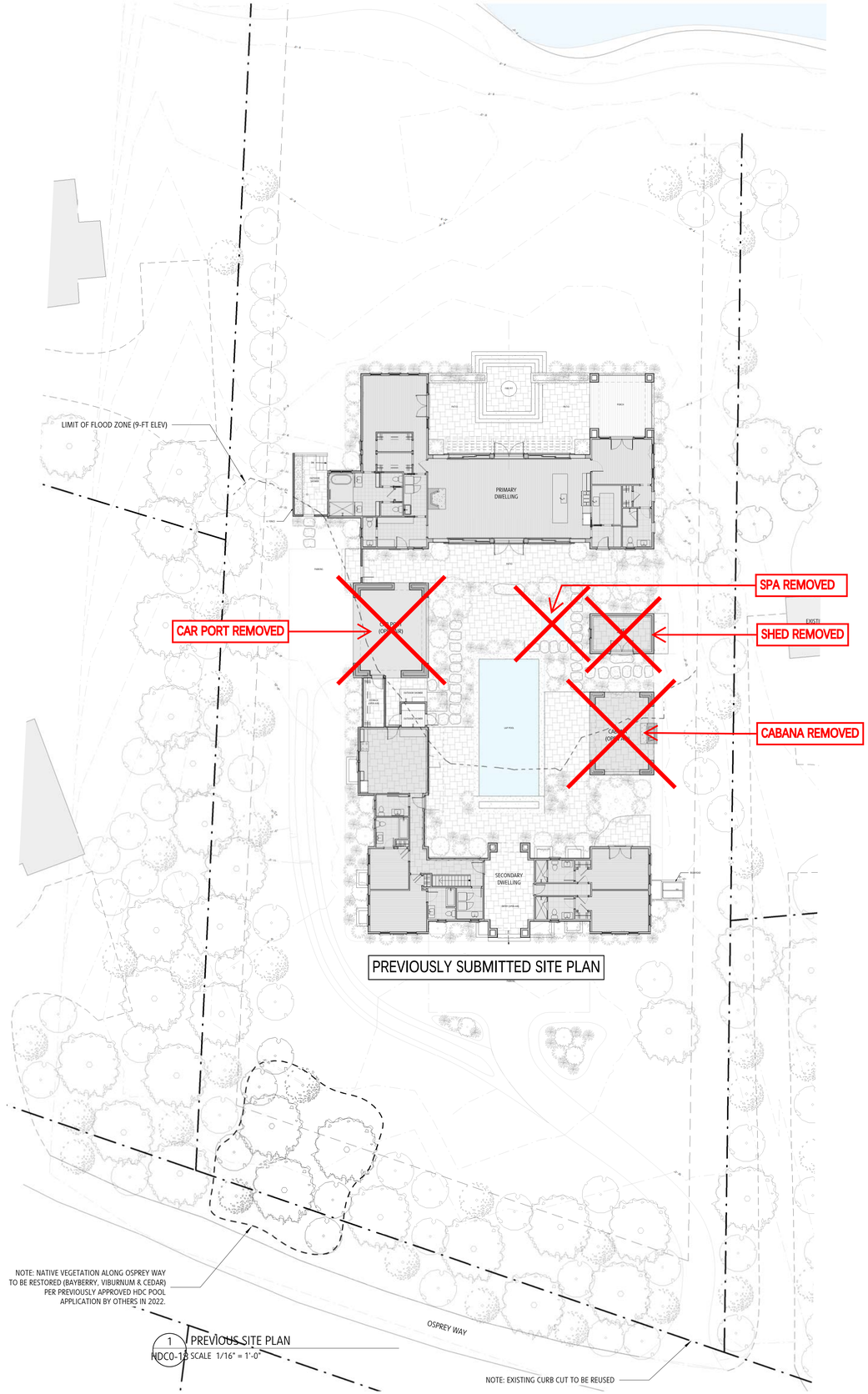
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

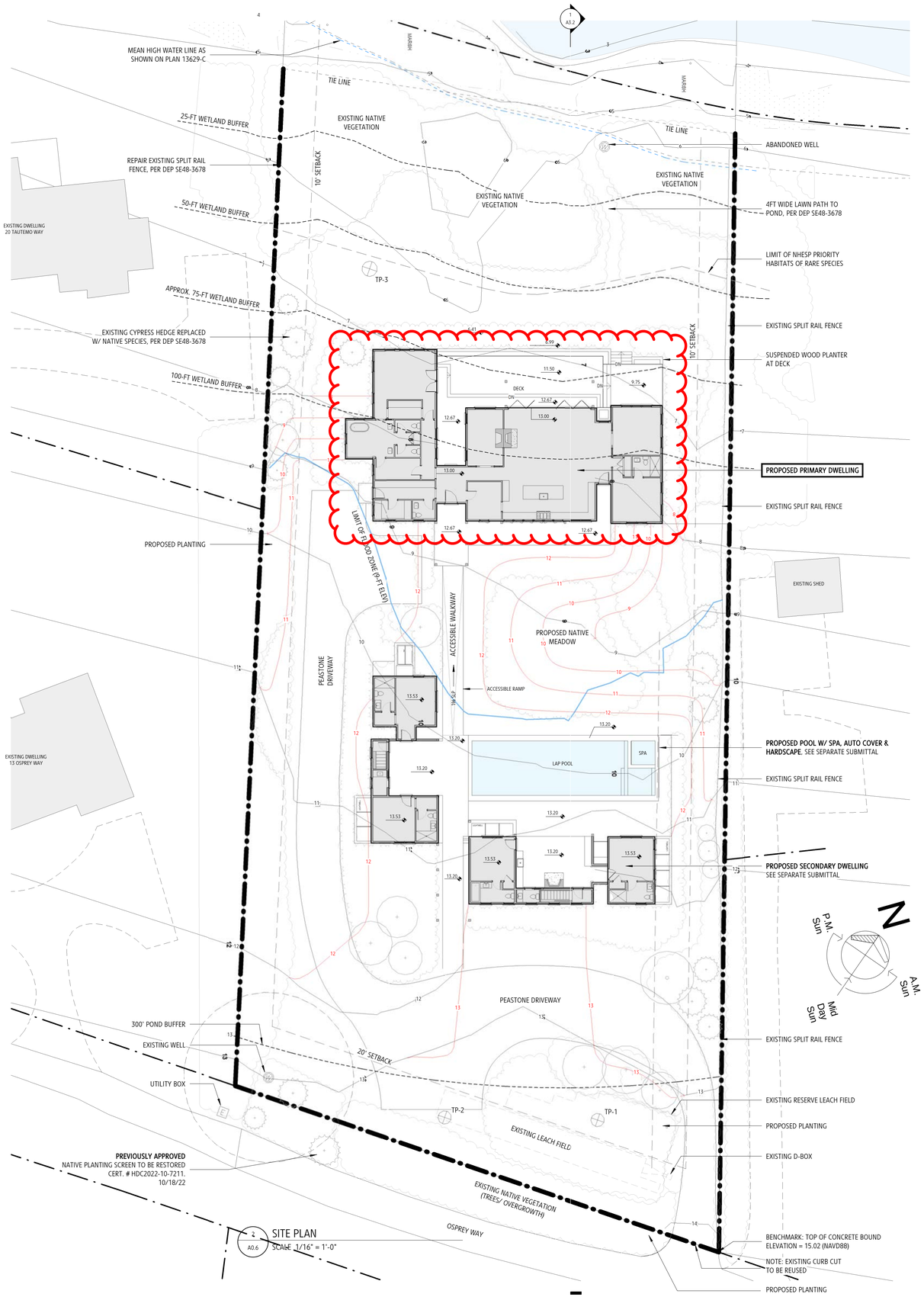
NEIGHBORHOOD CONTEXT

A0.5



PREVIOUSLY SUBMITTED SITE PLAN

1 PREVIOUS SITE PLAN
HDC0-13 SCALE 1/16" = 1'-0"



2 SITE PLAN
A0.6 SCALE 1/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

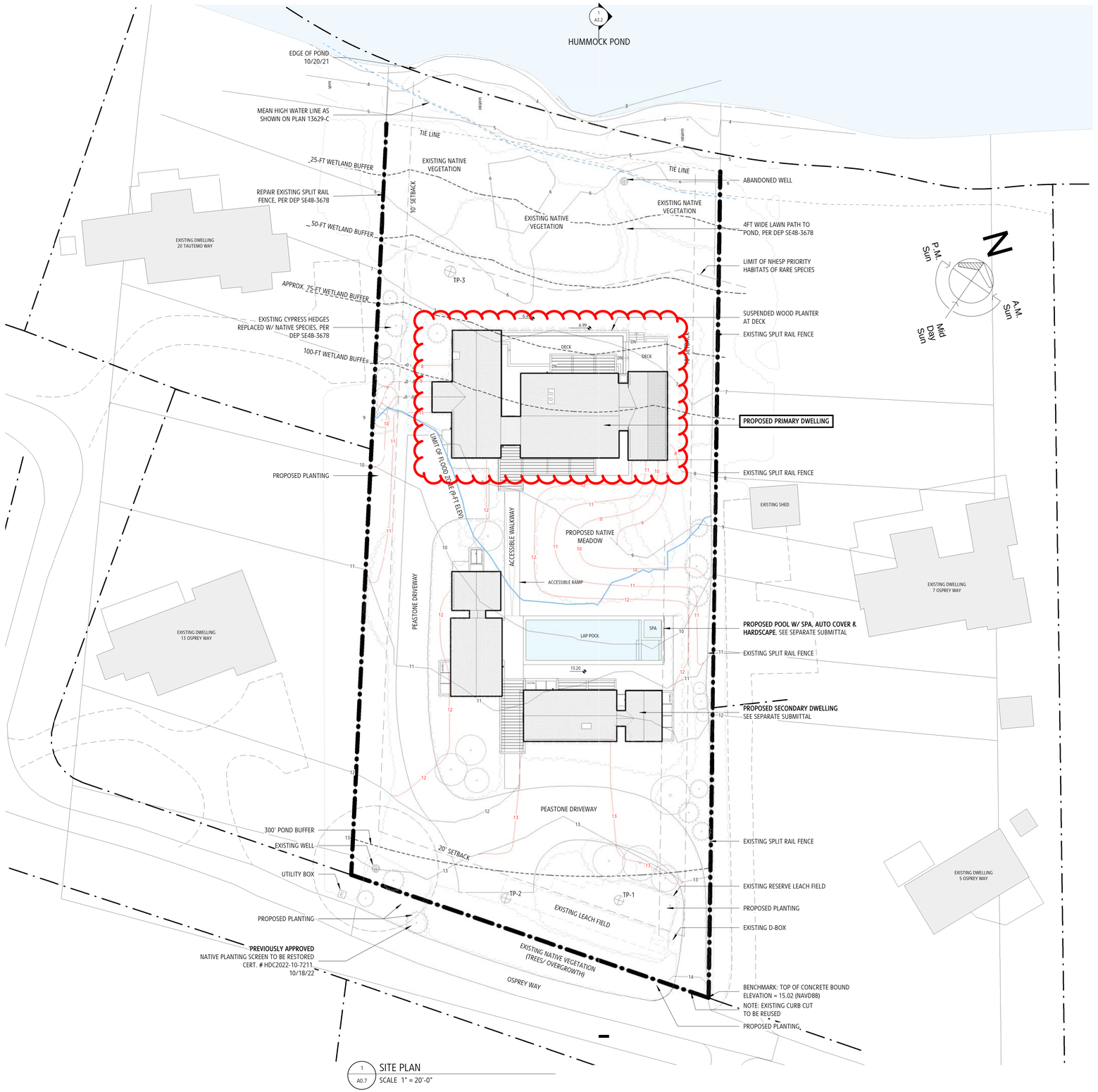
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

SITE PLAN COMPARISON

A0.6



1 / A0.7 SITE PLAN
SCALE 1" = 20'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

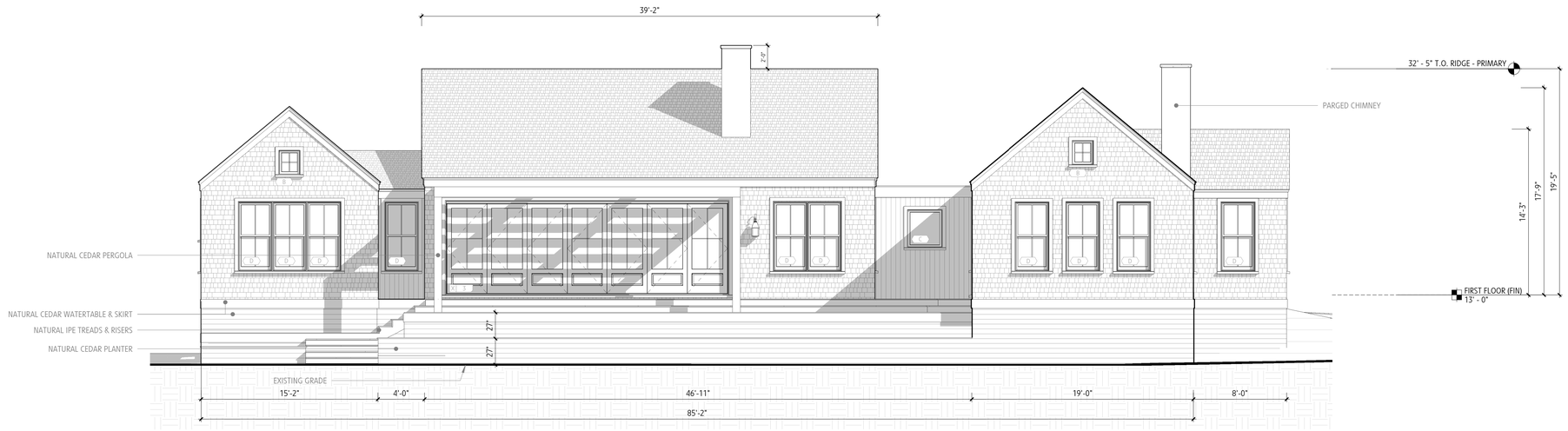
NOT FOR CONSTRUCTION

SITE PLAN

A0.7



PREVIOUSLY SUBMITTED - PRIMARY DWELLING NORTH ELEVATION



2 / A2.1 PRIMARY DWELLING NORTH ELEVATION

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

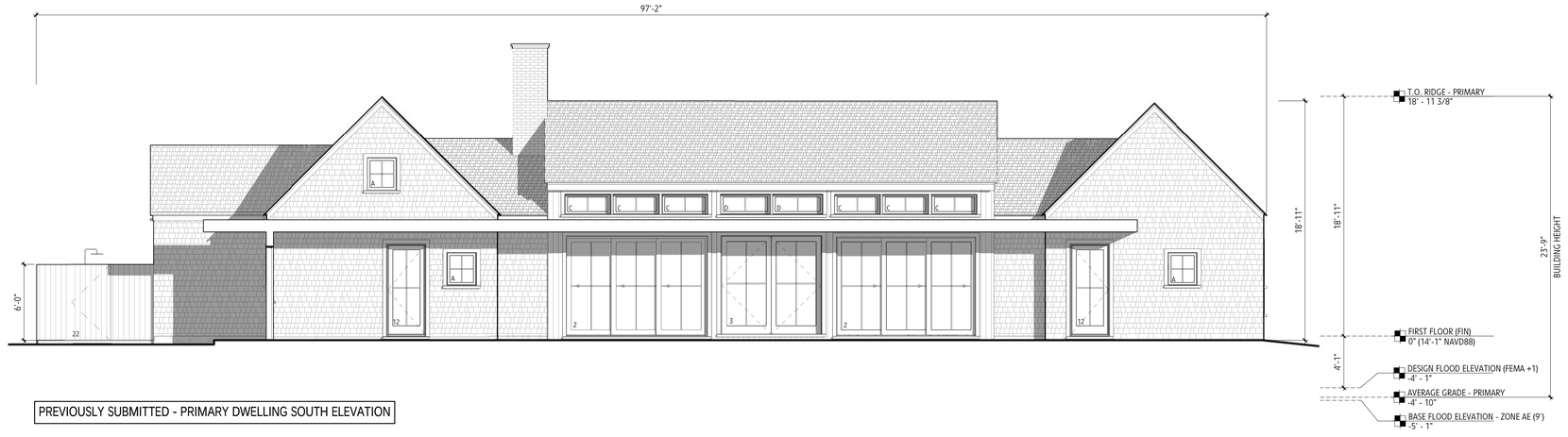
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

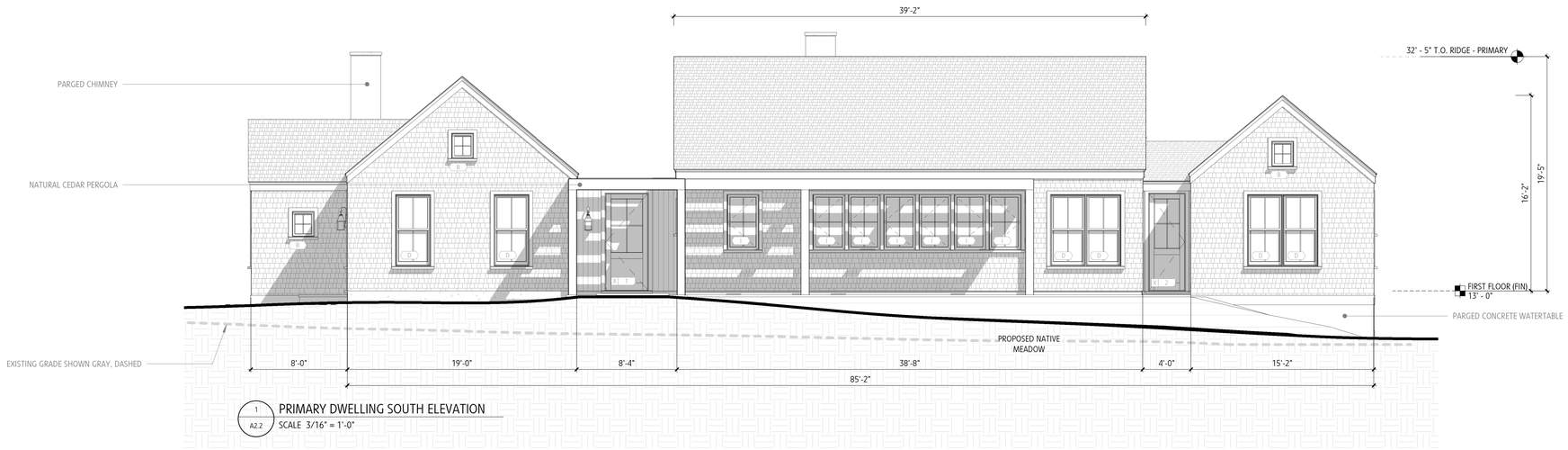
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1



PREVIOUSLY SUBMITTED - PRIMARY DWELLING SOUTH ELEVATION



1 / A2.2 PRIMARY DWELLING SOUTH ELEVATION
SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

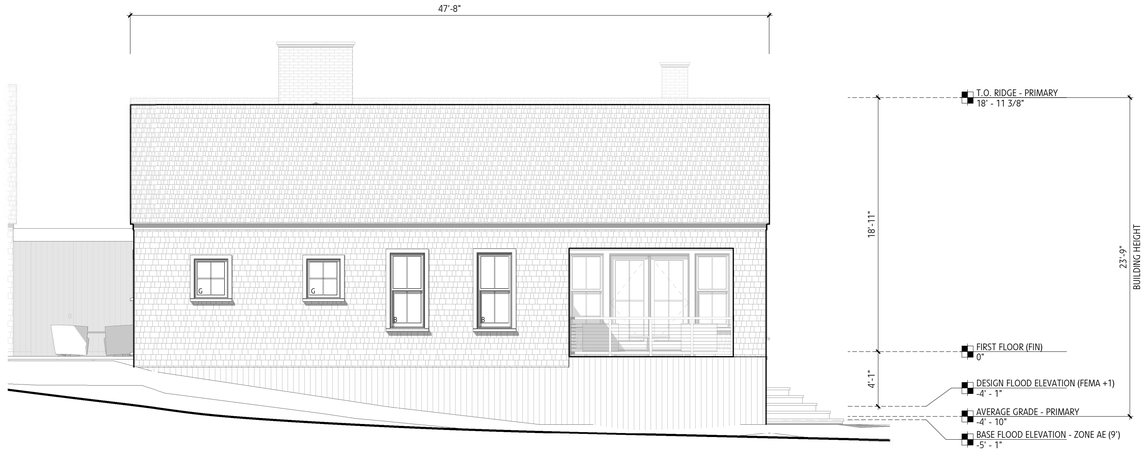
DRAWING REVISED:

NOTES:

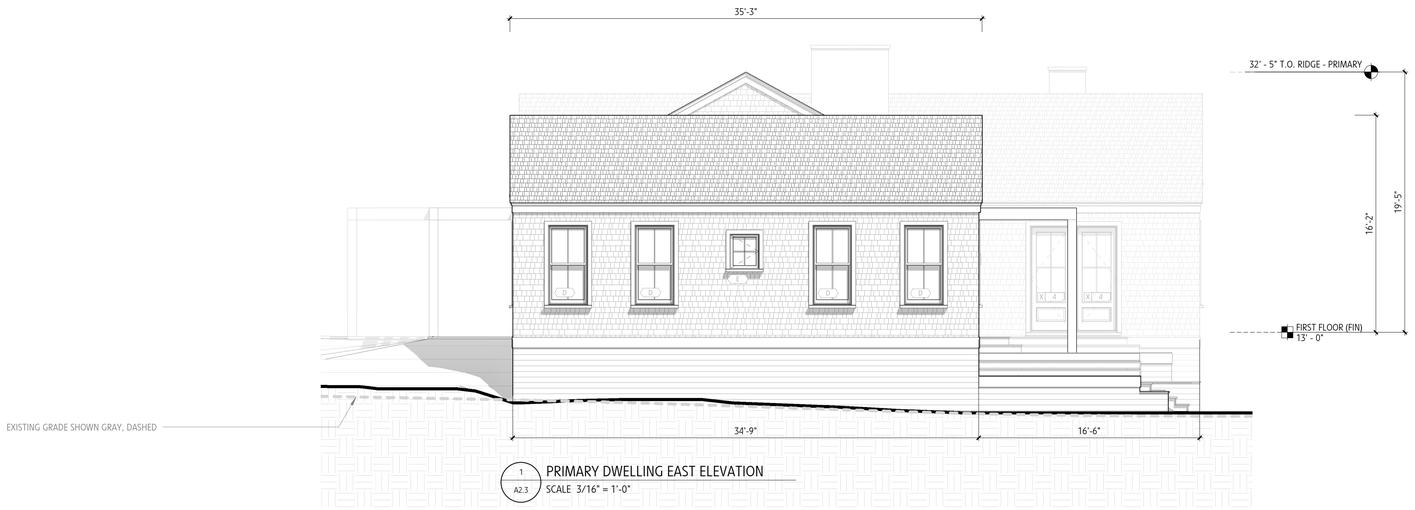
24x36 SHEETS -
SCALE AS INDICATED

EXTERIOR ELEVATIONS

A2.2



PREVIOUSLY SUBMITTED - PRIMARY DWELLING EAST ELEVATION



1 / A2.3 PRIMARY DWELLING EAST ELEVATION

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

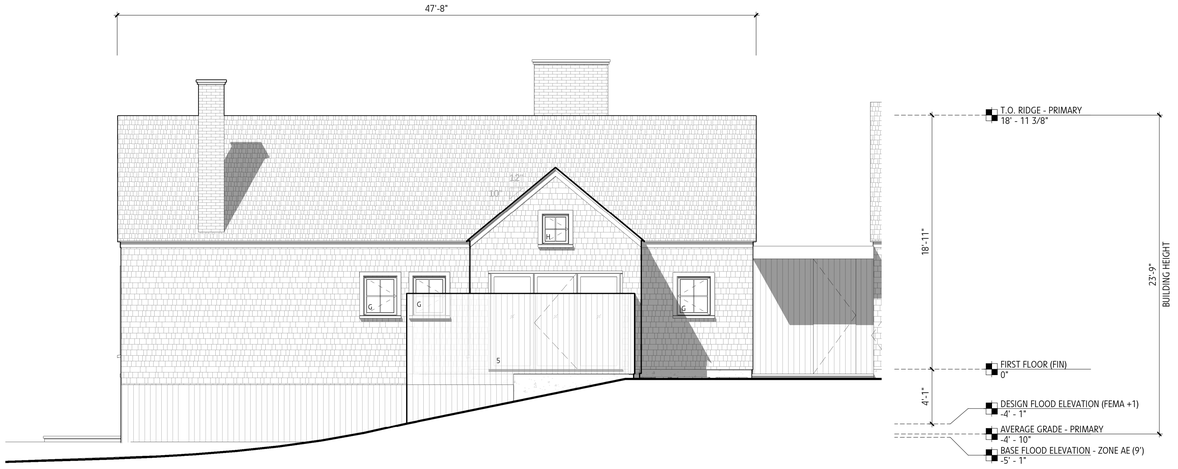
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A2.3



PREVIOUSLY SUBMITTED - PRIMARY DWELLING WEST ELEVATION



1 / A2.4 PRIMARY DWELLING WEST ELEVATION

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

EXTERIOR ELEVATIONS

A2.4



3 VIEW KEY PLAN



1. EXISTING VIEW FROM OSPREY WAY

REVISE SCALE

CONFIRM PROPOSED TREE SPECIES

INFILL

cobblestone apron 10'



2. PROPOSED VIEW FROM OSPREY WAY



3. PROPOSED VIEW FROM OSPREY WAY (ANGLED)

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

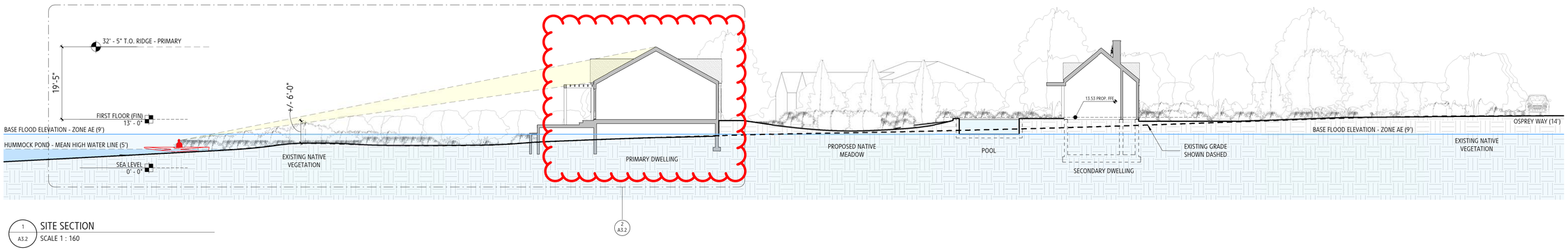
DRAWING REVISED:

NOTES:

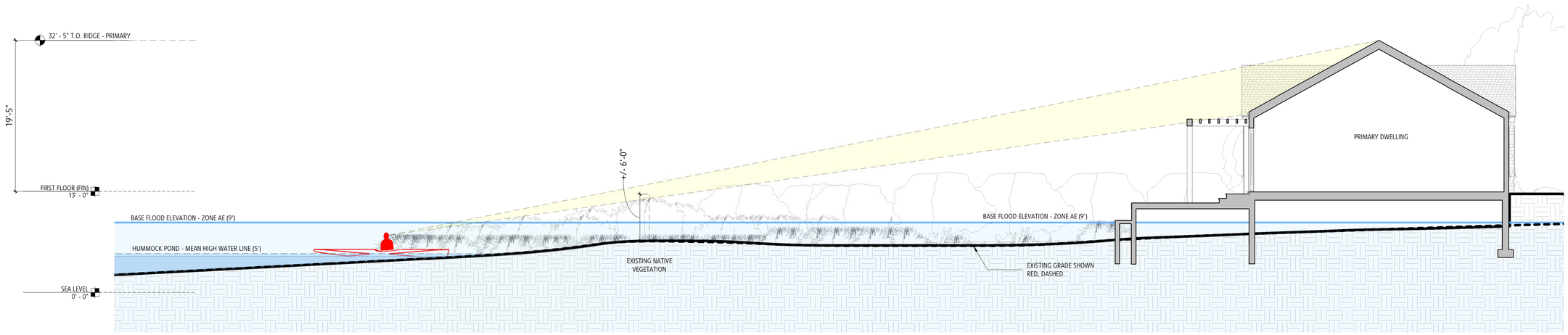
24x36 SHEETS -
SCALE AS INDICATED

PERSPECTIVES -
OSPREY WAY -

A2.5



1 / A3.2 SITE SECTION
SCALE 1 : 160



2 / A3.2 SITE SECTION - ENLARGED
SCALE 1 : 80

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

SITE SECTION

A3.2



1A. EXISTING KAYAKER'S VIEW FROM EAST POND EDGE



2A. EXISTING KAYAKER'S VIEW FROM CENTER POND EDGE



3A. EXISTING KAYAKER'S VIEW FROM WEST POND EDGE



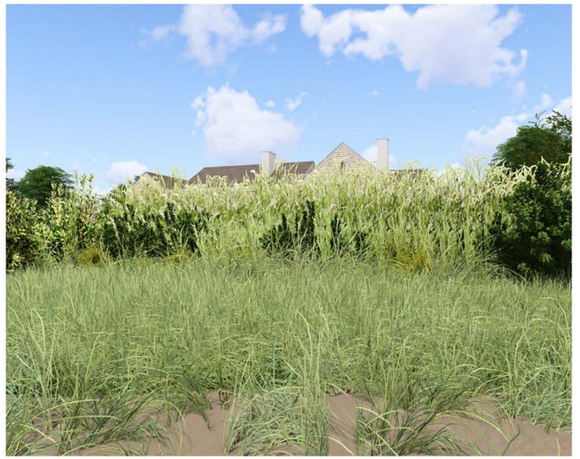
3 / A4.3 VIEW KEY PLAN
SCALE 1" = 40'-0"



1B. PROPOSED KAYAKER'S VIEW FROM EAST POND EDGE



2B. PROPOSED KAYAKER'S VIEW FROM CENTER POND EDGE



3B. PROPOSED KAYAKER'S VIEW FROM WEST POND EDGE

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

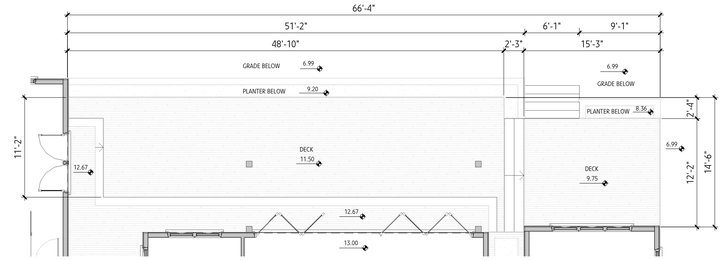
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

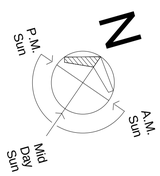
NOT FOR CONSTRUCTION

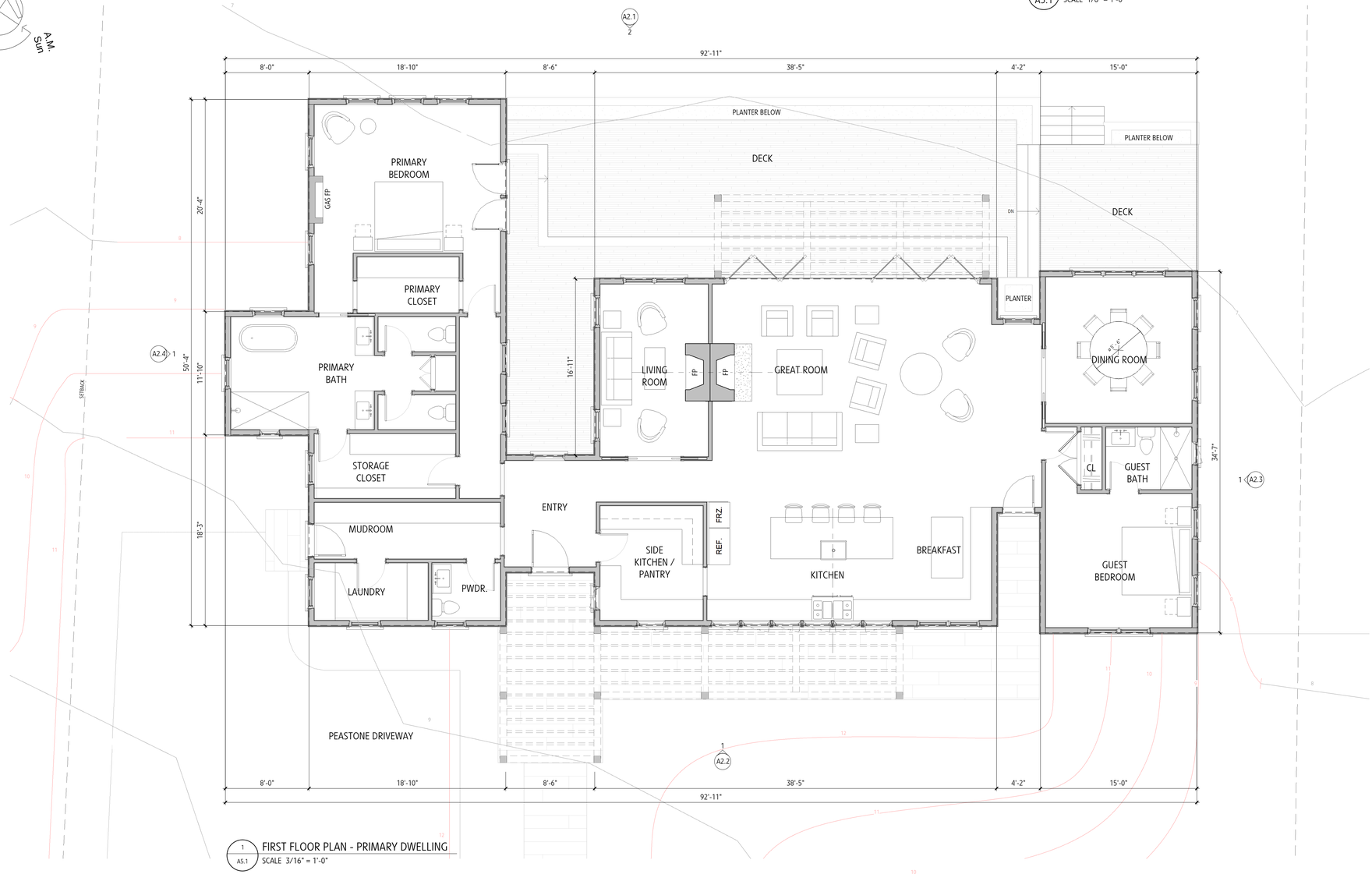
PERSPECTIVES

A4.3



2 / A5.1 DECK - PRIMARY DWELLING
SCALE 1/8" = 1'-0"





1 / A5.1 FIRST FLOOR PLAN - PRIMARY DWELLING
SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

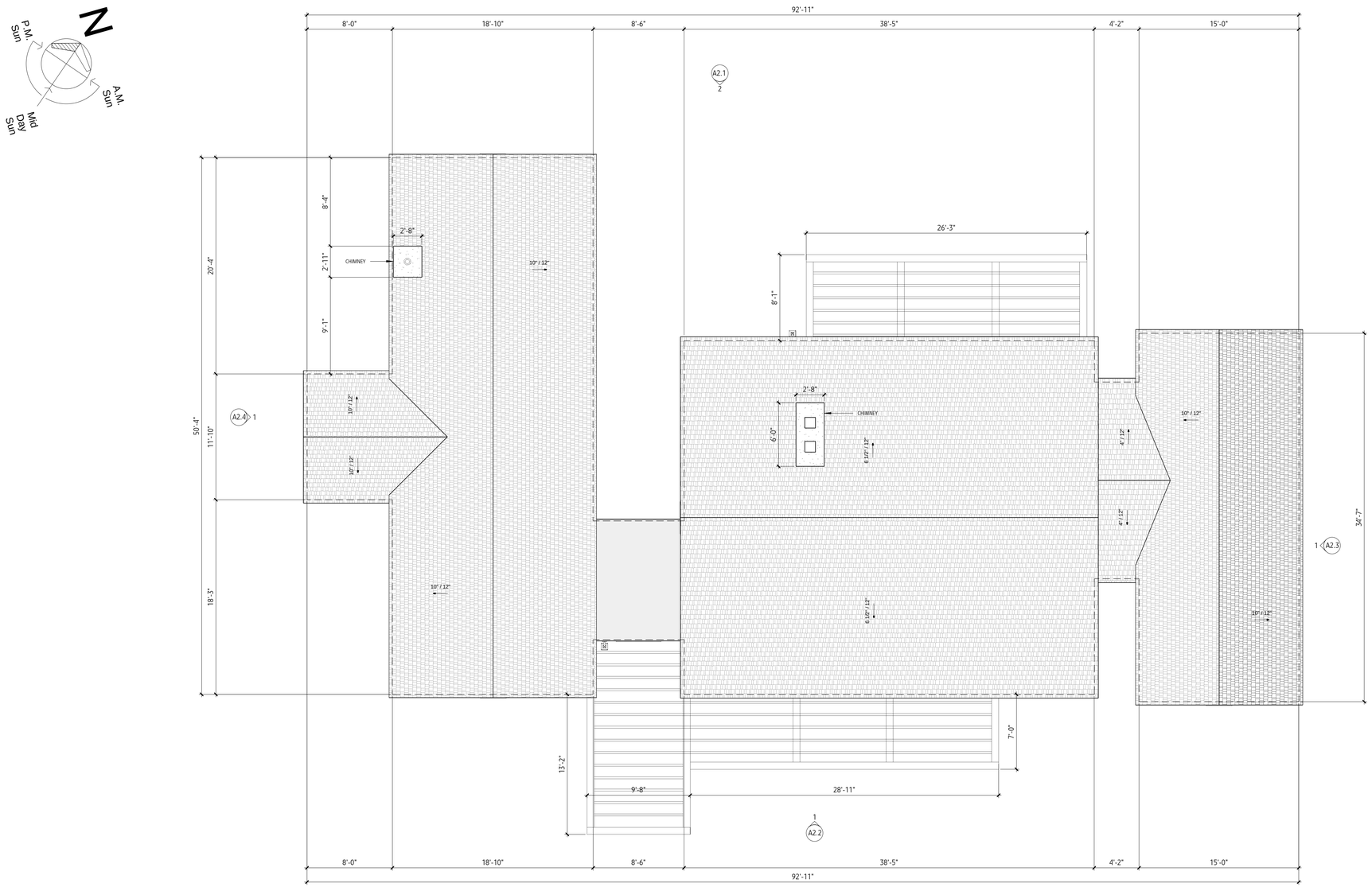
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

A5.1



1 / A5.3 ROOF PLAN - PRIMARY DWELLING

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

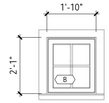
24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

ROOF PLAN

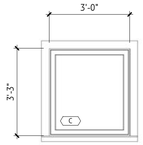
A5.3

WINDOW TYPES



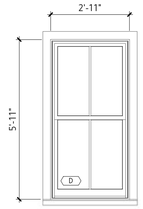
WINDOW TYPE - B

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



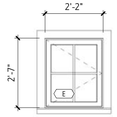
WINDOW TYPE - C

DIVISION TYPE:	N/A
LITES:	N/A
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



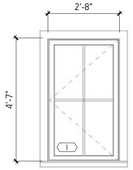
WINDOW TYPE - D

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	DOUBLE HUNG
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



WINDOW TYPE - E

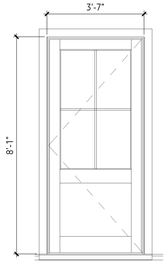
DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



WINDOW TYPE - I

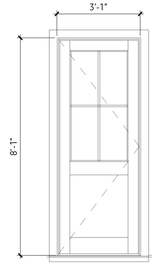
DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN

DOOR TYPES



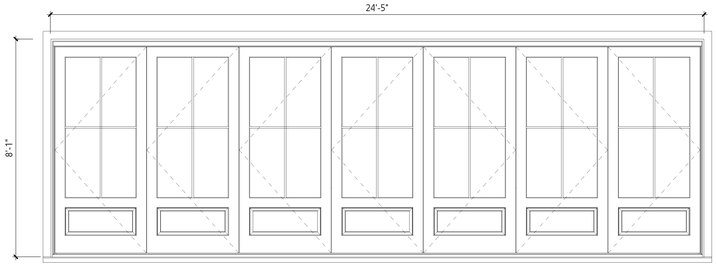
DOOR TYPE - 1

DIVISION TYPE:	SDL
LITES PER PANEL:	4
PANELS:	1
DOOR TYPE:	SWINGING ENTRY DOOR
MATERIAL:	MAHOGANY
COLOR:	CLEAR FINISH
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



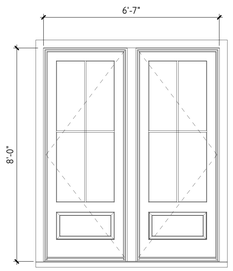
DOOR TYPE - 2

DIVISION TYPE:	SDL
LITES PER PANEL:	4
PANELS:	1
DOOR TYPE:	SWINGING
MATERIAL:	MAHOGANY
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



DOOR TYPE - 3

DIVISION TYPE:	SDL
LITES PER PANEL:	4
PANELS:	7
DOOR TYPE:	FOLDING
MATERIAL:	MAHOGANY
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



DOOR TYPE - 4

DIVISION TYPE:	SDL
LITES PER PANEL:	4
PANELS:	2
DOOR TYPE:	SWINGING
MATERIAL:	MAHOGANY
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

WINDOW & DOOR TYPES

A6.1

ADDRESS: 11 OSPREY WAY
DATE HEARD: FEBRUARY 6TH, 2024
SITTING BOARD: VOTING: WELCH, CAMP, COOMBS, OLIVER, THORNEWILL
ALT. PATTEN, PAUL

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

If your application was HOLD FOR REVISIONS:

CH	Date submitted to 2 Fairgrounds Road: 3/20/25
CH	Address & HDC Case Number (ie HDC2020-05-0265): 11 OSPREY WAY HDC2024-01-9771
CH	Copy of Minutes (application item circled)
CH	Reduced (8 ½ x 11) copy of application
CH	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
CH	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
CH	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
CH	One set reduced plans: 8 ½ x11
CH	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.
CH	Submit documents to PLUS at 2 Fairgrounds Road
CH	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: 3/20/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

11 OSPREY WAY - SECONDARY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 3

Street & Number of Proposed Work: 11 Osprey Way

Owner of record: CMR 11 Osprey LLC

Mailing Address: PO Box 160911

Miami, FL 33116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Christopher Hall Architects, Inc.

Mailing Address: 29 Meetinghouse Lane

Little Compton, RI 02837

Contact Phone #: 508-863-9797 E-mail: chall@challarchitect.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

SECONDARY DWELLING

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-01-9771

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

Size of Structure or Addition: Length: 83'-4" Sq. Footage 1st floor: 1,318 SF Decks/Patio: Size: 10'-5" X 55'-9" ☒ 1st floor ☐ 2nd floor

Width: 66'-11" Sq. footage 2nd floor: _____ Size: 8'-9" X 29'-9" ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Varies, see elevation South 1'-0", varies, see elevation East Varies, see elevation West 0'-18", varies, see elevation

Height of ridge above final finish grade: North 18'-11" South 19'-1" East 16'-2" West 20'-1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation — Length reduced by 3'-7", building height and fenestration also reduced.
2. South Elevation — Massing revised to be more additive and organic. Flanking gable heights reduced.
3. West Elevation — Building length and height reduced.
4. North Elevation — Massing revised to be more additive and organic. Flanking gable heights & fenestration reduced.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Varies, see elev. ☐ 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.) Natural Red Cedar Shakes

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x2 over 1X8 Rake 1x2 over 1X8 Soffit (Overhang) 3" Corner boards _____ Frieze _____

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 8x8 Cedar

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other Clad aluminum sash, natural to weather wood casings & sill

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin Windows & Doors

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways 3/8" minus round peastone Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural white cedar shingles Clapboard (if applicable) _____ Roof Natural red cedar shakes

Trim Natural cedar Sash Quaker Gray Doors Quaker Gray

Deck Natural Ipe Foundation Cement parge, 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 3/14/25 Signature of owner of record _____ Signed under penalties of perjury

	Welch - Recommended the creation of perspective views from both the pond and the street to visualize the entire ensemble as it will appear after proposed revisions. - Stated the requirement and benefit of showing views from the sides of the project to capture any oblique angles that might reveal structures visible from the pond. - Suggested that, given the capacity for such visualization, views from both the left and right sides should be provided. This would allow commission members to fully understand what would be visible from the pond, requesting these additional perspectives to supplement the current documentation. - Requested additional perspective views from the street side, specifying the need for left, right, and center angles. - Highlighted the value of visual representations in understanding the project's impact, emphasizing that a picture is worth a thousand words. - Suggested that these visual aids will assist the Historic District Commission (HDC) in making informed decisions based on visual assessments. - Indicated that these images should be included in the project file for review, stating that if the visual representations are deemed acceptable, the project can proceed; otherwise, adjustments will be necessary.
Motion	**Motion to hold for revisions and additional information as discussed. (Made by: Camp) (01:33:03)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)
	Certificate # HDC2024 – (as noted)

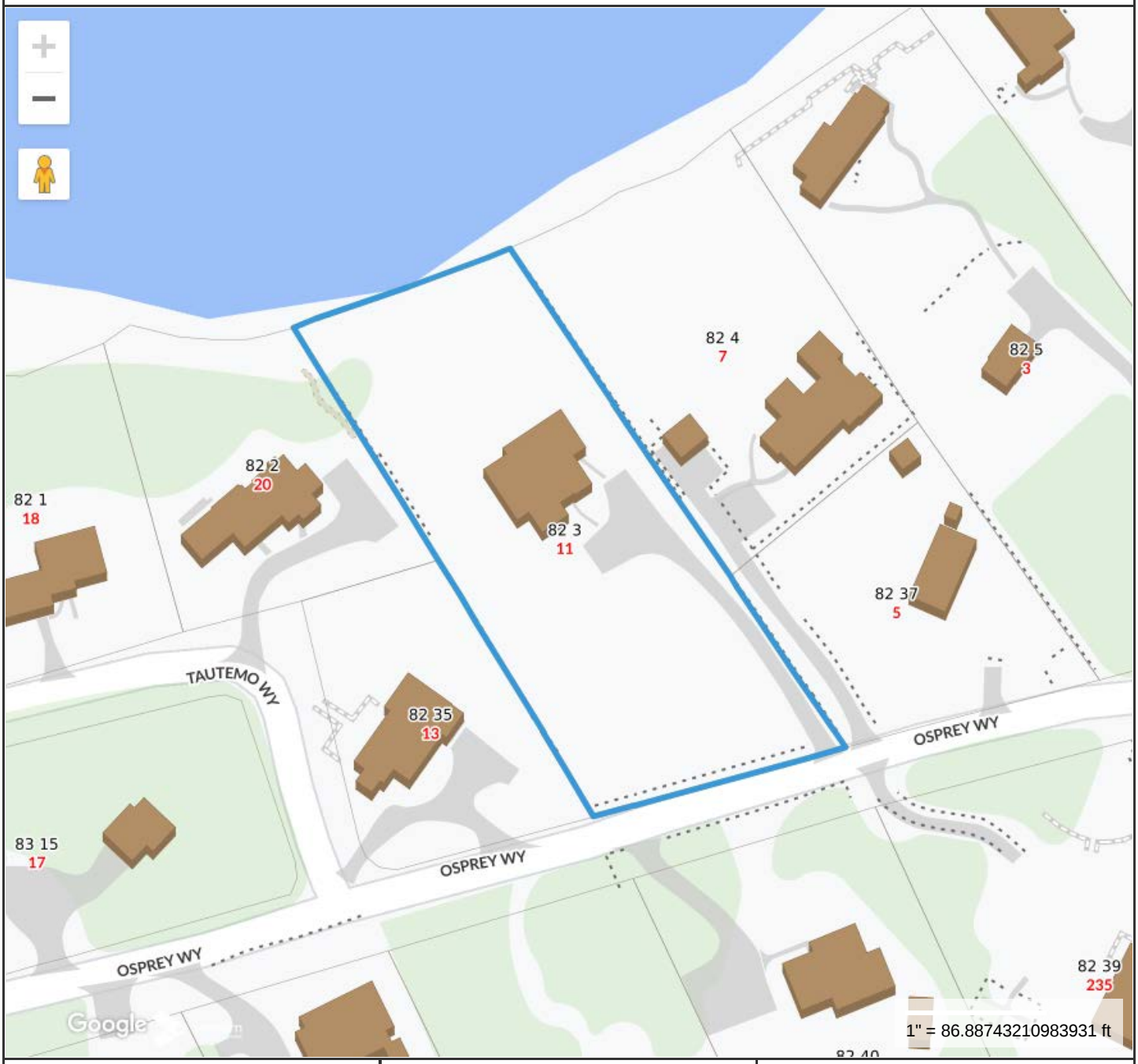
13. CMR 11 Osprey LLC | 11 Osprey Way | Secondary Dwelling | 82/3 | Christopher Hall Arch

Voting:	Welch, Camp, Coombs, Oliver, Thornewill
Alternates	Patten, Paul
Representative	Christopher Hall
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Oliver** - Appreciated the single-story design but pointed out the absence of a distinct front door, noting the central area is open to courtyards. - Expressed concern about visibility through the open space and building to the pond, similar to issues with a previous application. - Mentioned the lack of architectural elements that convey the building as a welcoming home. - Voiced concerns about visibility into the courtyard and through the structure, especially at night. - Inquired about the material of the connector wings, questioning if they are made of barn board intended to naturally weather, to which the answer was affirmative. **Coombs** - Highlighted a discrepancy between the mentioned width of 80 feet for the structure and the Historic District Commission's (HDC) preference for a maximum width of 60 feet. - Criticized the design for resembling two block-like structures without integrating the existing vegetation and landscape. - Noted concern over the development of seven buildings on the property, which could significantly reduce the natural landscape. - Requested a streetscape or waterscape view to visualize how all the proposed structures will appear together on the double lot, emphasizing the need to understand the cumulative impact from different perspectives, such as from the pond. - Stressed the importance of seeing a comprehensive view to accurately assess the project's overall effect on the area. **Welch**

	- Clarified the request for a two-dimensional streetscape representation to illustrate the view as seen from both the pond and the street. **Thornewill** - Agreed with previous comments, expressing concern over the building's length and its fortress-like appearance, which seemingly contradicts the intent to conceal the pool due to an opening leading directly to it. - Criticized the overall development plan for forming a large rectangular block, which does not align with the neighborhood's character, where buildings typically are positioned more irregularly and scattered across their lots. - Described the proposed structure as a monolith, which is highly atypical for the area, suggesting a more random and organic organization would be more fitting. - Commented on the architectural style as being rigid and although aesthetically pleasing, not suitable for the Madaket area. **Camp** - Echoed the use of terms like "monolithic" and "setback to setback" used by others to describe the proposed structure. - Highlighted concerns that, despite potential vegetation on Osprey, the structure's very long, unbroken ridge line would still be visible, further emphasizing its incompatibility with the landscape. - Critiqued the project for not integrating with the natural environment, describing it as block-like and fortress-like. **Welch** - Observed that the appearance of the proposed structure is significantly longer than the other primary dwelling, deeming it inappropriate due to its size. - Described the plan as ambitious but suggested a need for reduction in its horizontal extent ("less left to right") and for the massing to be diversified across different axes, particularly along the perpendicular axis, to integrate the desired square footage more effectively. - Supported the idea, initially proposed by Diane, of providing an elevation streetscape in addition to perspective drawings to give a comprehensive view of how the structure integrates with its surroundings.
Motion	**Motion to hold for revisions and additional information, specifically a perspective view of the South elevation, and a streetscape view from the pond and from the house on that South elevation, as well as views of the main building from the pond. (Made by: Camp) (01:56:06)**
Roll-Call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)
	Certificate # HDC2024 – (as noted)

14. CMR 11 Osprey LLC 11 Osprey Way Cabana 82/3 Christopher Hall Arch

Voting:	Welch, Camp, Coombs, Oliver, Thornewill
Alternates	Patten, Paul
Representative	Christopher Hall
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments	-
Public Comments	-
Comments/Concerns	**Coombs** - Expressed confusion regarding the perceived height of a chimney, noting discrepancies in its appearance between different views in the provided images. - Suggested that adding topographical details to the land's presentation could clarify the chimney's height relative to the property's slope. - Commented that the Cabanas' design and positioning seem acceptable, but the chimney appears disproportionately tall and lacks typical surrounding architectural features, which might not be unfavorable. - Expressed a desire to know the proposed structures' distance from the property's edge to assess visibility concerns, especially through glass areas that might offer views through the building.



Property Information

Property ID	7938
Location	11 OSPREY WY
Owner	CMR 11 OSPREY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

DOCUMENTS ISSUED FOR:	HDC SUBMITTAL	SECONDARY DWELLING	MARCH 20TH, 2025

PERSPECTIVE VIEW



VIEW FROM PRIVATE DRIVEWAY

ZONING SUMMARY

ASSESSOR'S REFERENCE: MAP 82 PARCEL 3

ZONING SUMMARY

ZONING:	VILLAGE RESIDENTIAL (VR)
MIN.LOT:	20,000 SF
LOT SIZE:	43,278 SF
MIN. FRONTAGE:	100'
FRONT YARD SETBACK:	20'
SIDE AND REAR SETBACK:	10'
MAX. BUILDING HEIGHT:	30'
ALLOWABLE G.C.R.:	10%
EXISTING G.C.R.:	7%
PROPOSED G.C.R.:	9.9%

OVERLAY DISTRICT APPLICABILITY

FLOOD HAZARD
HUMMOCK POND WATERSHED ZONE A

AREA SUMMARY

(ENCLOSED SPACES)

1. PRIMARY DWELLING:	3,006 SF
2. SECONDARY DWELLING:	1,318 SF

GROUND COVER CALCULATION

MAX ALLOWABLE COVERAGE:	10% (4,327 SF)
EXISTING COVERAGE:	
1. PRIMARY DWELLING:	4% (1,744 SF)
2. SECONDARY DWELLING:	3% (1,340 SF)
TOTAL:	7.1% (3,114 SF)
PROPOSED COVERAGE:	
1. PRIMARY DWELLING:	6.9% (3,006 SF)
2. SECONDARY DWELLING:	3.0% (1,318 SF)
TOTAL:	9.9% (4,324 SF)

ADDITIONAL STRUCTURES:
NONE

SECONDARY DWELLING MIN. 20% LESS RULE

PRIMARY DWELLING G.C.:	3,006 SF
20% OF PRIMARY DWELLING:	601 SF
SECONDARY DWELLING MAXIMUM G.C.:	2,405 SF
SECONDARY DWELLING G.C.:	1,318 SF

PROJECT DIRECTORY

ARCHITECT

CHRISTOPHER HALL ARCHITECTS, INC.
1 WALNUT STREET, BOSTON, MA 02108
PH. 617-263-0175

29 MEETINGHOUSE LANE,
LITTLE COMPTON, RI 02837
PH. 508-863-9797

CHALLARCHITECTS.COM

STRUCTURAL ENGINEER

CRAFT ENGINEERING STUDIO
39 W. 38TH STREET, SUITE. 6E
NEW YORK, NY 10018
PH. 646-912-9867

GENERAL CONTRACTOR

ROSS CORPORATION
NANTUCKET, MA 02554
PH. 508-246-2836

DRAWING DIRECTORY

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION DATE
HDC 02 - SECONDARY DWELLING			
A 0 . 0	COVER SHEET	03/20/25	
A 0 . 1	EXISTING CONDITIONS - OSPREY WAY	03/20/25	
A 0 . 2	EXISTING CONDITIONS - PROPERTY LINES	03/20/25	
A 0 . 3	EXISTING CONDITIONS - VIEWS FROM HUMMOCK POND	03/20/25	
A 0 . 4	NEIGHBORHOOD CONTEXT (PREVIOUSLY SUBMITTED)	03/20/25	
A 0 . 5	NEIGHBORHOOD CONTEXT	03/20/25	
A 0 . 6	SITE PLAN COMPARISON	03/20/25	
A 0 . 7	SITE PLAN	03/20/25	
A 2 . 0	PERSPECTIVES - OSPREY WAY	03/20/25	
A 2 . 1	EXTERIOR ELEVATIONS	03/20/25	
A 2 . 2	EXTERIOR ELEVATIONS	03/20/25	
A 2 . 3	EXTERIOR ELEVATIONS	03/20/25	
A 2 . 4	EXTERIOR ELEVATIONS	03/20/25	
A 2 . 5	EXTERIOR ELEVATIONS	03/20/25	
A 3 . 2	SITE SECTION	03/20/25	
A 4 . 3	PERSPECTIVES	03/20/25	
A 5 . 1	BASEMENT PLAN	03/20/25	
A 5 . 2	FIRST FLOOR PLAN	03/20/25	
A 5 . 4	ROOF PLAN	03/20/25	
A 6 . 1	WINDOW & DOOR TYPES	03/20/25	

PROJECT LOCUS



NANTUCKET LOCUS N.T.S.



11 OSPREY WAY - MAP 82 PARCEL 3 N.T.S.

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE FIRST ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

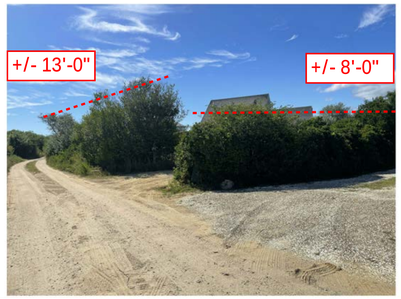
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

COVER SHEET - S

A0.0



1.



2.



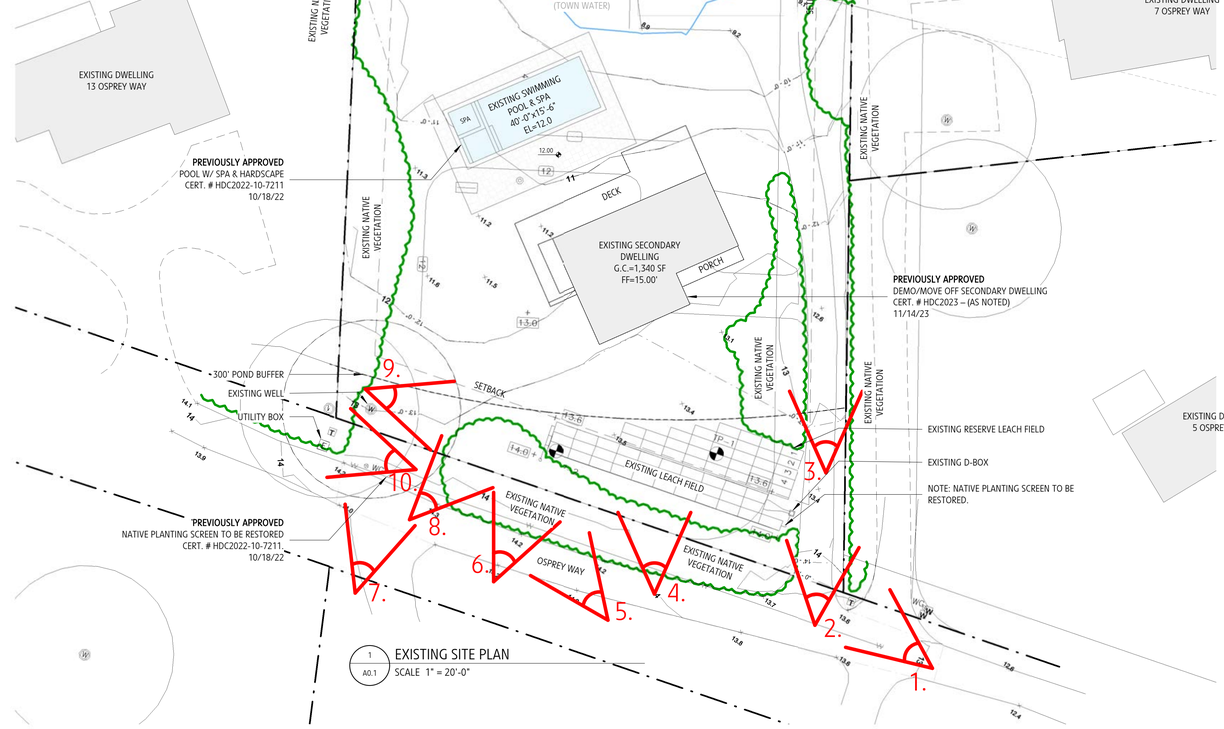
3.



4.



5.





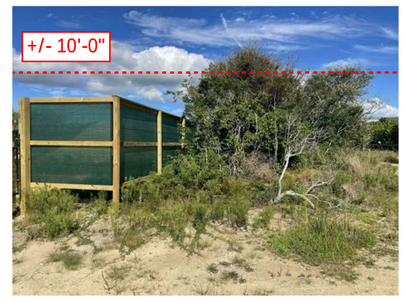
6.



7.



8.



9.



10.

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXISTING CONDITIONS - OSPREY WAY

A0.1



1.

REPLACED NATIVE SPECIES,
PER DEP SE48-3678



2.



3.

PREVIOUSLY APPROVED
POOL W/ SPA & HARDSCAPE
CERT. # HDC2022-10-7211
10/18/22

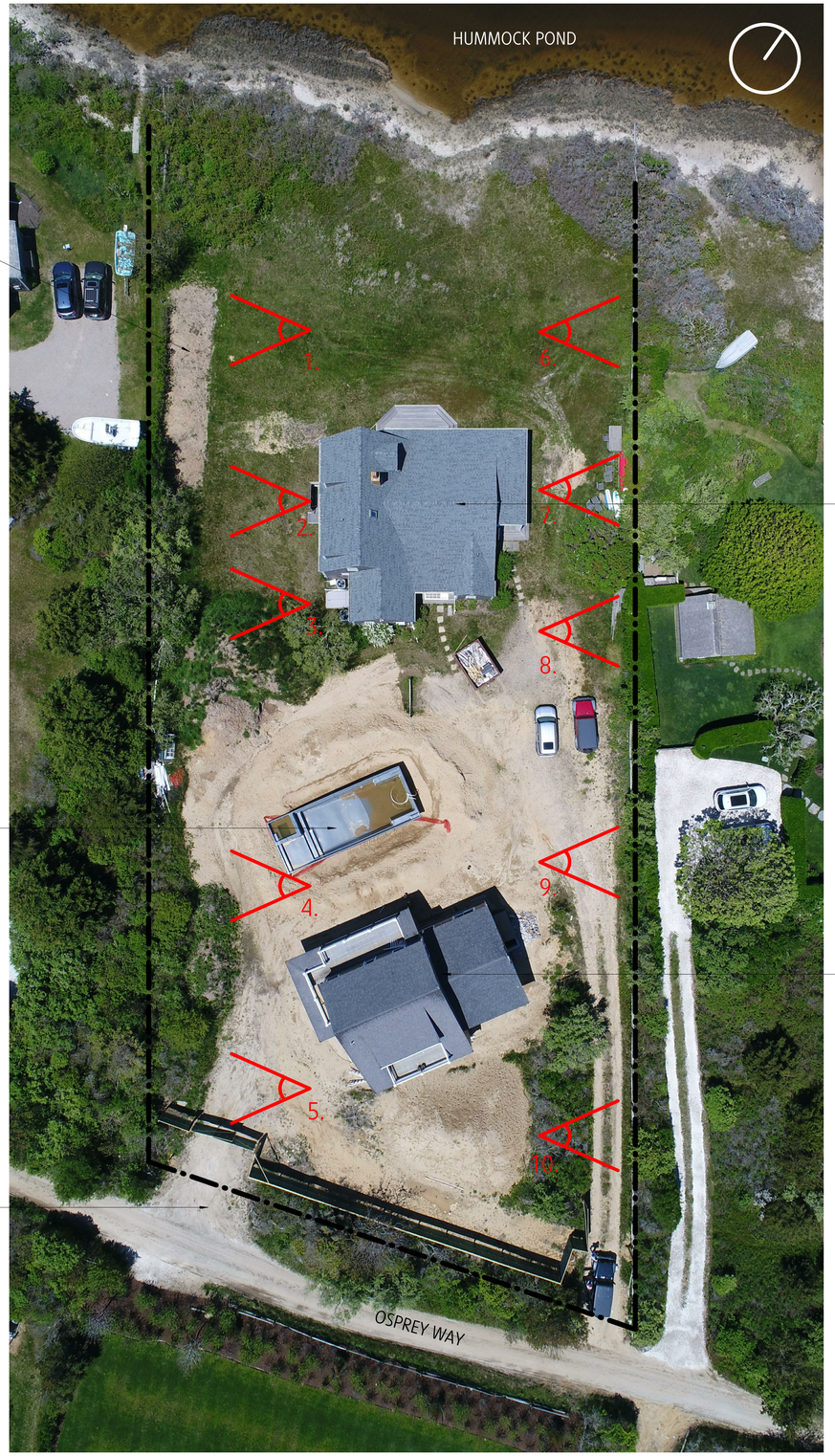


4.

PREVIOUSLY APPROVED
NATIVE PLANTING SCREEN TO BE RESTORED
CERT. # HDC2022-10-7211.
10/18/22



5.

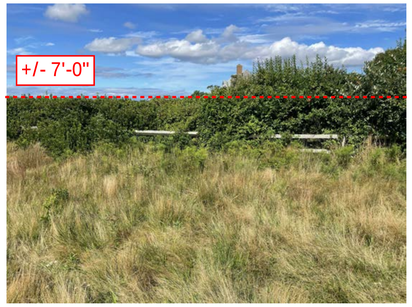


AERIAL VIEW OF PROJECT SITE - 11 OSPREY WAY

NOTE: SITE IS UNDER CONSTRUCTION

PREVIOUSLY APPROVED
DEMO/MOVE OFF PRIMARY DWELLING
CERT. # HDC2023 – 10-9352
12/12/23

PREVIOUSLY APPROVED
DEMO/MOVE OFF SECONDARY DWELLING
CERT. # HDC2023 – (AS NOTED)
11/14/23



6.



7.



8.



9.



10.

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

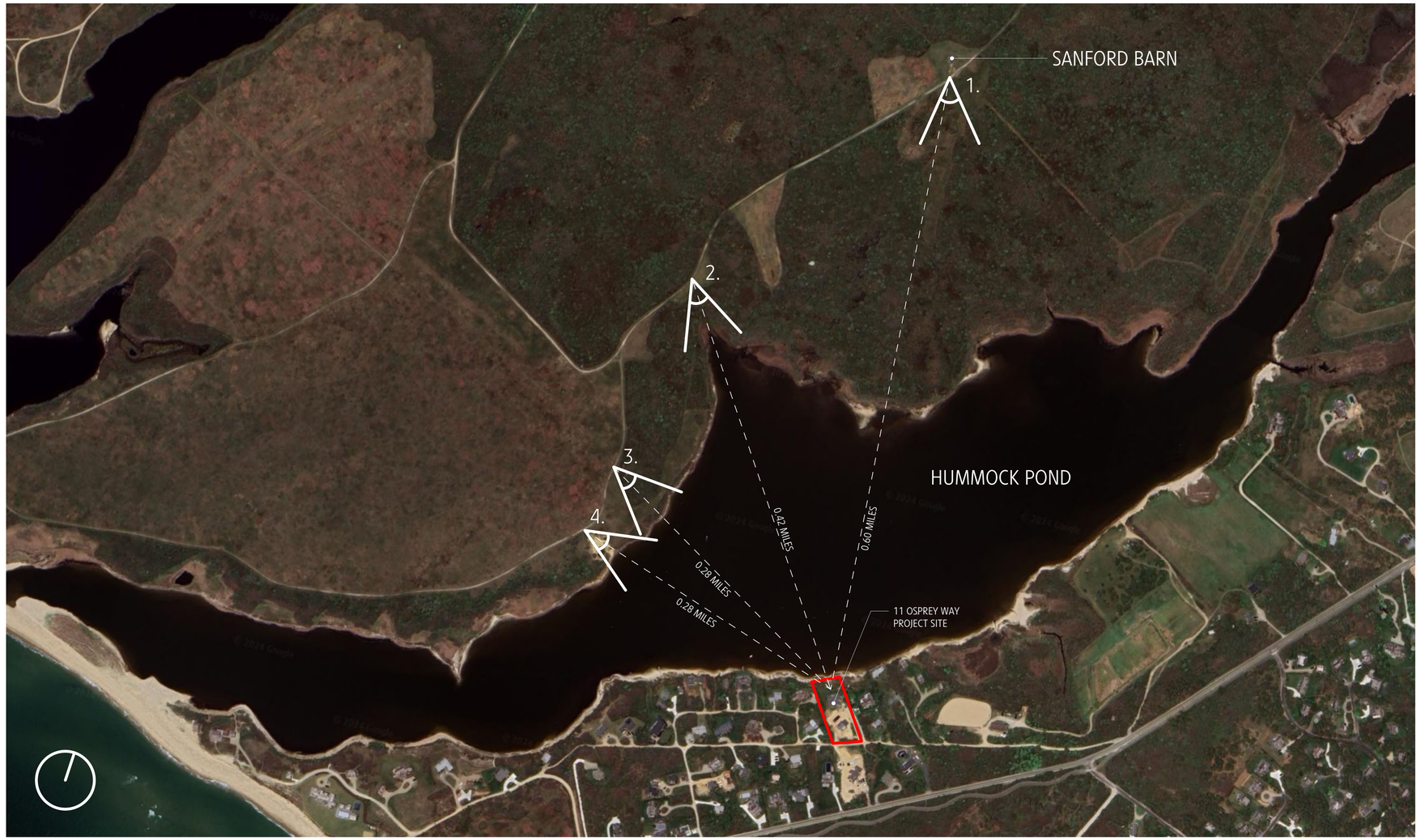
DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

EXISTING CONDITIONS
- PROPERTY LINES

A0.2



AERIAL VIEW OF HUMMOCK POND & SANFORD FARM



1. VIEW FROM SANFORD BARN



2. VIEW DIRECTLY ACROSS FROM PROPERTY



3. VIEW FROM CLOSEST POINT TO PROPERTY



4. VIEW FROM BEACHSIDE TRAIL

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

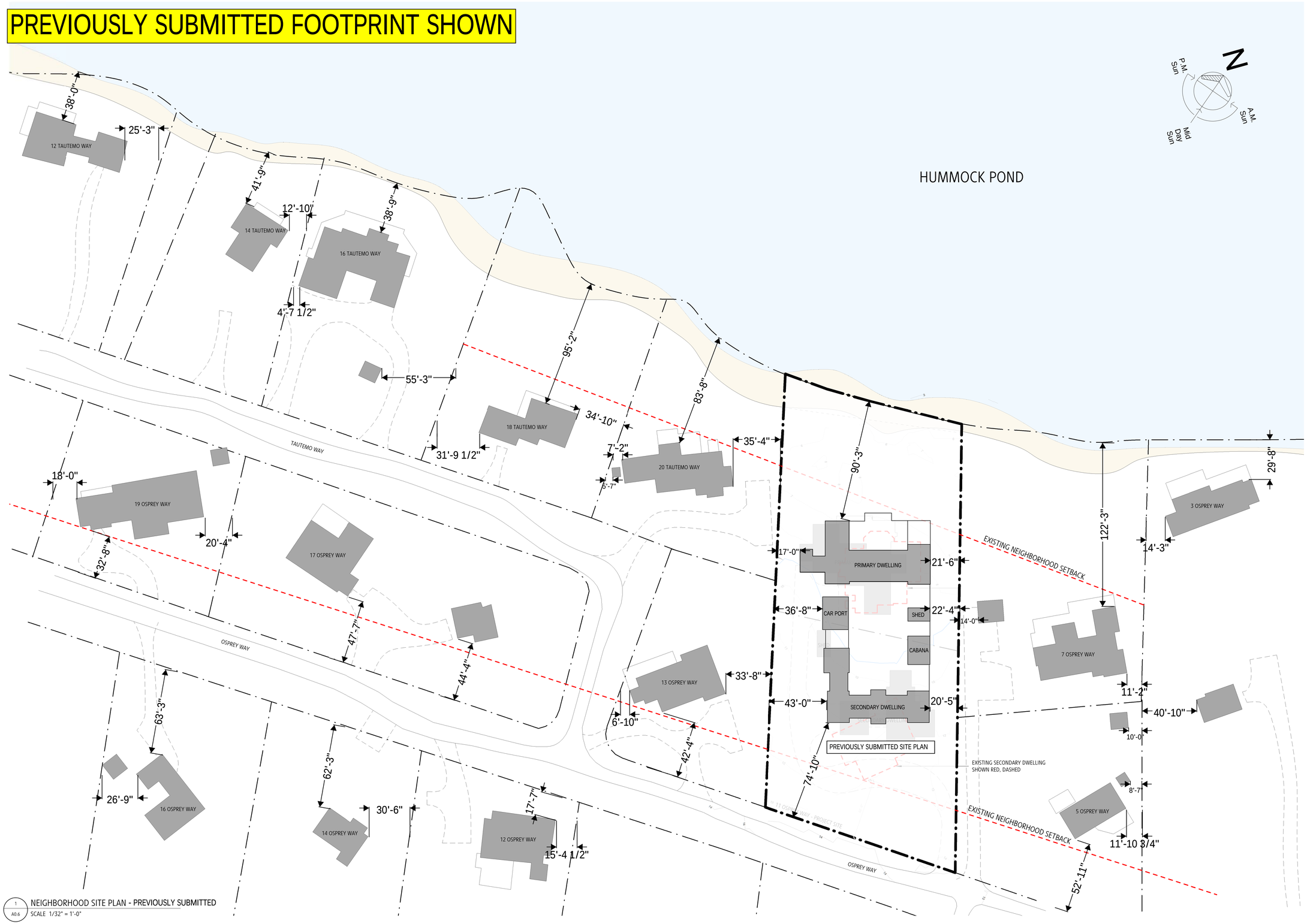
24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXISTING CONDITIONS - VIEWS FROM HUMMOCK POND

A0.3

PREVIOUSLY SUBMITTED FOOTPRINT SHOWN



1 A0.6 NEIGHBORHOOD SITE PLAN - PREVIOUSLY SUBMITTED
SCALE 1/32" = 1'-0"

NOTE: DIMENSIONS TO NEIGHBORING BUILDINGS ARE ESTIMATED

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

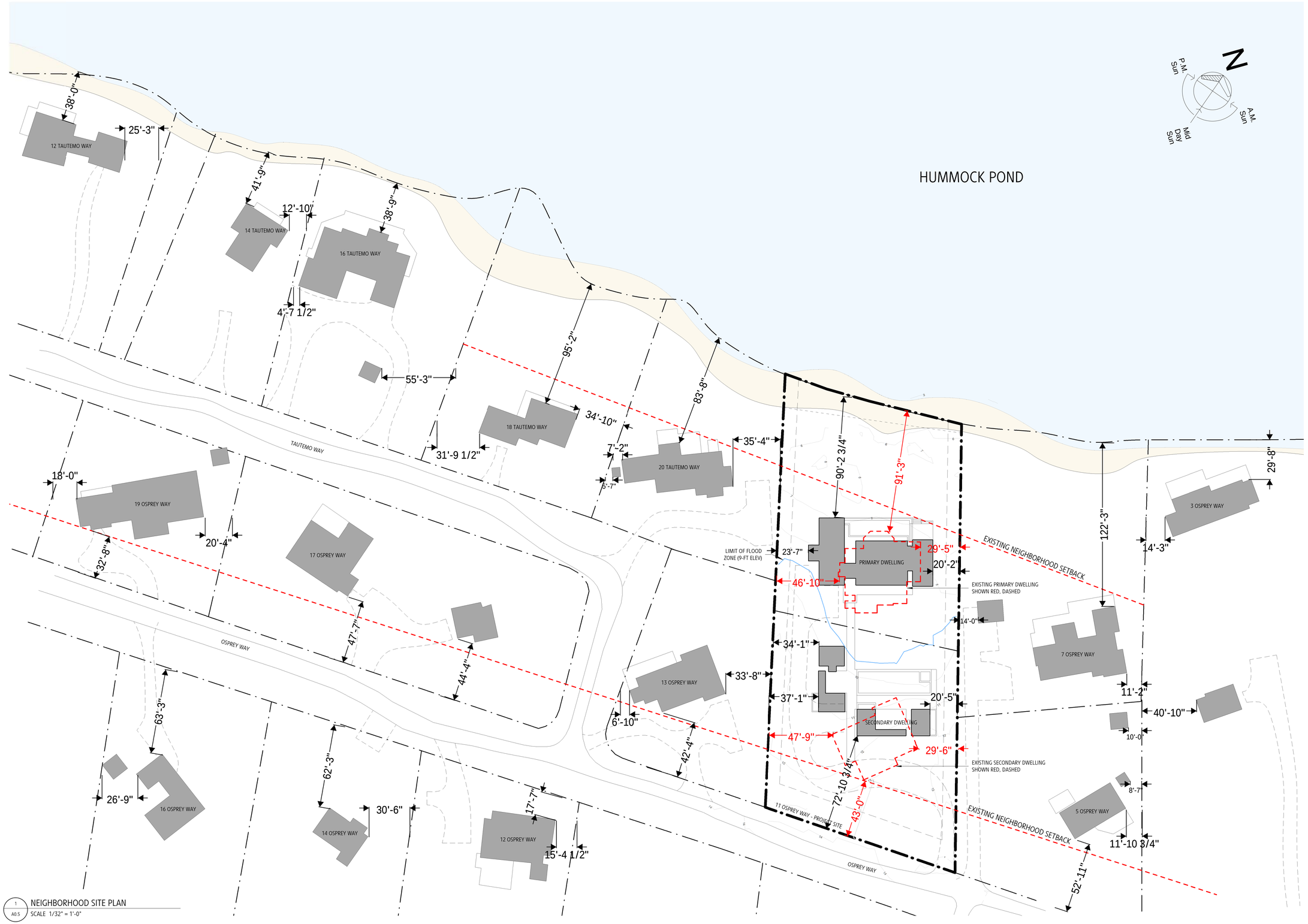
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

NEIGHBORHOOD CONTEXT (PREVIOUSLY SUBMITTED)

A0.4



1 A0.5 NEIGHBORHOOD SITE PLAN
SCALE 1/32" = 1'-0"

NOTE: DIMENSIONS TO NEIGHBORING BUILDINGS ARE ESTIMATED

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY, NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

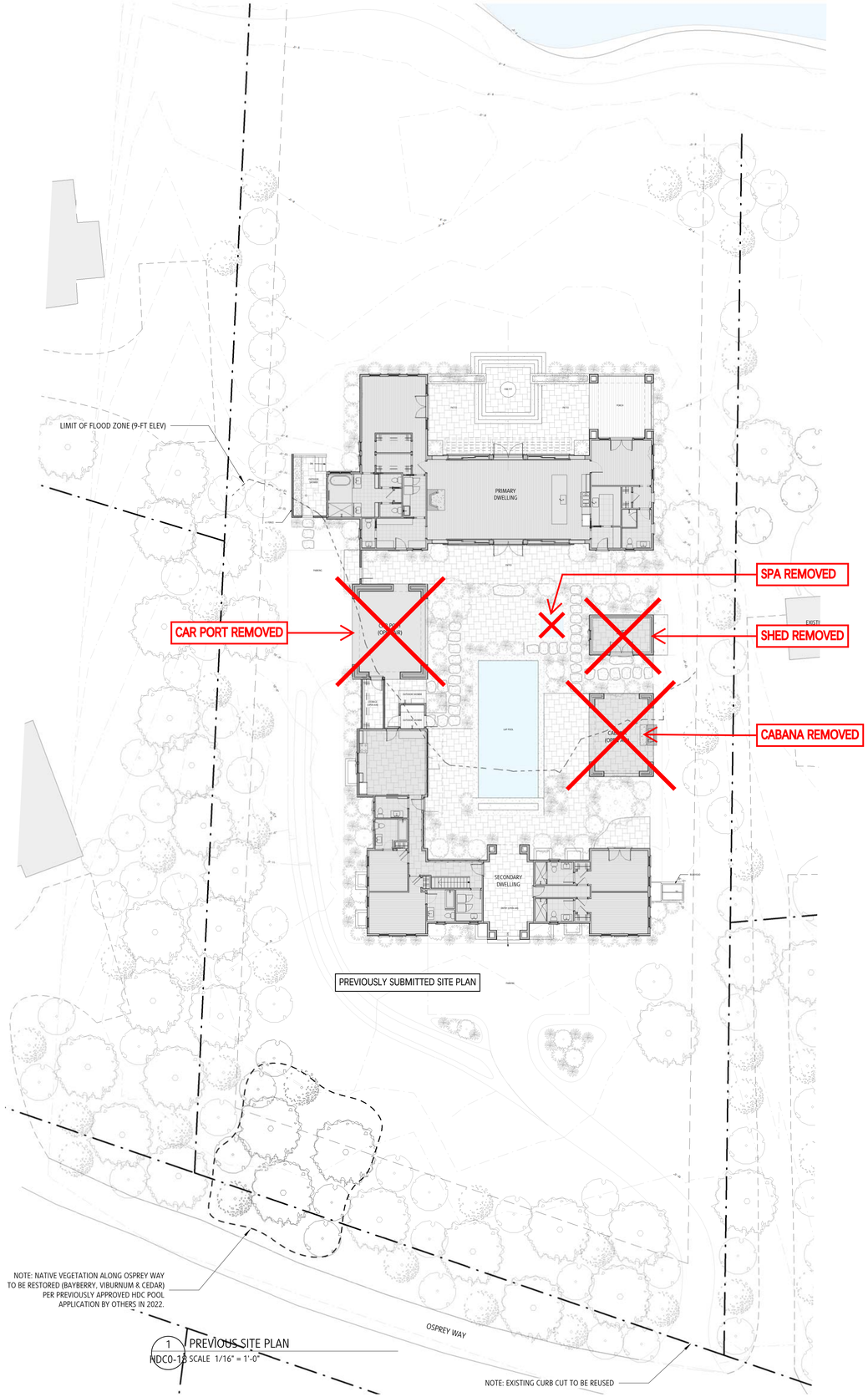
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

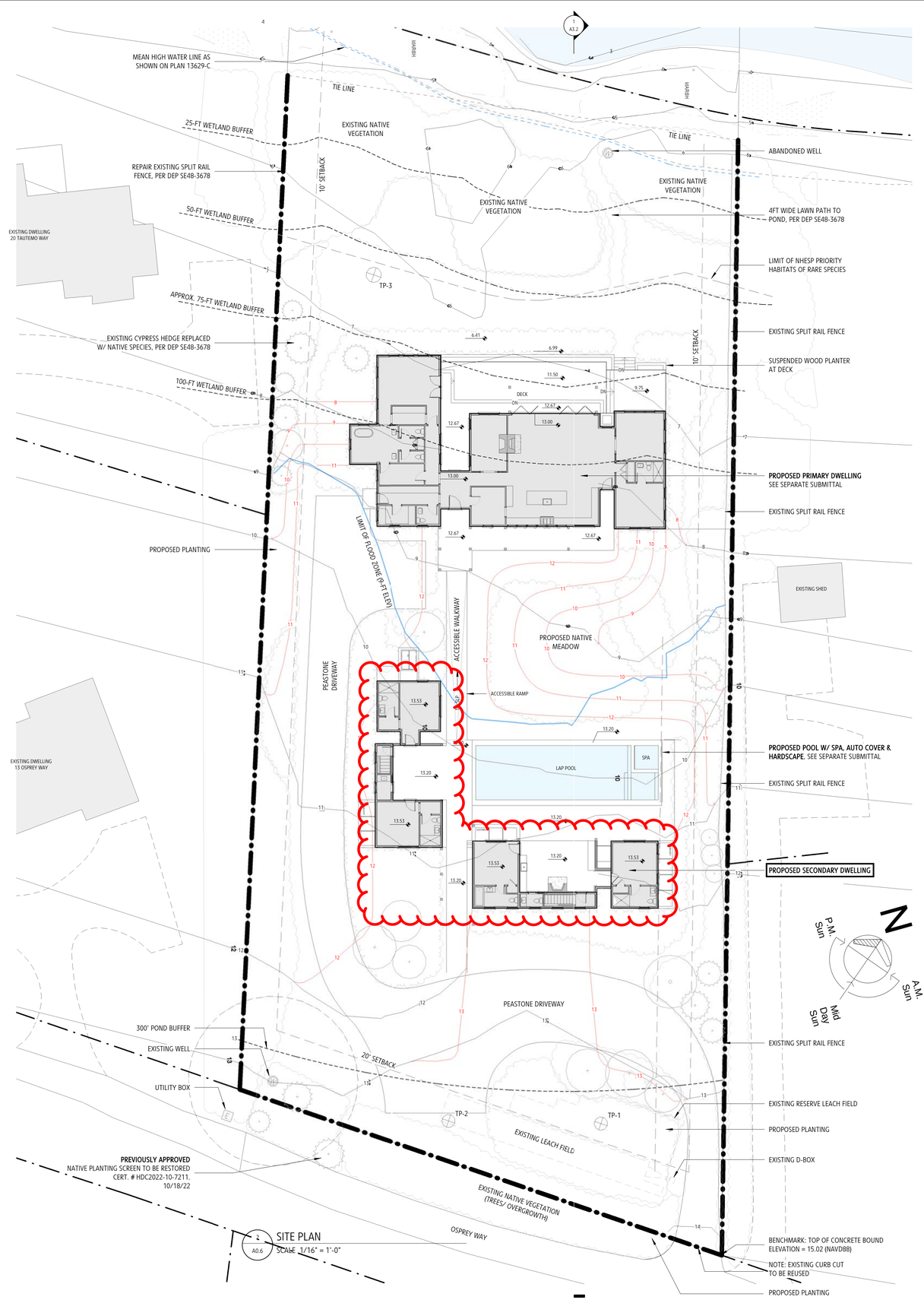
NOT FOR CONSTRUCTION

NEIGHBORHOOD CONTEXT

A0.5



1 PREVIOUS SITE PLAN
HDC0-18 SCALE 1/16" = 1'-0"



2 SITE PLAN
A0.6 SCALE 1/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

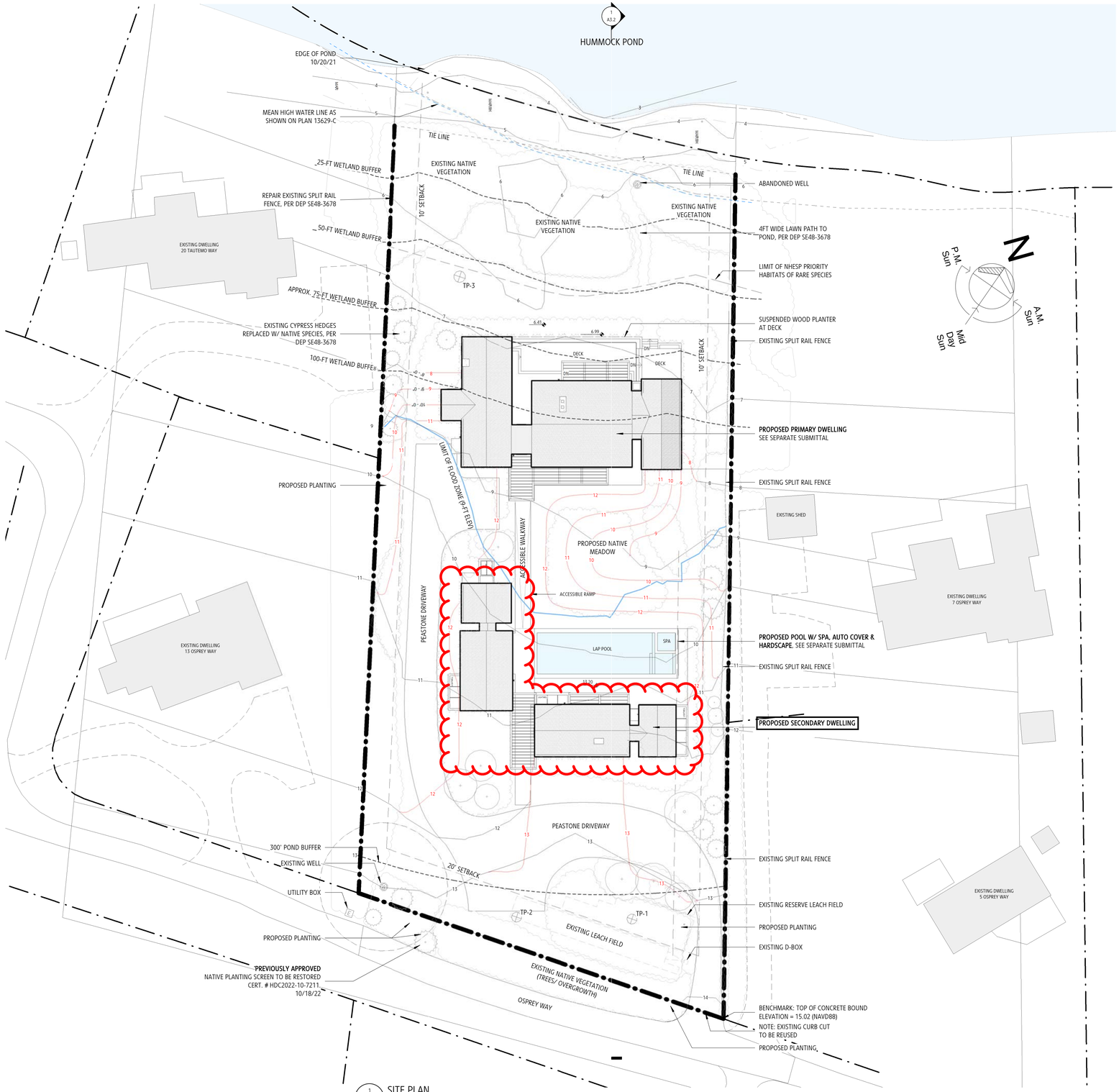
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

SITE PLAN COMPARISON

A0.6



1 A0.7 SITE PLAN
SCALE 1" = 20'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY
RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

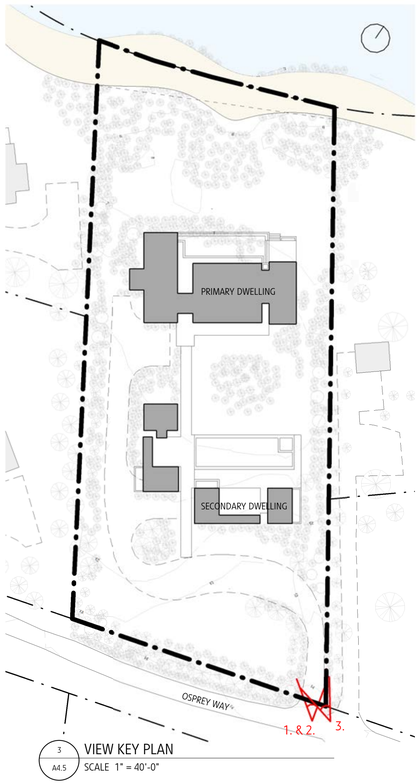
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

SITE PLAN

A0.7



3 / A4.5 VIEW KEY PLAN
SCALE 1" = 40'-0"



1. EXISTING VIEW FROM OSPREY WAY



2. PROPOSED VIEW FROM OSPREY WAY



3. PROPOSED VIEW FROM OSPREY WAY (ANGLED)

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

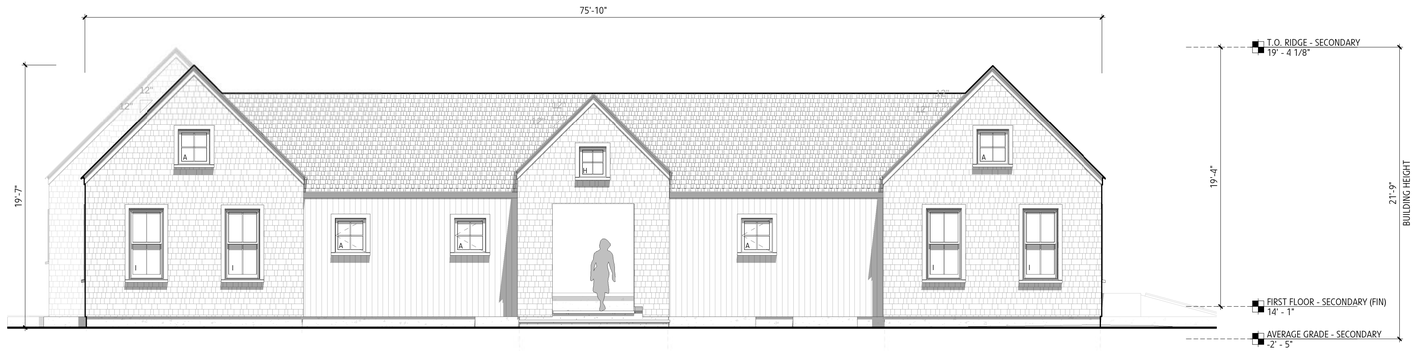
DRAWING REVISED:

NOTES:

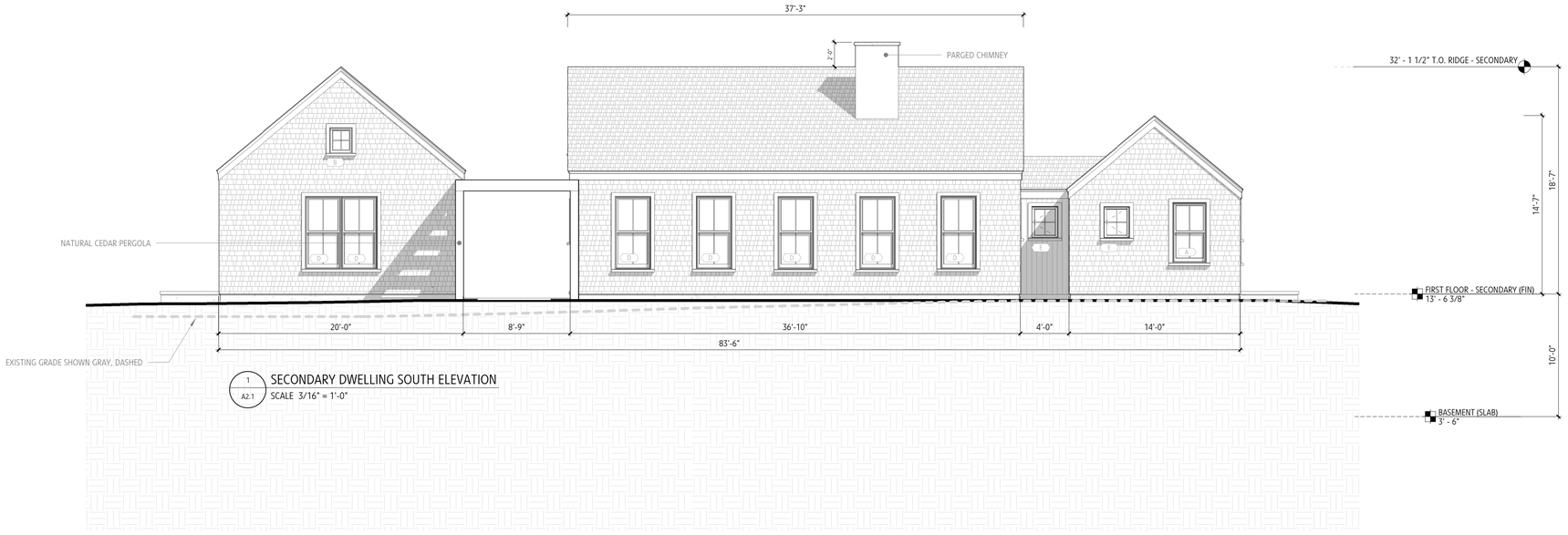
24x36 SHEETS -
SCALE AS INDICATED

PERSPECTIVES -
OSPREY WAY -

A2.0



PREVIOUSLY SUBMITTED - SECONDARY DWELLING SOUTH ELEVATION



1 / A2.1 SECONDARY DWELLING SOUTH ELEVATION
SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

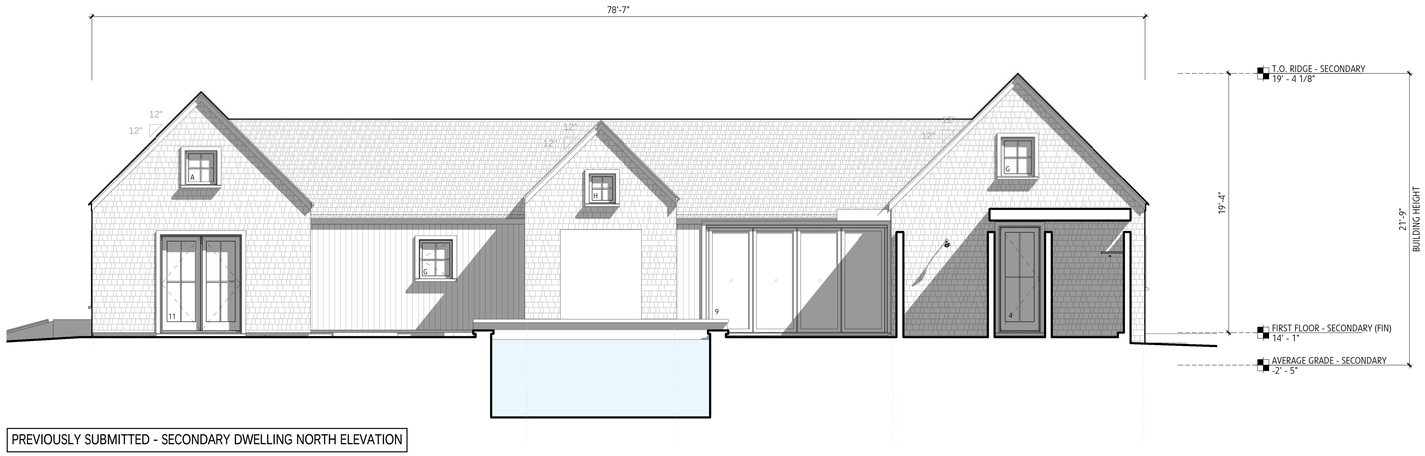
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

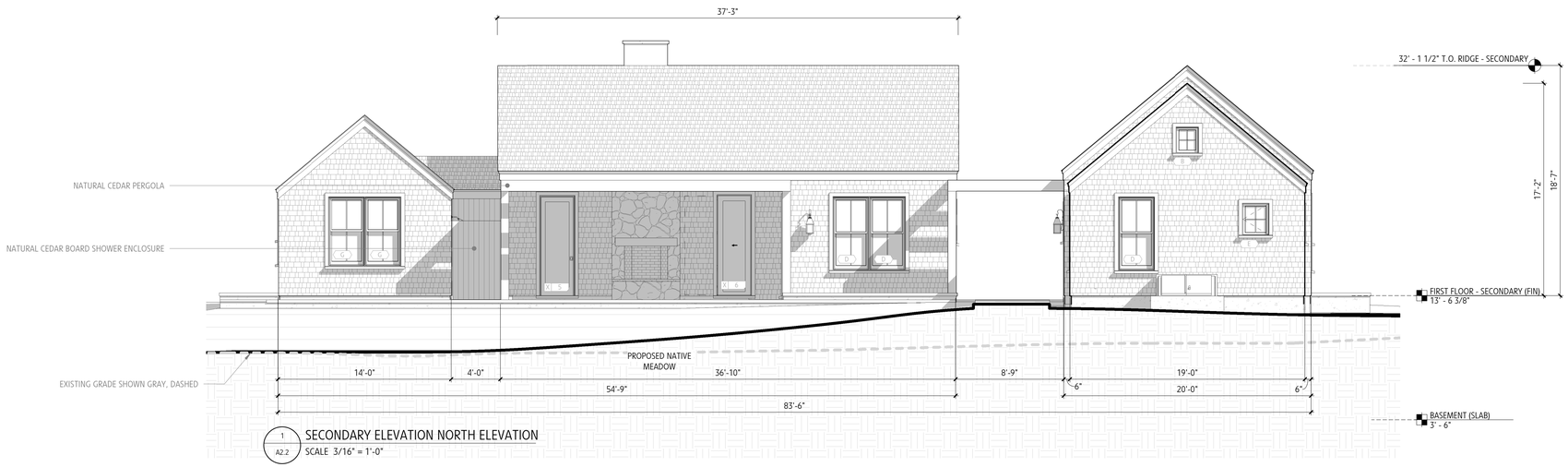
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS -

A2.1



PREVIOUSLY SUBMITTED - SECONDARY DWELLING NORTH ELEVATION



1 / A2.2 SECONDARY ELEVATION NORTH ELEVATION

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

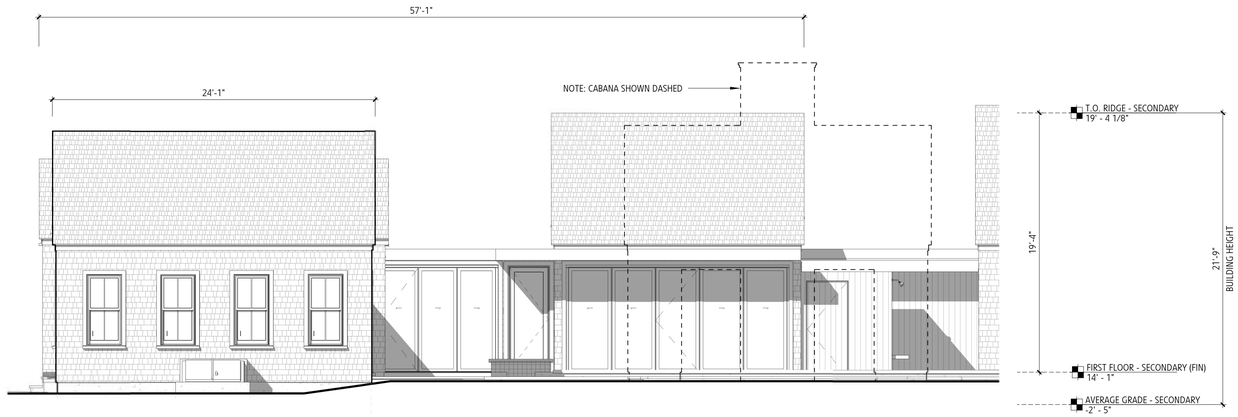
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

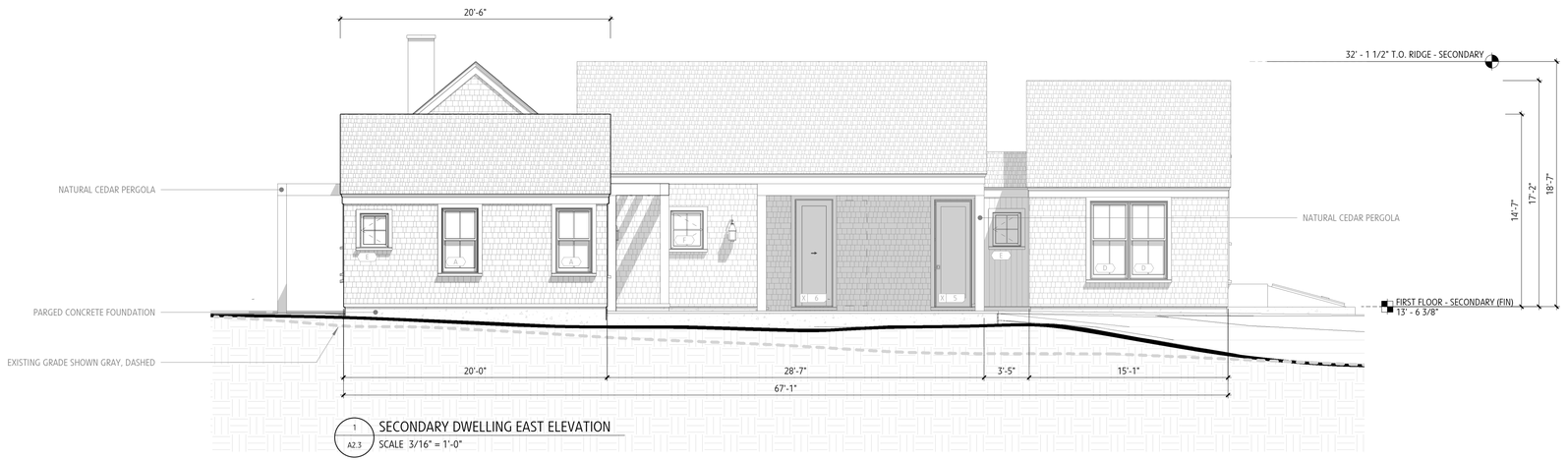
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS -

A2.2



PREVIOUSLY SUBMITTED - SECONDARY DWELLING EAST ELEVATION



1 / A2.3 SECONDARY DWELLING EAST ELEVATION

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

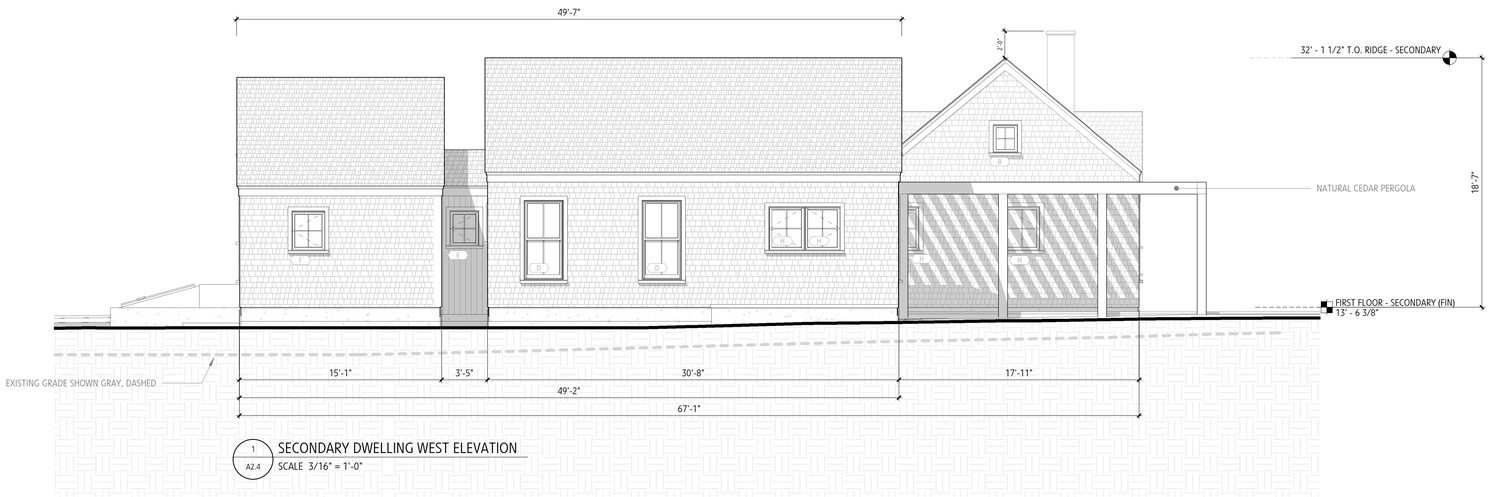
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS -

A2.3



PREVIOUSLY SUBMITTED - SECONDARY DWELLING WEST ELEVATION



1 / A2.4 SECONDARY DWELLING WEST ELEVATION

SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

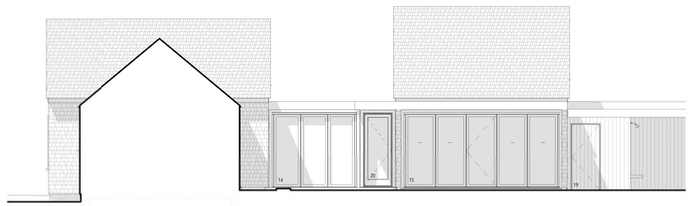
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS -

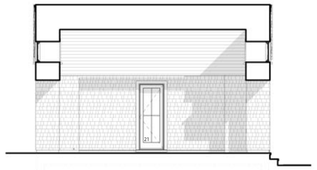
A2.4



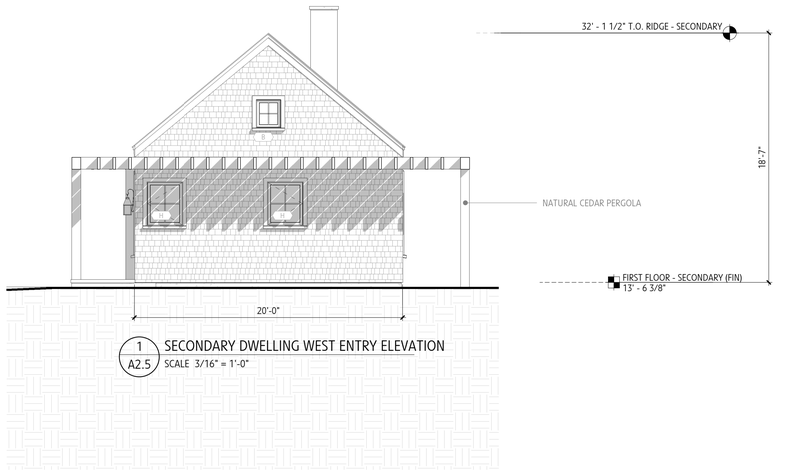
PREVIOUSLY SUBMITTED - SECONDARY DWELLING EAST ENTRY ELEVATION



2 A2.5 SECONDARY DWELLING EAST ENTRY ELEVATION
SCALE 3/16" = 1'-0"



PREVIOUSLY SUBMITTED - SECONDARY DWELLING WEST ENTRY ELEVATION



1 A2.5 SECONDARY DWELLING WEST ENTRY ELEVATION
SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

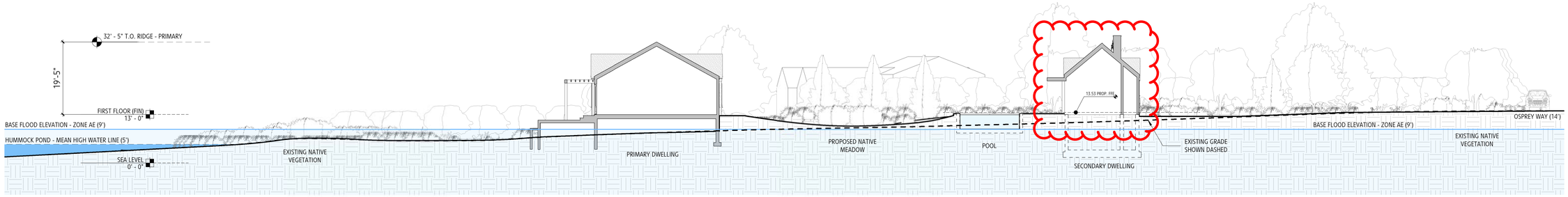
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS -

A2.5



1 / A3.2 SITE SECTION

SCALE 1 : 160

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

SITE SECTION - S

A3.2



1A. EXISTING KAYAKER'S VIEW FROM EAST POND EDGE



2A. EXISTING KAYAKER'S VIEW FROM CENTER POND EDGE



3A. EXISTING KAYAKER'S VIEW FROM WEST POND EDGE



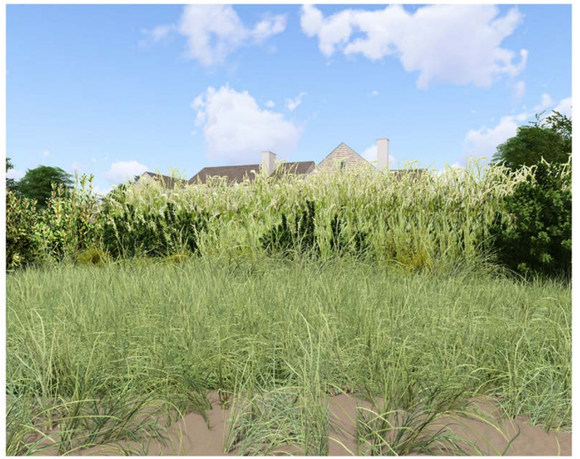
3 / A4.3 VIEW KEY PLAN
SCALE 1" = 40'-0"



1B. PROPOSED KAYAKER'S VIEW FROM EAST POND EDGE



2B. PROPOSED KAYAKER'S VIEW FROM CENTER POND EDGE



3B. PROPOSED KAYAKER'S VIEW FROM WEST POND EDGE

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

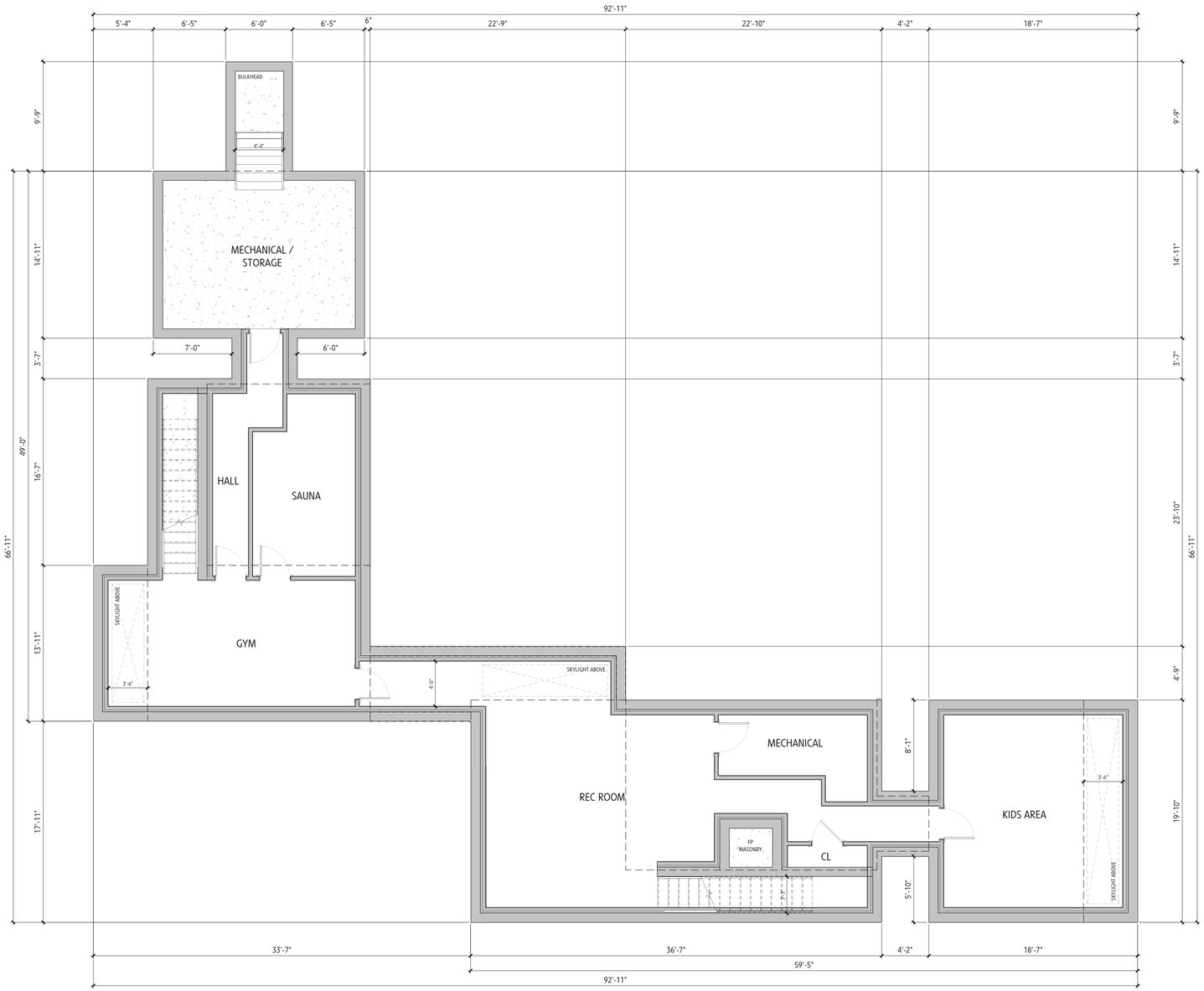
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

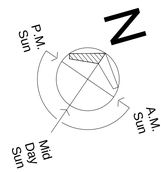
NOT FOR CONSTRUCTION

PERSPECTIVES

A4.3



1 / A5.1 BASEMENT PLAN - SECONDARY DWELLING
SCALE 3/16" = 1'-0"



CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

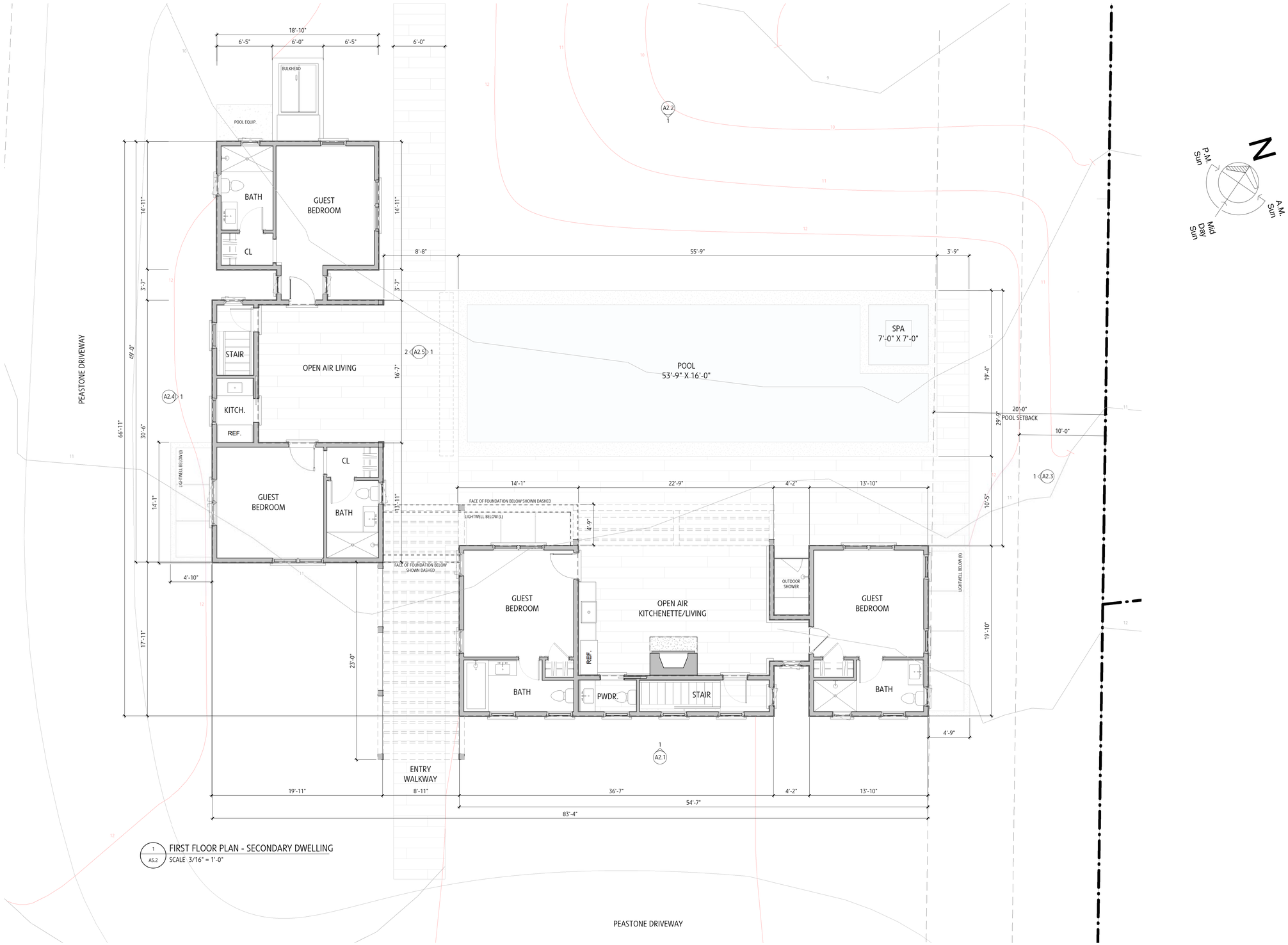
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

BASEMENT PLAN -

A5.1



1 A5.2 FIRST FLOOR PLAN - SECONDARY DWELLING
SCALE 3/16" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

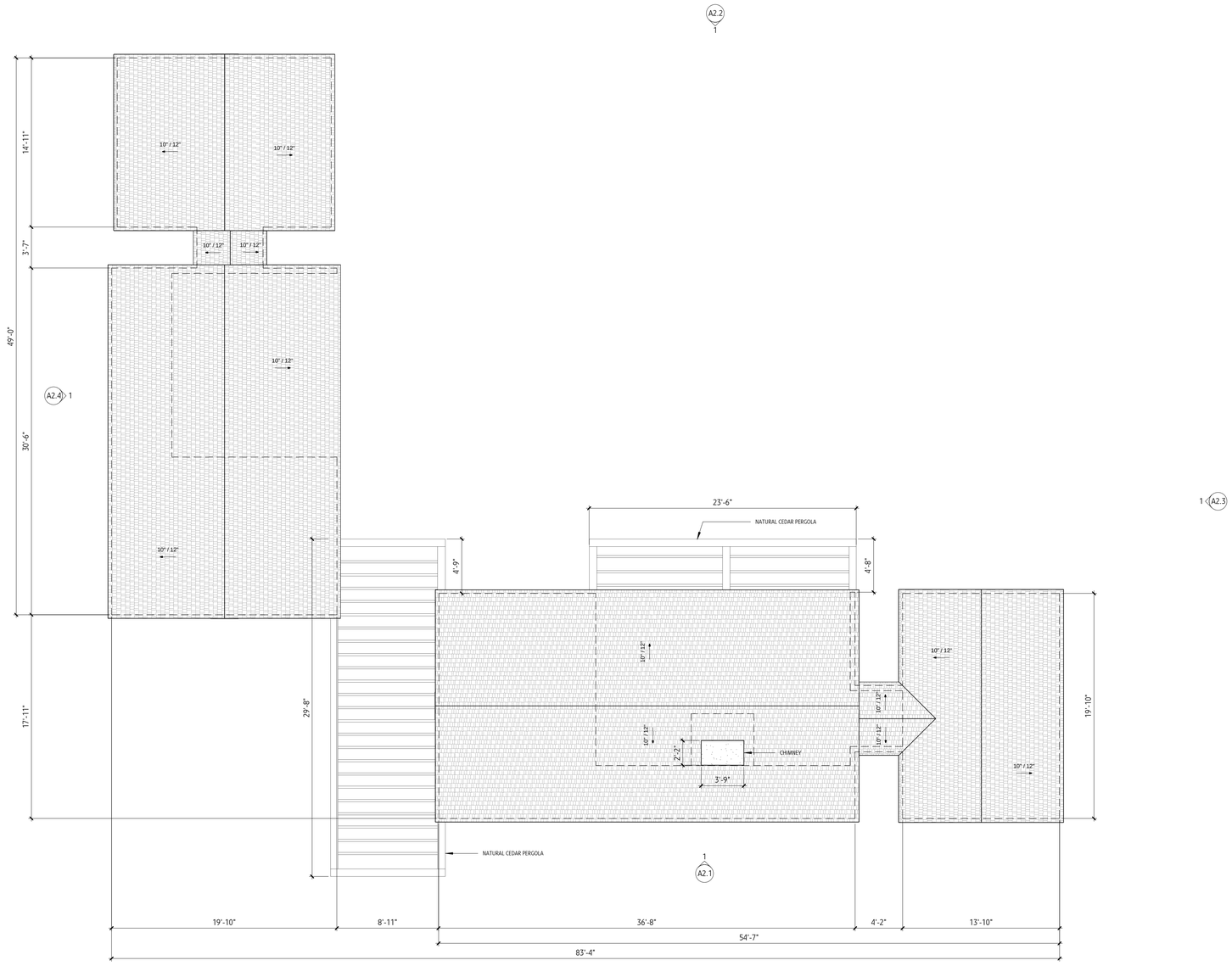
NOTES:

24x36 SHEETS -
SCALE AS INDICATED

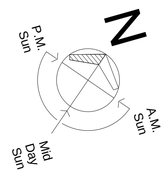
NOT FOR CONSTRUCTION

FIRST FLOOR PLAN -

A5.2



1 / A5.4 ROOF PLAN - SECONDARY DWELLING
SCALE 3/16" = 1'-0"



CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA 02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

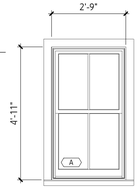
24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

ROOF PLAN -

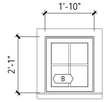
A5.4

WINDOW TYPES



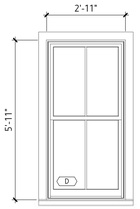
WINDOW TYPE - A

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	DOUBLE HUNG
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



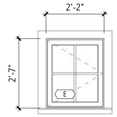
WINDOW TYPE - B

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



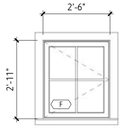
WINDOW TYPE - D

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	DOUBLE HUNG
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



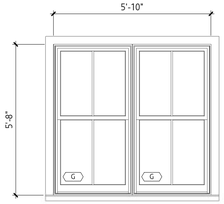
WINDOW TYPE - E

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



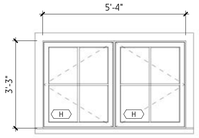
WINDOW TYPE - F

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



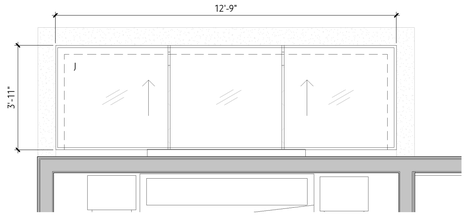
WINDOW TYPE - G

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	DOUBLE HUNG
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



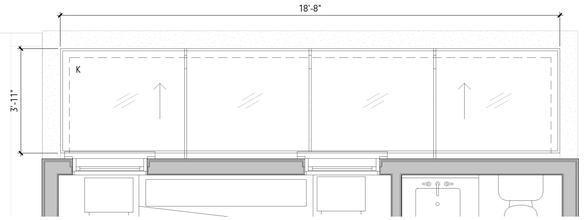
WINDOW TYPE - H

DIVISION TYPE:	SDL
LITES:	2/2
WINDOW TYPE:	CASEMENT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN



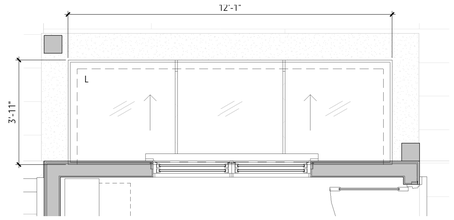
WINDOW TYPE - J

DIVISION TYPE:	N/A
LITES:	N/A
WINDOW TYPE:	SKYLIGHT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	N/A
MANUF.:	CUSTOM



WINDOW TYPE - K

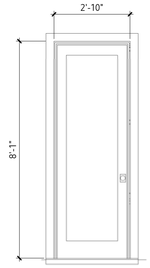
DIVISION TYPE:	N/A
LITES:	N/A
WINDOW TYPE:	SKYLIGHT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	N/A
MANUF.:	CUSTOM



WINDOW TYPE - L

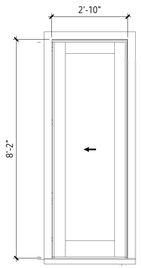
DIVISION TYPE:	N/A
LITES:	N/A
WINDOW TYPE:	SKYLIGHT
MATERIAL:	ALUMINUM CLAD
COLOR:	GRAY
TRIM:	N/A
MANUF.:	CUSTOM

DOOR TYPES



DOOR TYPE - 5

DIVISION TYPE:	N/A
LITES PER PANEL:	N/A
PANELS:	1
DOOR TYPE:	SWINGING
MATERIAL:	MAHOGANY
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	CUSTOM



DOOR TYPE - 6

DIVISION TYPE:	N/A
LITES PER PANEL:	N/A
PANELS:	1
DOOR TYPE:	POCKETING
MATERIAL:	MAHOGANY
COLOR:	GRAY
TRIM:	NATURAL CEDAR
MANUF.:	MARVIN

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

WINDOW & DOOR TYPES

A6.1

ADDRESS: 11 OSPREY WAY
DATE HEARD: OCTOBER 18, 2022
SITTING BOARD: VOTING: POHL, WELCH, COOMBS, CAMP, OLIVER
ALT. DUTRA, 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:

CH	Date submitted to 2 Fairgrounds Road: 3/20/25
CH	Address & HDC Case Number (ie HDC2020-05-0265): 11 Osprey Way (HDC2022-10-7211)
CH	Copy of Minutes (application item circled)
CH	Reduced (8 ½ x 11) copy of application
CH	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
CH	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
CH	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
CH	One set reduced plans: 8 ½ x11
CH	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.
CH	Submit documents to PLUS at 2 Fairgrounds Road
CH	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: 3/20/25

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

11 OSPREY WAY - POOL/HARDSCAPE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 3

Street & Number of Proposed Work: 11 Osprey Way

Owner of record: CMR 11 Osprey LLC

Mailing Address: PO Box 160911

Miami, FL 33116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Christopher Hall Architect, Inc.

Mailing Address: 29 Meetinghouse Lane

Little Compton, RI 02837

Contact Phone #: 508-863-9797 E-mail: chall@challarchitect.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

POOL/HARDSCAPE

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

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2022-10-7211

☒ Pool (Zoning District VR) ☐ 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 3/8" minus round peastone Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ 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 3/14/25 Signature of owner of record _____ Signed under penalties of perjury

VI. CONSENTS WITH CONDITIONS

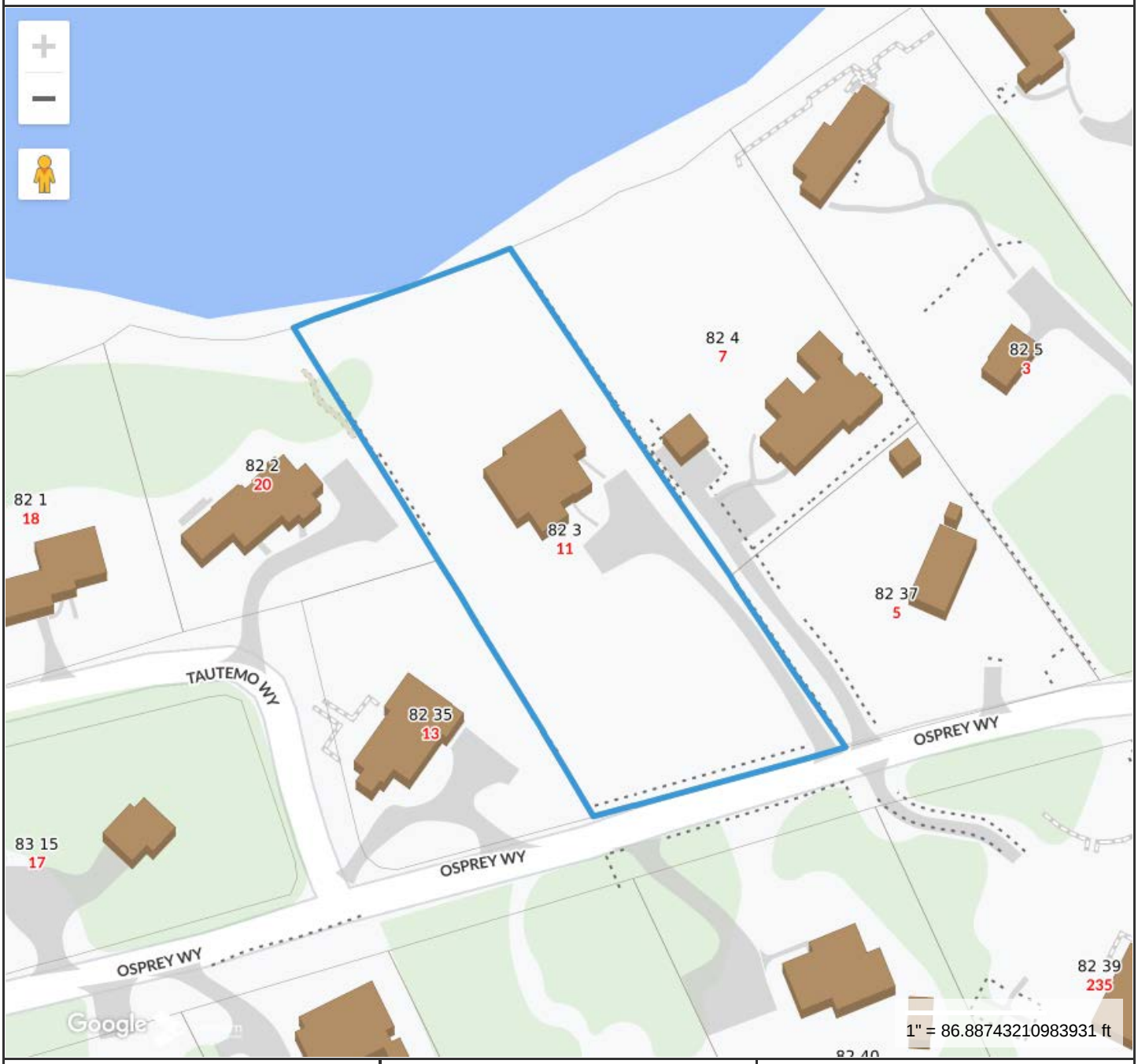
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Susan Mitchell **10-7206**	10 Skyline Drive	Pool & hardscape	79/7.1	Susan Mitchell
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
2. Ryan & Sarah Murphy **10-7239**	Maple Lane Lot 4	Hardscape & pool	67/303	Emeritus LTD
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
3. CMR 11 Osprey, LLC **10-7211**	11 Osprey Way	Pool	82/3	Linda Williams
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Aerial photo 11 Osprey Way, and site plan.
Representing	Linda Williams, 11 Osprey Way
Public	None
Concerns	**Camp** – Concerned about visibility of the 11 Osprey Way pool from the Hummock Pond Road and the water; she thinks the area is very open and bare. **Williams** – This lot is not open; there's a massive amount of screening. Reviewed photos showing existing screening. Stated concerns that she feels Ms. Camp is prejudiced against all pools. **Coombs** – Suggested a viewing. **Welch** – Screening material should be indigenous plants.
Motion	**Motion to Approve Items 1 & 2 through staff per noted conditions. (Coombs)**
Roll-call vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye — Certificate # **HDC2022-10-7206/7239**
Motion	**Motion to Approve Item 3 through staff with pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application. And screened with indigenous plant materials. (Welch)**
Roll-call vote	Carried 3-2//Oliver, Welch, and Pohl-aye; Camp & Coombs-nay — Certificate # **HDC2022-10-7211**

VII. NEW BUSINESS 08/16/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. John Lanscaster **09-7147**	15 Burnell Street	Solar roof array	73.4.2/48	Ack Smart

Voting	Welch (acting chair), Coombs, Camp, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments, and manufacturer spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (4:27)	**Glidden** – Reviewed the project; solar is limited to the porches facing Burnell and Sunset; the roof is wood. Included a letter of support from Steven Stone. The hedge is new and growing up. **Backus** – We received another photo from Ms. Oliver. **Oliver** – She took the photos so everyone would be able to understand it's visible from Sunset Road but not Burnell. **Camp** – She's concerned about the view from Burnell despite the hedge. As seen from Sunset Hill, it will be visible. **Coombs** – This flies in the face of our guidelines because it's visible on a wood roof. Doesn't know if they can be set so that the entire roof is covered. **Welch** – He's with Ms. Oliver. The mitigating factor is it's not on a primary façade facing a street. Seem to be at an impasse here. Suggested holding and allowing Ms. Thornewill to read back in.
Motion	**Motion to Hold for more information. (Camp)**
Roll-call vote	Carried 4-0//Camp, Oliver, Coombs, and Welch-aye — Certificate #



Property Information

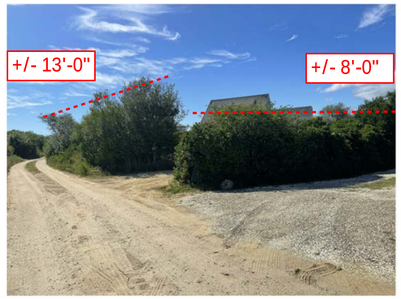
Property ID	7938
Location	11 OSPREY WY
Owner	CMR 11 OSPREY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



1.



2.



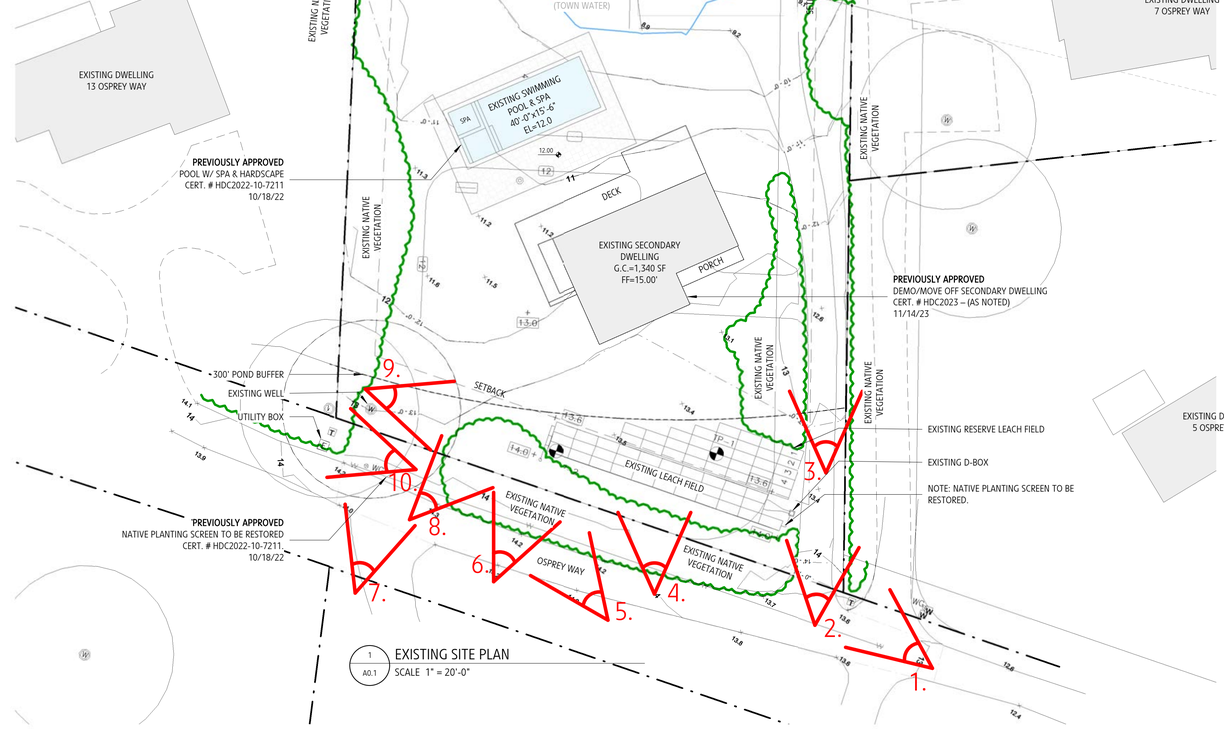
3.



4.



5.





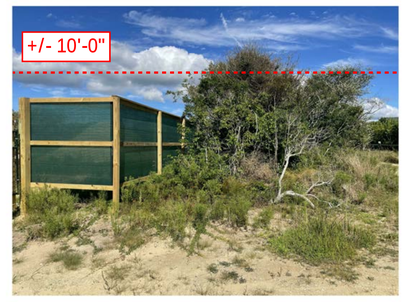
6.



7.



8.



9.



10.

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXISTING CONDITIONS - OSPREY WAY

A0.1



1.

REPLACED NATIVE SPECIES,
PER DEP SE48-3678



2.



3.

PREVIOUSLY APPROVED
POOL W/ SPA & HARDSCAPE
CERT. # HDC2022-10-7211
10/18/22

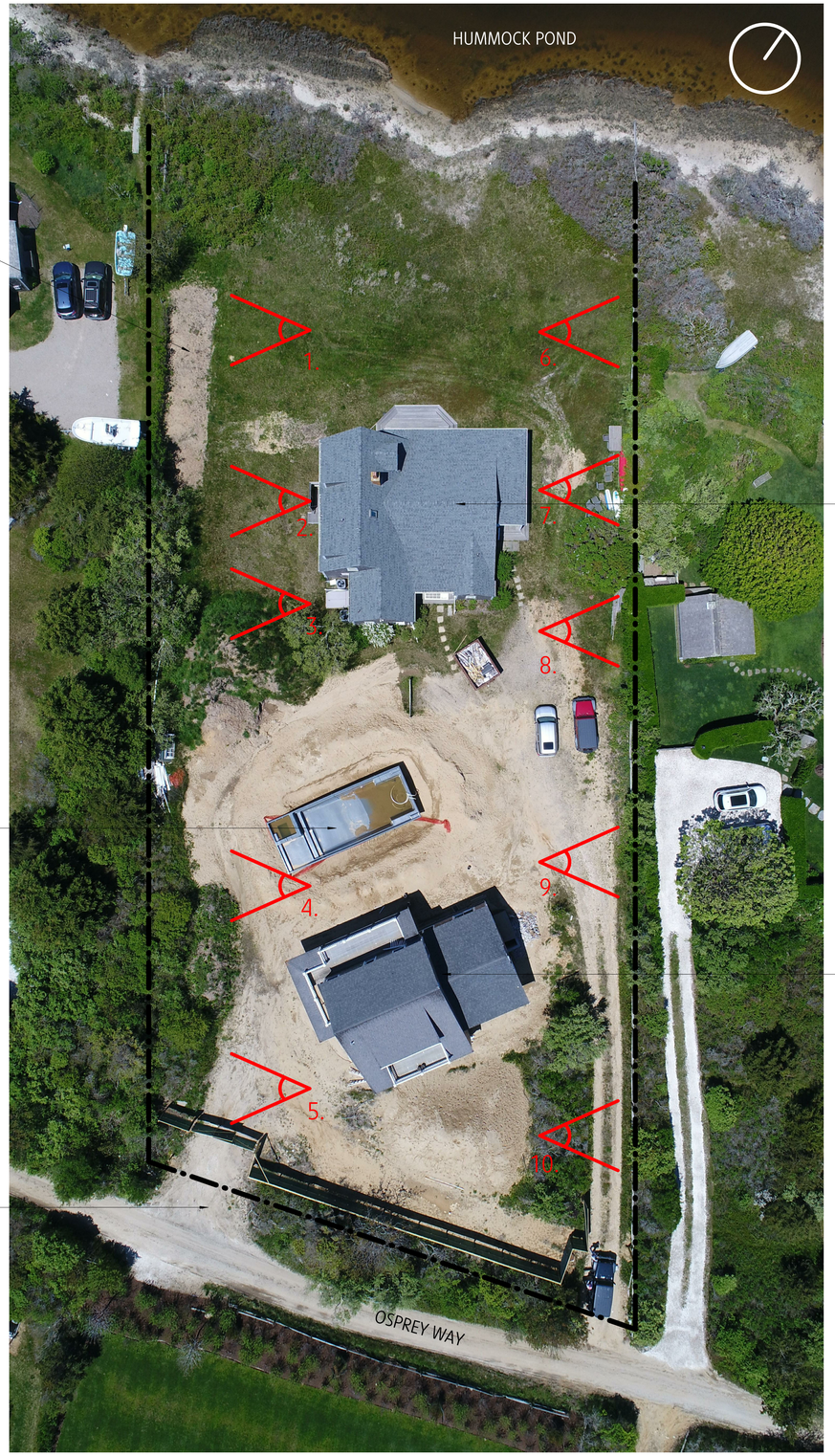


4.

PREVIOUSLY APPROVED
NATIVE PLANTING SCREEN TO BE RESTORED
CERT. # HDC2022-10-7211.
10/18/22



5.



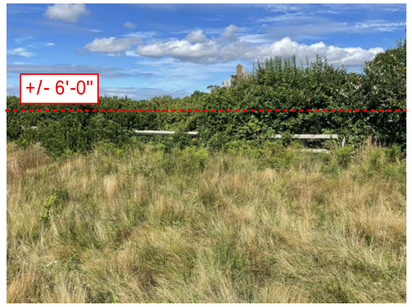
AERIAL VIEW OF PROJECT SITE - 11 OSPREY WAY

NOTE: SITE IS UNDER CONSTRUCTION

PREVIOUSLY APPROVED
DEMO/MOVE OFF PRIMARY DWELLING
CERT. # HDC2023 – 10-9352
12/12/23

PREVIOUSLY APPROVED
DEMO/MOVE OFF SECONDARY DWELLING
CERT. # HDC2023 – (AS NOTED)
11/14/23

6.



7.



8.



9.



10.



CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI
02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

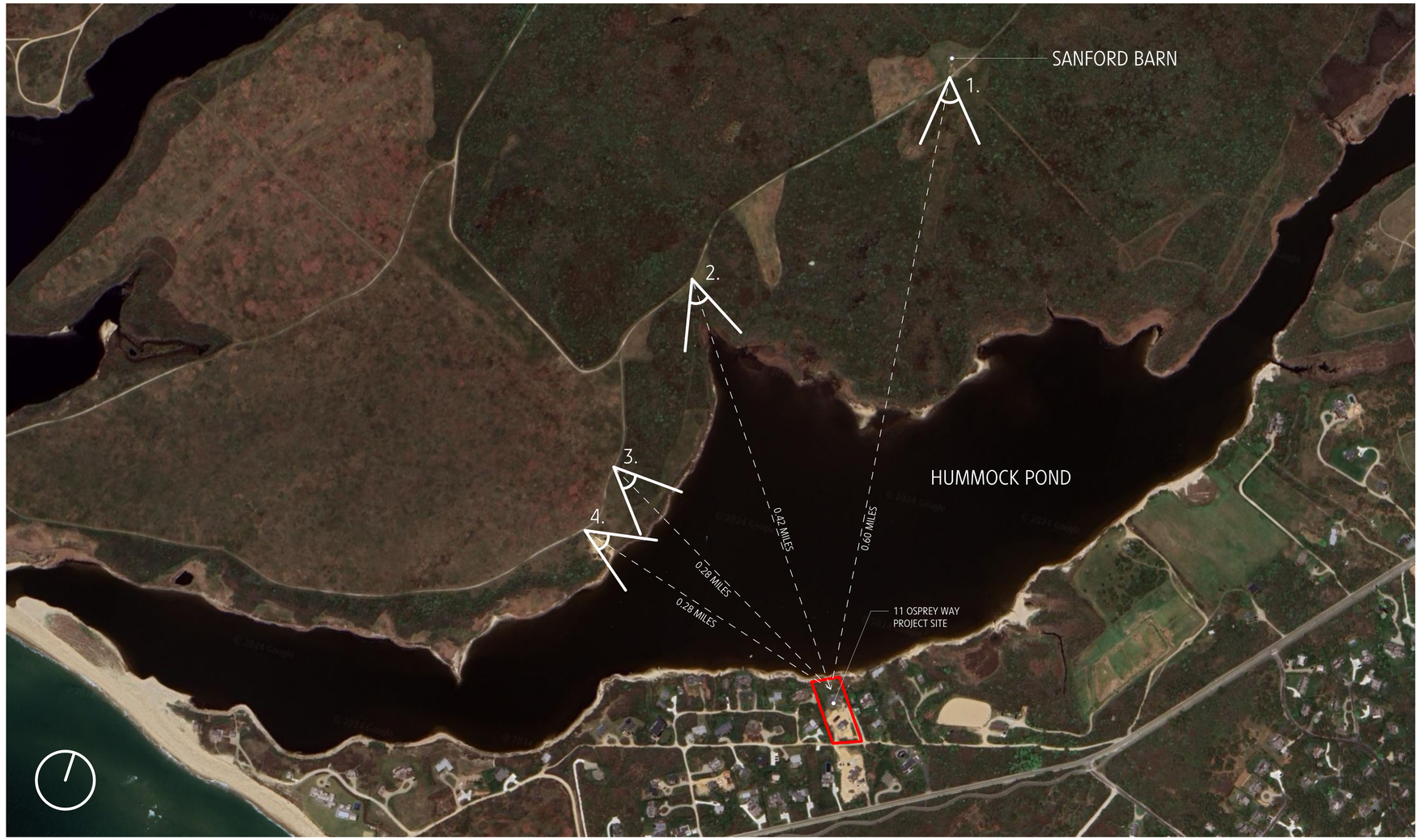
DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

EXISTING CONDITIONS - PROPERTY LINES

A0.2



AERIAL VIEW OF HUMMOCK POND & SANFORD FARM



1. VIEW FROM SANFORD BARN



2. VIEW DIRECTLY ACROSS FROM PROPERTY



3. VIEW FROM CLOSEST POINT TO PROPERTY



4. VIEW FROM BEACHSIDE TRAIL

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

NOT FOR CONSTRUCTION

EXISTING CONDITIONS - VIEWS FROM HUMMOCK POND

A0.3

NATIVE PLANTING TO MATCH EXISTING VEGETATION



ARROWWOOD VIBURNUM (VIBURNUM DENTATUM)



GROUNDSEL-BUSH (BACCHARIS HALIMIFOLIA)



NORTHERN BAYBERRY (MYRICA PENSYLVANICA)



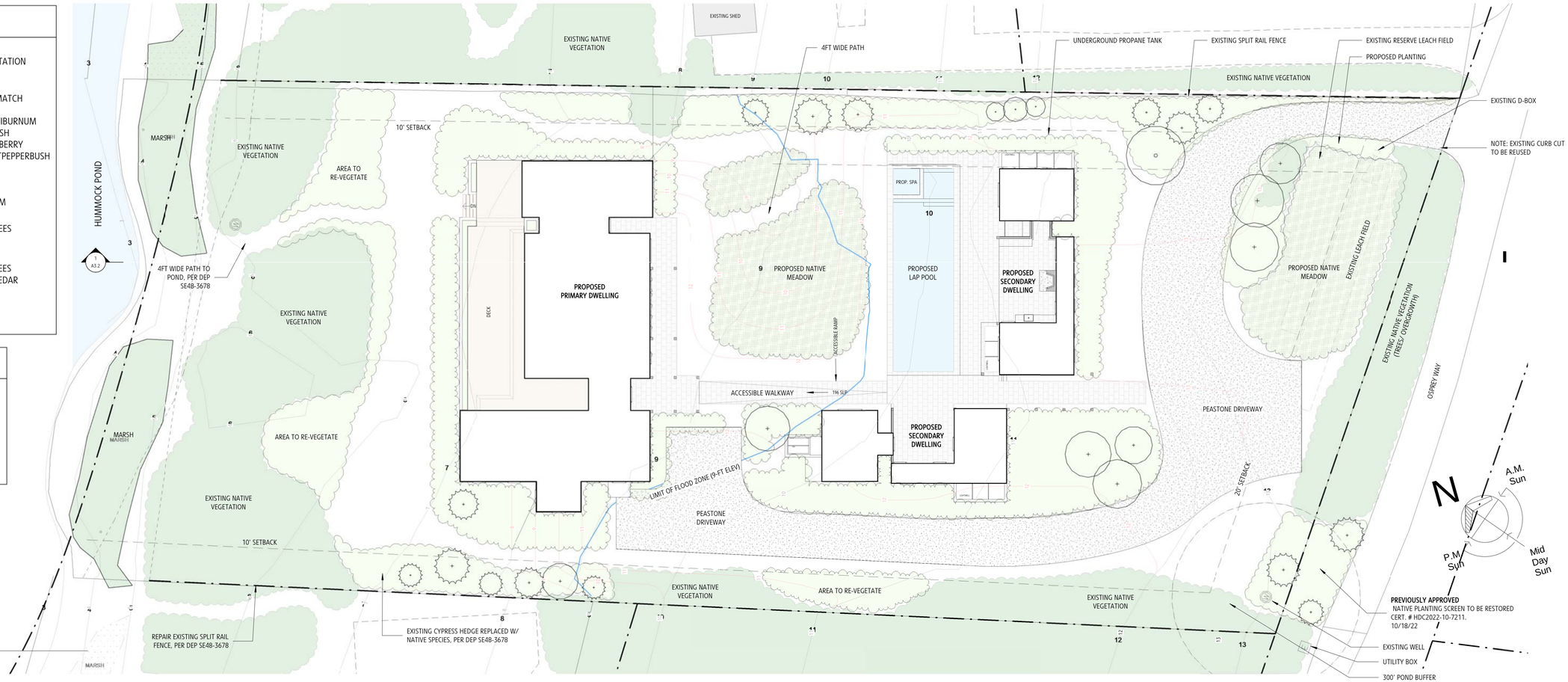
COASTAL SWEETPEPPERBUSH (CLETHRA ALNIFOLIA)

PLANTING LEGEND

- EXISTING NATIVE VEGETATION
- NATIVE PLANTING TO MATCH EXISTING VEGETATION
  - ARROWWOOD VIBURNUM
  - GROUNDSEL-BUSH
  - NORTHERN BAYBERRY
  - COASTAL SWEETPEPPERBUSH
- NATIVE MEADOW
  - TALL FESCUE
  - LITTLE BLUESTEM
- NATIVE DECIDUOUS TREES
  - CHOKECHERRY
- NATIVE EVERGREEN TREES
  - EASTERN RED CEDAR
  - WHITE SPRUCE
- LAWN

HARDSCAPE LEGEND

- BLUESTONE PAVING
- PEASTONE DRIVEWAY
- IPE WOOD DECKING



1 / A0.9 LANDSCAPE PLAN
SCALE 1 : 170

NATIVE MEADOW



TALL FESCUE (FESTUCA ARUNDINACEA)



LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)

NATIVE TREES



CHOKECHERRY (PRUNUS VIRGINIANA)



EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)



WHITE SPRUCE (PICEA GLAUCA)

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

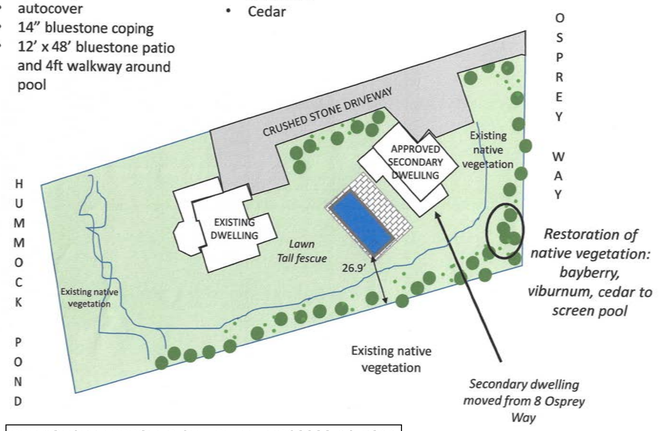
LANDSCAPE PLAN

A0.9

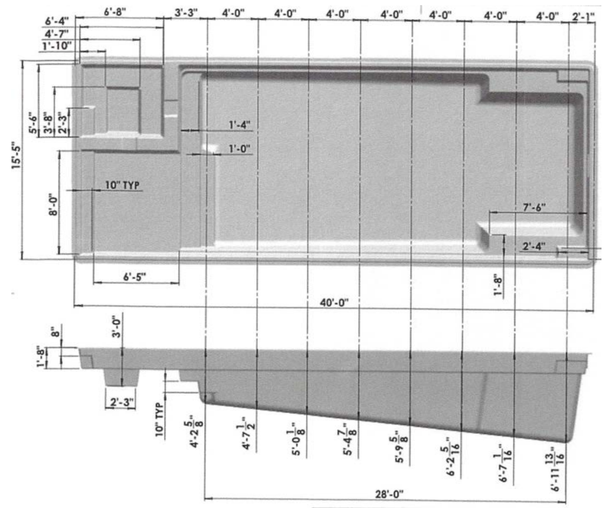
Proposed Pool:
- 15'5" x 40' pool
- built-in spa
- autocover
- 14" bluestone coping
- 12' x 48' bluestone patio and 4ft walkway around pool

Proposed Plantings:
- Bayberry
- Viburnum
- Cedar

Plantings to fully screen pool

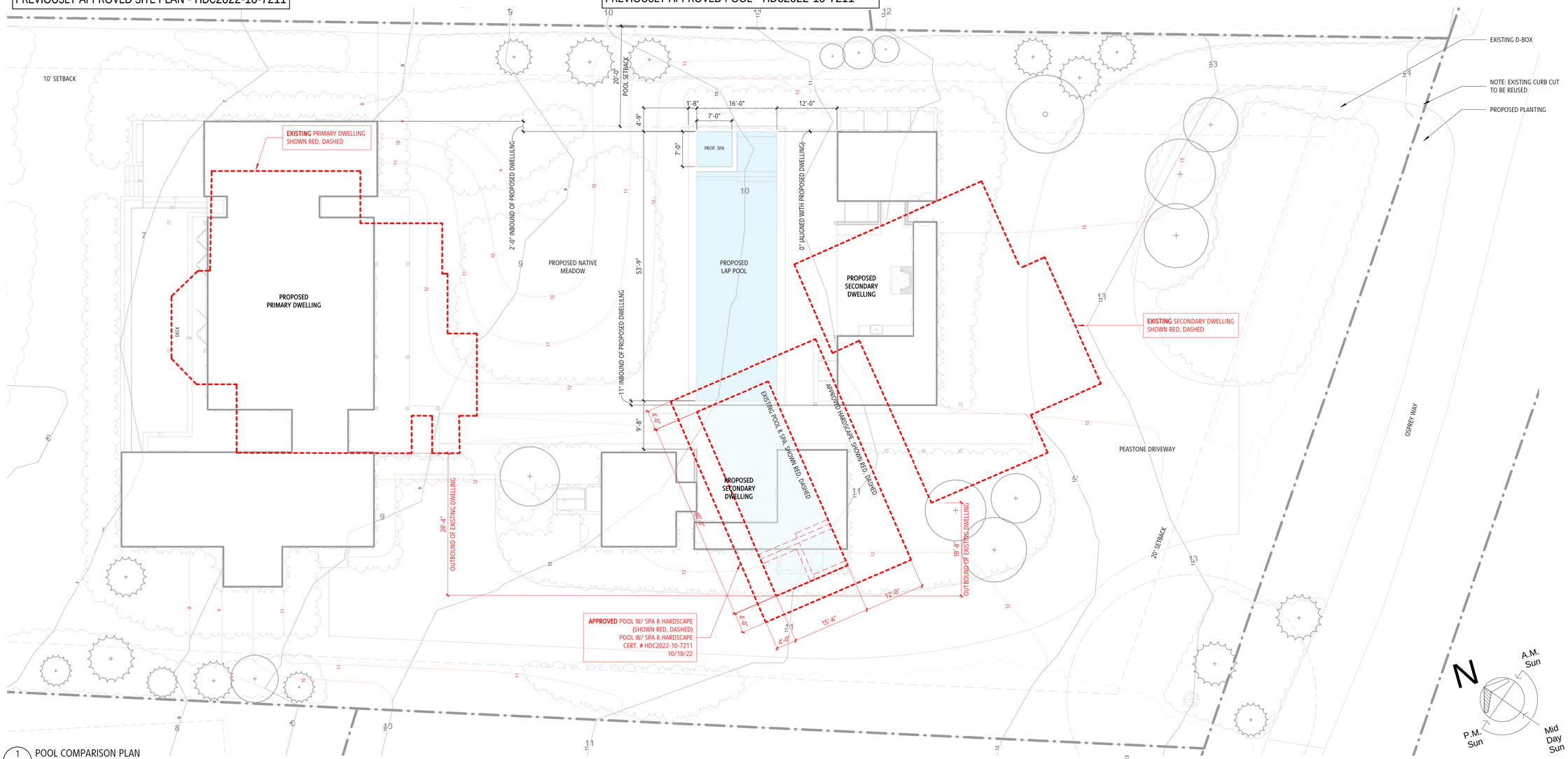


PREVIOUSLY APPROVED SITE PLAN - HDC2022-10-7211



PREVIOUSLY APPROVED POOL - HDC2022-10-7211

POOL & SPA COMPARISON	
PREVIOUSLY APPROVED PLAN - HDC2022-10-7211	PROPOSED PLAN
POOL: • 620 SF • COPING ELEVATION: 12.00 SPA: • 39 SF (INTEGRATED) POOL TERRACE: • +/- 895 SF	LAP POOL: • 860 SF • COPING ELEVATION: 13.20 SPA: • 50 SF (INTEGRATED) POOL TERRACE: • +/- 1,026 SF



1 A0.10 POOL COMPARISON PLAN
SCALE 1" = 10'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

29 MEETINGHOUSE LN.
LITTLE COMPTON, RI 02837
TEL: 508.863.9797

CHALLARCHITECTS.COM

11 OSPREY RESIDENCE

11 OSPREY WAY,
NANTUCKET, MA
02554

ISSUED FOR:
HDC SUBMITTAL

DATE ISSUED:
MARCH 20TH, 2025

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

POOL COMPARISON

A0.10

ADDRESS: 85 Orange Street 55.4.1/27

DATE HEARD: 3/4/25

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: 3/19/25
×	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

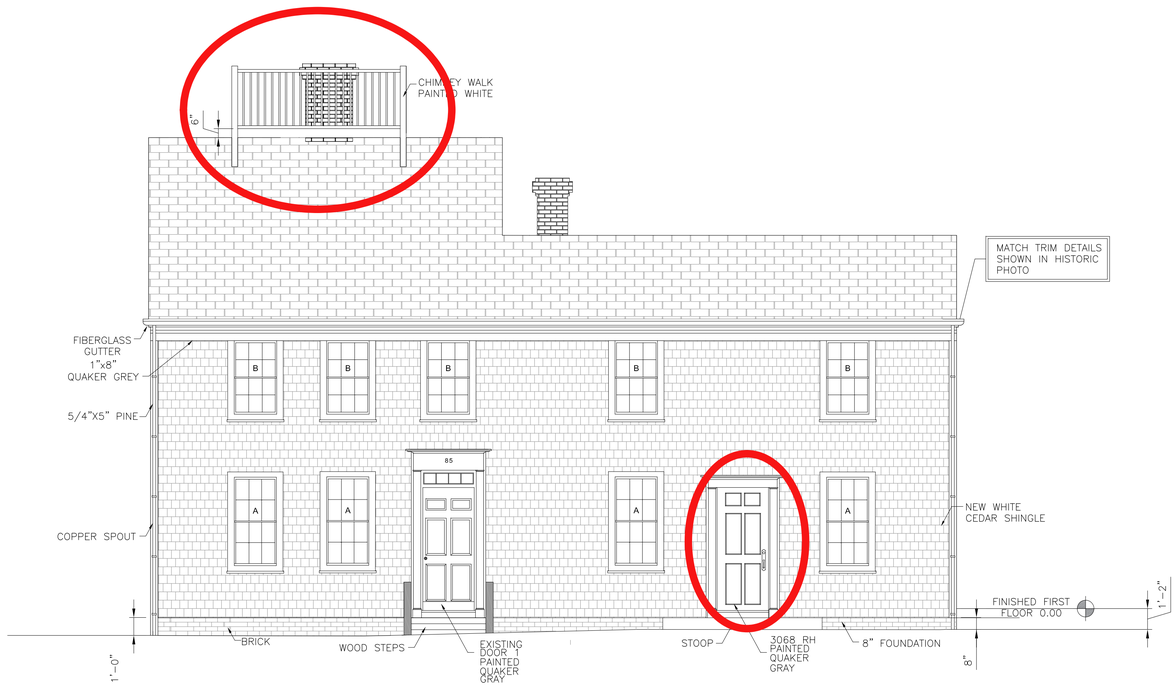
East Elevation
85 Orange Street
03/19/25

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	





MATCH DETAILS IN HISTORICAL PHOTO
FROM 1890 (EXCEPT WINDOWS)

COMMONWEALTH OF MASSACHUSETTS
PAUL J. BONARRIGO
BONARRIGO STRUCTURAL NO. 47449
REGISTERED PROFESSIONAL ENGINEER

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:

East Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A1

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

South Elevation
03/19/25

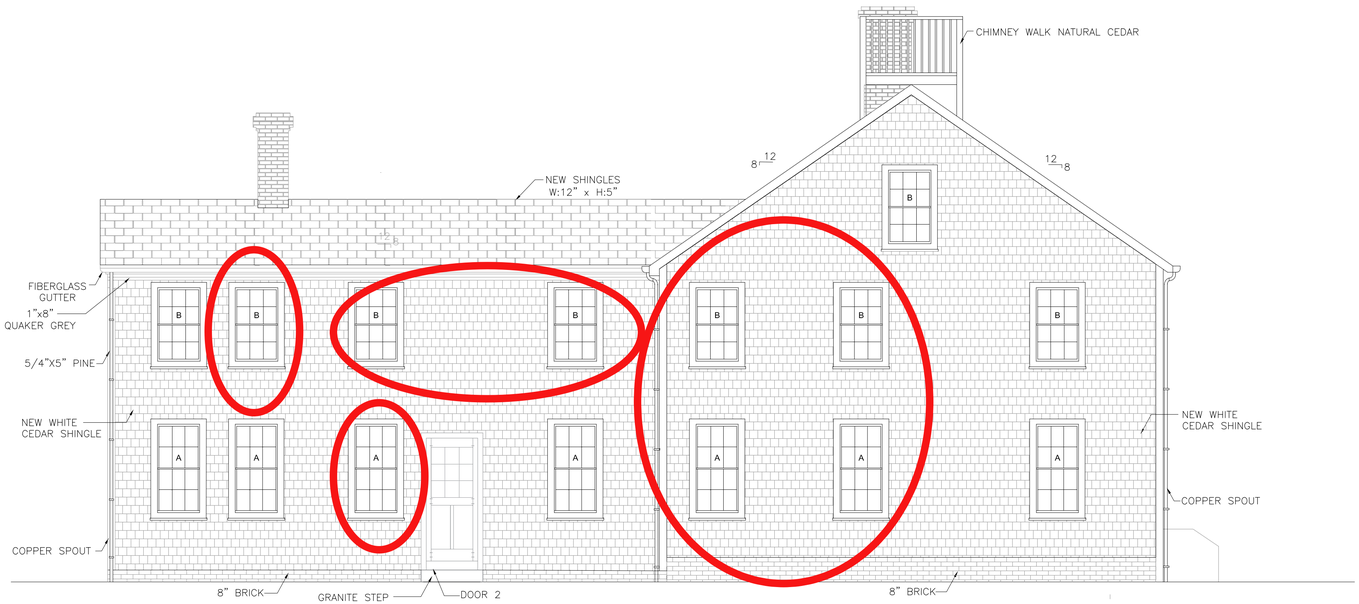
before



EXISTING SOUTH ELEVATION



after



PROPOSED SOUTH ELEVATION



07/25/24

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

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:

South Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A2

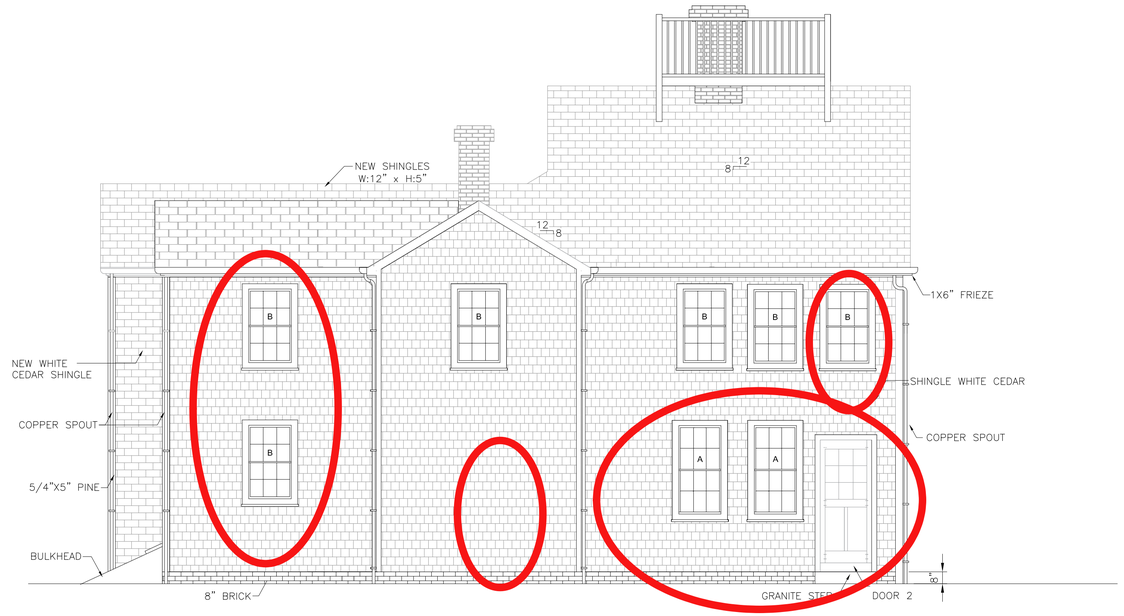
West Elevation
03/19/25

before



EXISTING WEST ELEVATION

after



PROPOSED WEST ELEVATION

07/25/24

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

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:

West Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER: A3

before

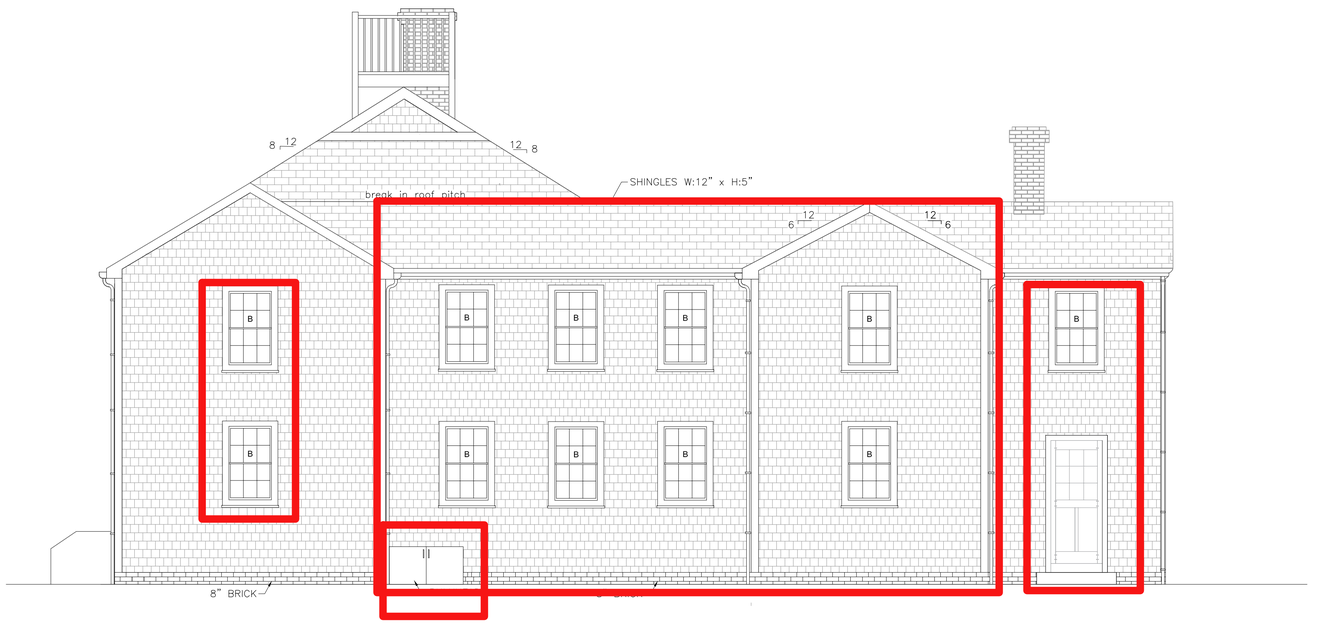


EXISTING South ELEVATION

South Elevation
03/19/25



after



PROPOSED SOUTH ELEVATION



REVISION 6
Issued for Building Permit
03/19/25

COMMONWEALTH OF MASSACHUSETTS
PAUL BONARRIGO
STRUCTURAL
NO. 47449
REGISTERED PROFESSIONAL ENGINEER

07/25/24

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

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

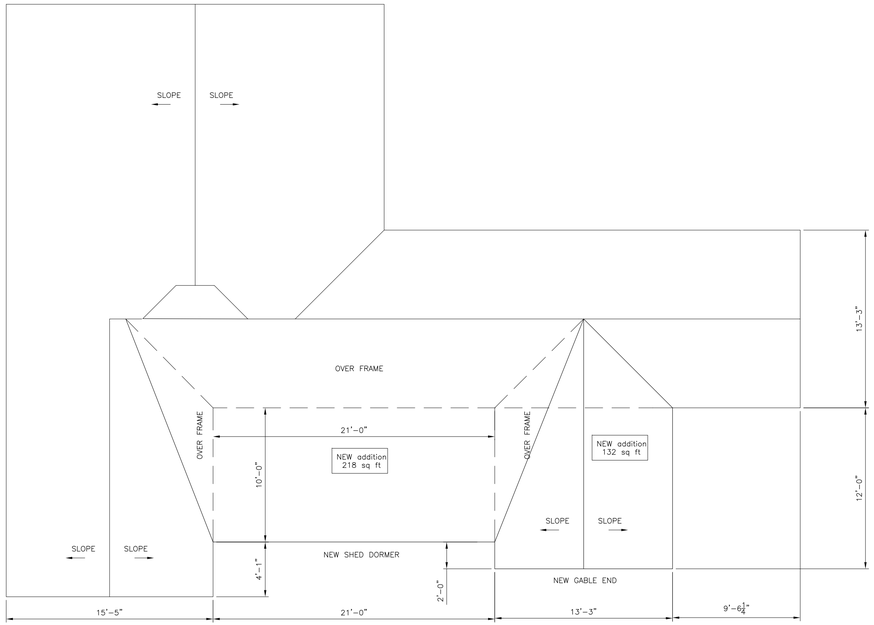
Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/25/24		Reviewed By:

South Elevation

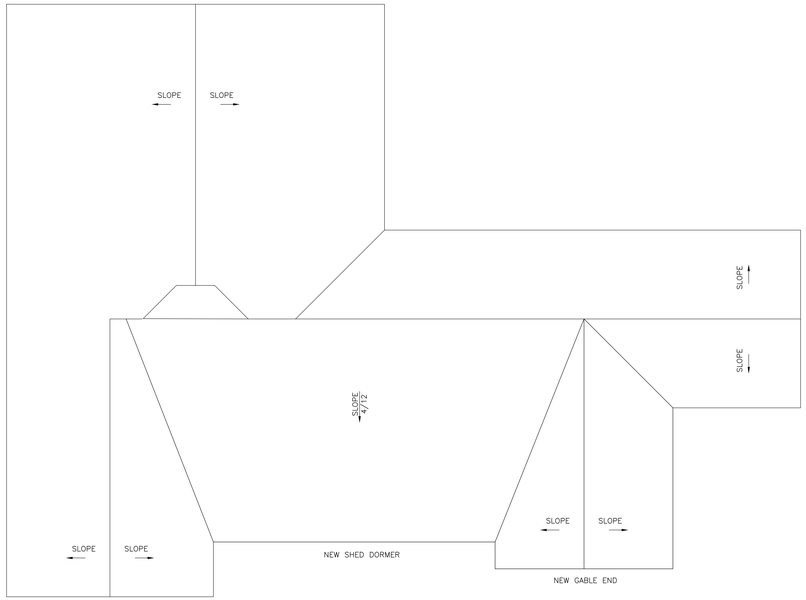
85 Orange Street Nantucket, MA

DRAWING NUMBER A4

after



REVISED ROOF PLAN

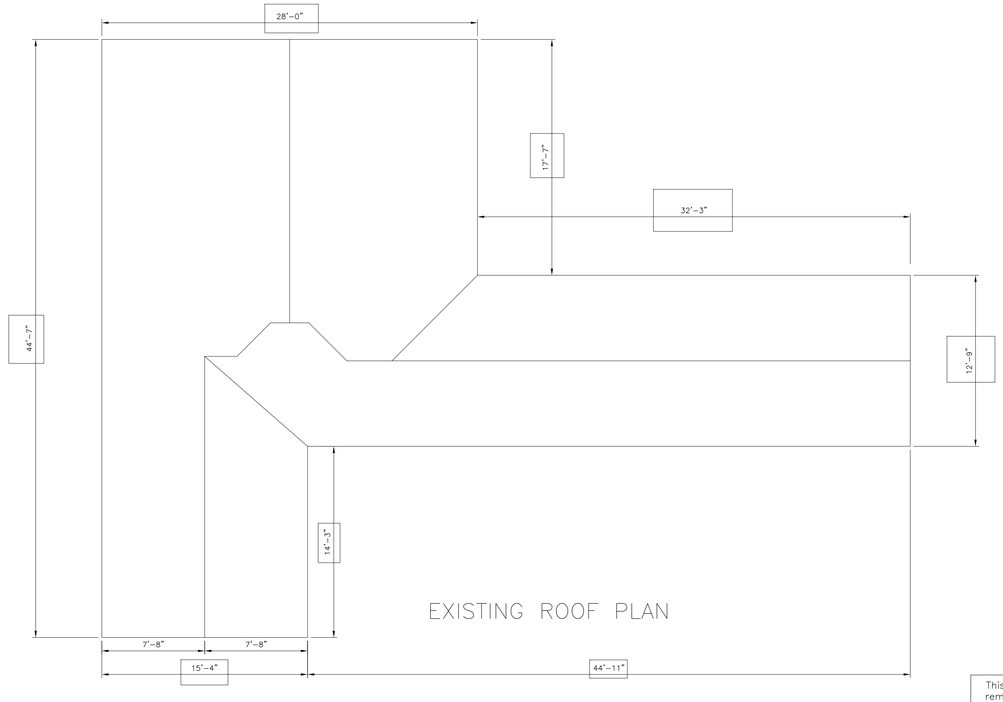


REVISED ROOF PLAN

REVISED ROOF
03/19/25



before



EXISTING ROOF PLAN

07/25/24

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

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

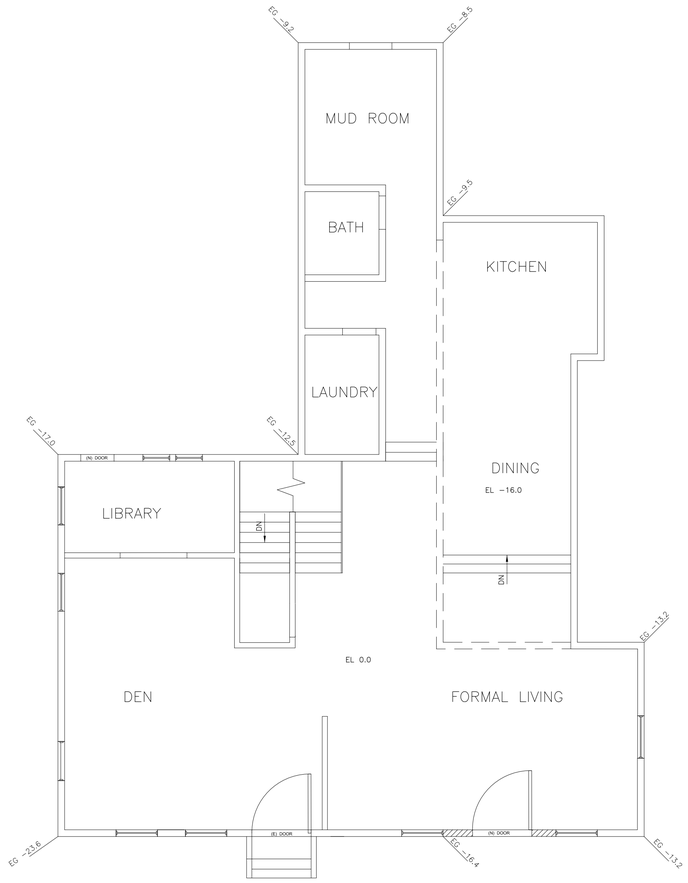
Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Roof Plans

85 Orange Street Nantucket, MA

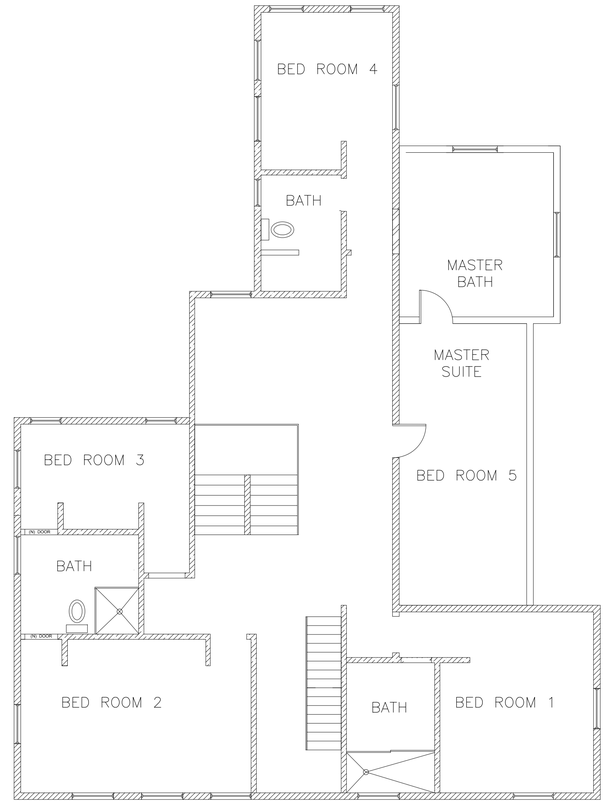
DRAWING NUMBER A5

Revised floor plans
03/19/25



REVISED FIRST FLOOR PLAN

85 Orange Street
Front of house



REVISED SECOND FLOOR PLAN

85 Orange Street
Front of house



07/25/24

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

476_85 Orange Street
Nantucket MA PJ

NOTE: 11" x 17" DRAWING SIZE
IS NOT TO SCALE

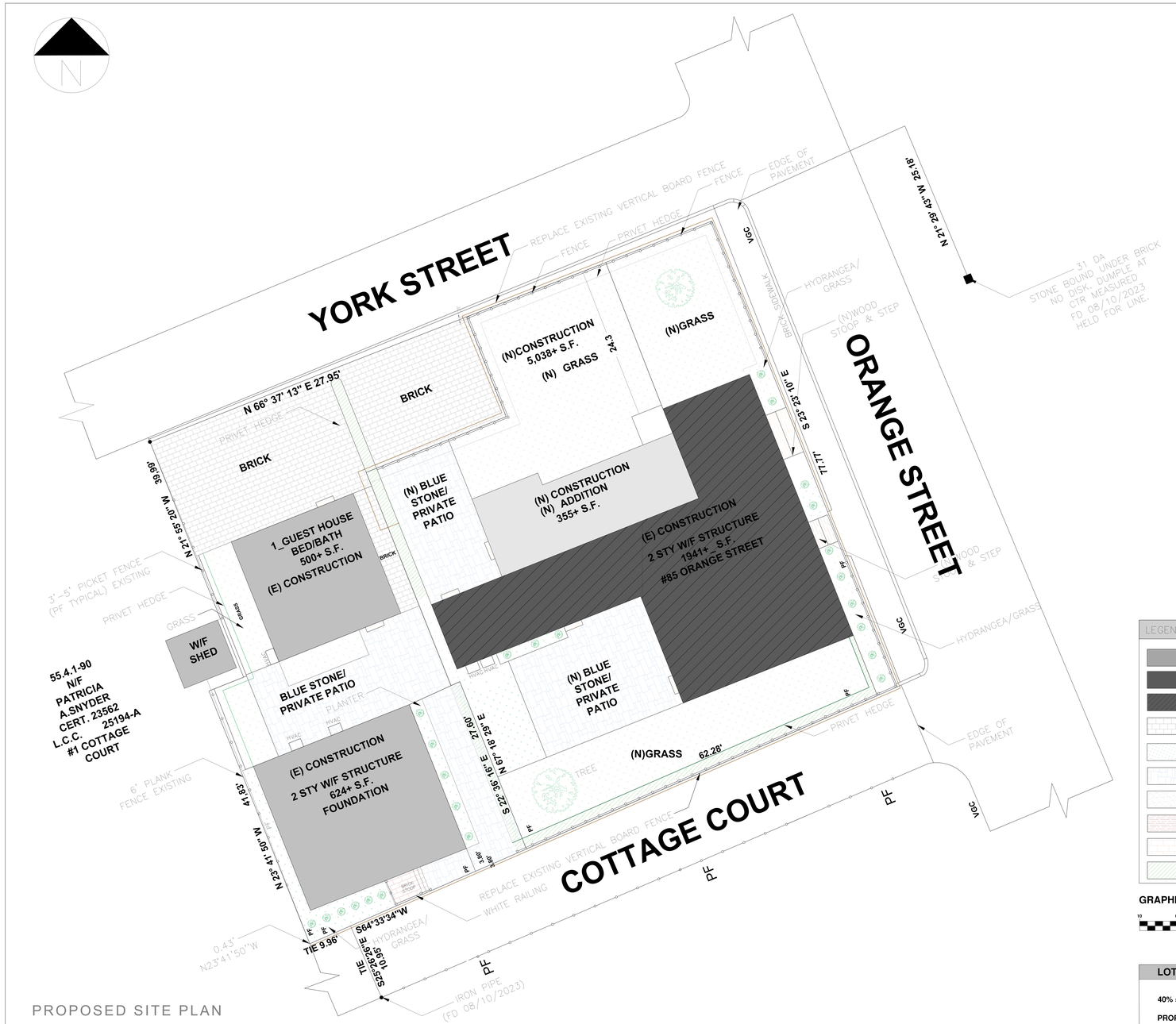
BOWDON Engineering, LLC
Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ◦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

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

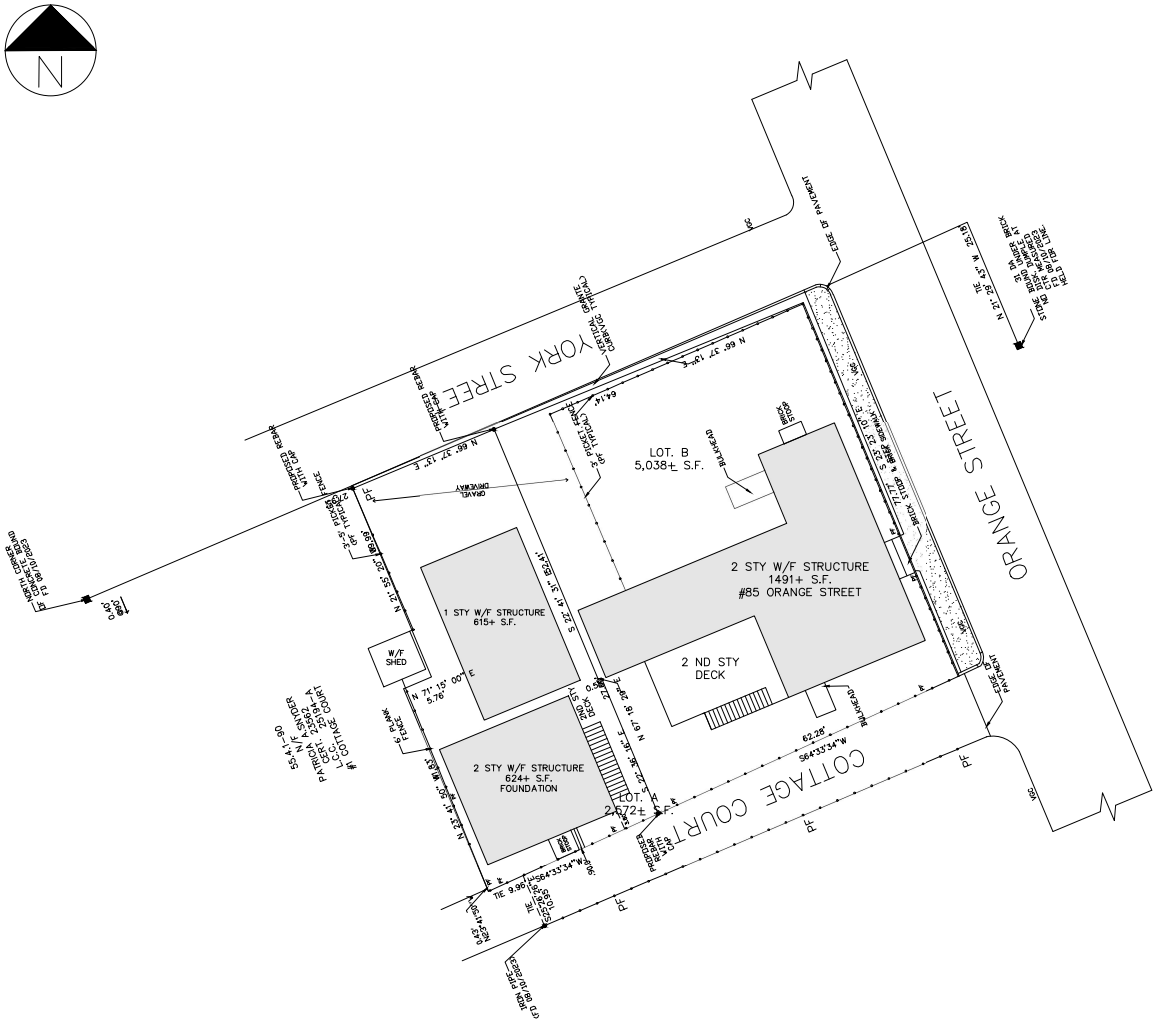
TITLE SHEET

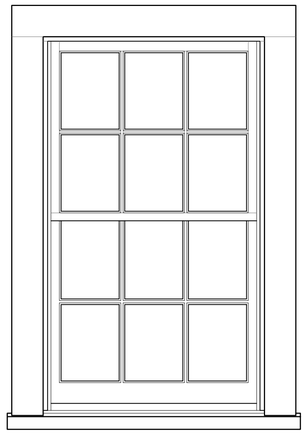
PROPOSED SITE PLAN

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

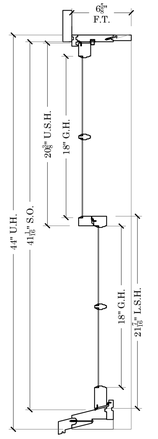
SHEET

A1-1

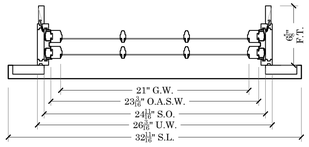

N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615+ S.F.
W/F
SHED
2 STY W/F STRUCTURE
624+ S.F.
FOUNDATION
LOT.
2,672± S.F.
DRIVEWAY
BRICK
STONE
PROPOSED REPAIR
PROPOSED CLEAN OUT
PROPOSED CAP
PROPOSED REPAIR
PROPOSED REPAIR
PROPOSED REPAIR



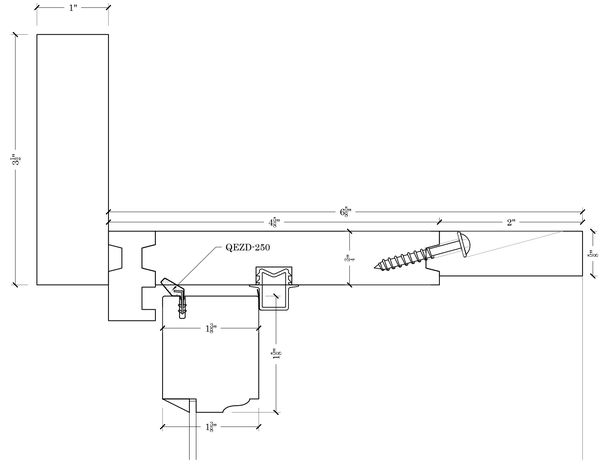
1 / 1 ELEVATION
SCALE 1-1/2"=1'

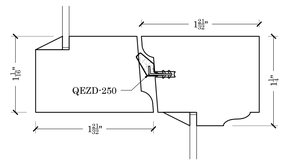


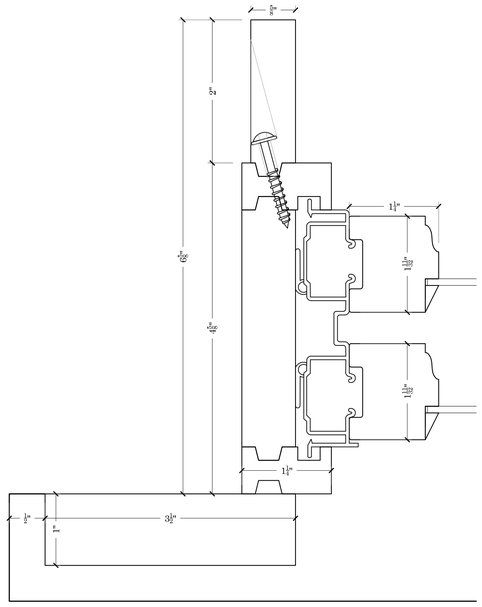
B / 1 SECTION
SCALE 1-1/2"=1'

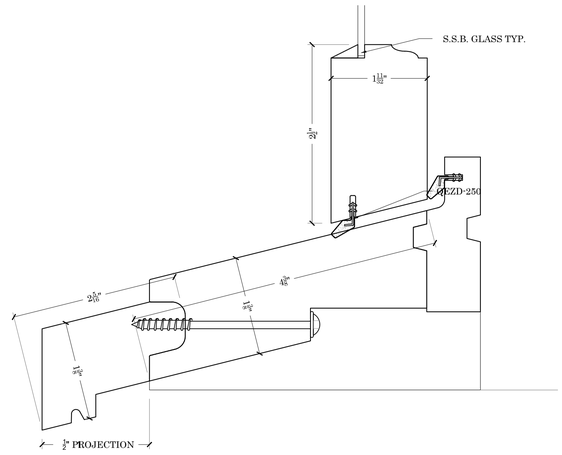


A / 1 SECTION
SCALE 1-1/2"=1'









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



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: 85 Orange Street
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: 2/6/2025
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10610 Front Hardscape 85 Orange Street
×	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

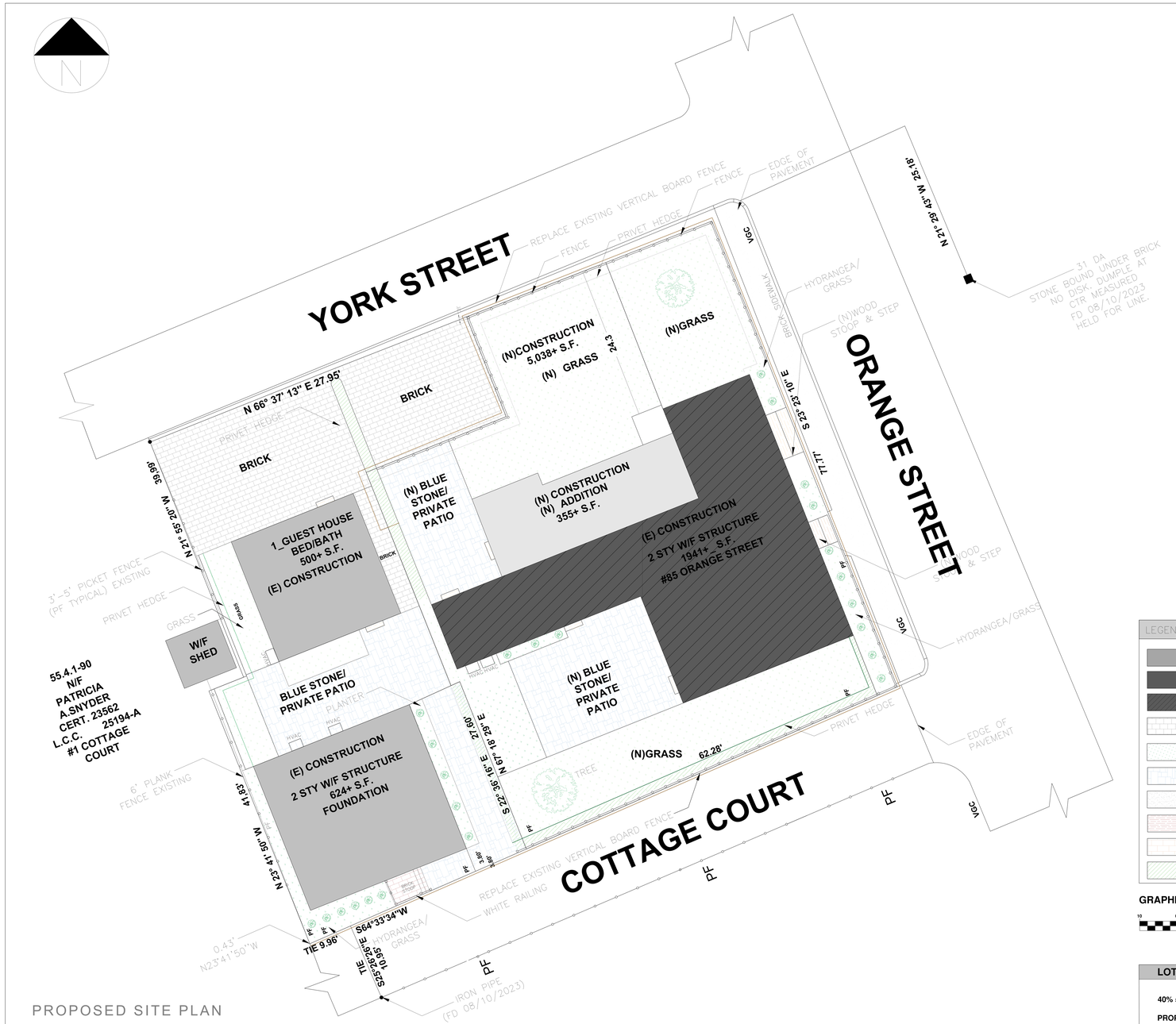
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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



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

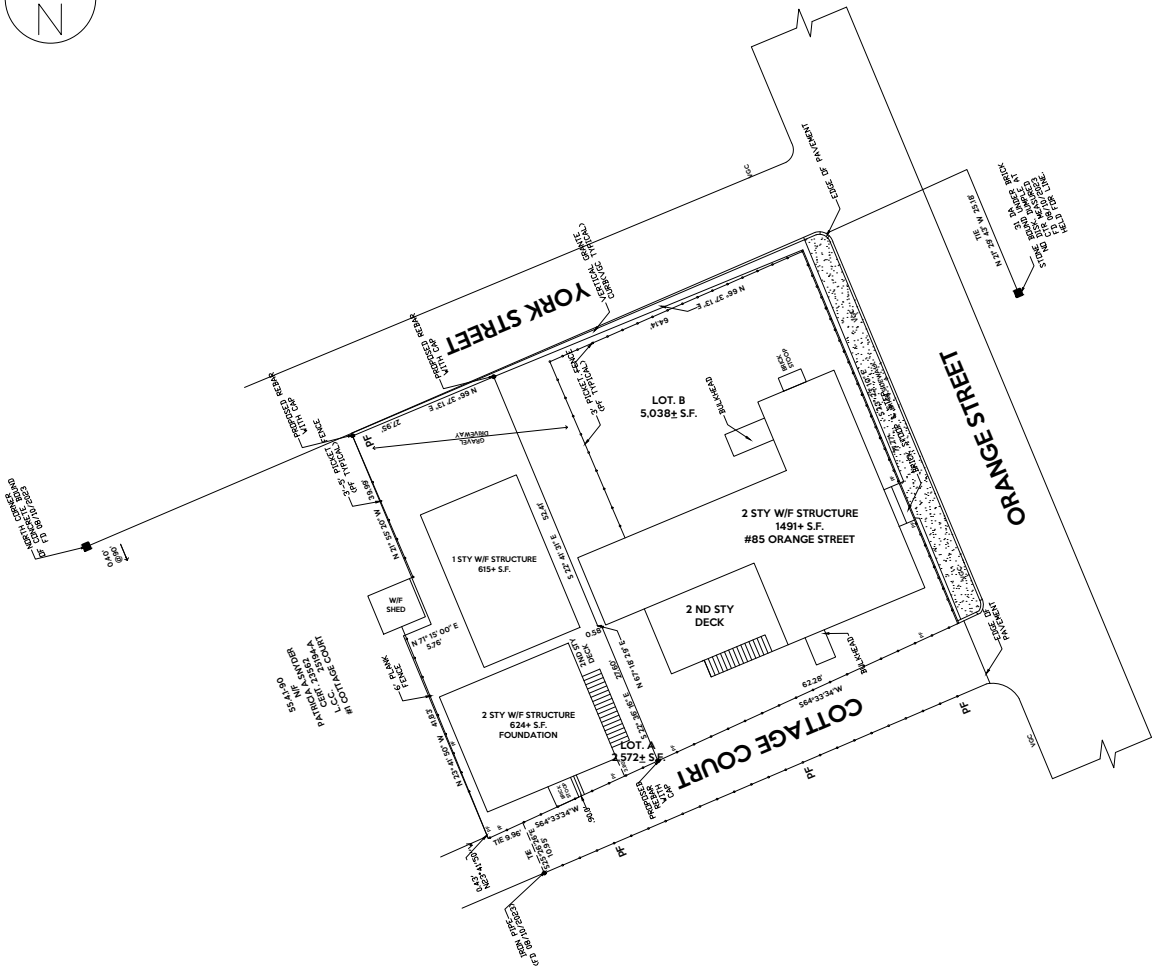
TITLE SHEET

PROPOSED SITE PLAN

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

SHEET

A1-1



EXISTING SITE PLAN

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

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA.

THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.

EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO THE START OF WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL.

CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

THE WORD "TYPICAL" OR "TYP" WHERE IT OCCURS MEANS THAT THE SAME WORK APPLIES WHERE SIMILAR CONDITIONS OCCUR. DETAILS ARE UNDERSTOOD TO BE TYPICAL WHERE SIMILAR CONDITIONS OCCUR UNLESS OTHERWISE NOTED.

UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

TITLE SHEET

EXISTING SITE PLAN

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

SHEET

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: 85 Orange Street
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: 2/6/2025
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10609 Rear Hardscape 85R Orange Street
×	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: 8/9/4/24

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



Rear Home



Orange St Frontage - East

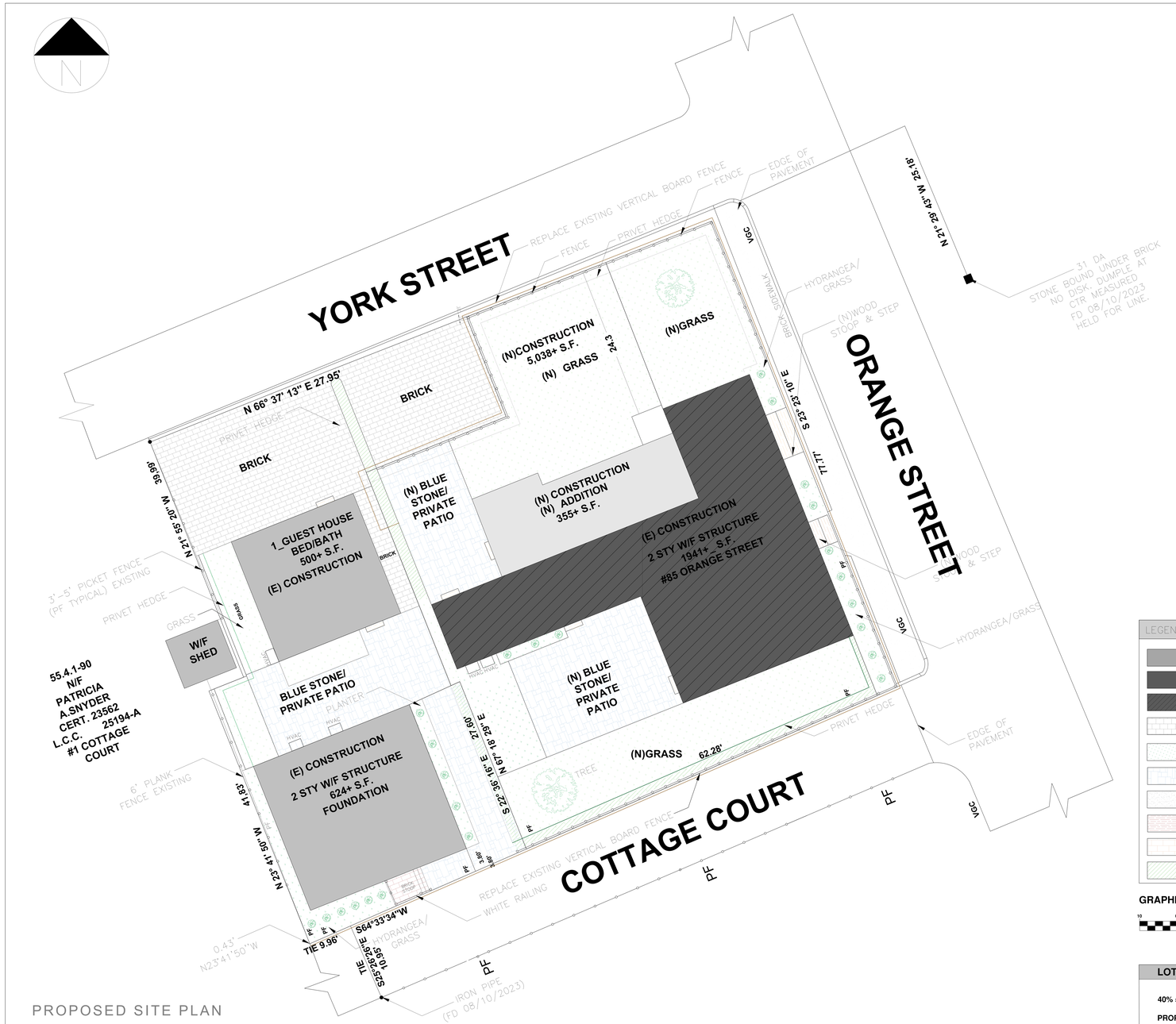


Cottage Court Frontage (private) - South





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
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

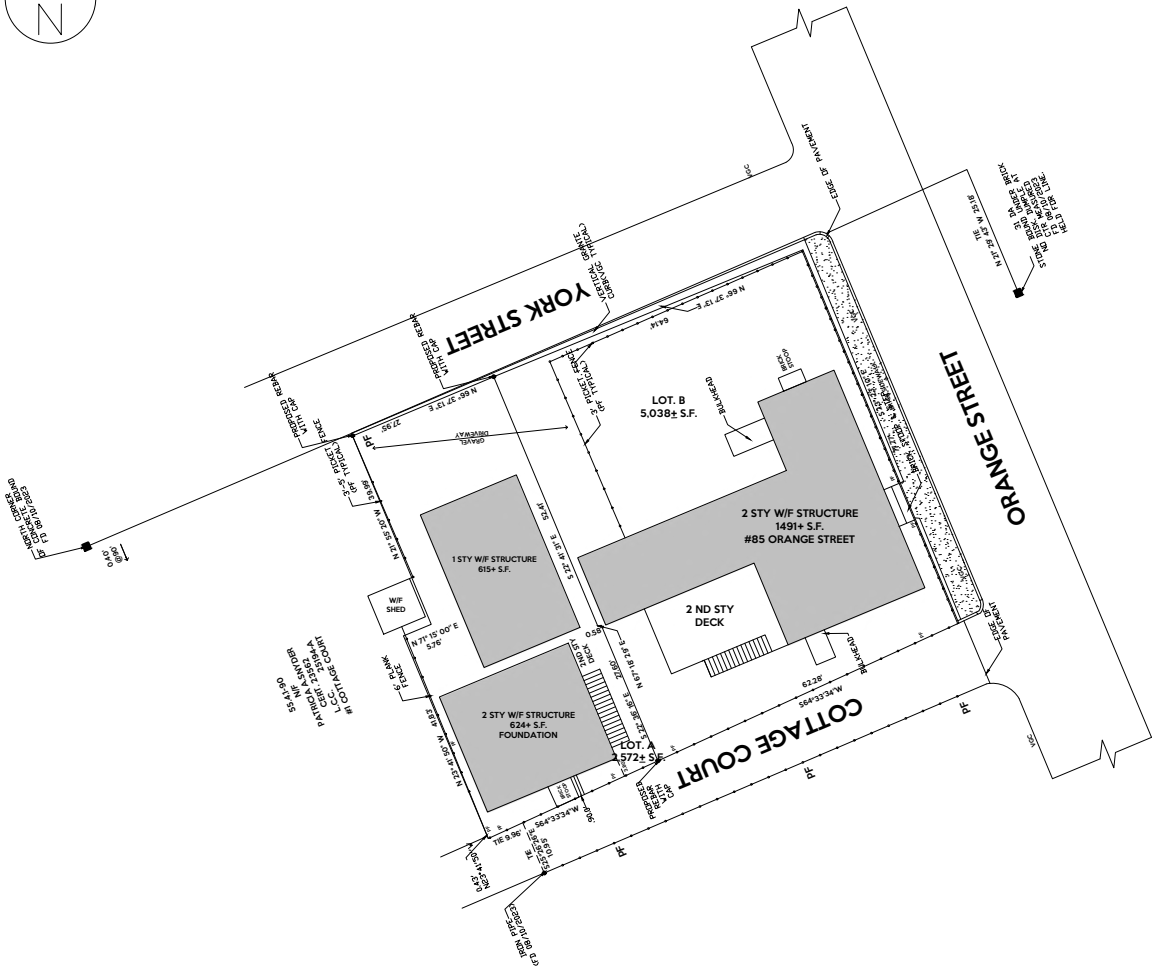
TITLE SHEET

PROPOSED SITE PLAN

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

SHEET

A1-1



EXISTING SITE PLAN

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

GRAPHIC SCALE

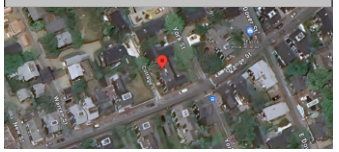
10 0 5 10 20 40

(IN FEET)

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA.

THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.

EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO THE START OF WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL.

CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

THE WORD "TYPICAL" OR "TYP" WHERE IT OCCURS MEANS THAT THE SAME WORK APPLIES WHERE SIMILAR CONDITIONS OCCUR. DETAILS ARE UNDERSTOOD TO BE TYPICAL WHERE SIMILAR CONDITIONS OCCUR UNLESS OTHERWISE NOTED.

UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

TITLE SHEET

EXISTING SITE PLAN

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

SHEET

A1-0



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: 85 Orange Street
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: 2/6/2025
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10610 Front Hardscape 85 Orange Street
×	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

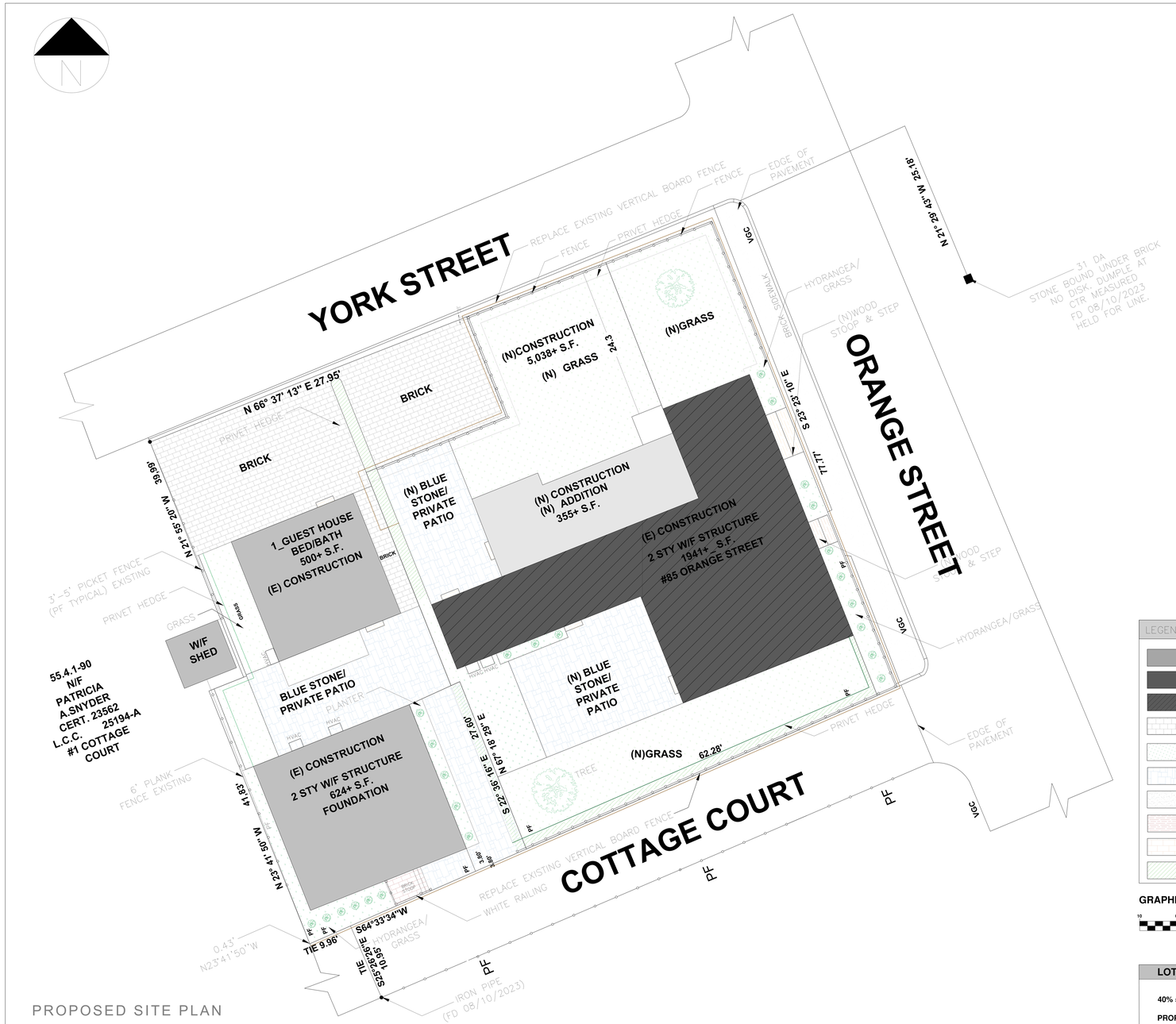
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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



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

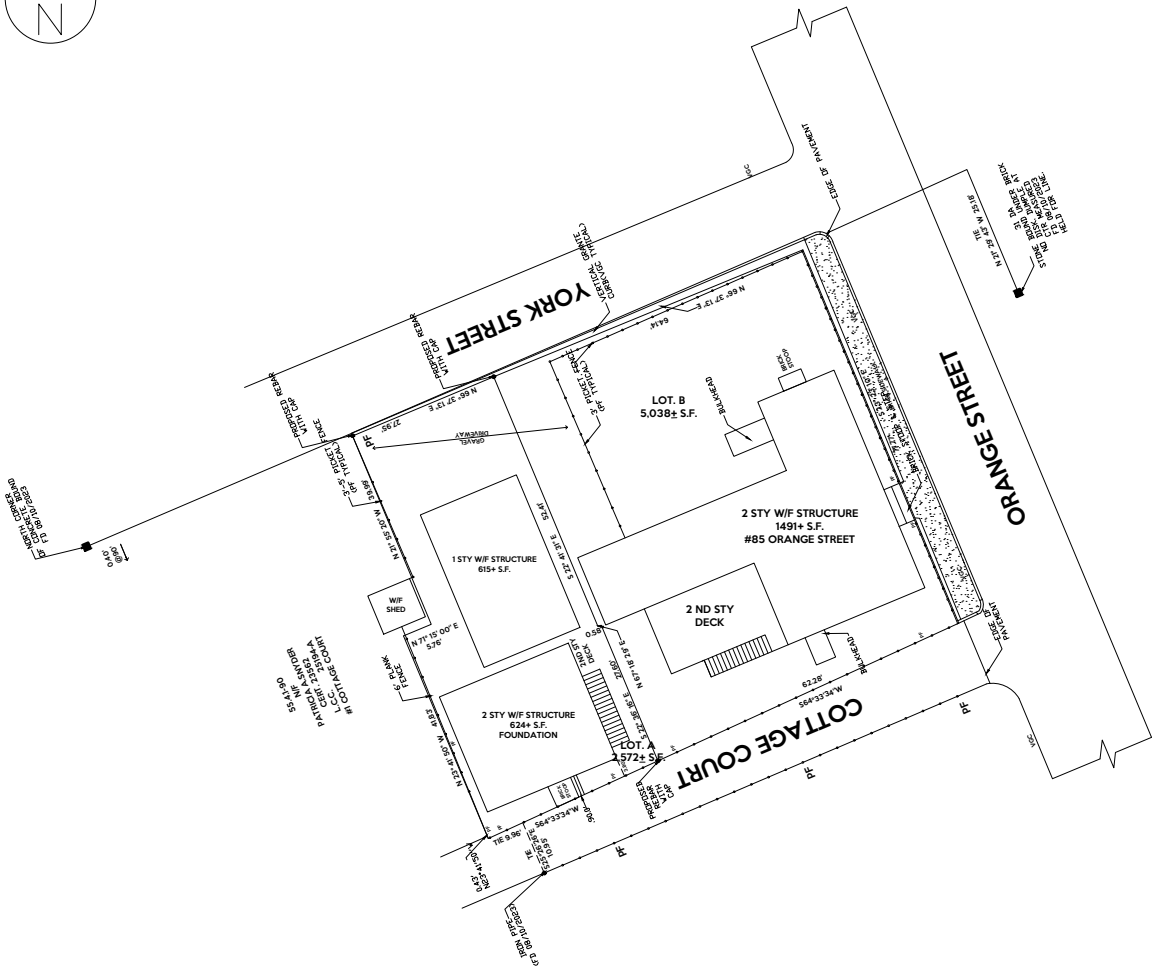
TITLE SHEET

PROPOSED SITE PLAN

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

SHEET

A1-1



EXISTING SITE PLAN

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

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA.

THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.

EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO THE START OF WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL.

CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

THE WORD "TYPICAL" OR "TYP" WHERE IT OCCURS MEANS THAT THE SAME WORK APPLIES WHERE SIMILAR CONDITIONS OCCUR. DETAILS ARE UNDERSTOOD TO BE TYPICAL WHERE SIMILAR CONDITIONS OCCUR UNLESS OTHERWISE NOTED.

UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

TITLE SHEET

EXISTING SITE PLAN

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

SHEET

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: 3 POPS LN.
DATE HEARD: MARCH 11TH, 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: 03/18/2025

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

Width: 42'-0" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 100'x12', 9'x12', 18'x8', 21'x8' ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 20'-0¼" South 20'-0¼" East 16'-10⅝" West 16'-10⅝"

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 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 ~~WHITE~~ GREY 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 +

18 March 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 3 Pops Lane Trust – Old Business

Dear Commissioners,

At the March 11th, 2025 meeting, comments on our revisions for the proposed main house were provided.

- Appreciate the height of the building and the massing
- Decrease plate heights
- Alternative window and door sash color (avoid black)
- Some members raised concerns over connectors
- Decrease height of pergola frames
- Decrease heights of window and door headers, specifically on the north elevation
- Decrease heights of windows and doors to accommodate the decrease in window and door header height
- Explore replacing a gable face to an eave forward volume on North elevation

We look forward to your consideration of these revisions.

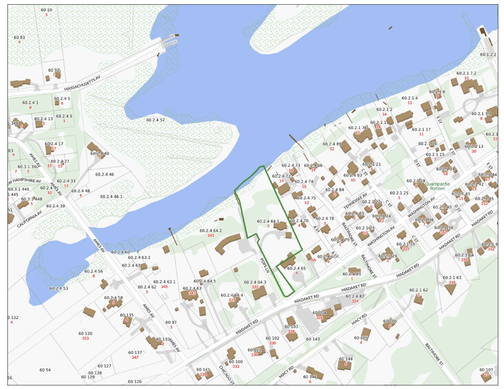
Thank you,

Mark Cutone

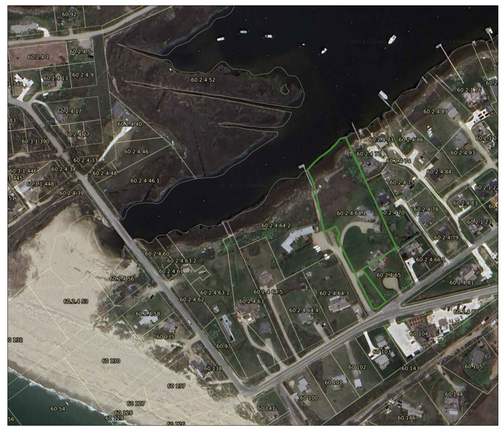
_____
Mark Cutone, Architect MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

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 $\frac{1}{8}$" 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

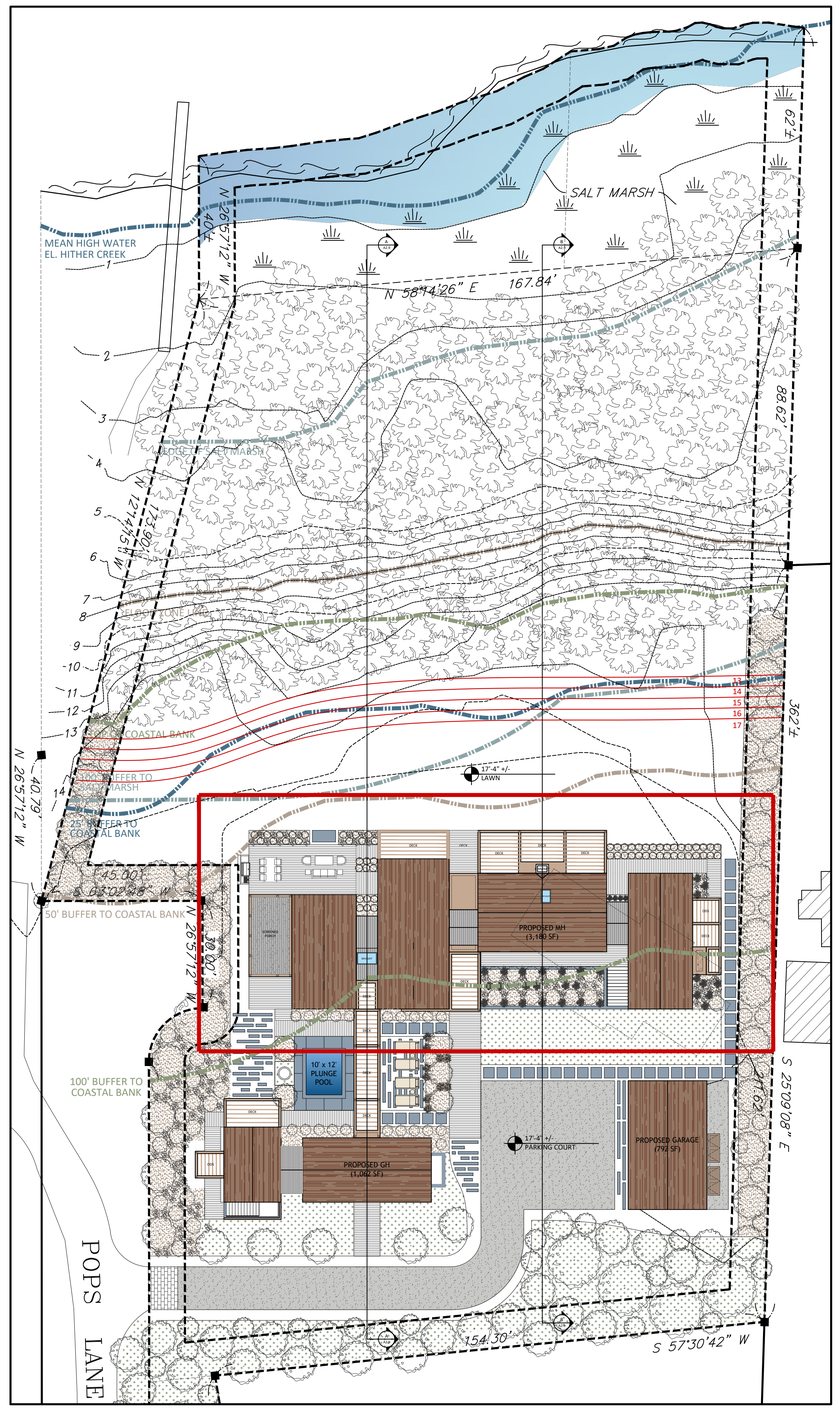
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

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 MAIN HOUSE

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

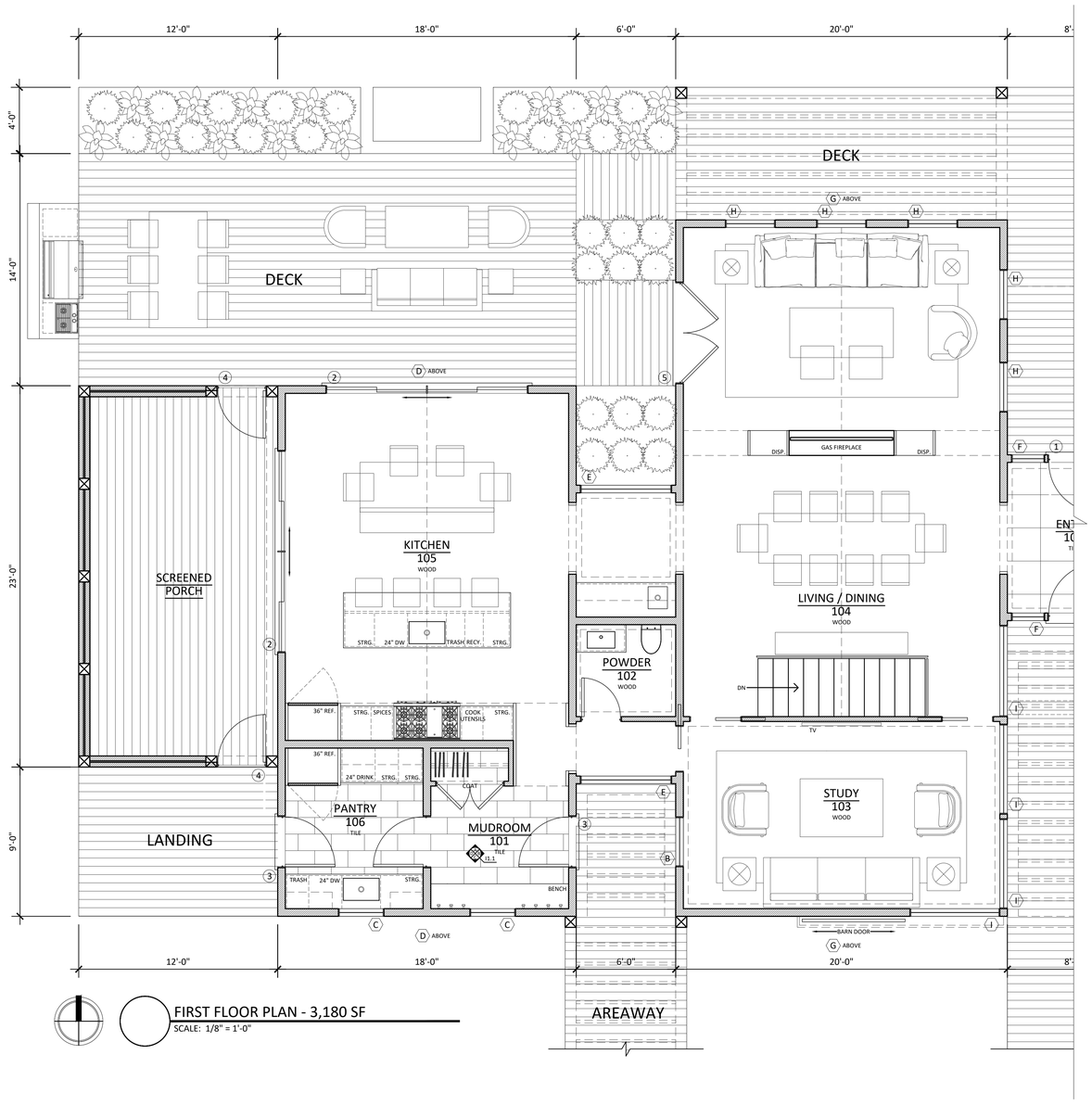
COVER SHEET

C1.1

18 MARCH 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	19	CUSTOM LEPAGE	R.O.: 3'-0" x 5'-6"	2/2 DOUBLE HUNG WINDOW
C	3	CUSTOM LEPAGE	R.O.: 2'-9" x 3'-10"	4 LIGHT OPERABLE AWNING WINDOW
D	4	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	3	CUSTOM LEPAGE	R.O.: 5'-5" x 7'-6"	1 LIGHT FIXED AWNING WINDOW
F	4	CUSTOM LEPAGE	R.O.: 1'-10" x 8'-0"	3 LIGHT FIXED AWNING WINDOW
G	2	CUSTOM LEPAGE	R.O.: 2'-4" x 3'-0"	4 LIGHT FIXED AWNING WINDOW
H	5	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
I	4	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 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 7'-6"	24 LIGHT SLIDING PATIO DOOR
3	6	CUSTOM LEPAGE	R.O.: 3'-0 x 7'-6"	6 LIGHT PATIO DOOR
4	2	CUSTOM SCREEN DOOR	R.O.: 3'-0" x 8'-0"	NTW SCREEN DOOR
5	1	CUSTOM LEPAGE	R.O.: 6'-0" x 7'-6"	12 LIGHT FRENCH DOOR
6	2	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT PATIO DOOR

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



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

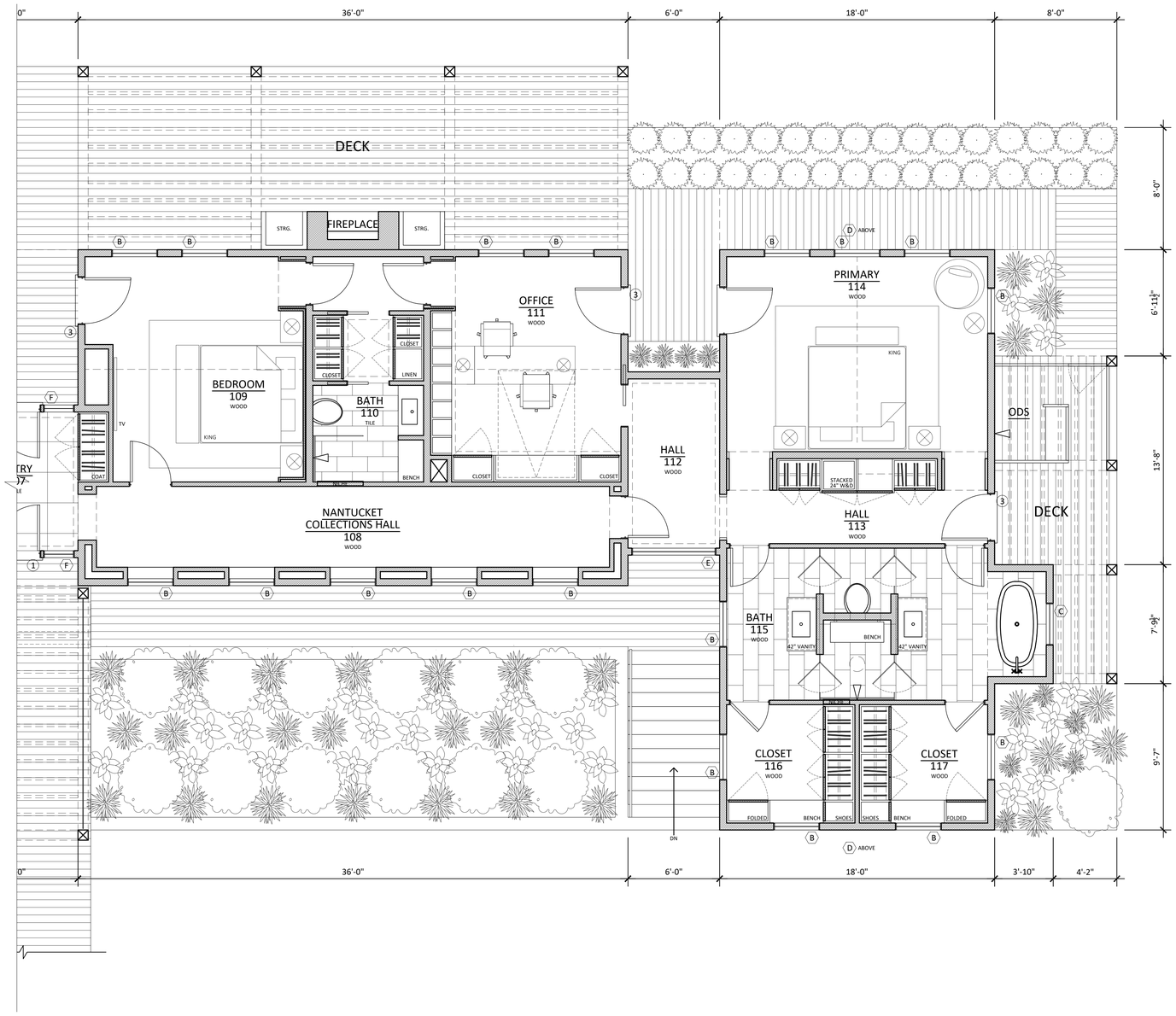
PROPOSED MAIN HOUSE

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

FIRST FLOOR PLAN

A1.1a

18 MARCH 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

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

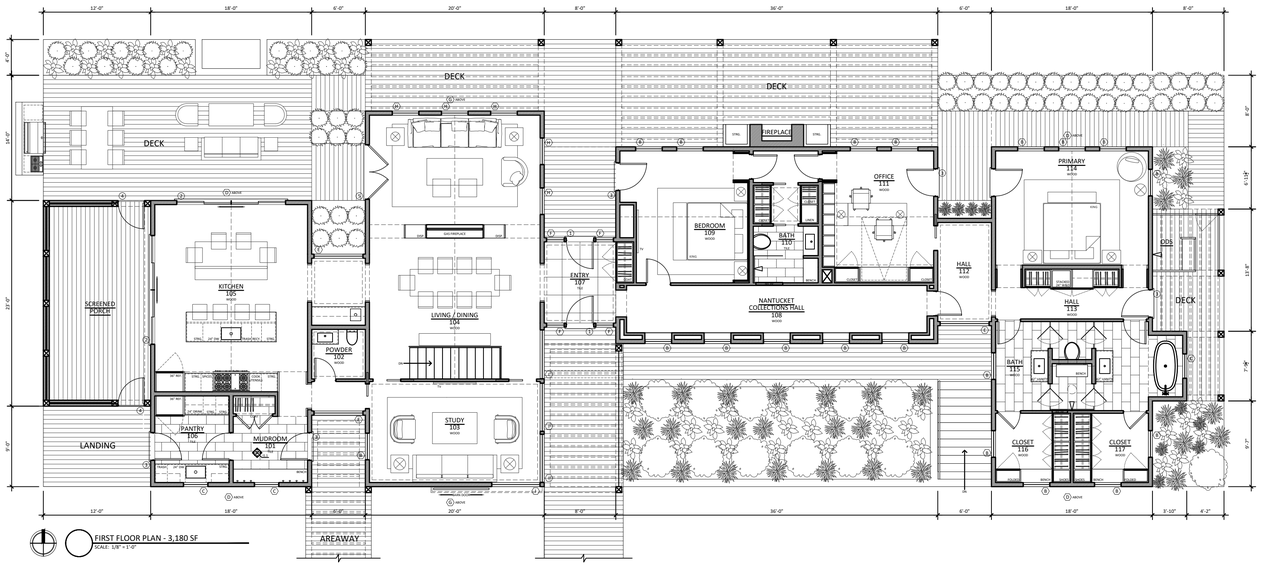
PROPOSED MAIN HOUSE

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

FIRST FLOOR PLAN CONTINUED

A1.1b

18 MARCH 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

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

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

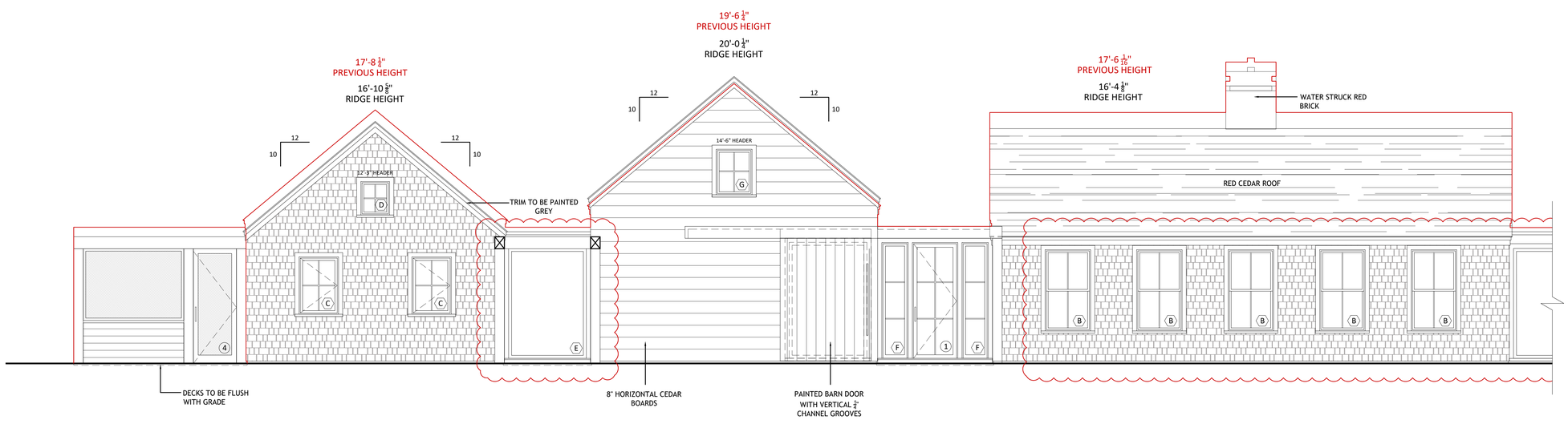
A1.2

18 MARCH 2025

PREVIOUS SUBMISSION

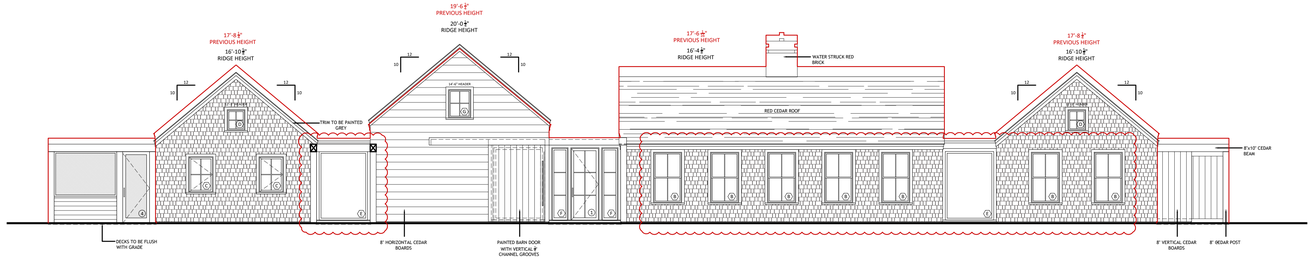


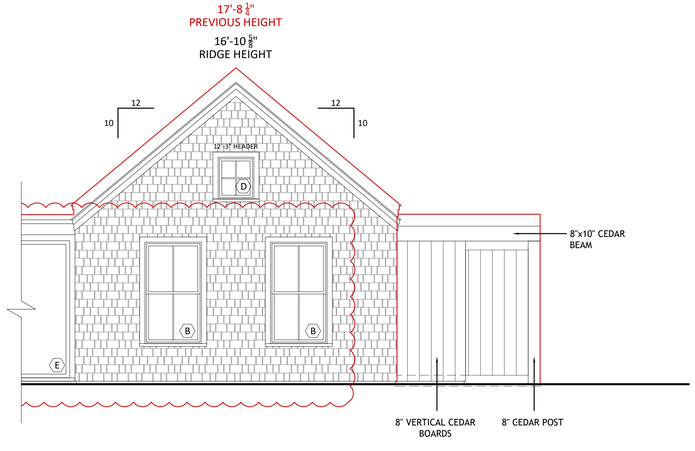
PROPOSED



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

PROPOSED





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 MAIN HOUSE

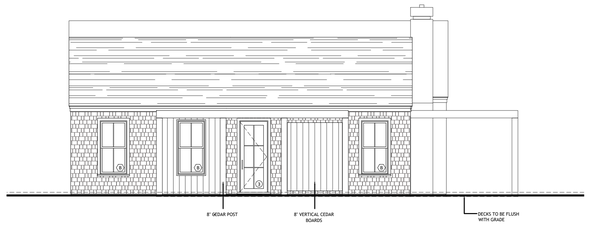
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

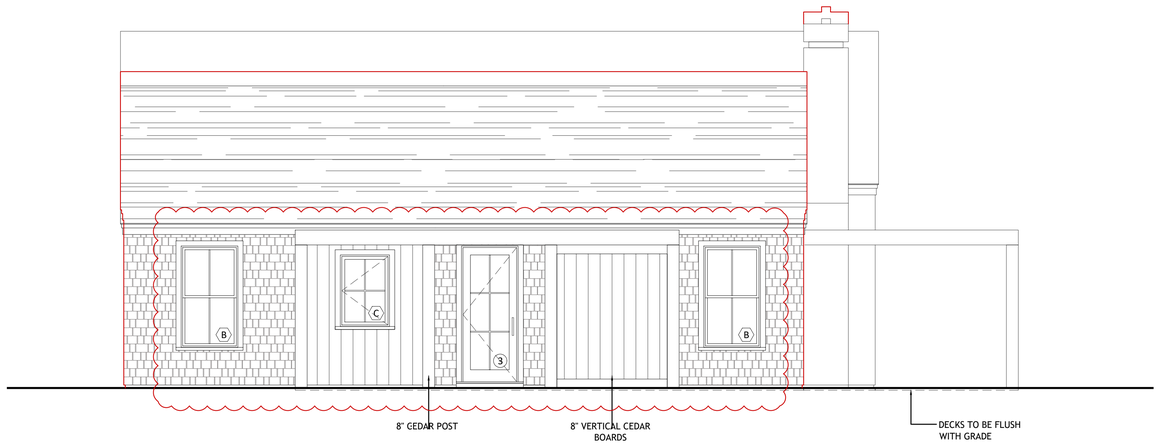
A2.1

18 MARCH 2025

PREVIOUS SUBMISSION



PROPOSED



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 MAIN HOUSE

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

ELEVATIONS

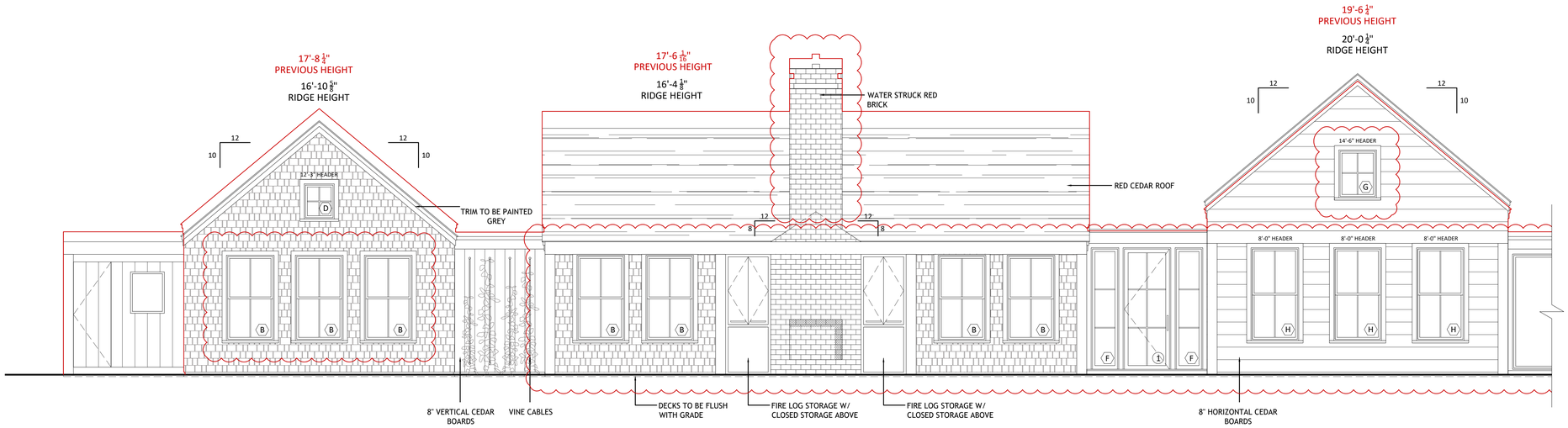
A2.2

18 MARCH 2025

PREVIOUS SUBMISSION

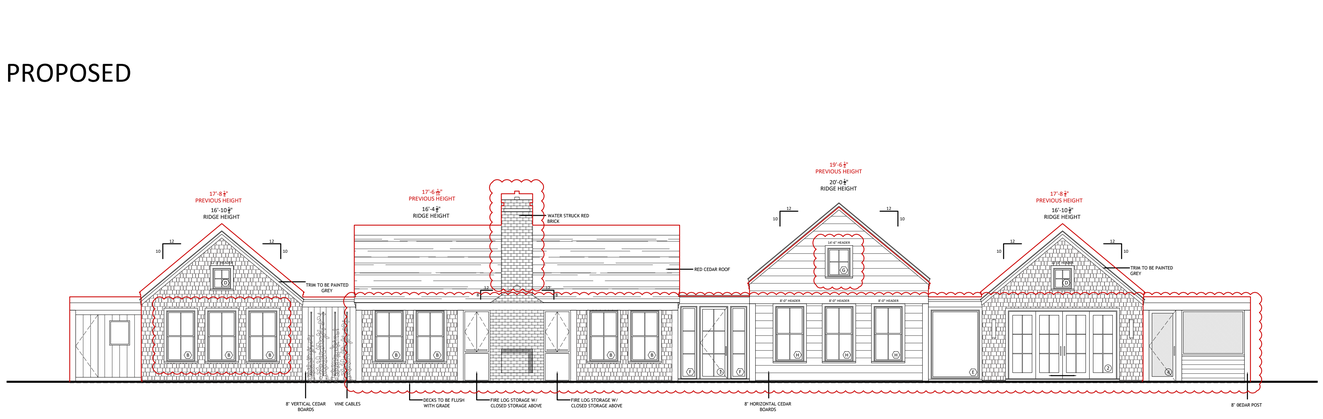


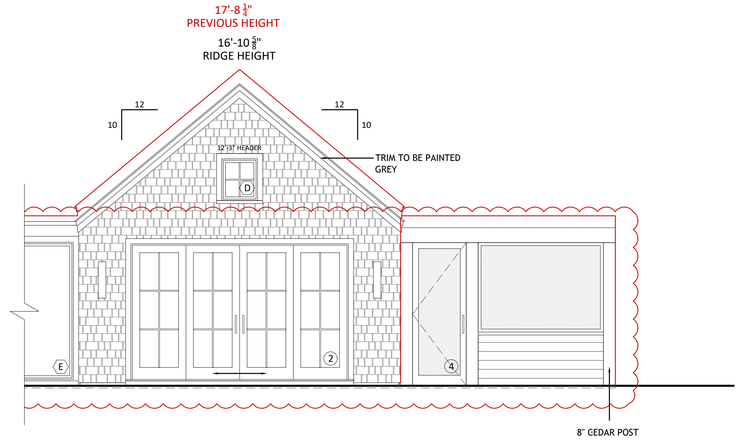
PROPOSED



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

PROPOSED





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 MAIN HOUSE

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

NORTH ELEVATION REVISIONS

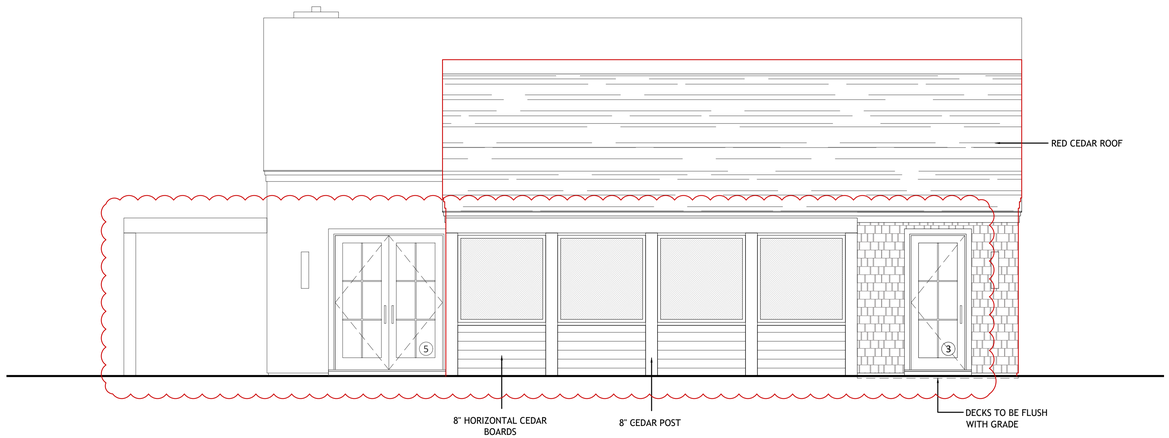
A2.3

18 MARCH 2025

PREVIOUS SUBMISSION



PROPOSED



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 MAIN HOUSE

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

ELEVATIONS

A2.4

18 MARCH 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

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

18 MARCH 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

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

HITHER CREEK AERIAL 01

A2.6

18 MARCH 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

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

HITHER CREEK
AERIAL 02

A2.7

18 MARCH 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

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

PROPOSED MAIN HOUSE

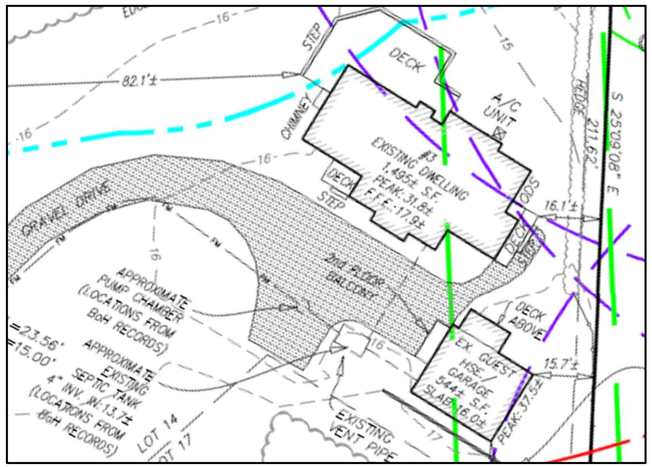
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

POPS LN.
PERSPECTIVE

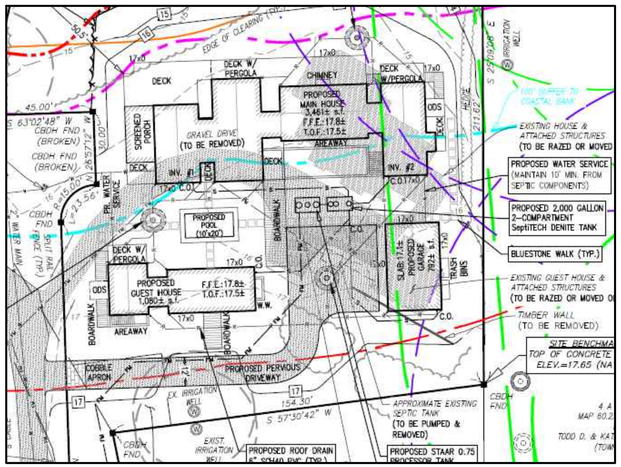
A2.8

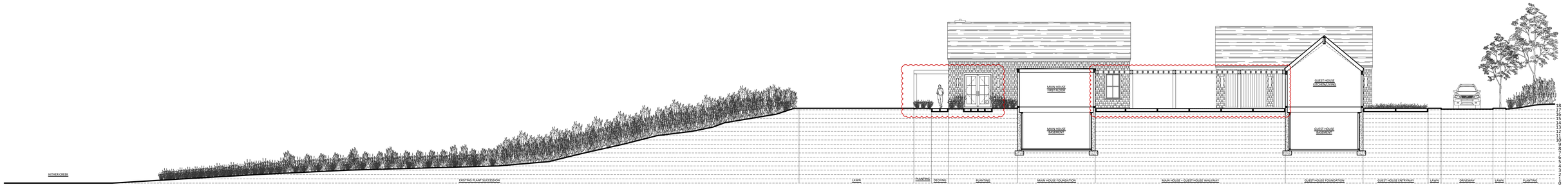
18 MARCH 2025

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

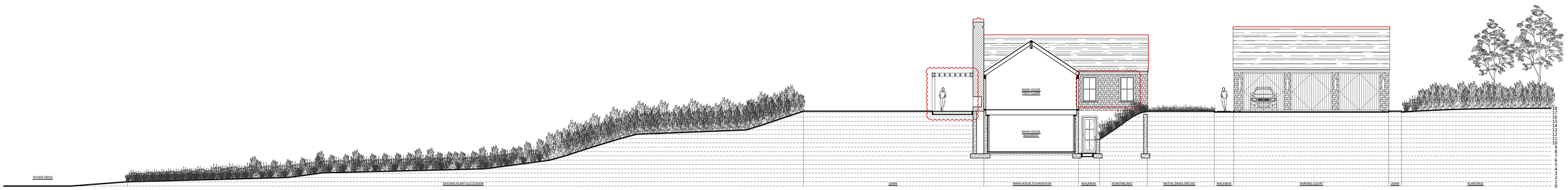


PROPOSED - F.F.E. 17.8 +/-





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

18 MARCH 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 16'-10 3/4" South " East " West 16'-2 5/16"

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 GREY 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

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

7021 0350 0000 0871 2060

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2046

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
Total Postage and Fees

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

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

7021 0350 0000 0871 2084

NANTUCKET POST OFFICE SEP 20 2024 Postmark Here NANTUCKET MA 02554

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
Total Postage and

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

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2121

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2015

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2008

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2039

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

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

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

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

OFFICIAL USE

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

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

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

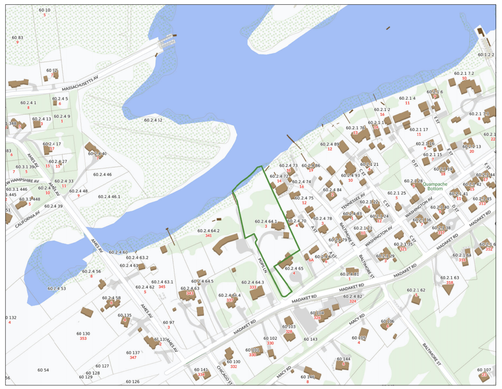
Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2053

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

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

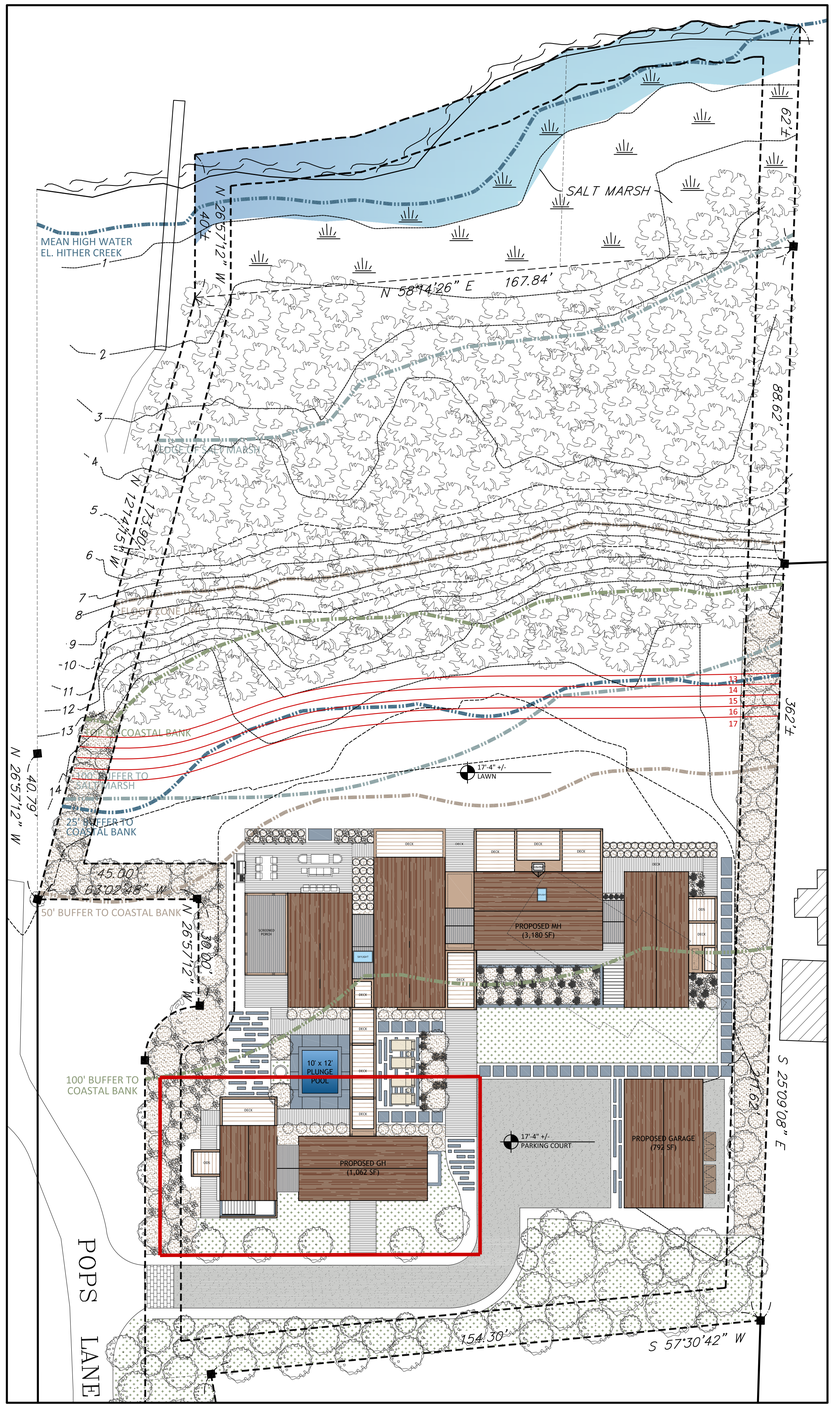
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

COVER SHEET

C1.1

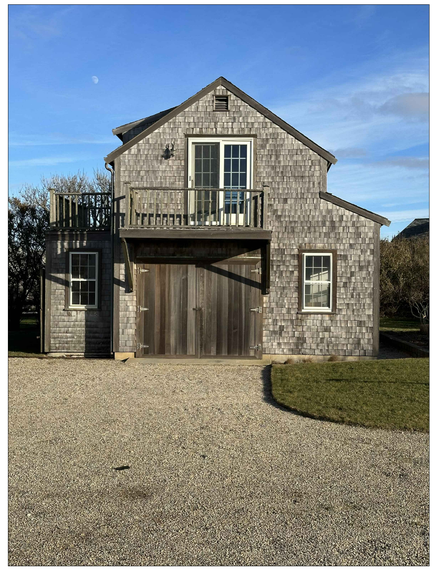
18 MARCH 2025













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

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

EXISTING CONDITIONS PHOTOS

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

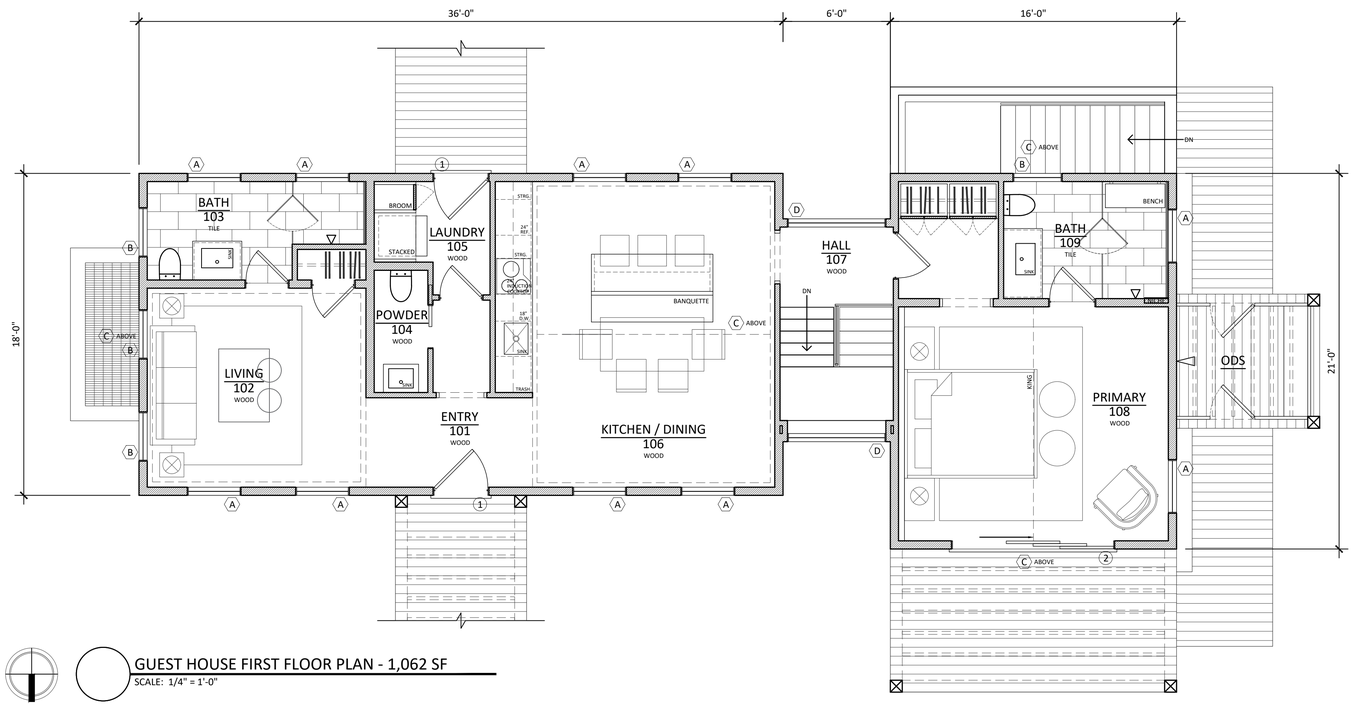
COVER SHEET

C1.2

18 MARCH 2025

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	12	CUSTOM LEPAGE	R.O.: 3'-0" x 5'-6"	2/2 DOUBLE HUNG WINDOW
B	4	CUSTOM LEPAGE	R.O.: 2'-9" x 3'-10"	4 LIGHT OPERABLE AWNING WINDOW
C	4	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
D	2	CUSTOM LEPAGE	R.O.: 5'-5" x 7'-6"	1 LIGHT FIXED AWNING WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	3	CUSTOM LEPAGE	R.O.: 3'-0" x 7'-6"	6 LIGHT PATIO DOOR
2	1	CUSTOM LEPAGE	R.O.: 9'-0" x 7'-6"	18 LIGHT SLIDING PATIO DOOR

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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

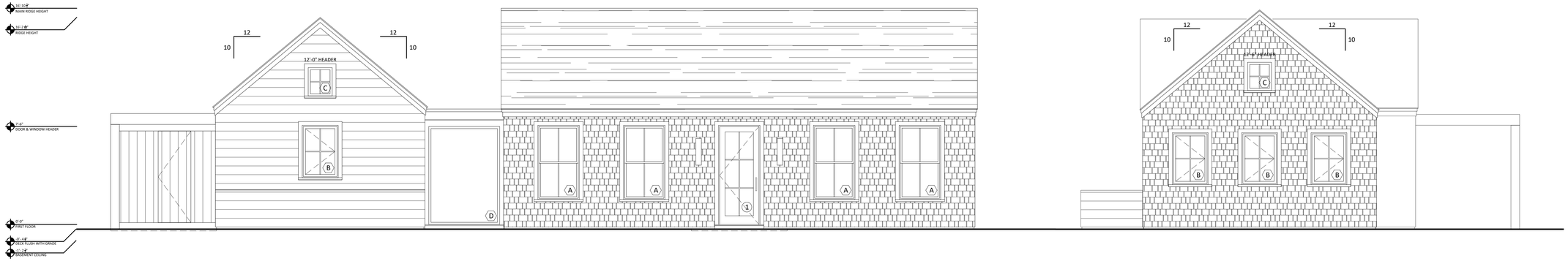
PROPOSED GUEST HOUSE

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

FIRST FLOOR PLAN

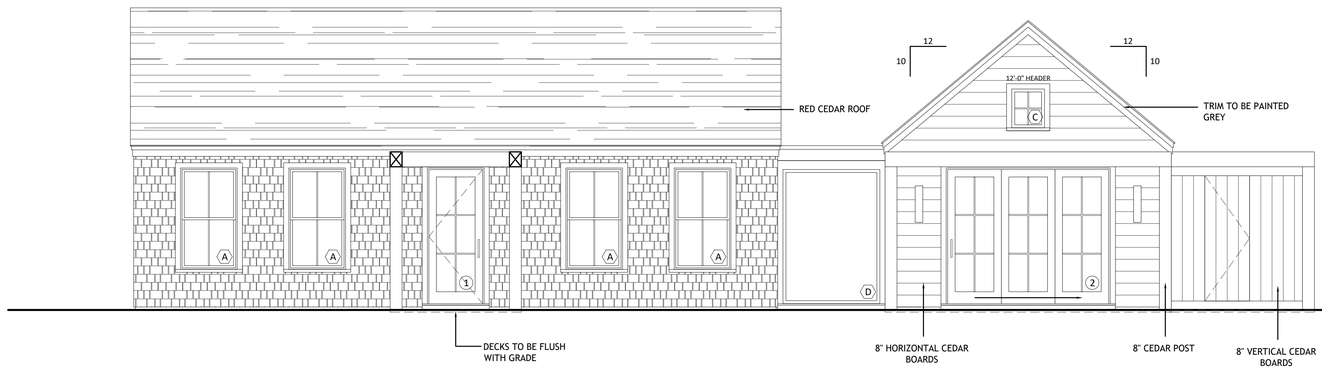
A1.1

18 MARCH 2025

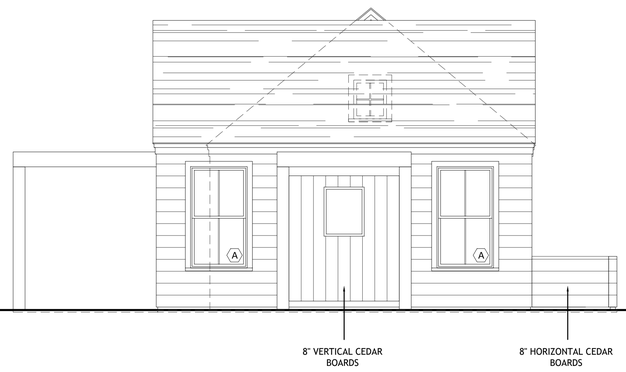


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

ELEVATIONS

A2.1

18 MARCH 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'-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

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 GREY Doors WOOD PAINTED BLACK

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

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

7021 0350 0000 0871 2060

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2046

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
Total Postage and Fees

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

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

7021 0350 0000 0871 2084

NANTUCKET POST OFFICE SEP 20 2024 Postmark Here NANTUCKET MA 02554

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
Total Postage and

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

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2121

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2015

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2008

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2039

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

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

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

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

OFFICIAL USE

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

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

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

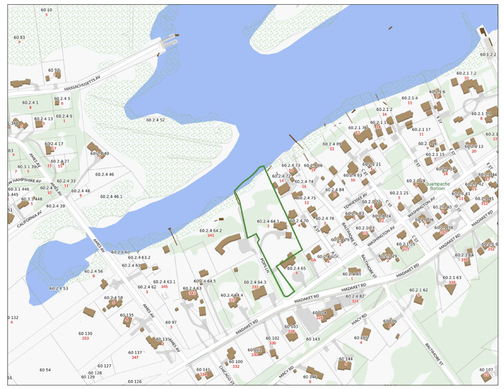
Postage $0.72
Total Postage and Fees $5.58

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

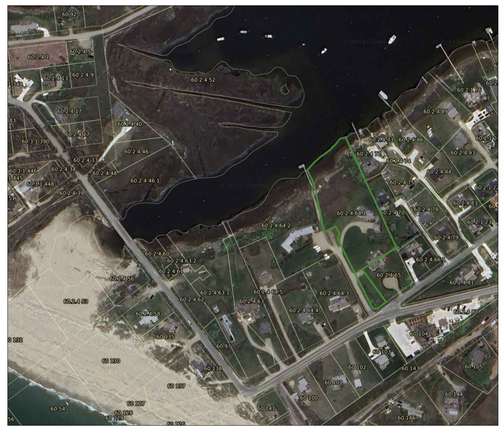
7021 0350 0000 0871 2053

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

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

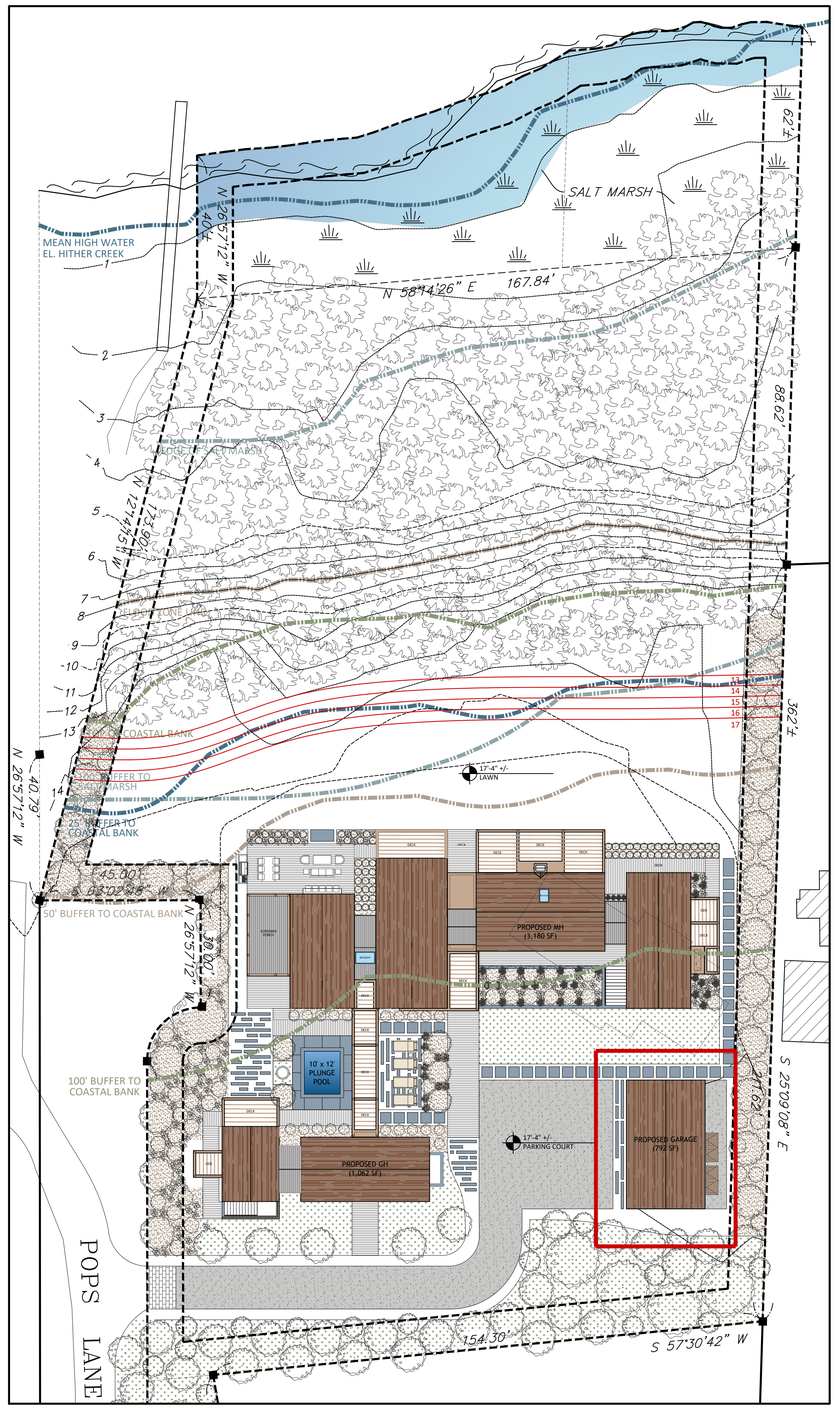
DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 GARAGE PLAN & ELEVATIONS

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

COVER SHEET

C1.1

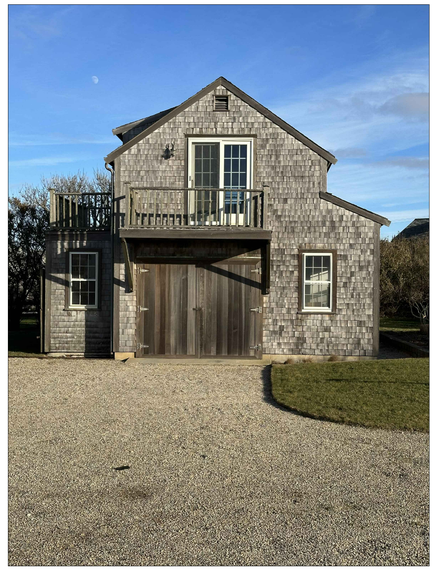
18 MARCH 2025













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

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

EXISTING CONDITIONS PHOTOS

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

COVER SHEET

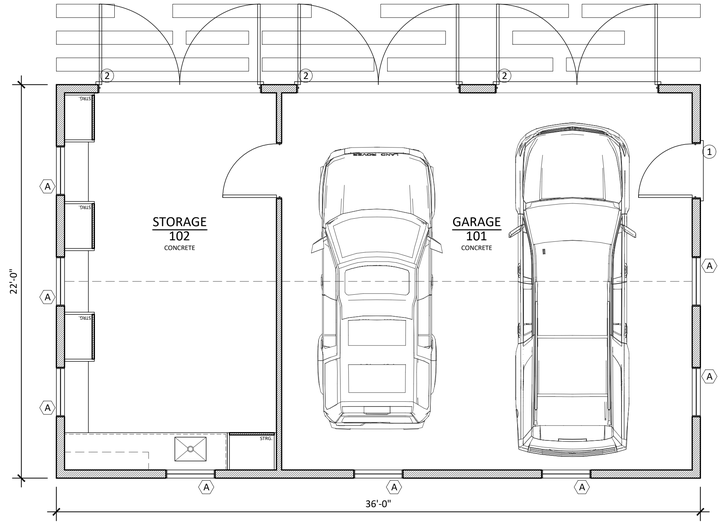
C1.2

18 MARCH 2025

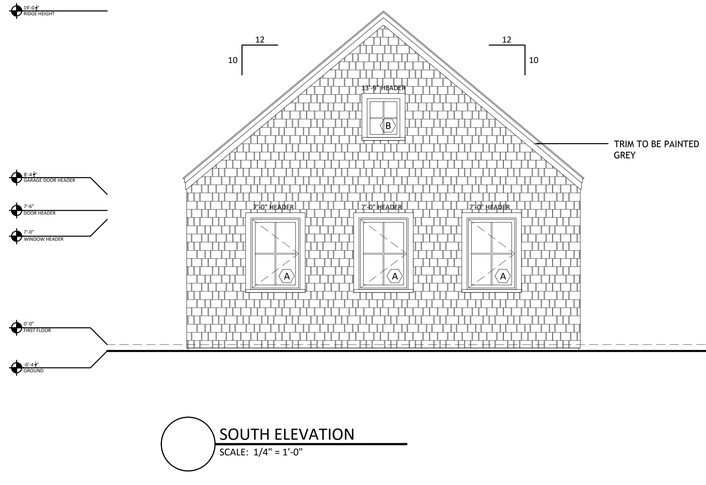
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	8	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
B	2	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM LEPAGE	R.O.: 3'-0 x 7'-6"	SINGLE HINGED PAINTED DOOR
2	3	CUSTOM GARAGE DOOR	R.O.: 9'-0" x 8'-6"	DOUBLE HINGED GARAGE DOOR

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

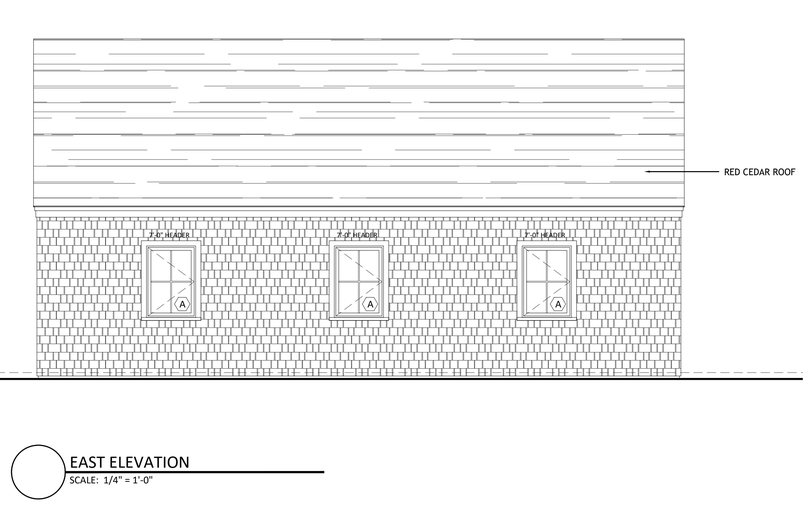
*** SLAB ON GRADE**



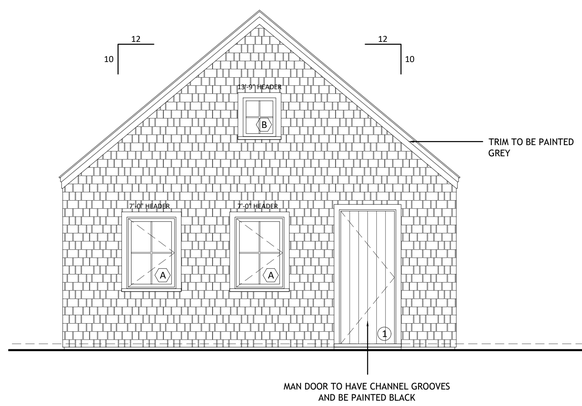
GARAGE FLOOR PLAN - 792 SF
SCALE: 1/4" = 1'-0"



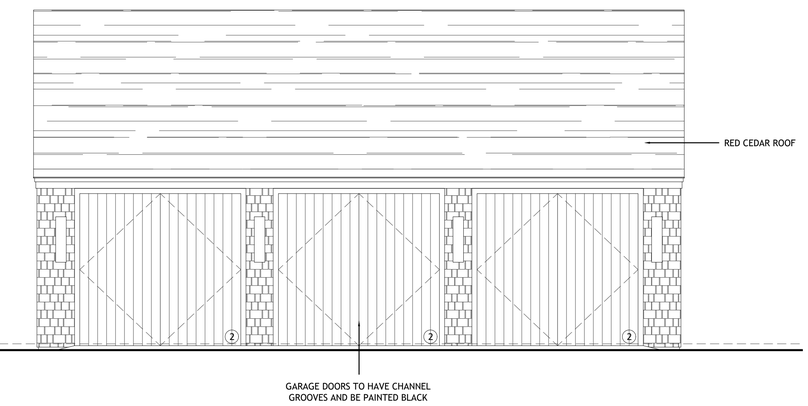
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

FLOOR PLAN & ELEVATIONS

A1.0

18 MARCH 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: —

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

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

POOL

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

✓ 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

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

7021 0350 0000 0871 2060

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

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

7021 0350 0000 0871 2046

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
Total Postage and Fees

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

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

7021 0350 0000 0871 2084

NANTUCKET POST OFFICE SEP 20 2024 Postmark Here NANTUCKET MA 02554

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
Total Postage and

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

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2121

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2015

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2008

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2039

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

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

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

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

OFFICIAL USE

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

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

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

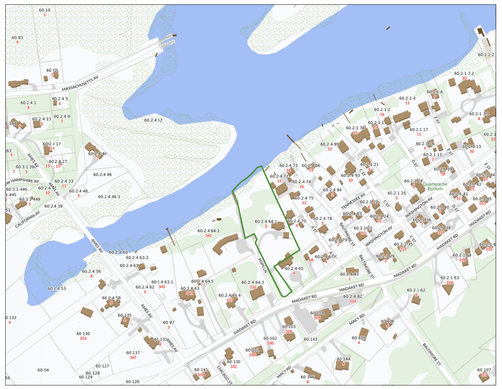
Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2053

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

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



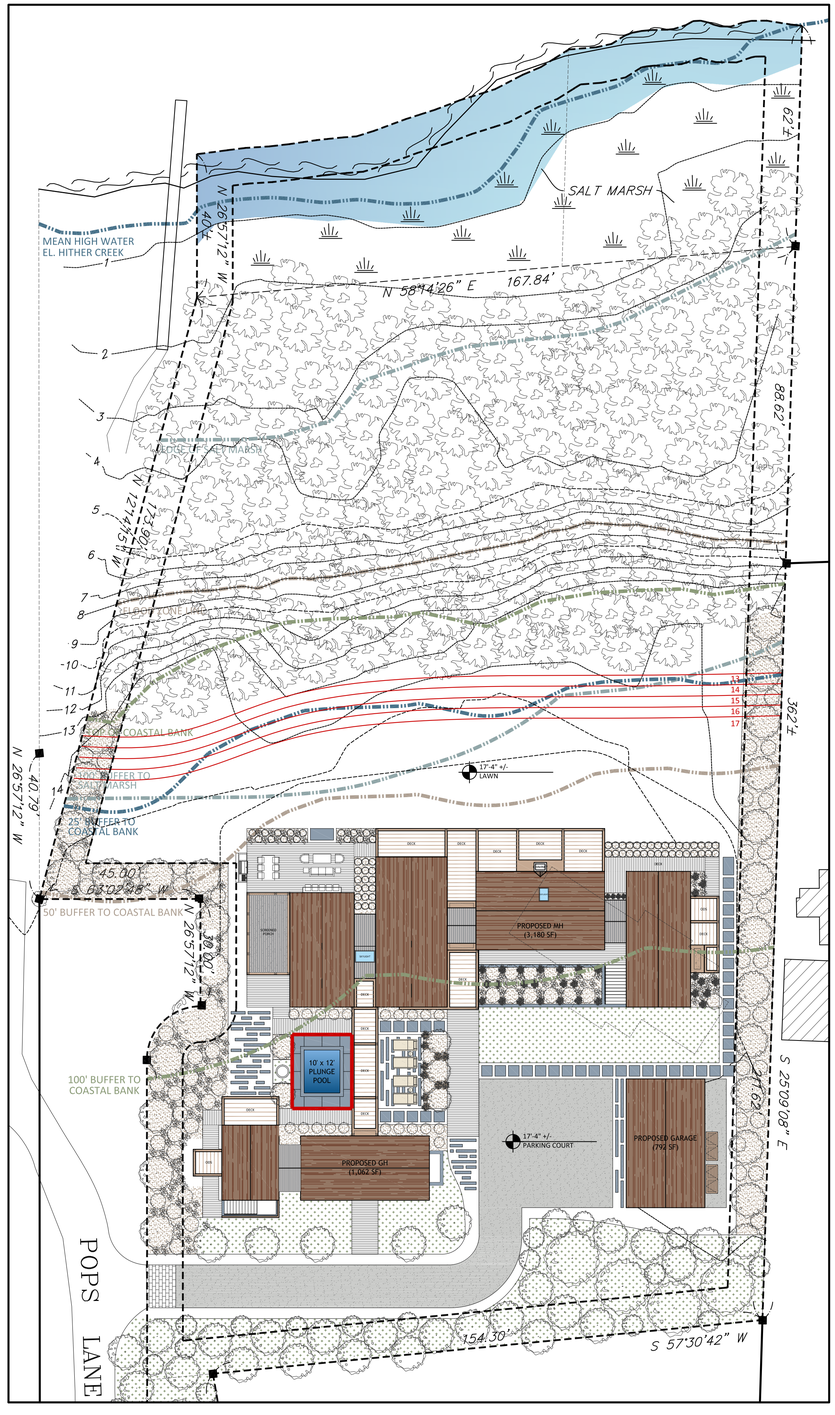
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

23 JANUARY 2025

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

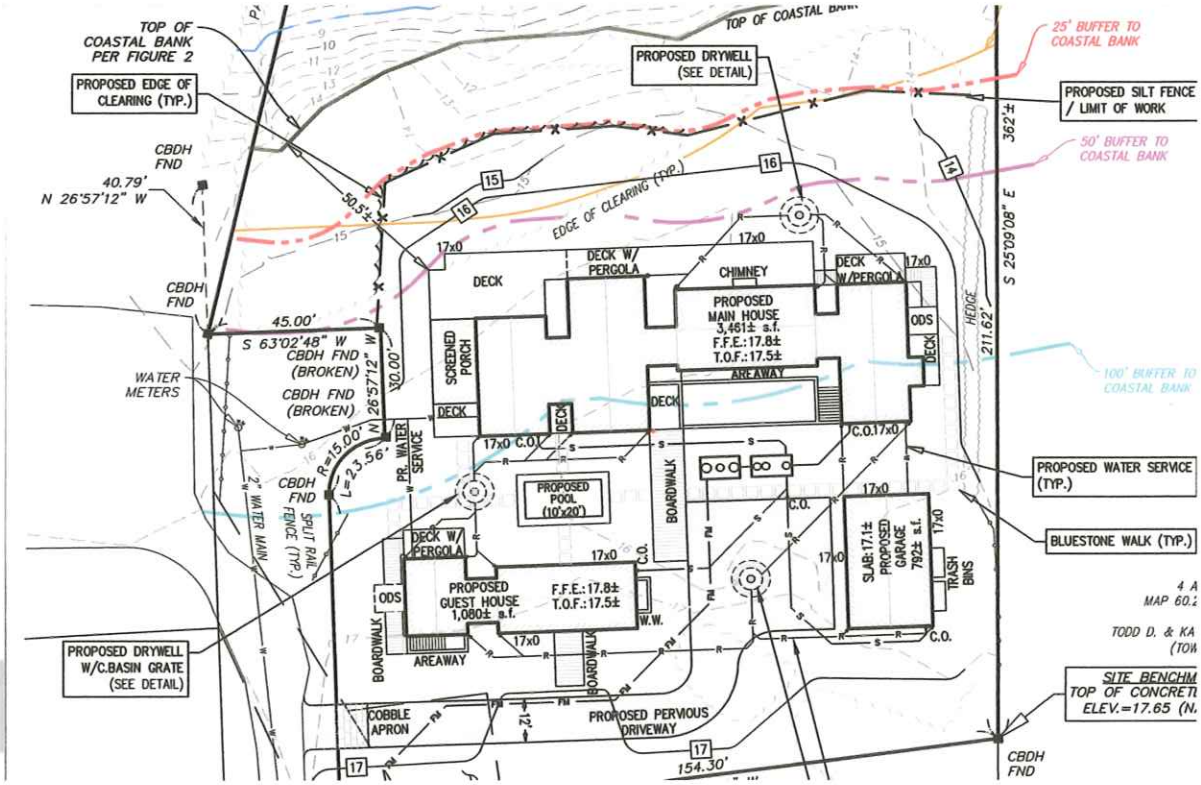


PHOTO FROM POPS LANE – NO TREES



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: 3 Nobadeer Ave. NEW DWELLING

DATE HEARD: February 18, 2025

SITTING BOARD: SW/AC/AM/RP/CP

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:	03/20/25
X	Address & HDC Case Number (ie HDC2020-05-0265):	HDC2025-01-11847
	Copy of Minutes (application item circled)	Not Available
X	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.	
X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

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

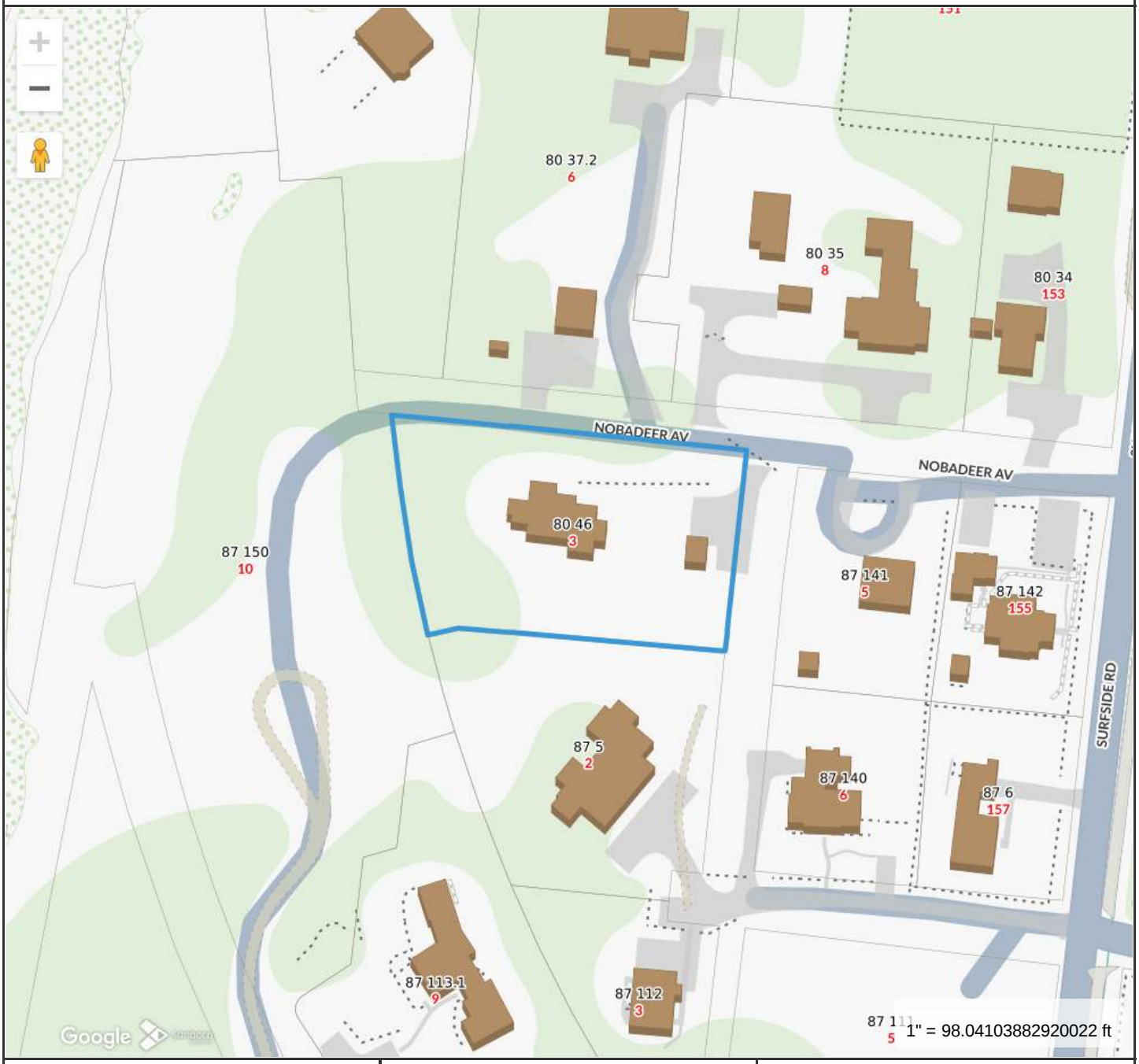
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 03/19/25

3 Nobadeer Ave



Property Information

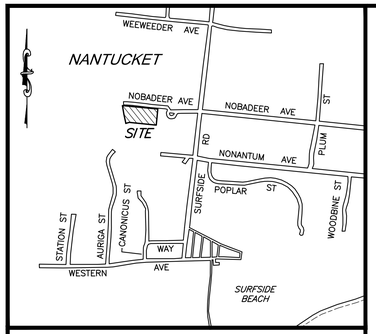
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 20 (R–20) ZONING DISTRICT	
REGULATION	**REQUIREMENT**
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

LEGEND

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

OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63

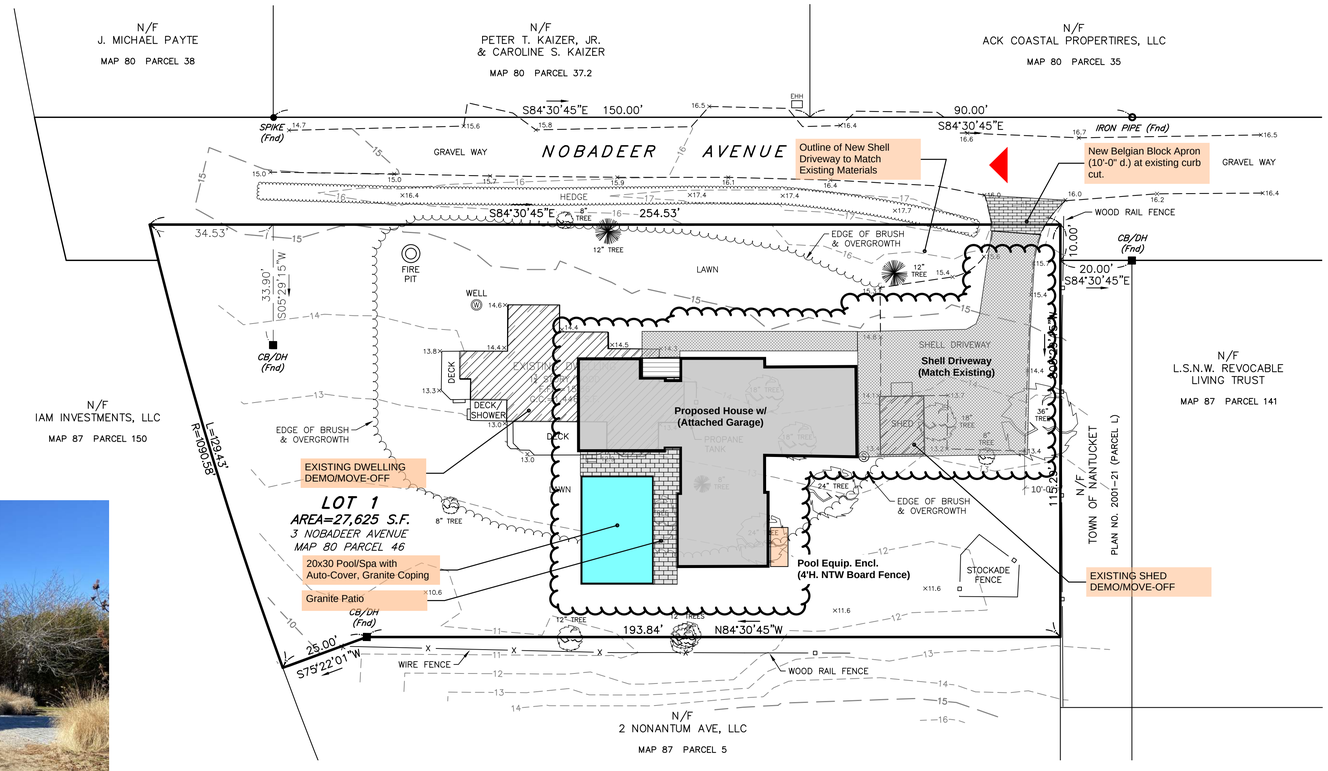




PHOTO 1 - NOBADEER AVE. LOOKING WEST
(Property on the Right, Existing
Curb Cut Lower Left)

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
PLAN REVISIONS			

DATE: MARCH 17, 2025

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 24136

ISSUED FOR:
HDC RESUBMISSION

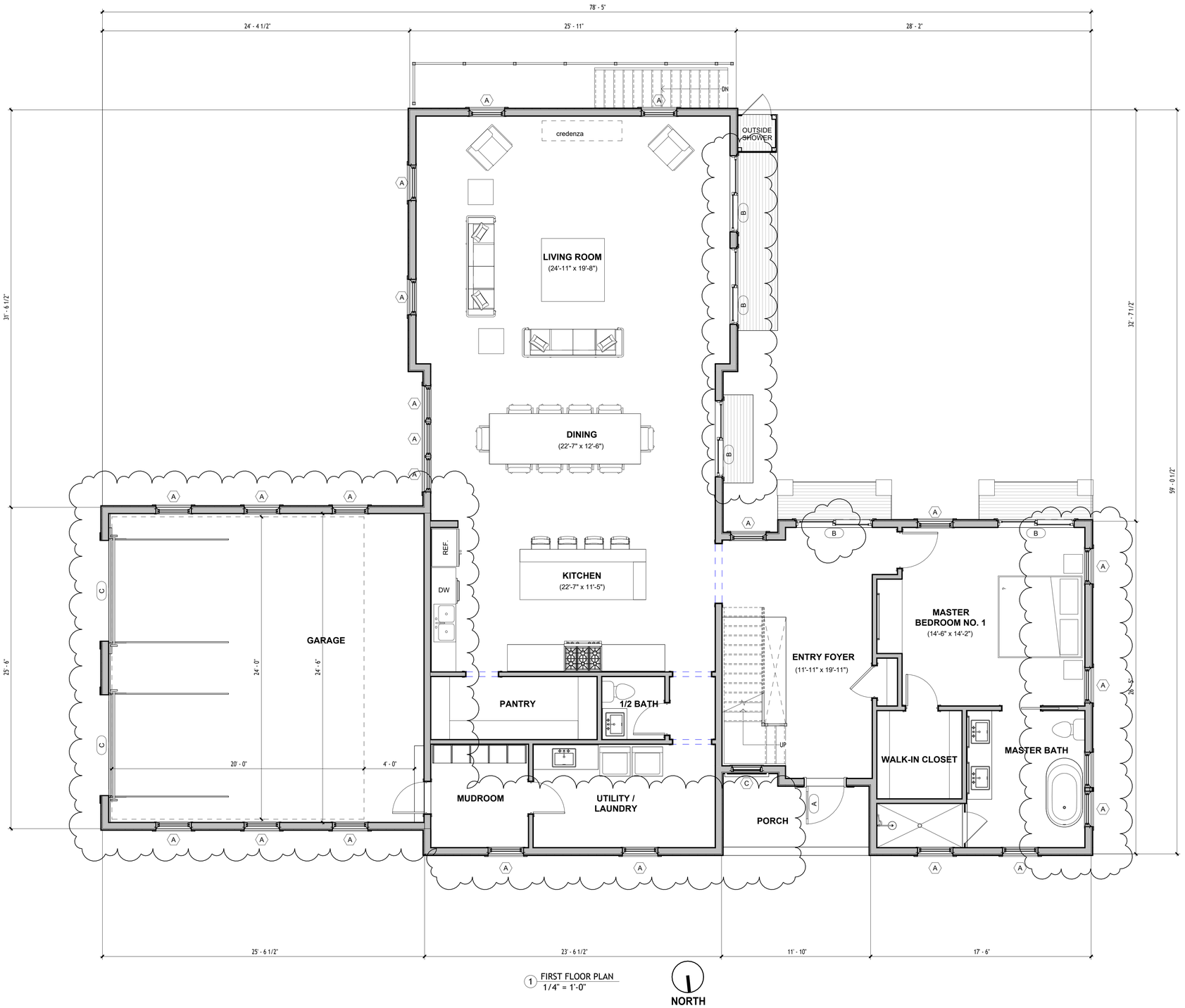
PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46

PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

PROPOSED FIRST FLOOR PLAN

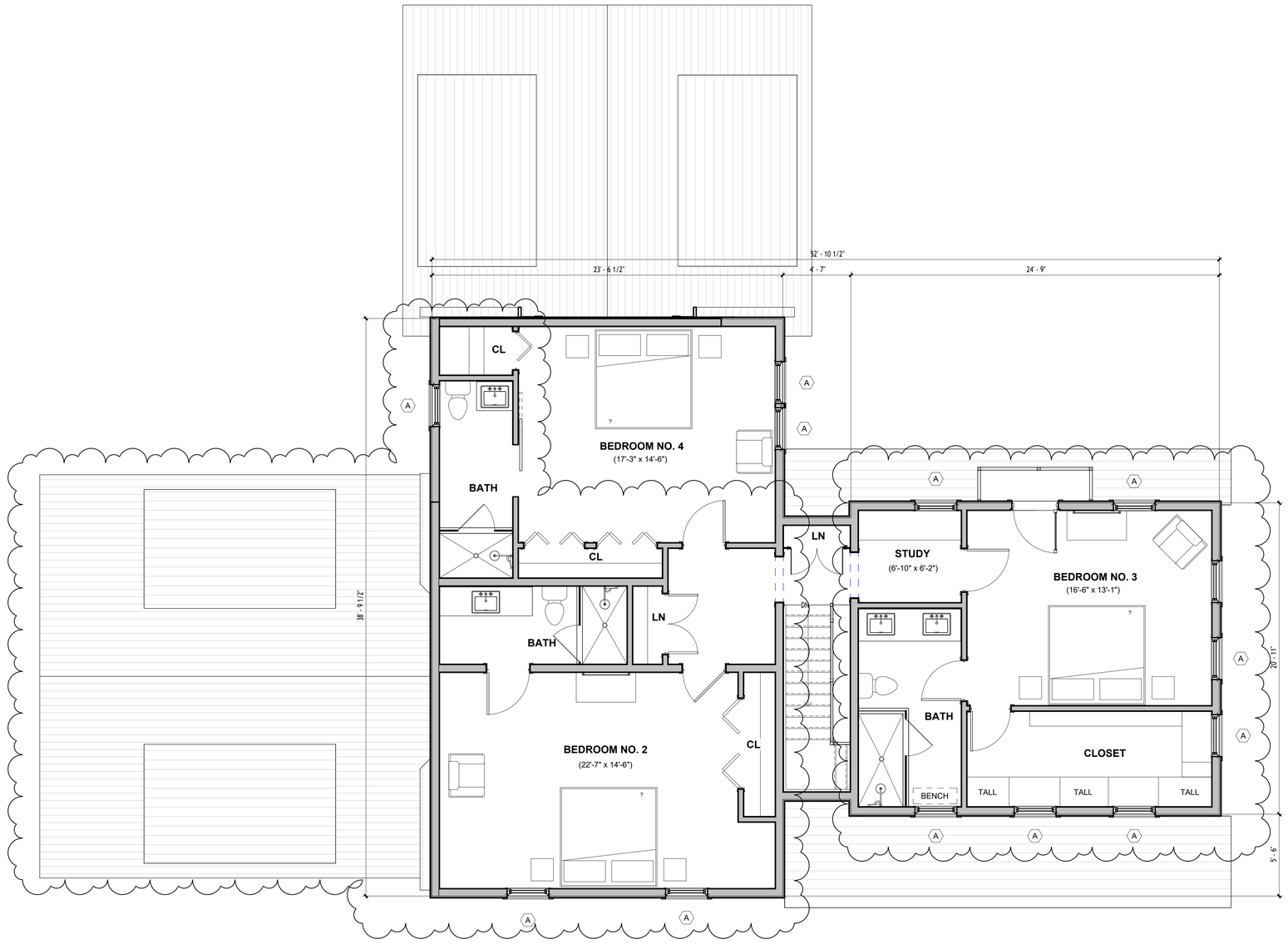
REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By:	SB
Checked By:	CM
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2409
Date:	December 2, 2024

A101

3/19/2025 8:47:54 AM



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

NORTH

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

PROPOSED SECOND FLOOR PLAN

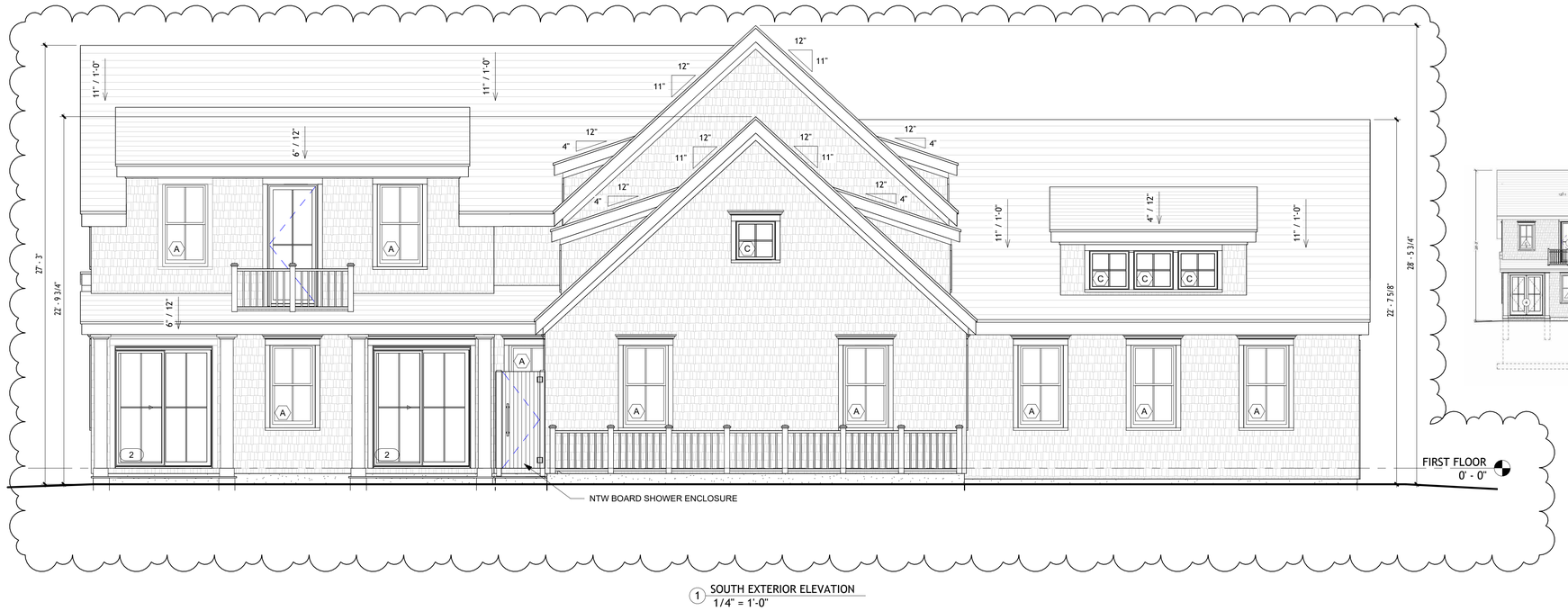
REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By:	SB
Checked By:	CM
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2409
Date:	December 2, 2024

A102

3/19/2025 8:47:59 AM



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



PREVIOUS SUBMISSION



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



PREVIOUS SUBMISSION

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

NORTH AND SOUTH EXTERIOR ELEVATION

REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By: SB
Checked By: CM
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2409

Date: December 2, 2024

A300

3/19/2025 12:26:49 PM

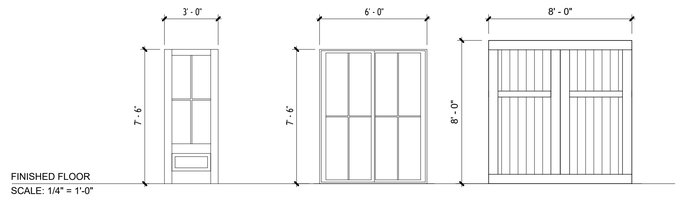


1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



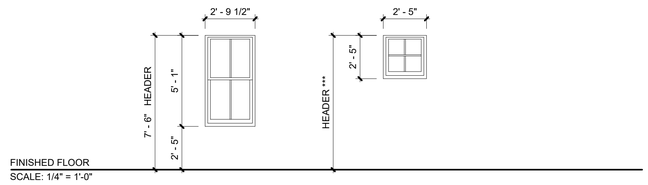
2 WEST ELEVATION
1/4" = 1'-0"

PREVIOUS SUBMISSION



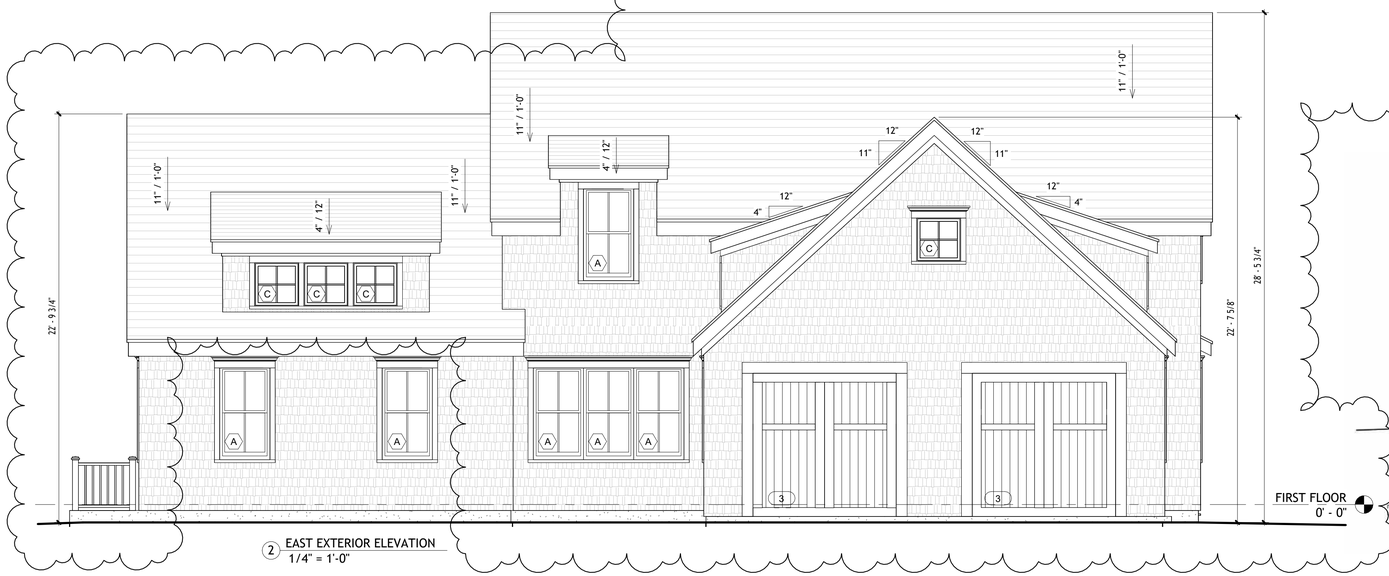
FINISHED FLOOR
SCALE: 1/4" = 1'-0"

DOOR TYPE	A	B	C
MODEL NO.	-	-	-
MANUF./ STYLE	-	-	GARAGE DOOR
FINISH	PRIMED WHITE	PRIMED WHITE	PRIMED WHITE
GLAZING	TEMPERED GLASS	TEMPERED GLASS	
HARDWARE	DOOR LOCKSET TBD	DOOR LOCKSET TBD	DOOR LOCKSET TBD
NOTES	EXTERIOR DOORS	EXTERIOR DOORS	OVERHEAD DOOR



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

DOOR TYPE	A	C
MANUF./ STYLE	-	-
FINISH	INTERIOR - EXTERIOR-	INTERIOR - EXTERIOR-
GLAZING	LOW-E SMART GLASS	LOW-E SMART GLASS
SCREEN	INSECT SCREEN	INSECT SCREEN
HARDWARE	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090
NOTES	FIRST AND SECOND FLOOR EXTERIOR WINDOWS	*** HEADER HEIGHTS 3'-6" A.F.F. SECOND FLOOR @ LIVING ROOM AND GARAGE DORMERS 5'-4" A.F.F. SECOND FLOOR @ LIVING ROOM GABLE END 6'-0" A.F.F. SECOND FLOOR @ GARAGE GABLE END



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



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

PREVIOUS SUBMISSION

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

EAST AND WEST EXTERIOR ELEVATION

REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By:	SB
Checked By:	CM
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2409
Date:	December 2, 2024

A301

3/18/2025 12:29:54 PM

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554
508-325-7587
hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abby Camp

Val Oliver

Angus Macleod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patten

Joe Paul

STAFF

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

EXTENSION AGREEMENT

Date Signed: March 19, 2025

Map: 80 **Parcel** 46

Address of Property: 3 Nobadeer Ave.

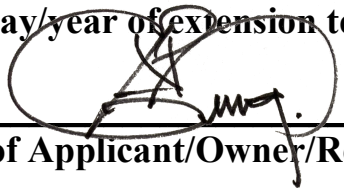
Applicant(s)/Owner(s)/Representative(s) Name:

Blue Sunday, LLC / George Berg (gbda)

Scope of Work: New Dwelling (HDC2025-01-11847) &
New Pool/Hardscape (HDC2025-01-11850)

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

July 7, 2025
Month/day/year of extension termination



Signature of Applicant/Owner/Representative

George A. Berg

Please print name of signatory

ADDRESS: 3 Nobadeer Ave.

DATE HEARD: February 18, 2025

SITTING BOARD: SW/AC/AM/RP/CP

Pool/Hardscape
(Track with New Dwelling)

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:	03/20/25
X	Address & HDC Case Number (ie HDC2020-05-0265):	HDC2025-01-11850
	Copy of Minutes (application item circled)	Not Available
X	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.	
X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

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

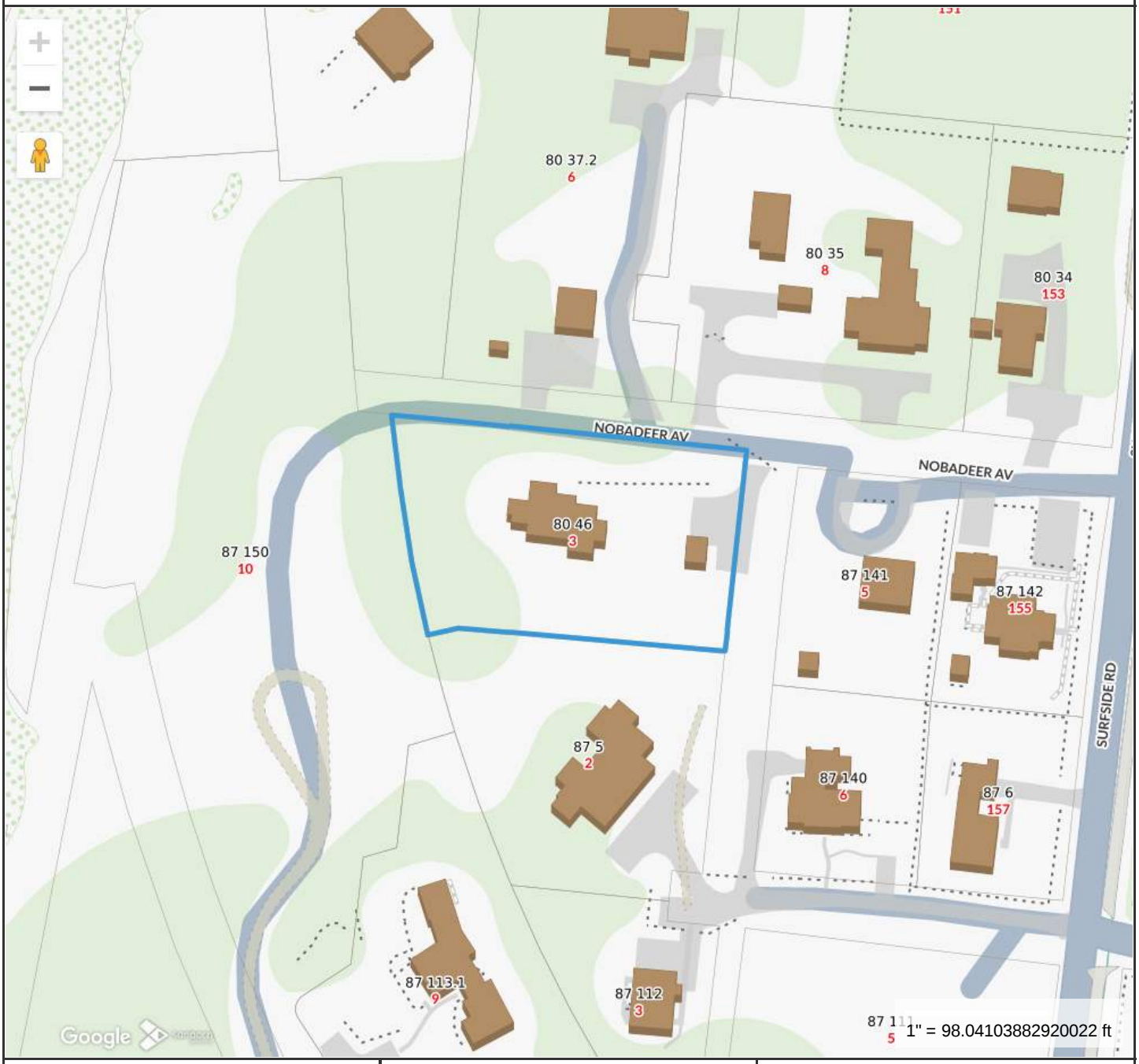
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 03/19/25

3 Nobadeer Ave



Property Information

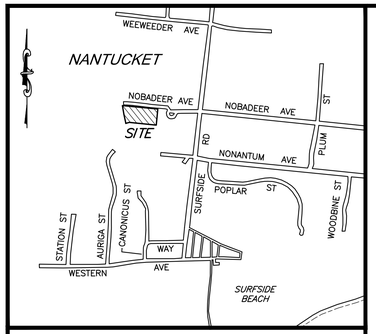
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 20 (R–20) ZONING DISTRICT	
REGULATION	**REQUIREMENT**
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

LEGEND

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

OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63

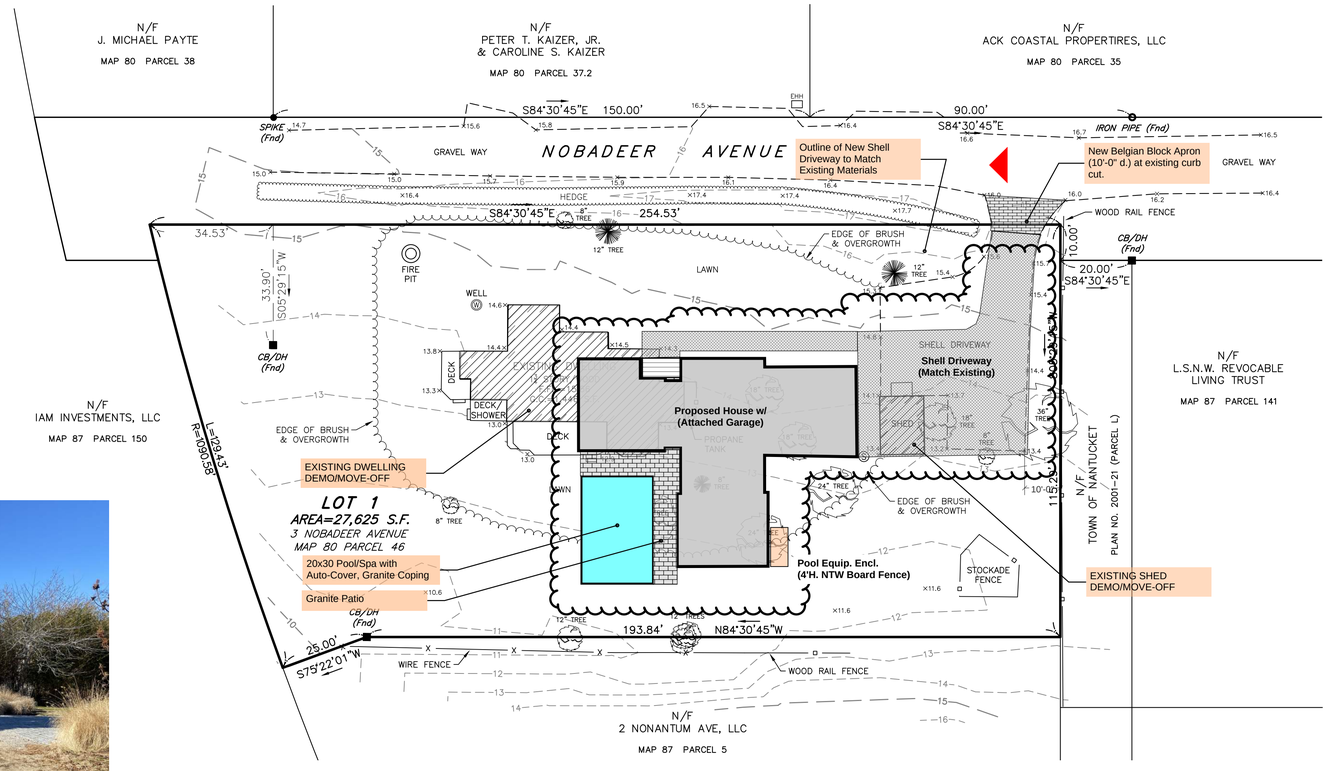




PHOTO 1 - NOBADEER AVE. LOOKING WEST
(Property on the Right, Existing
Curb Cut Lower Left)

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
PLAN REVISIONS			

DATE: MARCH 17, 2025

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 24136

ISSUED FOR:
HDC RESUBMISSION

PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46

PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554
508-325-7587
hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abby Camp

Val Oliver

Angus Macleod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patten

Joe Paul

STAFF

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

EXTENSION AGREEMENT

Date Signed: March 19, 2025

Map: 80 **Parcel** 46

Address of Property: 3 Nobadeer Ave.

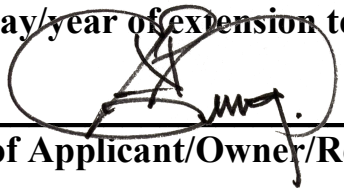
Applicant(s)/Owner(s)/Representative(s) Name:

Blue Sunday, LLC / George Berg (gbda)

Scope of Work: New Dwelling (HDC2025-01-11847) &
New Pool/Hardscape (HDC2025-01-11850)

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

July 7, 2025
Month/day/year of extension termination



Signature of Applicant/Owner/Representative

George A. Berg

Please print name of signatory

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°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd. (Guest House)

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 528 Decks/Patio: Size: 360 sf ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 528 Size: 180 sf ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 24'-6" +/- South 24'-6" East 36'-2" West 24'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 7 1/4" Soffit (Overhang) 5 1/2" Corner boards 5 1/2" Frieze 5 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 1/13/25 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 2/18/2025

88 Pocomo Trust / 88 Pocomo Rd

Emeritus LTD

15 / 42

New Guest House

Sitting Board: Camp, MacLeod, Paul, Pohl

Chair: Welch

Welch: Would like to see the approved Main Dwelling in view with the proposed. Suggests showing previously approved and proposed site section.

Pohl: Agrees with Welch. Concerned with visibility of East elevation.

Paul: Concerned with North elevation as it ties into landscapre, agrees a site section will be helpful. Overall Massing looks good.

Camp: Nothing to add.

Macleod: Nothing to add.

Motion to Hold for Additional Info & Revisions (Pohl)

Carries 5-0

88 Pocomo Trust Residence, Guest House

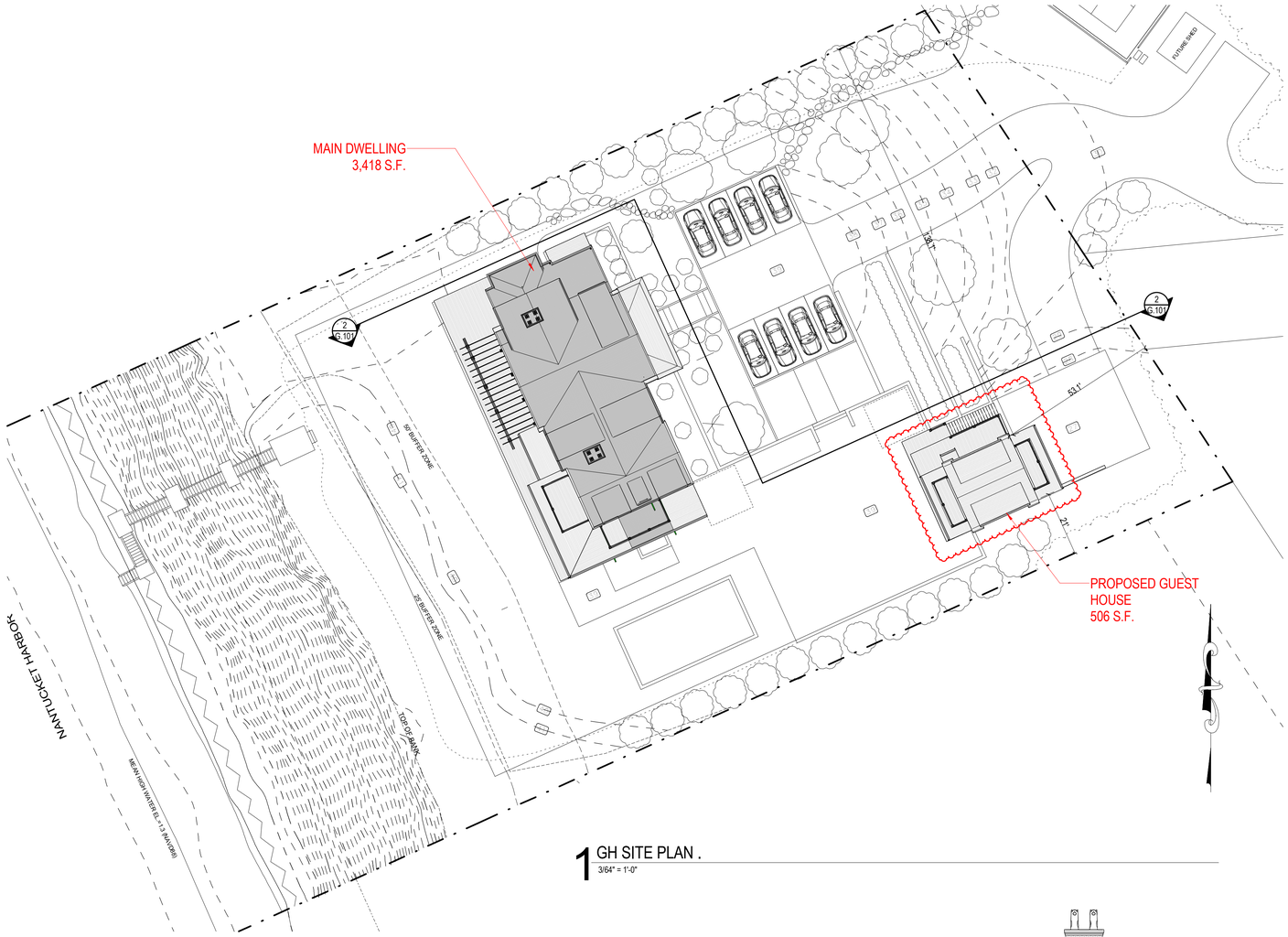
88 Pocomo Rd.
Nantucket, MA 02554

03.20.25

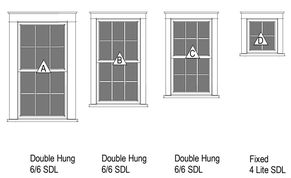


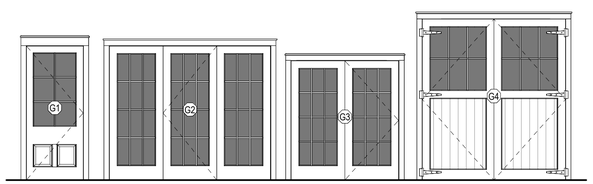


Locus Map.
1" = 200'-0"



1 GH SITE PLAN .
3/64" = 1'-0"





GH Legend.
1/4" = 1'-0"



2 SITE SECTION
1" = 10'-0"

HDC SUBMISSION

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GUEST HOUSE COVER PAGE

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,418 MH & 506 GH
Total Proposed G.C.:	3,924 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

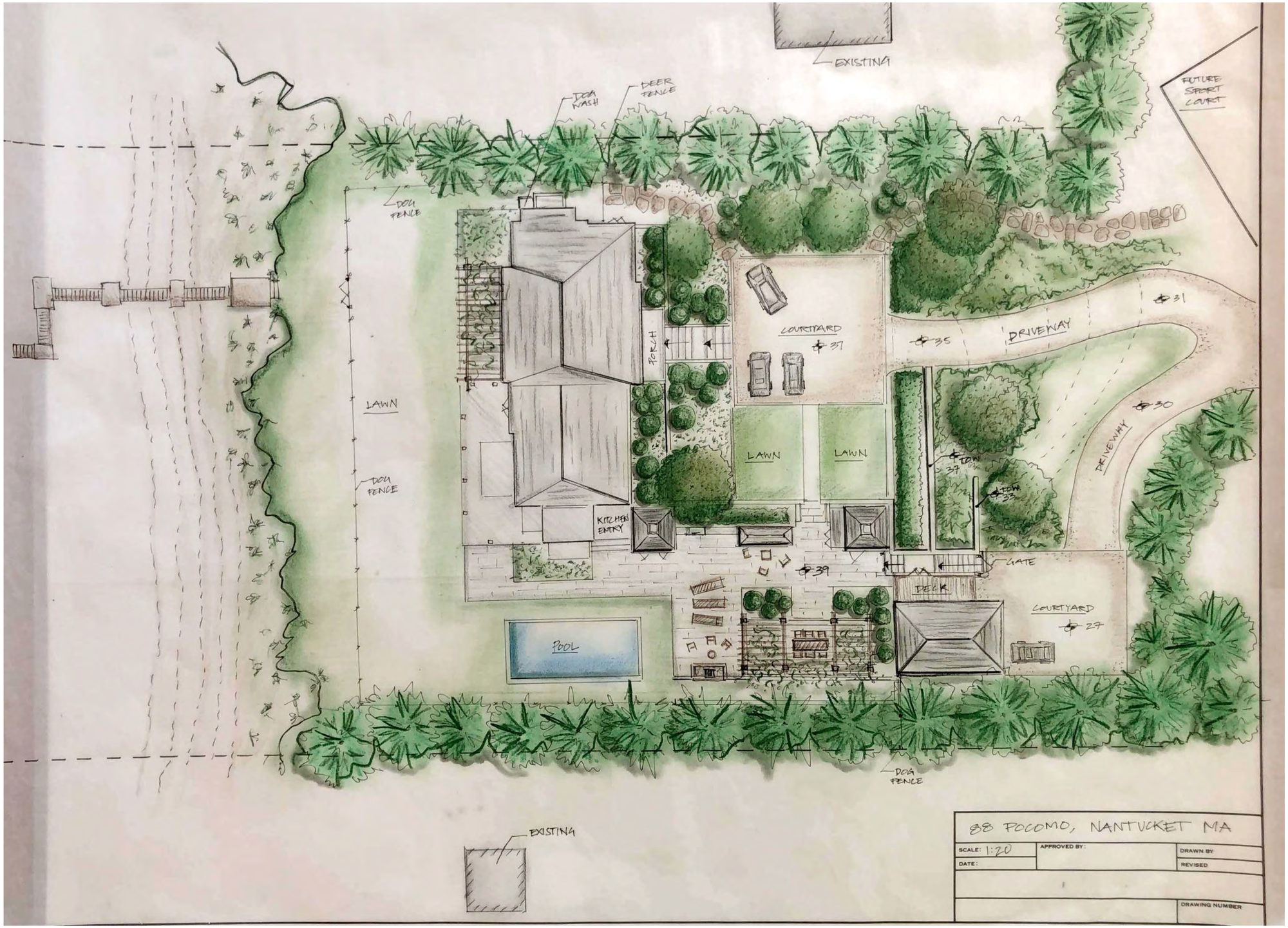
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2128

03.20.25

HDC SUBMISSION



SCHEMATIC HARDSCAPE PLAN

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SCHEMATIC LANDSCAPE PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

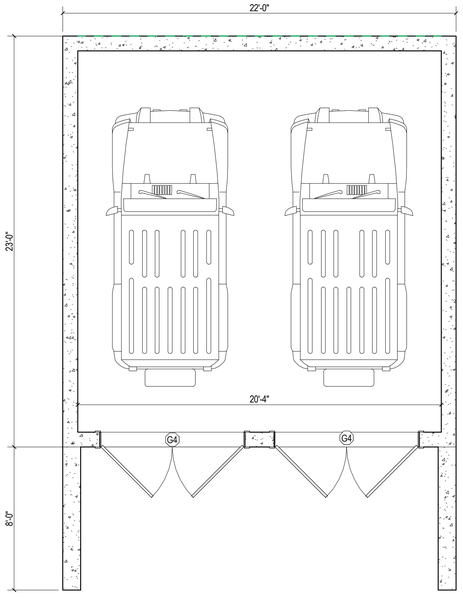
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

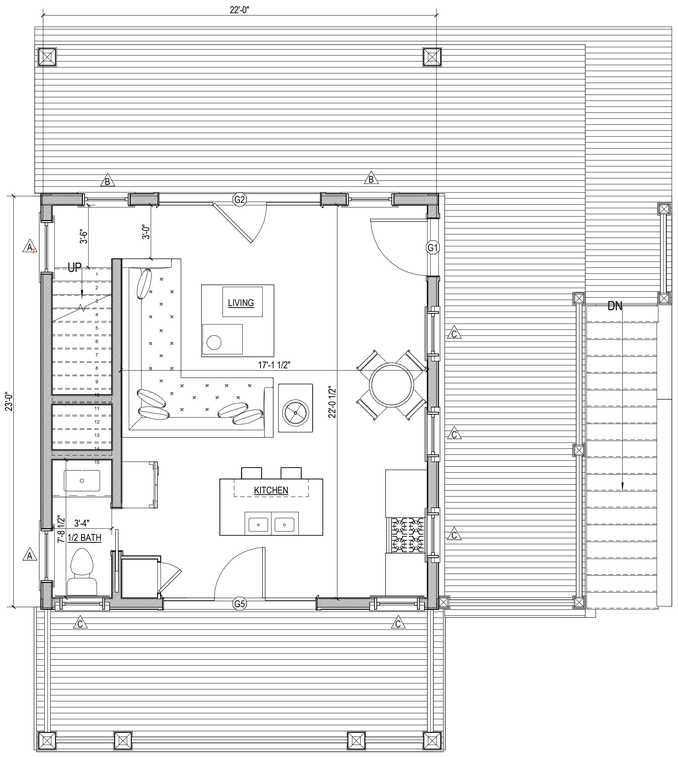
G.102
2128

03.20.25

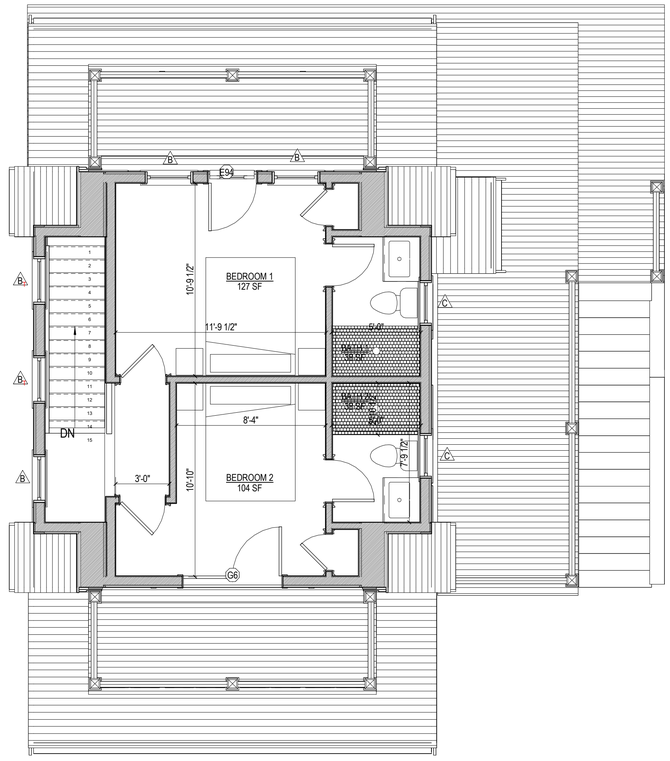
HDC SUBMISSION



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



2 GH First Floor Plan
1/4" = 1'-0"



3 GH 2nd Floor
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GUEST HOUSE FLOOR PLANS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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
2128

03.20.25

HDC SUBMISSION



1 Garage East El.
1/4" = 1'-0"



3 Garage South El.
1/4" = 1'-0"



4 Garage West El.
1/4" = 1'-0"



2 Garage North El.
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GUEST HOUSE EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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.203
2128

03.20.25

HDC SUBMISSION









2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GH 3D VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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.

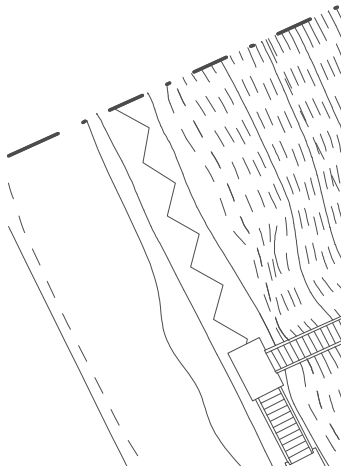
A.301
2128

88 Pocomo Trust Residence ,

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map.
1" = 200'-0"



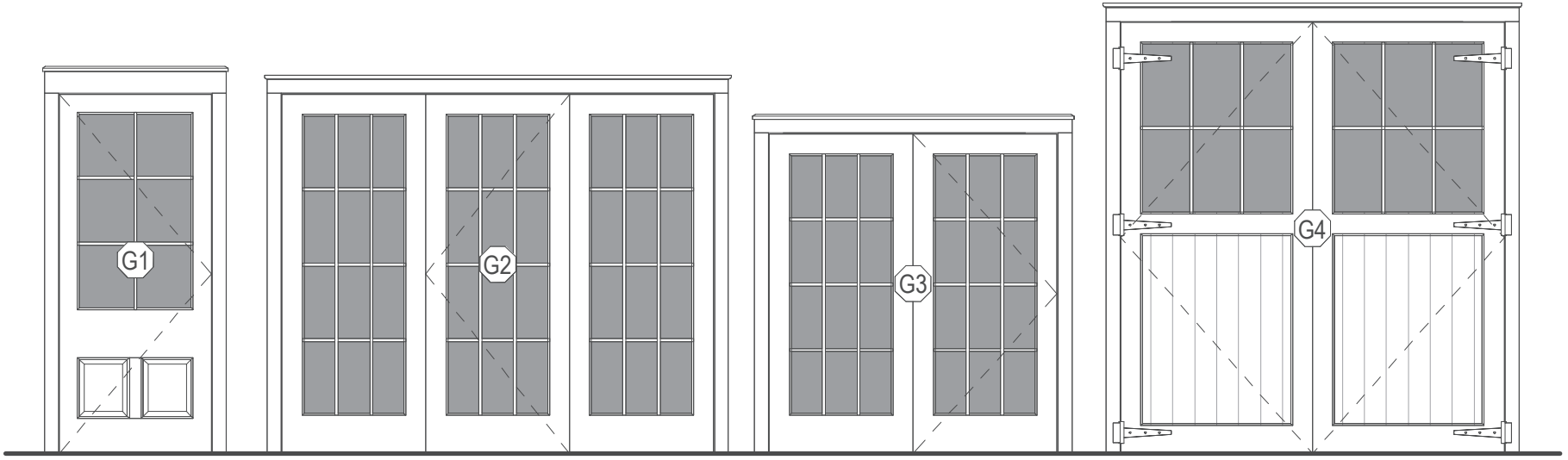


Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

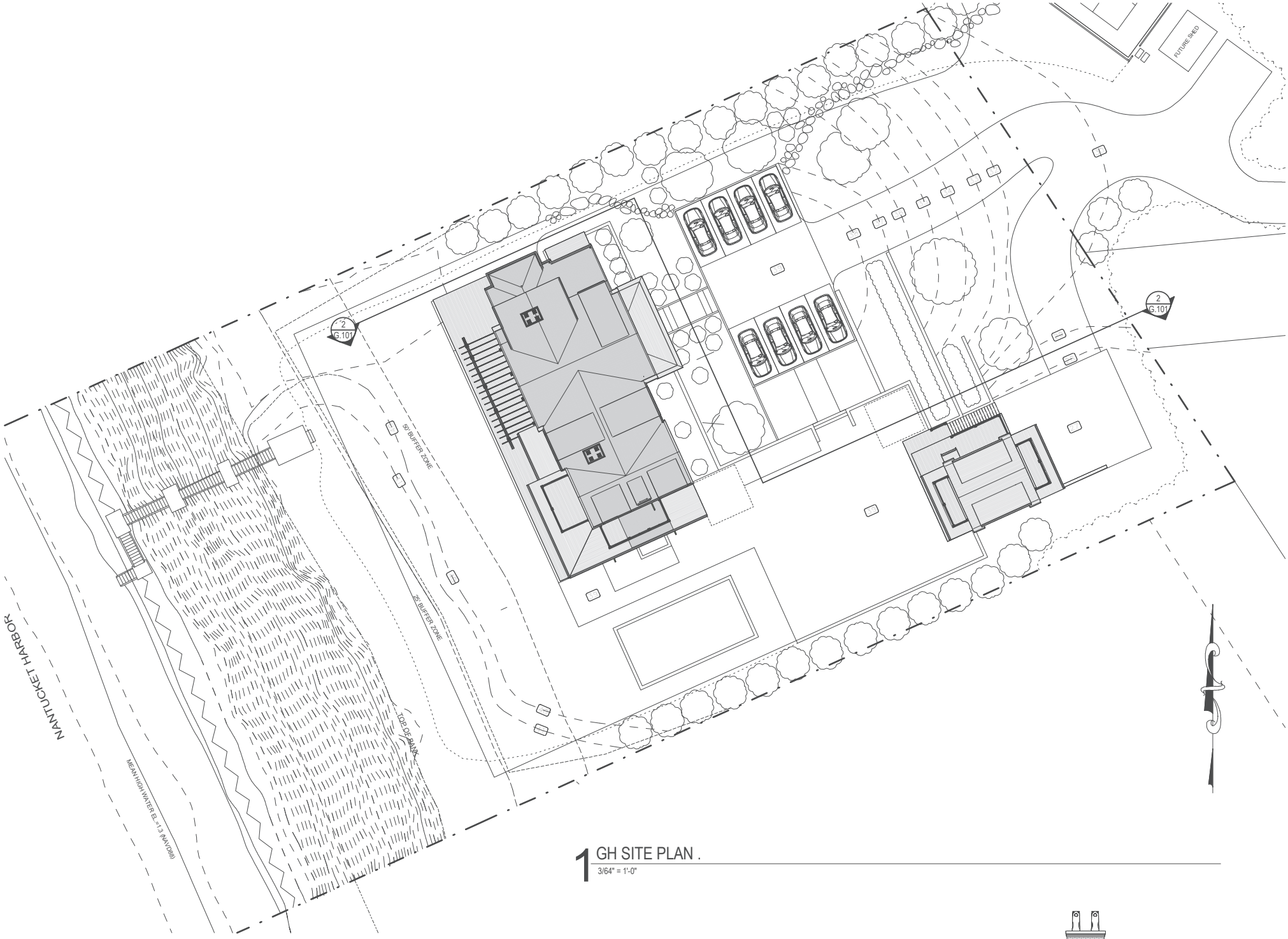
Fixed
4 Lite SDL



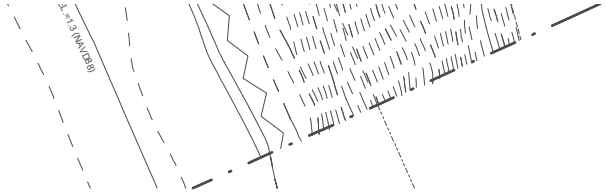
GH Legend.

1/4" = 1'-0"

EAST. NORTH. WEST. SOUTH.



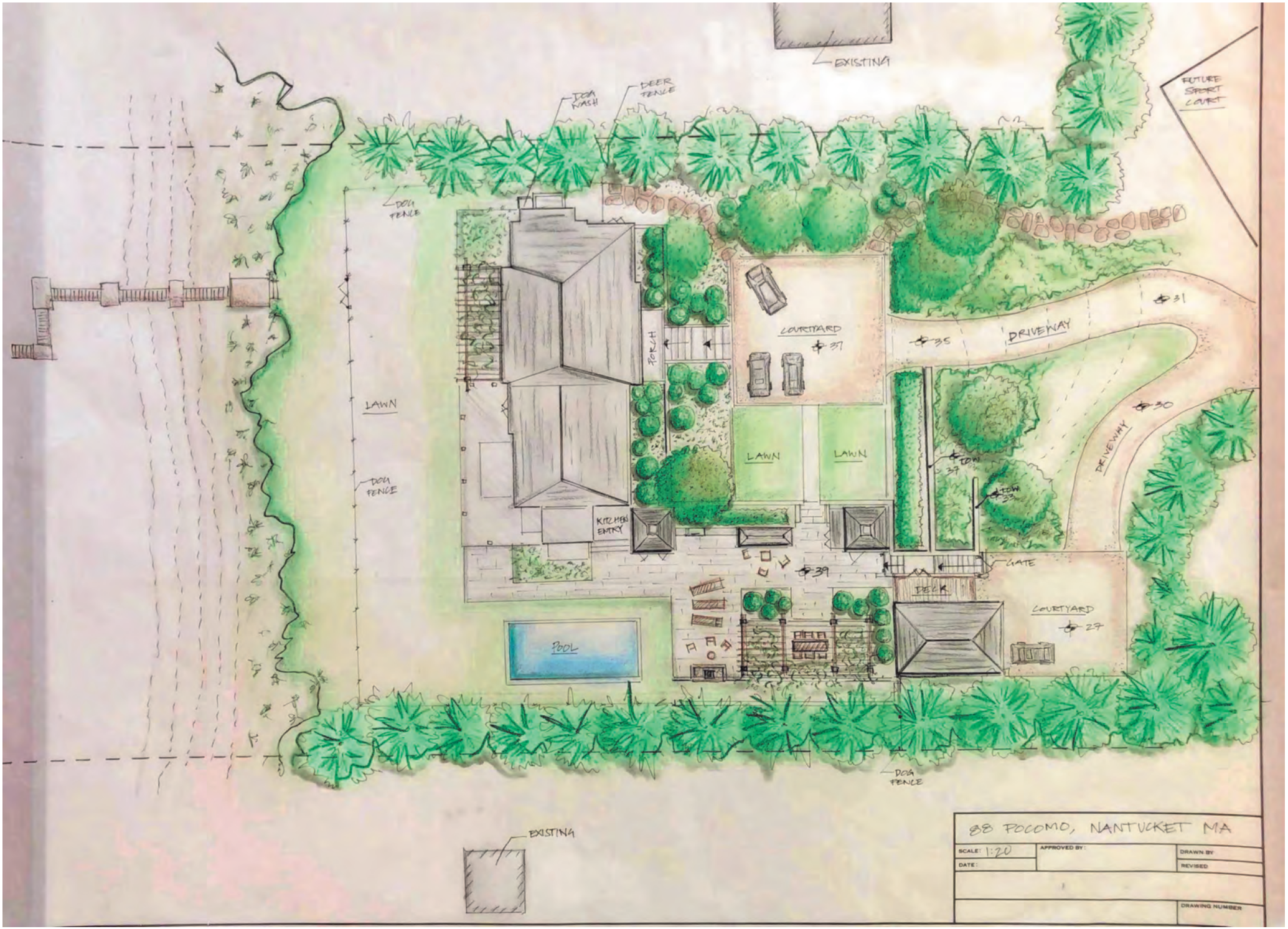
1 GH SITE PLAN .
3/64" = 1'-0"



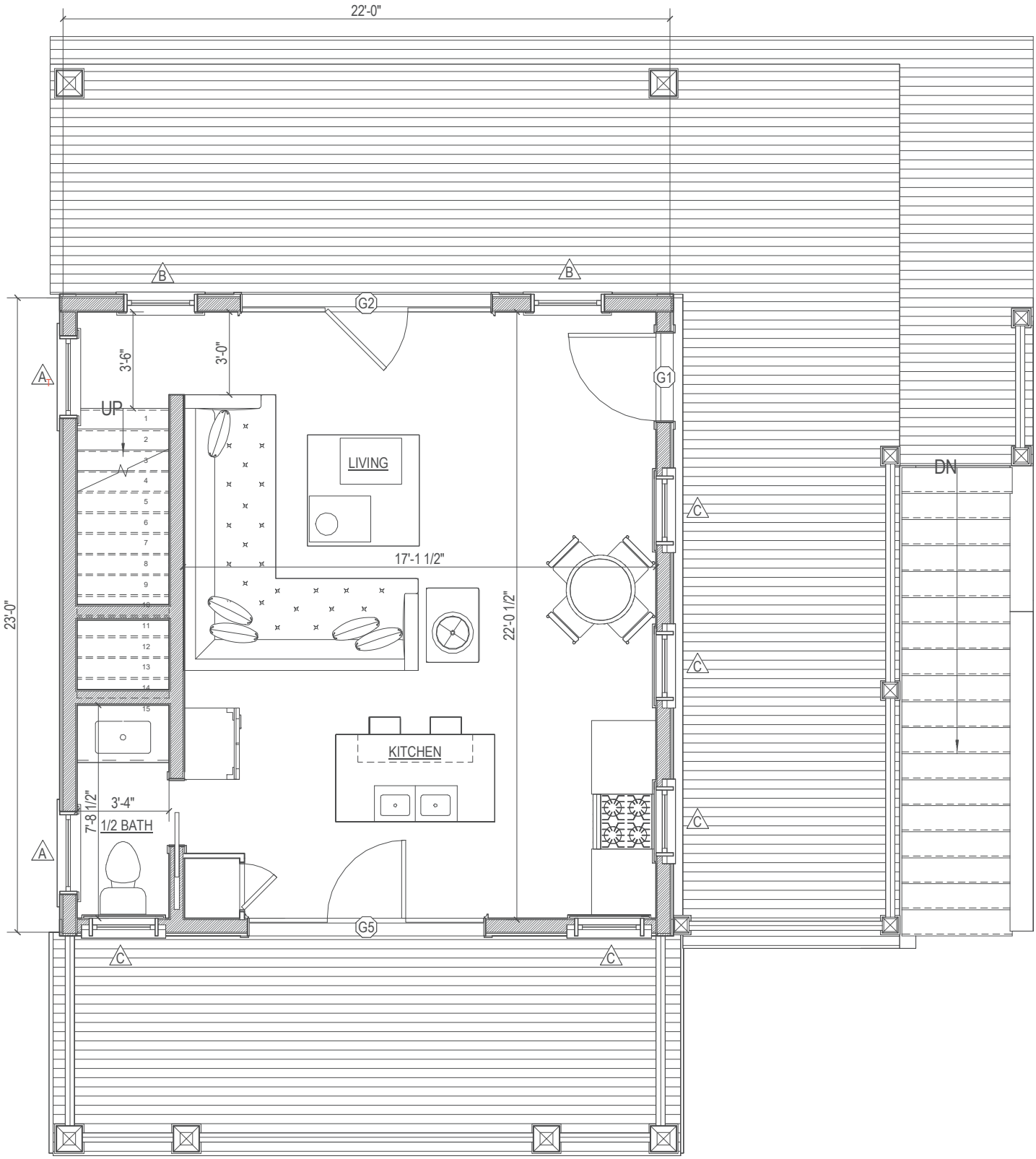
1 GH SITE PLAN .
3/64" = 1'-0"



2 SITE SECTION
1" = 10'-0"

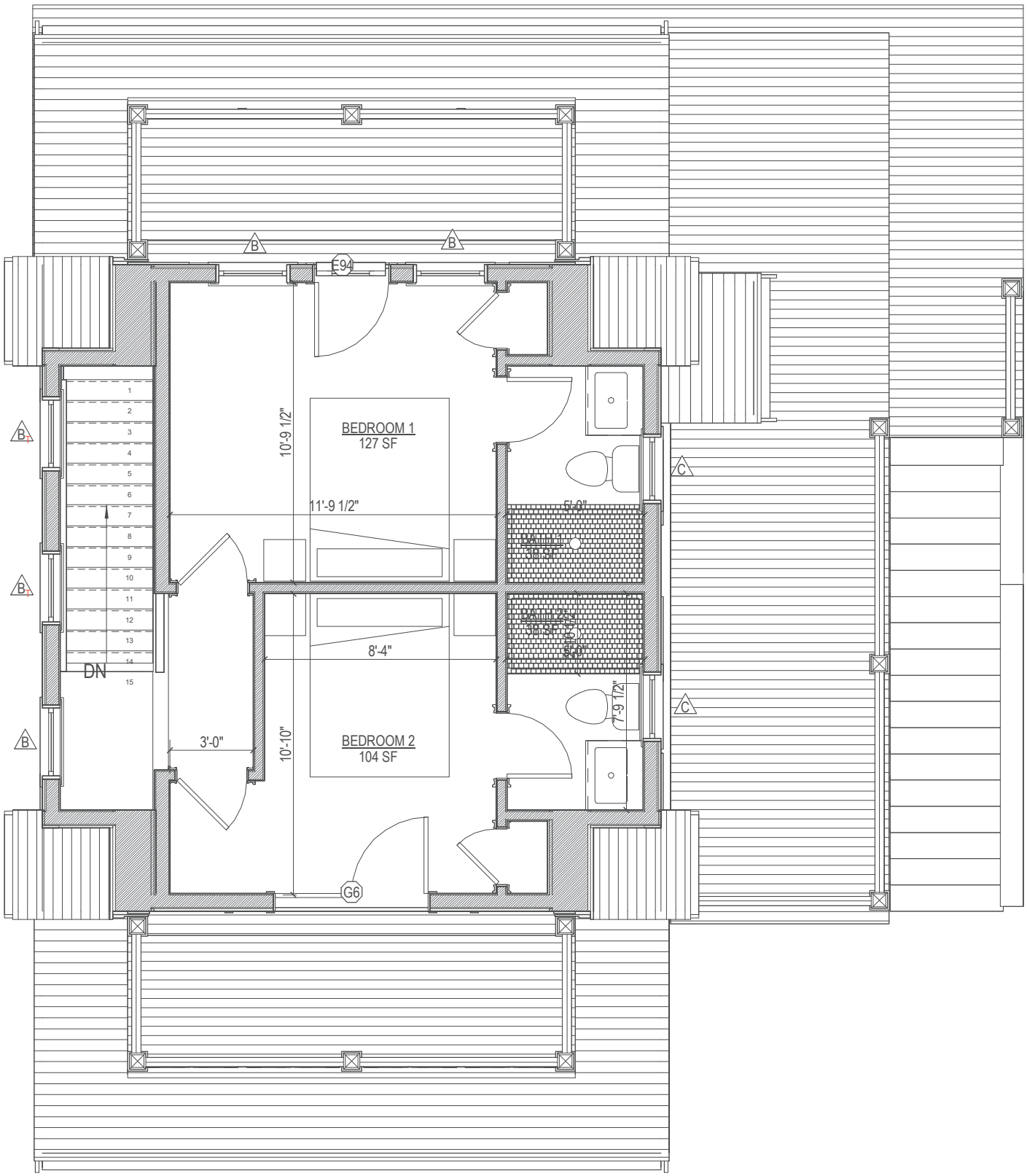


SCHEMATIC HARDSCAPE PLAN



2 GH First Floor Plan

1/4" = 1'-0"



3 GH 2nd Floor

1/4" = 1'-0"



1 Garage East El.

1/4" = 1'-0"



3 Garage South El.

1/4" = 1'-0"



4 Garage West El.

1/4" = 1'-0"



2 Garage North El.

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

hdc2024-04-10309 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.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Polpis Rd.

Owner of record: 88 Polpis Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY 001947

Date application received: 4/18/24 Fee Paid: $ 73.44

Must be acted on by: 6/7/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: HW

Member: _____

Notes - Comments - Restrictions - Conditions

Approval is not an approval for Removal of the existing building / structure, which is a separate matter.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-03-585

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revised building design

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 367 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 6" +/- South " East " West "

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

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Massing and Fenestration Changes
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 7/12 Secondary Mass 9/12 Dormer 4/12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☐ White cedar 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 7¼" Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round 5½" Square 3½"

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White, Front - Natural

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.

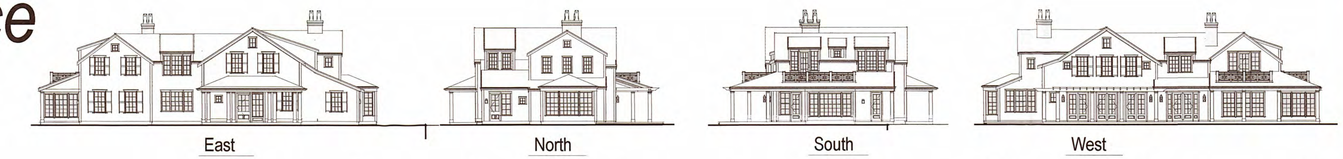
Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554

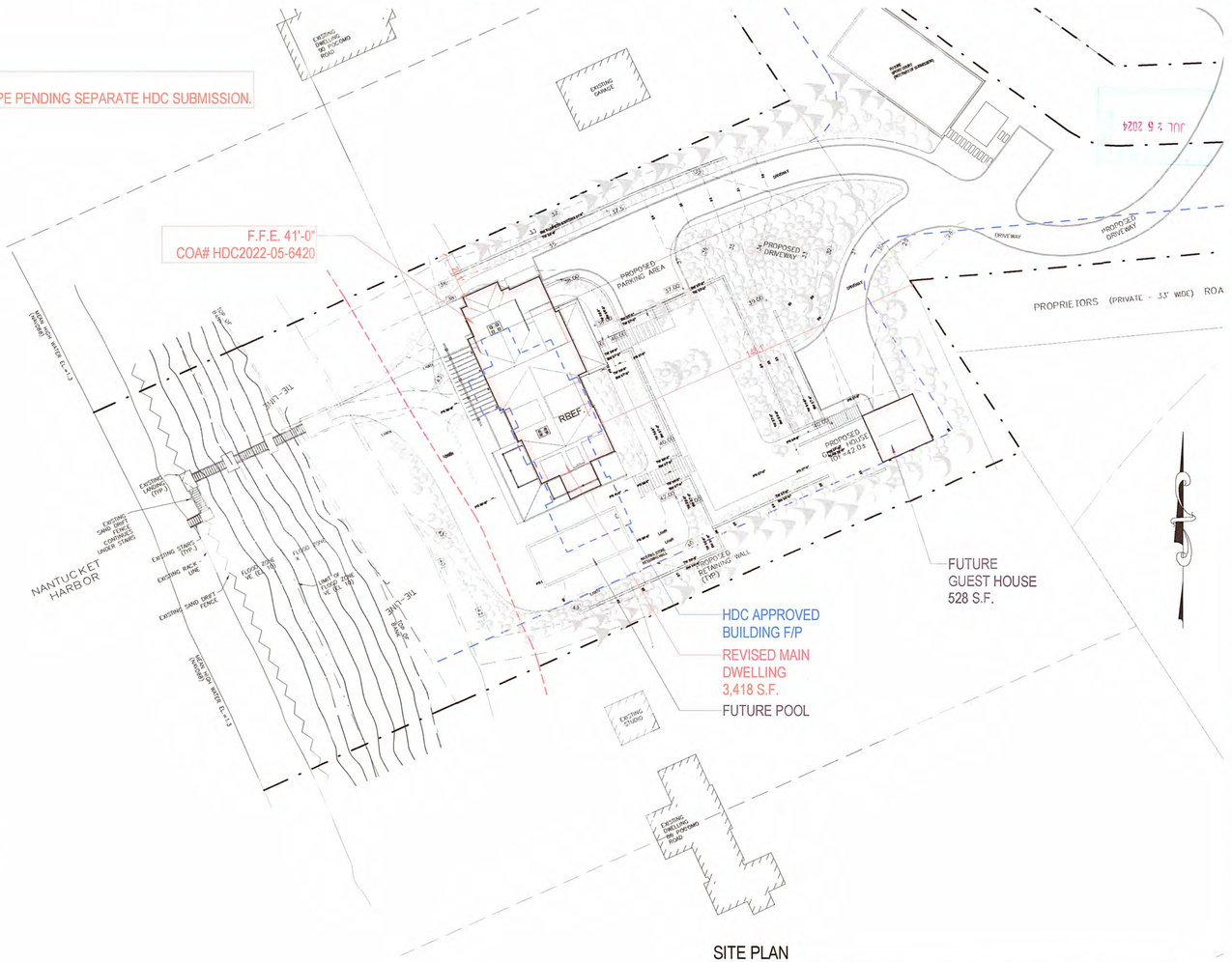
07.25.24

HDC SUBMISSION

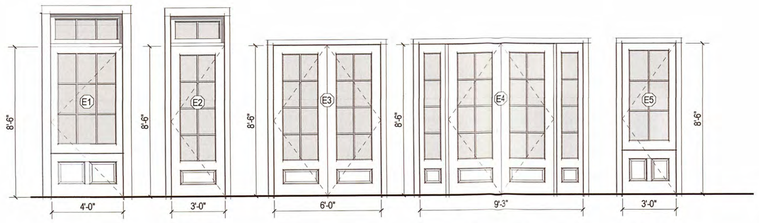




Locus Map

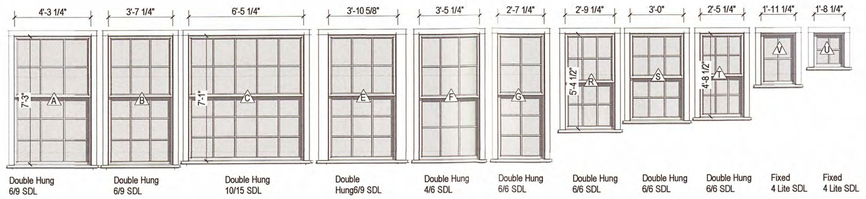


SITE PLAN
1" = 30'-0"



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL
8 Lite 1 Panel Door W/Transome Lite SDL
8 Lite 1 Panel Double Door W/Transome Lite SDL
8 Lite 1 Panel Double Door W/Transome & Side Lights SDL
6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend



Double Hung 6/9 SDL
Double Hung 6/9 SDL
Double Hung 10/15 SDL
Double Hung6/9 SDL
Double Hung 4/6 SDL
Double Hung 6/6 SDL
Double Hung 6/6 SDL
Double Hung 6/6 SDL
Double Hung 6/6 SDL
Fixed 4 Lite SDL
Fixed 4 Lite SDL

Window Legend.

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

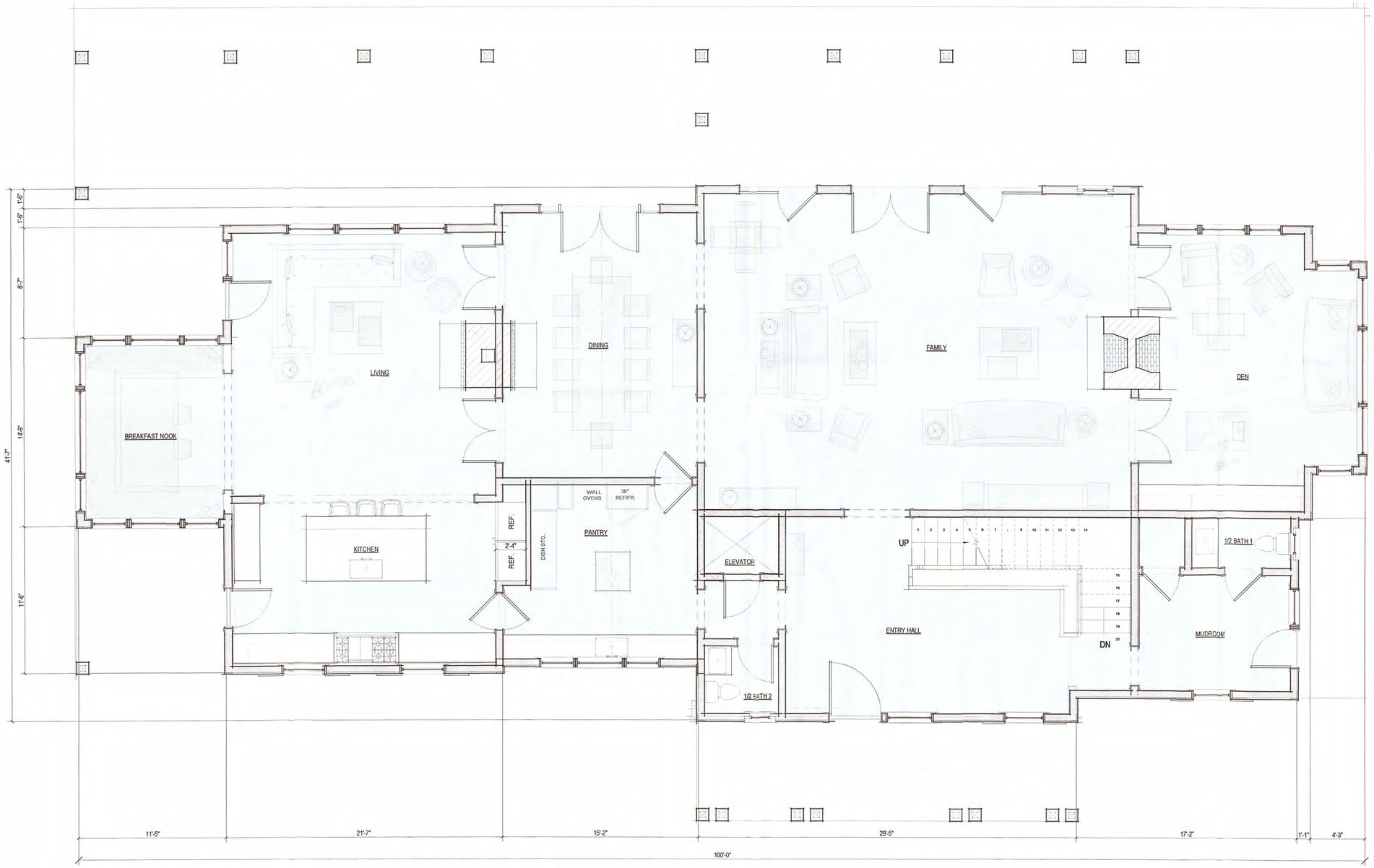
APPROVED
HDC2024-04-10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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.1.1
2128

06.14.24

PROGRESS SET



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

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

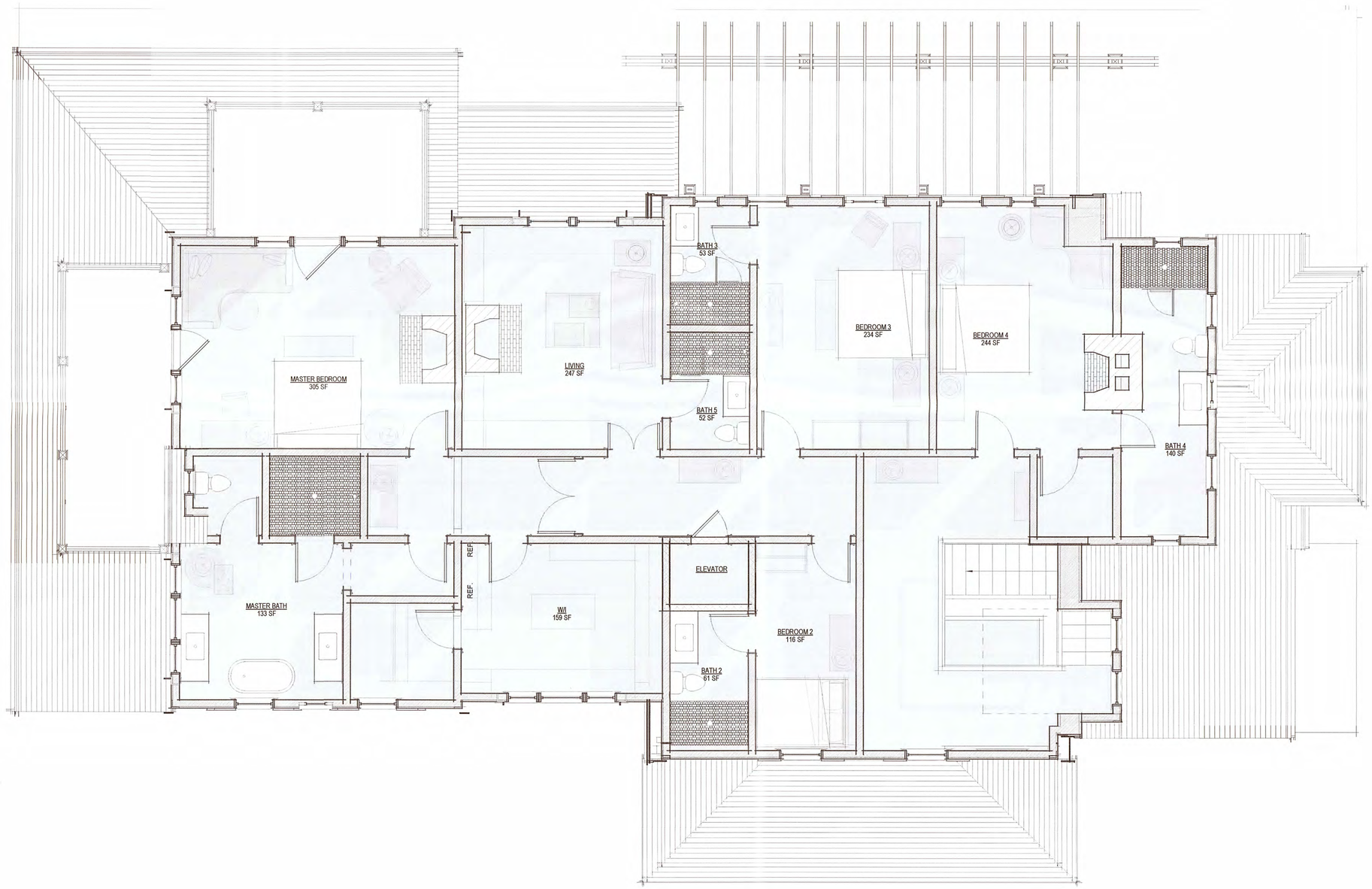
Revisions

THESE DRAWINGS AND THE DESIGNS INCORPORATED THEREIN ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. ALL DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS REQUIRED TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.101
2128

04.08.24

FOR REVIEW ONLY



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

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

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.102
2128

07.25.24

HDC SUBMISSION



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



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



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC 2024.04.10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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.

A.202
2128



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



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



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

88 Pocomo Trust
Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	COVER SHEET
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.300	PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC2024.04.10309
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ON AT 48 PAPER SIZE. THEY MAY NOT SCALE WELL WHEN PRINTED AT LETTER SIZE. FURTHER CONTRACT DRAWINGS WILL BE ISSUED UPON REQUEST.

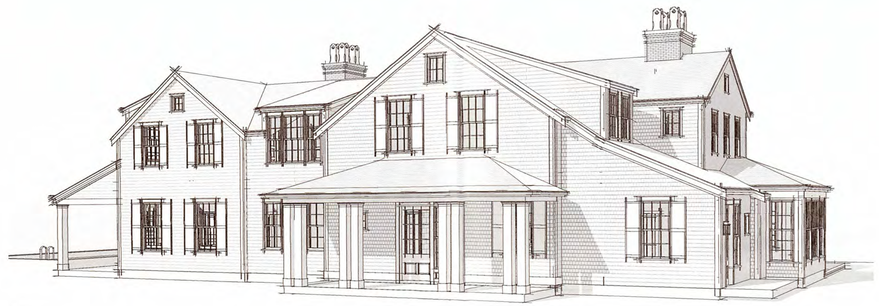
A.201
2128

07.25.24

HDC SUBMISSION





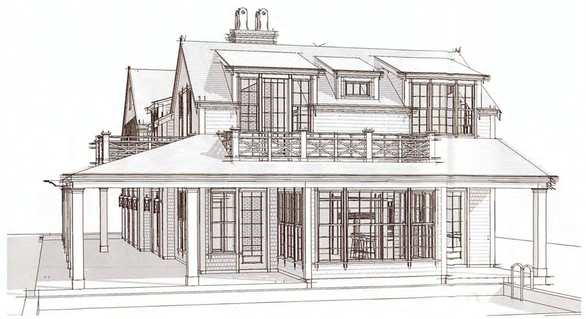












2128

88 Pocomo Trust
Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

NEW YORK USA №40 THOMPSON ST INTERIORS & FURNITURE
S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC2024.04.10309
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

THESE DRAWINGS AND THE DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS REQUIRED FOR PLANNING APPROVAL PERMIT. FURTHER CONTRACT DRAWINGS WILL BE EXPANDED UPON REQUEST.

A.300
2128

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: 03.11.25

36 Tennessee Ave./ John Wise

Emeritus LTD

59.4 / 79

New Dwelling

Sitting Board: Camp, MacLeod, Paul, Oliver

Chair: Welch Alternate: None

Oliver: Appreciates the perspectives presented and agrees that the height seems okay as it conforms with the 25' height limit in the district.

MacLeod: Agrees but would like to see more of a change in the massing and fenestration.

Paul: Agrees with comments about fenestration, but since the it is not visible from the creek, it should not be a concern. Feels like the design does have a "Madaket cottage feel to it".

Camp: Agrees that the front elevation is successful and feels like Madaket. Would like to see more differentiation between the 3 massing.

Welch: Agrees with previous comments. In the North elevation, the cantilever is covered by the vegetation in the back so it shouldn't be a problem in terms of views. Would like to see the height reduced somehow to create more of a break between the roofs.

Motion to hold for revisions (Welch)

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.7 PARCEL N°. 79

Street & Number of Proposed Work: 36 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 47'-9" Sq. Footage 1st floor: 2,044
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

03.20.2025

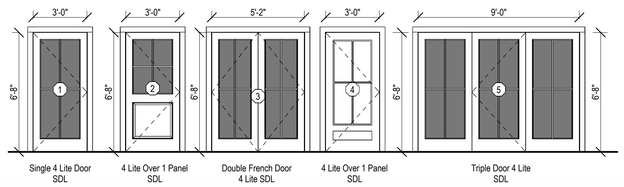
Old Business HDC Submission



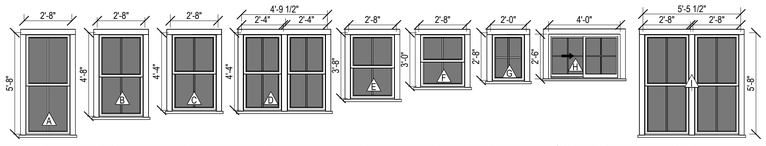
Locus Map



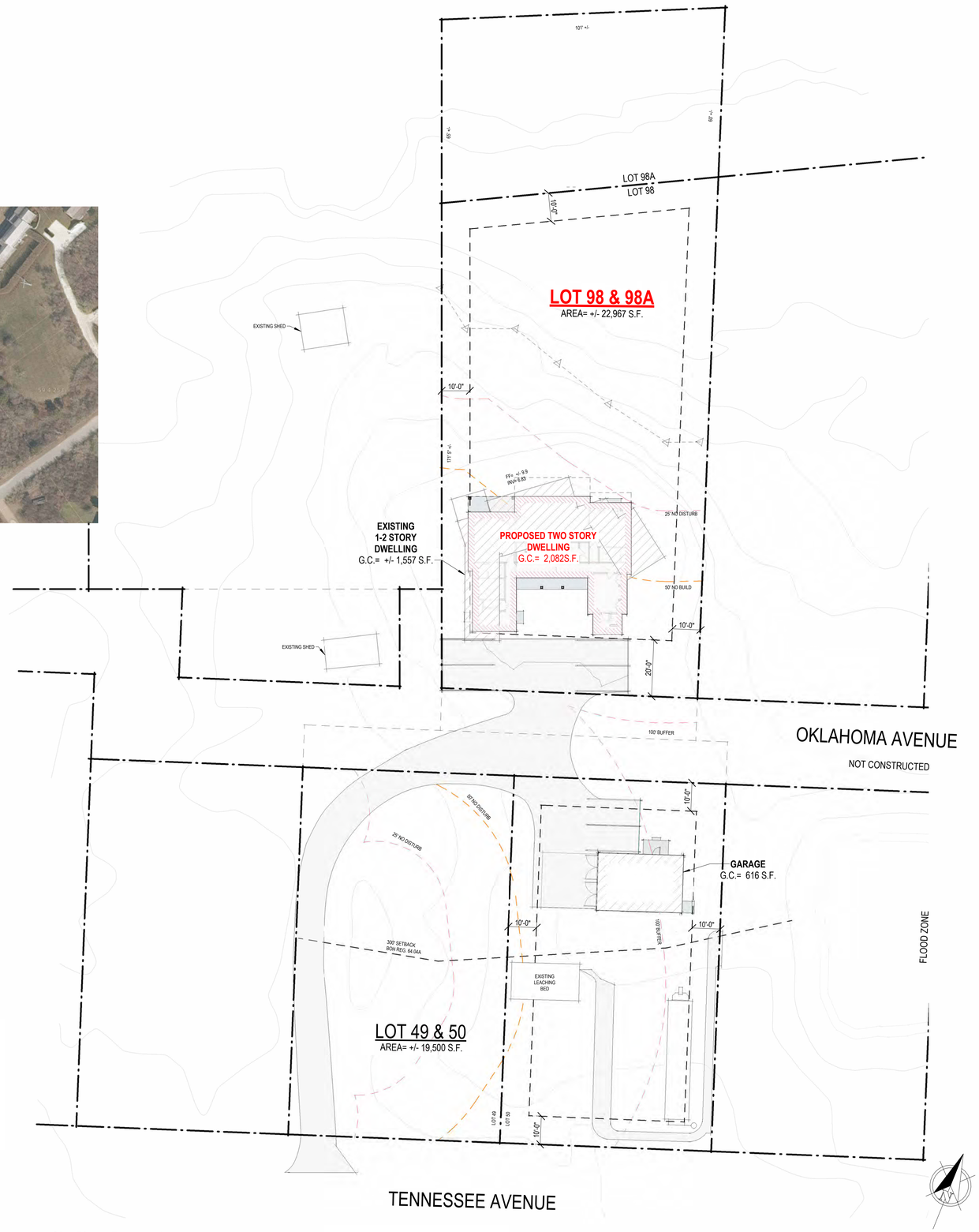
Satellite View



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
P.1	Perspective
P.2	Existing Photos
P.3	Perspective
P.4	Perspective

Revisions

Cover Sheet

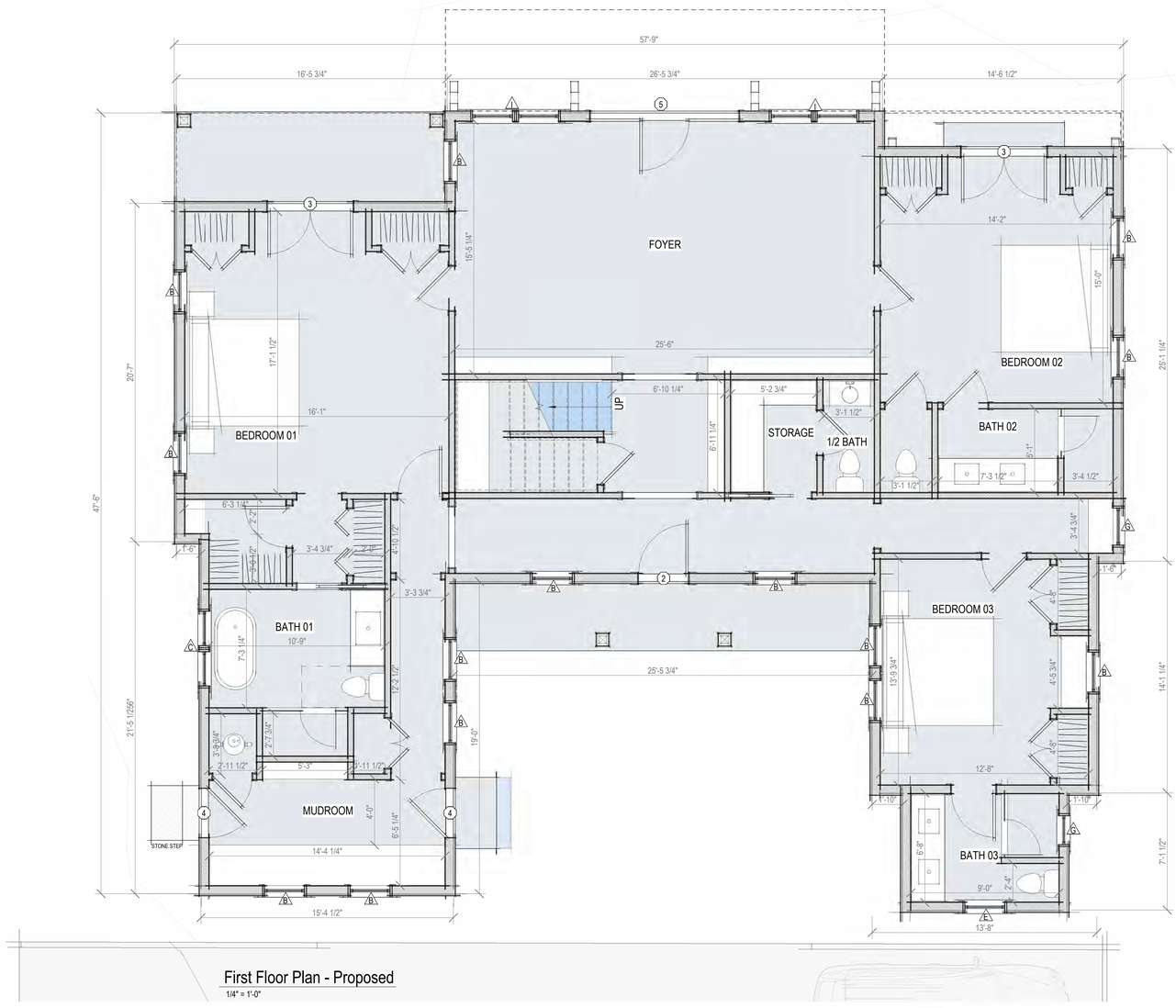
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2430

Old Business HDC Submission *03.20.2025*



First Floor Plan - Proposed

1/4" = 1'-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

Revisions

Floor Plans

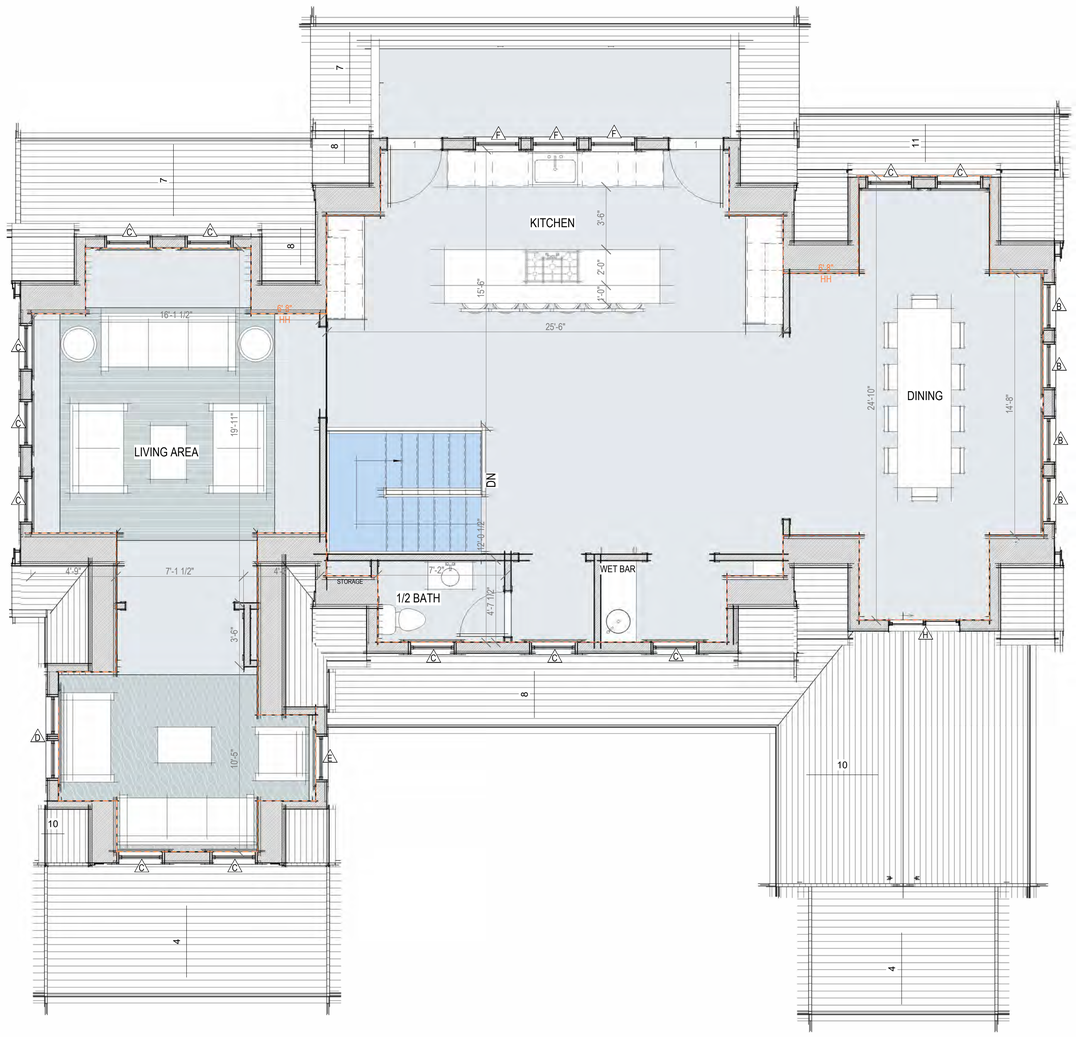
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2430

Old Business HDC Submission *03.20.2025*



Second Floor Plan - Proposed

1/4" = 1'-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

Revisions

Floor Plans

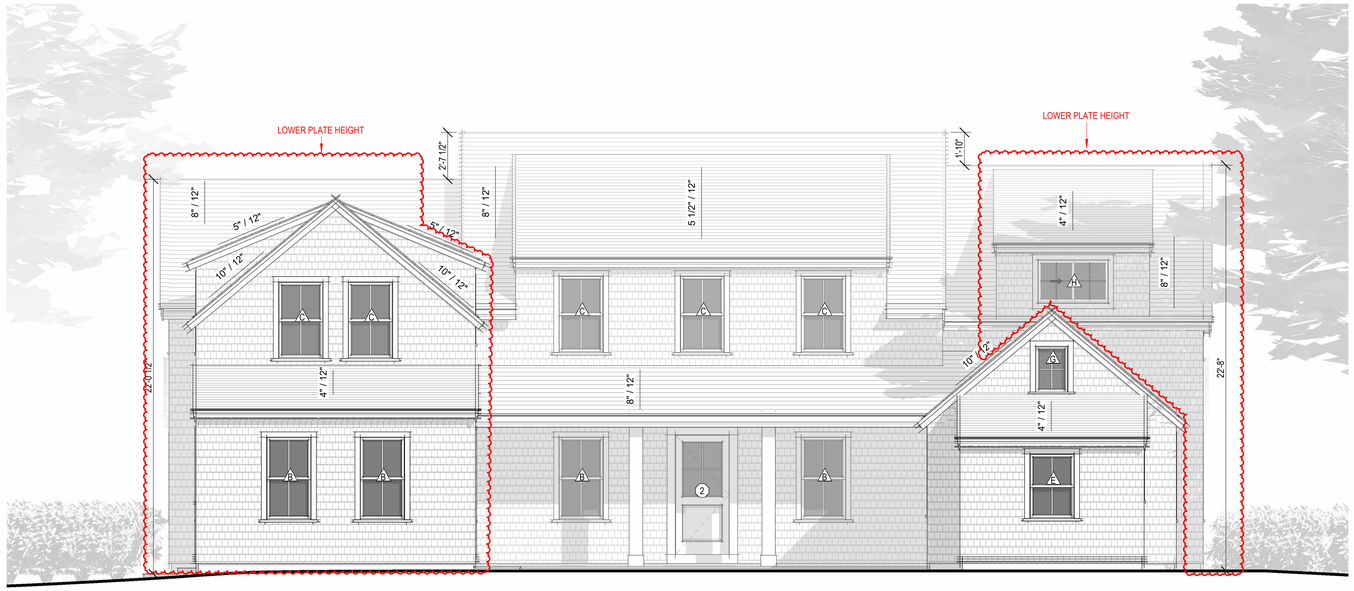
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

2430

Old Business HDC Submission *03.20.2025*



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



Prev. Submitted - South Elevation
1/8" = 1'-0"



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



Prev. Submitted - North Elevation
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	2,082 S.F.
Total Proposed G.C.:	2,082 S.F.

Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

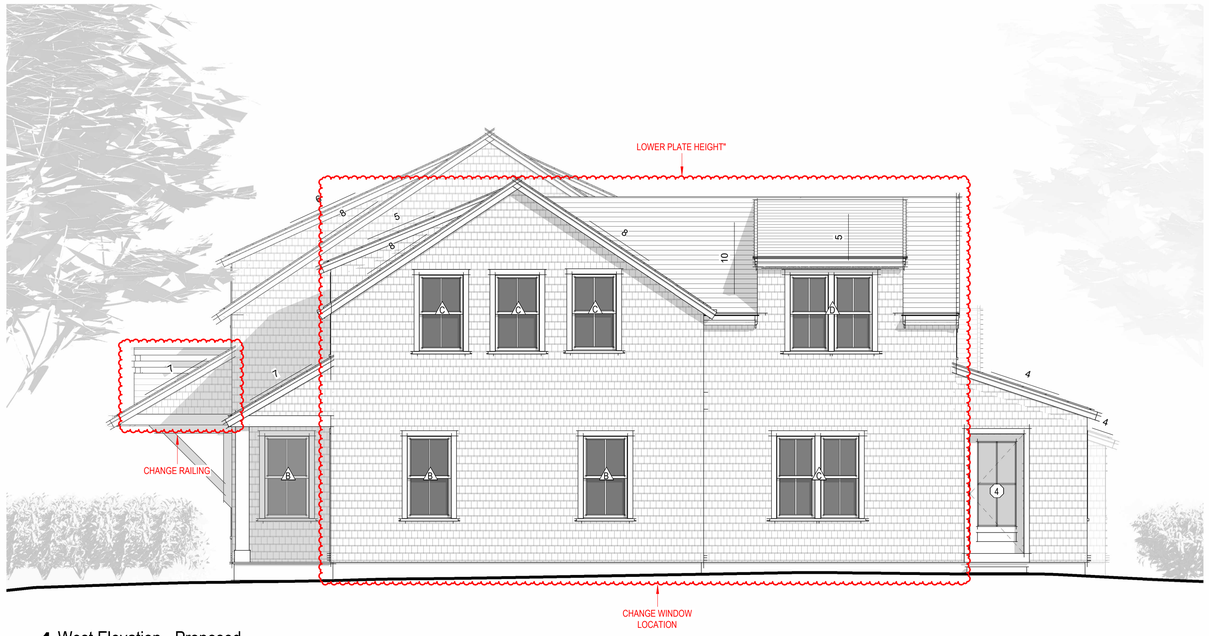
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2430

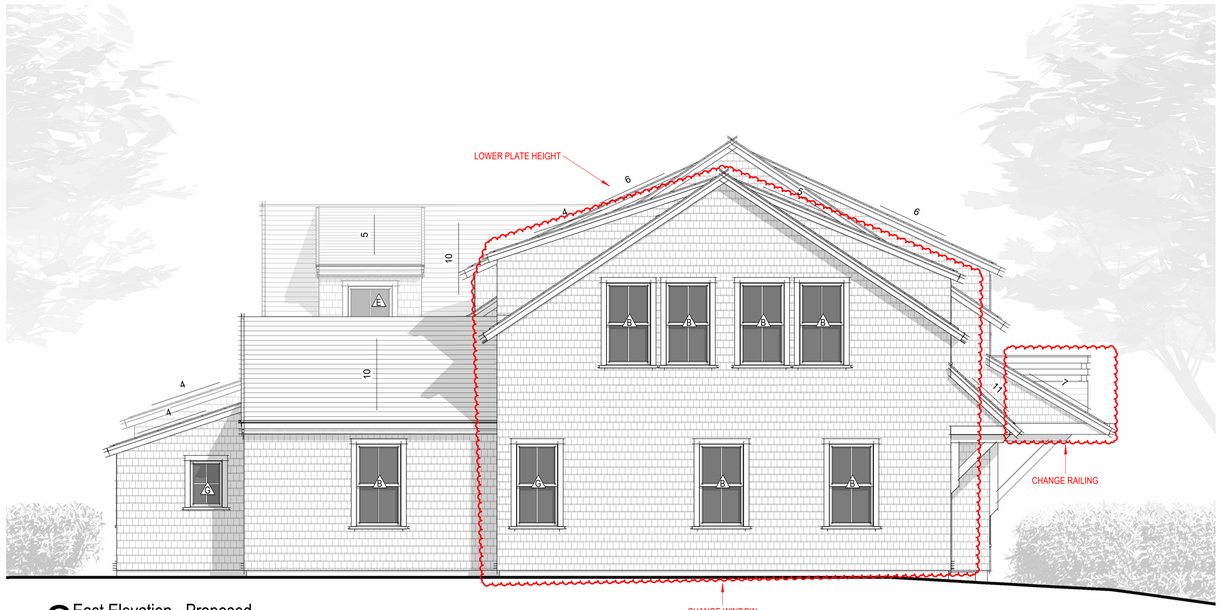
Old Business HDC Submission *03.20.2025*



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



Prev. Submitted - West Elevation
1/8" = 1'-0"



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



Prev. Submitted - East Elevation
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
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

Revisions

Revision 1	Date 1

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2430

03.20.2025

Old Business HDC Submission



Northwest Perspective



North Perspective



Southeast Perspective



Southwest Perspective

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

Revisions

Perspective

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.

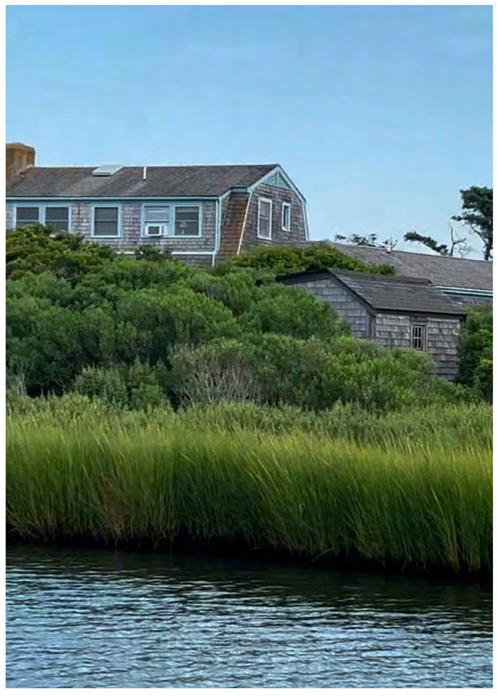
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

Old Business HDC Submission *03.20.2025*



1 Site Section
1/8" = 1'-0"






View From The Water

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

Revisions

Revision 1	Date 1

Section

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.2.3

2430

Old Business HDC Submission 03.20.2025



Street View (Tennessee Ave)



Street View (Tennessee Ave)





View From The Water



View from Driveway

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

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

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	2,082 S.F.
Total Proposed G.C.:	2,082 S.F.

Sheet Index - Architectural & Structural

Revisions

Existing Photos

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

Proposed Residence

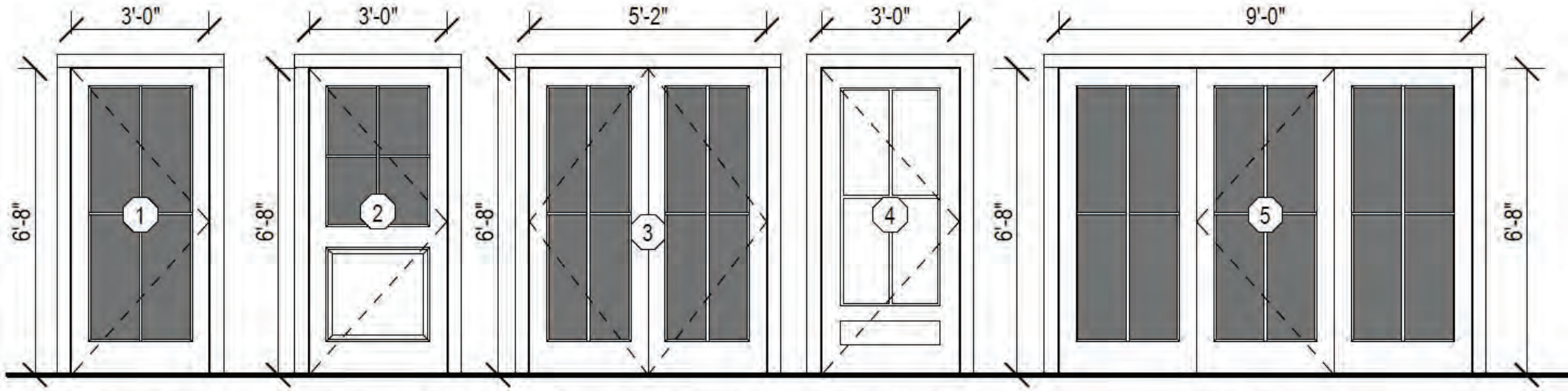
36 Tennessee Ave
Nantucket, MA 02554



Locus Map

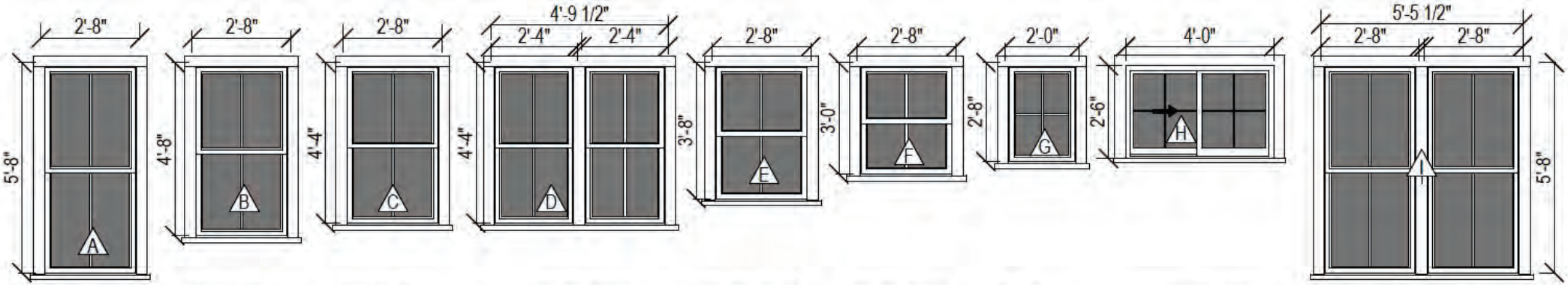


Satellite View



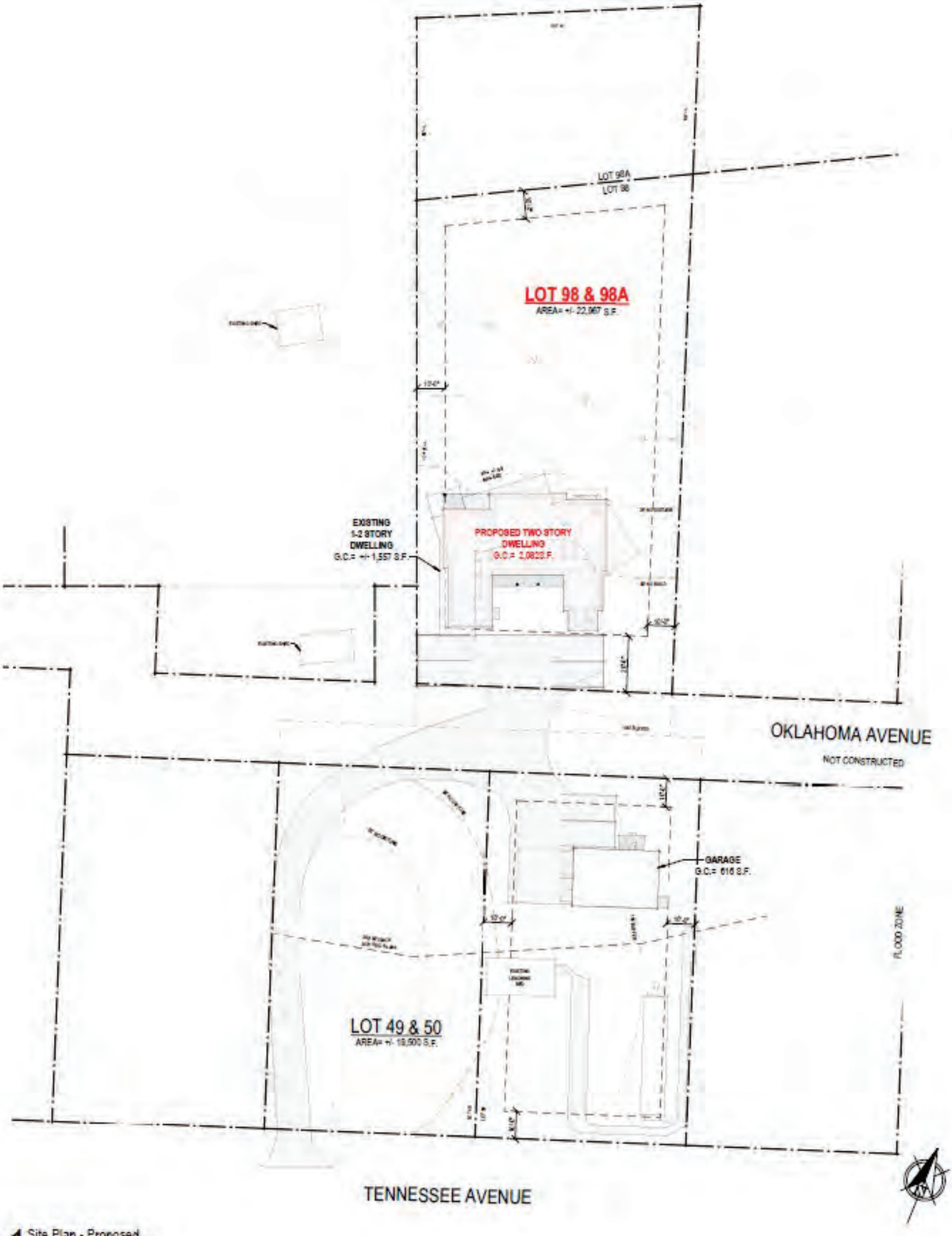
3 Exterior Door Legend

1/4" = 1'-0"

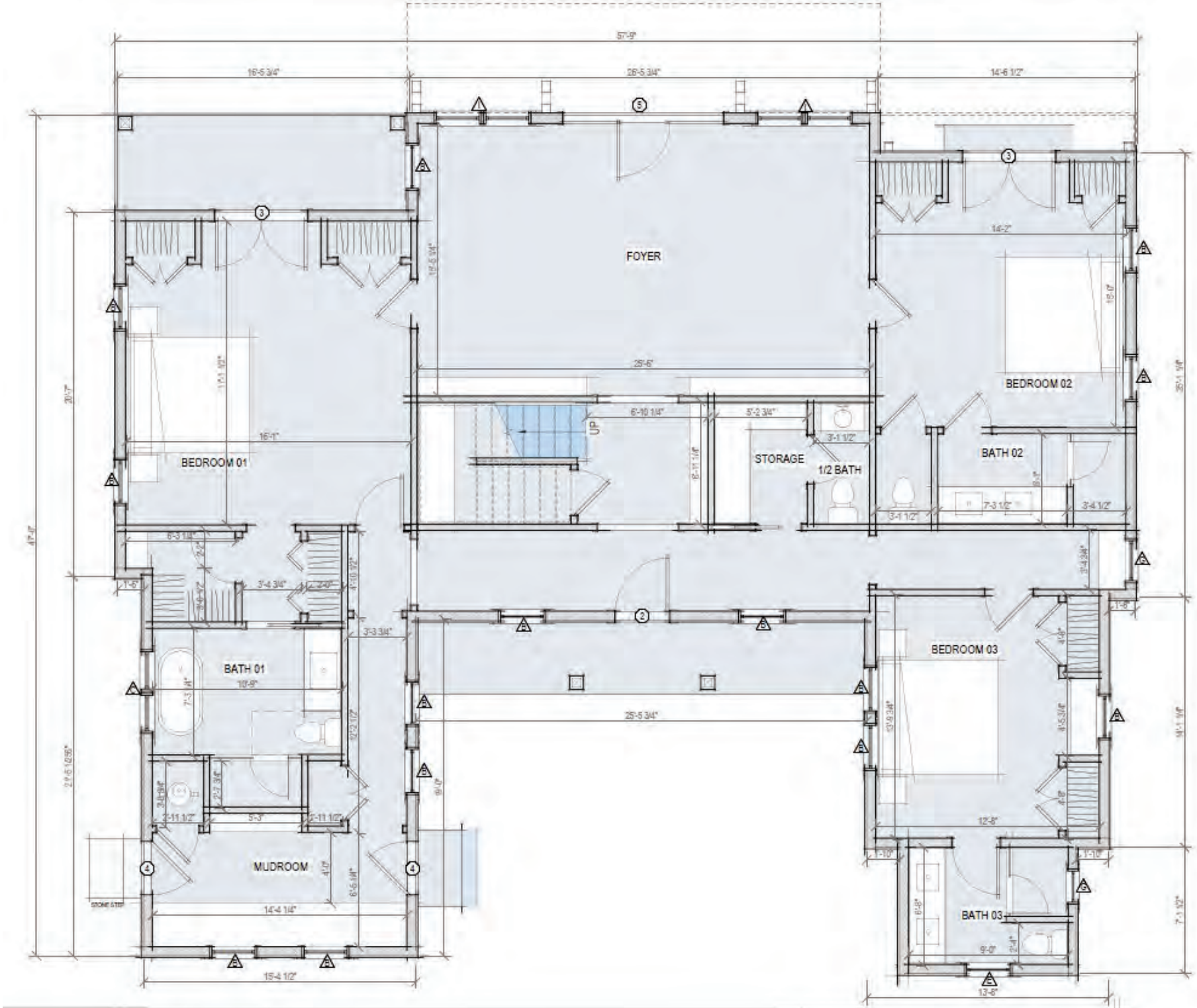


4 Window Legend

1/4" = 1'-0"

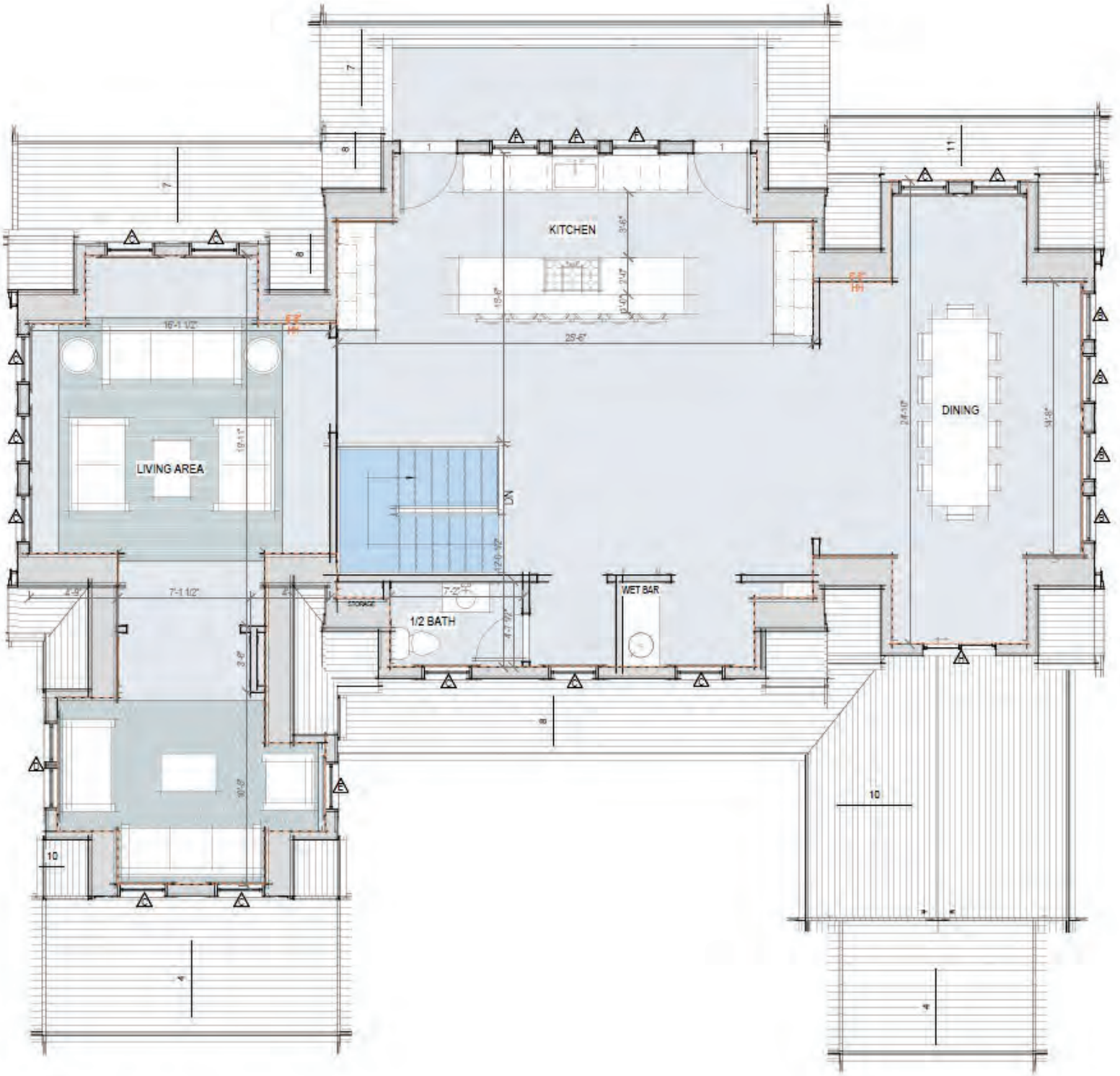


1 Site Plan - Proposed
1" = 20'-0"



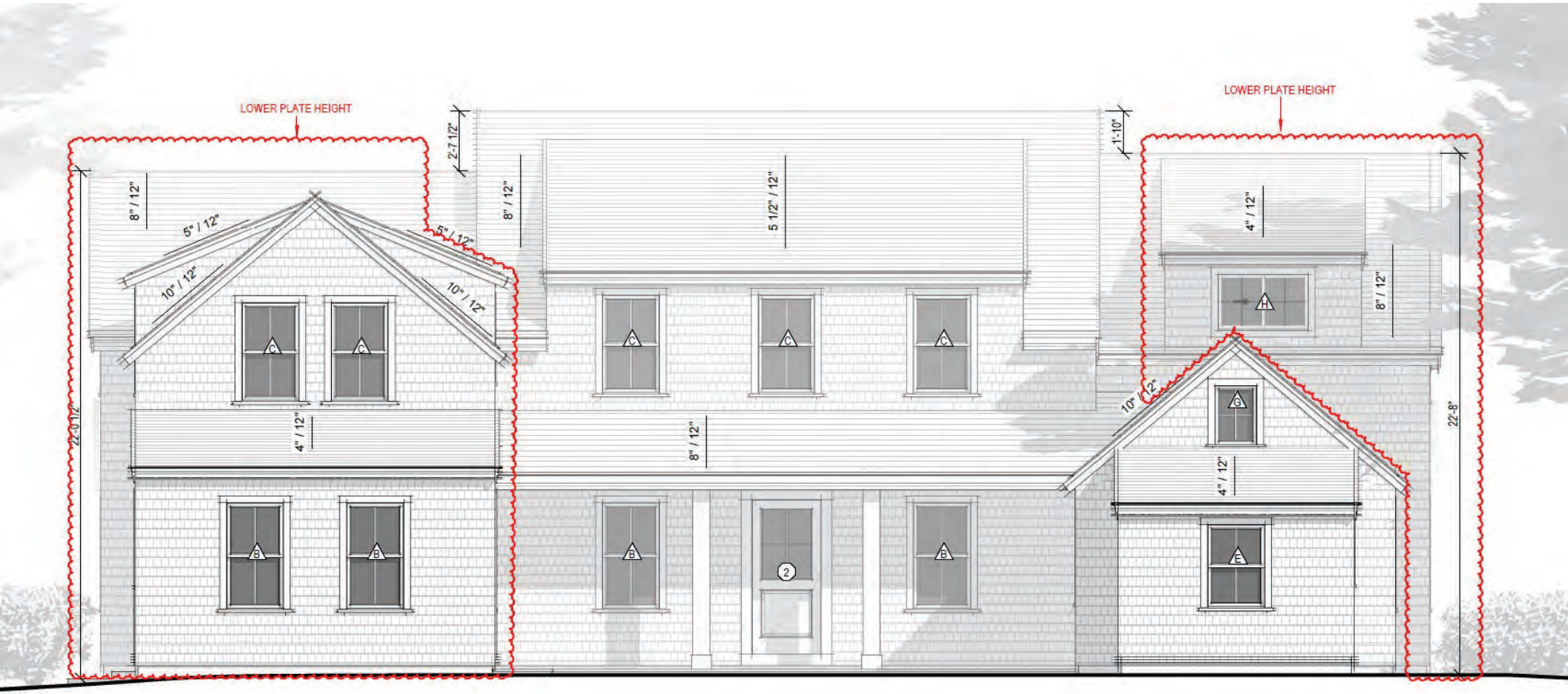
First Floor Plan - Proposed

1/4" = 1'-0"



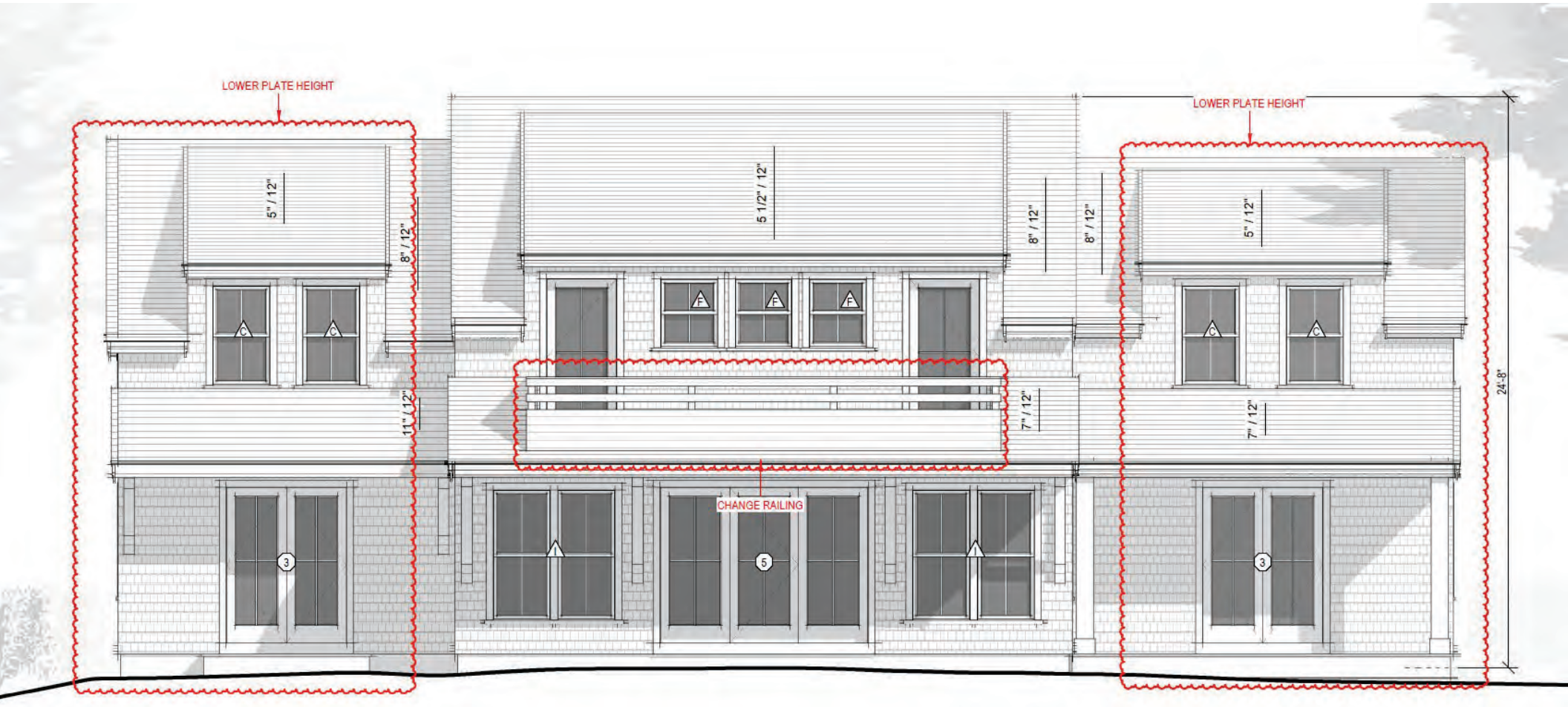
Second Floor Plan - Proposed

1/4" = 1'-0"



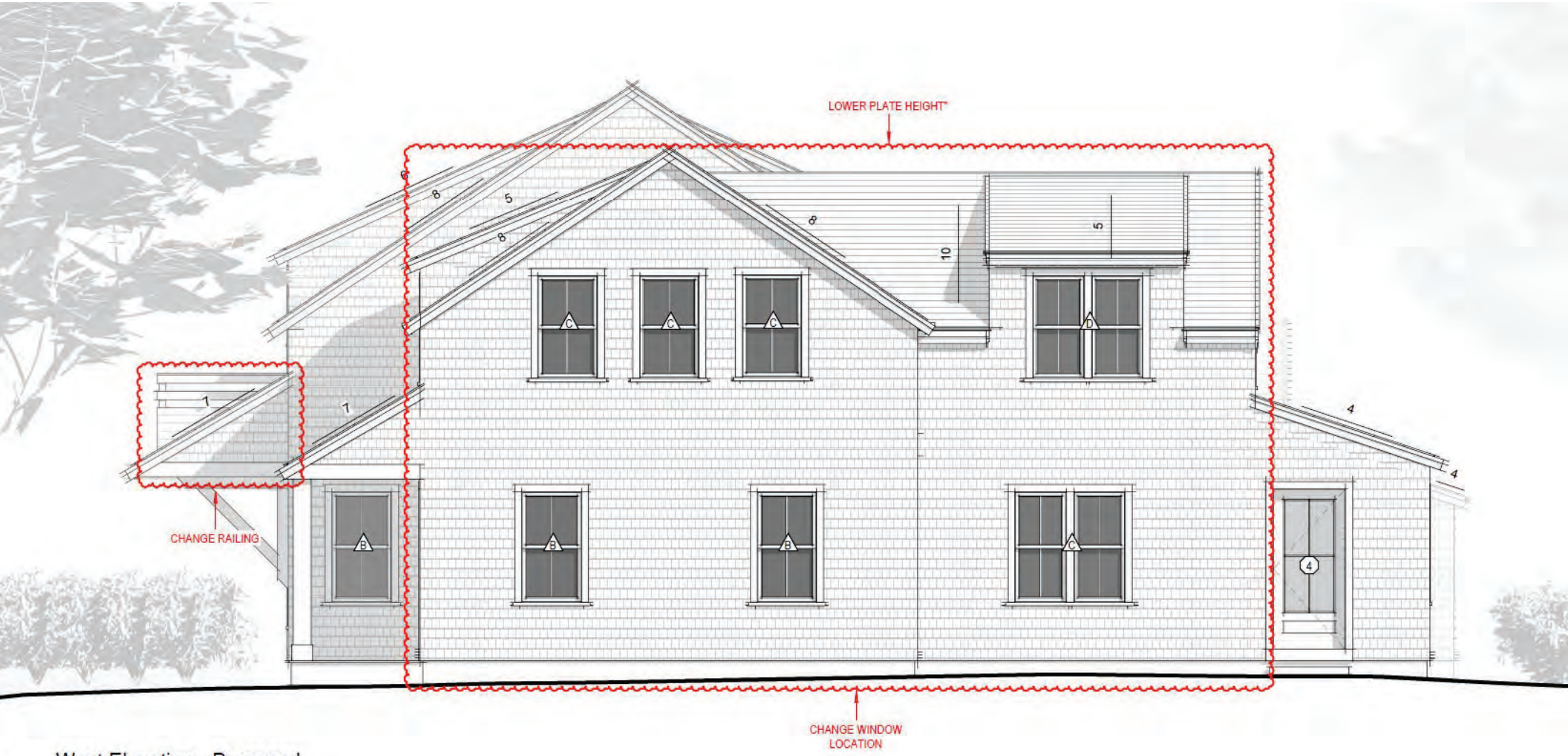
South Elevation - Proposed

1/4" = 1'-0"



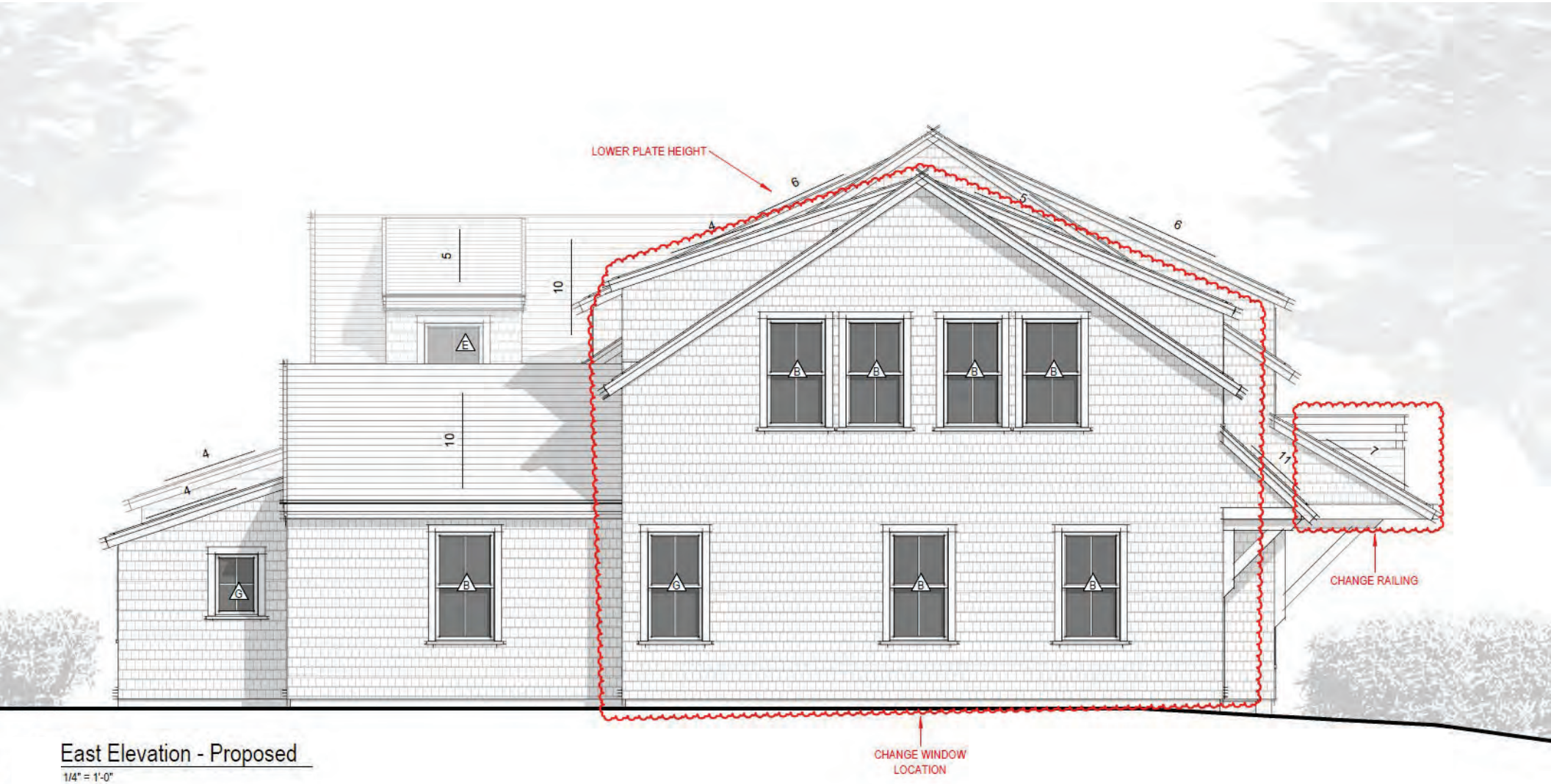
North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



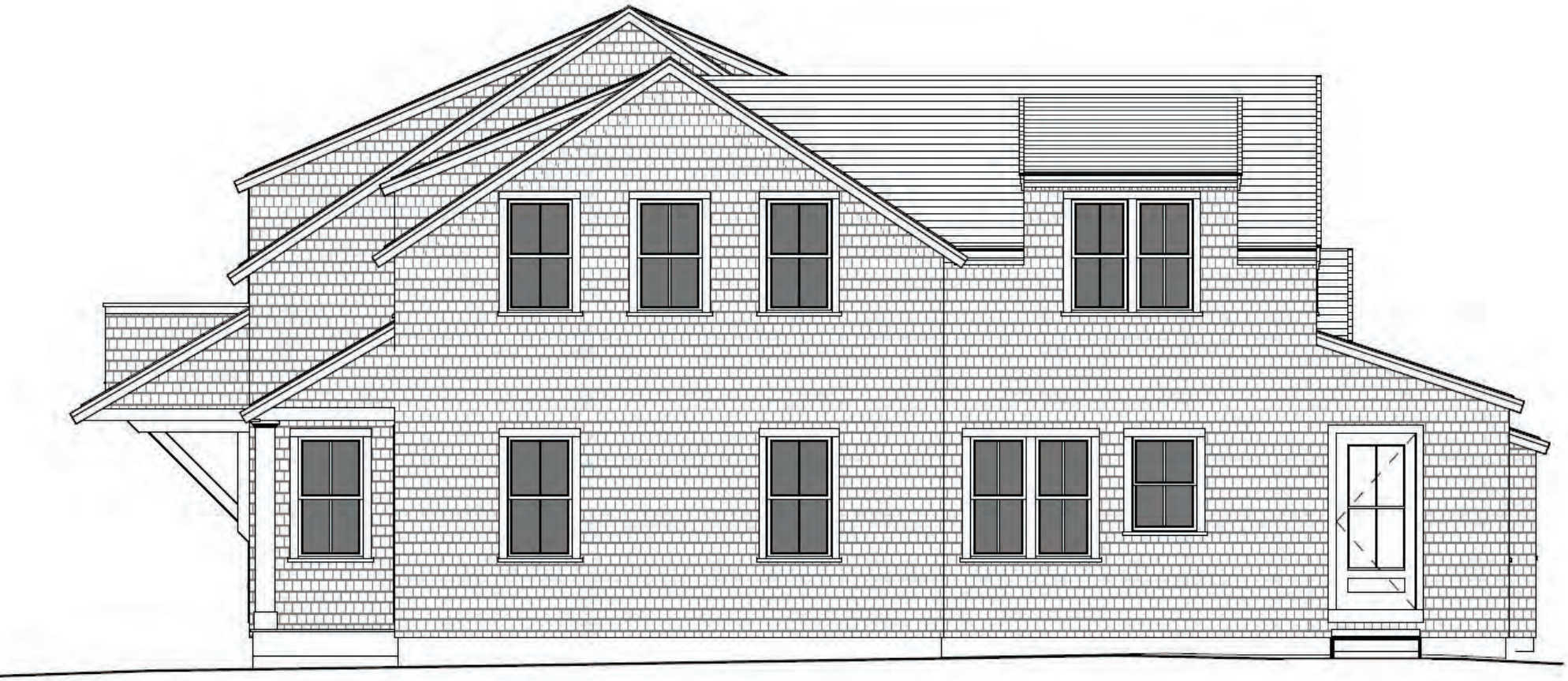
Prev. Submitted - North Elevation

1/8" = 1'-0"



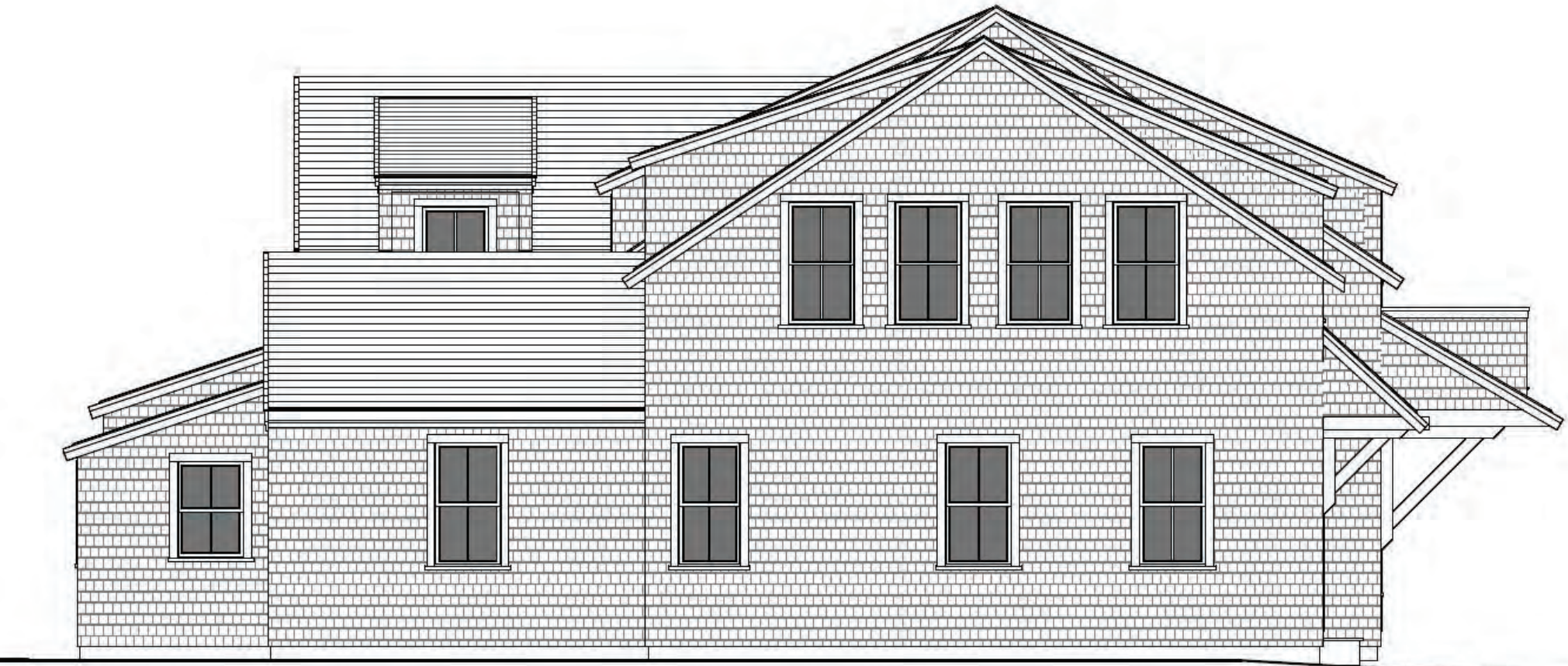
Prev. Submitted - South Elevation

1/8" = 1'-0"



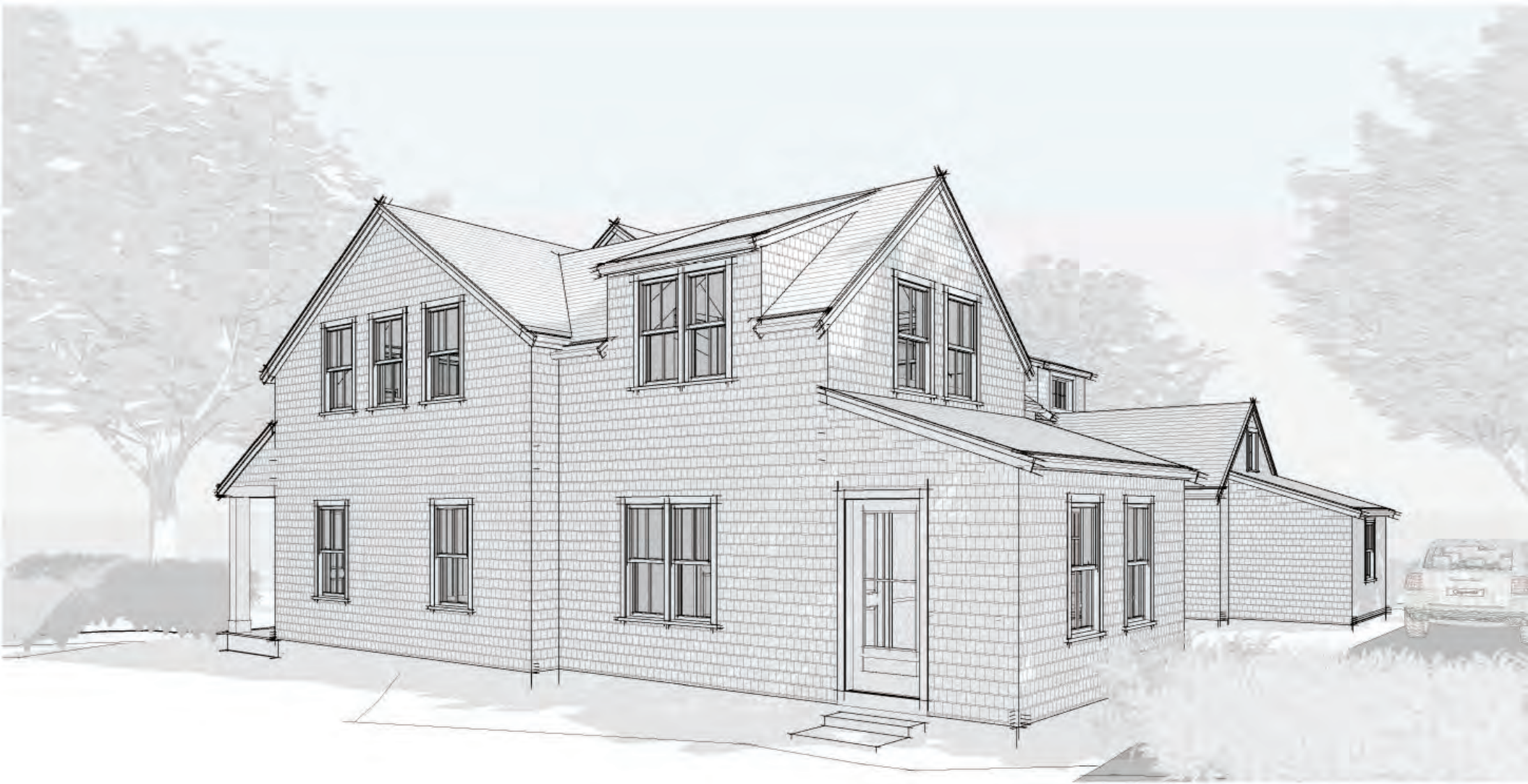
Prev. Submitted - West Elevation

1/8" = 1'-0"

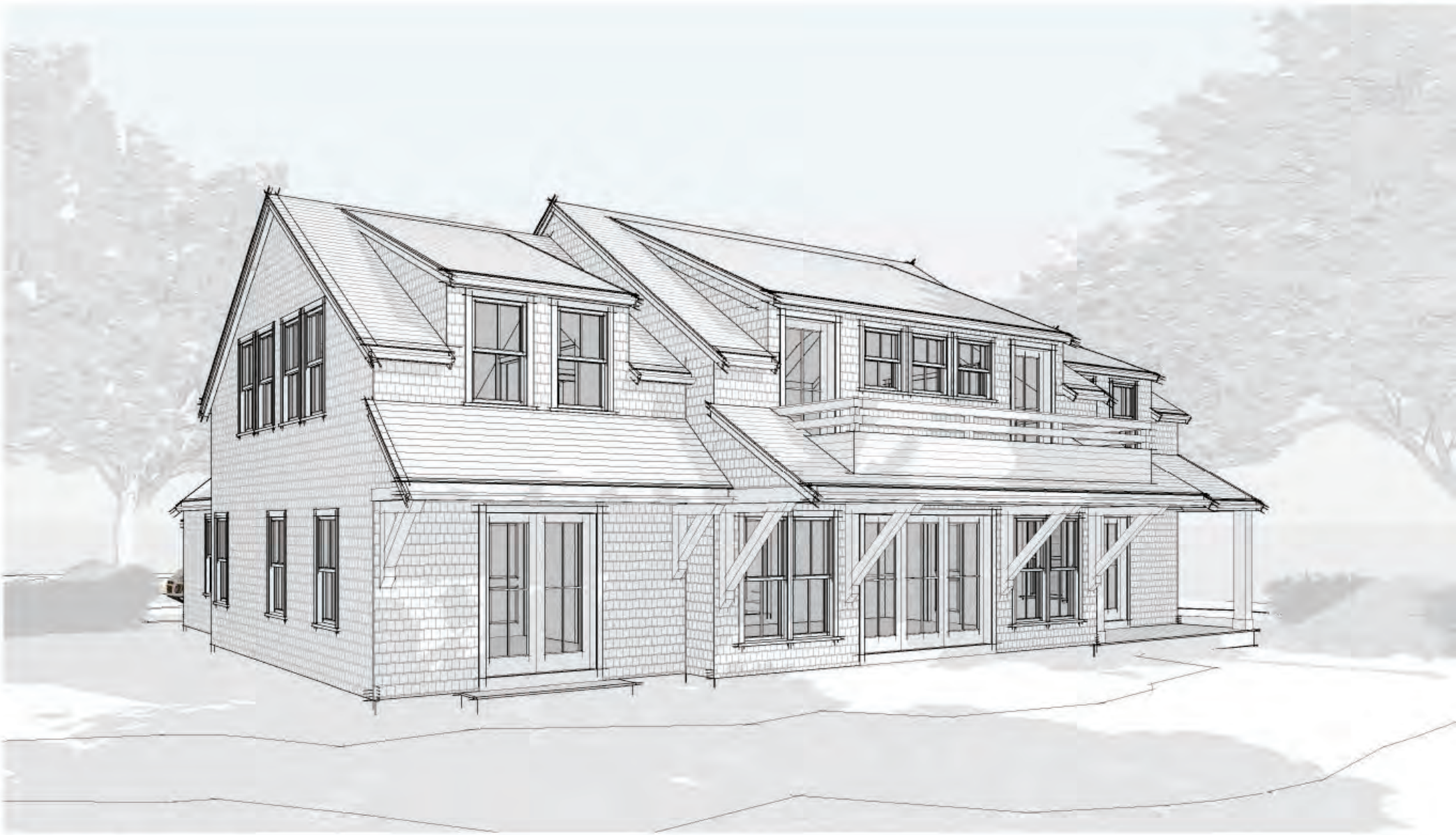


Prev. Submitted - East Elevation

1/8" = 1'-0"



Northwest Perspective



Southeast Perspective

ADDRESS: 48 York St
DATE HEARD: 3/4/2025
SITTING BOARD: RP, SW, AM, CP, JB

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: 3/20/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St. 2024-07-10745
✓	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.) LOWER RIDGE HEIGHTS / CHANGE SLOPE ROOFS + DORMERS
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) SET BACK DORMERS REVISE DORMER WINDOW SET BACK ADDITION 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

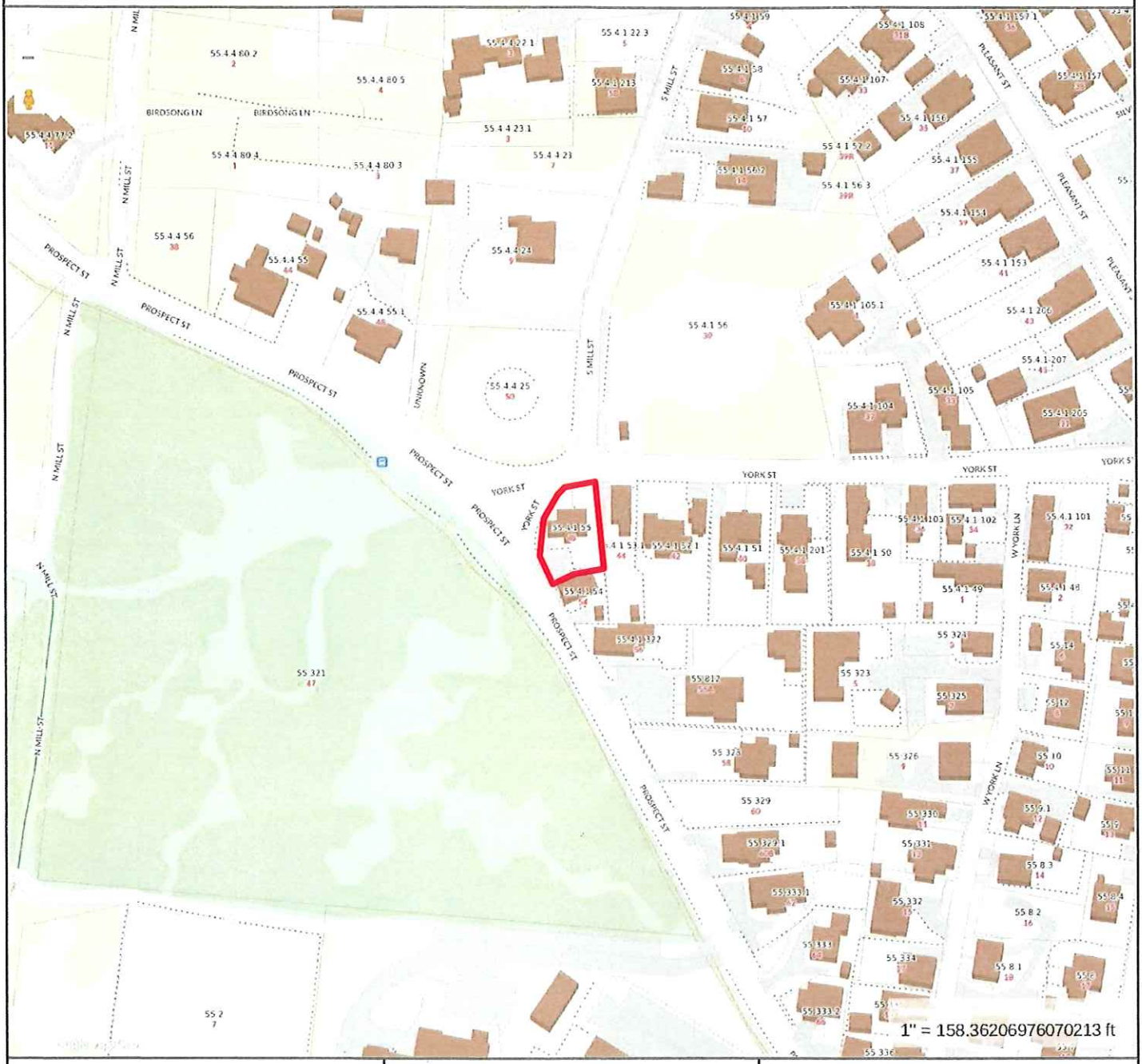
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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: 3/20/25



Property Information

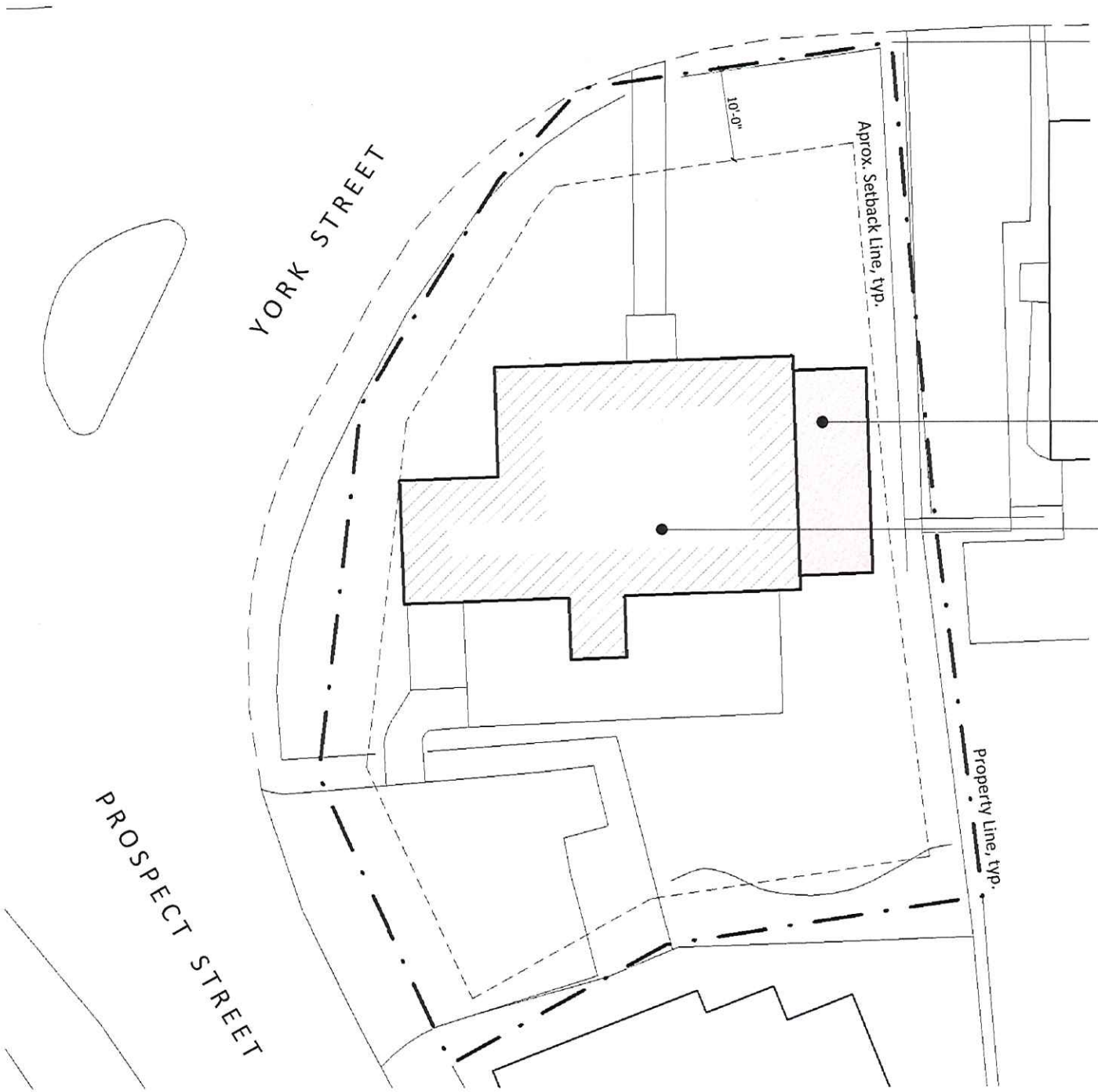
Property ID	55.4.1 55
Location	48 YORK ST
Owner	GILES GREGORY

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.



2 Site plan

1" = 10'-0"

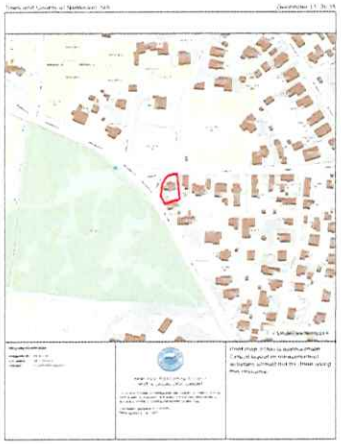
48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

48 York Street / New Addition

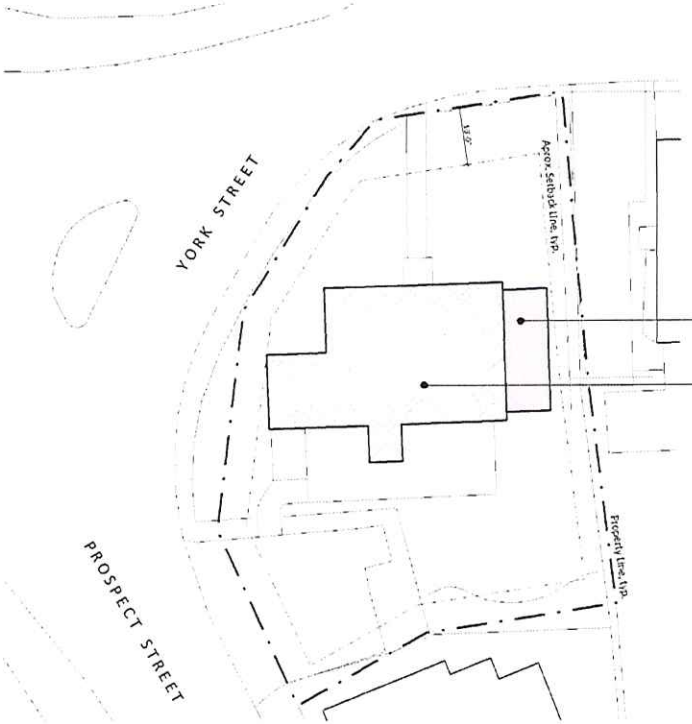


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"



Street Views





3 3D Scan & 3D Model

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zoning Info

District - N-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55-4.1 / 55
Lot Area - ± 5,781 sq ft.
Allowable G.C. - ± 1,735 sq ft.
Existing G.C. - ± 908 sq ft.
Available G.C. - ± 827 sq ft.

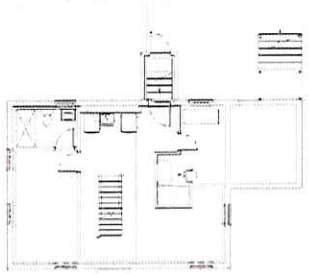
Note: The information presented on text and/or drawings is taken from the Applicant GIS record. It serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!

Revisions

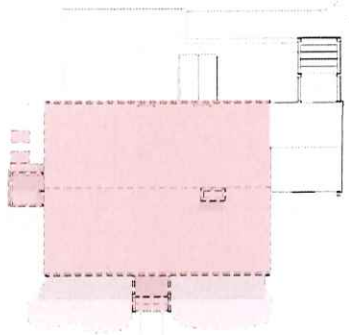
HDC Submission 03.20.2025

L-101

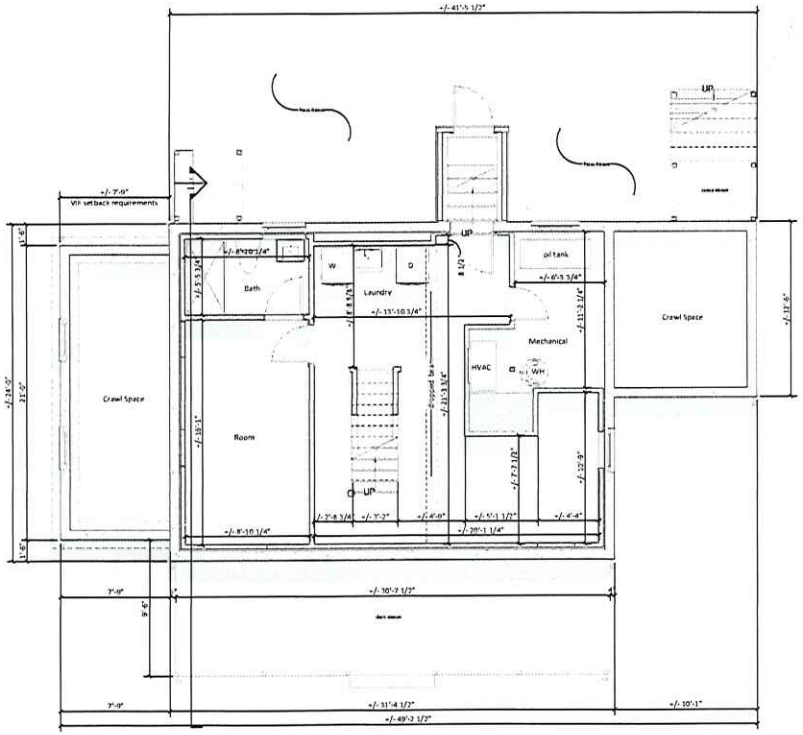
48 York Street / New Addition



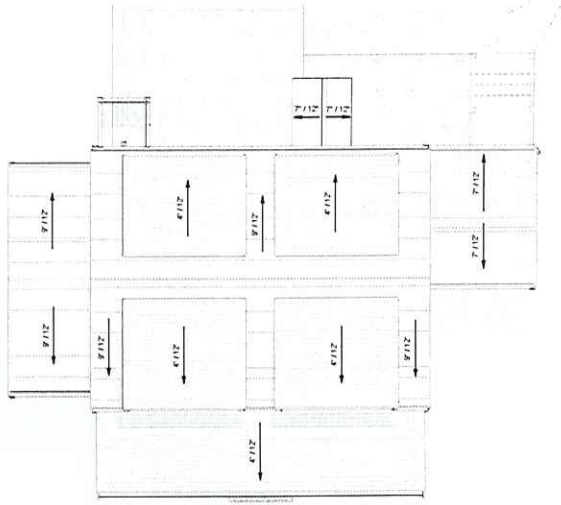
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



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



2 Roof Plan
3/16" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zonning Info

District - R-1
Min. Lot Size - 9,000 sq ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

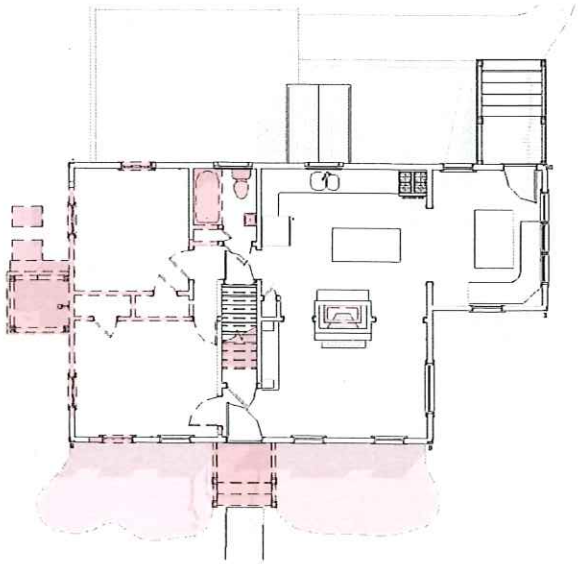
Map & Parcel - 55-4.1 / 55
Lot Area - ± 5,793 sq ft.
Allowable G.C. - ± 1,735 sq ft.
Existing G.C. - ± 908 sq ft.
Available G.C. - ± 827 sq ft.

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

Revisions

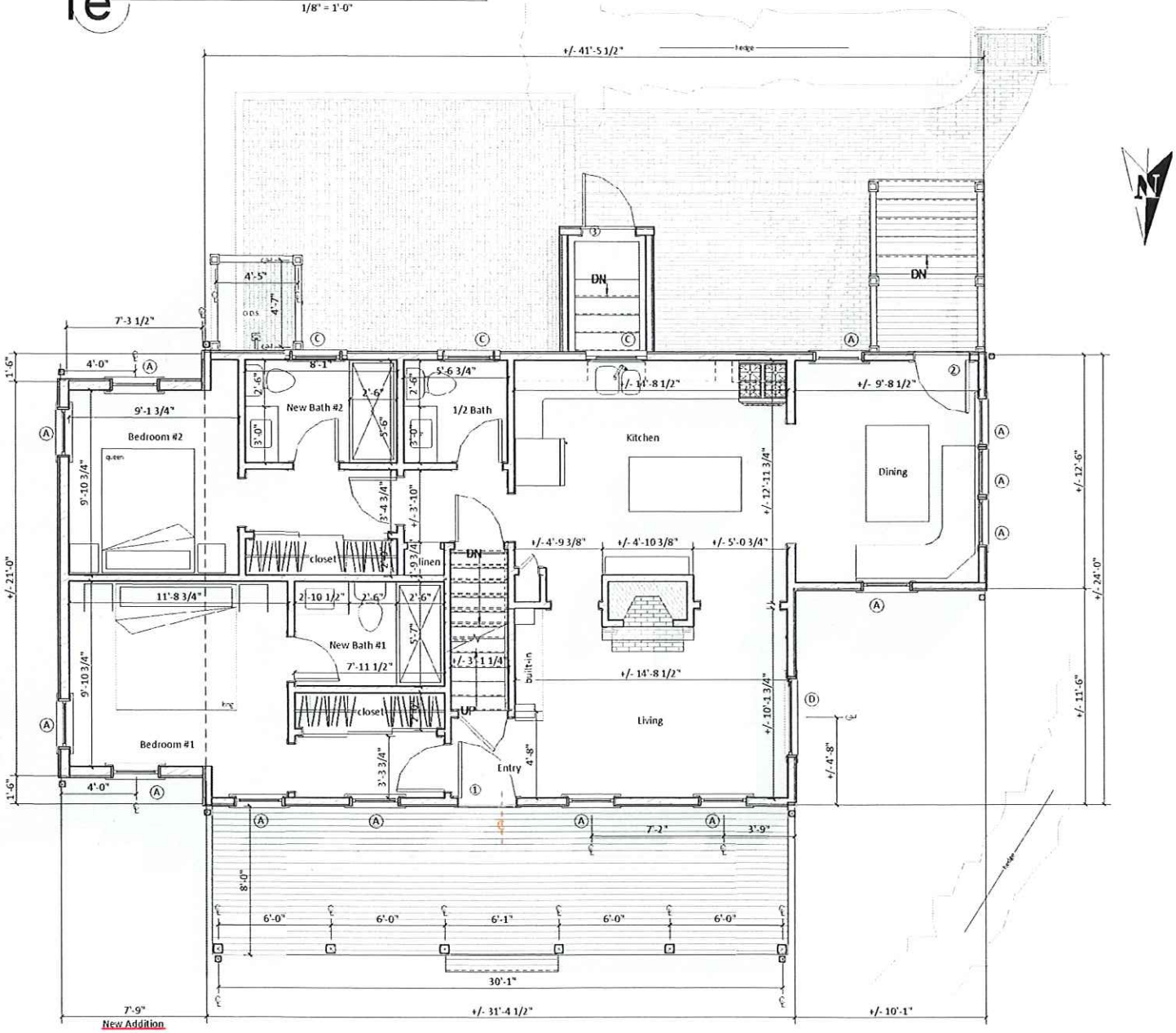
HDC Submission 03.20.2025

A-100



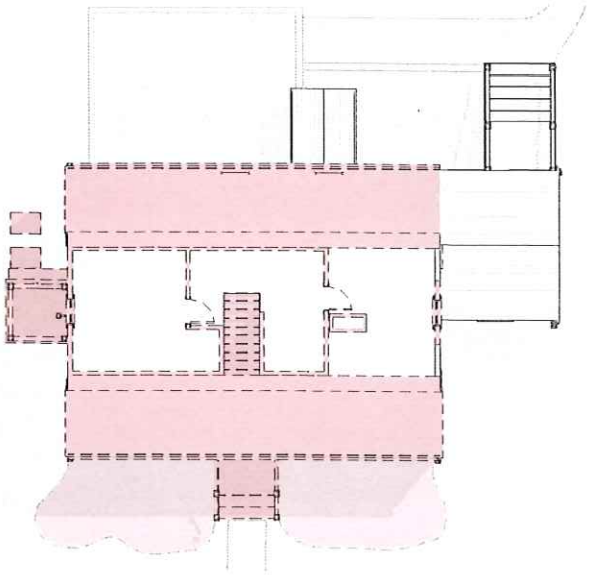
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



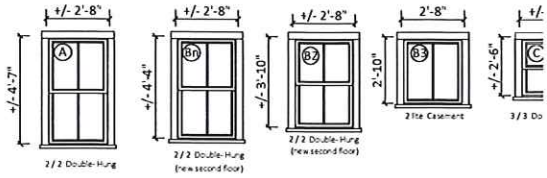
1 First Floor Plan

1/4" = 1'-0"

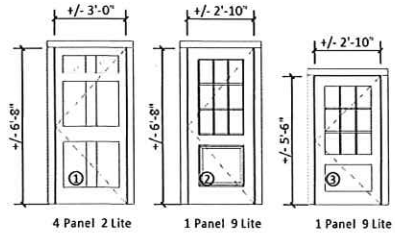


2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend



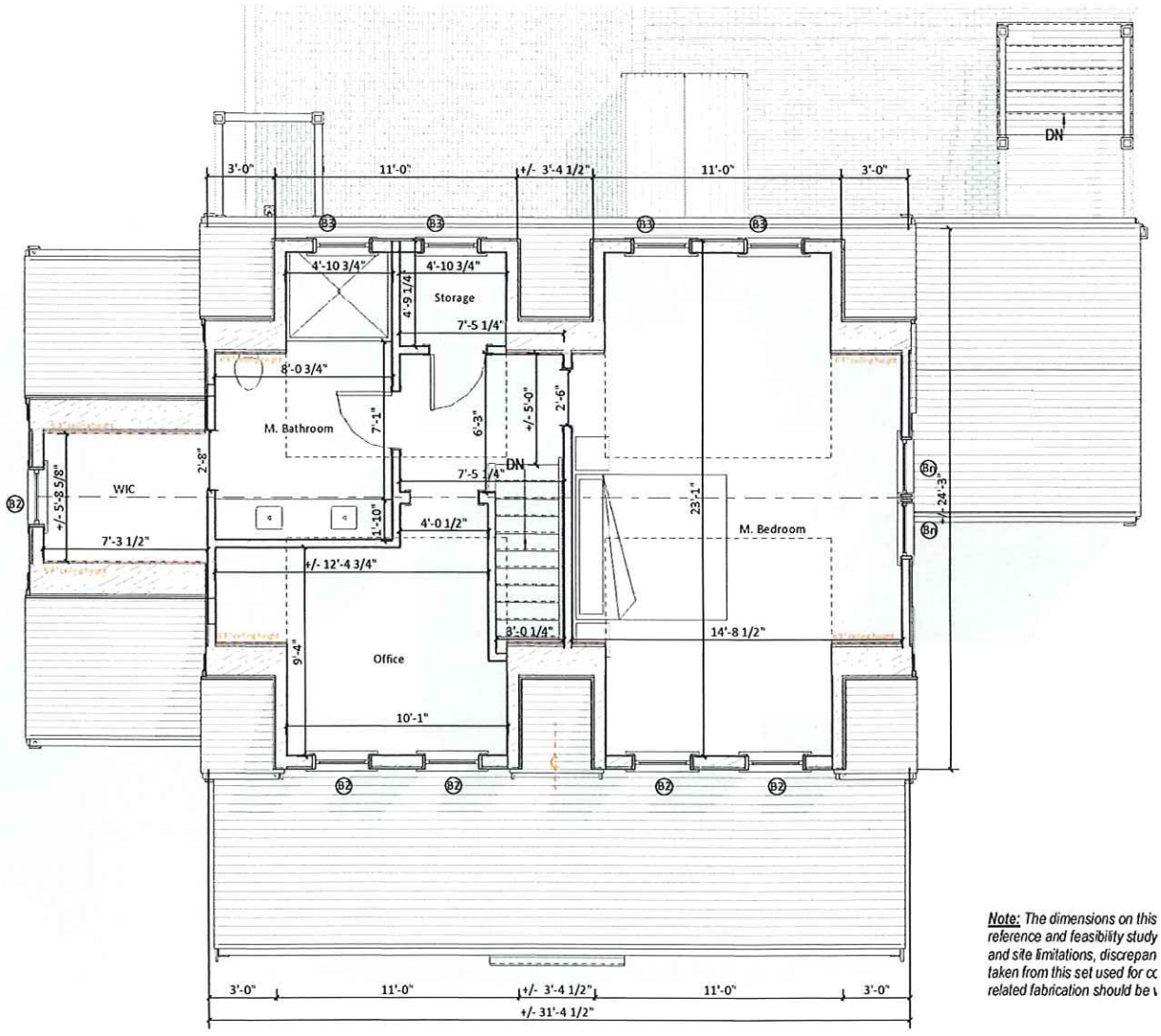
WINDOW
A
B2
B3
Bn
C
D

Window *dimensio guide or f prior to ar*

4 Door Legend

1/4" = 1'-0"

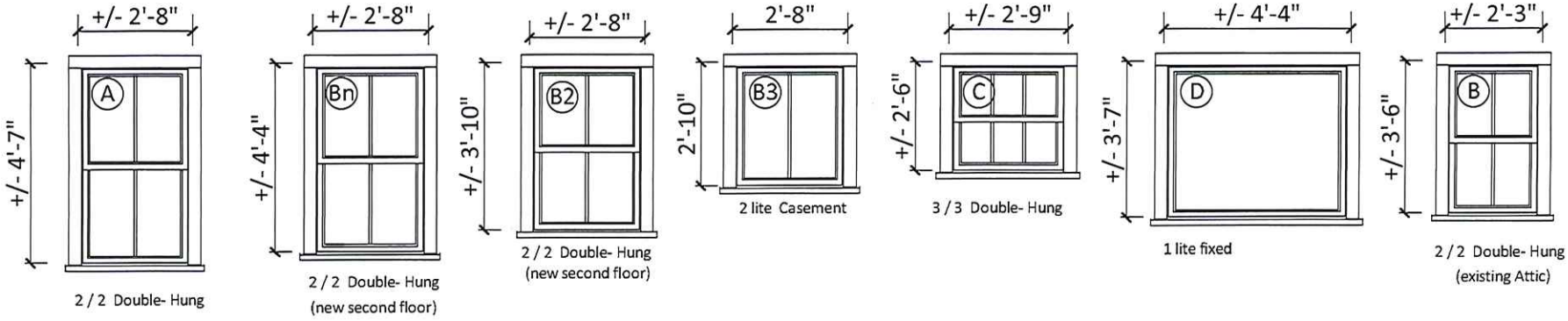
DOOR
1
2
3
74



Note: *The dimensions on this reference and feasibility study and site limitations, discrepan taken from this set used for cc related fabrication should be v*

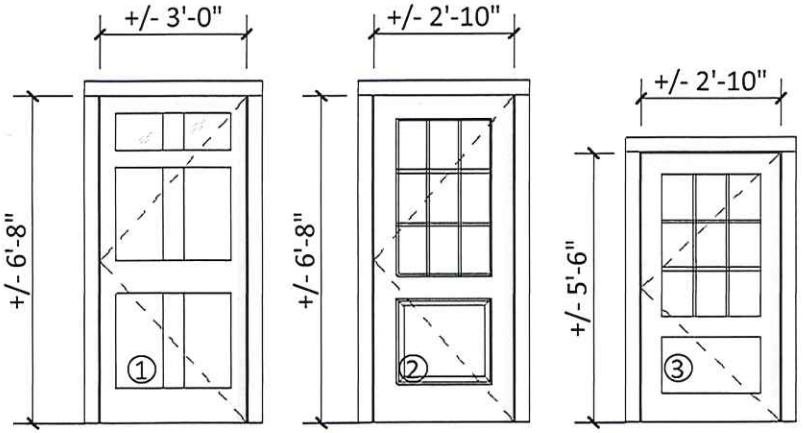
2 Second Floor Plan

1/4" = 1'-0"



3 Window Legend

1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
B2	5	2'-8"	3'-10"
B3	4	2'-8"	2'-10"
Bn	2	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifl cation in field is required prior to any construction work or window / door order!*

4 Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 Proposed North Elevation

1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting



1p Previous North Elevation

1/8" = 1'-0"



Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



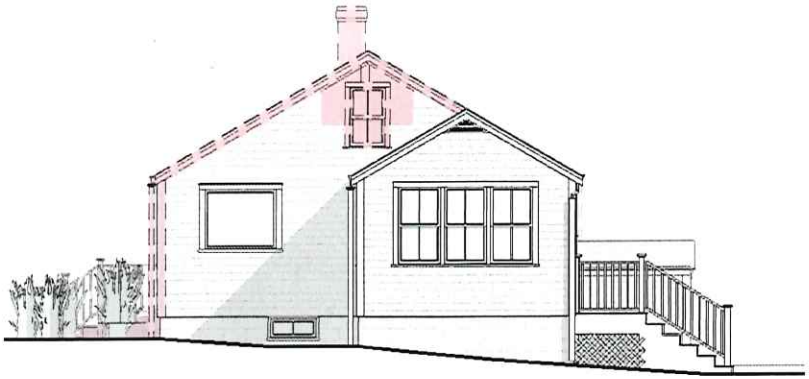


Existing West



2p Previous West Elevation

1/8" = 1'-0"



2e Existing/Demo West Elevation

1/8" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting



1p Previous South Elevation

1/8" = 1'-0"



Existing South



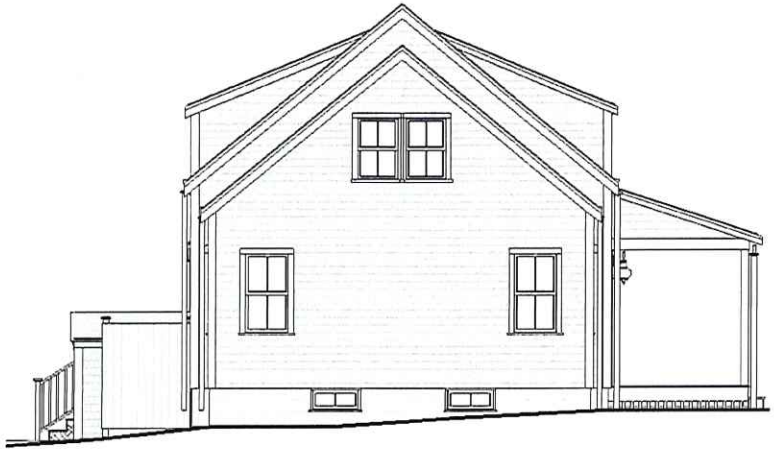
1e Existing/Demo South Elevation

1/8" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

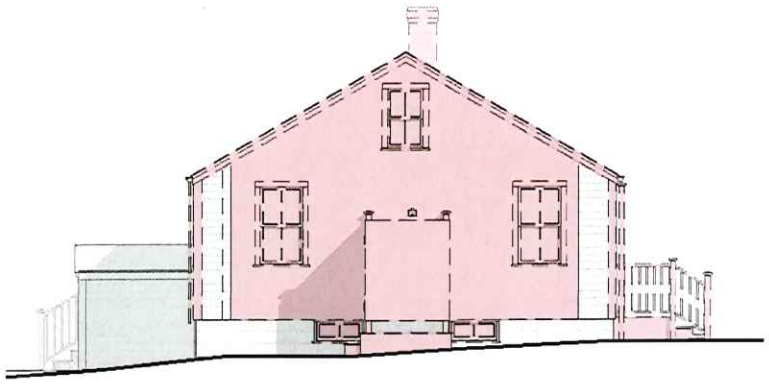


2p Previous East Elevation

1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

ADDRESS: 48 York St
DATE HEARD: 3/4/2025
SITTING BOARD: RP, SW, AM, CP, JB

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: 3/20/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St. 2024-07-10745
✓	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.) LOWER RIDGE HEIGHTS / CHANGE SLOPE ROOFS + DORMERS
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) SET BACK DORMERS REVISE DORMER WINDOW SET BACK ADDITION 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

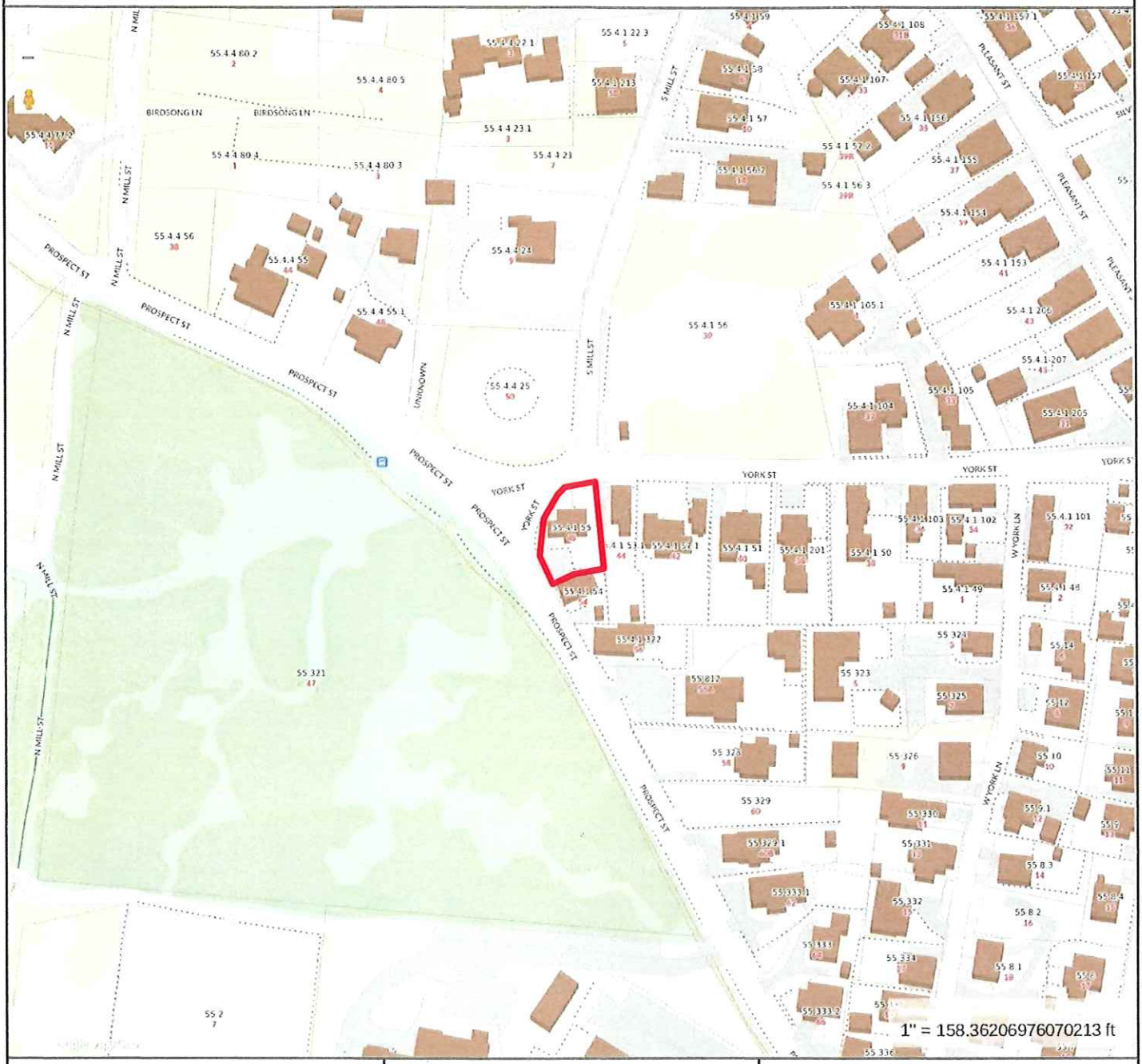
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF 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: 3/20/25



Property Information

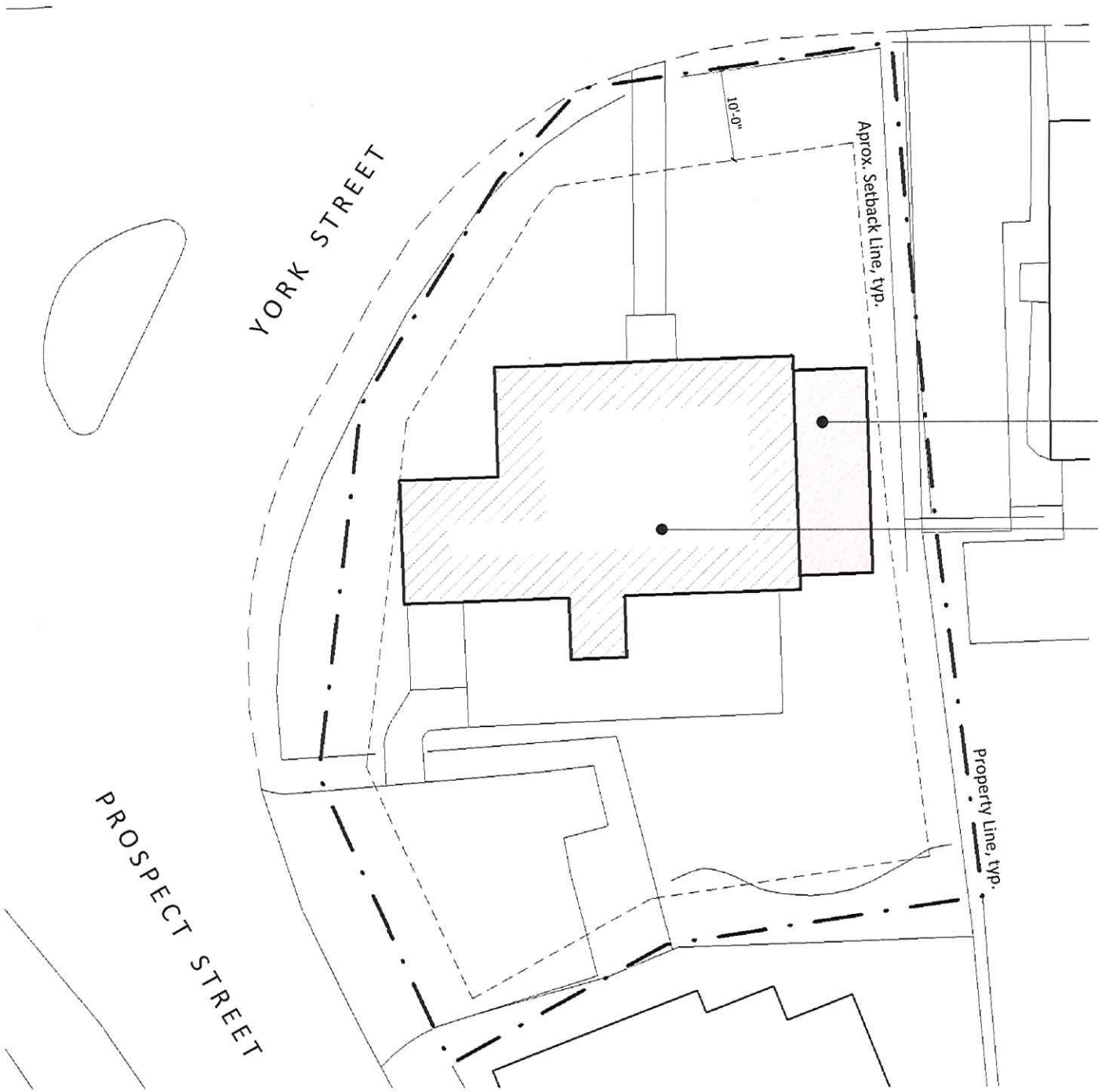
Property ID	55.4.1 55
Location	48 YORK ST
Owner	GILES GREGORY

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.



2 Site plan

1" = 10'-0"

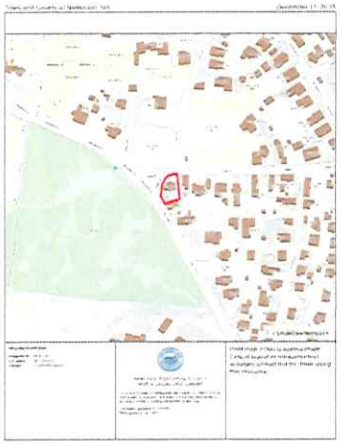
48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

48 York Street / New Addition

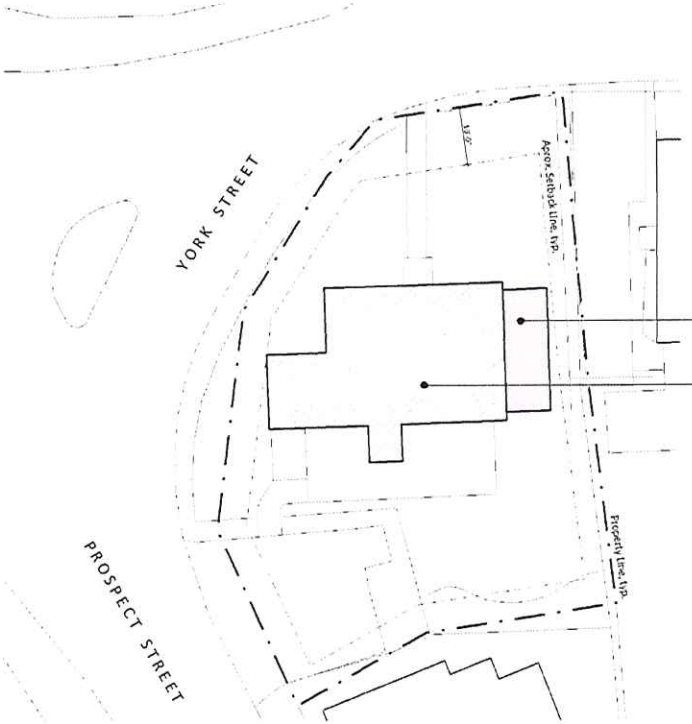


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"



Street Views





3 3D Scan & 3D Model

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zoning Info

District - N-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55-4.1 / 55
Lot Area - ± 5,781 sq ft.
Allowable G.C. - ± 1,735 sq ft.
Existing G.C. - ± 908 sq ft.
Available G.C. - ± 827 sq ft.

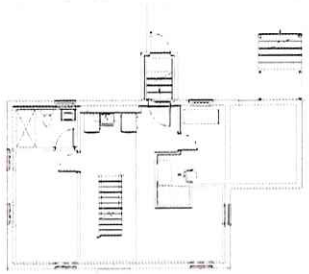
Note: The information presented on text and/or drawings is taken from the Applicant GIS record. It serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!

Revisions

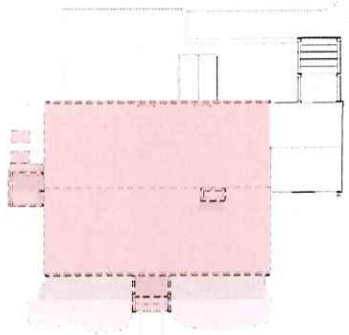
HDC Submission 03.20.2025

L-101

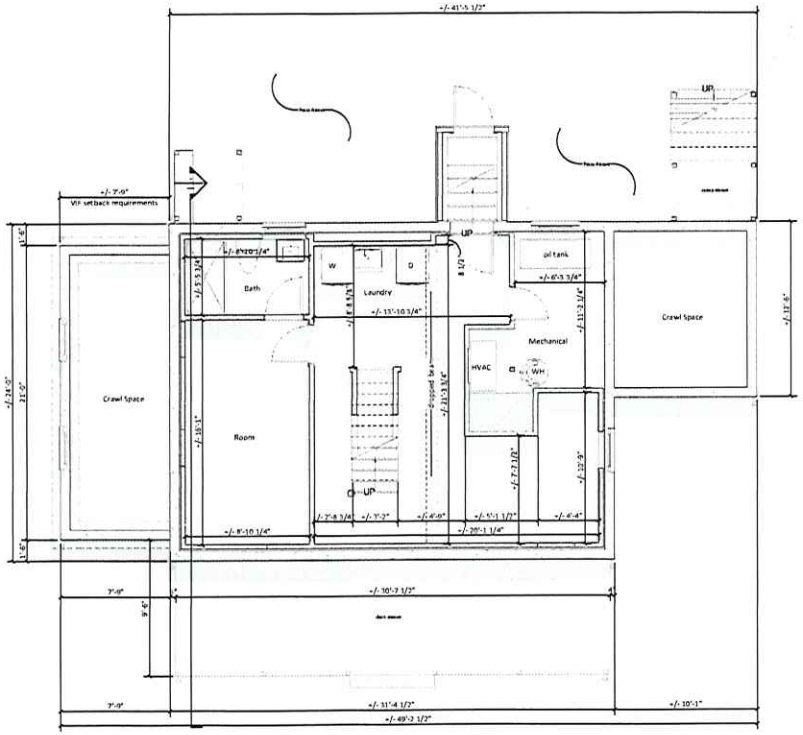
48 York Street / New Addition



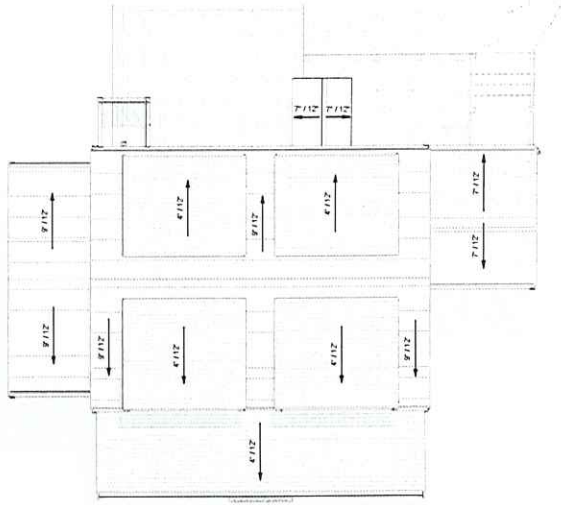
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



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



2 Roof Plan
3/16" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zonning Info

District - R-1
Min. Lot Size - 9,000 sq ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

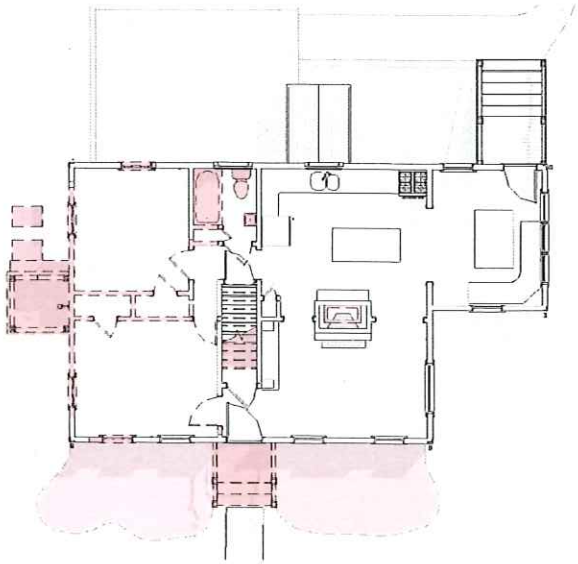
Map & Parcel - 55-4.1 / 55
Lot Area - ± 5,793 sq ft.
Allowable G.C. - ± 1,735 sq ft.
Existing G.C. - ± 908 sq ft.
Available G.C. - ± 827 sq ft.

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

Revisions

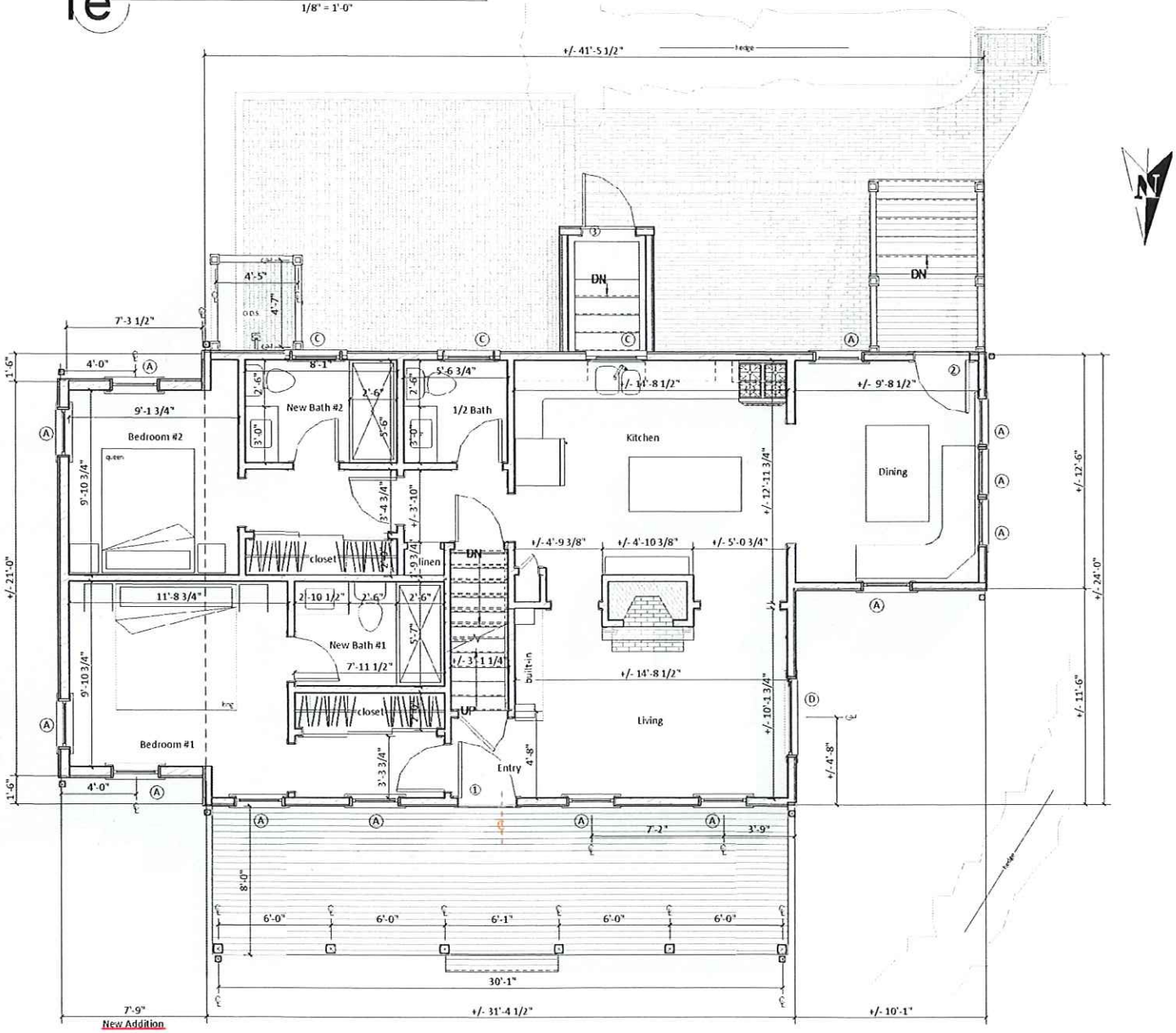
HDC Submission 03.20.2025

A-100



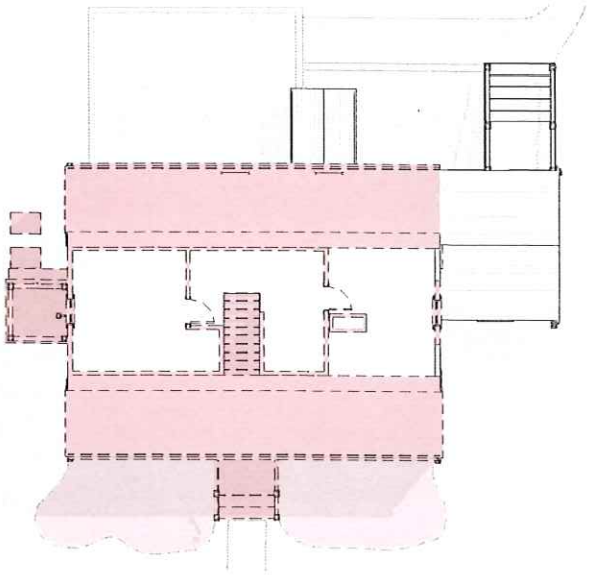
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



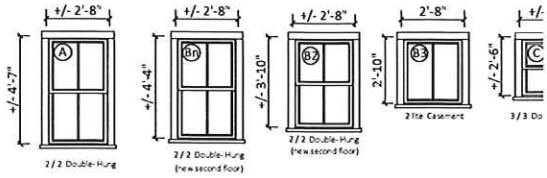
1 First Floor Plan

1/4" = 1'-0"

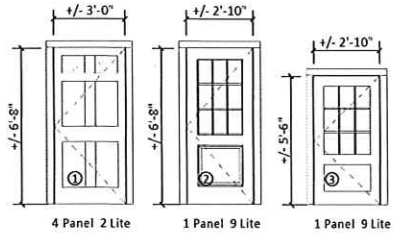


2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend



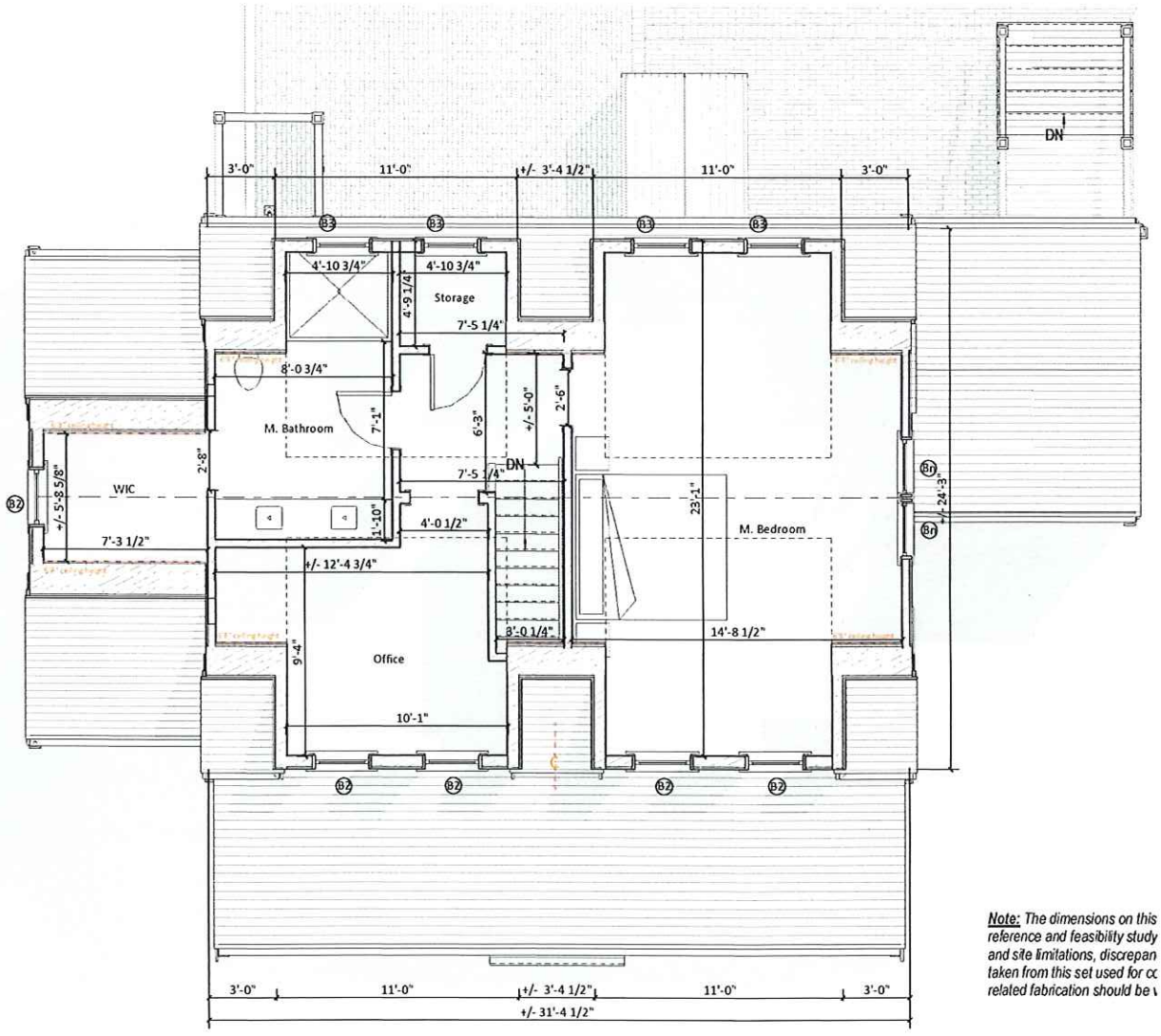
WINDOW
A
B2
B3
Bn
C
D

Window *dimensio guide or f prior to ar*

4 Door Legend

1/4" = 1'-0"

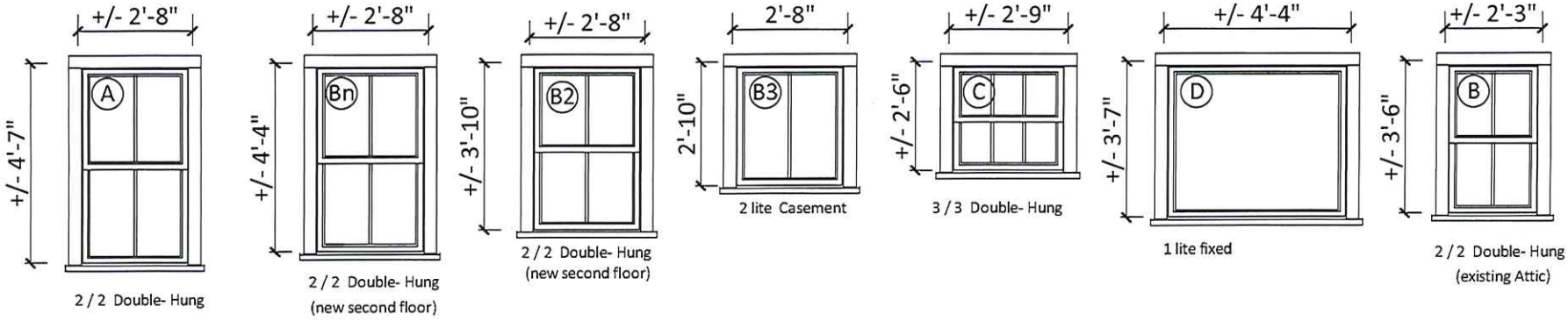
DOOR
1
2
3
74



Note: *The dimensions on this reference and feasibility study and site limitations, discrepan taken from this set used for cc related fabrication should be v*

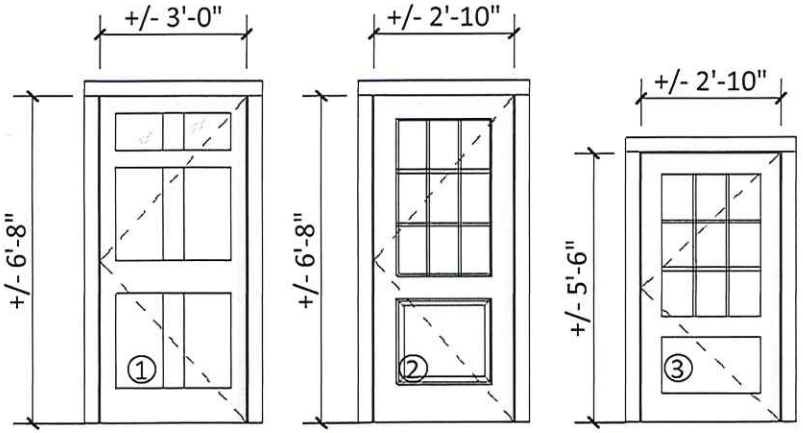
2 Second Floor Plan

1/4" = 1'-0"



3 Window Legend

1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
B2	5	2'-8"	3'-10"
B3	4	2'-8"	2'-10"
Bn	2	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifl cation in field is required prior to any construction work or window / door order!*

4 Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 Proposed North Elevation

1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting



1p Previous North Elevation

1/8" = 1'-0"



Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



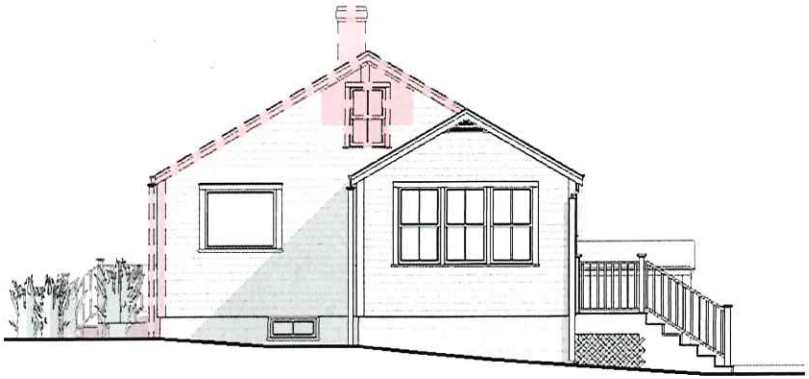


Existing West



2p Previous West Elevation

1/8" = 1'-0"



2e Existing/Demo West Elevation

1/8" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting



1p Previous South Elevation

1/8" = 1'-0"



Existing South



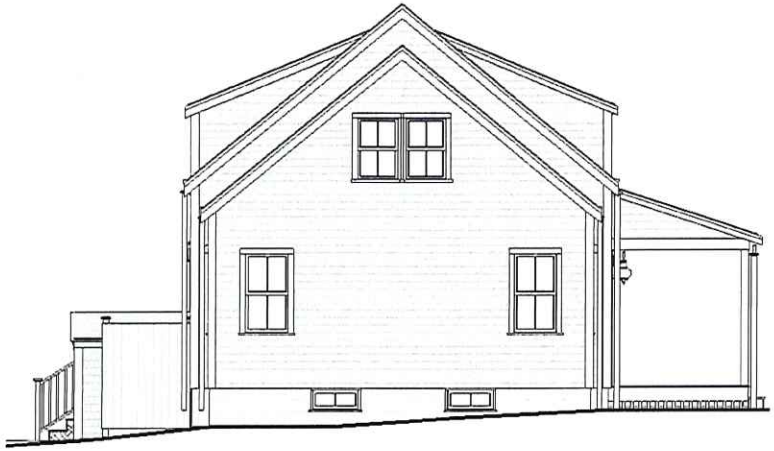
1e Existing/Demo South Elevation

1/8" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

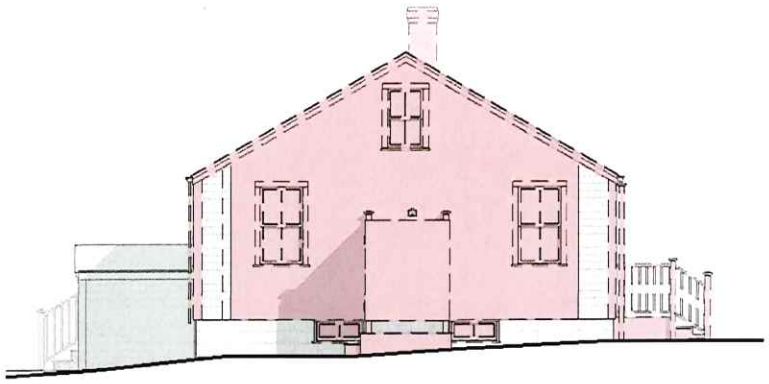


2p Previous East Elevation

1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

ADDRESS: 30 EEL POINT ROAD
DATE HEARD: 3/18/25
SITTING BOARD: SW, RP, AC, VO, AM

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: 3/20/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 30 EEL PT ROAD 2025-01-11968
✓	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.) CHANGE GABLE END DBL WINDOWS TO SINGLE
✓ ✓ ✓ ✓ ✓	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

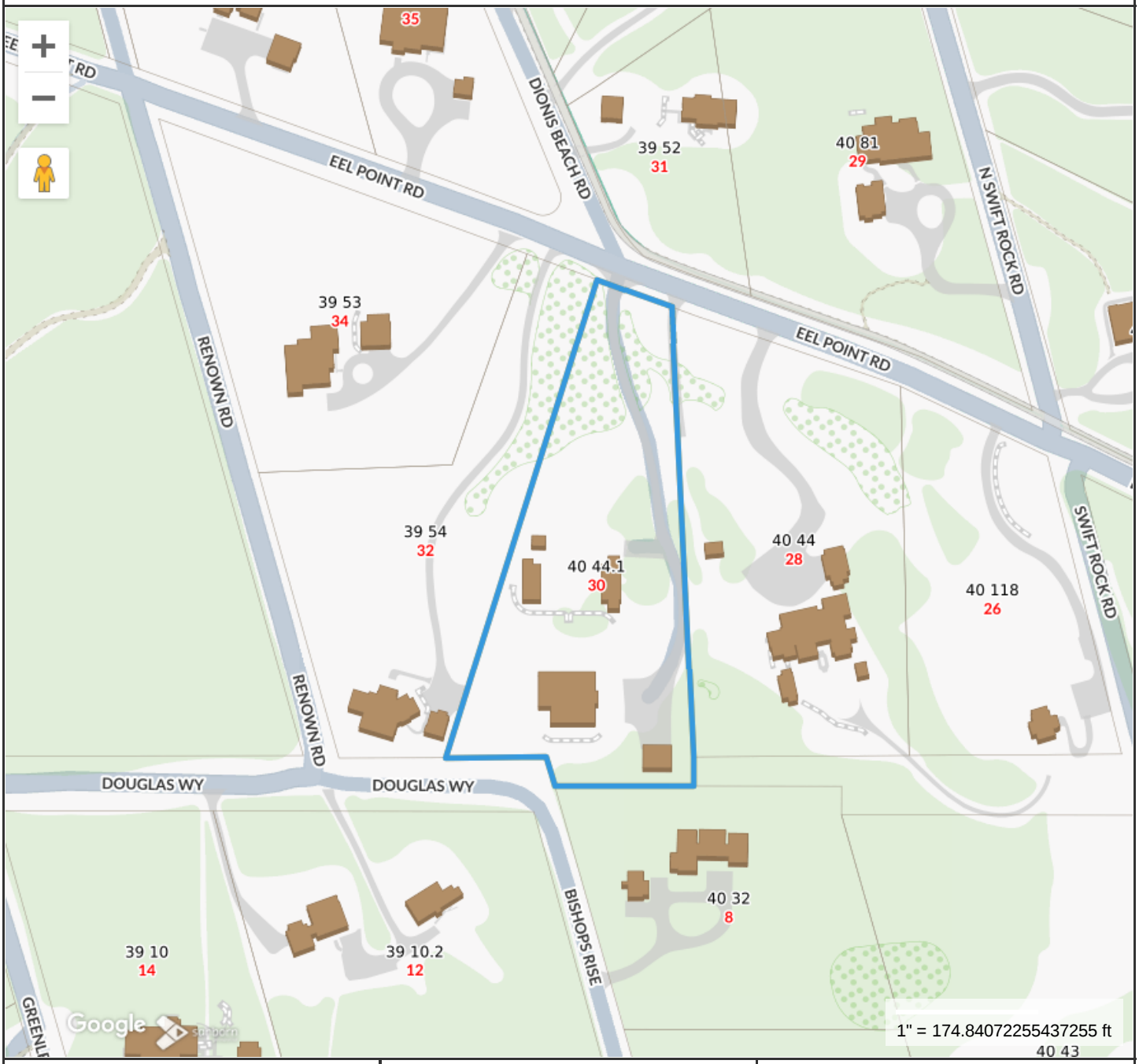
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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: 3/20/25



Property Information

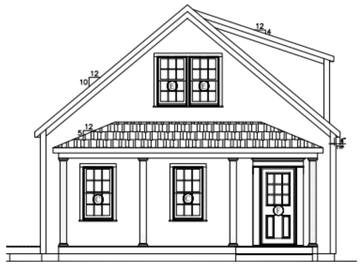
Property ID	1646
Location	30 EEL POINT RD
Owner	30 EEL POINT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

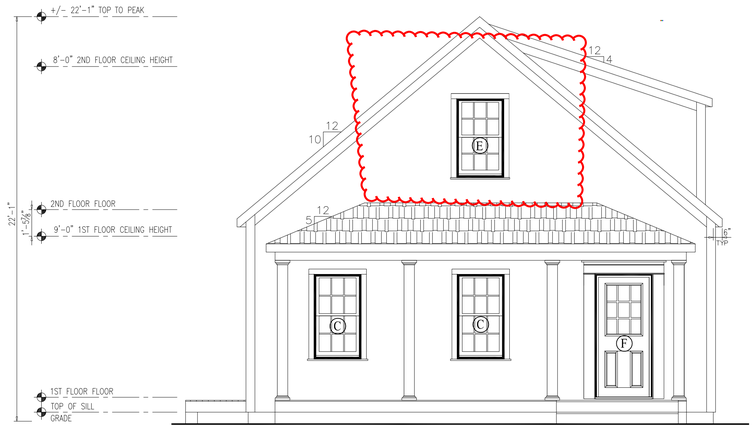
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

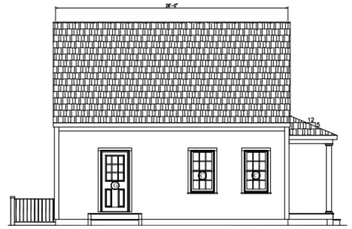
Geometry updated 10/16/2024
Data updated Jan. 2021

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

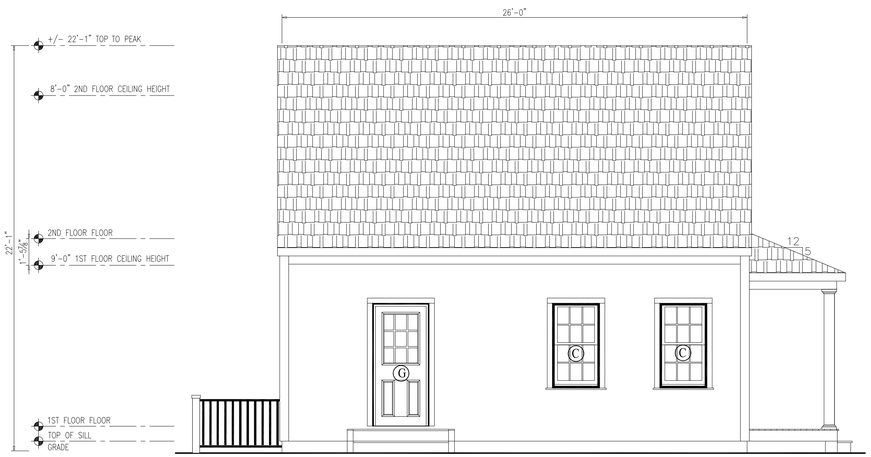


NORTH (NE

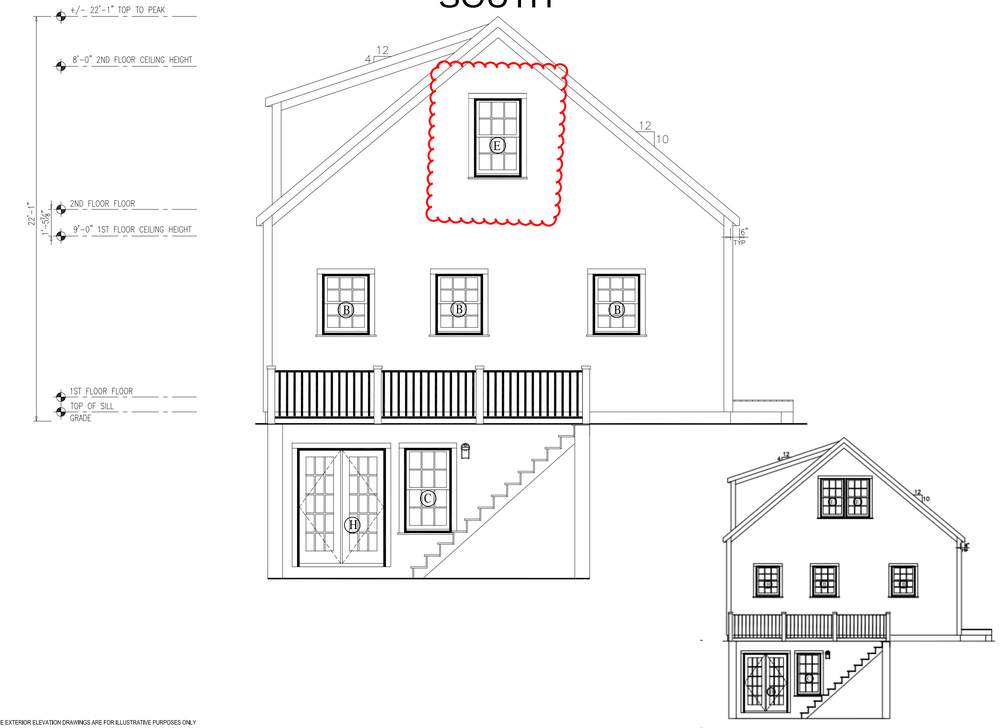




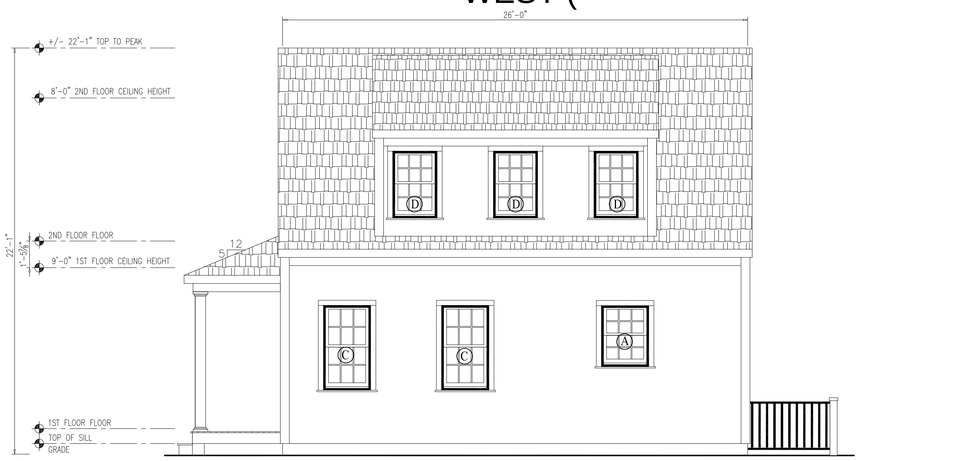
NEW

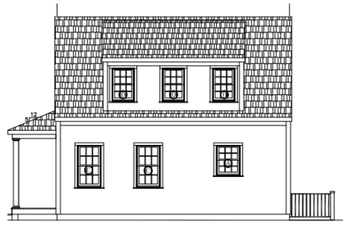


SOUTH



WEST (





NOTES:

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

30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

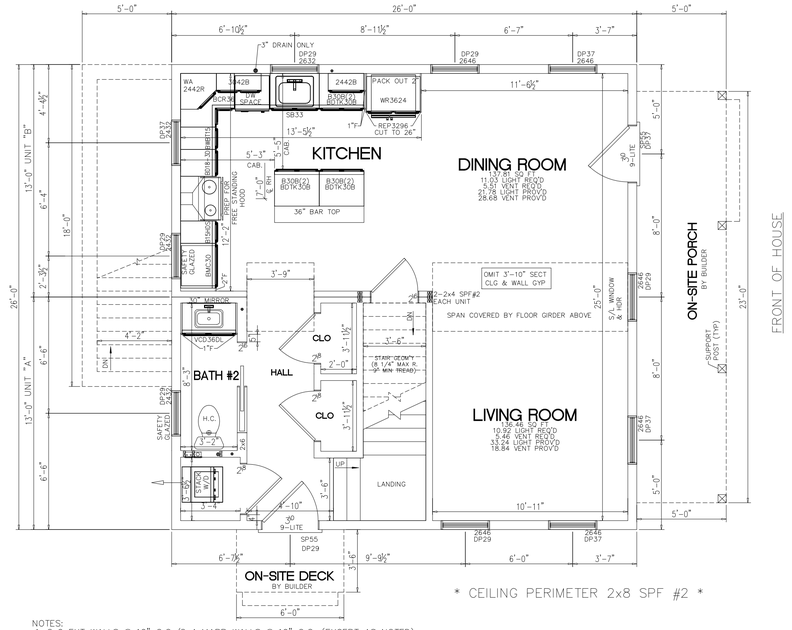
PROJECT:
45334
4-BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
ELEV-

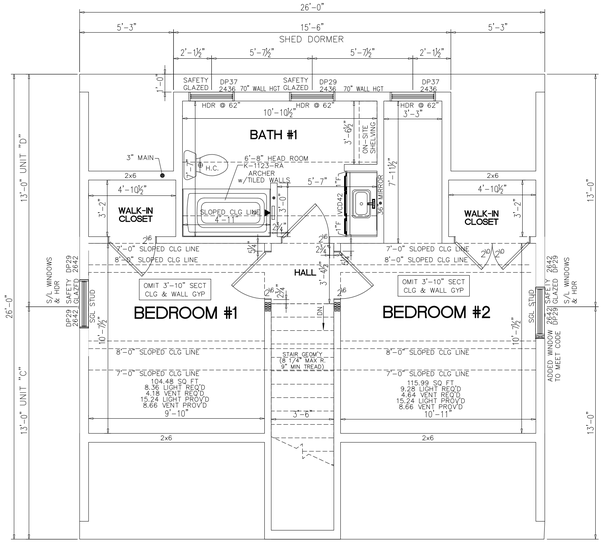
FIRST FLOOR PLAN



* CEILING PERIMETER 2x8 SPF #2 *

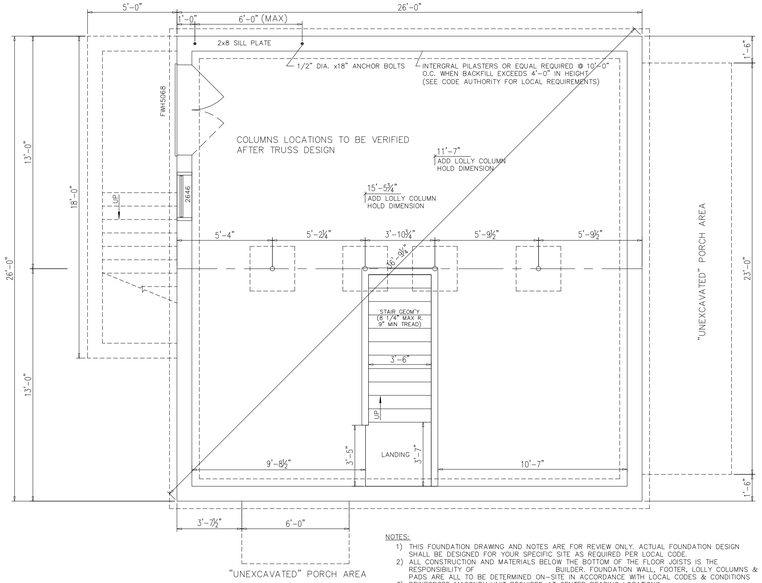
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 9'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. CLG BEAM OVER BDRM #1/BDRM #2 TO BE: 1-1 1/2"x9 1/4"x26'-0" M.L. (PER MODULE)
7. FLR GIRDER UNDER BDRM #2 TO BE: 2-1 1/2"x9 1/4"x11'-9 1/2" M.L. (PER MODULE)

FOUNDATION



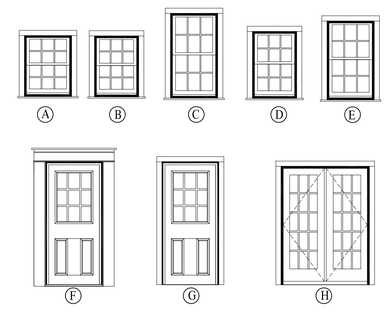
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS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

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2632	A	32 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	8.97	5.54	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 56 7/8"	ANDERSEN 400	DH WINDOW	.28	12.49	8.31	4.71
2436	D	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.28	9.23	5.73	3.18
2642	E	32 1/8" x 52 7/8"	ANDERSEN 400	DH WINDOW	.28	11.61	7.62	4.33
DOORS								
SP55 FRONT	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
SP55 SIDE	G	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWH5068-2	H	60" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98

SQUARE FOOTAGE:

FIRST FLOOR:	676	SQ. FT.
SECOND FLOOR:	486	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,162	SQ. FT.
OVERALL SIZE	-	
MODEL:	4-BOX CAPE	



30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45334
4-BOX CAPE

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN

DATE: 9/16/24

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

FILENAME: 45334 PD

SHEET:
PLAN -




30
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

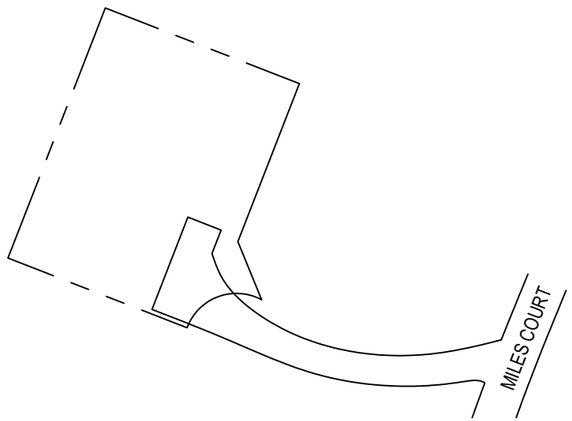
SCOPE OF WORK

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



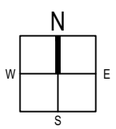
01 AERIAL PHOTO

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.:

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)

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

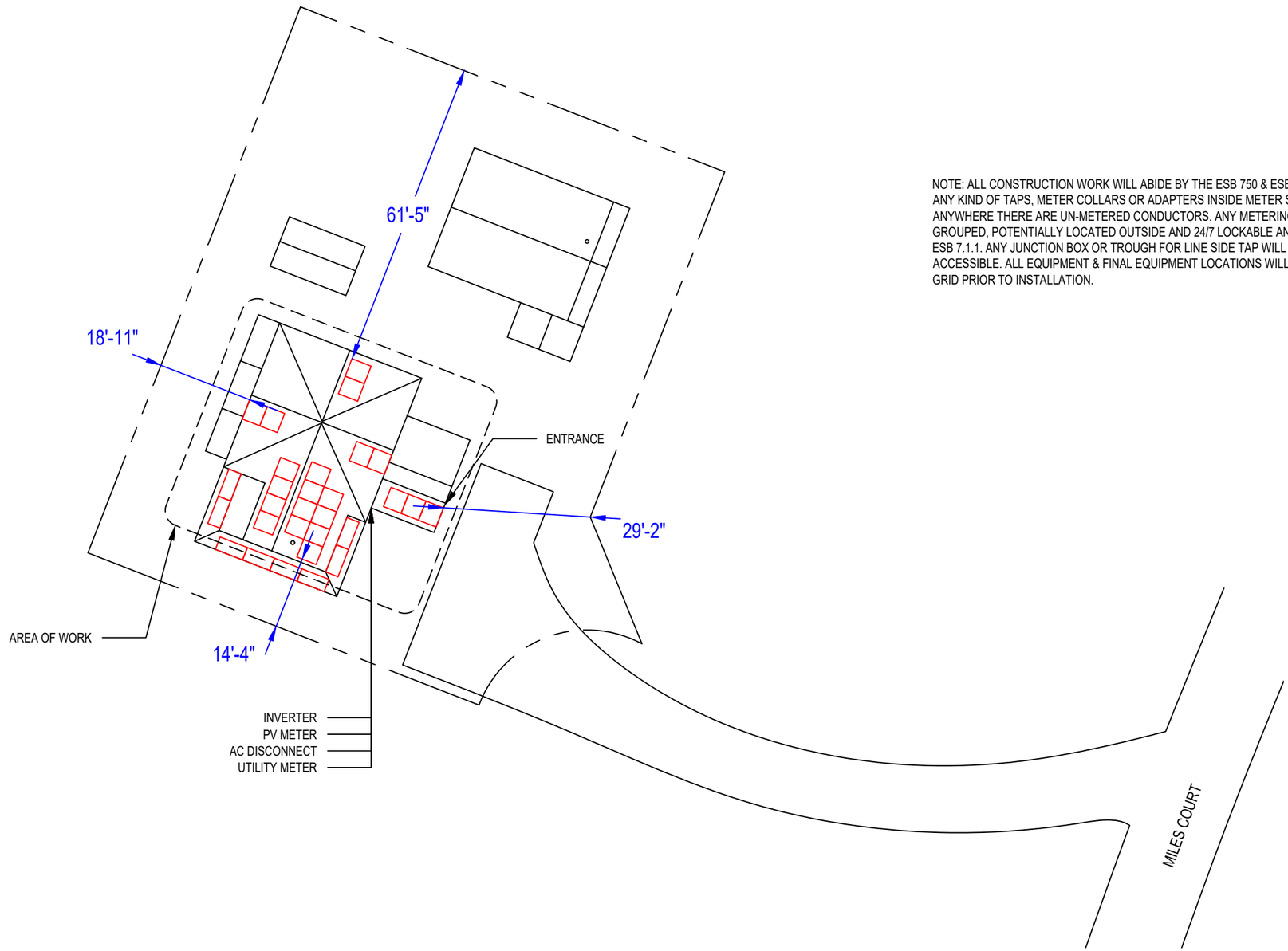
REVISIONS

G-001.00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

—— – – – —— PROPERTY LINE



NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
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)

SITE PLAN

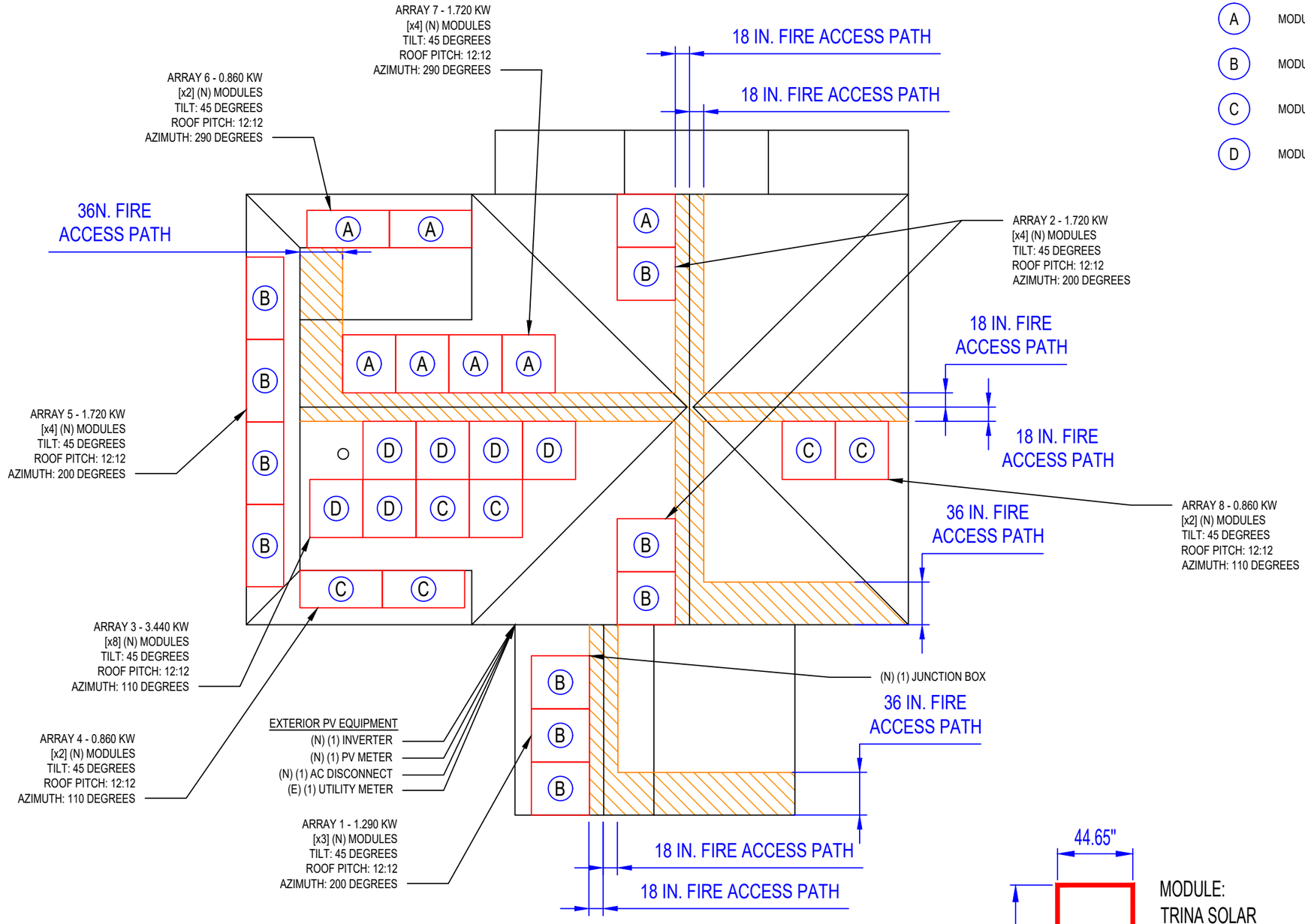
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

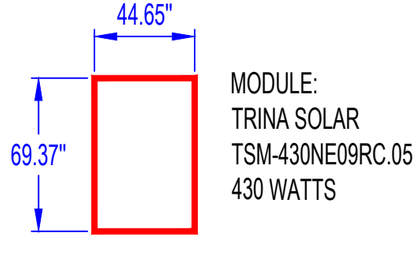
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL PLAN

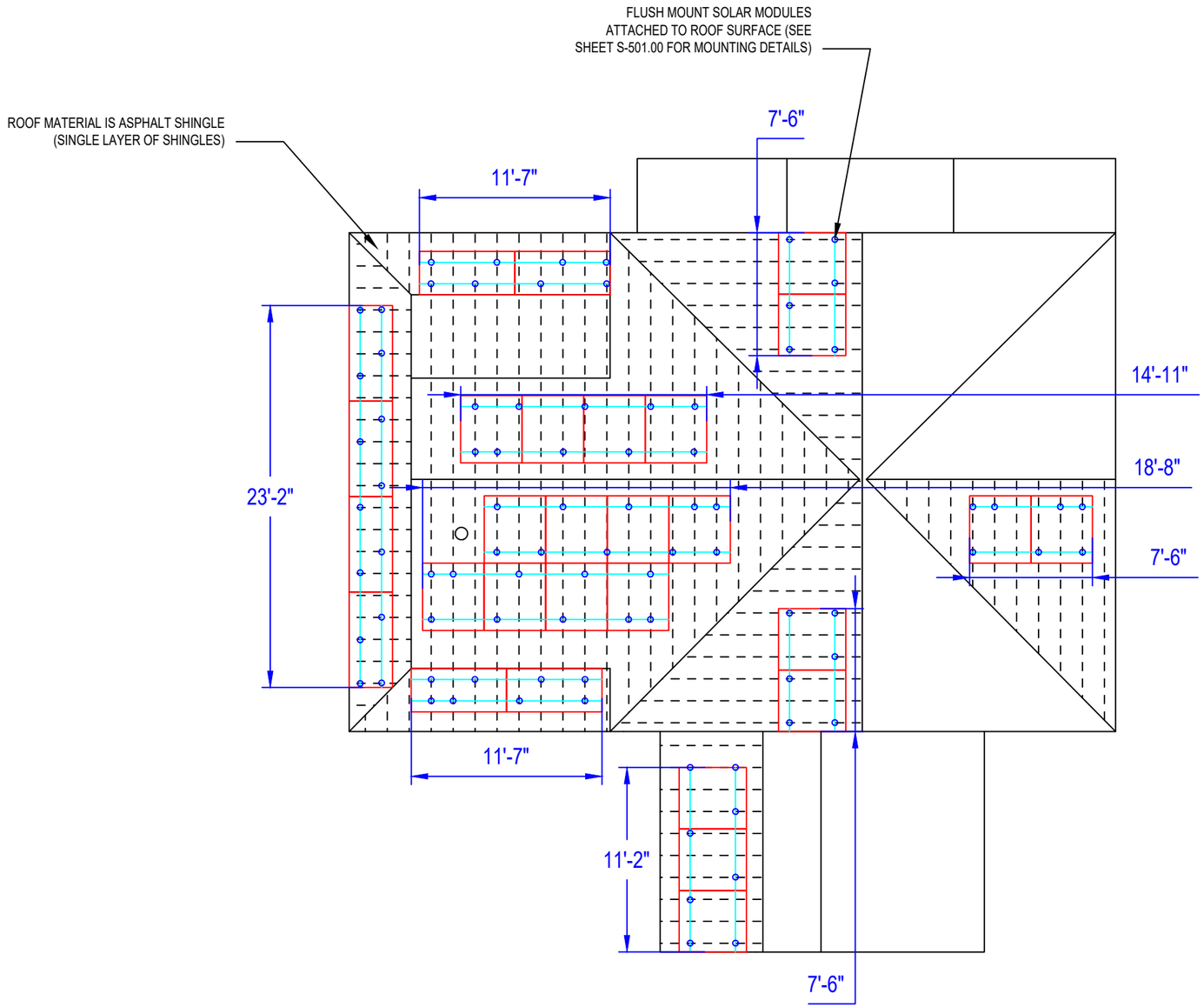
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

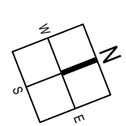
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

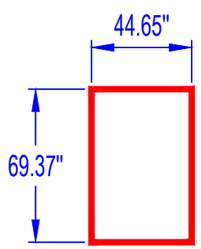
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

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)

SOLAR ATTACHMENT PLAN

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-103.00

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL
1	4	10 AWG PV WIRE, COPPER	FREE AIR	2	N/A	6 AWG BARE, COPPER	1 (27 °C)	1	13.13A	16.41A	55A	55A	75°C	50A
2	1	10 AWG THWN-2, COPPER	0.75" DIA PVC-40	8	N/A	10 AWG THWN-2, COPPER	1 (27 °C)	0.7	13.13A	16.41A	40A	28A	75°C	35A
3	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	N/A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A
4	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	N/A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A
5	1	8 AWG THWN-2, COPPER	0.75" DIA PVC-40	2	45A	8 AWG THWN-2, COPPER	1 (27 °C)	1	35A	43.75A	55A	55A	75°C	50A

A MODULE STRINGING

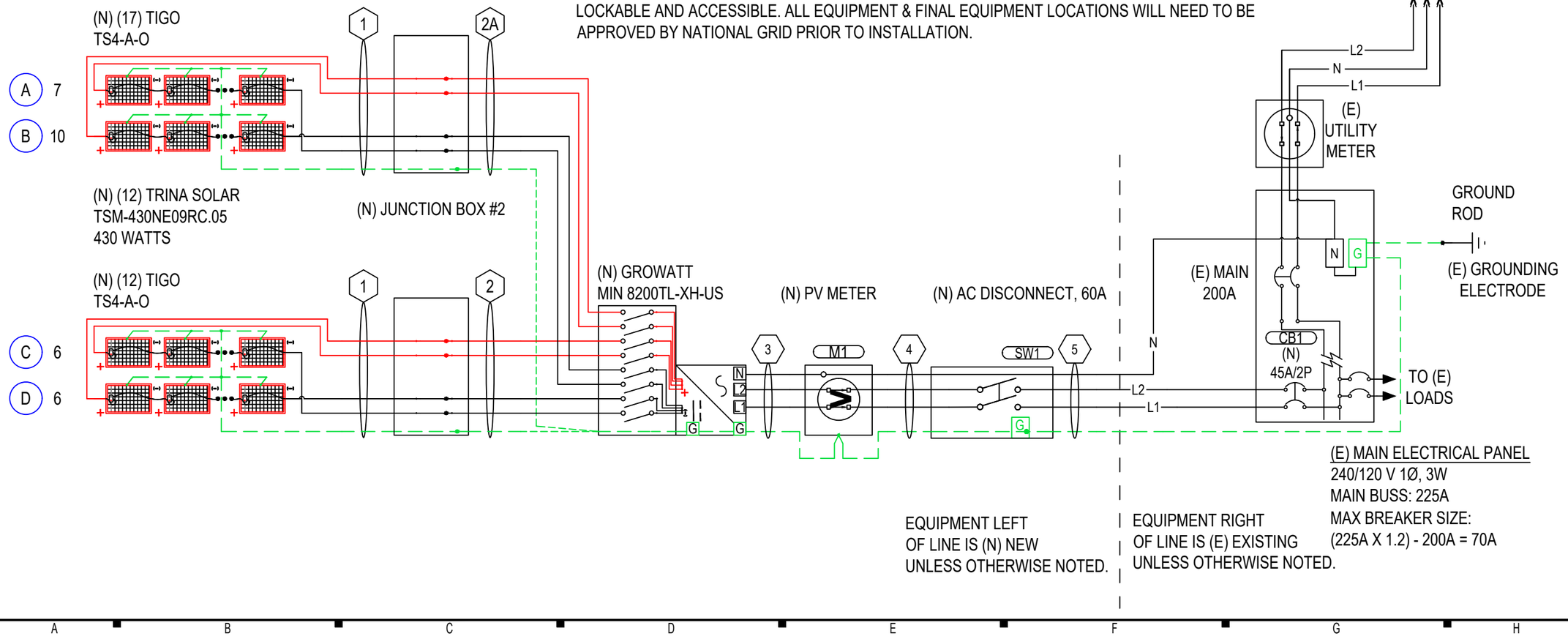
B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN DISCONNECT PER NEC 690.12
SYSTEM COMPLIANT WITH NEC 690.13

NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.



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)

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

SYSTEM SUMMARY				
	INVERTER #1			
	MPPT #1	MPPT #2	MPPT #3	MPPT #4
MODULES IN SERIES	7	10	6	6
ARRAY VMP	305.2V	436V	261.6V	261.6V
ARRAY IMP	9.87A	9.87A	9.87A	9.87A
ARRAY VOC	362.6V	518V	310.8V	310.8V
ARRAY MAX VOC	398.3V	569V	341.4V	341.4V
ARRAY ISC	10.5A	10.5A	10.5A	10.5A
ARRAY STC POWER	12,470W			
ARRAY PTC POWER	11,871W			
MAX AC CURRENT	35A			
MAX AC POWER	8,200W			
DERATED (CEC) AC POWER	8,200W			

MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-29	29	TRINA SOLAR TSM-430NE09RC.05	430W	409.36W	10.5A	9.87A	51.8V	43.6V	-0.124V/°C (-0.24%/°C)	25A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1	1	GROWATT MIN 8200TL-XH-US	240V	FLOATING	45A	8200W	35A	4x13.5A	600V	97.5%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	SQUARE D DU222RB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	45A	240VAC

ASHRAE EXTREME LOW	-16.1°C (3.0°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)
ASHRAE 2% HIGH	27°C (80.6°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)

BILL OF MATERIALS

CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	TRINA SOLAR	TSM-430NE09RC.05	PM1-29	29	PIECES	1	TRINA SOLAR TSM-430NE09RC.05 430W 120 HALF-CUT CELLS, MONOCRYSTALLINE SILICON
INVERTER	GROWATT	MIN 8200TL-XH-US	I1	1	PIECE	1	GROWATT MIN 8200TL-XH-US 8200W INVERTER
DISCONNECT	SQUARE D	DU222RB	SW1	1	PIECE	1	SQUARE D DU222RB, NON FUSED, 2-POLE, 60A, 240VAC OR EQUIVALENT
PRODUCTION METER	GENERIC MANUFACTURER	GEN-METER-80A	M1	1	PIECE	1	ELECTRICAL METER, OWNER APPROVED
WIRING		GEN-10-AWG-PV-WIRE-CU	WR1	360	FEET	1	10 AWG PV WIRE, COPPER (POSITIVE AND NEGATIVE)
WIRING		GEN-6-AWG-BARE-CU	WR1	180	FEET	1	6 AWG BARE, COPPER (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-RD	WR2	320	FEET	1	10 AWG THWN-2, COPPER, RED (POSITIVE)
WIRING		GEN-10-AWG-THWN-2-CU-BLK	WR2	320	FEET	1	10 AWG THWN-2, COPPER, BLACK (NEGATIVE)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR2	80	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-8-AWG-THWN-2-CU-RD	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, RED (LINE 1)
WIRING		GEN-8-AWG-THWN-2-CU-BLK	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, BLACK (LINE 2)
WIRING		GEN-8-AWG-THWN-2-CU-WH	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIRING		GEN-8-AWG-THWN-2-CU-GR	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, GREEN (GROUND)
WIREWAY		GEN-PVC-40-0.75" DIA	WW2-5	110	FEET	1	PVC-40 CONDUIT, 0.75" DIA
OCPD	GENERIC MANUFACTURER	GEN-CB-45A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 45A, 240VAC
TRANSITION BOX	GENERIC MANUFACTURER	GEN-AWB-TB-4-4X	JB1-2	2	PIECES	1	TRANSITION/PASS-THROUGH BOX, WITH 4 TERMINAL BLOCKS

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

DESIGN TABLES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-602.00

LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2023 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 608.12, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]
1.6 ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER RESISTANT/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN PER NEC 110.21(B)

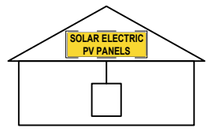
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 1
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (2" X 4").
[NEC 690.13].

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 2
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE (2" X 4").
[NEC 705.12(B)(3)(2)].

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY

LABEL 3
AT RAPID SHUTDOWN SYSTEM (3 3/4" X 5 1/4"). [NEC 690.56(C)(1)(A)].

PHOTOVOLTAIC POWER SOURCE

LABEL 4
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS (5 3/4" X 1 1/8").
[NEC 690.31(G)]

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 5
AT RAPID SHUTDOWN DISCONNECT SWITCH (5 1/4" X 2").
[NEC 690.56(C)(3)].

⚠ CAUTION
MULTIPLE SOURCES OF POWER

LABEL 6
AT UTILITY METER (5 3/4" X 1 1/8")
[NEC 690.56(B)]

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 7
AT POINT OF INTERCONNECTION (2 3/4" X 1 5/8").
[NEC 705.12(B)(3)]

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

LABEL 8
AT POINT OF INTERCONNECTION (2" X 1").
[NEC 705.12(B)(3)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED SOUTH SIDE OF THE HOUSE

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]

WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.
PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]

PHOTOVOLTAIC SOLAR AC DISCONNECT

LABEL 9
AT EACH AC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

PHOTOVOLTAIC SOLAR DC DISCONNECT

LABEL 10
AT EACH DC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE
MAXIMUM VOLTAGE 569 VDC
MAX CIRCUIT CURRENT 10.5 AMPS

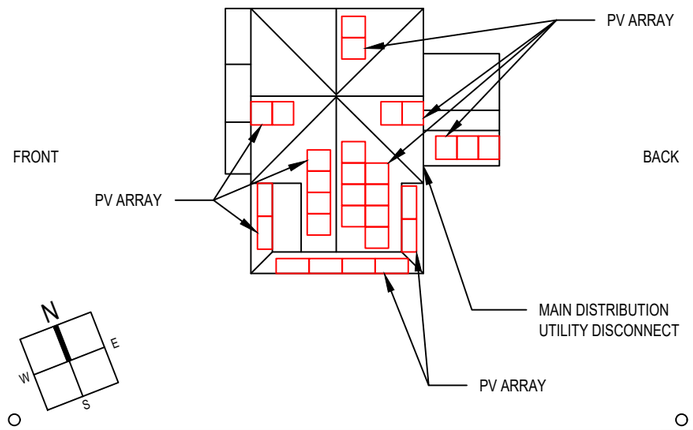
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

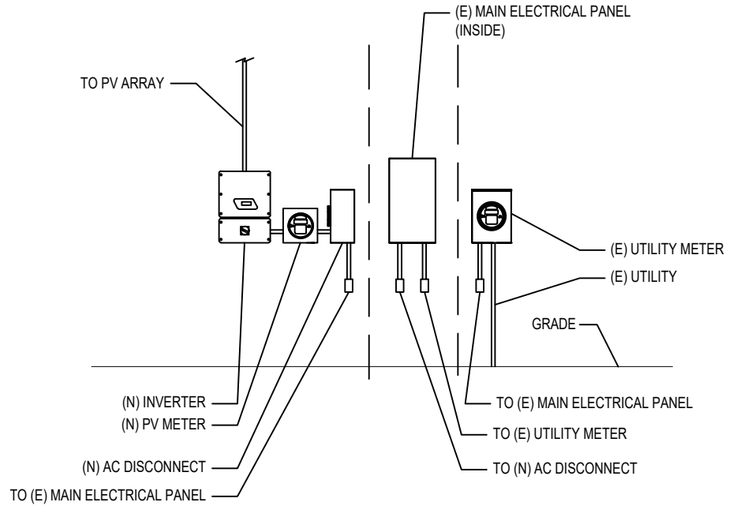
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL 11
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS (4" X 2").
[NEC 690.54]

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:





01 EQUIPMENT ELEVATION
NOT TO SCALE

CONTRACTOR
OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554
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

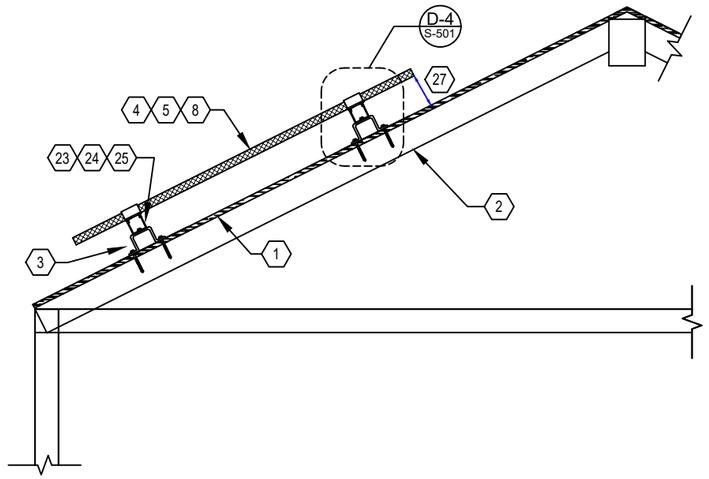
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 01.18.2025
DESIGN BY: E.K.
CHECKED BY: M.M.

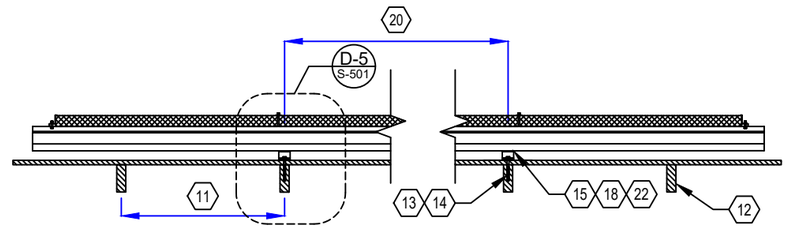
REVISIONS

E-603.00



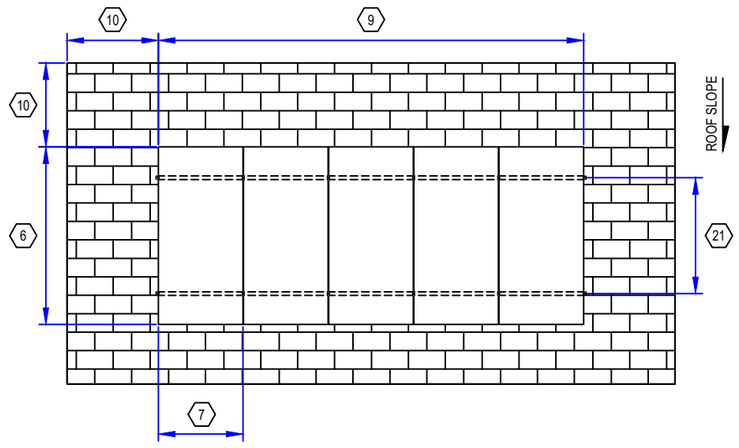
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



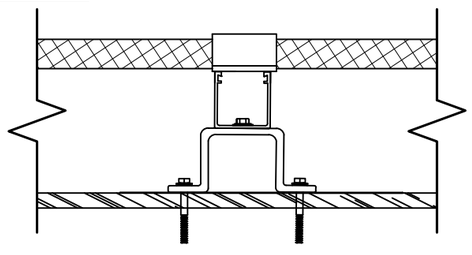
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



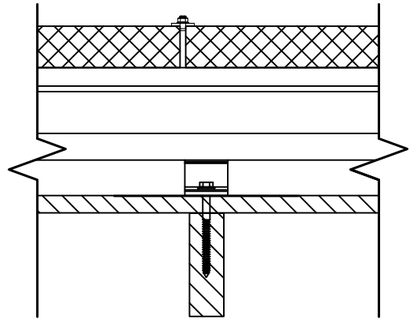
D3 RACKING DETAIL (TOP)

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

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)

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

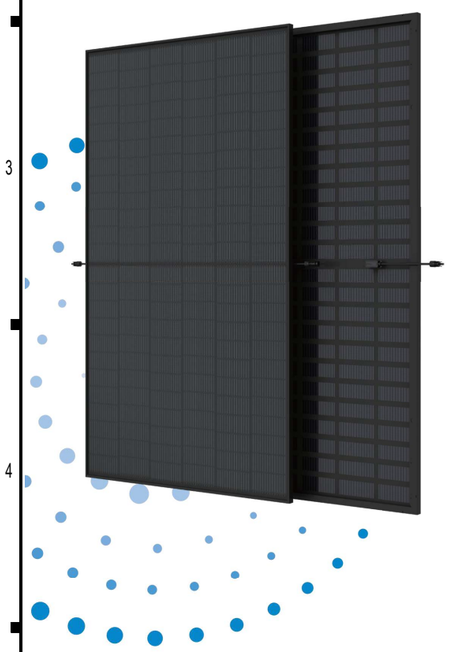
PRODUCT: TSM-NE09RC.05

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

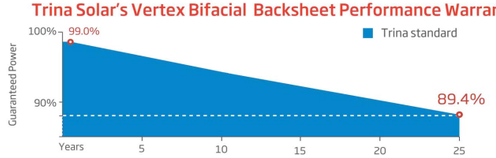
Ultra-low Degradation, longer warranty, higher output

- 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



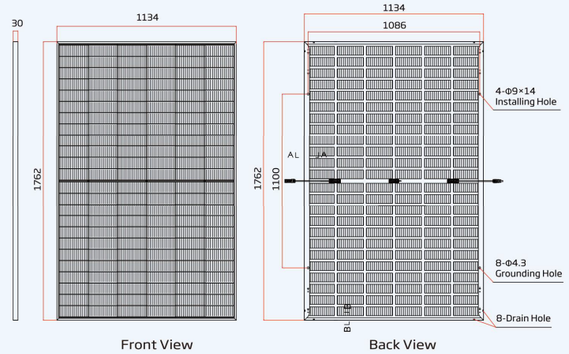
Comprehensive Products and System Certificates

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

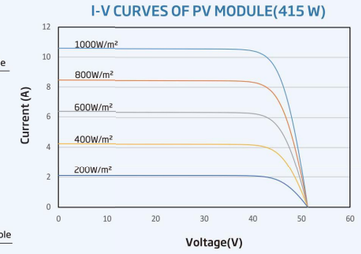
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

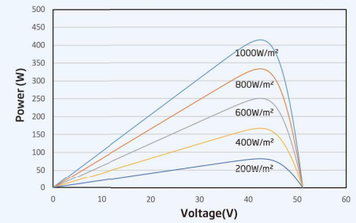
DIMENSIONS OF PV MODULE(mm)



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.

© 2023 Trina Solar Co.,Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.

Version number: TSM_NA_EN_2023_A

www.trinasolar.com

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-001.00

MIN 8200~11400TL-XH-US

- Battery Ready for DC Coupled and AC Coupled systems
- With backup power and dark start operations
- Support RSD and AFCI
- Support multiple energy management modes: Self-consumption, Zero Export,TOU and Off-grid
- Comply with UL1741SA/SB, CA Rule 21 & HECO



POWER-ING TOMO-RROW

GROWATT

https://us.growatt.com

Datasheet	MIN 8200TL-XH-US	MIN 9000TL-XH-US	MIN 10000TL-XH-US	MIN 11400TL-XH-US
Input Data (PV)				
Max. Recommended PV Power(STC)	16400W	18000W	20000W	22800W
DC/AC Ratio	2			
Max. DC System Voltage	600V			
Startup Voltage	80V			
Full load Voltage Range	160~500V	180~500V	200~500V	220~500V
Nominal Voltage	360V			
Operating Voltage Range	Growatt Battery:50~550V/LG Battery:50~450V			
No. of MPP Trackers	4			
No. of PV Strings per MPP Trackers	2			
Max. Input Current per MPP Trackers	13.5A			
Max. Short-circuit current per MPP trackers	16.9A			
Input/Output Data (DC)				
Battery Voltage Range	Growatt APX Battery: 380V~550V/ Growatt ARO Battery :360V~550V/LG Battery:360V~450V			
Nominal DC Voltage	400V			
I/O DC Current	23.6A	25.8A	28.6A	32.5A*
I/O DC Power	8500W	9300W	10300W	11700W*
Battery Technology	LFP			
Battery Capacity per Module	APX 5kWh / ARO 3.3kWh / LG 10kWh, 16kWh / LG enblock S10: 10.6kWh / LG enblock S14: 14.1kWh / LG enblock S17 17.7kWh			
Scalability	APX 5.0~30.0kWh / ARO 6.6~39.6kWh / LG Prime 10H 10~20kWh 16H 16~32kWh / LG enblock S10: 10.6~21.2kWh S14: 14.1~28.2kWh S17: 17.7~35.4kWh			
Compatible Batterys	Growatt APX HV Battery / Growatt ARO HV Battery / LG 10H Prime / LG 16H Prime / LG enblock S10 / LG enblock S14 / LG enblock S17			
Output Data (AC)				
AC Nominal Power@240V AC	8200W	9000W	10000W	11400W
AC Nominal Power@208V AC	7100VA	7800VA	8660VA	9880W
Max. AC Apparent Power	8200VA	9000VA	10000VA	11400VA
Nominal AC Voltage	208V/240V			
AC Voltage Range @208V AC @240V AC	183V~229V/211V~264V			
AC Grid Frequency	50/60Hz			
AC Grid Frequency Range	45~65Hz			
Max. Output Current	35A	38A	42A	48A
Max. Output Overcurrent Protection	63A			
Power Factor(@Nominal Power)	>0.99			
Adjustable Power Factor	0.8 leading~0.8 lagging			
THDi	<3%			
AC Grid Connection Type	L1/L2/N/PE			
Output Data (Backup)				
AC Nominal Power	8200W	9000W	10000W	11400W*
Max. AC Power Output	12900VA	14200VA	15800VA	18000VA
Nominal AC Voltage	240V			
Max. Output Current	54A	59A	66A	75A
THD	2% linear load, 5% non-linear load			
AC Port-V2 inverter	2AC Ports, 1 for ON Grid, 1 for Backup(EPS) compatible with ATS-US for Partial Home Backup			
AC Port-V3 Inverter	1AC Port for 1 ON Grid compatible with SYN200-US for Whole Home Backup			
Efficiency				
Max. Efficiency	98.3%	98.3%	98.3%	98.5%
CEC Efficiency@208V AC	97.5%	97.5%	97.5%	97.5%
CEC Efficiency@240V AC	97.5%	97.5%	97.5%	98.0%
Protection Devices				
DC Reverse-polarity Protection	Yes			
DC Switch	Yes			
DC Surge Protection	Type II			
Insulation Resistance Monitoring	Yes			
AC Surge Protection	Type III			
AC short-circuit Protection	Yes			
Ground Fault Monitoring	Yes			
Grid Monitoring	Yes			
Anti-islanding Protection	Yes			
Residual-current Monitoring Unit	Yes			
AFCI Protection	Yes			
General Data				
Dimensions (W / H / D)	15.8/25.2/7.4inch(400/638/187mm)			
Weight	45.2 lbs/20.5kg			
Operating Temperature Range	-13°F~+140°F (-25 °C ~ +60 °C)de-rating above 113°F			
Altitude	9843ft (3000m)			
Internal Consumption at Night	<1W (for PV inverter)/ <5W (for storage inverter)			
Cooling	Natural Convection			
Electronics Protection Degree	NEMA4X (IP65)			
Relative Humidity	0~95%			
Interfaces				
RS485	Yes			
WIFI/4G Communication	Optional			
Warranty: 10 Years	Yes(optional for extended 15 and 20 years werranty)			
Revenue Grade Meter	ANSI C12.20 (meet 0.5% accuracy)			
Conforms to UL STD1741,1741SA,1741SB,1699B,IEEE STD.1547,1547.1,HECO SRD-IEEE-1547.1, Certified to CSA STD C22.2 NO.107.1, UL9540, FCC Part15 Class B				

* 32.5A can only be achieved with APX / LG battery.
* 11700W can only be achieved with APX / LG battery.
* 11400W when using APX / ARO battery, 11400W off-grid output requires both PV and battery supply, and ARO it self has a rated off-grid power of 10kW.
* Support up to 5.5HP motor load
* The above parameters are established in accordance with APX, LG battery
* Due to the characteristics of the LG enblock S10 / LG enblock S14 / LG enblock S17, when the PV is disconnected the inverter of BESS system will disconnect the grid and restart
* Optional built-in AP transmitter-PLC is Sunspec RSD certified

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-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

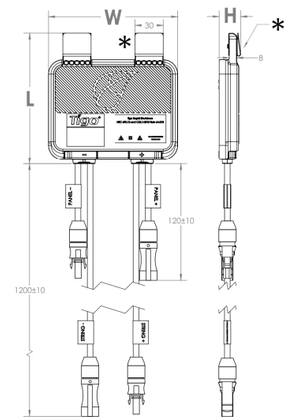
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

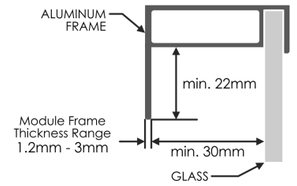
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. 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

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT, NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025
DESIGN BY: E.K.
CHECKED BY: M.M.

REVISIONS

R-003.00



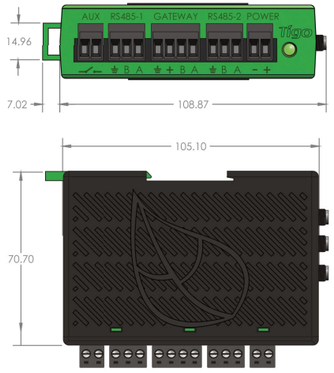
Cloud Connect Advanced (CCA) and Accessories Kit

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



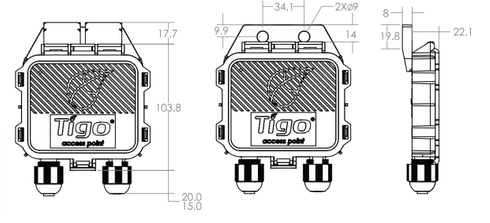
TAP

- 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

©20240626 Tigo Energy, Inc. 002-00140-00 Rev. 1.3

Specifications

CCA

Input voltage	2 TAPs or fewer: 12-24V_{DC} ±2% 3 TAPs or more: 24V_{DC} ±2%
Input current	1 A
Power consumption (up to 7 TAPs)	3 – 10 W
Dimensions (W/D/H)	31 x 115.5 x 71.5 mm (1.2 x 4.5 x 2.8 in)
Weight	126 g (0.28 lbs)
Operating temperature range	-20 – 85°C (-4 – 185°F)
Maximum altitude	3000 m (9840 ft)
Cooling	Natural convection

TAP

Operating temperature range	-20 – 85°C (-4 – 185°F)
Environmental rating	IP68/NEMA 4X

Power Supplies/Outdoor Enclosure

Operating temperature range	-20 – 70°C (-4 – 185°F)
Input voltage	50/60Hz, 100 – 240 V_{AC}
Power consumption (up to 7 TAPs)	3 – 15 W
Dimensions (W/D/H)	203 x 115 x 278.4 mm (8 x 4.5 x 11 in)
Weight (w/CCA and power supply)	1.1 kg (2.4 lbs)
Environmental rating	IP67/NEMA 4X
Cooling	Natural convection

Includes DIN rail mountable bracket*

Ordering Information

344-00000-52	CCA Kit with TAP, DIN rail power supply*
348-00000-52	CCA Kit with TAP, DIN rail power supply, outdoor enclosure*
346-00000-00	CCA standalone

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

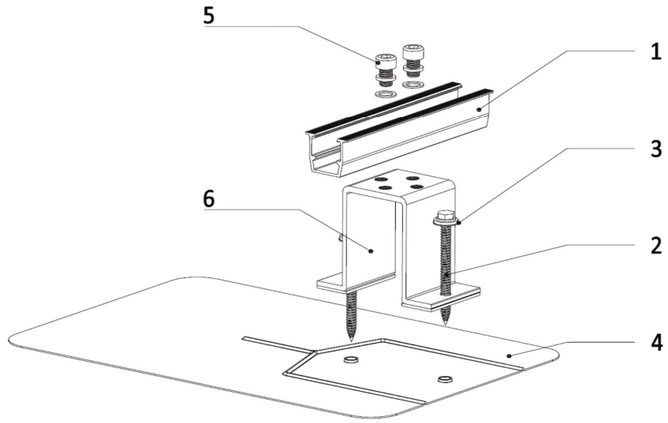
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

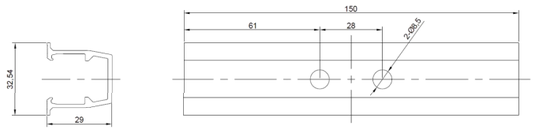
REVISIONS

R-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

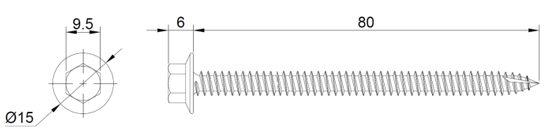
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

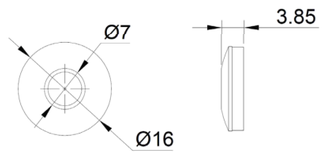
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



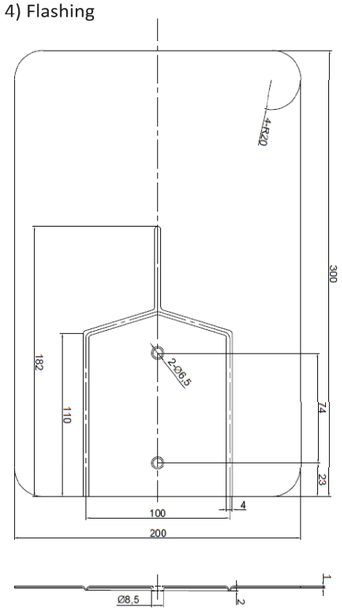
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



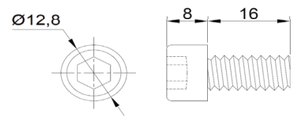
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



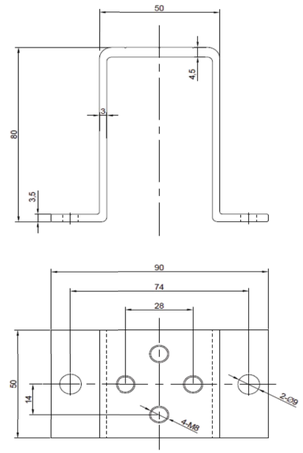
Property	Value
Material	Aluminum
Finish	Mill

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
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

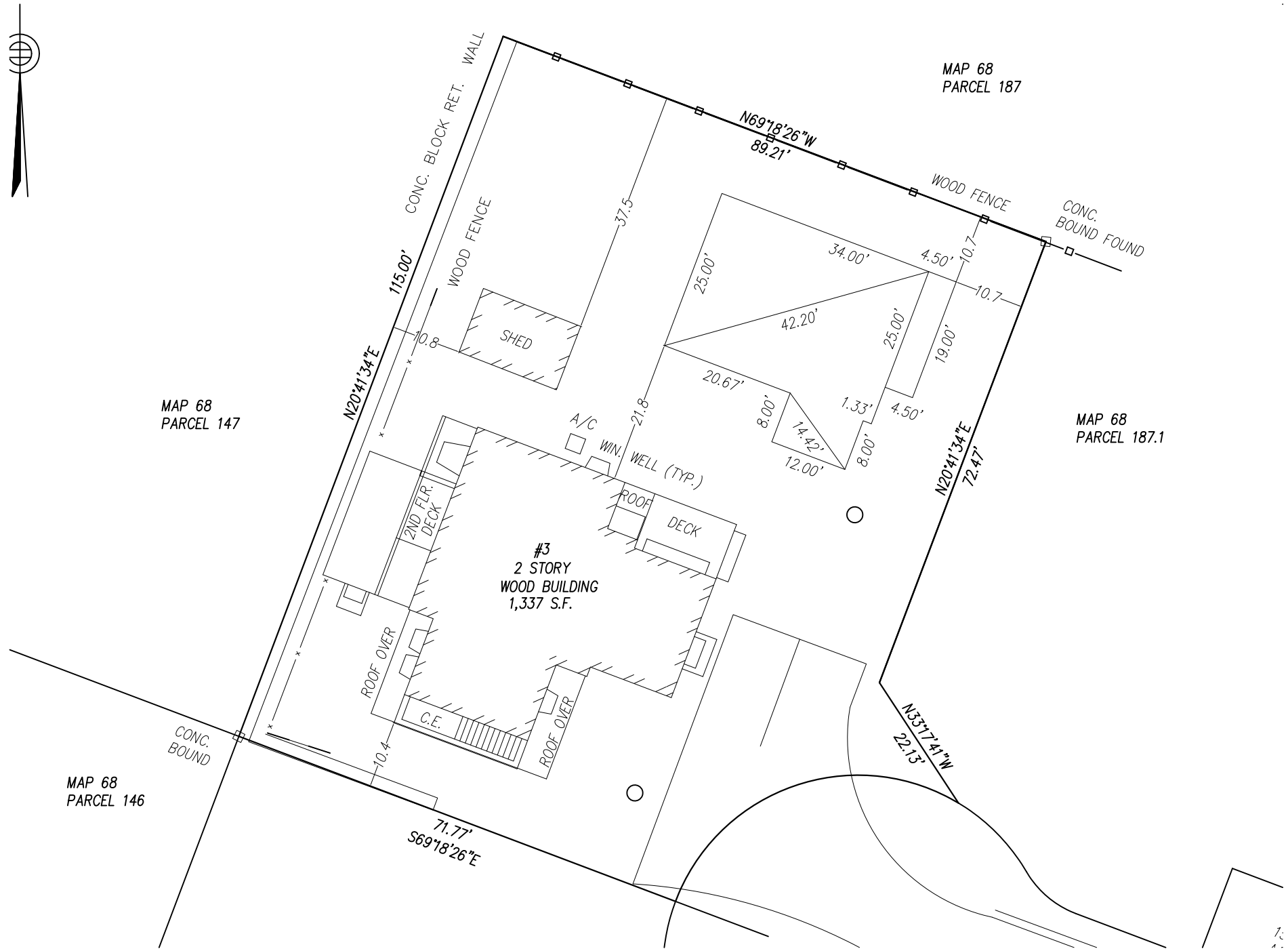
DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
Sorry, we have no imagery here.
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



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

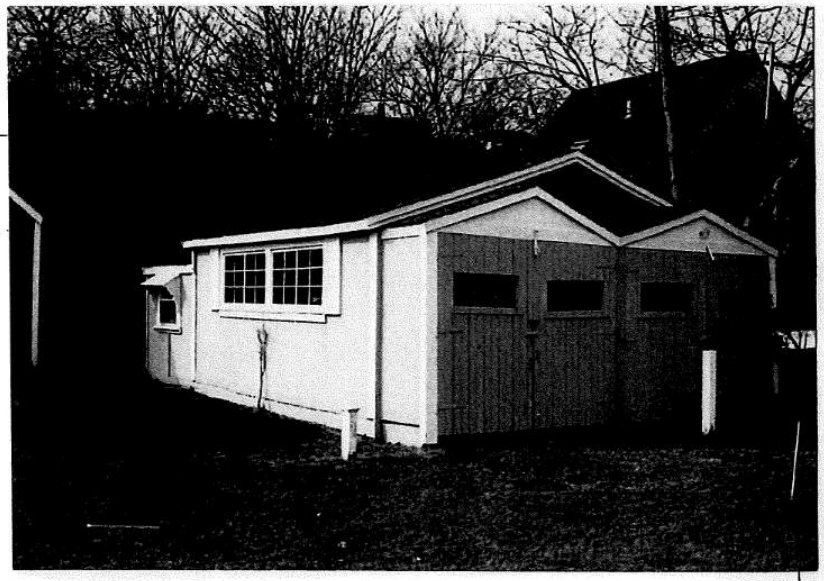
3. Ownership: Private

4. Present Owner: HAMBLIN, ROBERT S.

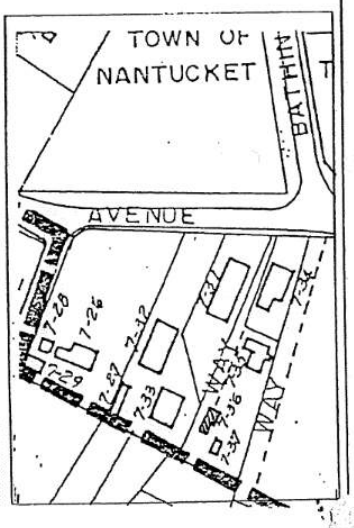
5. Ownership History:
Unknown

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

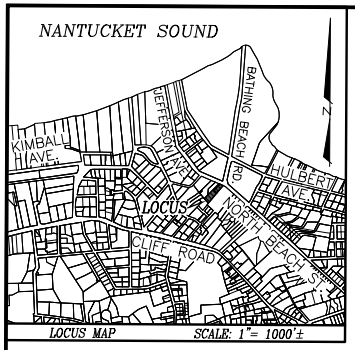
HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2023. REPUBLICATION OR USE OF THESE SUPPORTED IS PROHIBITED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2023

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

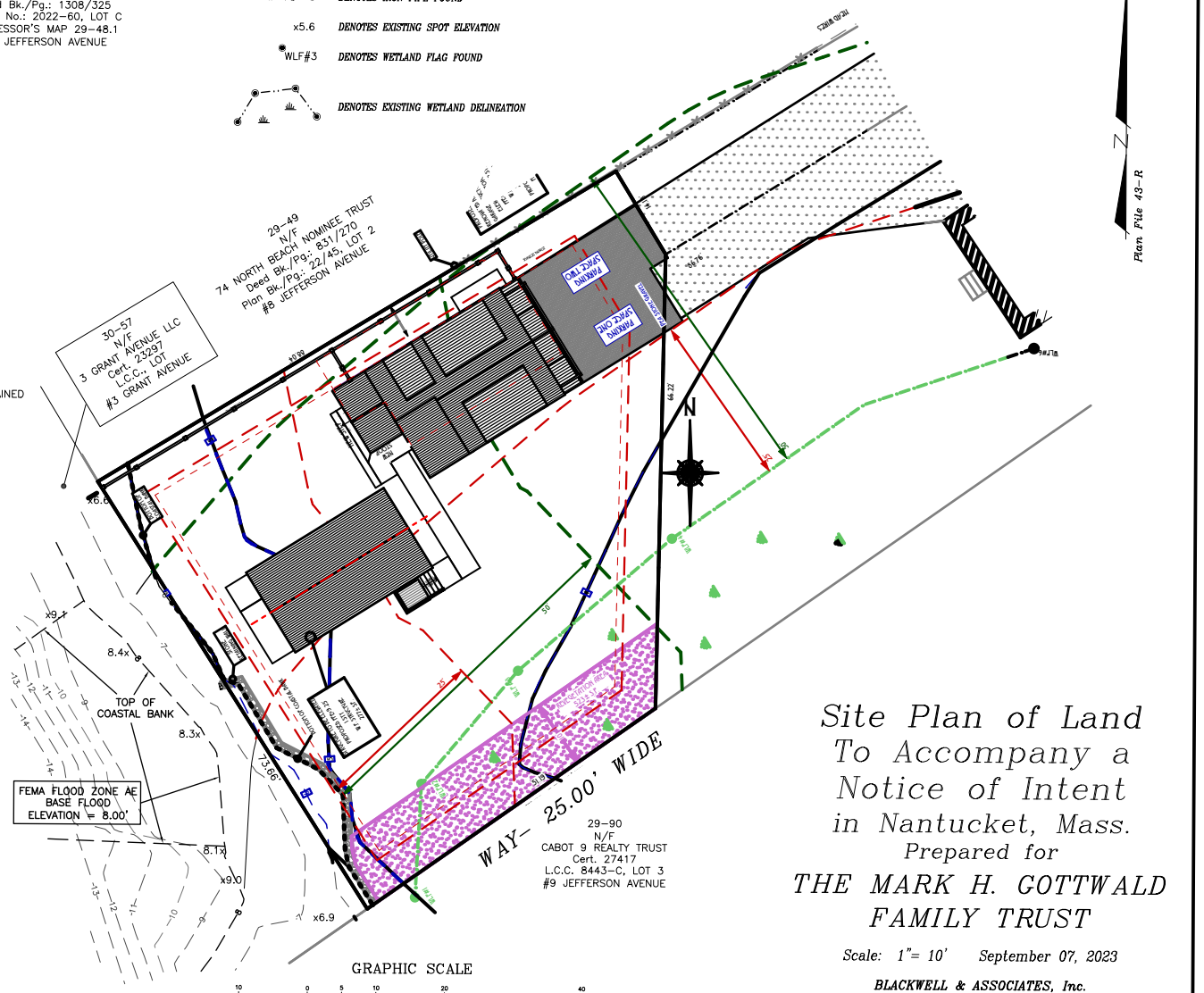
LEGEND

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%

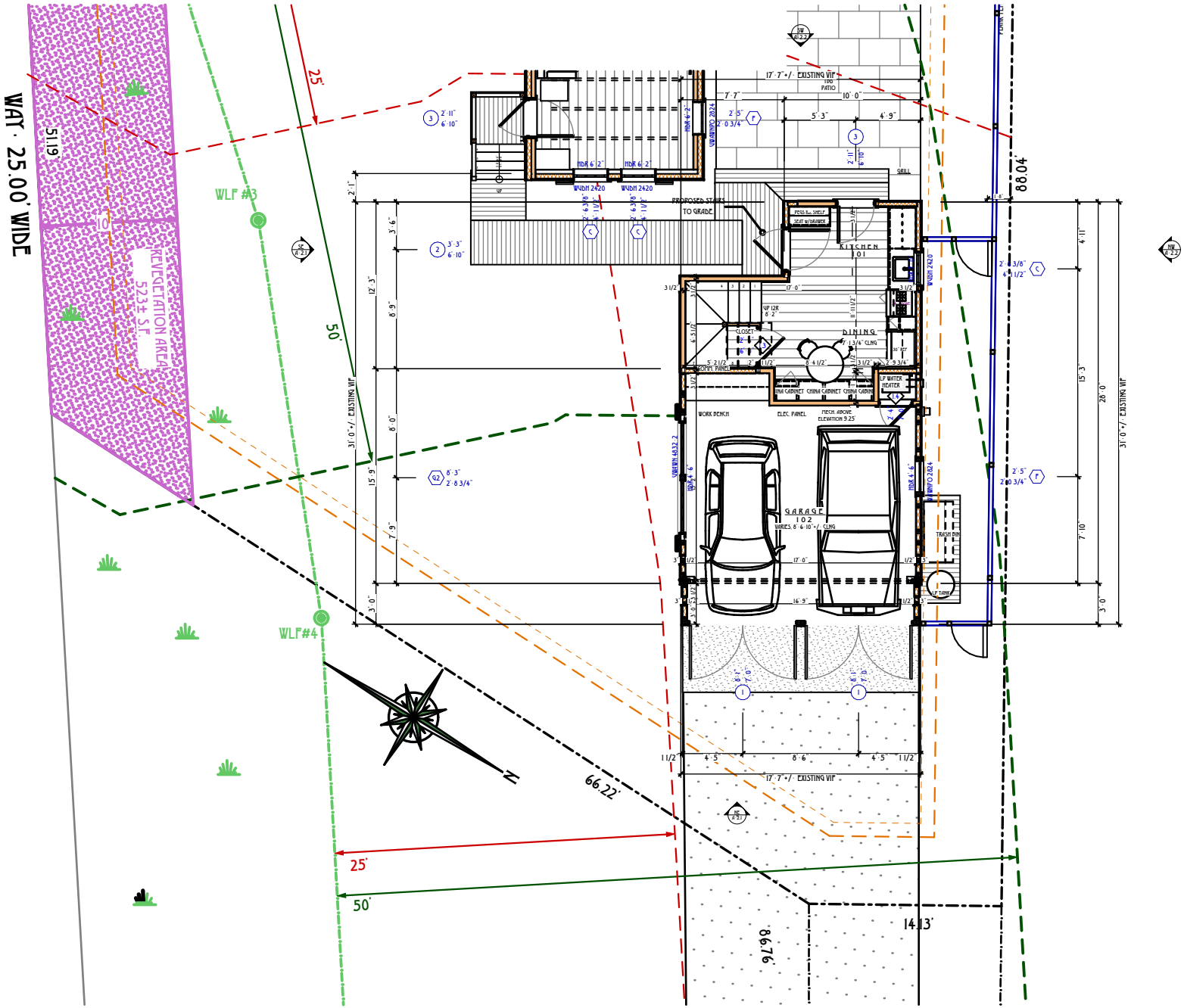
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2023.

HDC - 0.2

S

BLACKWELL & ASSOCIATES, INC. PROPOSED SITE PLAN

SCALE: 1" = 10'



1 PROPOSED MAIN HOUSE FIRST FLOOR PLAN · 503.0 S.F+/·

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN · 503.0 S.F+/·

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

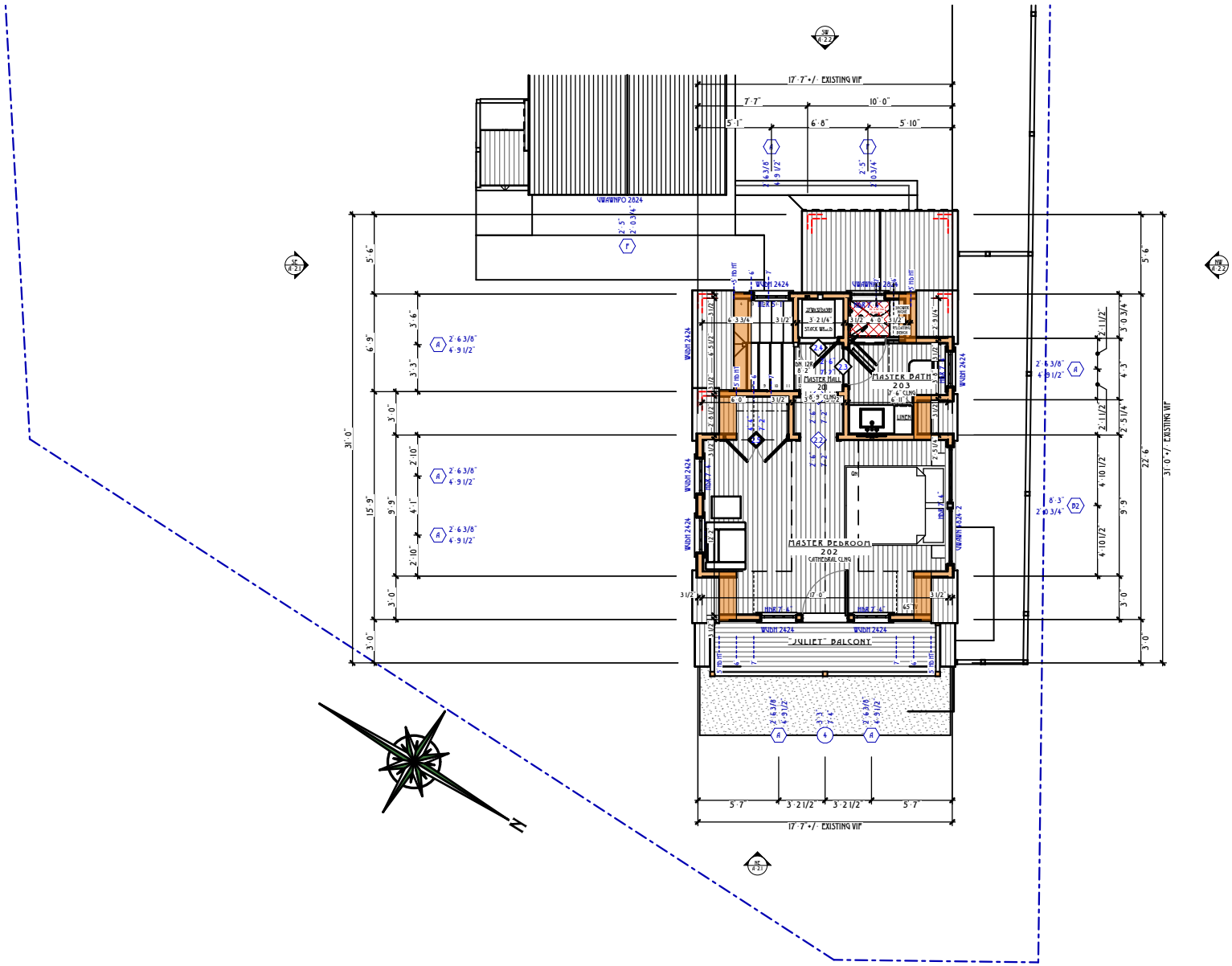
HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING: R-1	ALLOWABLE G.C.:30.0%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2023

HDC·1.1



2 PROPOSED MAIN HOUSE SECOND FLOOR PLAN · 400.0 S.F+/·

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN · 400.0 S.F +/·

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

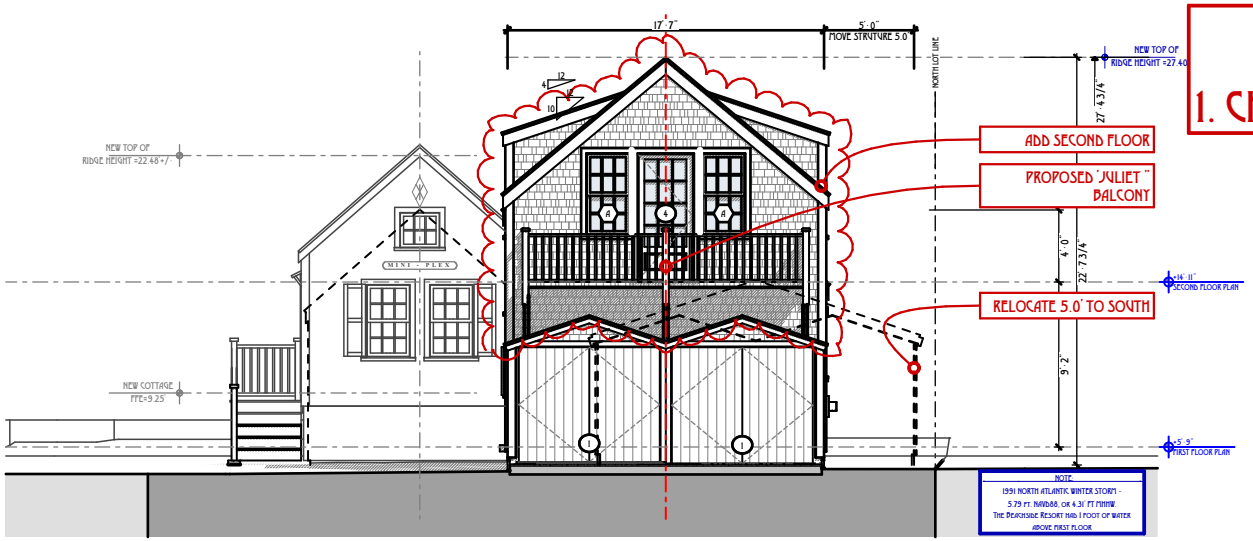
MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2023

HDC-1.2

REVISIONS: 16 JAN 2025

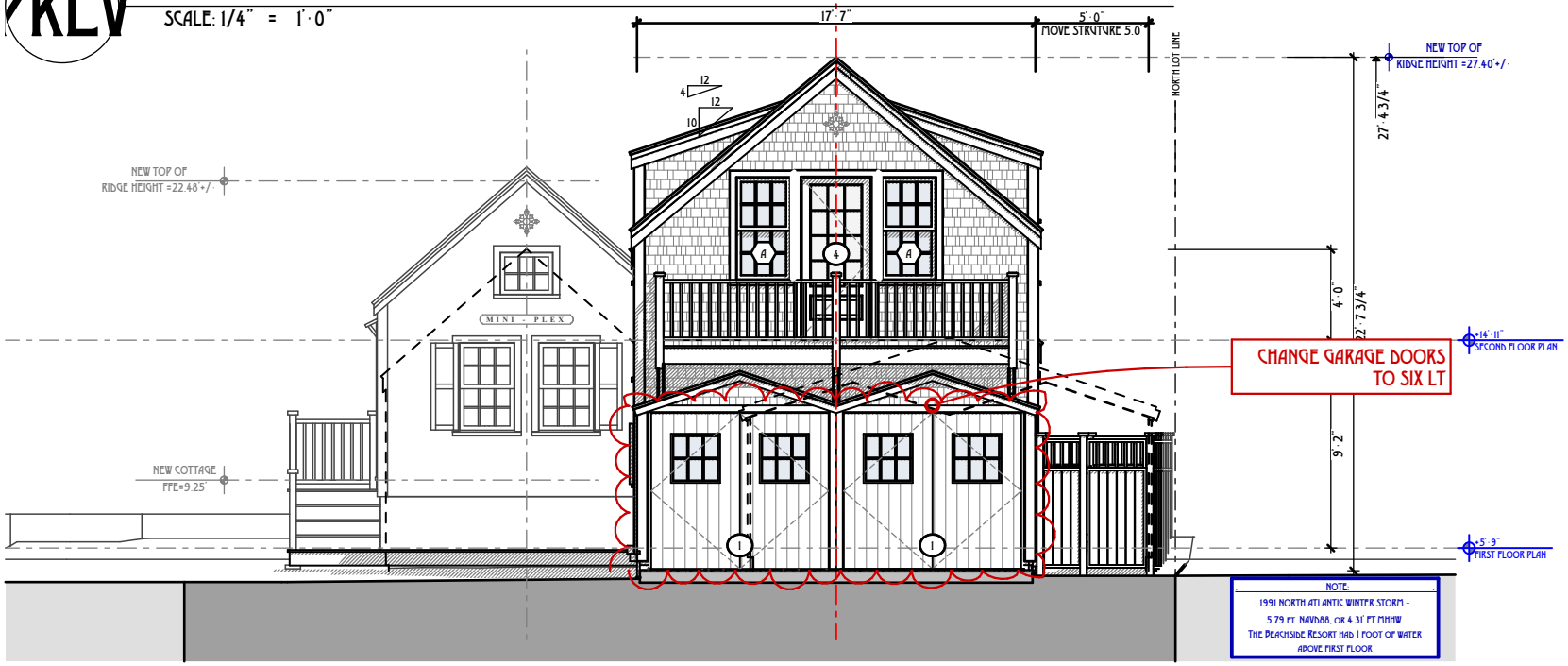
1. CHANGE GARAGE DOORS TO SIX LT



PREV

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

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



NE

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

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

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING - R-1	ALLOWABLE G.C.:30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE SUPPORTED IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC - 2.1



PREV

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

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



SE

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

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

REVISIONS: 16 JAN 2025

1. NO CHANGE

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

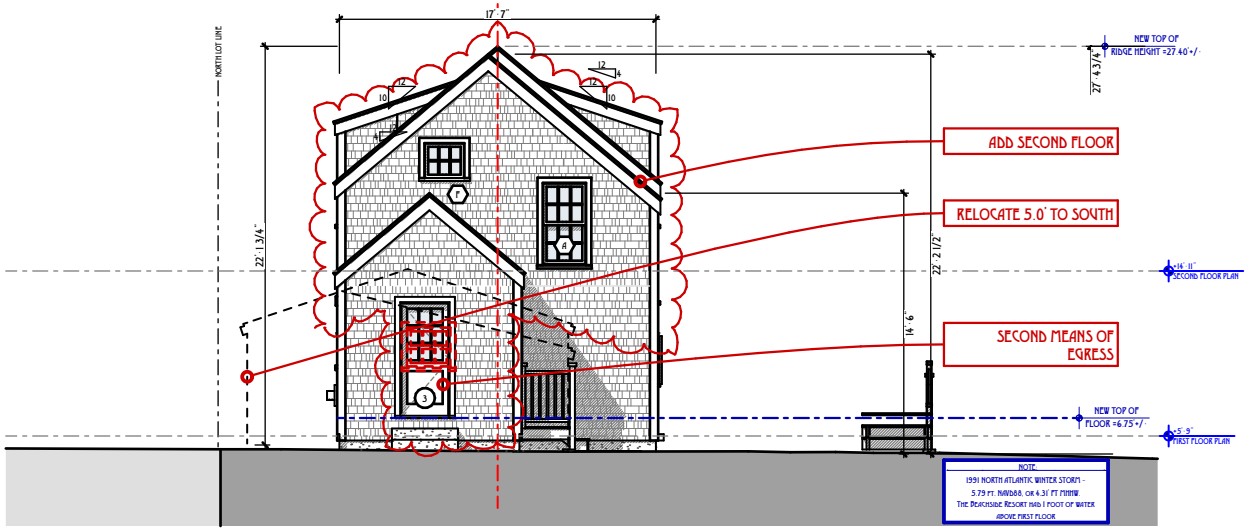
MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2023. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2023

HDC-2.2

REVISIONS: 16 JAN 2025

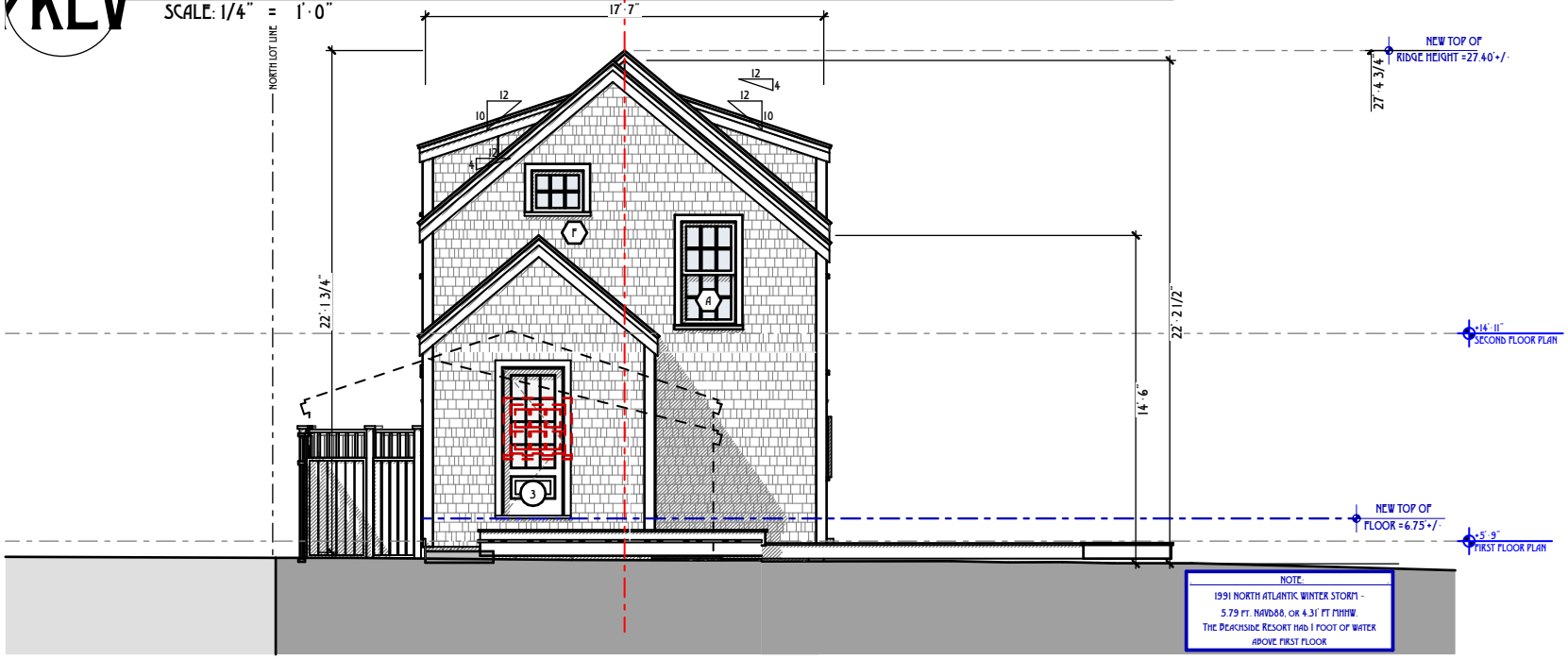
1. NO CHANGE



PREV

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

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



SW

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

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

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
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

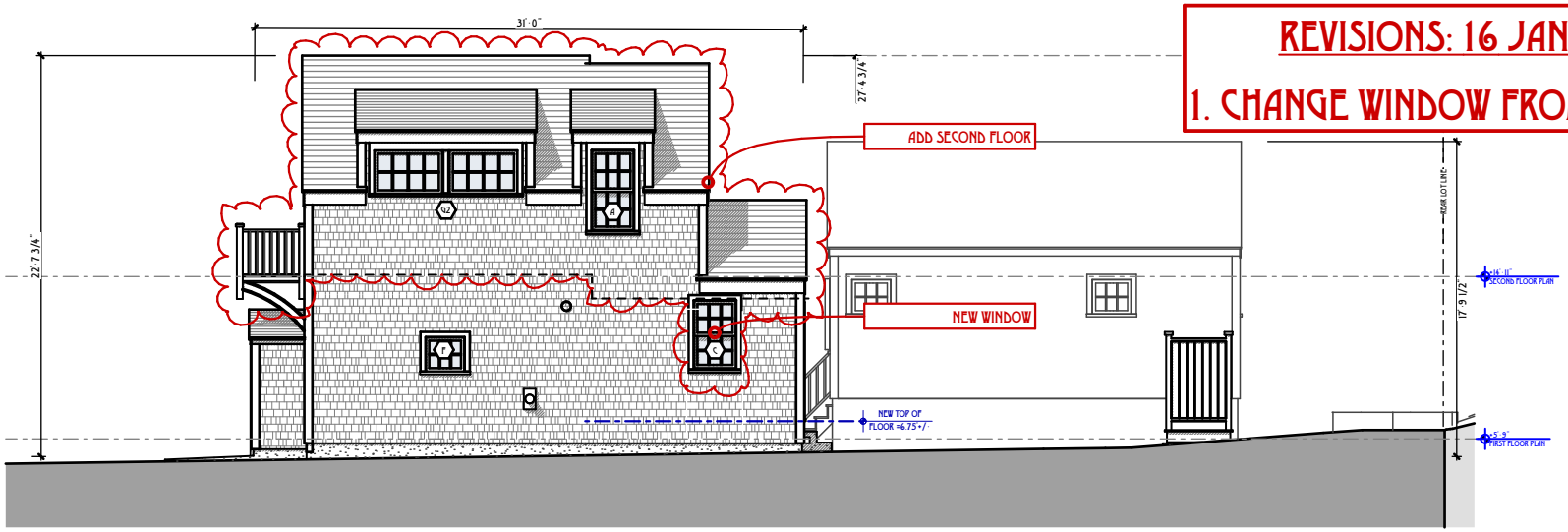
MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE SUPPORTED IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC-2.3

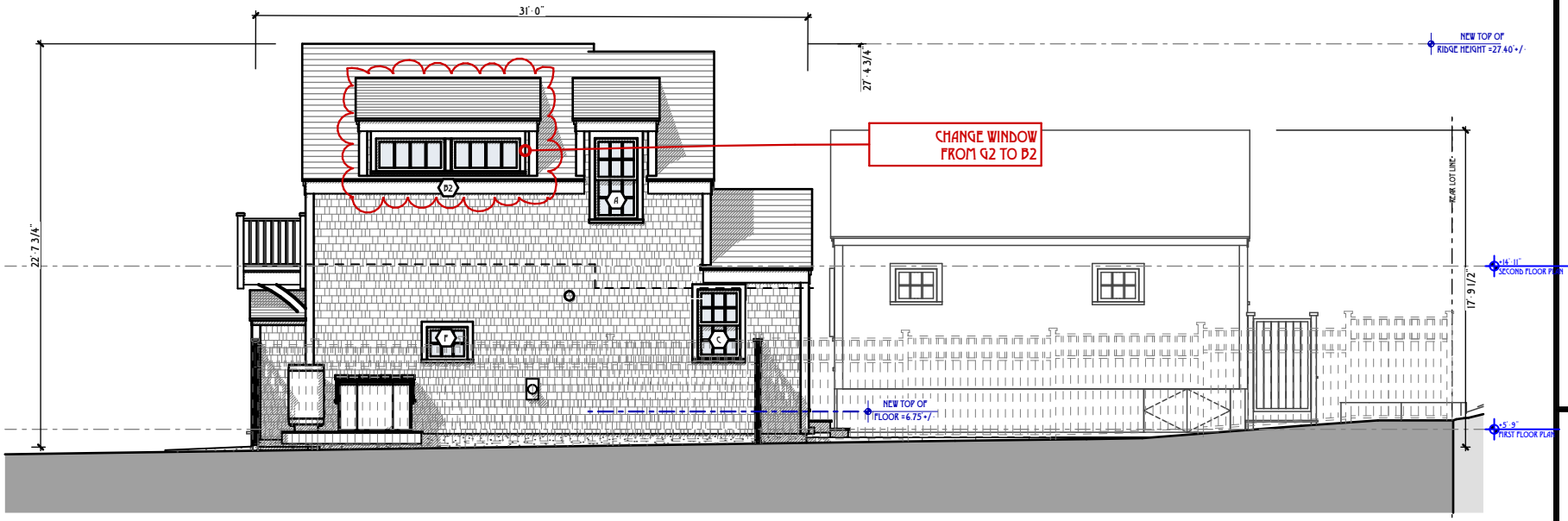
REVISIONS: 16 JAN 2025

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%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC-2.4

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%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2023. NO PUBLICATION OR USE OF THESE SUPPORTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2023

HDC · W&

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

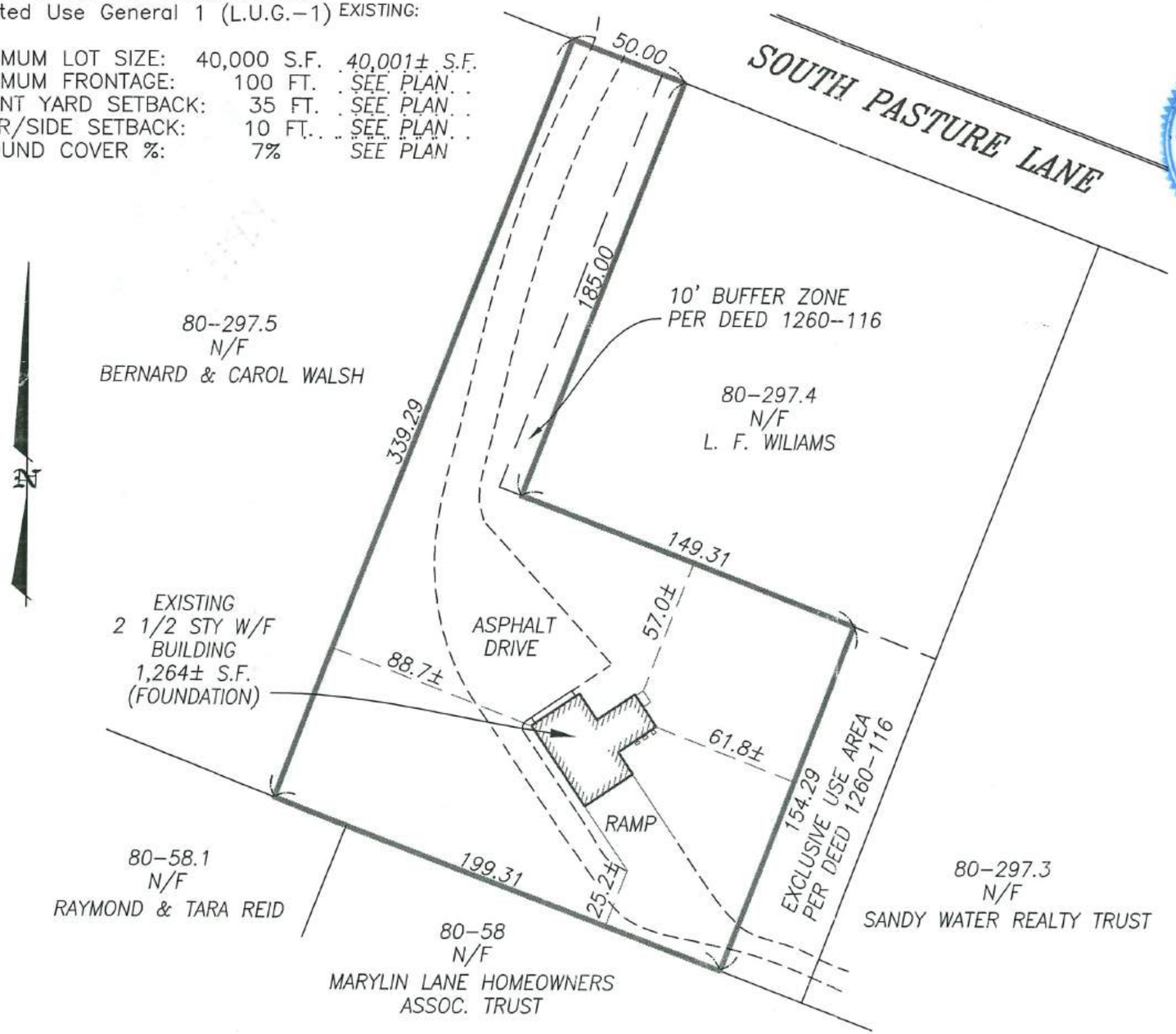
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

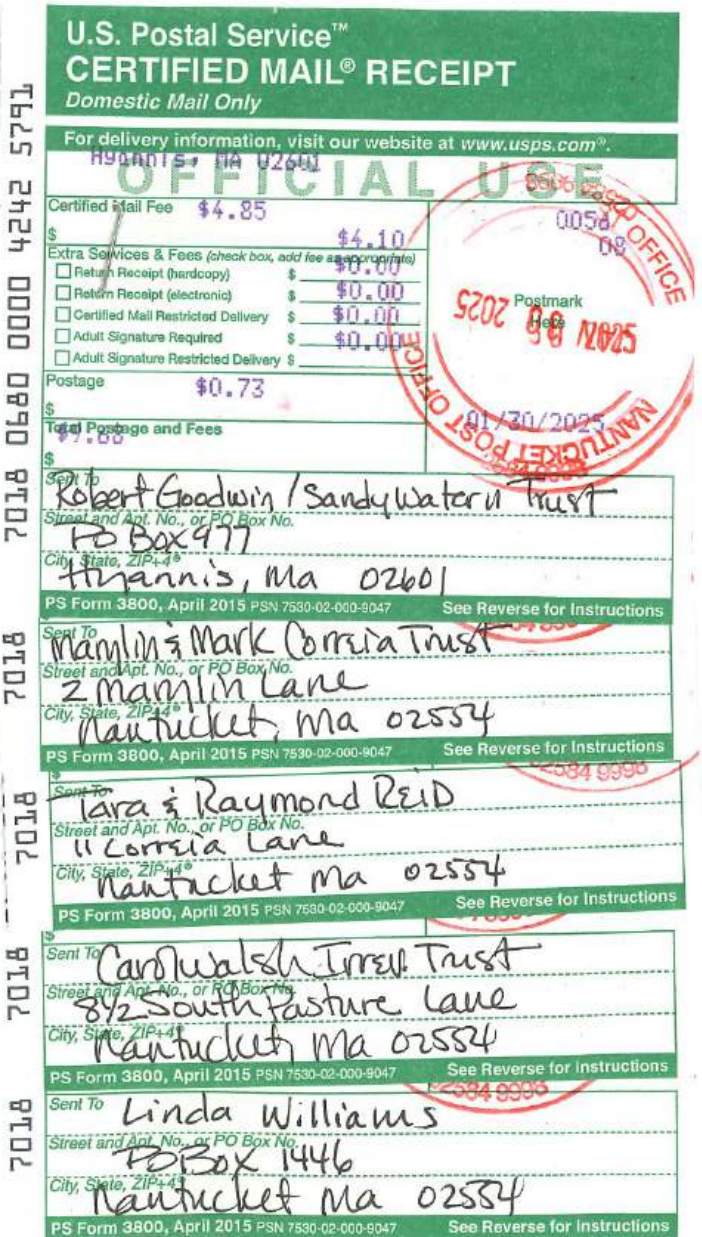
CORRIEA MARYLIN R & MARK A TRST
MARYLIN LANE HOMEOWNERS ASSC
TRUST
2 MARYLIN LN
NANTUCKET, MA 02554

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

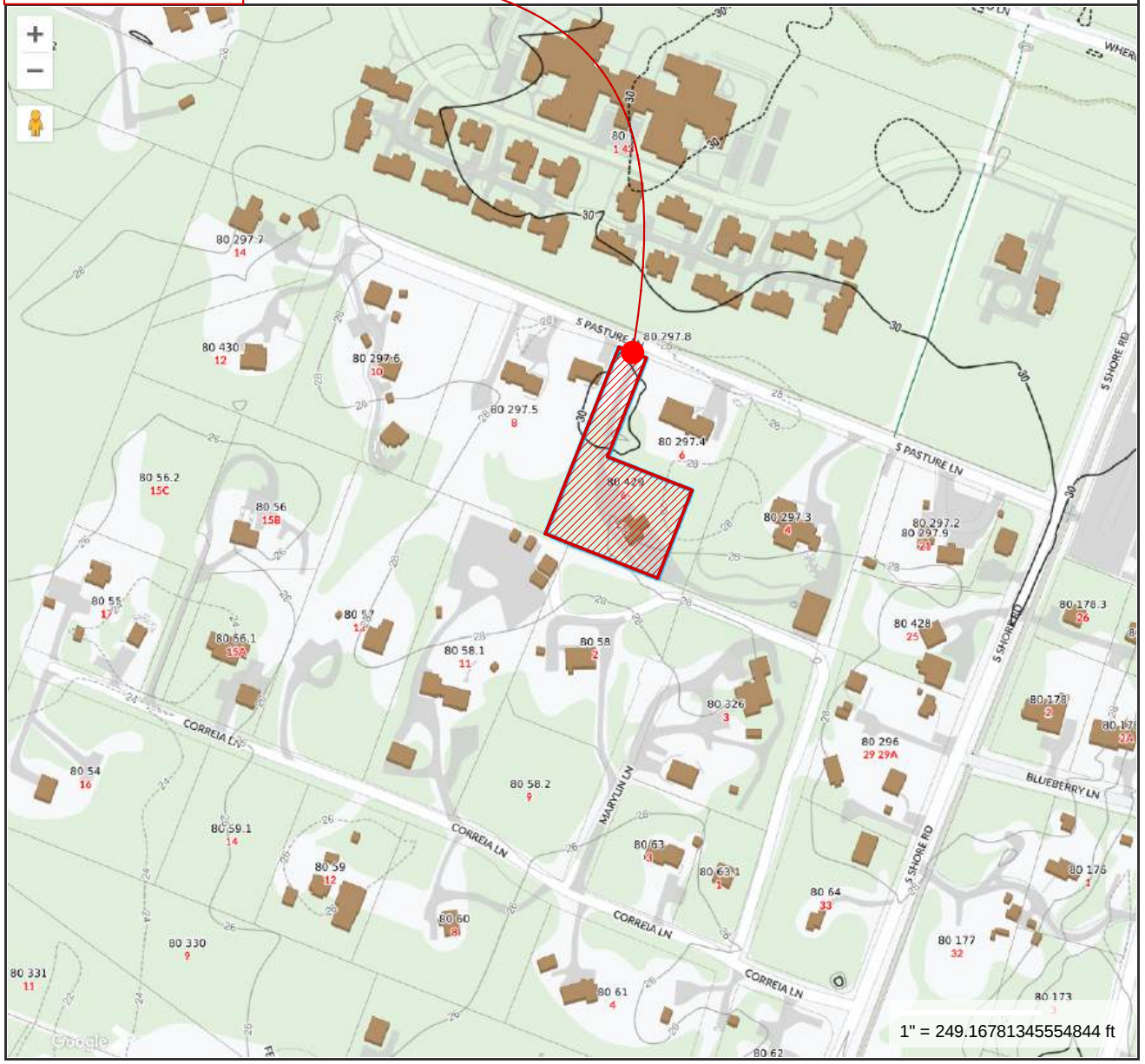


Abutters Listing

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

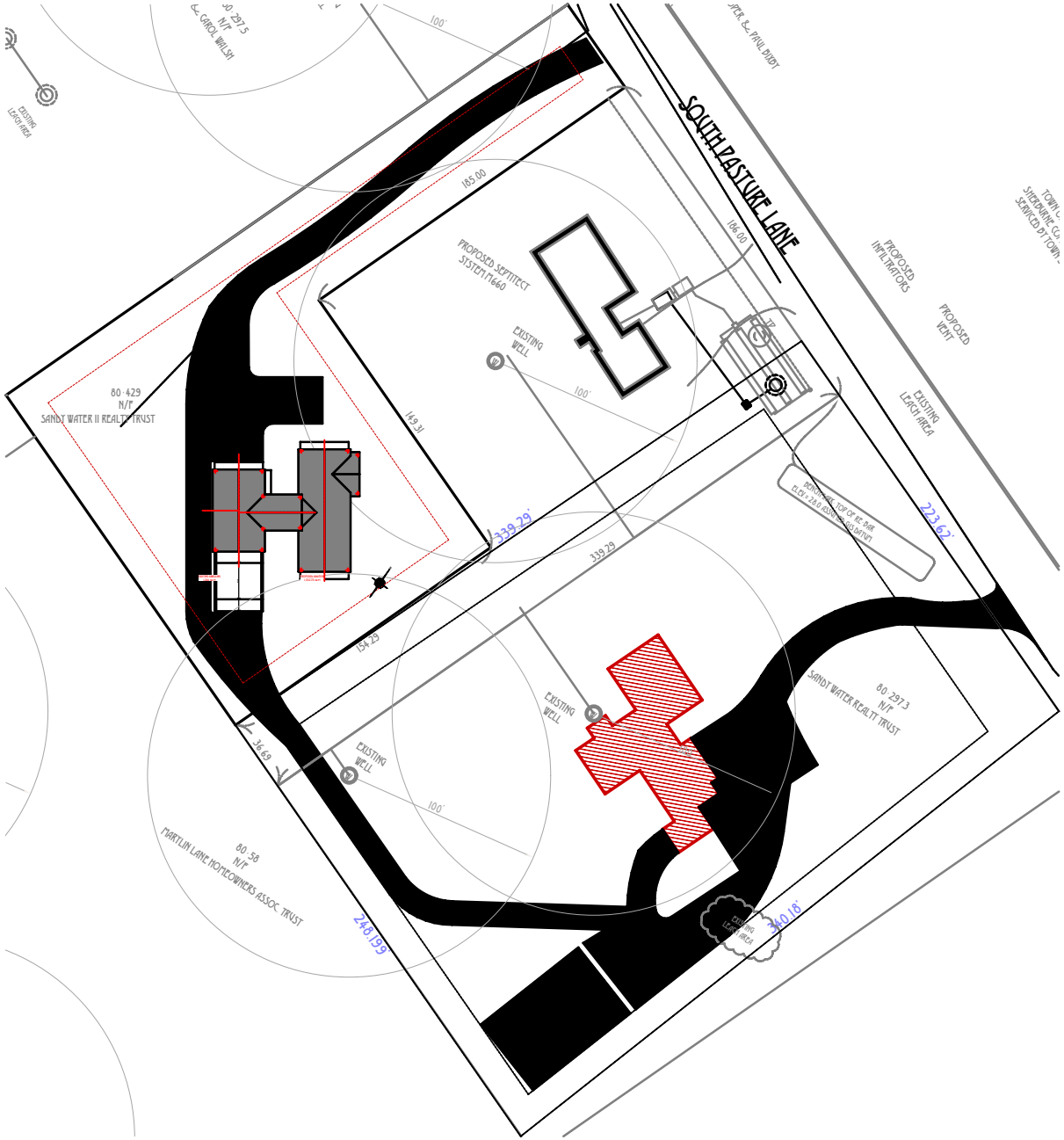
6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25	
MAP NO.: 80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.:

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DESIGNS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 0.1



PROPOSED SITE PLAN

S

SCALE: 1:960

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

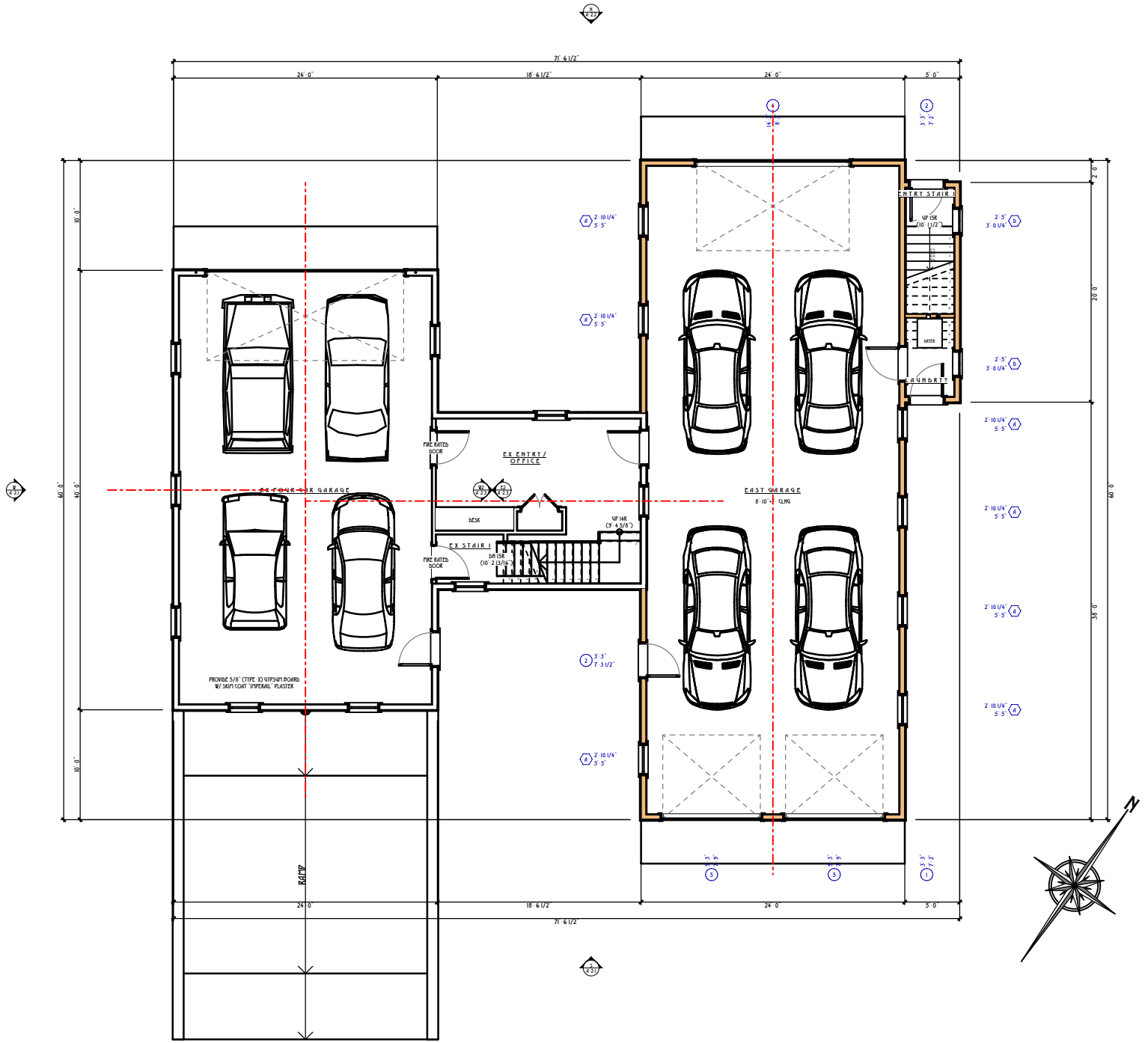
HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

Map No.: 80	Parcel: 429
Zoning: LVG-1	Allowable G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DESIGNS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 0.2



TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN

Building Permit No.: XX OCT 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

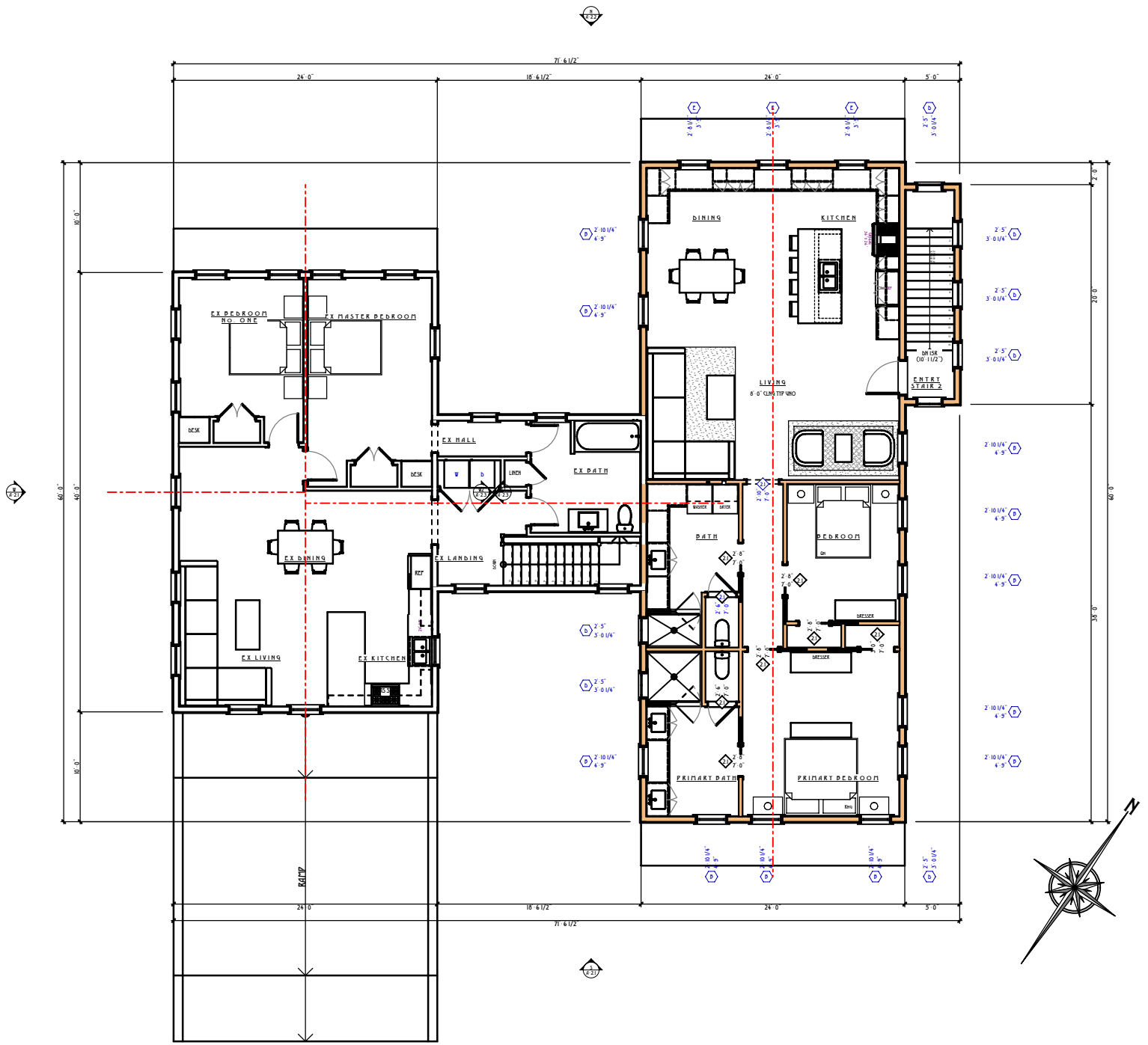
PROJECT NO:2013-25

Map No.:80 Parcel: 429

Zoning: LVG-1 Allowable G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 1.1



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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN

Building Permit No.: XX OCT 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

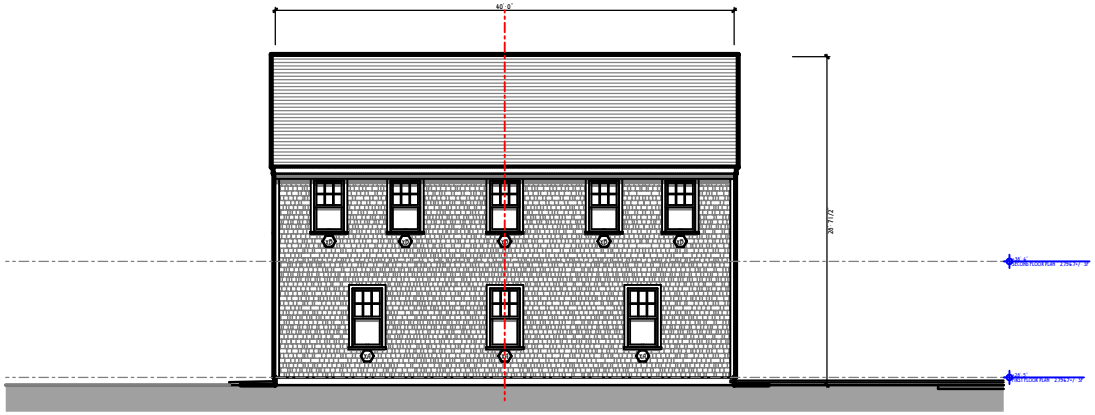
Map No.:80	Parcel: 429
Zoning: LVG-1	Allowable G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 1.2

REVISIONS: 16 OCTOBER 2025

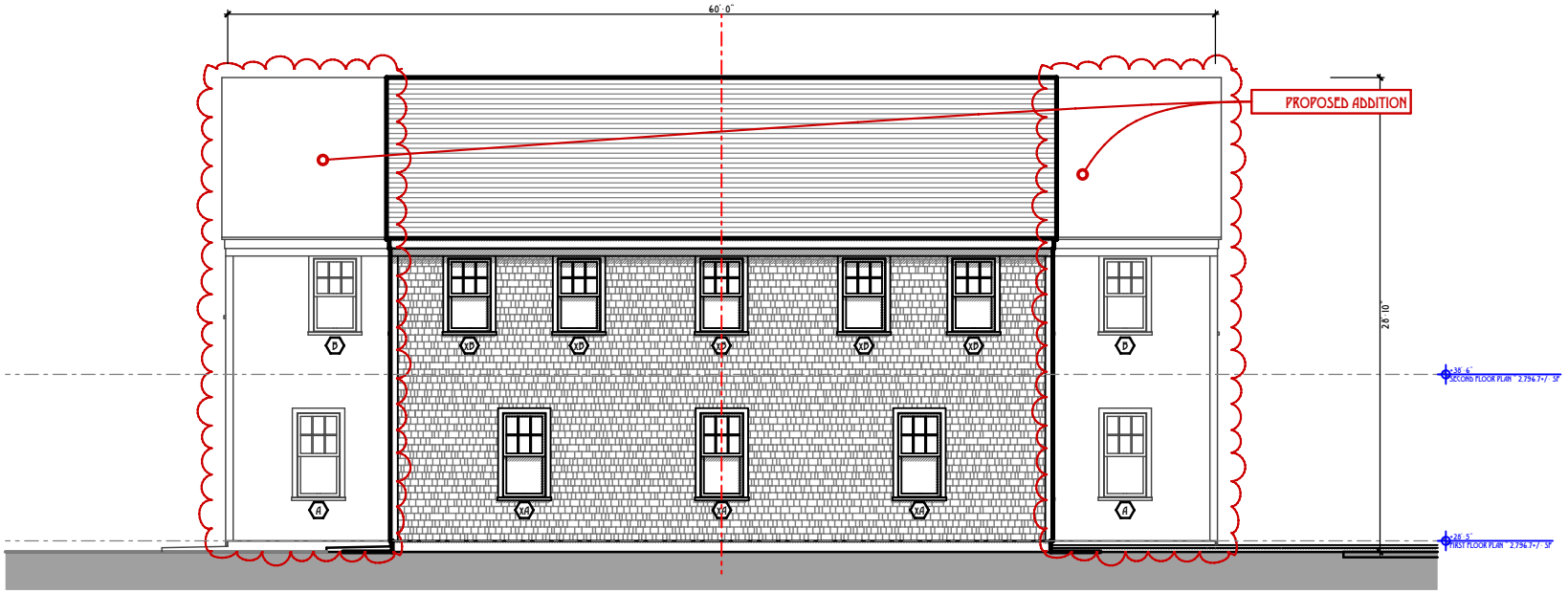
1. PROPOSED ADDITION



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.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 2.1

REVISIONS: 16 OCTOBER 2025

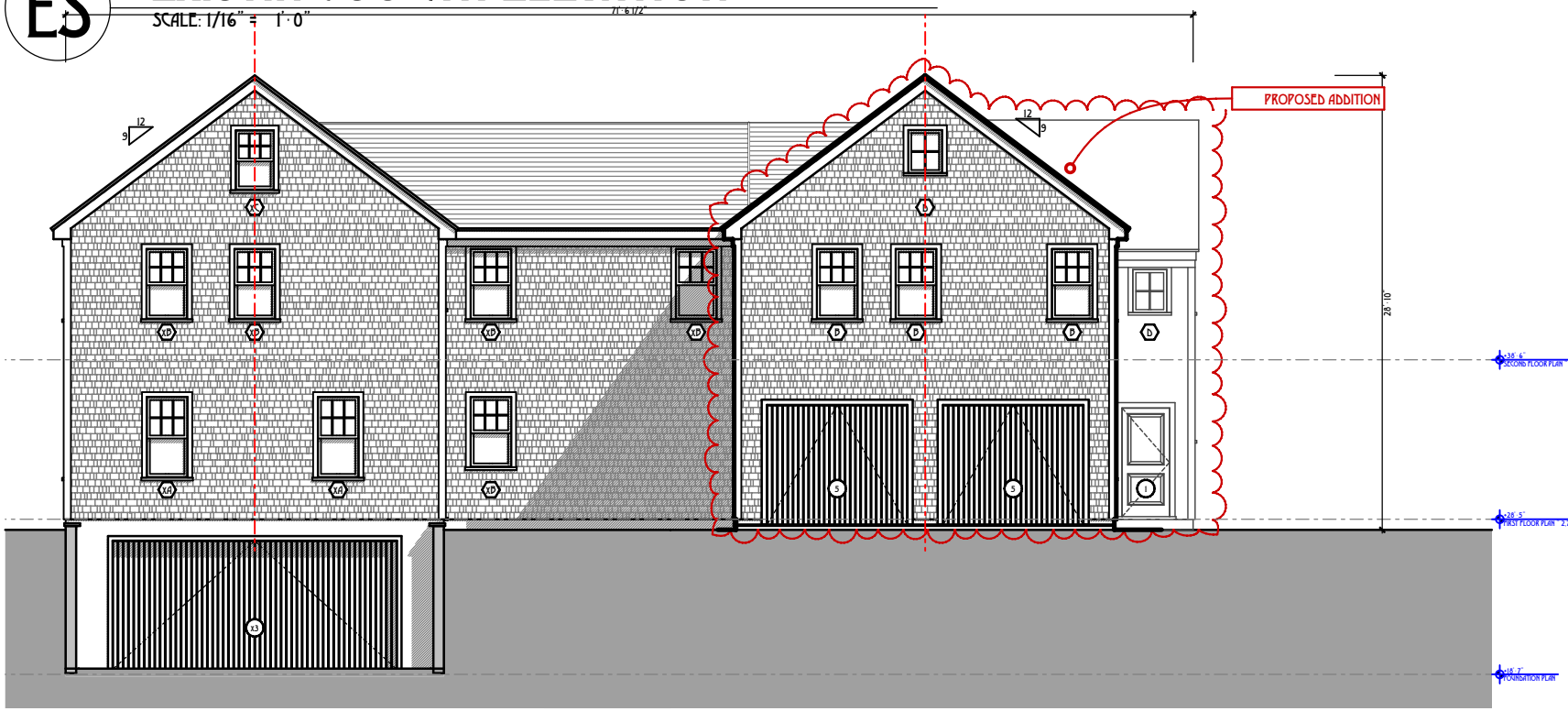
1. PROPOSED ADDITION



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

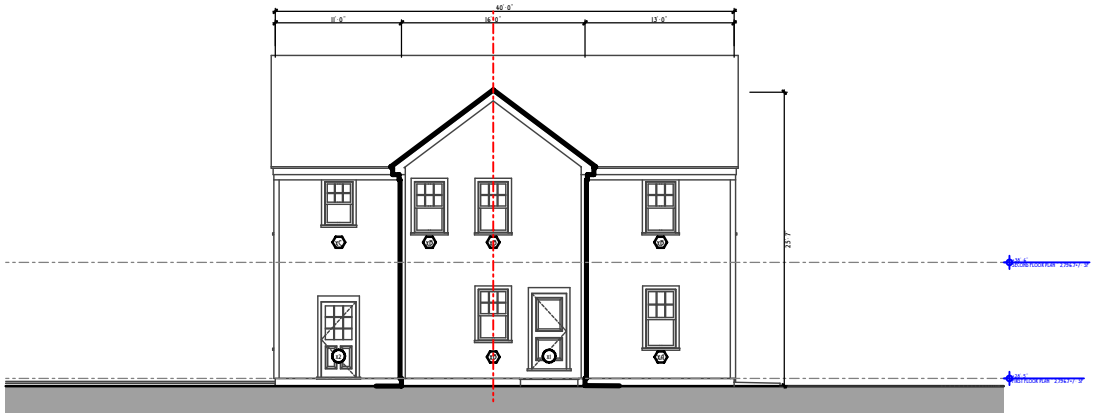
ZONING: LVG-1 ALLOWABLE G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 2.2

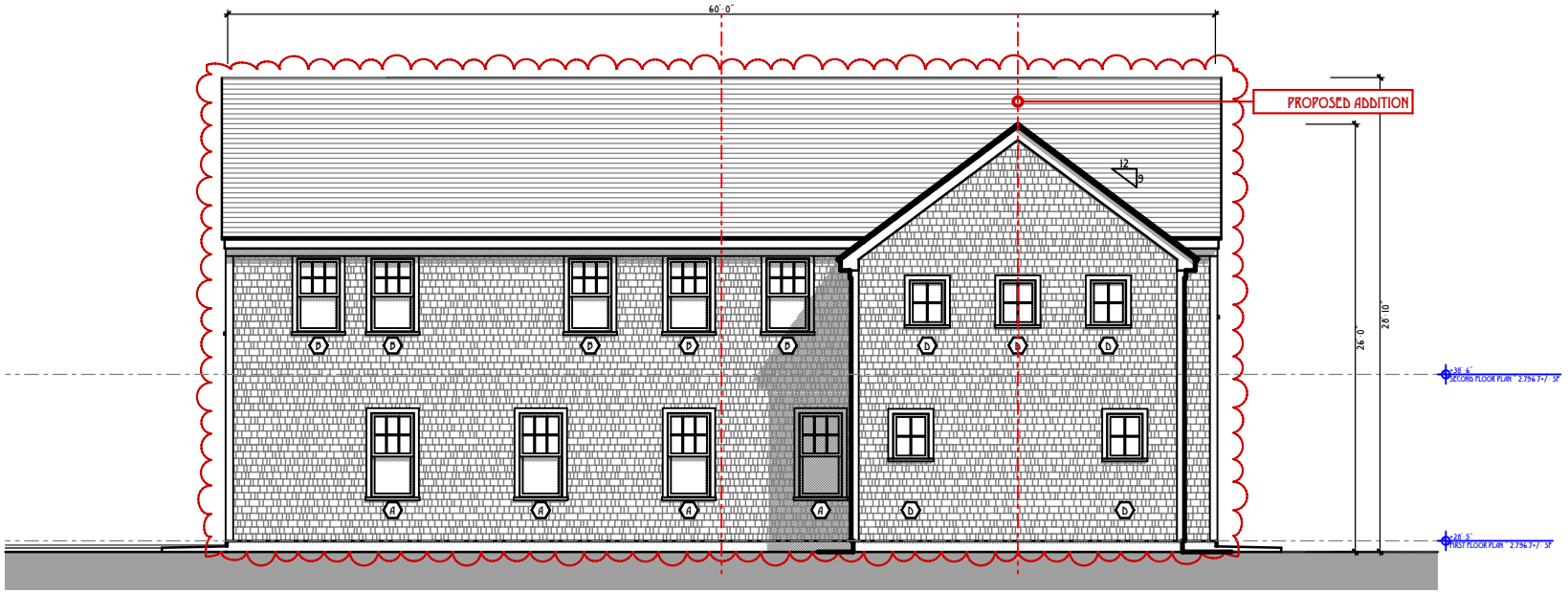
REVISIONS: 16 OCTOBER 2025

1. PROPOSED ADDITION



EE EXISTING EAST ELEVATION

SCALE: 1/16" = 1'-0"



E PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO. 80 PARCEL: 429

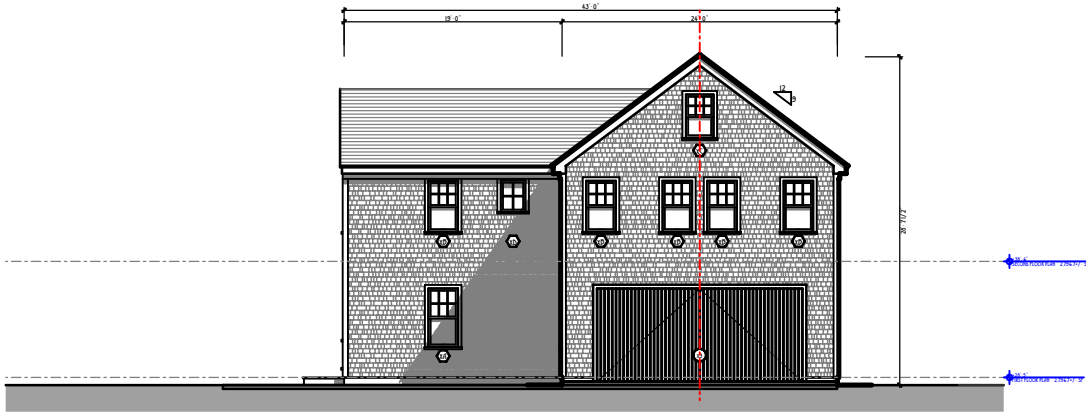
ZONING: LVG-1 ALLOWABLE G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 2.3

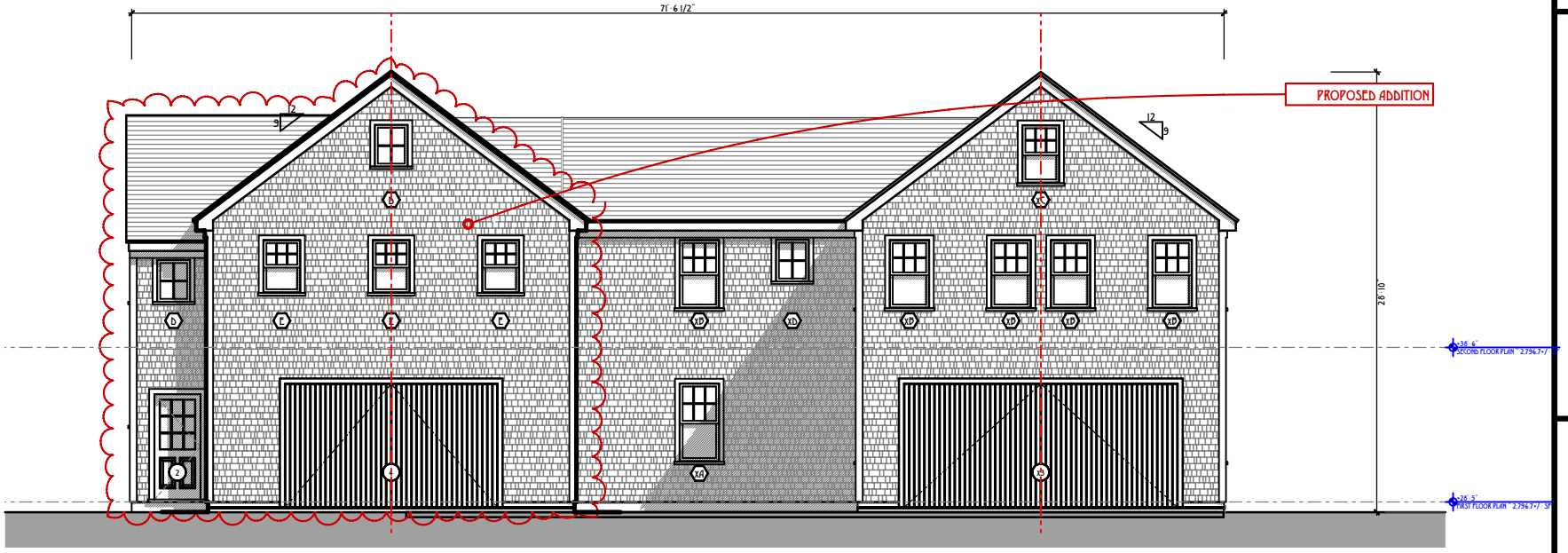
REVISIONS: 16 OCTOBER 2025

1. PROPOSED ADDITION



EN EXISTING NORTH ELEVATION

SCALE: 1/16" = 1'-0"



N PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

MAP NO.:80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 2.4

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.:

All drawings and details contained are the sole property of Topham Design, LLC. 2025. No publication or use of these documents is permitted without prior approval from Topham Design, LLC. 2025

HDC 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
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COl\fl\HSSIONERS

Jesse Dutra

Can'i l homewill

Siephen Welch

(.'1lhy l·l}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
Specirui,t
llllcld-m\
cfh'llll l.i'll.' l.ll'll'l

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

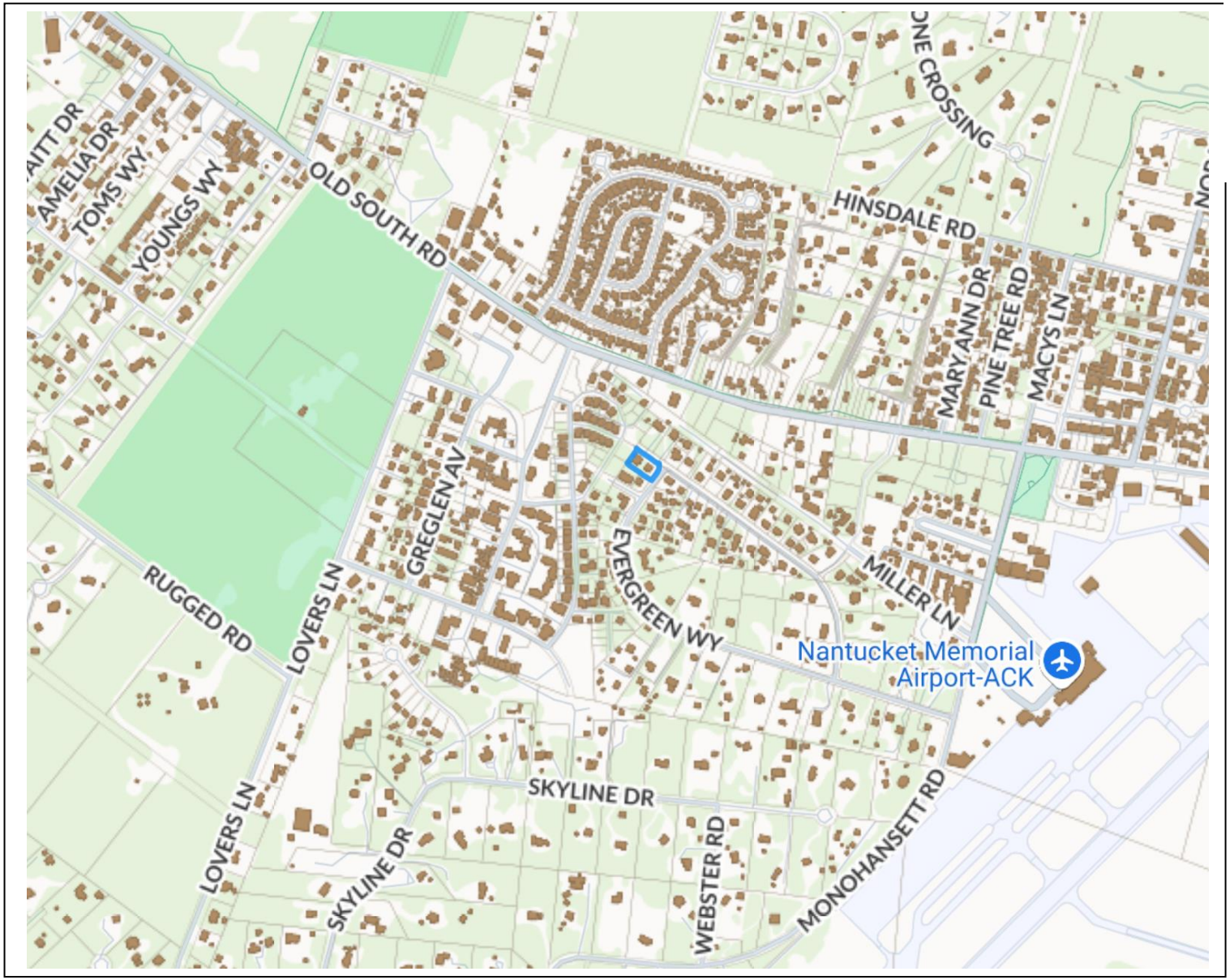
Use: 1020

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



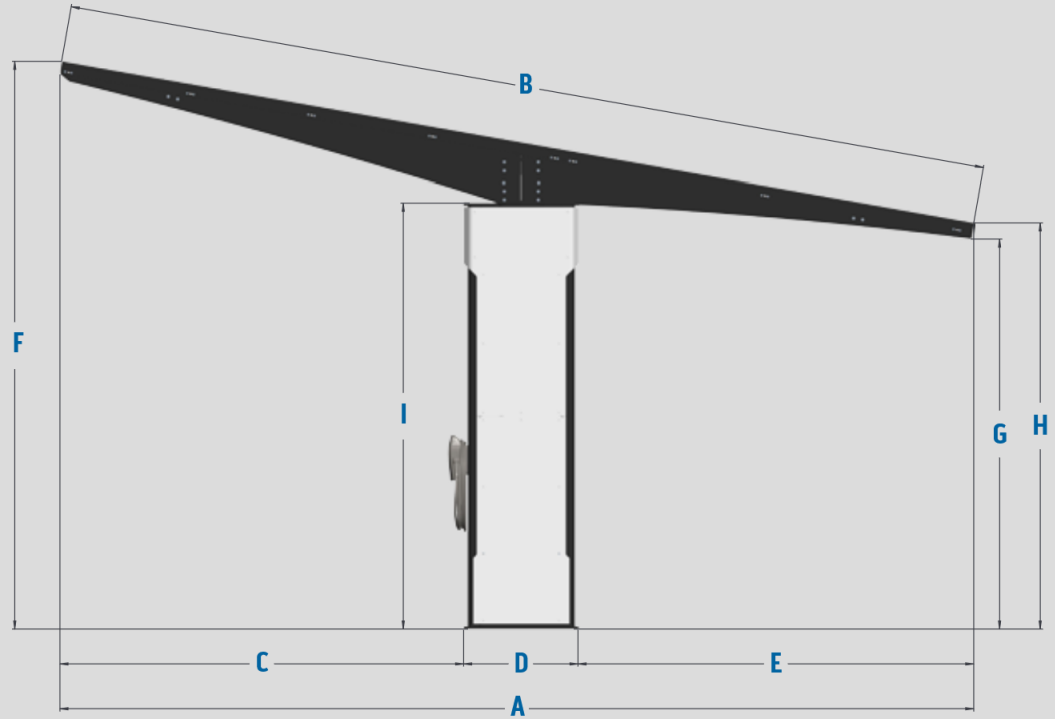
Heliowing 7 Specifications

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…

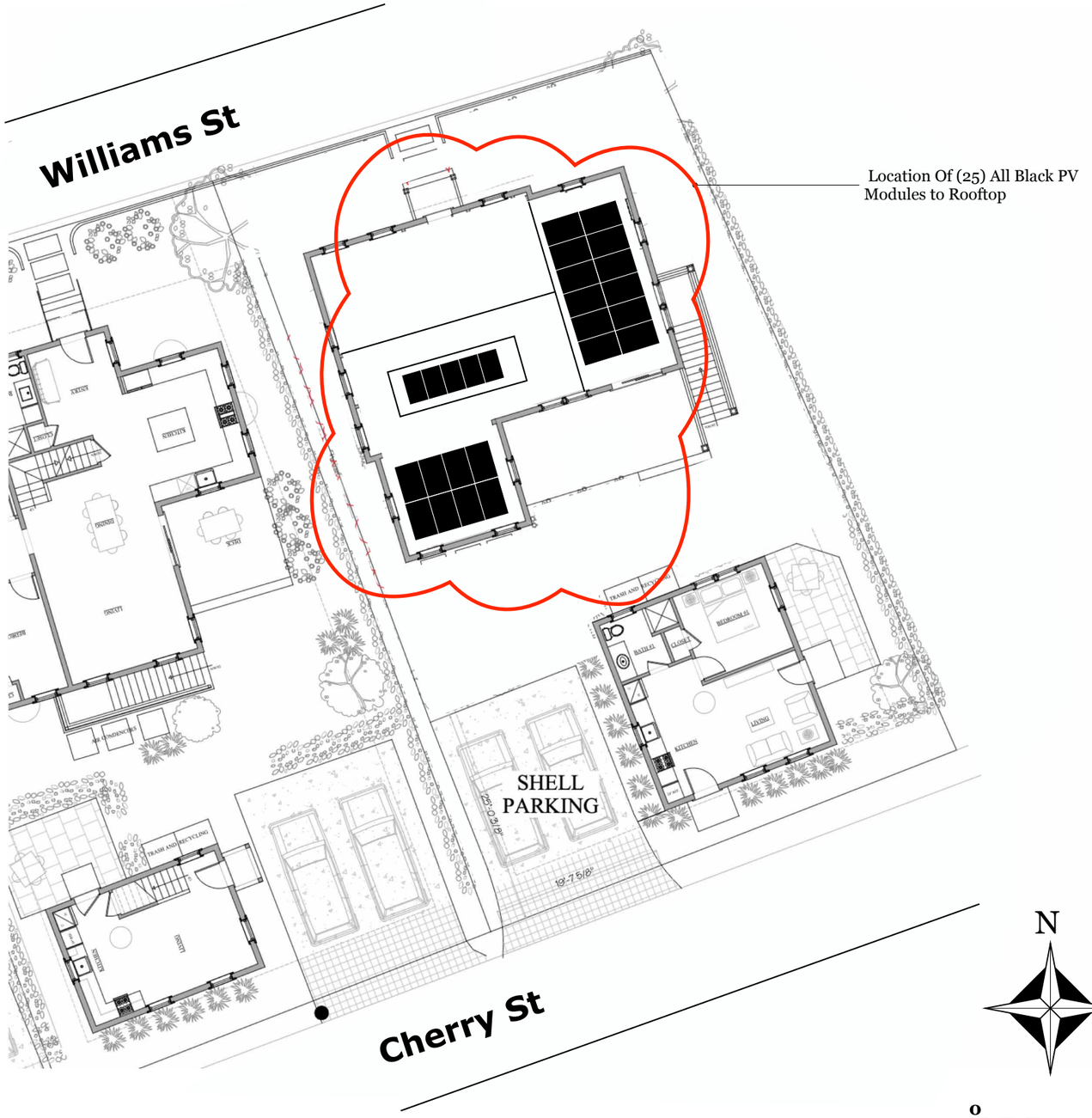
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

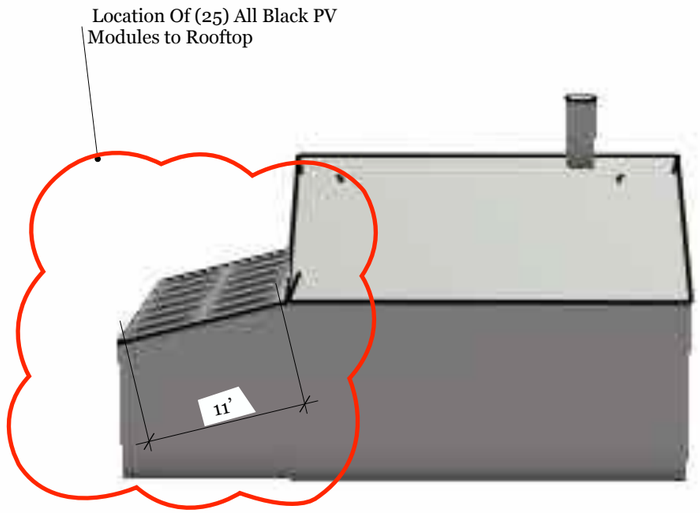
ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

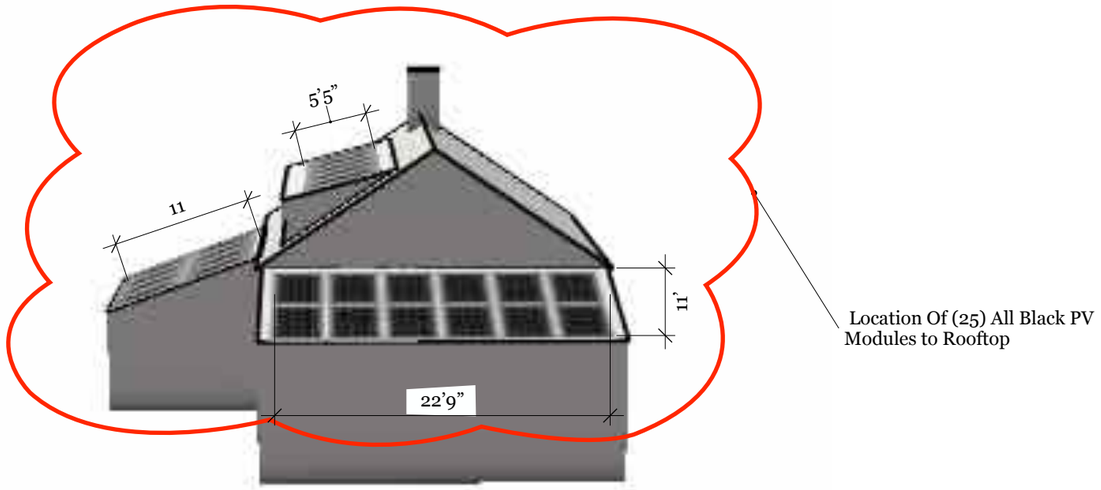
REVISIONS

	MM/DD/YY	REMARKS
1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

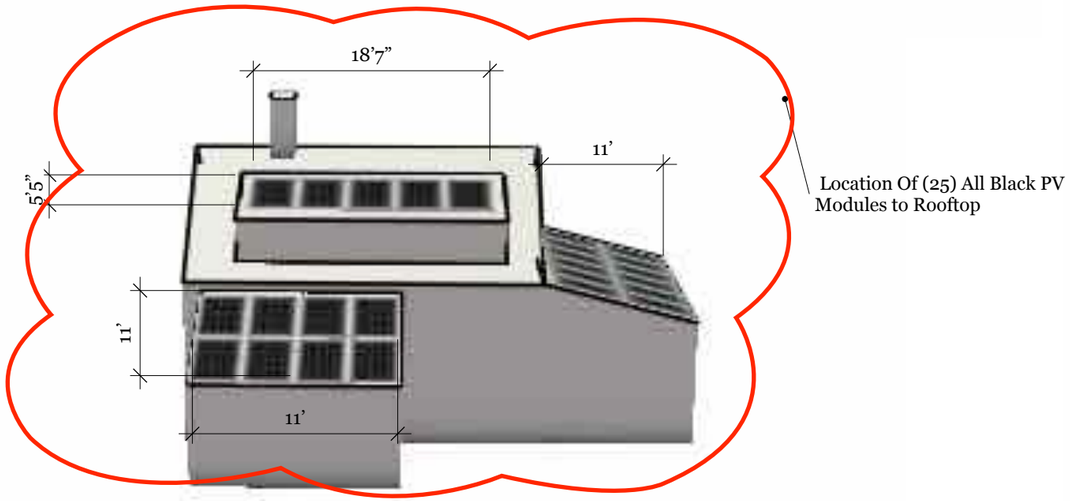
PV 01



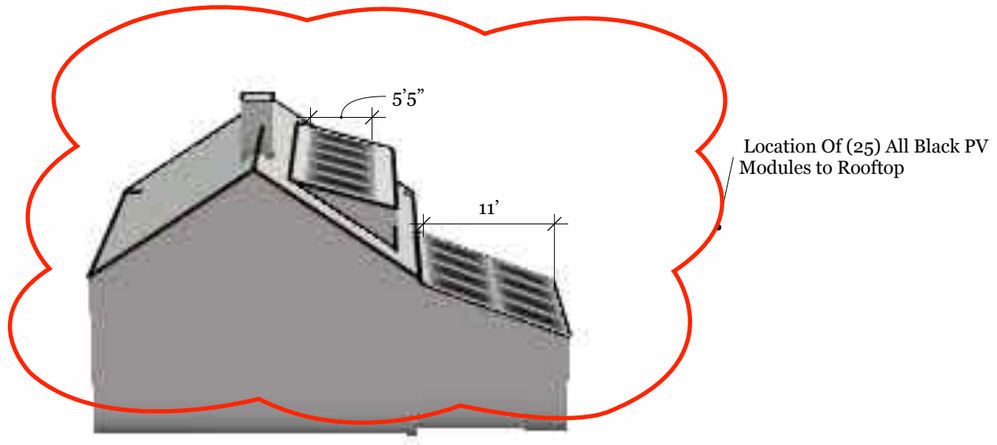
NORTH ELEVATION



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)

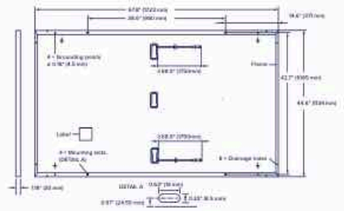
The ideal solution for:

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

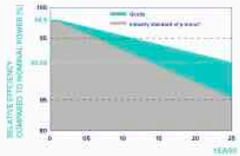


Electrical Characteristics

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

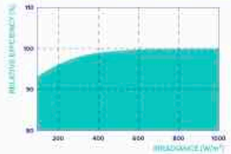


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

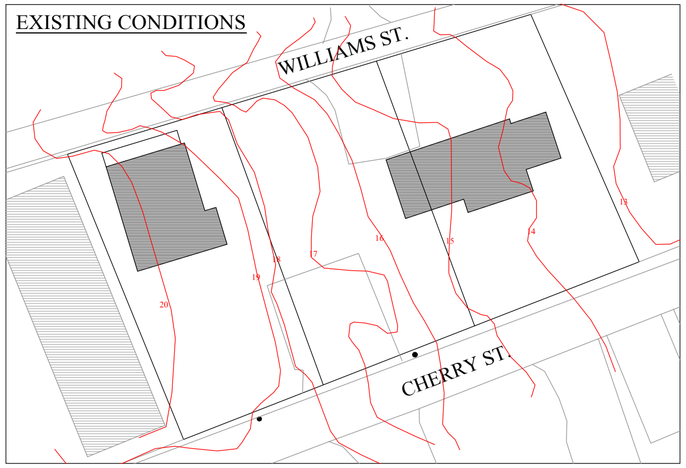
ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

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





NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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

SITE STUDY
DATE: 04/02/2024
SCALE: 1" = 15' 0"

WILLIAMS ST.
NANTUCKET, MA

1





WILLIAMS ST. STREETSCAPE



CHERRY ST. STREETSCAPE

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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

STREETSCAPES
DATE: 04/02/2024
SCALE: 1" = 10' 0"

WILLIAMS ST.
NANTUCKET, MA

2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 371

Street & Number of Proposed Work: 16.5 william st

Owner of record: Greenstick LLC

Mailing Address: 21 East Street
Winchester, MA 01890

Contact Phone #: _____ E-mail: julie@julieco-lotfish.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500
Nantucket, MA 02554

Contact Phone #: 508-332-9605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (18) all black PV modules to rooftop.

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 2/4/25 Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: A3377402-9E5C-4434-A02B-B892A4C630CC

Sent via email to: hdcsubmissions@nantucket-ma.gov

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

Dear PLUS and HDC Administrator,

I am the owner of the property at 16, 16 ½ and 18 Williams Street

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

Sincerely,

Signature Signed by: Julie Fish 57D0D7DEC8CA42A...

Name Julie Fish

Date 1/12/2025

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Greenstick LLC

STREET ADDRESS 16.5 Williams St

MAP/PARCEL 55/372

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/4/25

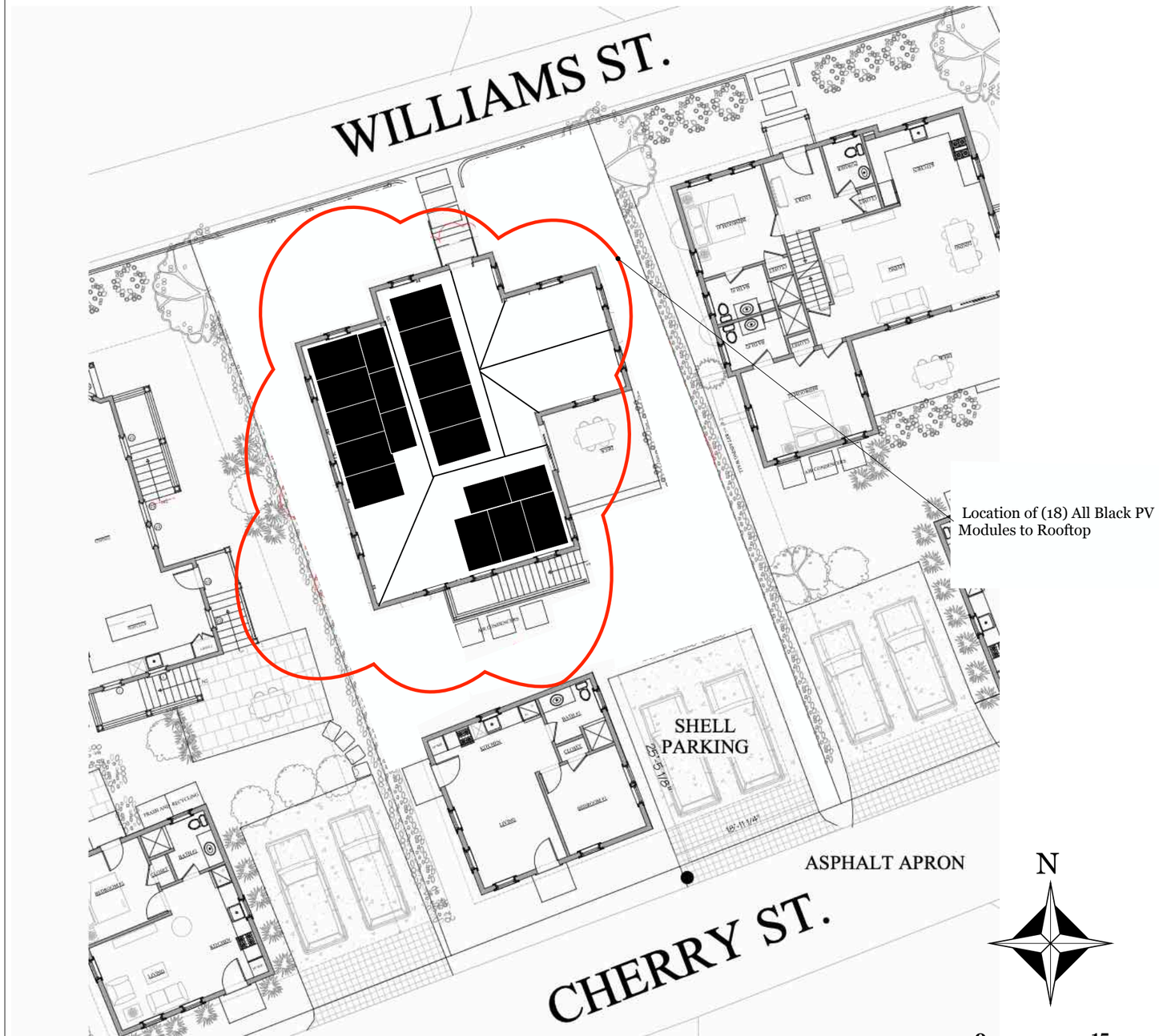
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Caroline F. Wallace — 2/4/25

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10 ft
Side/Rear Setback: 5ft/5 ft

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

GIS & SITE PLAN

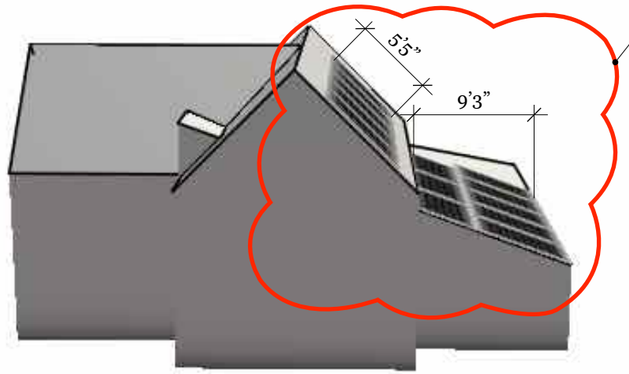
ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

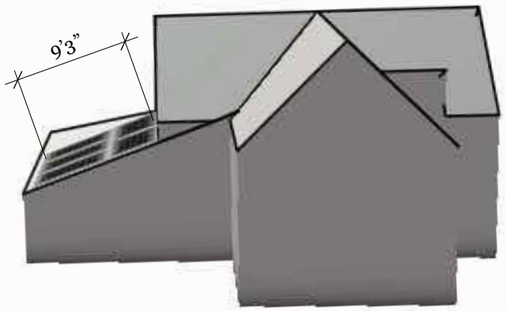
	MM/DD/YY	REMARKS
1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



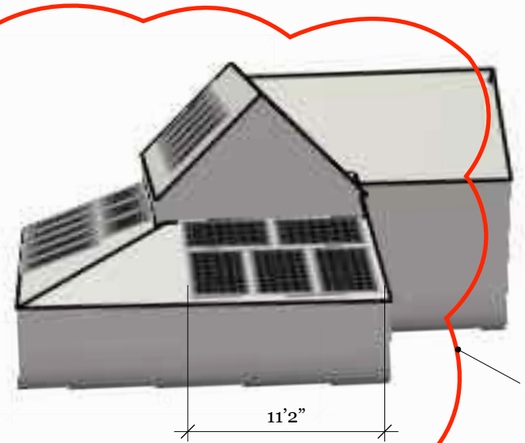
Location of (18) All Black PV Modules to Rooftop

NORTH ELEVATION



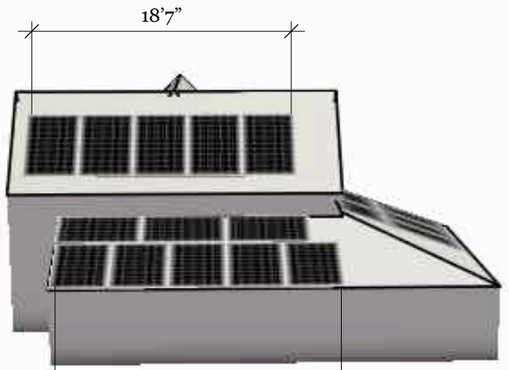
Location of (18) All Black PV Modules to Rooftop

EAST ELEVATION



Location of (18) All Black PV Modules to Rooftop

SOUTH ELEVATION



Location of (18) All Black PV Modules to Rooftop

WEST ELEVATION

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

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



The structure has not been built yet.



PHOTO A



PHOTO C



PHOTO B

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

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

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

Enduring high performance

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

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

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

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

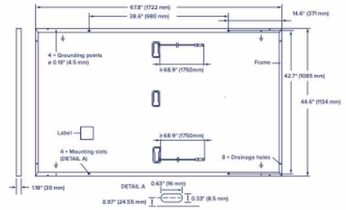
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

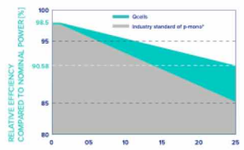


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

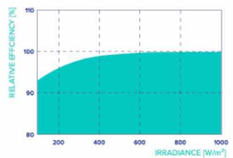


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART (508) 257-1786 www.ACKsmart.com

PV MODULE SPECIFICATIONS

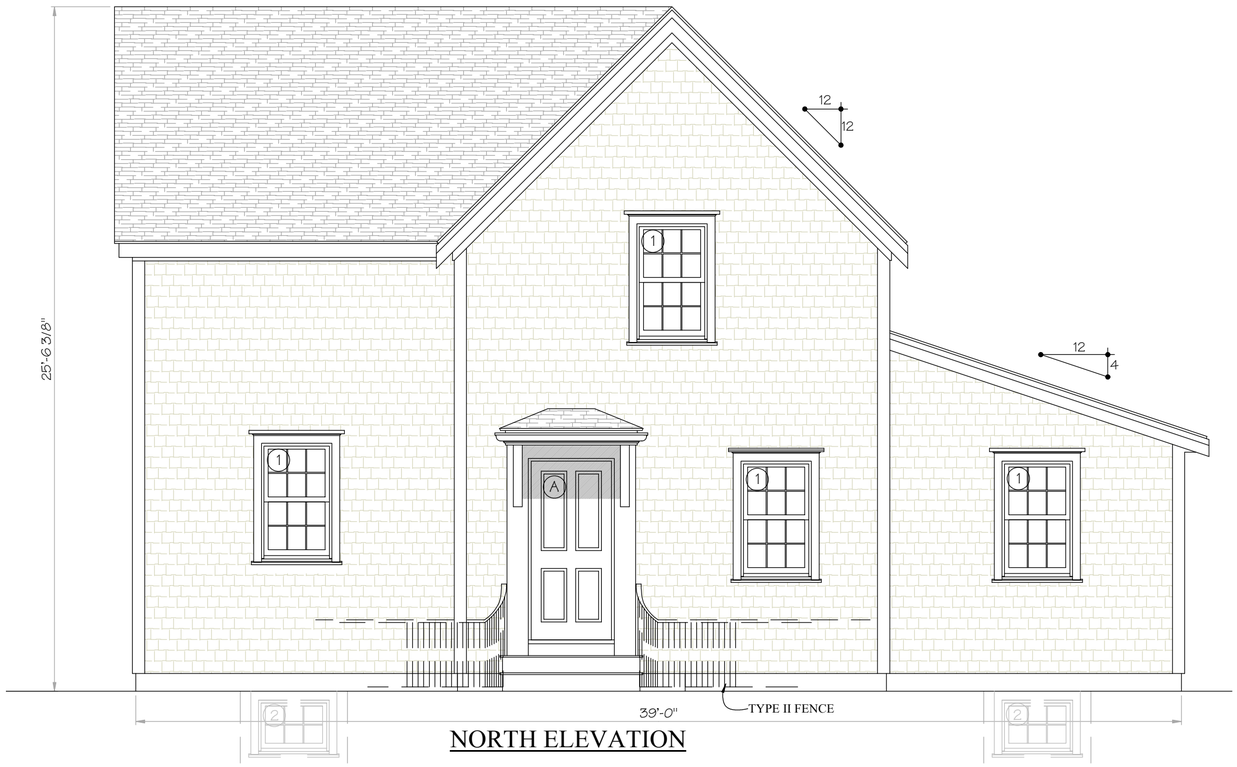
ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04



NORTH ELEVATION

16.5 Williams Main House						4/2/2024	
Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 7 5/8" x 4' 4 7/8"	2' 8 1/8" x 4' 4 7/8"	Andersen	6/6 Double hung	Single	TW2642	18
2	2' 7 1/2" x 2' 4 3/8"	2' 8" x 2' 4 7/8"	Andersen	6 light awning	Single	AW251	8
A	3' 0" x 6' 8"	TBD	TBD	4 panel	Single		1
B	2' 8" x 6' 8"	TBD	TBD	9 light 2 panel	Single		1
C	5' 11 1/4" x 6' 10 3/8"	6' 0" x 6' 11"	Andersen	15 light slider	double		1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket

Note:

Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
15 COMMERCIAL WHARF ~ 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 in any way without express authorization. All applicable copyright laws exist and will be enforced.

ELEVATIONS
DATE: 04/02/2024
SCALE: 1/4" = 1'0"

M/P: 55/372

16.5 WILLIAMS ST
NANTUCKET, MA

4



SOUTH ELEVATION



WEST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

15 COMMERCIAL WHARF ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 04/02/2024
SCALE: 1/4" = 1'0"

M/P: 55/372

16.5 WILLIAMS ST
NANTUCKET, MA

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°: 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

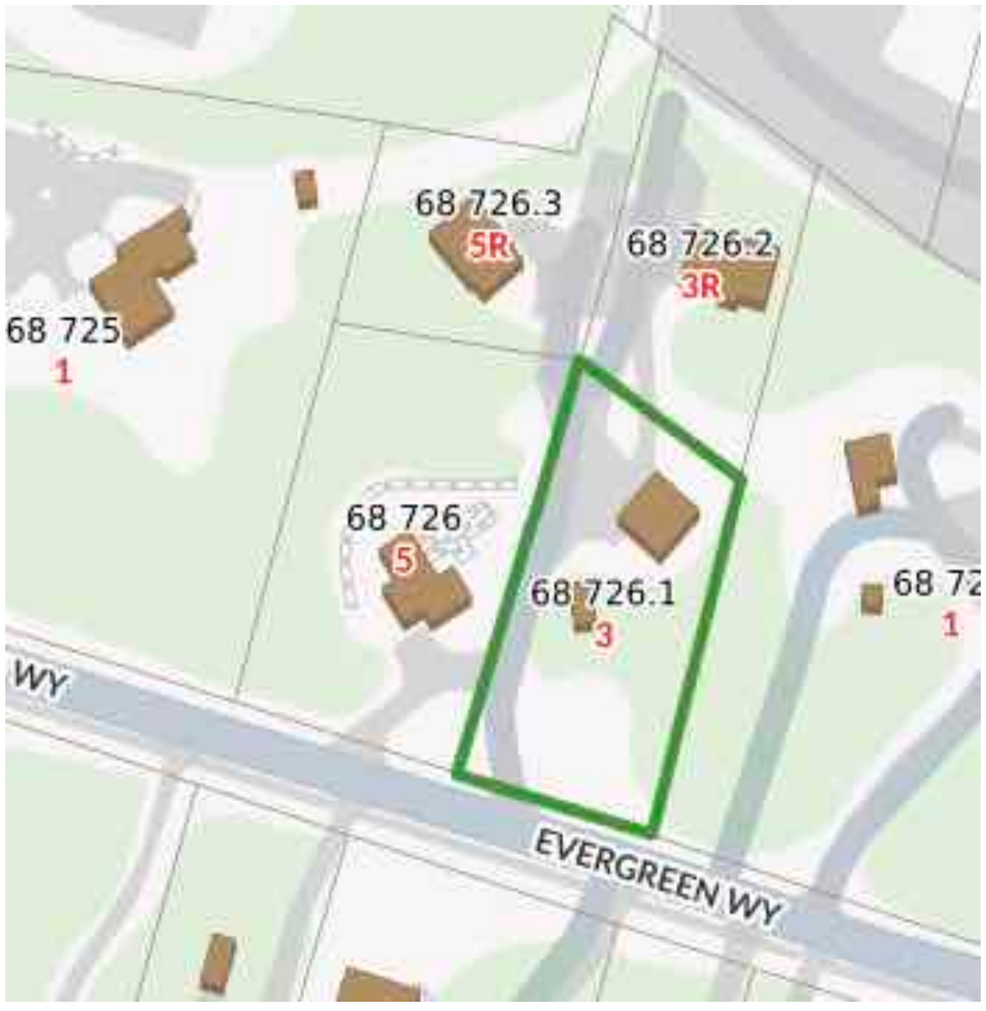
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/6/25

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…

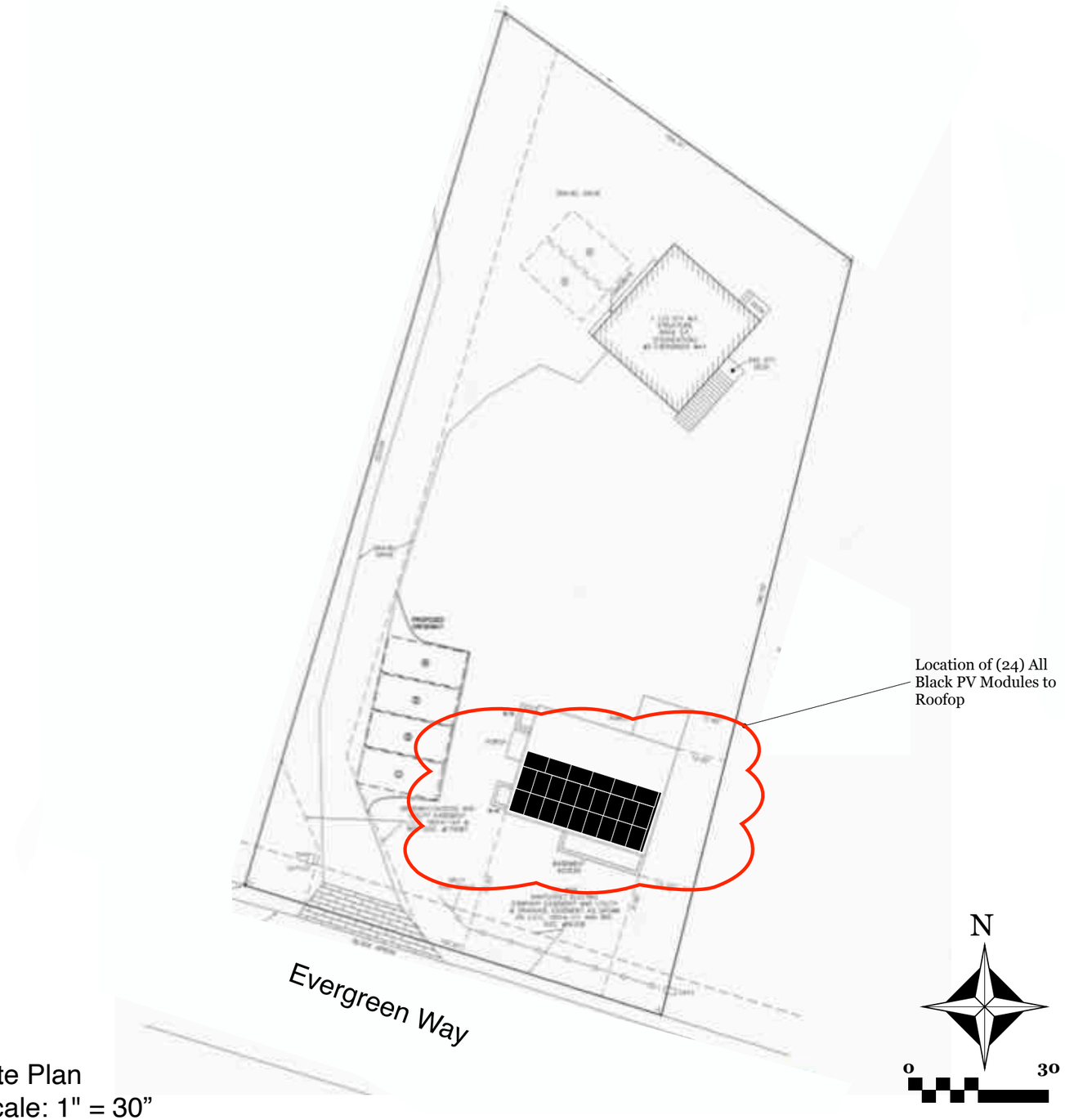
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

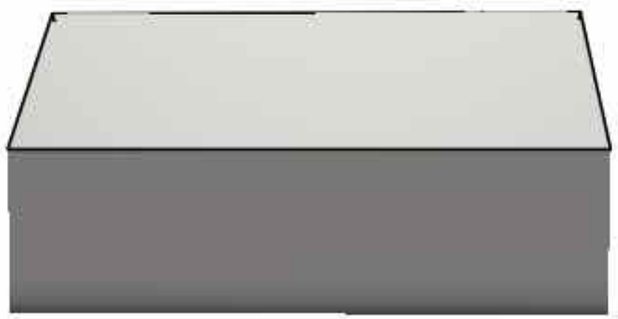
Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS

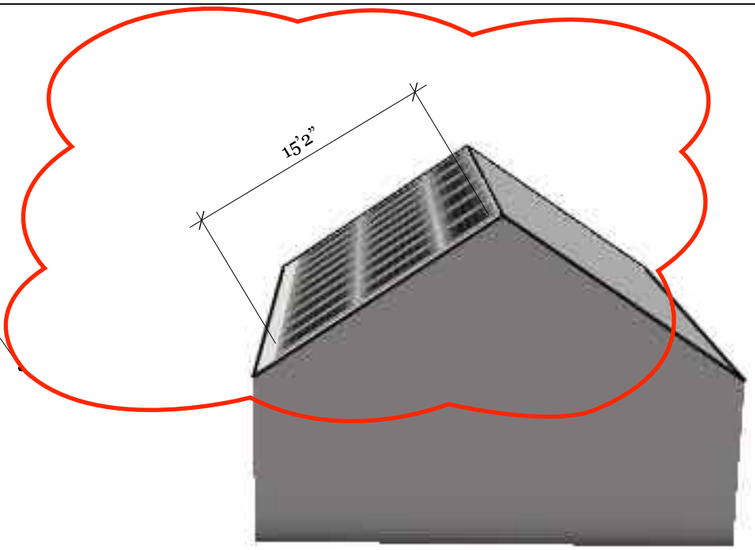
	MM/DD/YY	REMARKS
1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

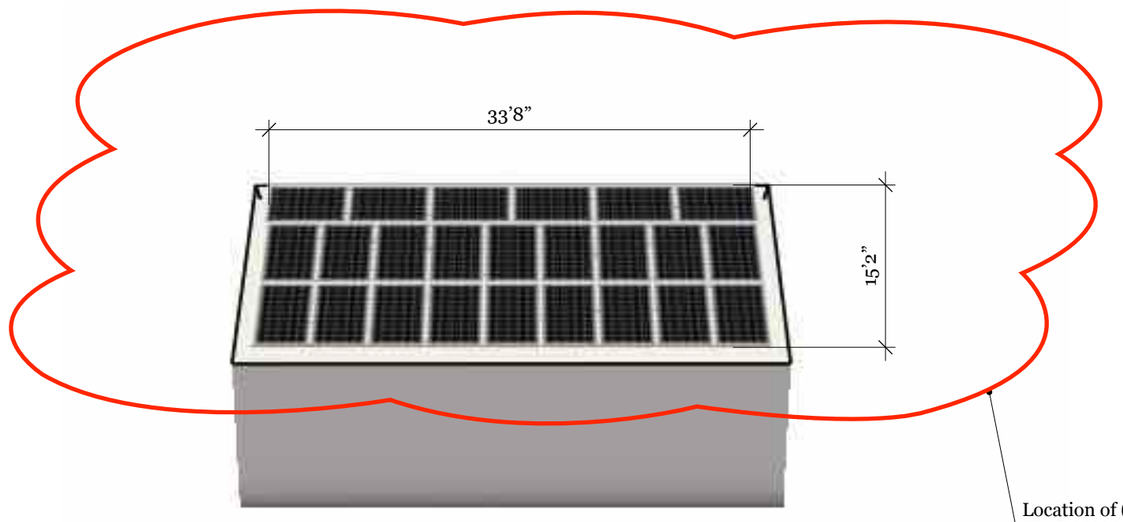
NO CHANGES TO NORTH ELEVATION



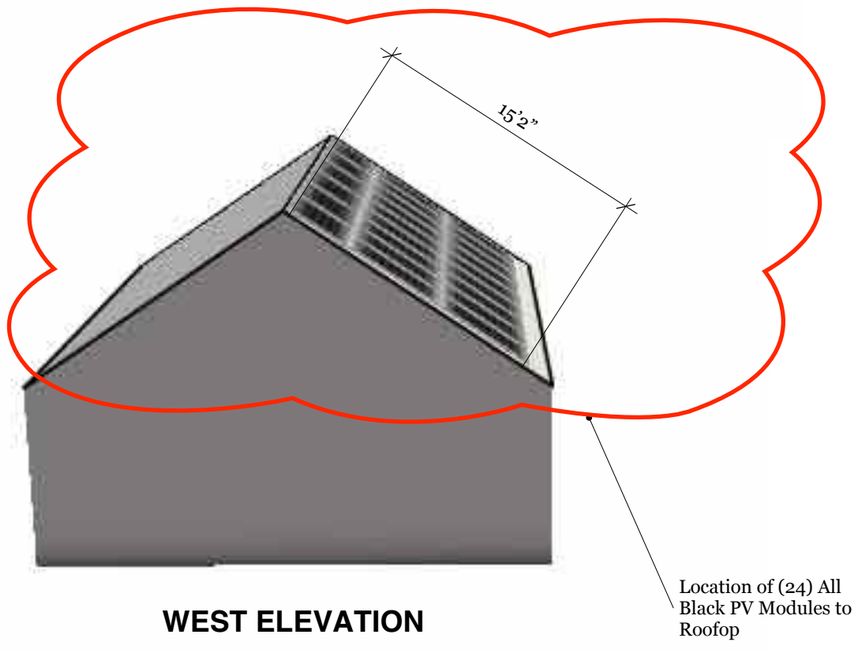
NORTH ELEVATION



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

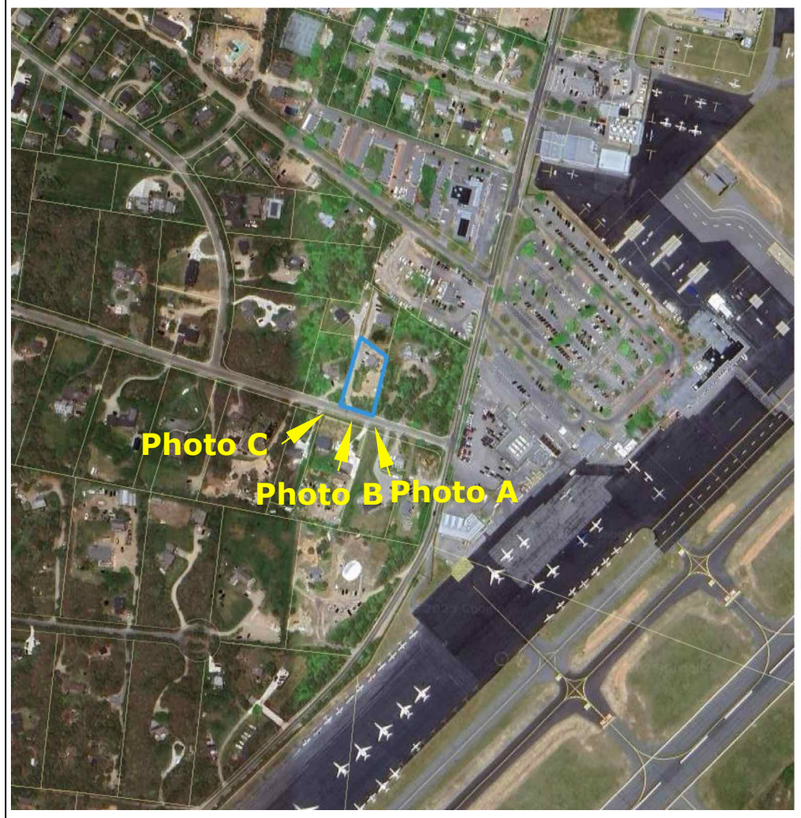




Photo A



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

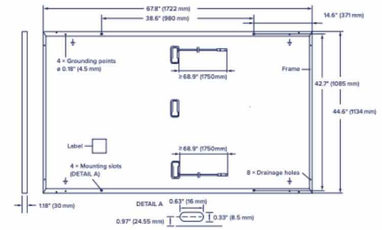
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

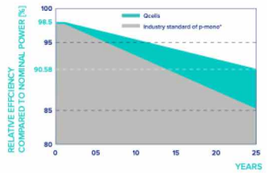


Electrical Characteristics

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

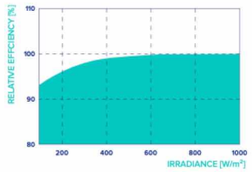


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: 217-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 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

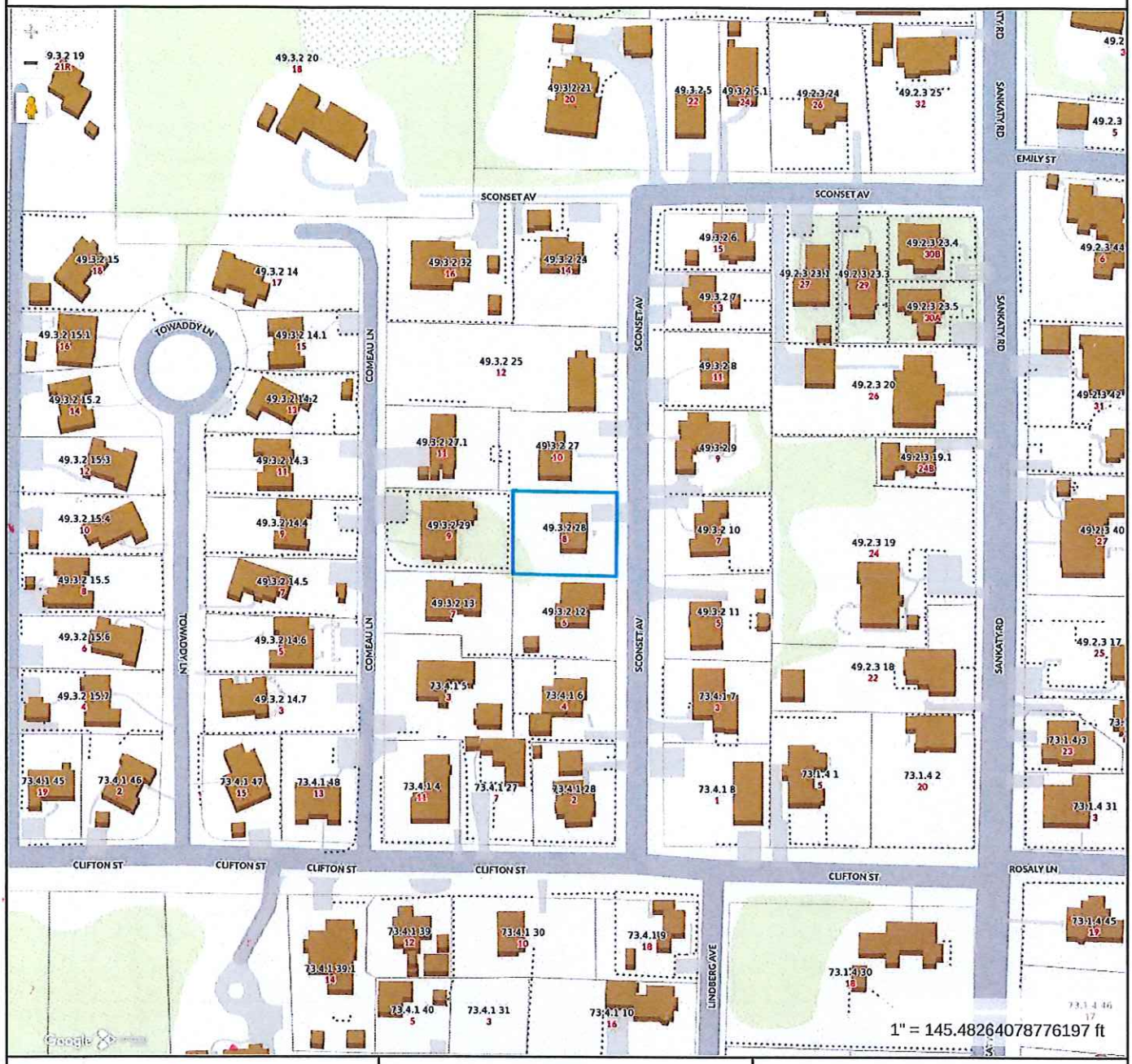
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

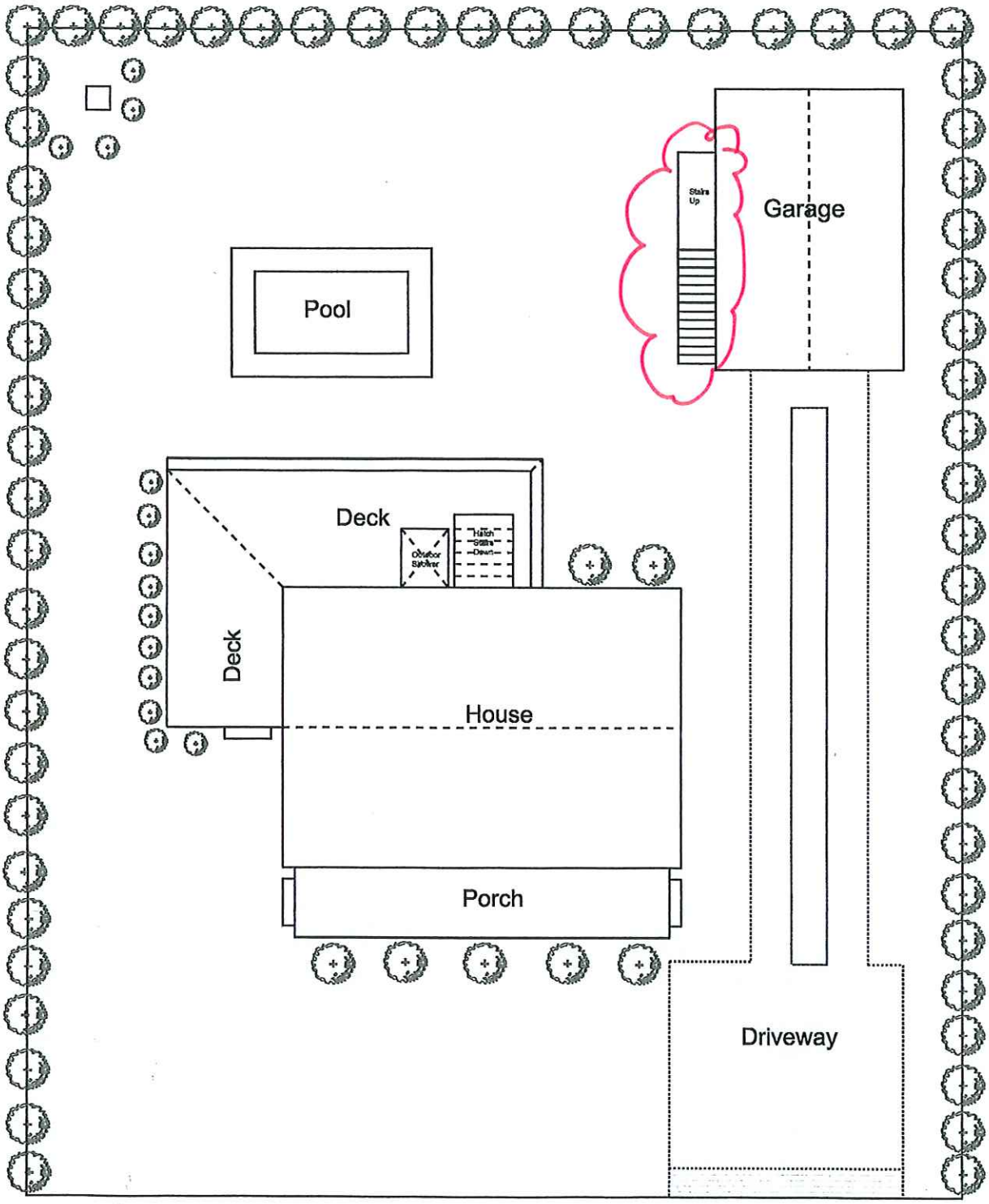
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

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.

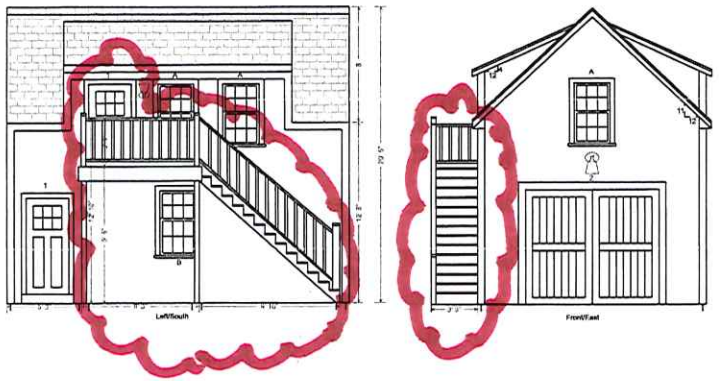
Geometry updated 10/16/2024
Data updated Jan. 2021

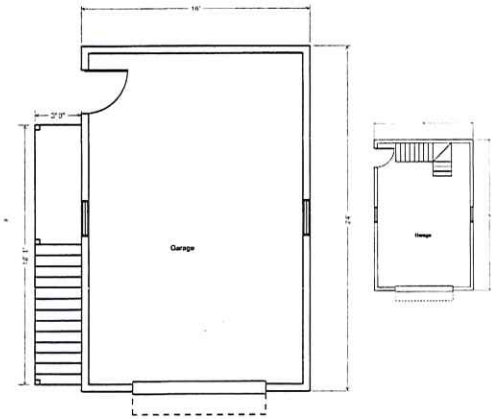
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

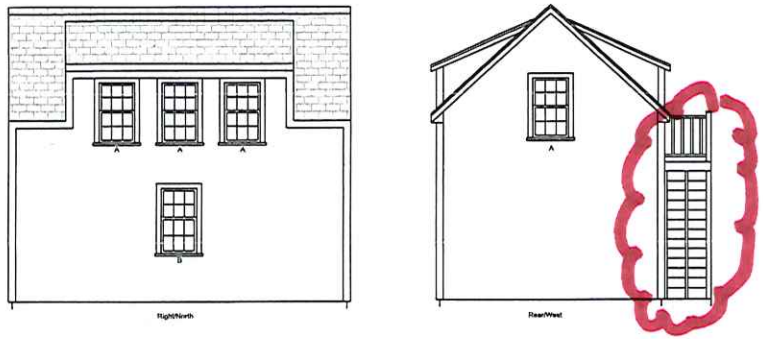


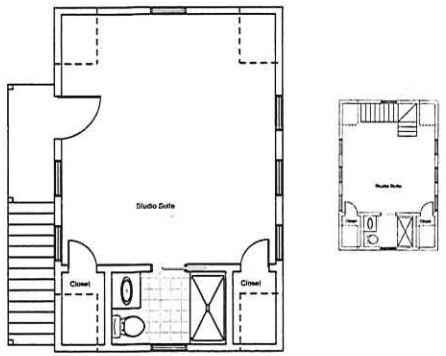
8 Sconset Ave















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

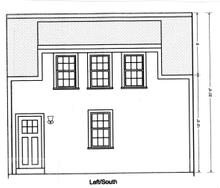
Garage

SITE

6 Sconset Ave
Nantucket MA 02584

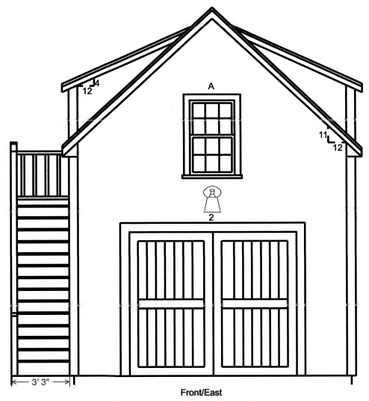
OWNER

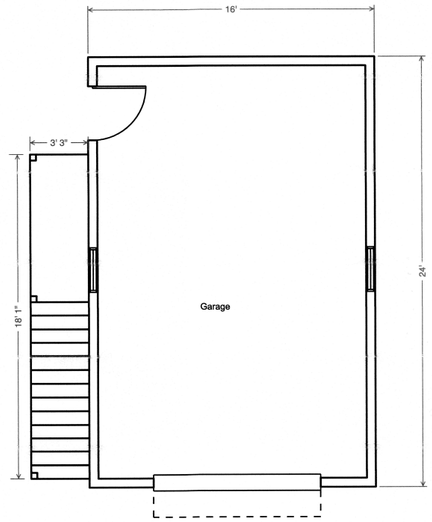
Nantucket Development LLC
PO Box 689
Mashpee MA 02649

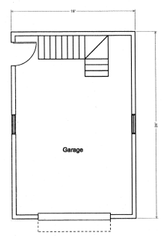


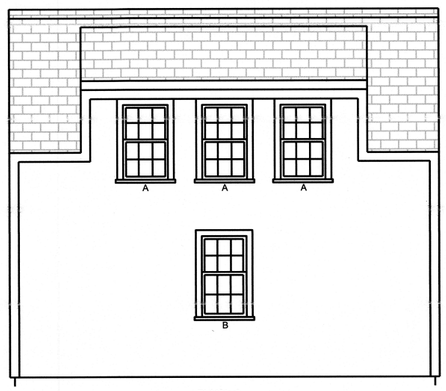


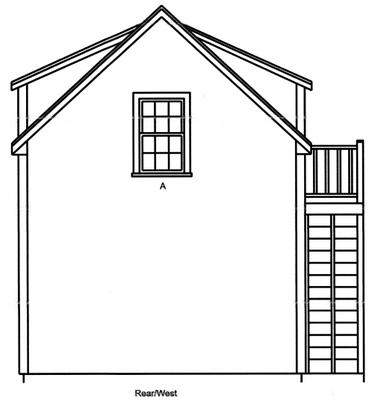


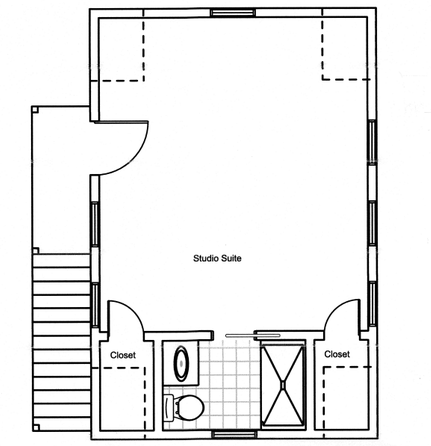


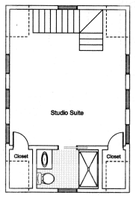


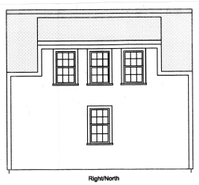
















Schedule

Windows

Key	Qty	Description
A	7	2442 W 400
B	2	2446 W 400

Doors

Key	Qty	Description
1	2	3'0" 6"8" Std 6
2	1	9'4" 8'0" Site Built

NOTES

1. Stairs and landing to the second floor moved from interior to exterior to allow for improved spacing.
2. Window on second floor of the left/south elevation replaced with a door to allow for access to the landing.
3. Door on second floor is consistent with the door on the first floor.
4. All other windows unchanged.

C	HDC Updated	VE	01-25-25
B	HDC Revised	VE	
A	HDC Submitted	VE	

SCALE
1/4
36x24

DRAWN BY

PROJECT NO. 000000

SHEET NO. A01

DRAWING NO. 000000

TITLE

Garage

SITE

8 Sconset Ave
Nantucket MA 02564

OWNER

Nantucket Development LLC
PO Box 689
Mashpee MA 02649

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.**

9589 0710 5270 1687 7539 10

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Twenty Nine Cliff Road LLC
Street and Apt. No., or PO Box No.
1313 28th Street NW
City, State, ZIP+4®
Washington, DC 20007

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 96

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Nicemoor LLC % John C. Lynn T. Bogle, Jr.
Street and Apt. No., or PO Box No.
36 Carisbrooke Road
City, State, ZIP+4®
Wellesley, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 41

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Robin S. Widow % Avday Group Fix
Street and Apt. No., or PO Box No.
101 Huntington Avenue
City, State, ZIP+4®
Boston, MA 02199

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 03

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
30 North Beach Street LLC
Street and Apt. No., or PO Box No.
867 Boylston Street
City, State, ZIP+4®
Boston, MA 02116

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Carol Alfather Etal
Street and Apt. No., or PO Box No.
205 Lake View Avenue
City, State, ZIP+4®
Cambridge, MA 02138

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Joseph R. Motta Jr.
Street and Apt. No., or PO Box No.
241 Wecuwa Drive
City, State, ZIP+4®
Ft. Myers, FL 33912

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7538 97

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Kevin M + Julie P. Hayes
Street and Apt. No., or PO Box No.
85 Sears Road
City, State, ZIP+4®
Brookline, MA 02445

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Bruce Cohen TRST 32 Cliff Road Trust
Street and Apt. No., or PO Box No.
32 Cliff Road
City, State, ZIP+4®
Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Nicemoor LLC % John C. + Lynn T. Bogle, Sr.
Street and Apt. No., or PO Box No.
36 Carisbrooke Road
City, State, ZIP+4®
Wellesley, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Star Elizabeth Hope
Street and Apt. No., or PO Box No.
324 South Laurel Avenue
City, State, ZIP+4®
Charlotte, NC 28207

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1687 7539 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
FEB -6 2025
NANTUCKET POST OFFICE

Sent To
Hidden View LLC
Street and Apt. No., or PO Box No.
535 Bryant Street #347
City, State, ZIP+4®
Palo Alto, CA 94301

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: 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.

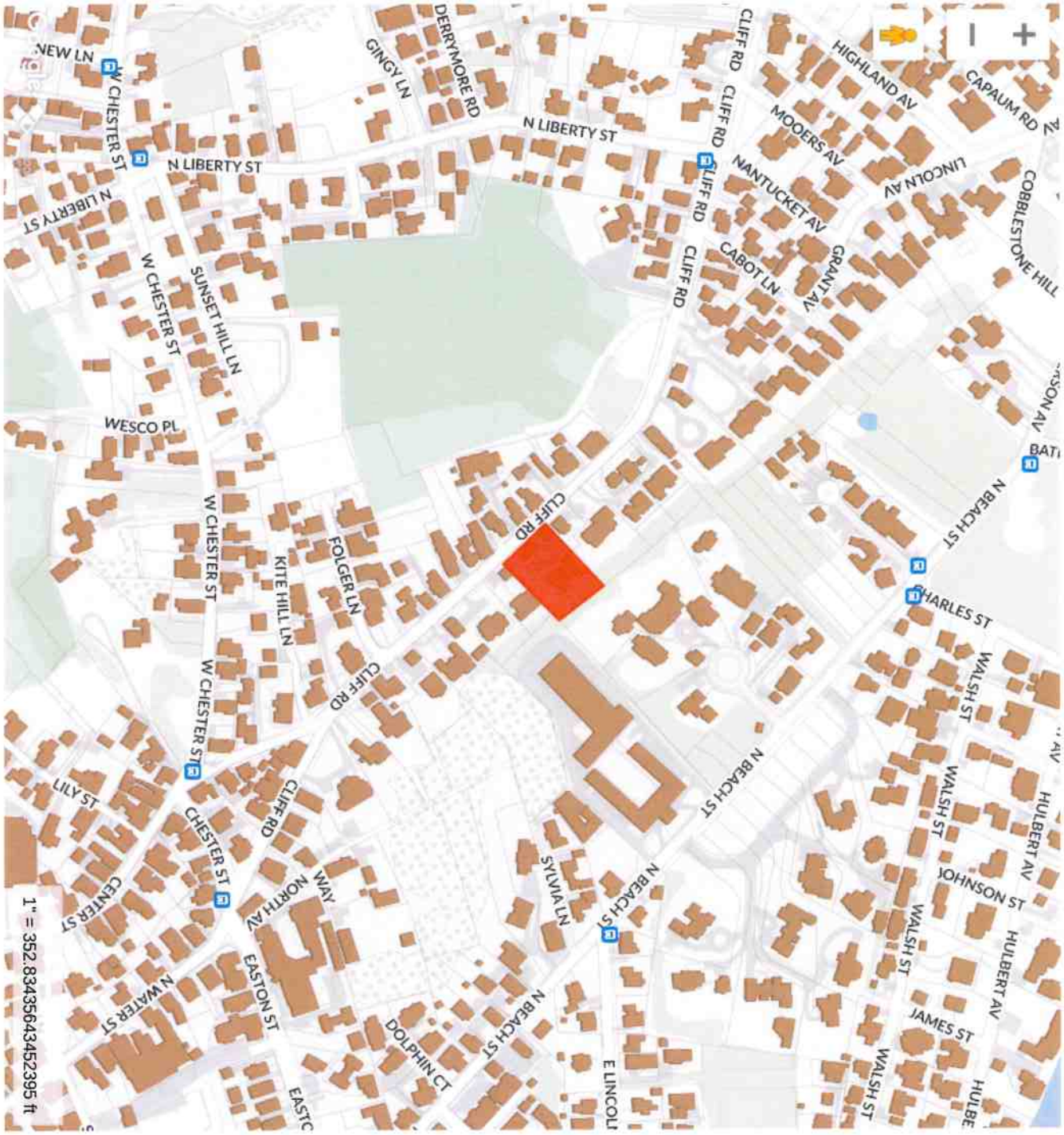
COLORS

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

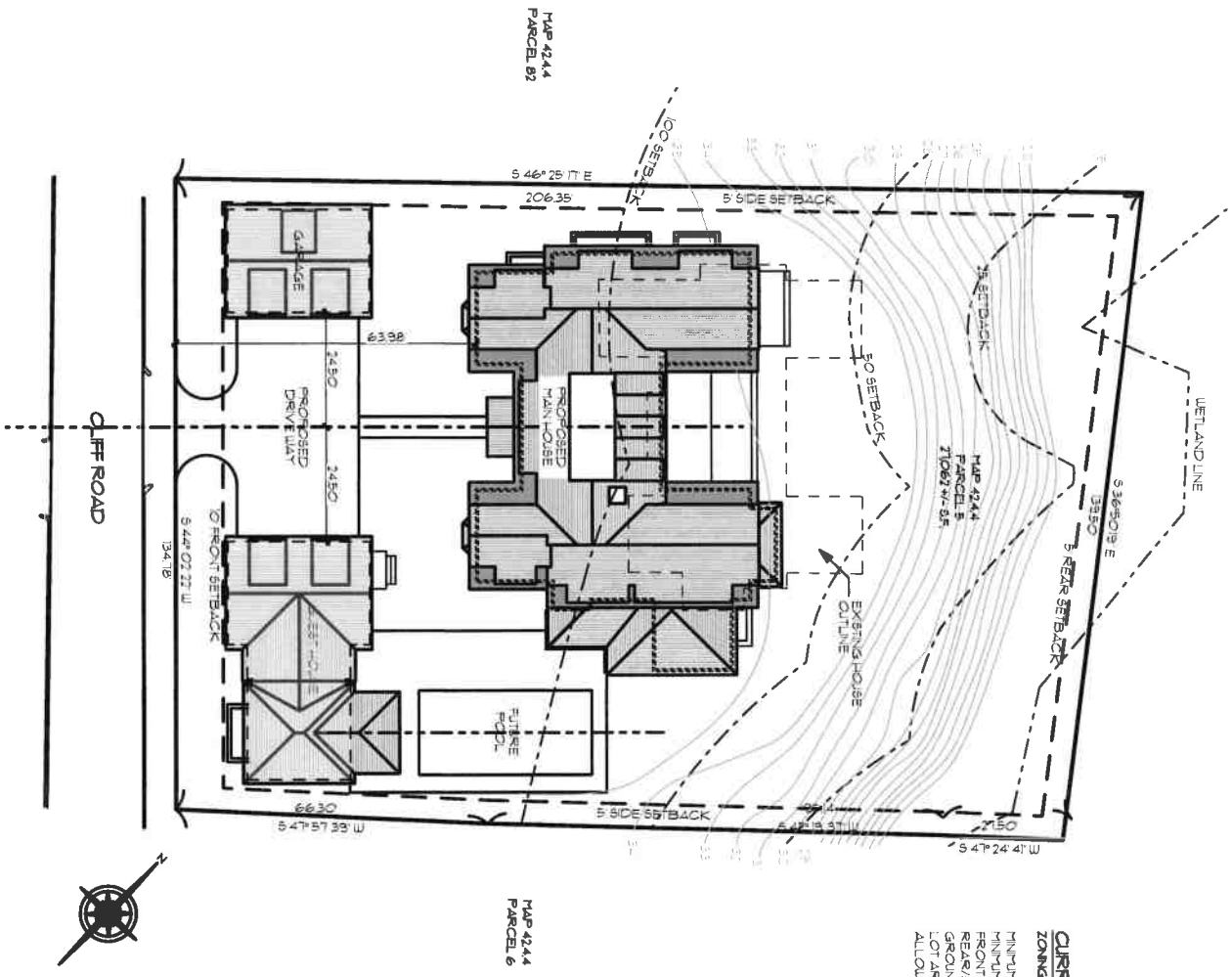
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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
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.

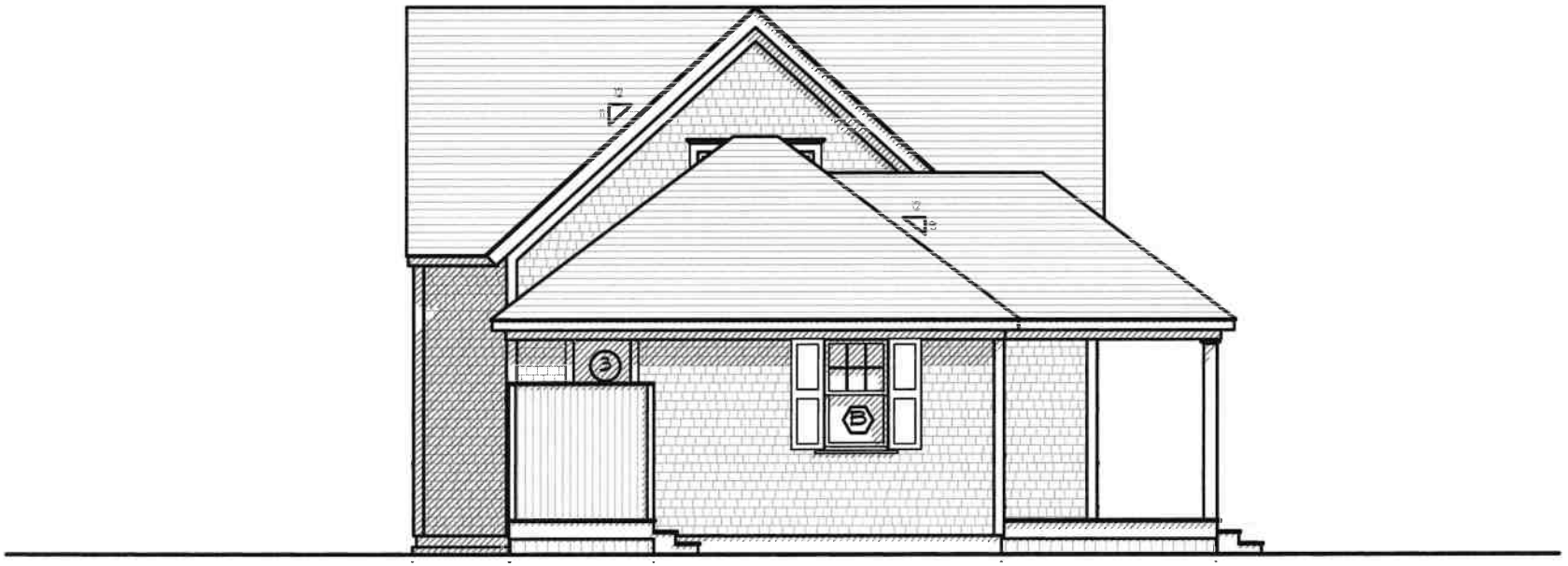
Site Plan

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



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

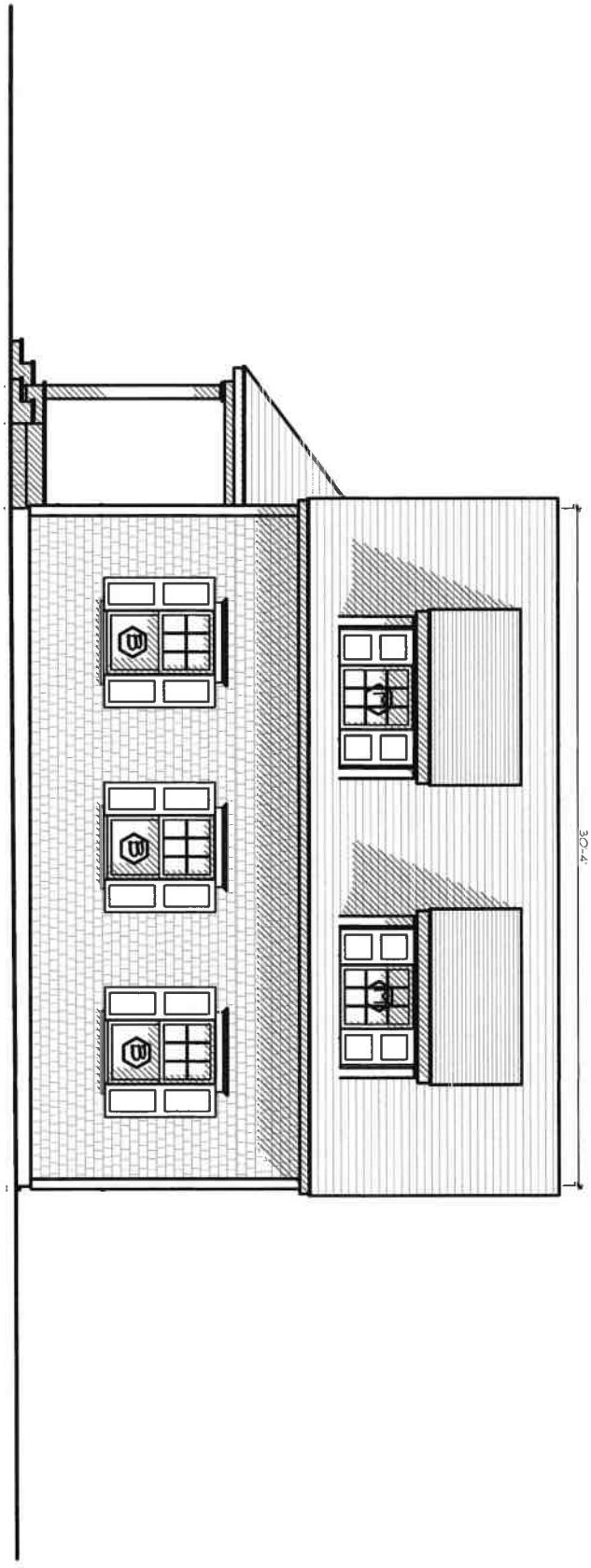
Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

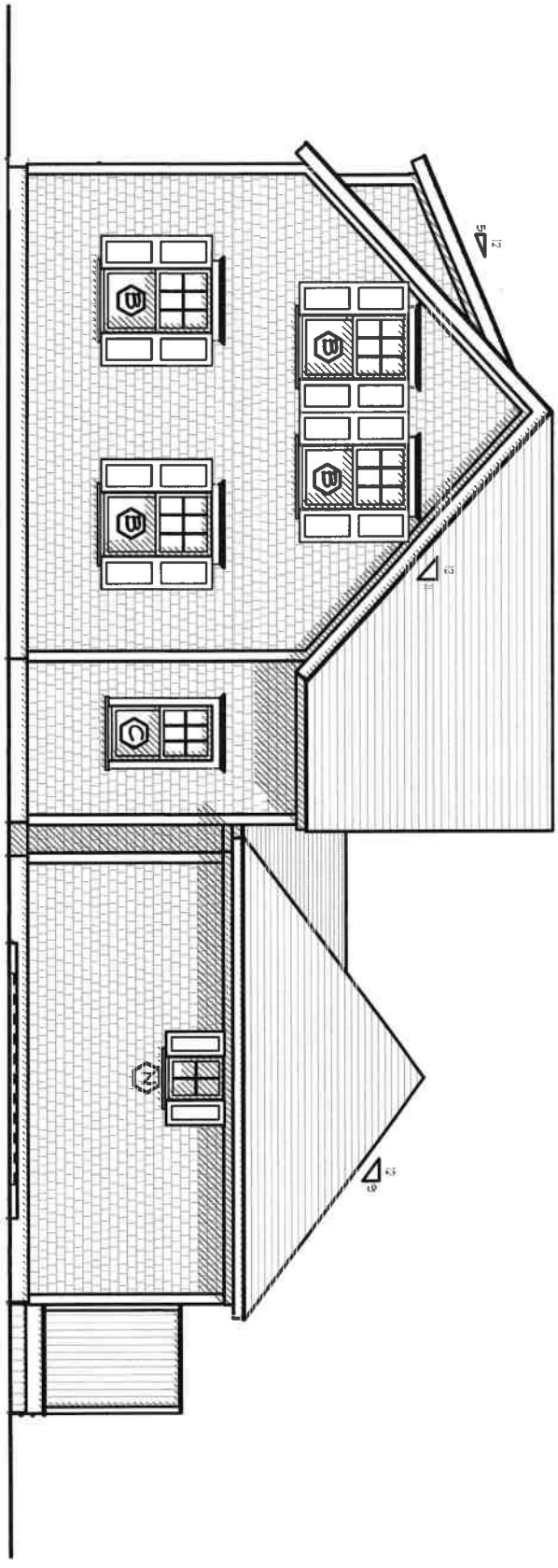
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#

A-2.1



NORTH ELEVATION



WEST ELEVATION

ID# A-2.1

Guest House at
33 Cliff Rd
Nantucket, MA 02554

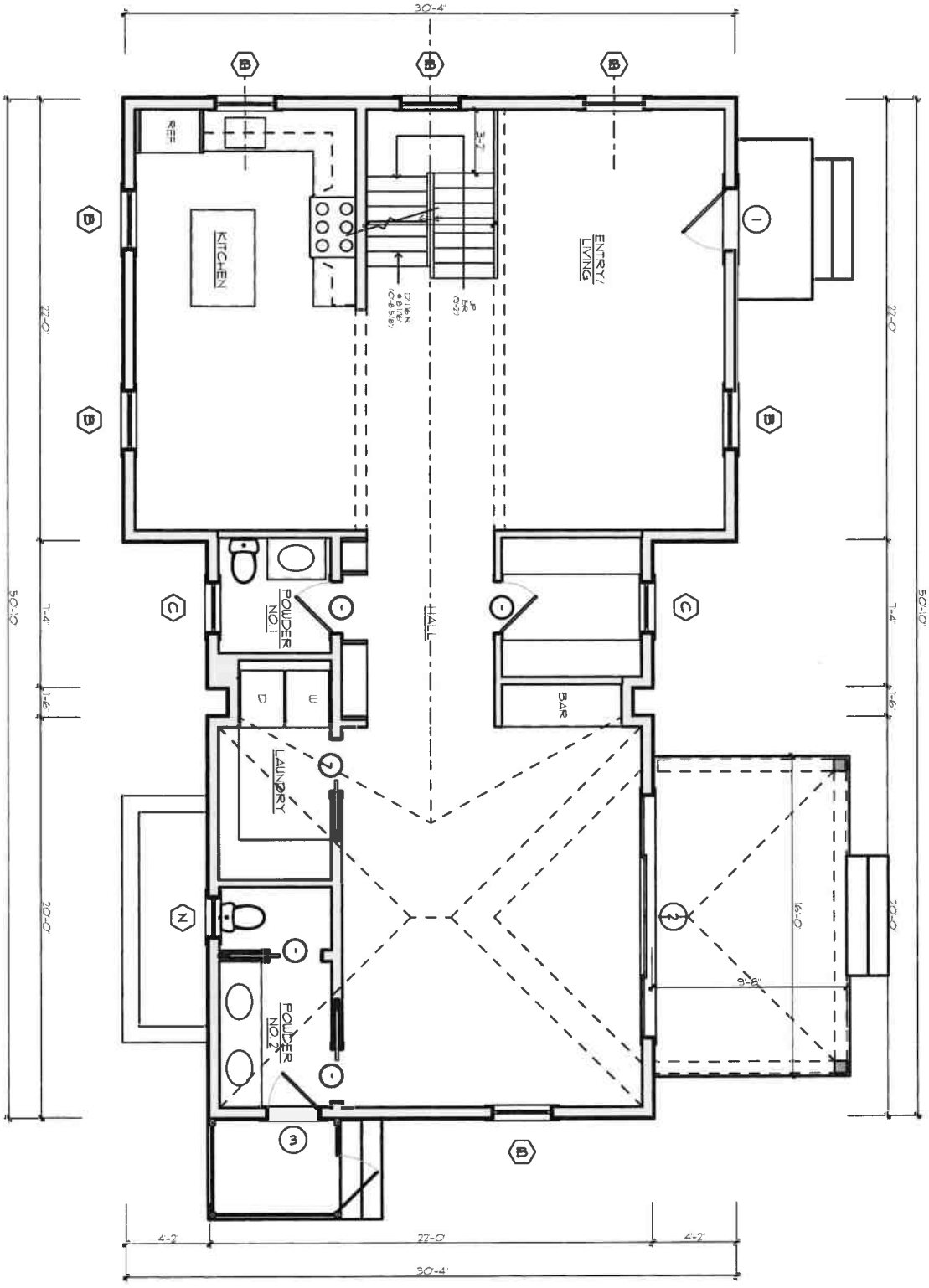
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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.

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
BOTTICELLIANDPOHL.COM



ID# **A-1.1**

Guest House at
33 Cliff Rd
Nantucket, MA 02554

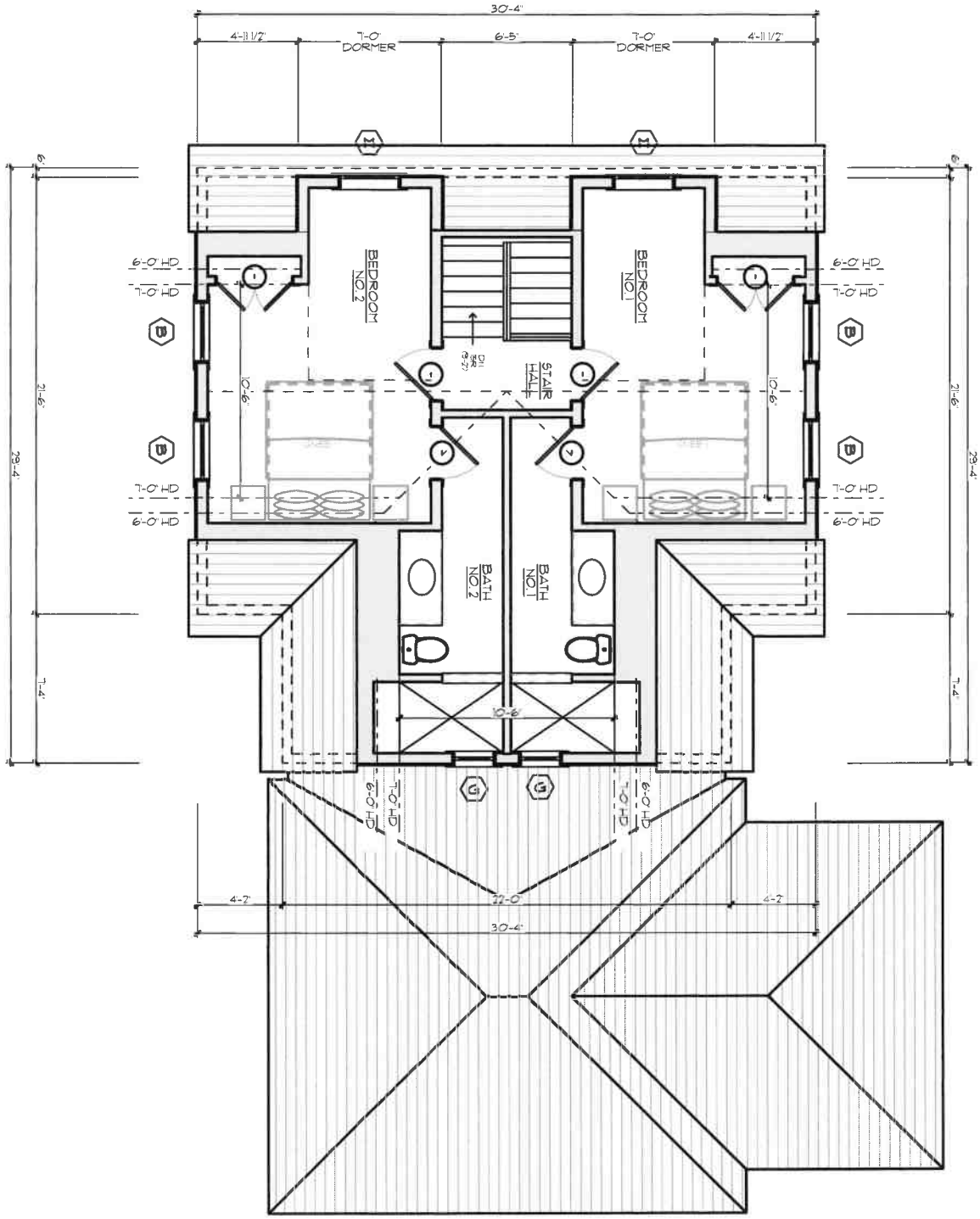
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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.

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

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.

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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Road

Owner of record: 33 Cliff Road LLC

Mailing Address: 13941 Cuba Road, Cockeysville, MD 21030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottarelli + Pohl

Mailing Address: 11 Old South Road Nantucket, MA 02554

Contact Phone #: 508-228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30'-4" Sq. Footage 1st floor: 1067 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 23'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 24'-3½" South 24'-3½" East 24'-3½" West 24'-3½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11/12 Secondary Mass _____/12 Dormer 5/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) _____

Leaders (material and size): Copper

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x4 Rake 1x8 Soffit (Overhang) 8"+/- Corner boards 1x6 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☒ SDL Front 4 Lite / Panel Rear _____ Side _____

Garage Door(s): Type Overhead Material Wood - 8 Lite / Vertical Panel

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

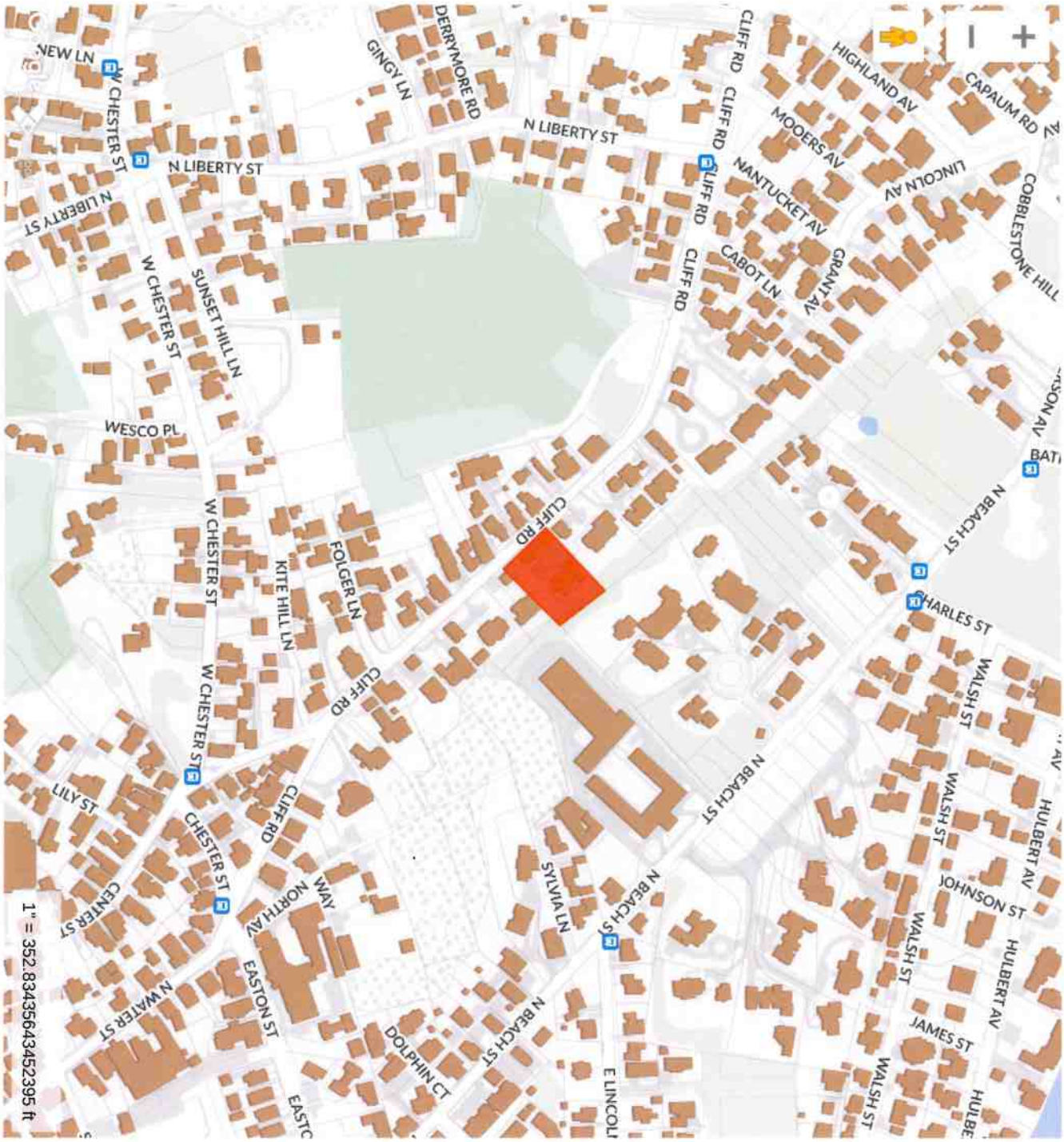
Trim White Sash White Doors White

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/6/25 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Garage at
33 Cliff Rd
Nantucket, MA 02554

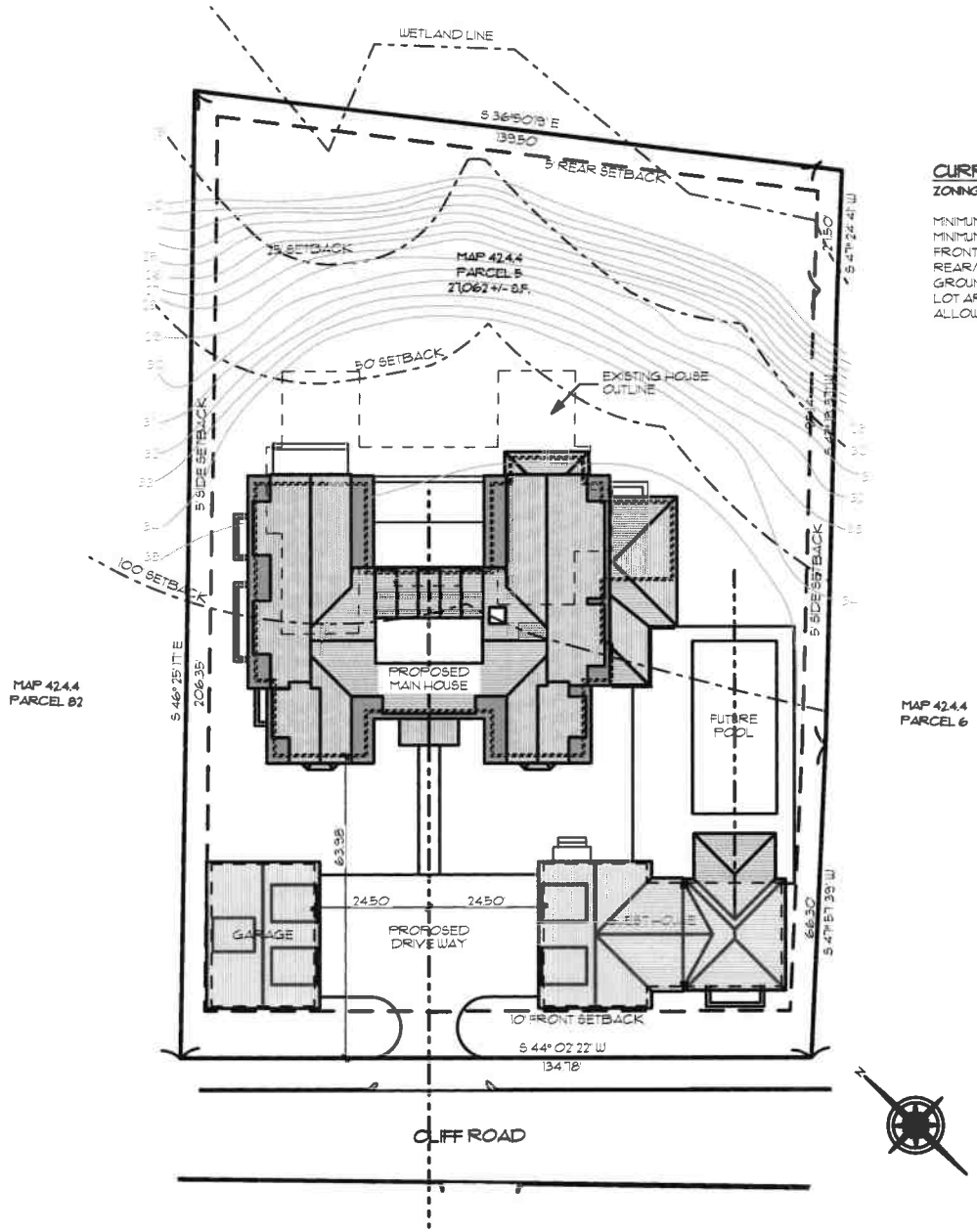
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R-1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	27,062 SF +/-
ALLOWABLE G.C.:	8,118 SF

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543 | BOTTICELLIANDPOHL.COM

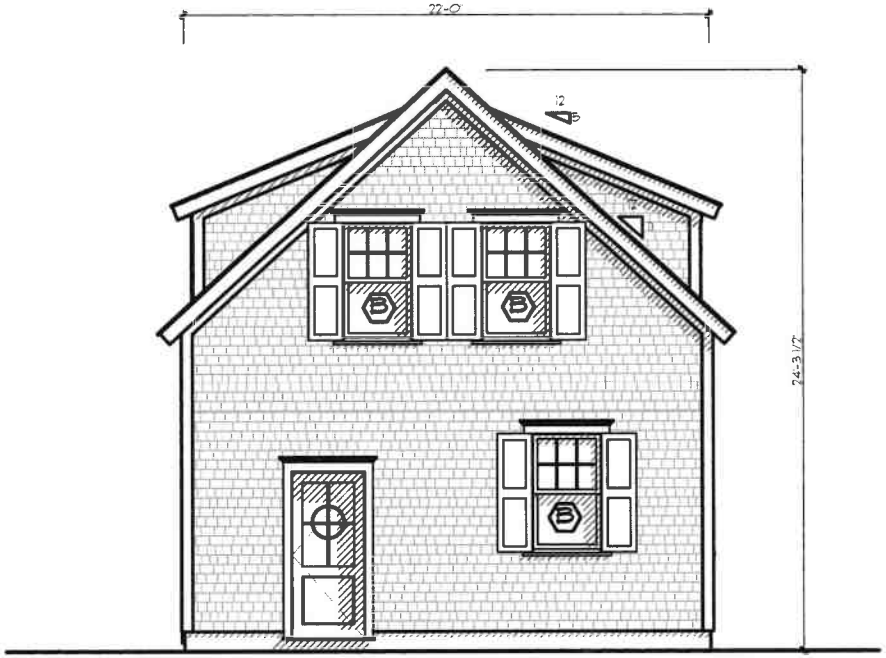
Site Plan

Garage at
33 Cliff Rd
Nantucket, MA 02554

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#
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

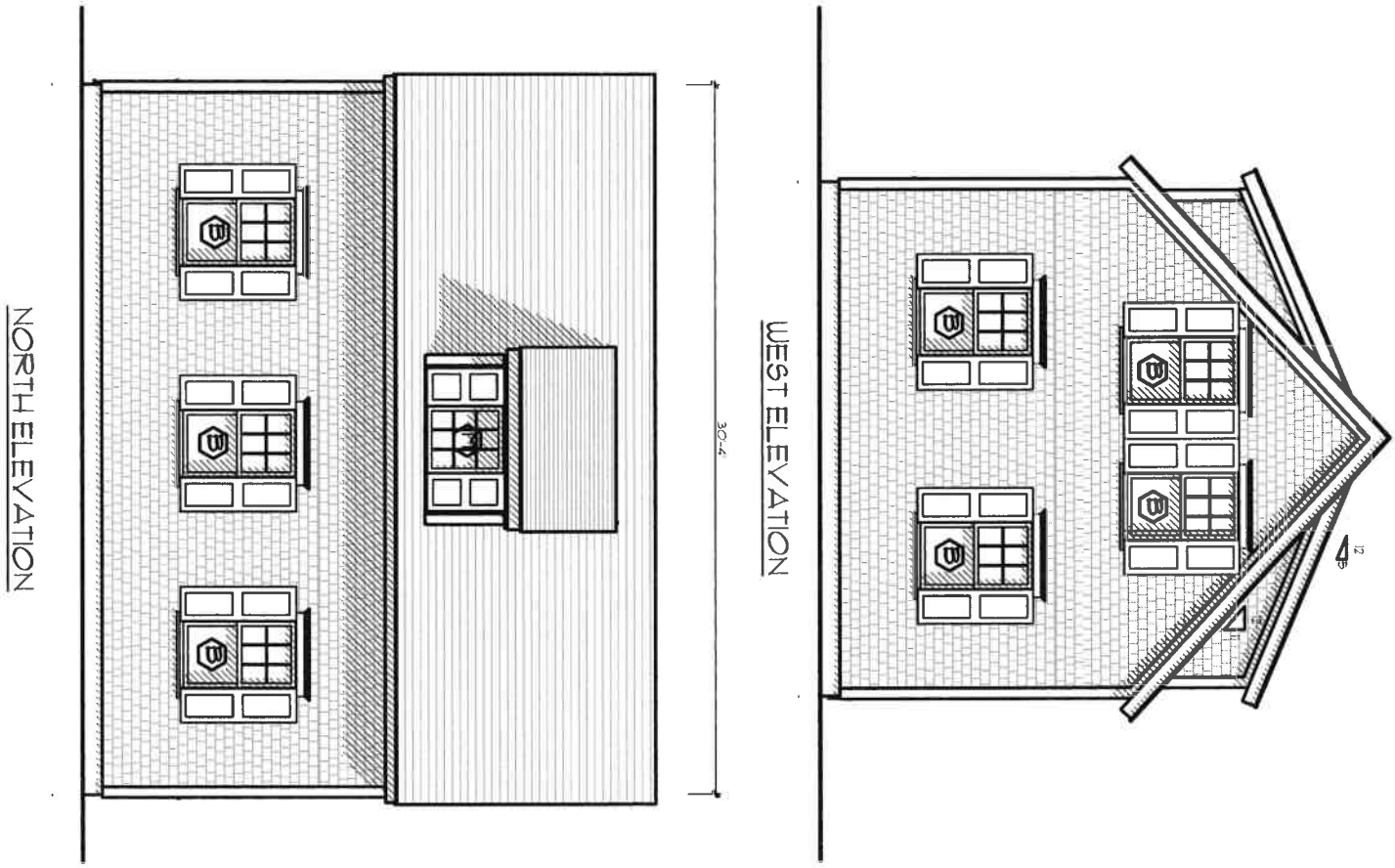
Garage at
33 Cliff Rd
Nantucket, MA 02554

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

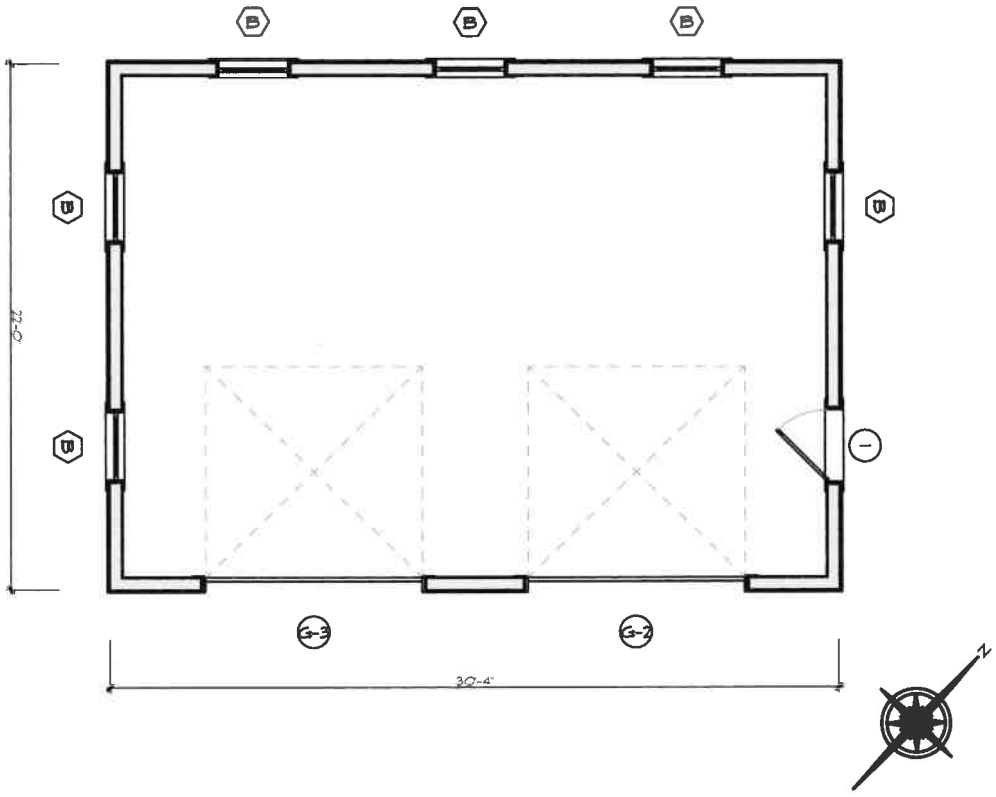
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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 & 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
BOTTICELLIANDPOHL.COM



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.
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

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

COMMISSIONERS

Ray Polif
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda U. Martinez
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

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR 63 Hulbert LLC

STREET ADDRESS 63 Hulbert Ave

MAP/PARCEL 29 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02-10-2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Joshua Bancroft 02-10-2025

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I STEPHEN A. RICKS, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Stephen A. Ricks 11/9/2022

Signature Date

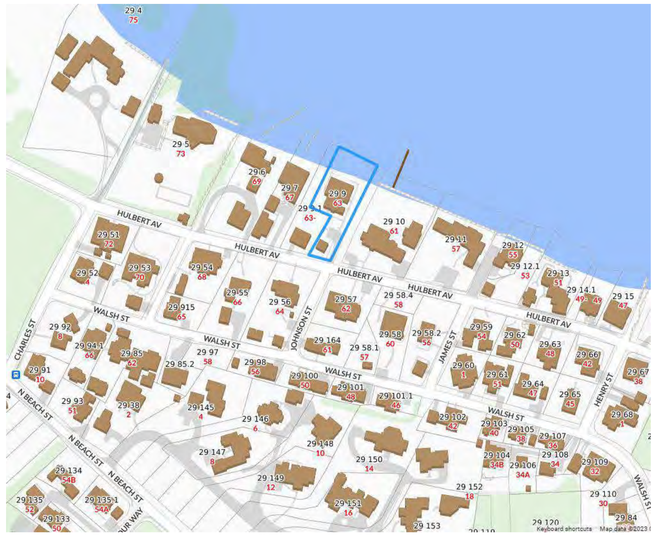
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

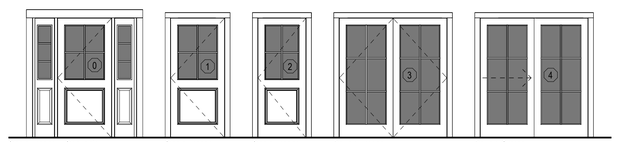
63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

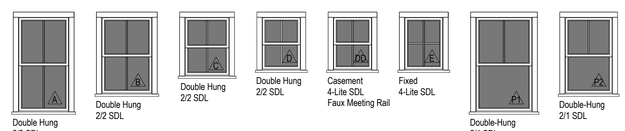


1 Locus Map
Not to Scale



Single Hinged + Sidelights 1-Panel 4-Lite SDL + (2)1-Panel 3-Lite SDL | Single Hinged 1-Panel 4-Lite SDL | Single Hinged 1-Panel 4-Lite SDL | Double Hinged (2)6-Lite SDL | Double Gliding (2)6-Lite SDL

Exterior Door Legend
1/4" = 1'-0"



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Casement 4-Lite SDL Faux Meeting Rail | Fixed 4-Lite SDL | Double-Hung 2/1 SDL | Double-Hung 2/1 SDL

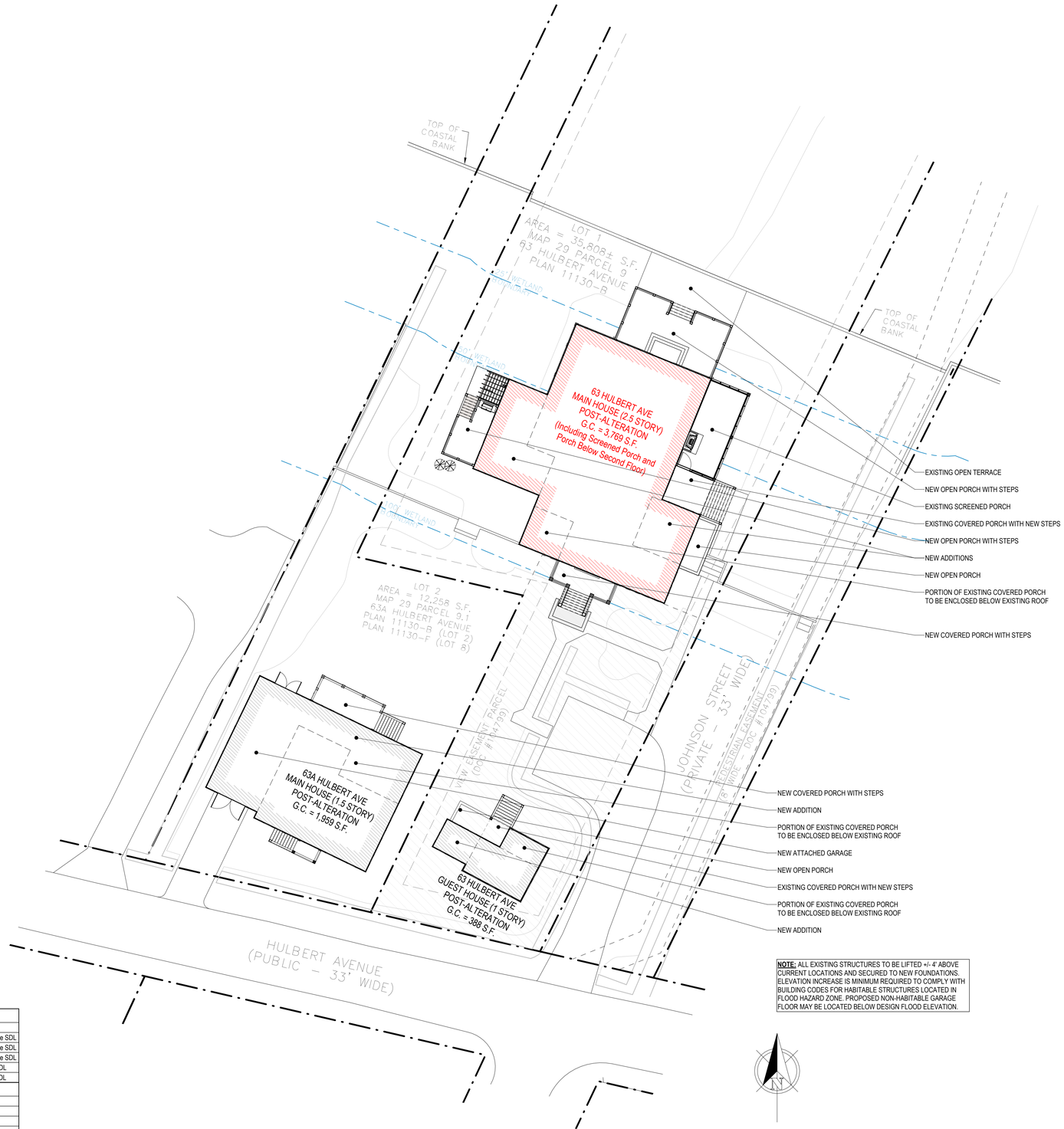
Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
2	1	2'-8"	6'-7 1/2"	2'-8"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
3	1	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Lepage	TBD	Double Hinged, 6-Lite SDL
4	3	5'-11"	6'-7 1/2"	6'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL

WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
A	12	2'-11 1/4"	5'-3 1/4"	3'-0"	5'-4"	Lepage	TBD	Double-Hung 2/2 SDL
B	19	2'-11 1/4"	4'-3 1/4"	3'-0"	4'-4"	Lepage	TBD	Double-Hung 2/2 SDL
C	14	2'-7 1/4"	3'-3 1/4"	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
D	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Double-Hung 2/2 SDL
DD	4	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Casement 4-Lite SDL
E	1	2'-3 1/4"	2'-11 1/4"	2'-4"	3'-0"	Lepage	TBD	Fixed 4-Lite SDL
P1	6	3'-3 1/4"	5'-3 1/4"	3'-4"	5'-4"	Lepage	TBD	Double-Hung 2/1 SDL
P2	11	2'-9 1/4"	4'-3 1/4"	2'-10"	4'-4"	Lepage	TBD	Double-Hung 2/1 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

2239
Main House

63 Hulbert Ave
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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

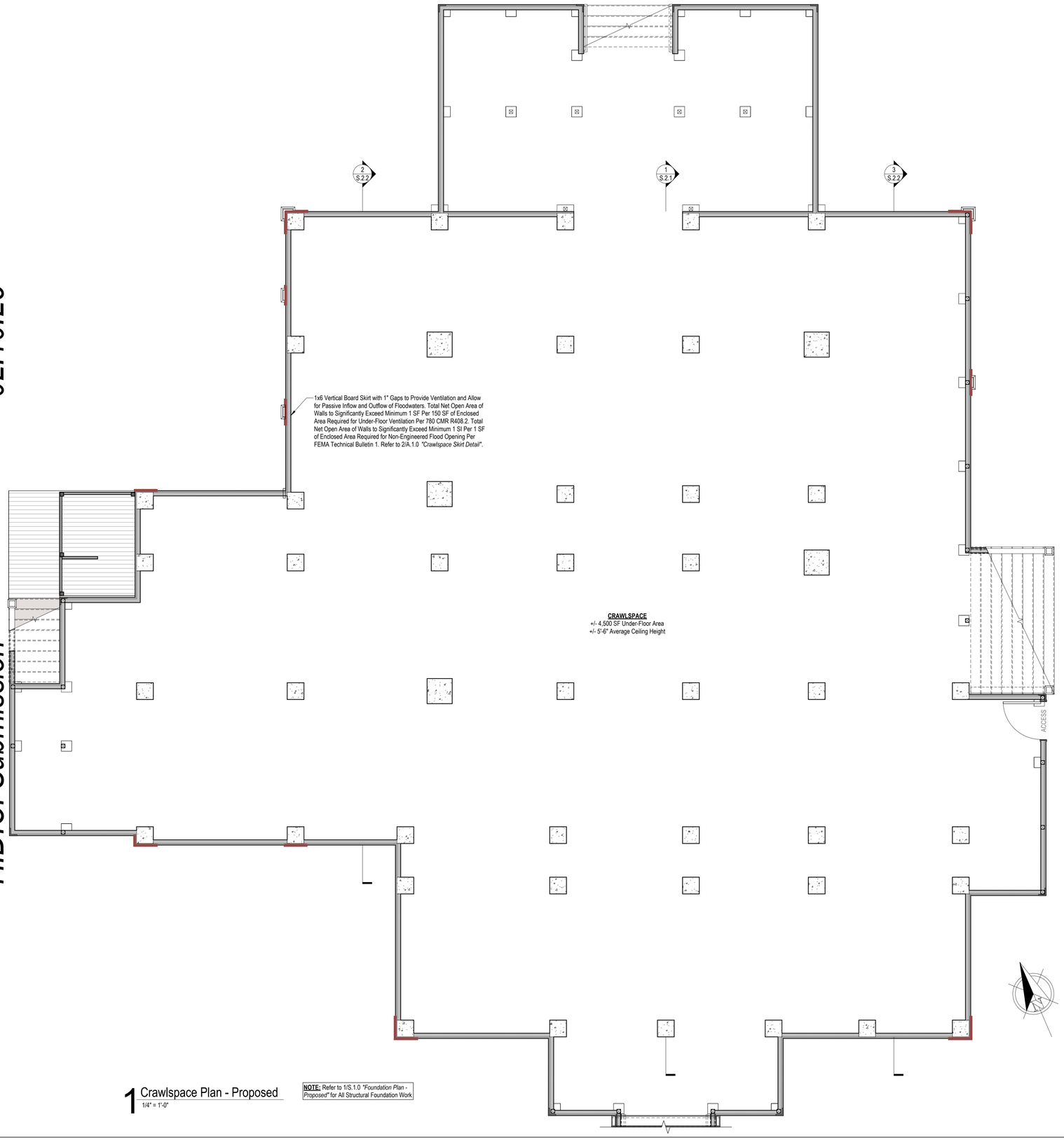
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

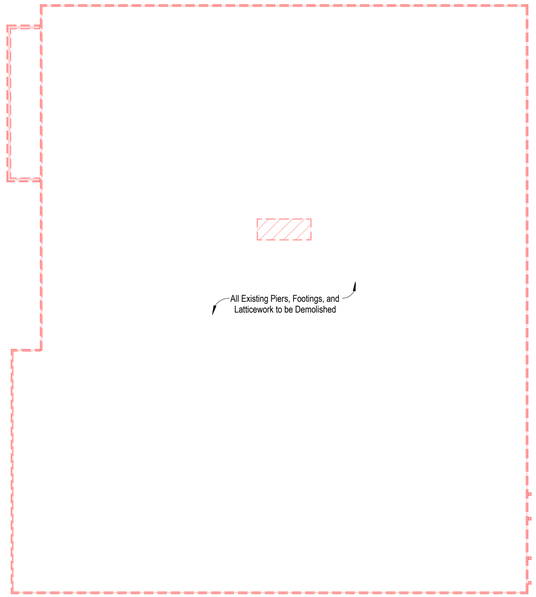
02.10.25

H.D.C. Submission

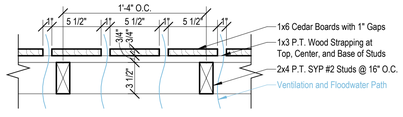


1 Crawlspace Plan - Proposed
1/4" = 1'-0"

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
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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

Crawlspace Plan

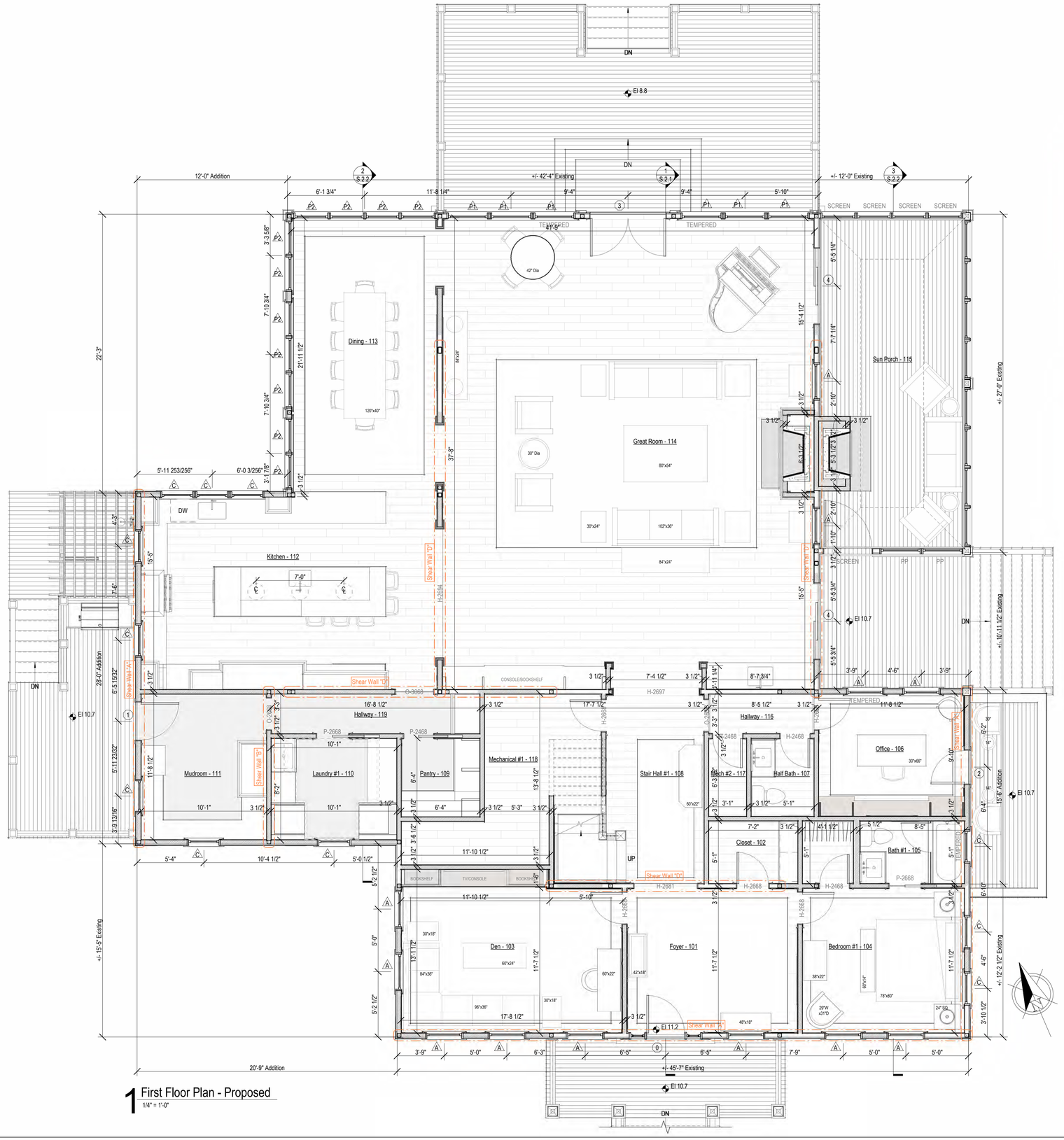
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.1.0
2239

02.10.25

H.D.C. Submission

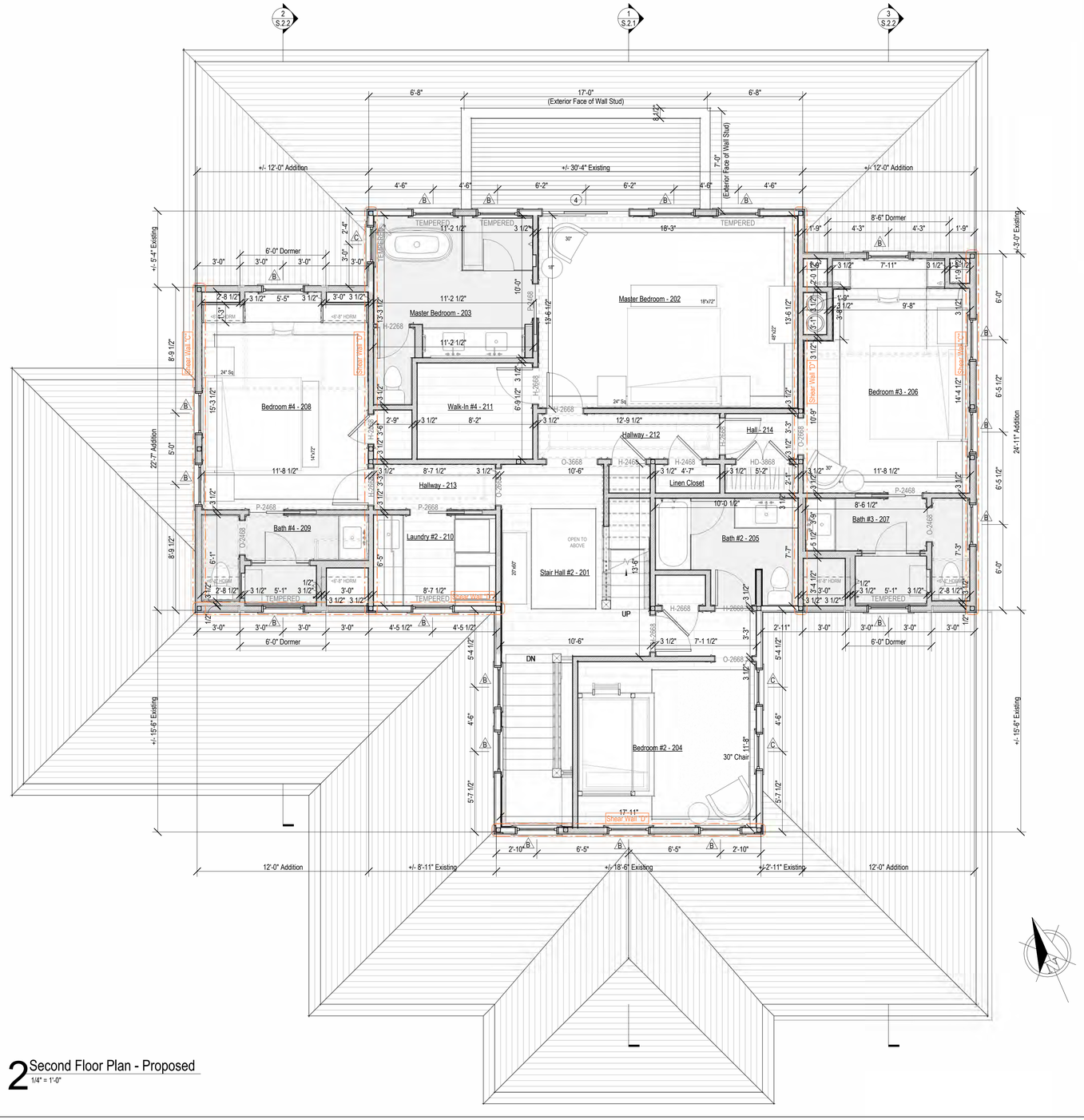

12'-0" Addition
6'-1 3/4"
11'-8 1/4"
+/- 42'-4" Existing
9'-4"
9'-4"
5'-10"
+/- 12'-0" Existing
SCREEN
SCREEN
SCREEN
SCREEN
TEMPERED
41'-9"
TEMPERED
42" Dia
DN
EL 8.8
DN
1
S 2.1
2
S 2.2
3
S 2.2
3
4
Dining - 113
120"x40"
Great Room - 114
80"x54"
30" Dia
30"x24"
102"x36"
84"x24"
Sun Porch - 115
Kitchen - 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

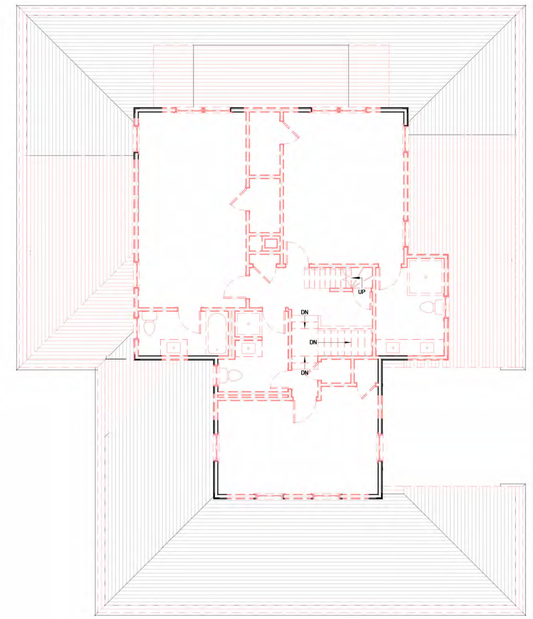
H.D.C. Submission

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

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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

Second 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.

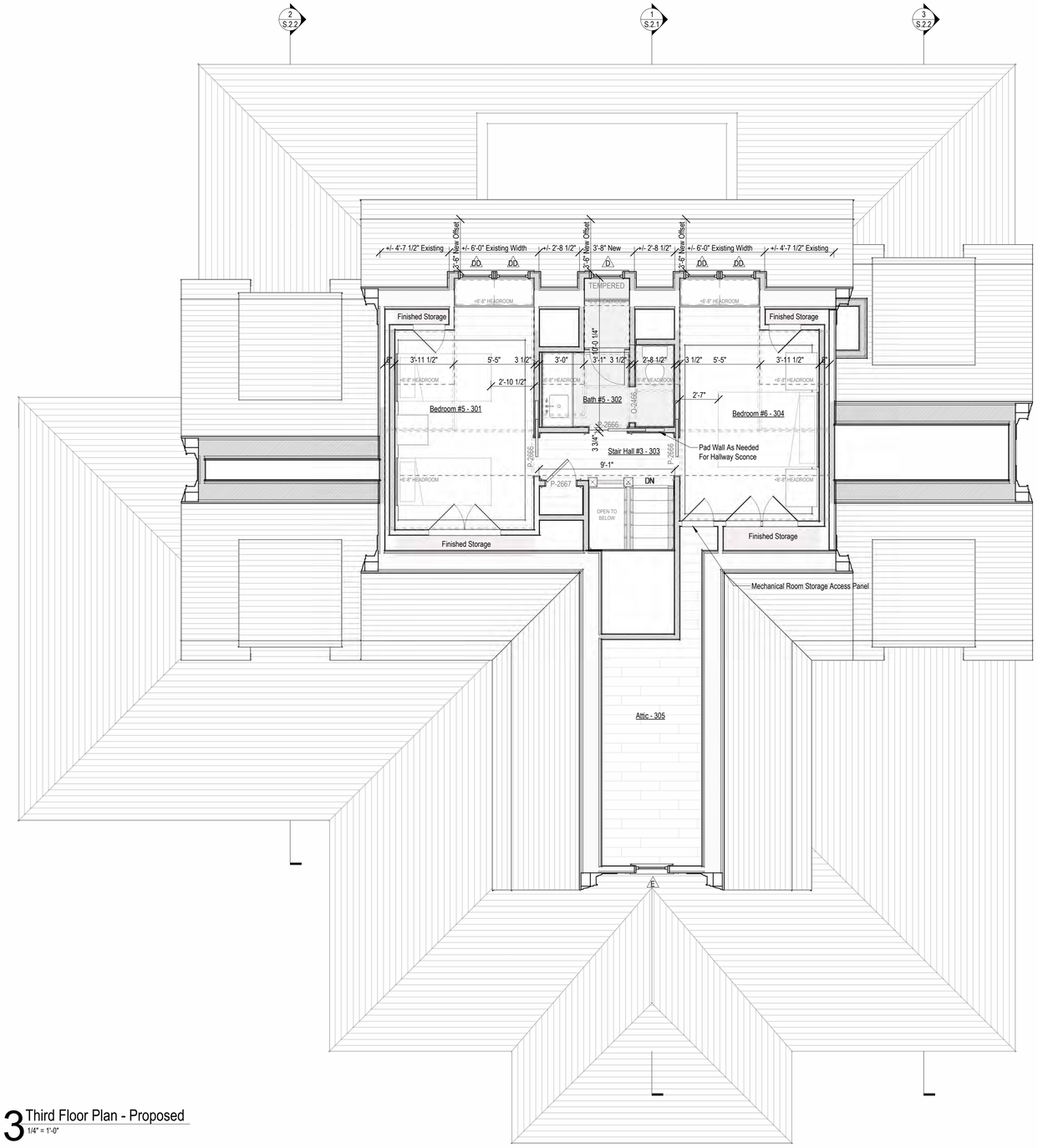
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

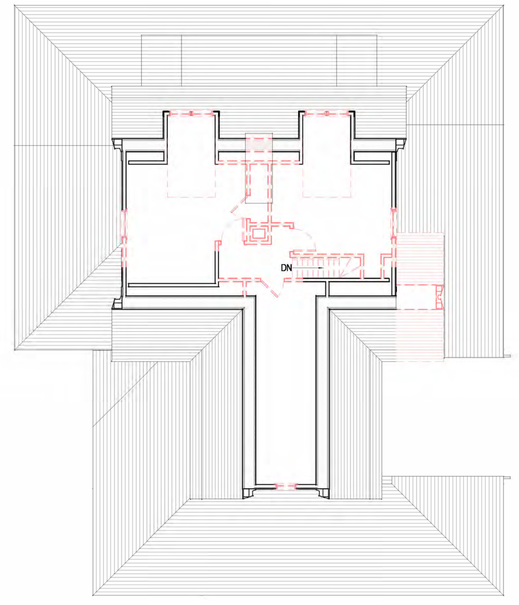
2239

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
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

PHASING LEGEND
- Existing to Remain
- Existing to be Demolished
- Proposed

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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

Third Floor Plan

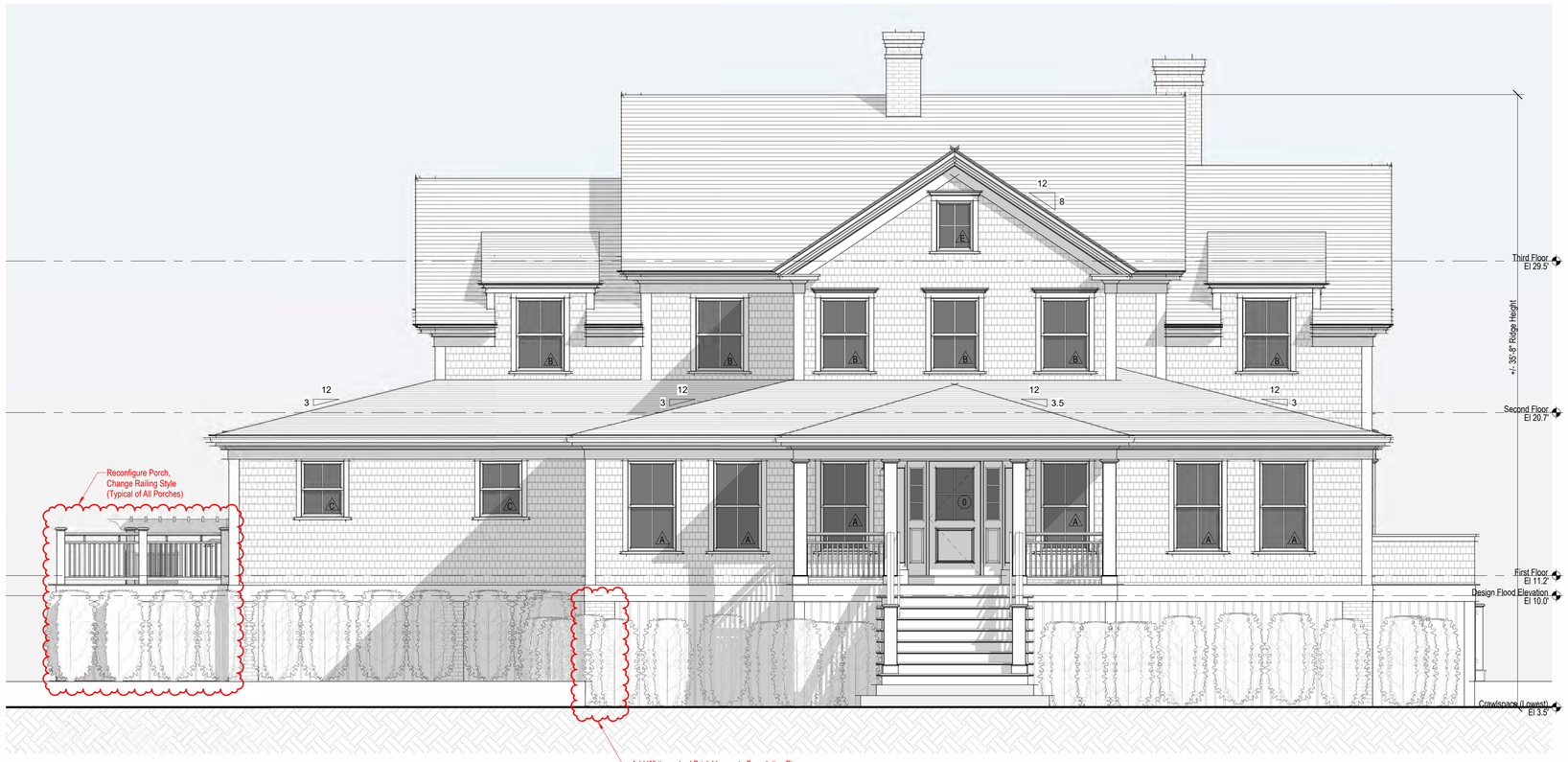
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.3

2239

02.10.25

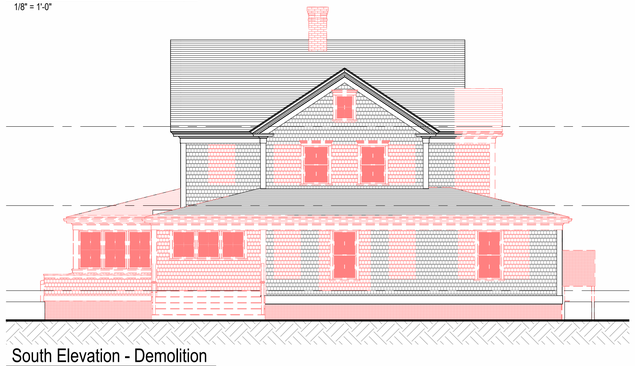


1 South Elevation - Proposed
1/4" = 1'-0"

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

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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

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

02.10.25

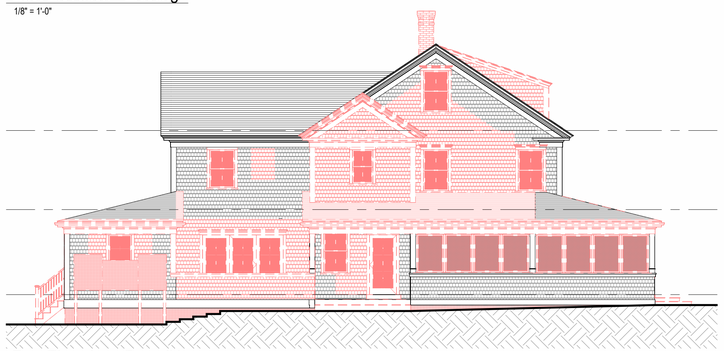


2 East Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"



East Elevation - Previously Approved (08-06-24)
1/8" = 1'-0"

2239

Main House

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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

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

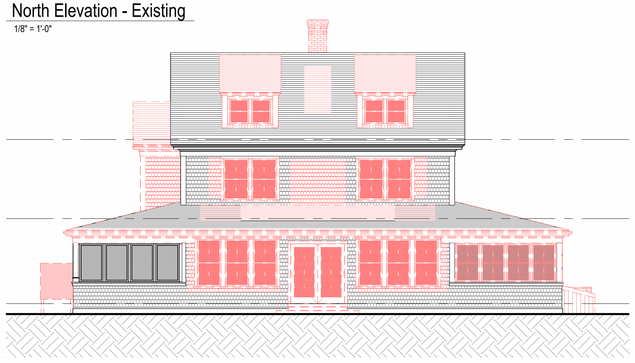


3 North Elevation - Proposed
1/4" = 1'-0"

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.:	-----

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
D.1.1	Interior Elevation - Front Foyer
D.1.2	Interior Elevations - Stair Hall
D.1.3	Interior Elevation - Den
D.1.4	Interior Elevation - Bedroom / Bath #1
D.1.5	Interior Elevation - Office / Half Bath
D.1.6	Interior Elevation - Mudroom / Laundry / Pantry
D.1.7	Interior Elevation - Kitchen
D.1.8	Interior Elevation - Dining Room
D.1.9	Interior Elevation - Great Room
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
D.2.1	Interior Elevation - Stair Hall #2
D.2.2	Interior Elevation - Master Bedroom
D.2.3	Interior Elevations - Master Closet
D.2.4	Interior Elevation - Master Bathroom
D.2.5	Interior Elevation - Bedroom #2
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
D.2.11	Interior Elevation - Laundry #2
D.2.12	Interior Elevations - Hallways
D.3.1	Interior Elevation - Stair Hall #3
D.3.2	Interior Elevation - Bedroom #5
D.3.3	Interior Elevation - Bedroom #6
D.3.4	Interior Elevation - Bath #5
D.4.1	Interior Trim Details
D.4.2	Fireplace Details
D.4.3	Side Porch Details
D.4.4	Front Entry Door Surround Details
D.4.5	Office Deck Plan & Elevations
D.5.1	Exterior Trim Details
D.5.2	Exterior Trim Details
D.5.3	Front Stoop Details
R.1.1	First Floor Reflected Ceiling Plan
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

Exterior Elevations

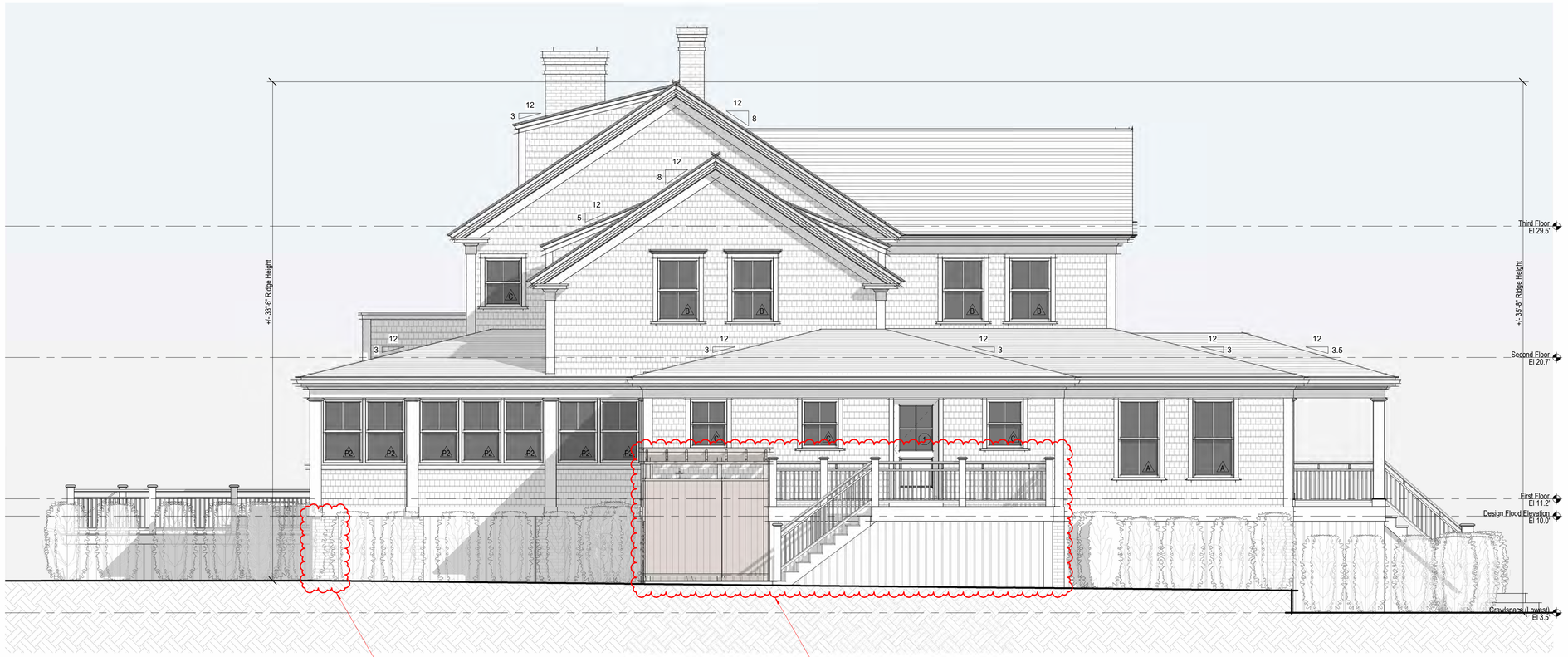
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.2.3

2239

02.10.25

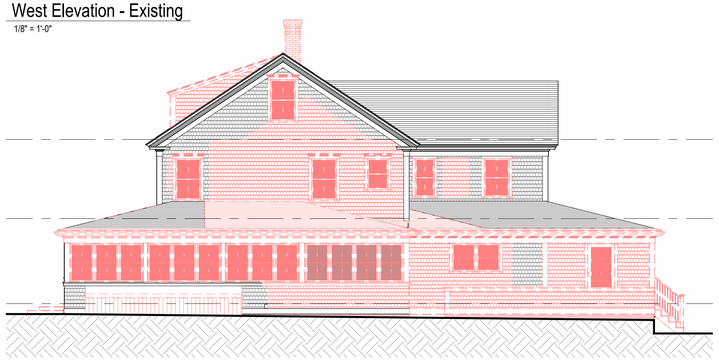


4 West Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"



West 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.:	-----

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
D.1.1 Interior Elevation - Front Foyer
D.1.2 Interior Elevations - Stair Hall
D.1.3 Interior Elevation - Den
D.1.4 Interior Elevation - Bedroom / Bath #1
D.1.5 Interior Elevation - Office / Half Bath
D.1.6 Interior Elevation - Mudroom / Laundry / Pantry
D.1.7 Interior Elevation - Kitchen
D.1.8 Interior Elevation - Dining Room
D.1.9 Interior Elevation - Great Room
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
D.2.1 Interior Elevation - Stair Hall #2
D.2.2 Interior Elevation - Master Bedroom
D.2.3 Interior Elevations - Master Closet
D.2.4 Interior Elevation - Master Bathroom
D.2.5 Interior Elevation - Bedroom #2
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
D.2.11 Interior Elevation - Laundry #2
D.2.12 Interior Elevations - Hallways
D.3.1 Interior Elevation - Stair Hall #3
D.3.2 Interior Elevation - Bedroom #5
D.3.3 Interior Elevation - Bedroom #6
D.3.4 Interior Elevation - Bath #5
D.4.1 Interior Trim Details
D.4.2 Fireplace Details
D.4.3 Side Porch Details
D.4.4 Front Entry Door Surround Details
D.4.5 Office Deck Plan & Elevations
D.5.1 Exterior Trim Details
D.5.2 Exterior Trim Details
D.5.3 Front Stoop Details
R.1.1 First Floor Reflected Ceiling Plan
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

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

2239

02.10.25

H.D.C. Submission



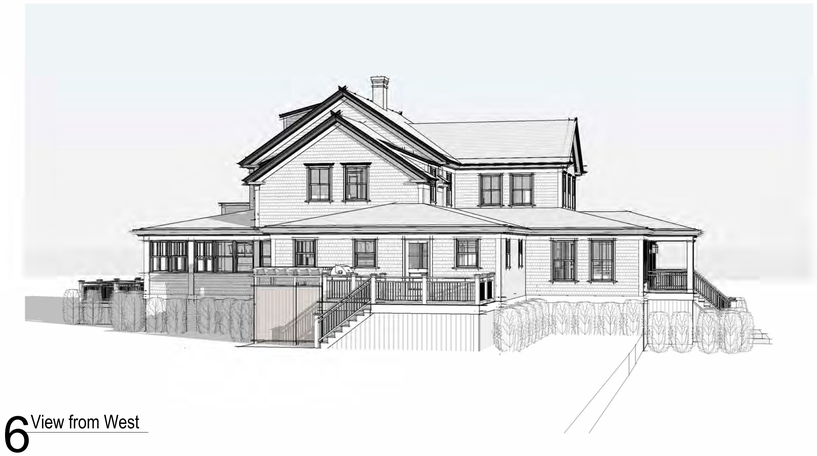
1 View from Southwest



2 View from South



3 View from Southeast



6 View from West



5 View from North



4 View from East

2239

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

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
D.1.1	Interior Elevation - Front Foyer
D.1.2	Interior Elevations - Stair Hall
D.1.3	Interior Elevation - Den
D.1.4	Interior Elevation - Bedroom / Bath #1
D.1.5	Interior Elevation - Office / Half Bath
D.1.6	Interior Elevation - Mudroom / Laundry / Pantry
D.1.7	Interior Elevation - Kitchen
D.1.8	Interior Elevation - Dining Room
D.1.9	Interior Elevation - Great Room
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
D.2.1	Interior Elevation - Stair Hall #2
D.2.2	Interior Elevation - Master Bedroom
D.2.3	Interior Elevations - Master Closet
D.2.4	Interior Elevation - Master Bathroom
D.2.5	Interior Elevation - Bedroom #2
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
D.2.11	Interior Elevation - Laundry #2
D.2.12	Interior Elevations - Hallways
D.3.1	Interior Elevation - Stair Hall #3
D.3.2	Interior Elevation - Bedroom #5
D.3.3	Interior Elevation - Bedroom #6
D.3.4	Interior Elevation - Bath #5
D.4.1	Interior Trim Details
D.4.2	Fireplace Details
D.4.3	Side Porch Details
D.4.4	Front Entry Door Surround Details
D.4.5	Office Deck Plan & Elevations
D.5.1	Exterior Trim Details
D.5.2	Exterior Trim Details
D.5.3	Front Stoop Details
R.1.1	First Floor Reflected Ceiling Plan
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

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.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.138
Historic Name:	
Common Name:	
Address:	63 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-009; BP5-28;
Year Constructed:	C 1915
Architectural Style(s):	Colonial Revival;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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 #: BP5-28
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



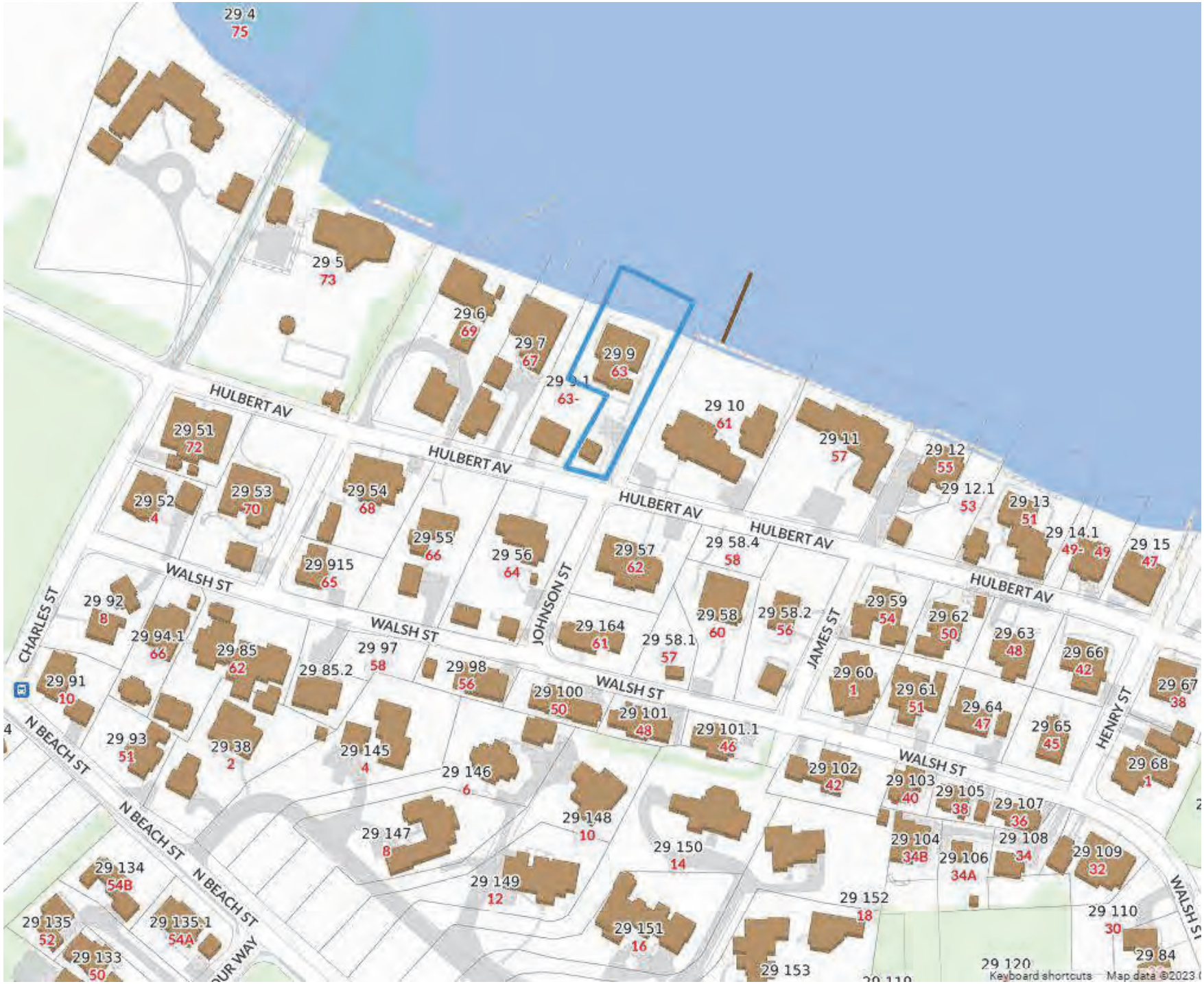
East Elevation 63 Hulbert Ave Map/Parcel: 29/9



South Elevation 63 Hulbert Ave Map/Parcel: 29/9

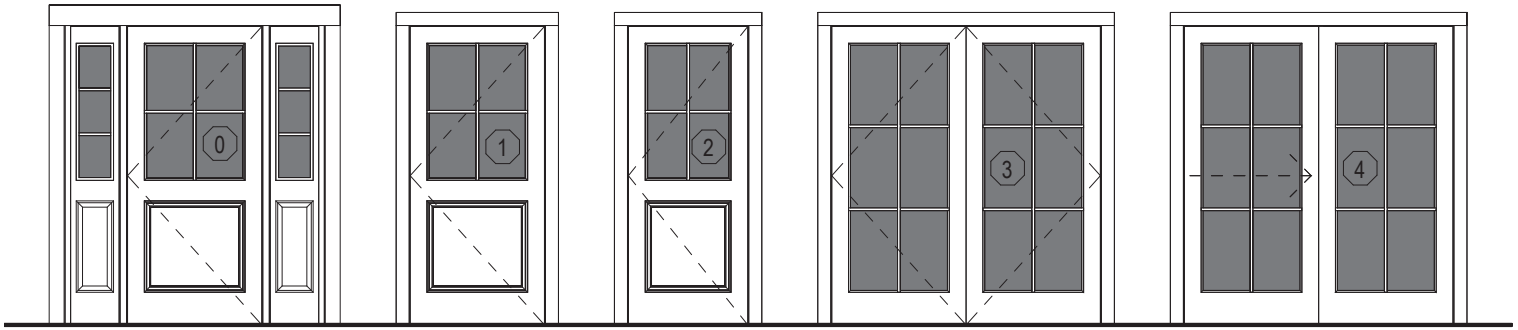


West Elevation 63 Hulbert Ave Map/Parcel: 29/9



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

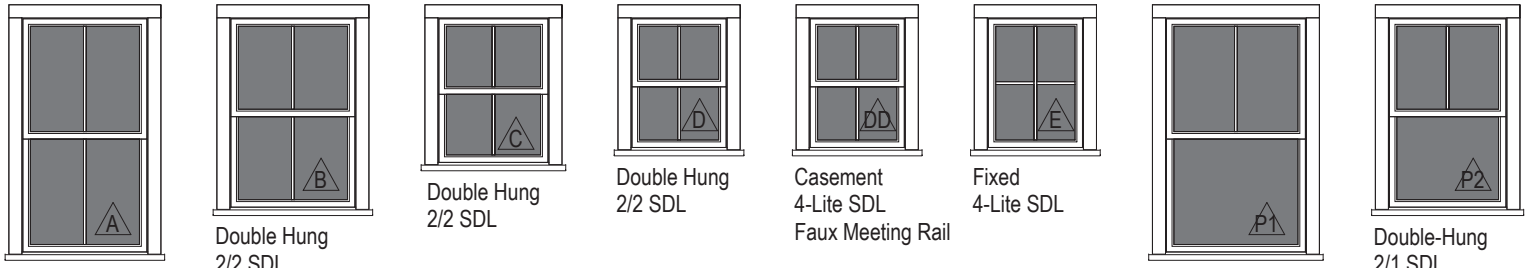
Single Hinged
1-Panel 4-Lite SDL

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

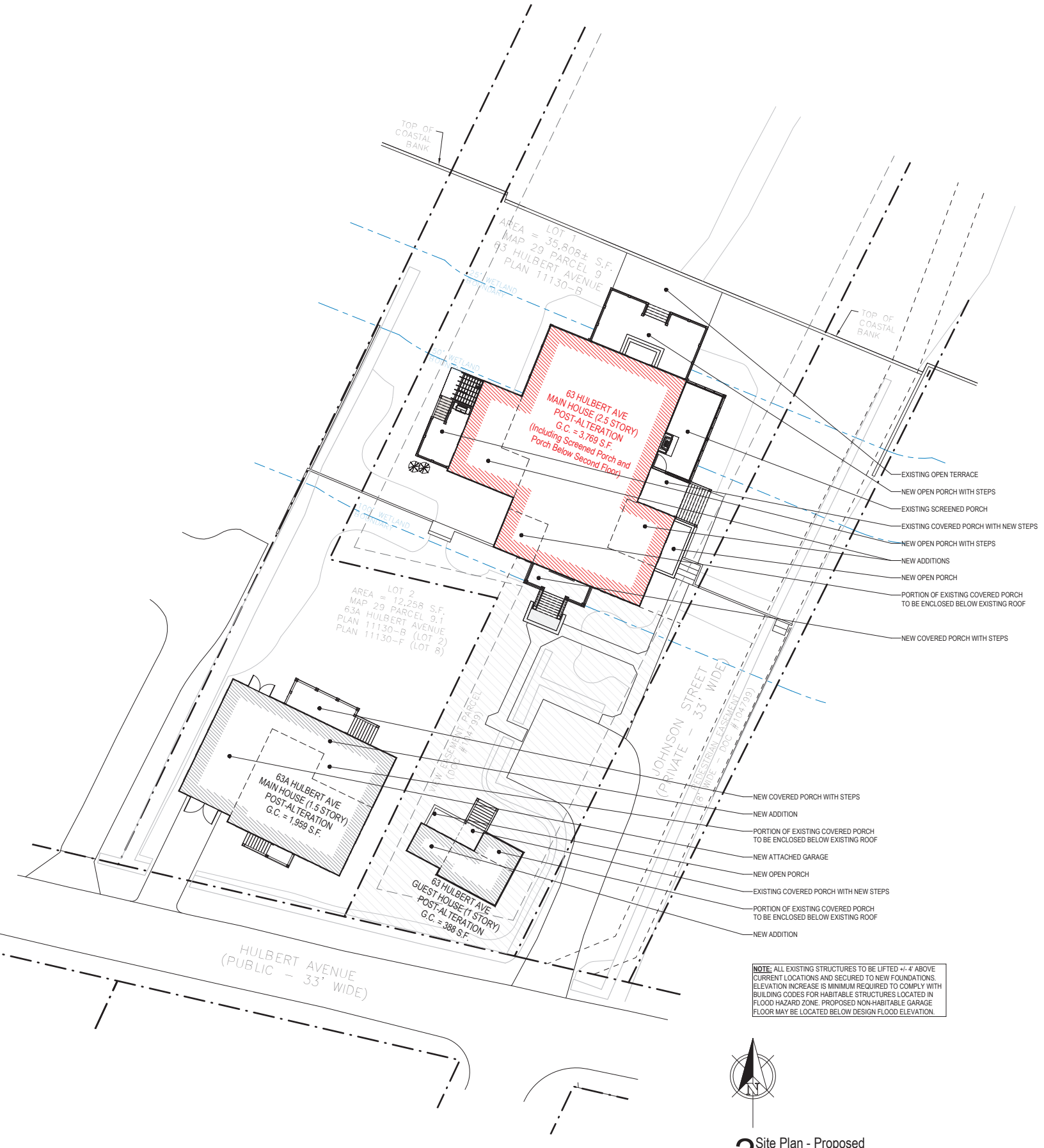
Double-Hung
2/1 SDL

Double-Hung
2/1 SDL

Window Legend

1/4" = 1'-0"

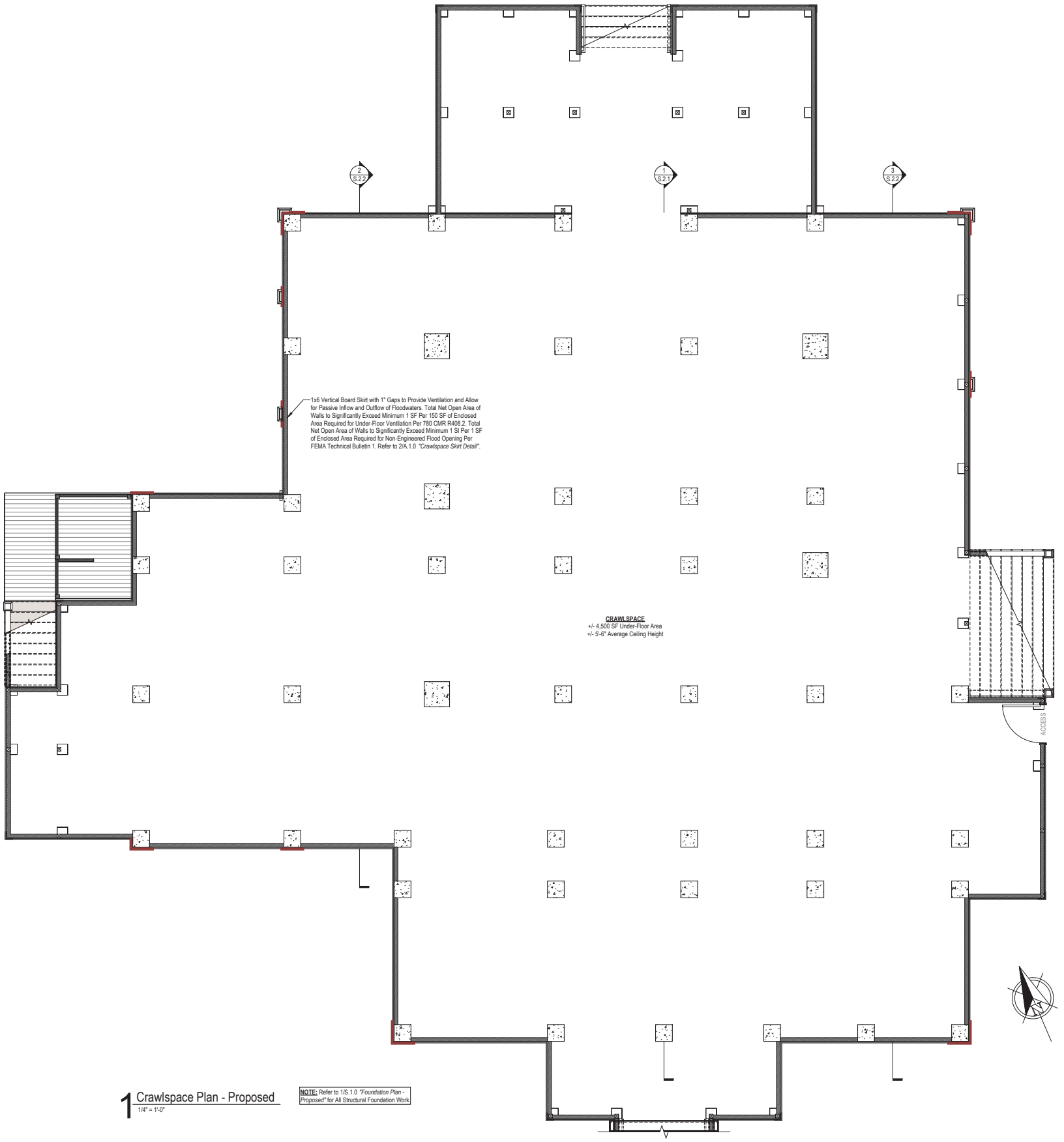
EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
2	1	2'-8"	6'-7 1/2"	2'-8"	6'-8"	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.

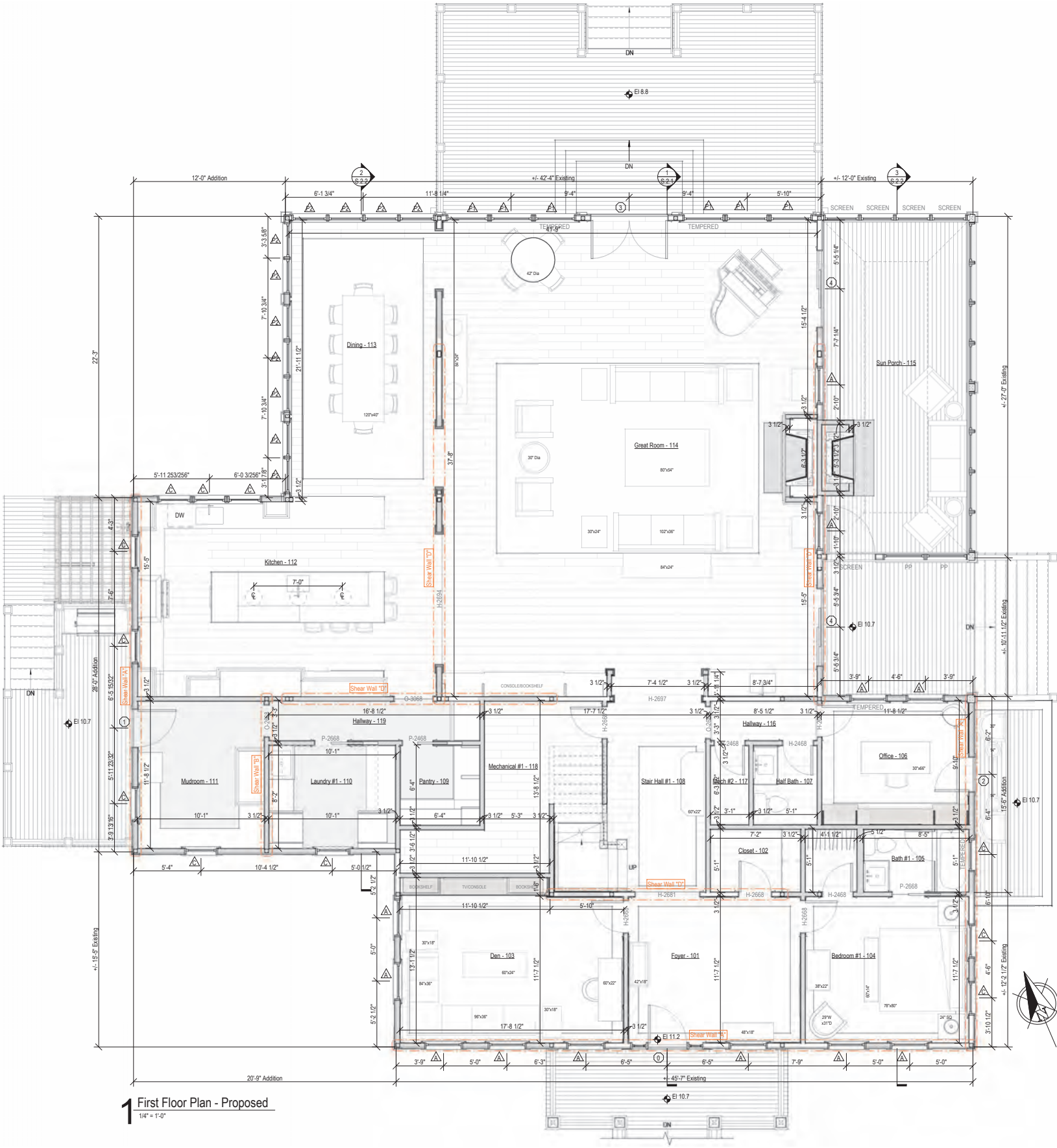
2 Site Plan - Proposed

1/16" = 1'-0"



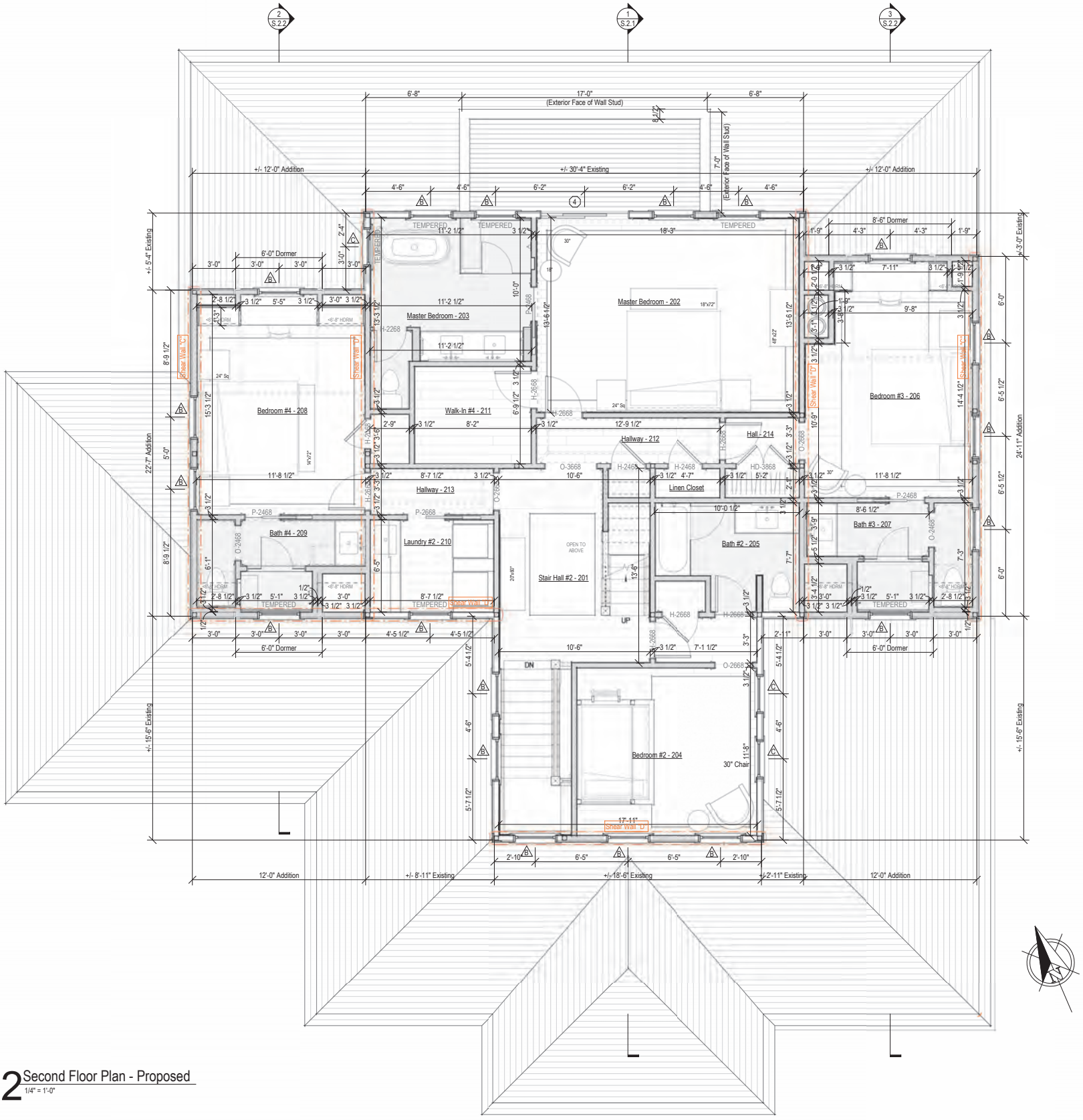
1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



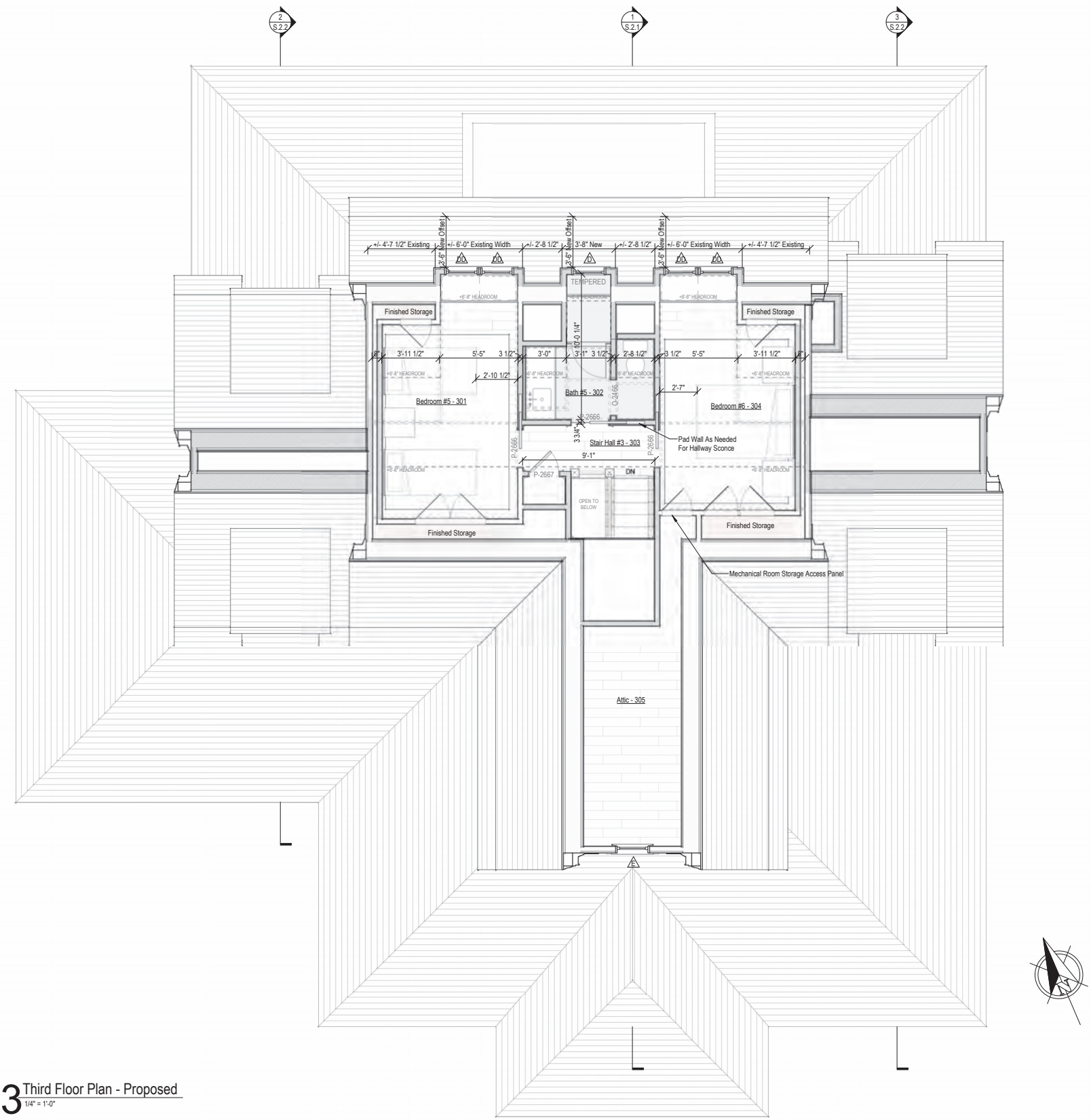
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



3 Third Floor Plan - Proposed
1/4" = 1'-0"



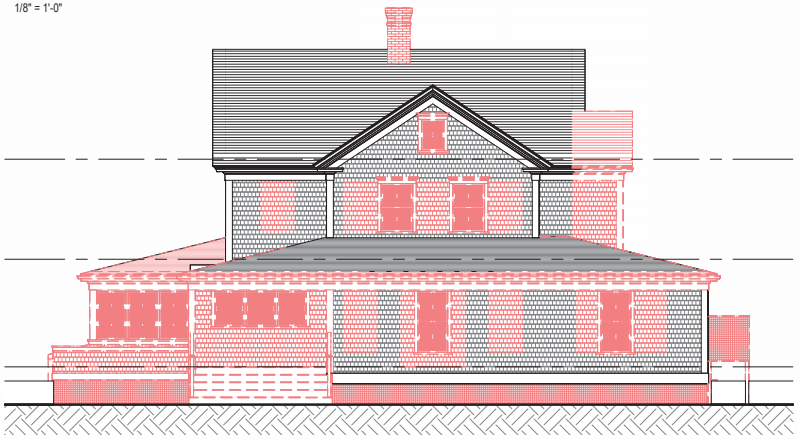
1 South Elevation - Proposed

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"



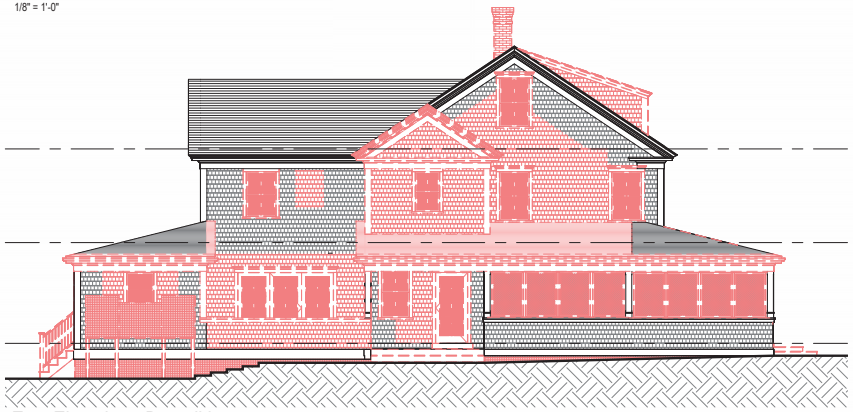
2 East Elevation - Proposed
1/4" = 1'-0"

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"

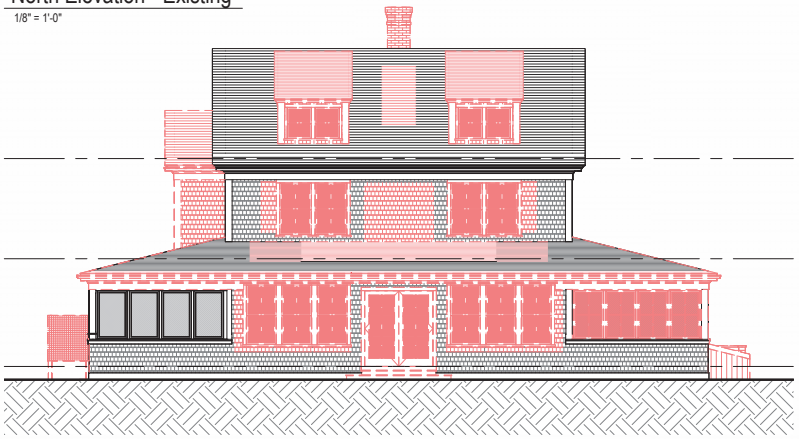


3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



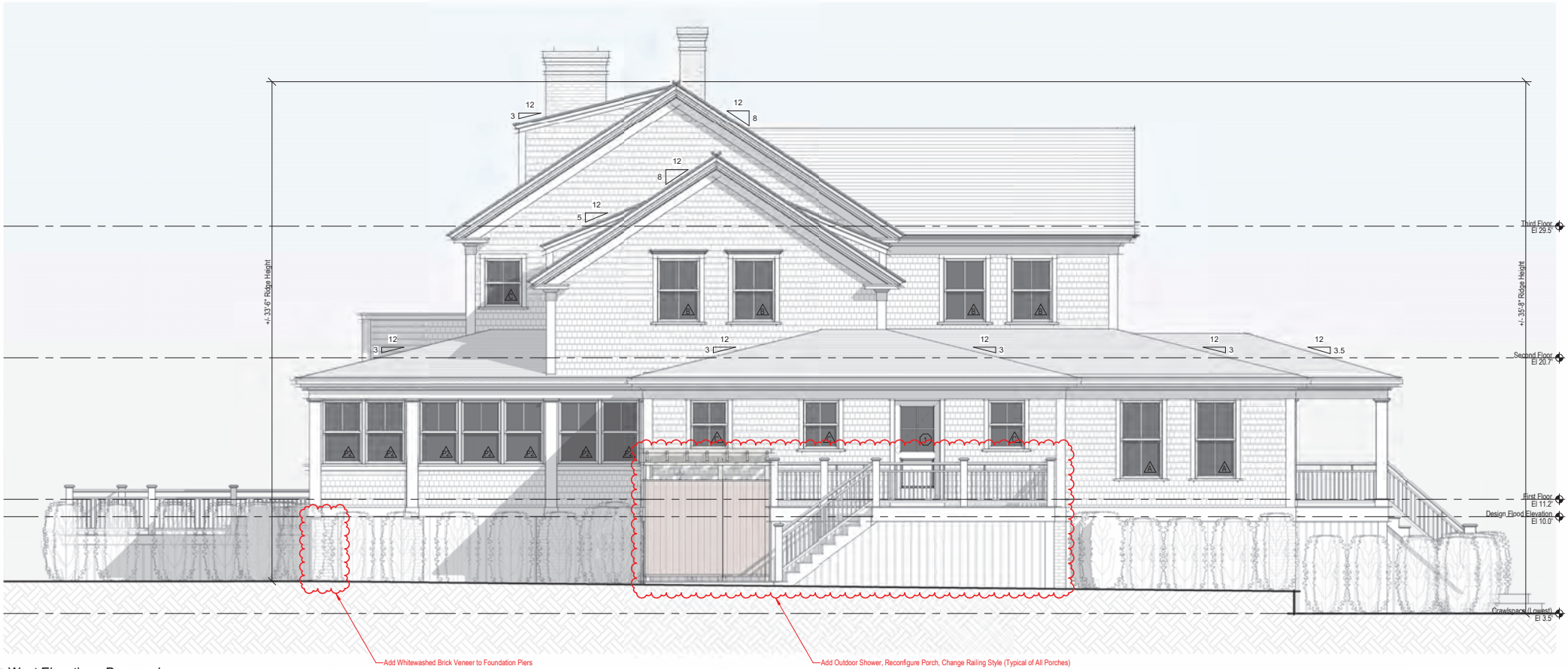
North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"

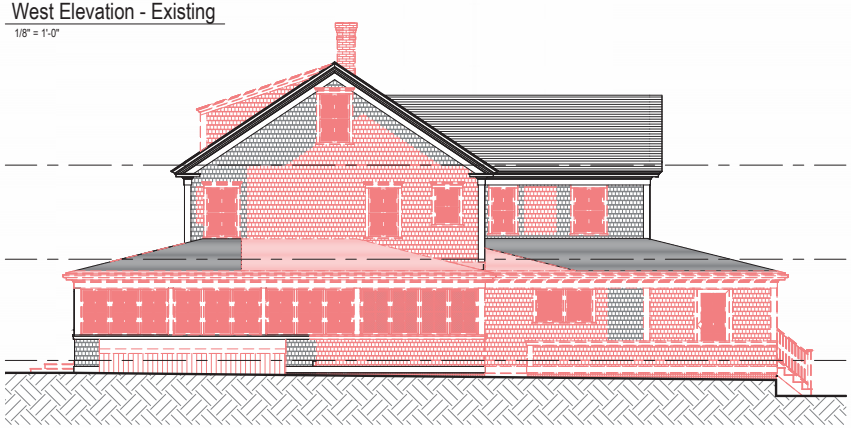


4 West Elevation - Proposed
1/4" = 1'-0"



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

Val Oliver

Abigail Camp

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patton

STAFF

Esmeralda C. Martinez
Land Use Specialist
HDC Compliance Coordinator
emartinez@nantucket-ma.gov

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

July 20, 2023

Address: 63 Hulbert Ave, Nantucket, MA 02554
Map/Parcel: 29 /9
Property Owner: 63 Hulbert LLC

Dear Nantucket Building Commissioner,

At its June 20, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. 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.

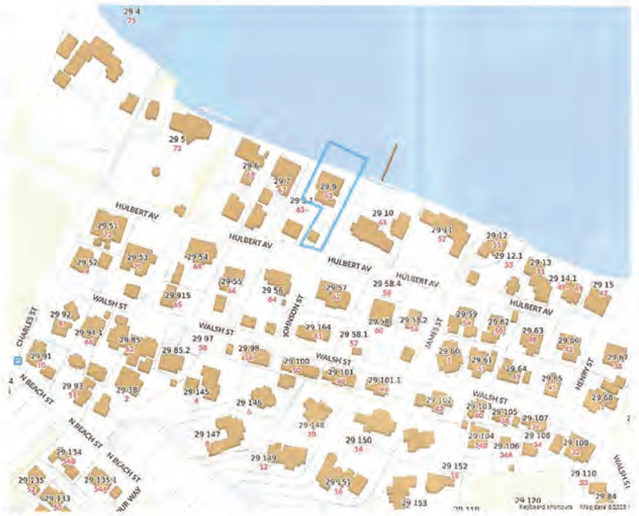
Date 7.29.24 Signature of owner of record _____ Signed under penalties of perjury

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

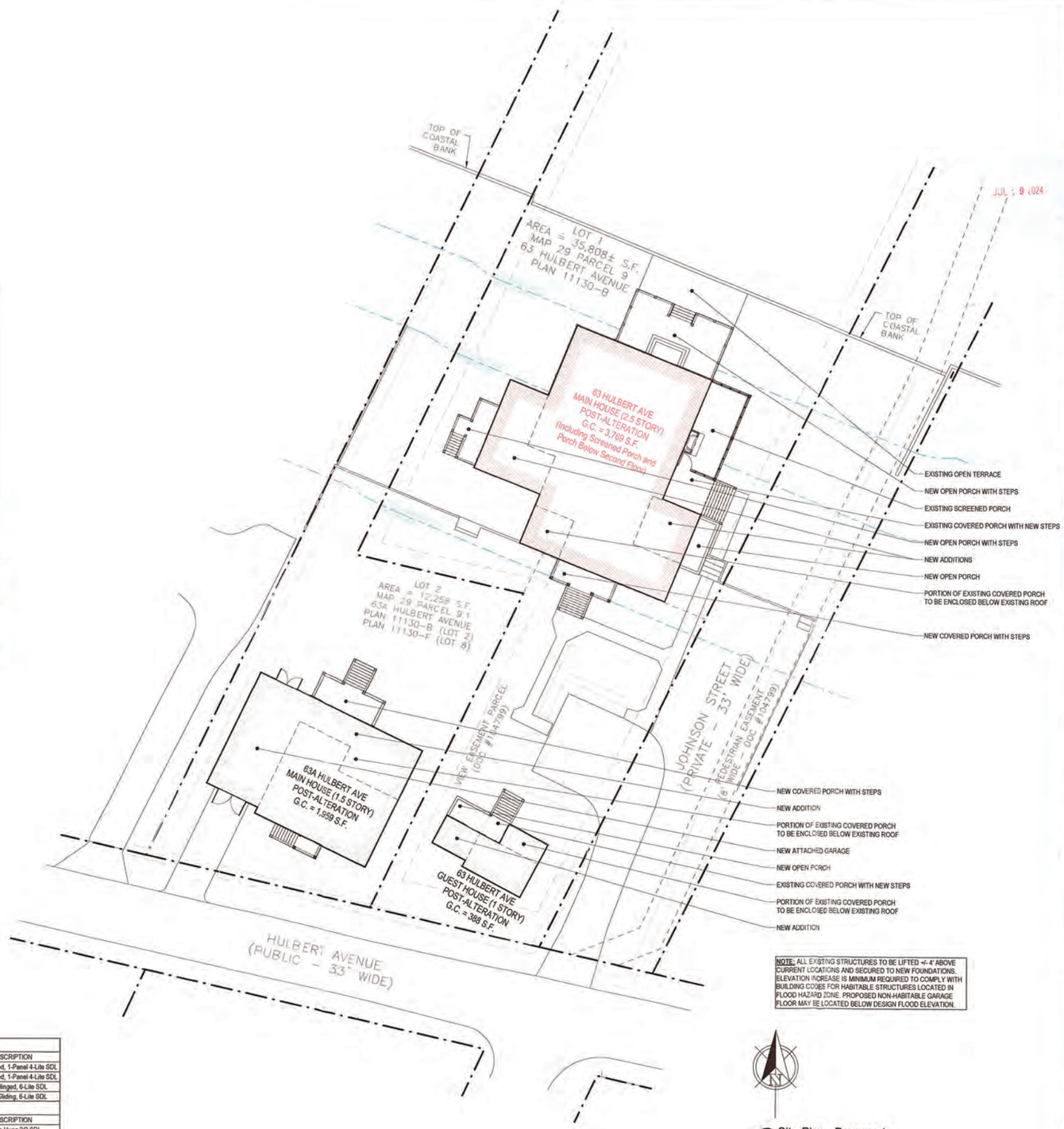
1/4" = 1'-0"

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
S.1.2 Second Floor Framing Plan
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

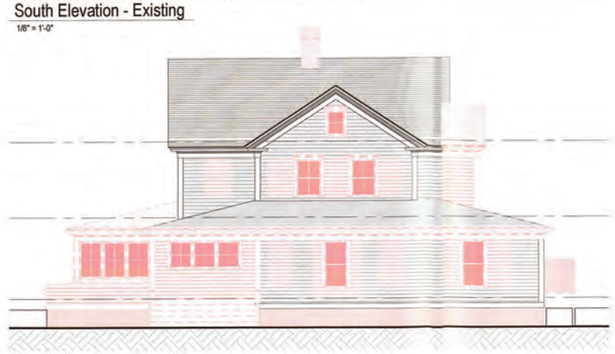
NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



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

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
S.1.2 Second Floor Framing Plan
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.

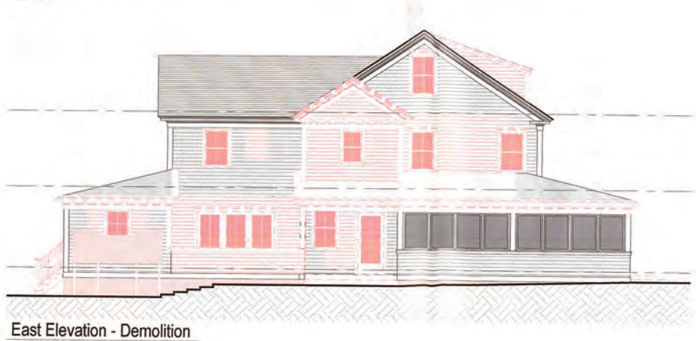


2 East Elevation - Proposed
1/4" = 1'-0"

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.:	—

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
S.1.2 Second Floor Framing Plan
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 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.

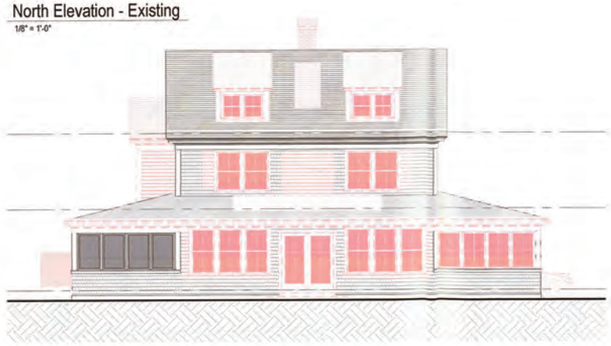


3 North Elevation - Proposed
1/4" = 1'-0"

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
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
S.1.2 Second Floor Framing Plan
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 Changes
Without H.D.C. 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.2.3
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
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

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
S.1.2 Second Floor Framing Plan
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

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

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

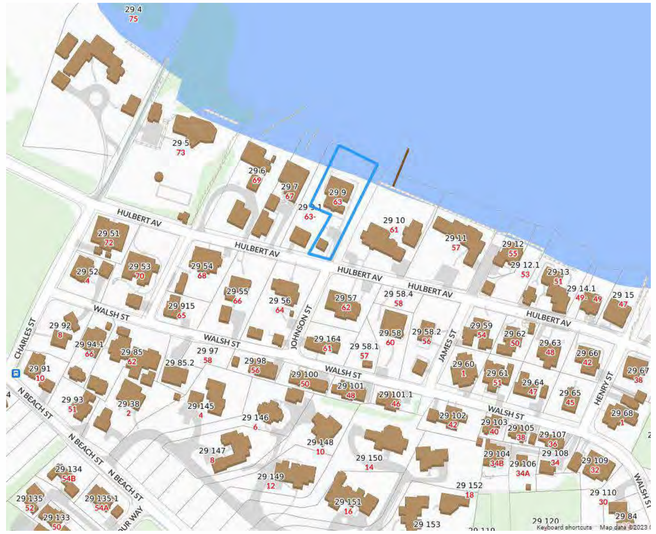
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Guest House

63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

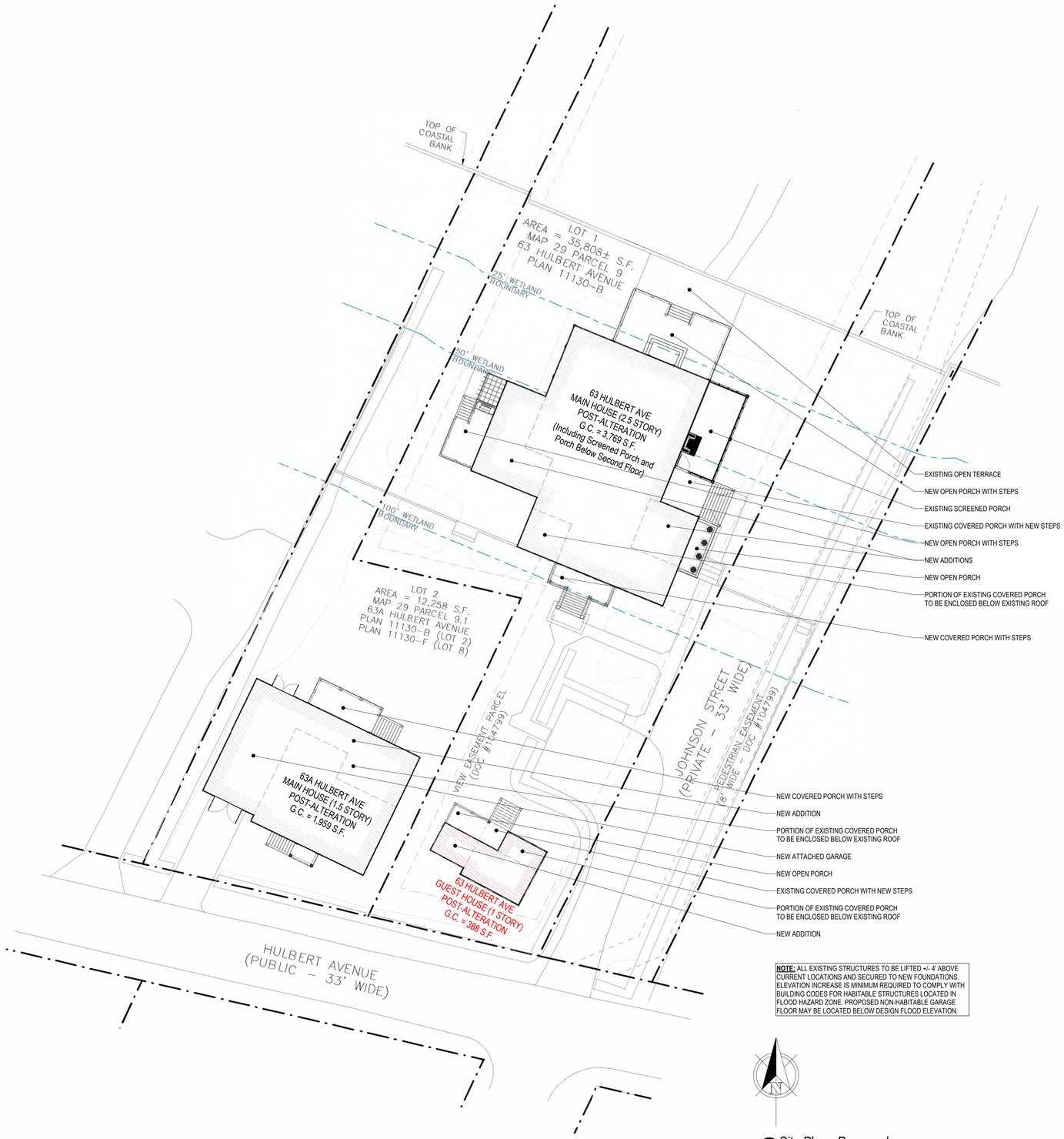


1 Locus Map
Not to Scale



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

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Perspectives
A.2.1 Exterior Elevations
S.1.0 Foundation Plan & Details
S.1.1 Framing Plans & Building Sections
D.1.1 Interior Elevations - Living & Kitchen
D.1.2 Interior Elevations - Bathroom
D.1.3 Interior Elevations - Bedroom
D.2.1 Reflected Ceiling & Lighting Plan

Revisions

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

02.10.25

H.D.C. Submission

PHASING LEGEND

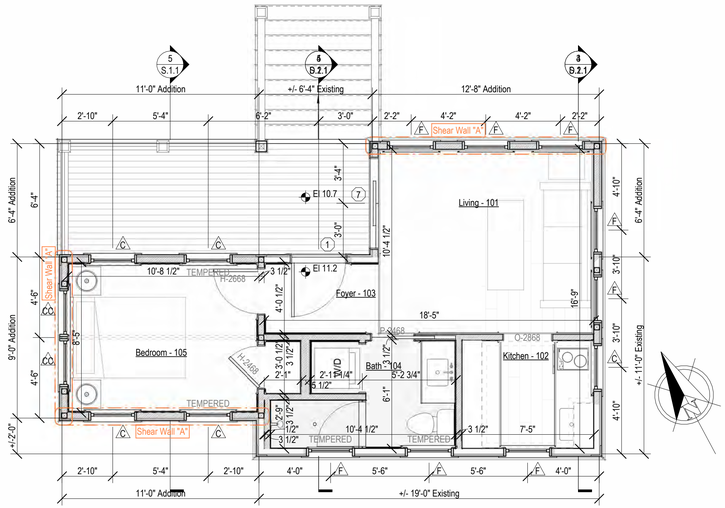
- Existing to Remain
- Existing to be Demolished
- Proposed

SHEAR WALL SPECIFICATIONS

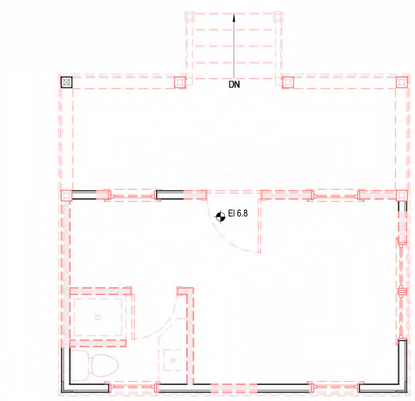
SHEAR WALL TYPE "A" CONSTRUCTION

Foundation to Roof

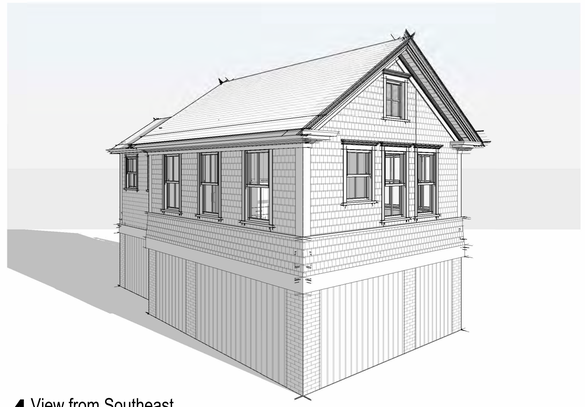
- 2x4 studs spaced at 16" on center with (2)2x4 studs at each end and a (2)2x4 top plate.
- 1/2" exterior grade plywood (minimum) nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions and all interior joints. Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.
- Connect the (2)2x4 studs at either end of the shear wall to the foundation with a Simpson HDU5-SDS2.5 holdown. The holdown shall be located on top of the foundation shoe, connected to the (2)2x4 studs with (14) Simpson SDS ¼" x 2-1/2" screws, and connected to the concrete with a 5/8" diameter anchor bolt epoxied into the concrete a minimum of 8".



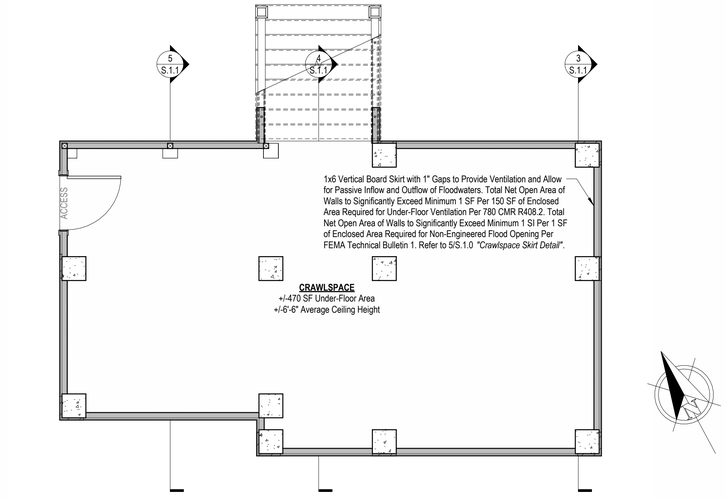
1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"

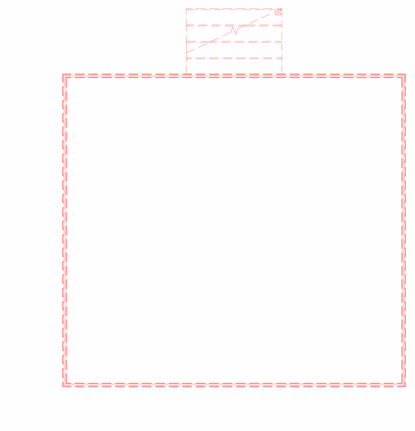


4 View from Southeast

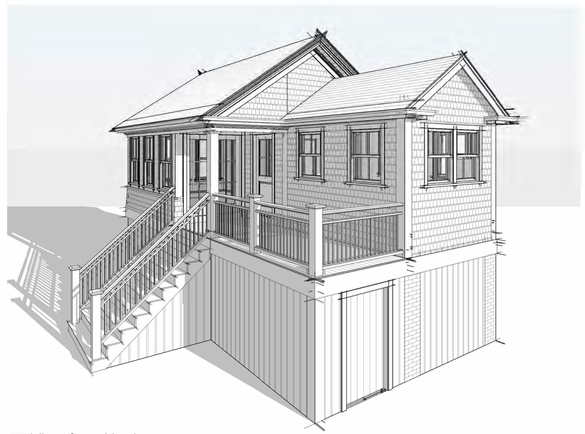


2 Crawlspace Plan - Proposed
1/4" = 1'-0"

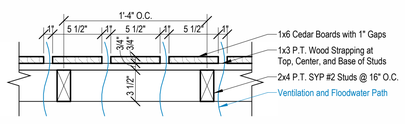
NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2X Crawlspace Plan - Existing/Demolition
1/4" = 1'-0"



5 View from Northwest



3 Crawlspace Skirt Detail
1 1/2" = 1'-0"

2239

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Perspectives
A.2.1 Exterior Elevations
S.1.0 Foundation Plan & Details
S.1.1 Framing Plans & Building Sections
D.1.1 Interior Elevations - Living & Kitchen
D.1.2 Interior Elevations - Bathroom
D.1.3 Interior Elevations - Bedroom
D.2.1 Reflected Ceiling & Lighting Plan

Revisions

Floor Plans & Exterior Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

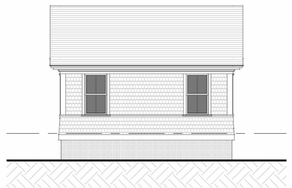
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

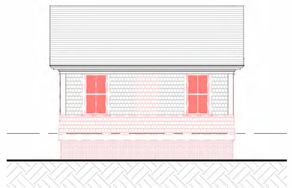
2239

02.10.25

H.D.C. Submission



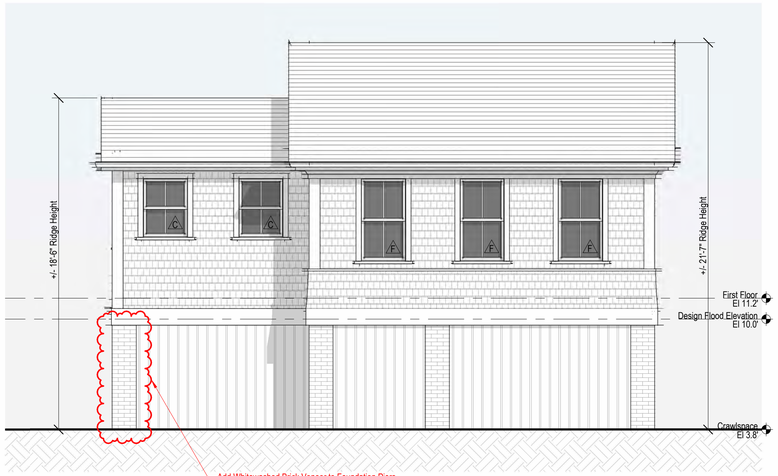
South Elevation - Existing
1/8" = 1'-0"



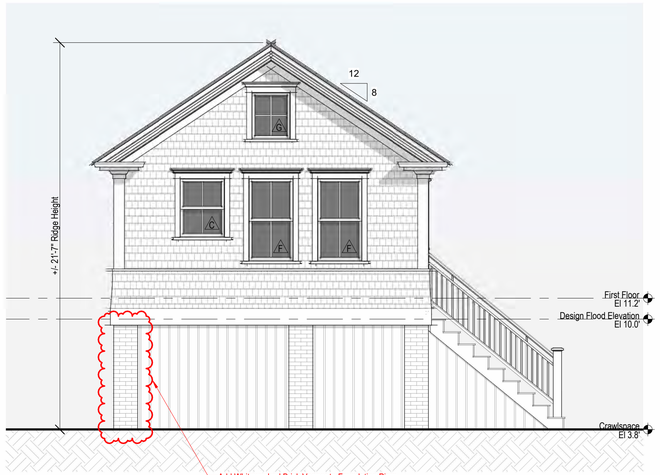
South Elevation - Demolition
1/8" = 1'-0"



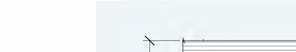
South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



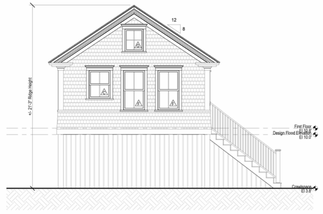
2 East Elevation - Proposed
1/4" = 1'-0"



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"

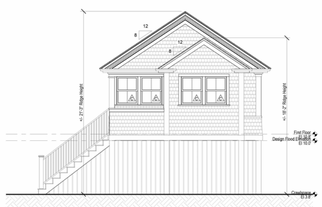
North Elevation - Demolition
1/8" = 1'-0"



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
D.1.2	Interior Elevations - Bathroom
D.1.3	Interior Elevations - Bedroom
D.2.1	Reflected Ceiling & Lighting Plan

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.2.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.139
Historic Name:	
Common Name:	
Address:	63 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-009; BP5-29;
Year Constructed:	C 1915
Architectural Style(s):	Colonial Revival;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, February 15, 2023 at 2:29 PM

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP5-29
MAP/PARCEL#: 29-009

Recorded by: WAS Date: 03/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 63 HULBERT AVE

2. Building Name: N/A

3. Ownership: Private

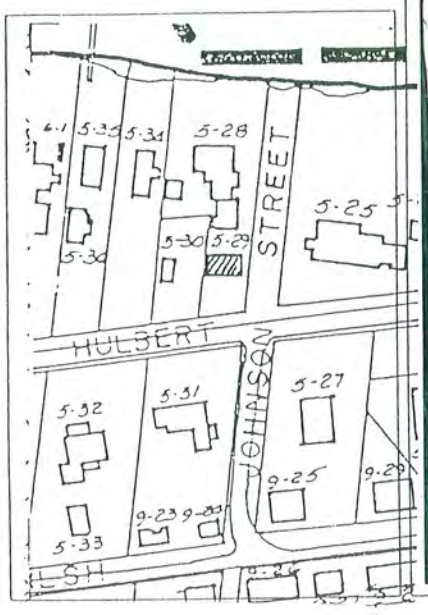
4. Present Owner: FAILING, BRUCE F. JR., & LEIGH Q.

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

ERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 20
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Parking,Privet Hedge, BP5-28,BP5-30
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade,Pilasters
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

,GNIFICANCE

42. Role the Building Plays: Nationai Register: Contributing
43. Date of Initial Construction: C 1915
Source: Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: G,Side Gabled,
Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps



South Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



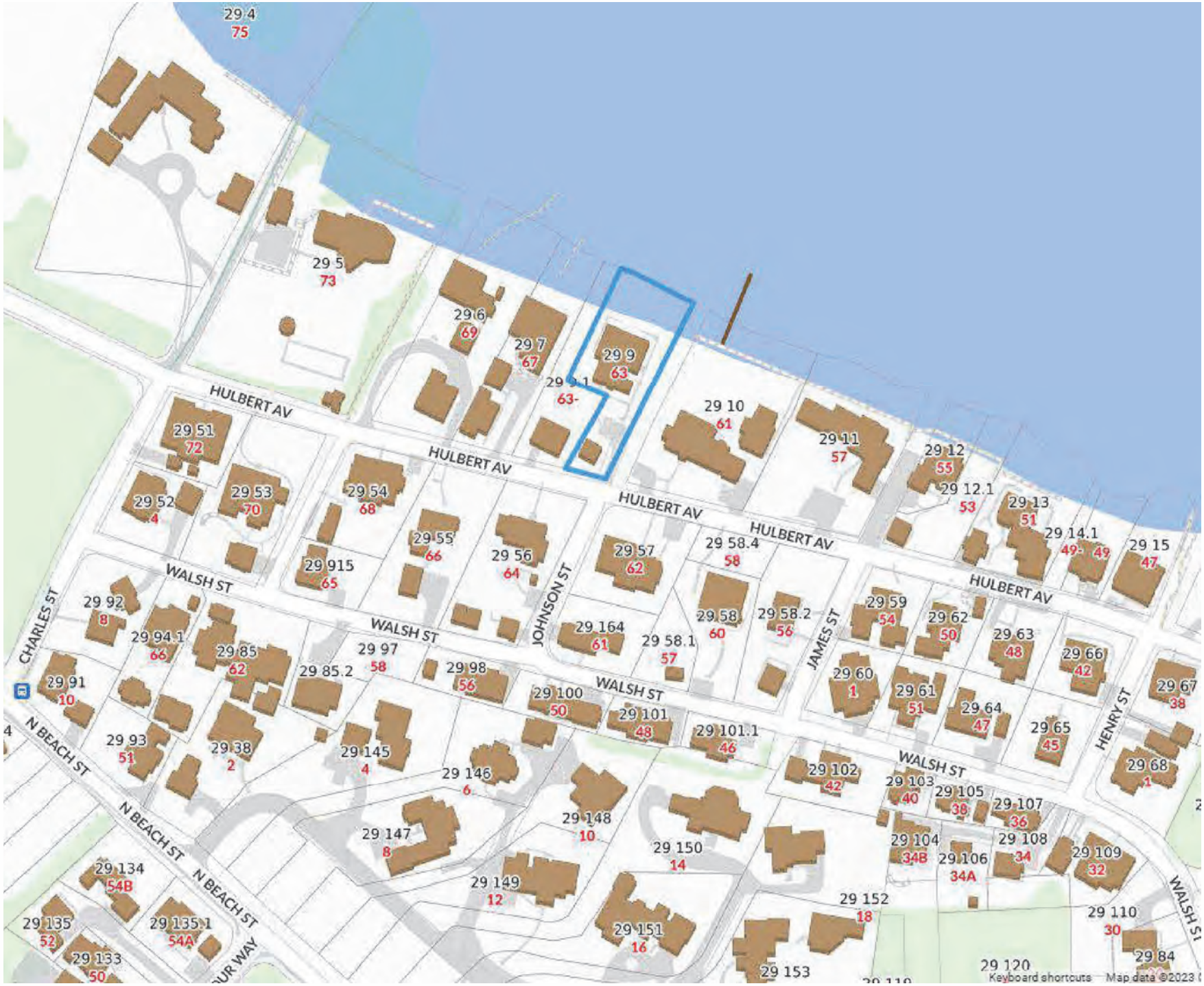
East Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



North Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9

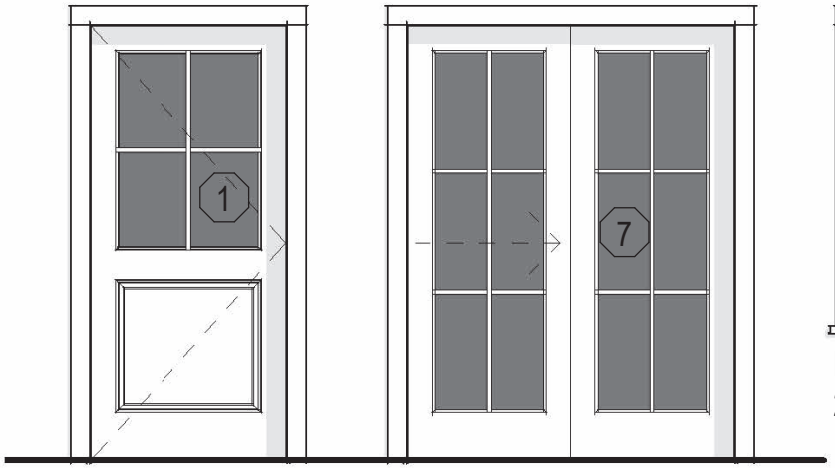


West Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



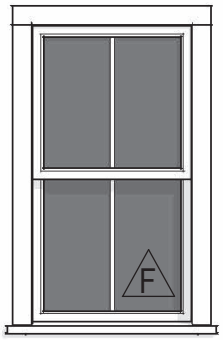
1 Locus Map

Not to Scale

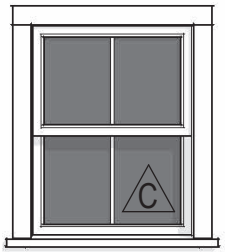


Single Hinged
1-Panel 4-Lite SDL

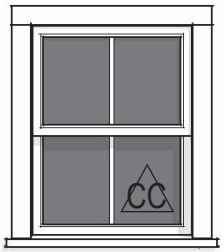
Double Gliding
(2)6-Lite SDL



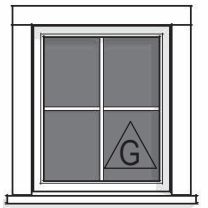
Double Hung
2/2 SDL



Double Hung
2/2 SDL



Casement
4-Lite SDL
Faux Meeting Rail

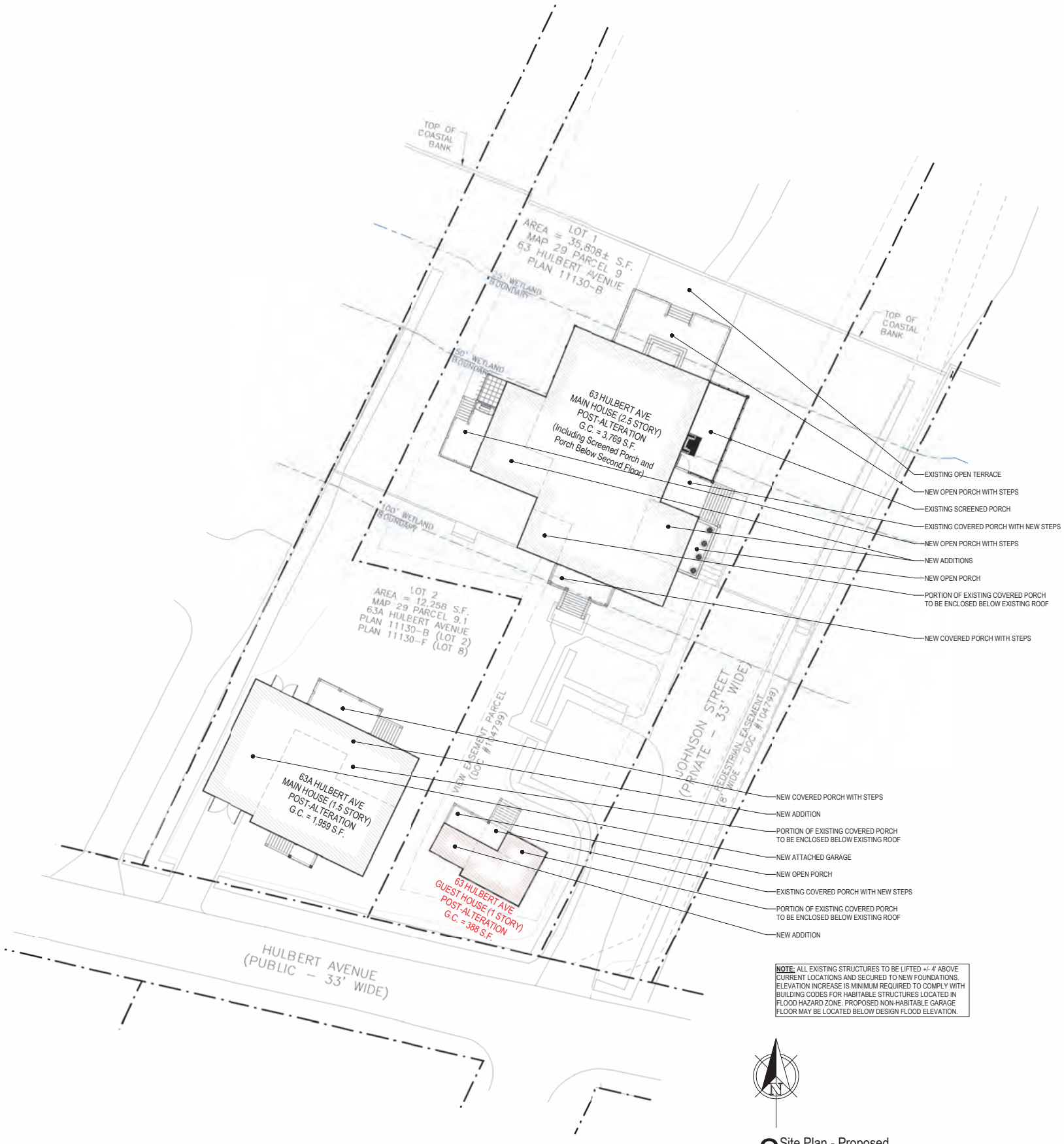


Fixed
4-Lite SDL

Exterior Door & Window Legend

1/4" = 1'-0"

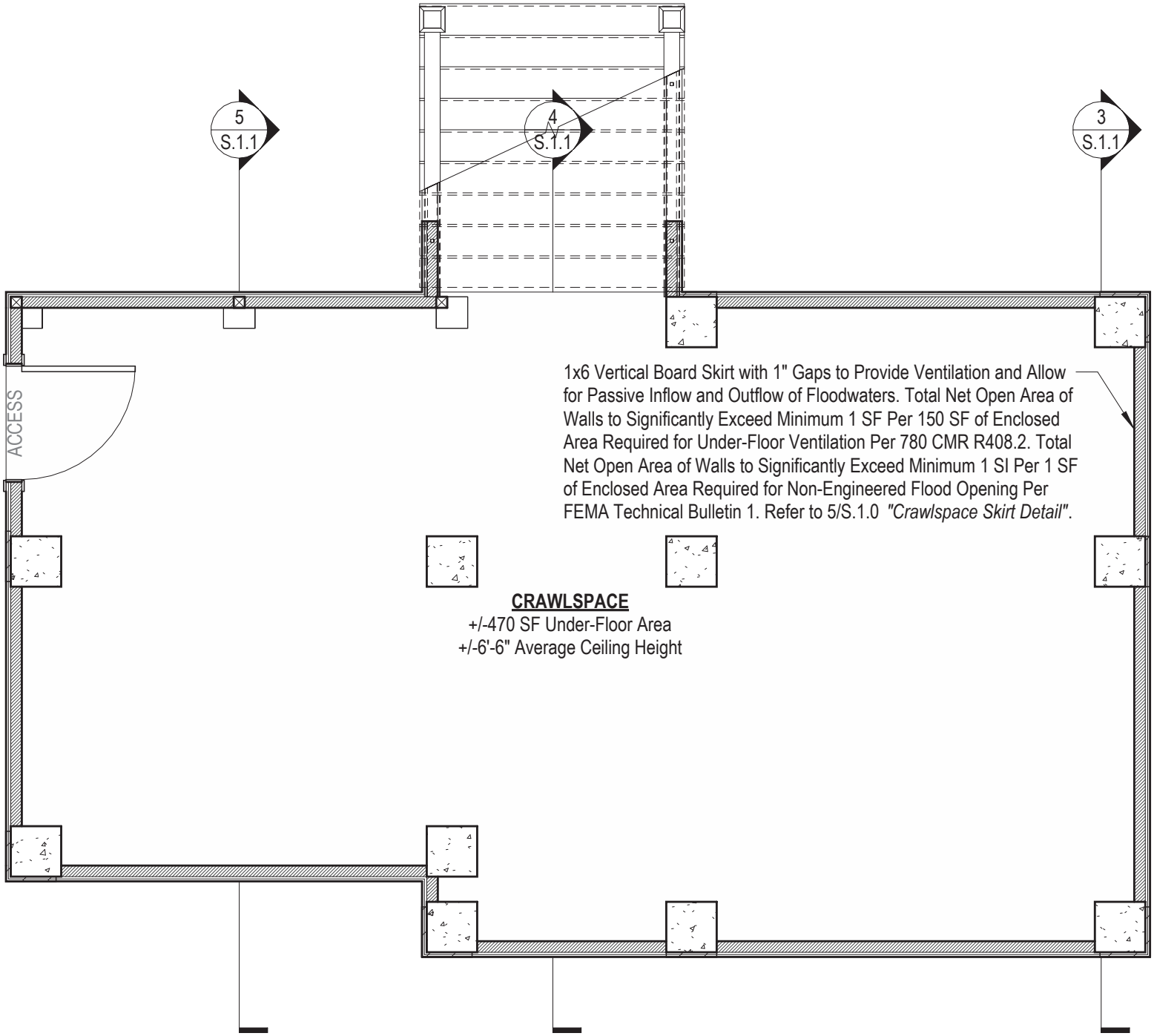
EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
7	1	5'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	5	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	2	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	8	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL
G	1	2'-4"	2'-8"	Lepage	TBD	Fixed 4-Lite SDL

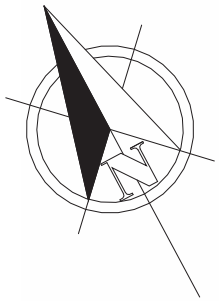


NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed

1/16" = 1'-0"

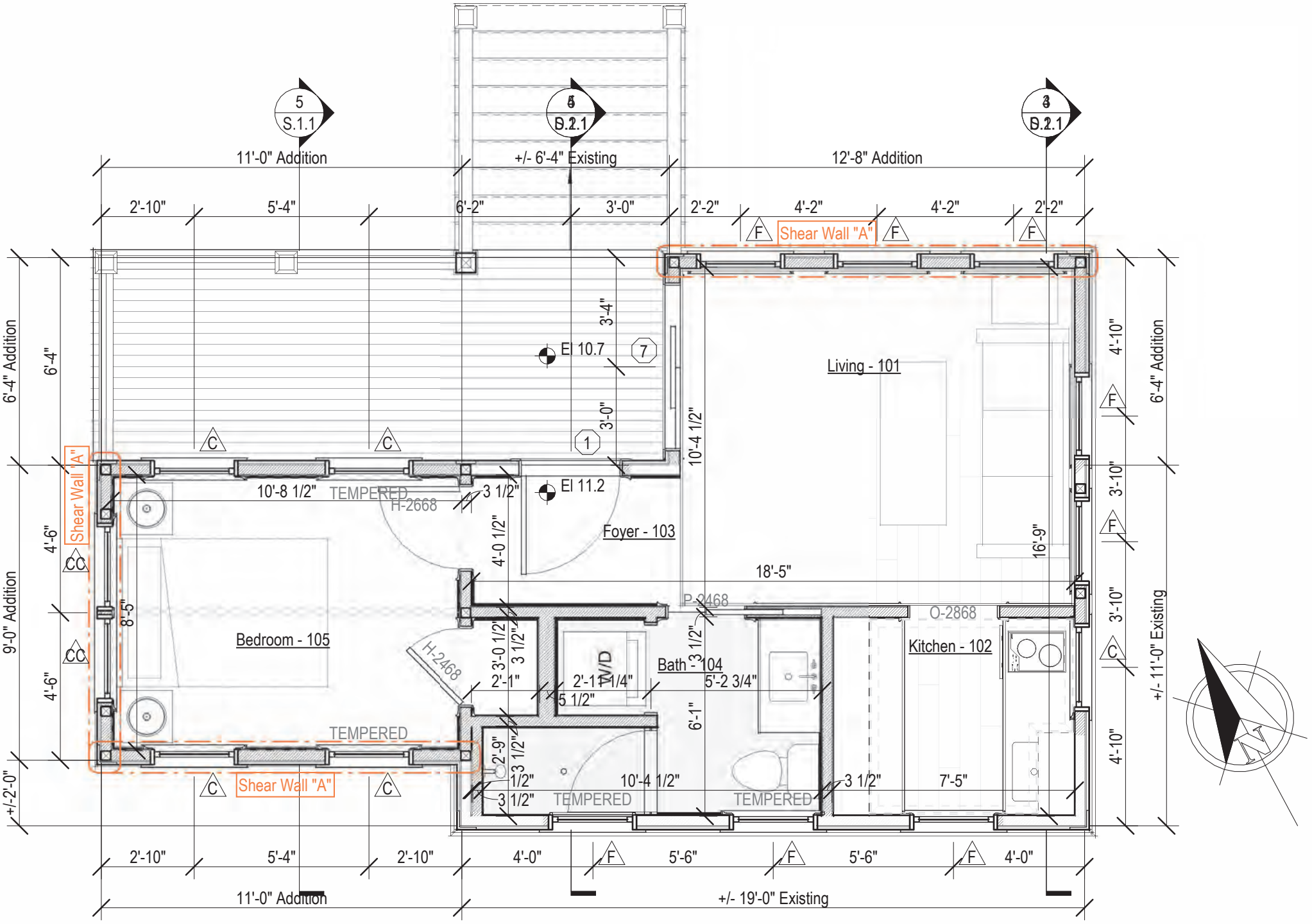




2 Crawlspace Plan - Proposed

1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



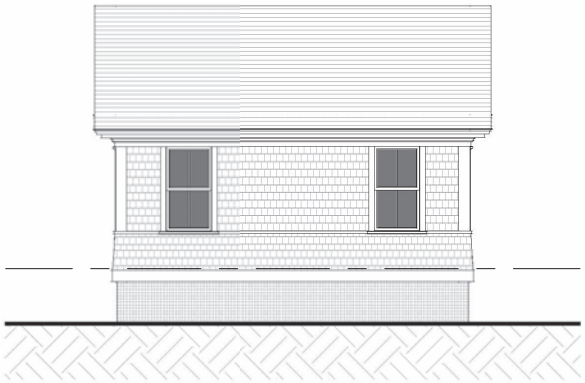
1 First Floor Plan - Proposed

1/4" = 1'-0"



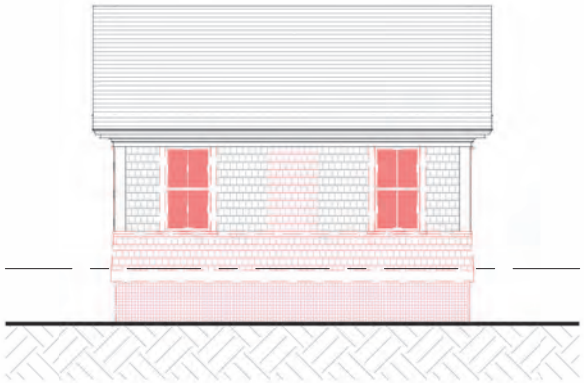
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



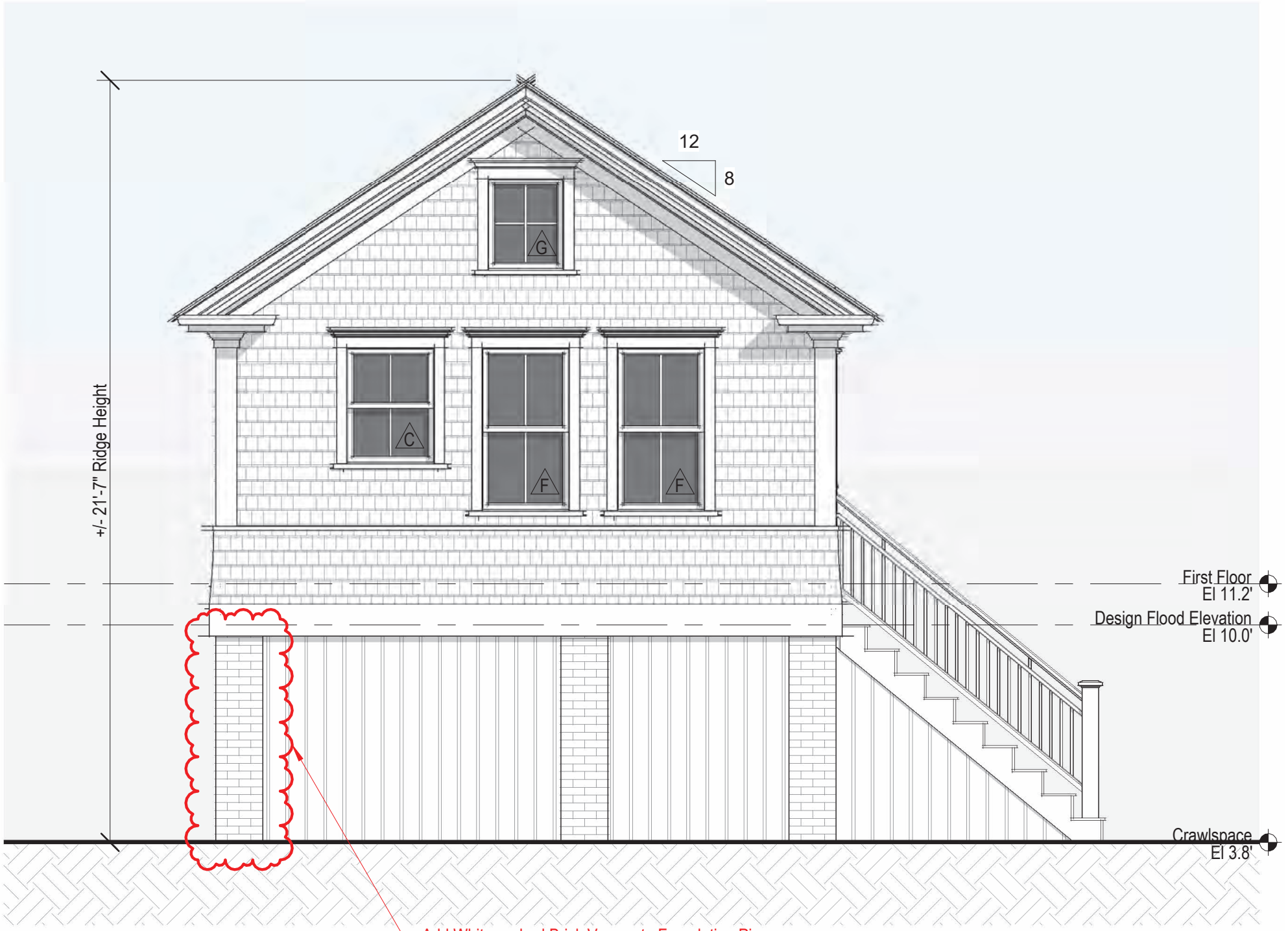
South Elevation - Demolition

1/8" = 1'-0"



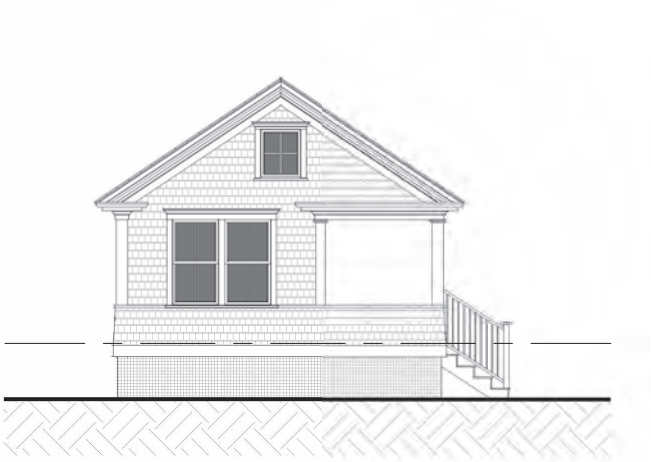
South Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



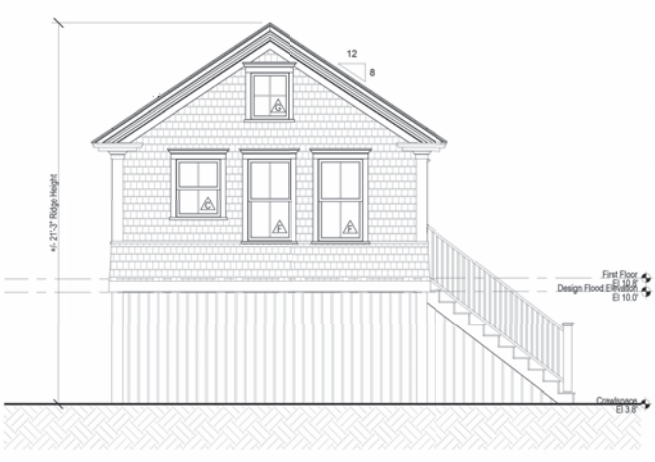
East Elevation - Existing

1/8" = 1'-0"



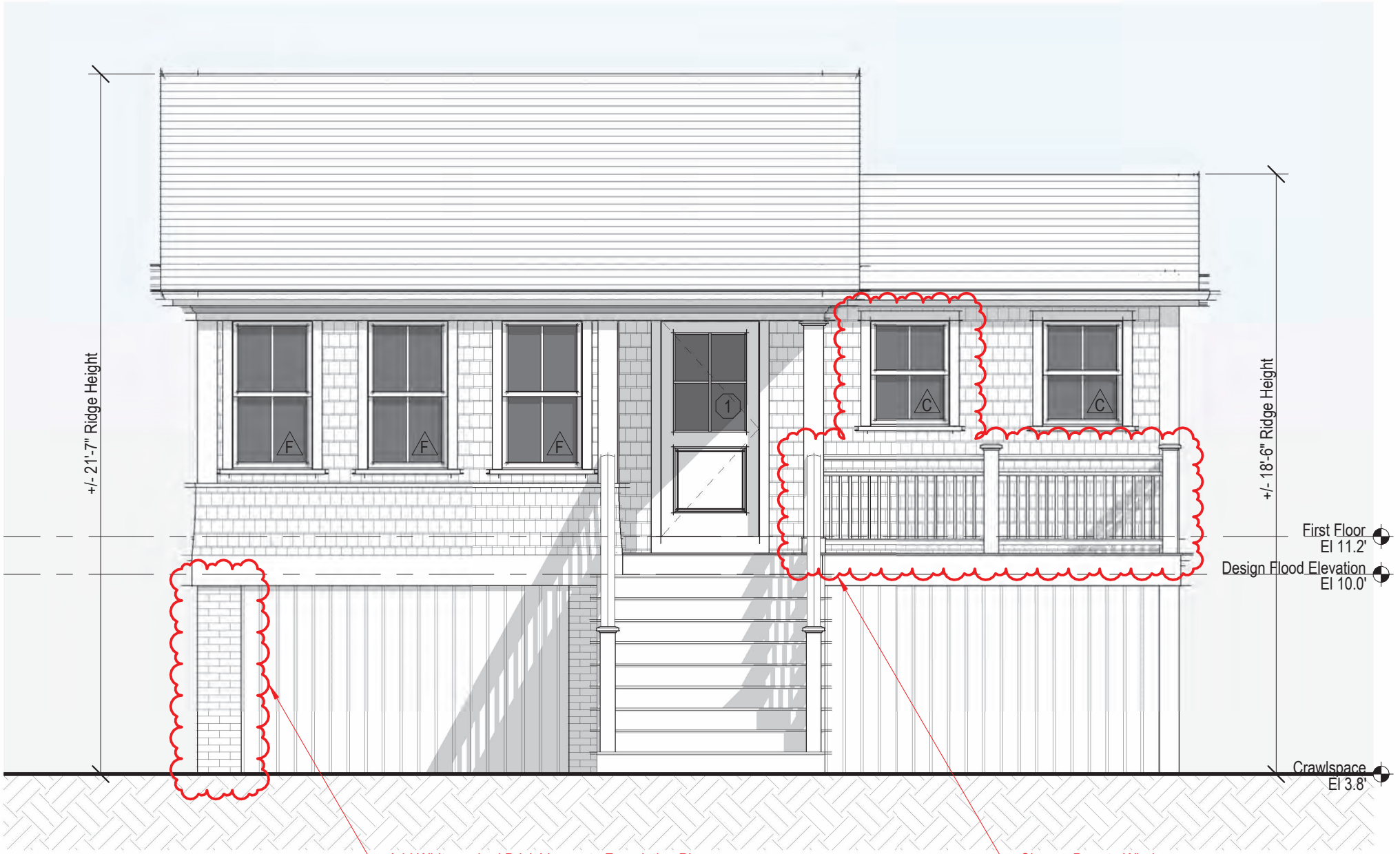
East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



3 North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



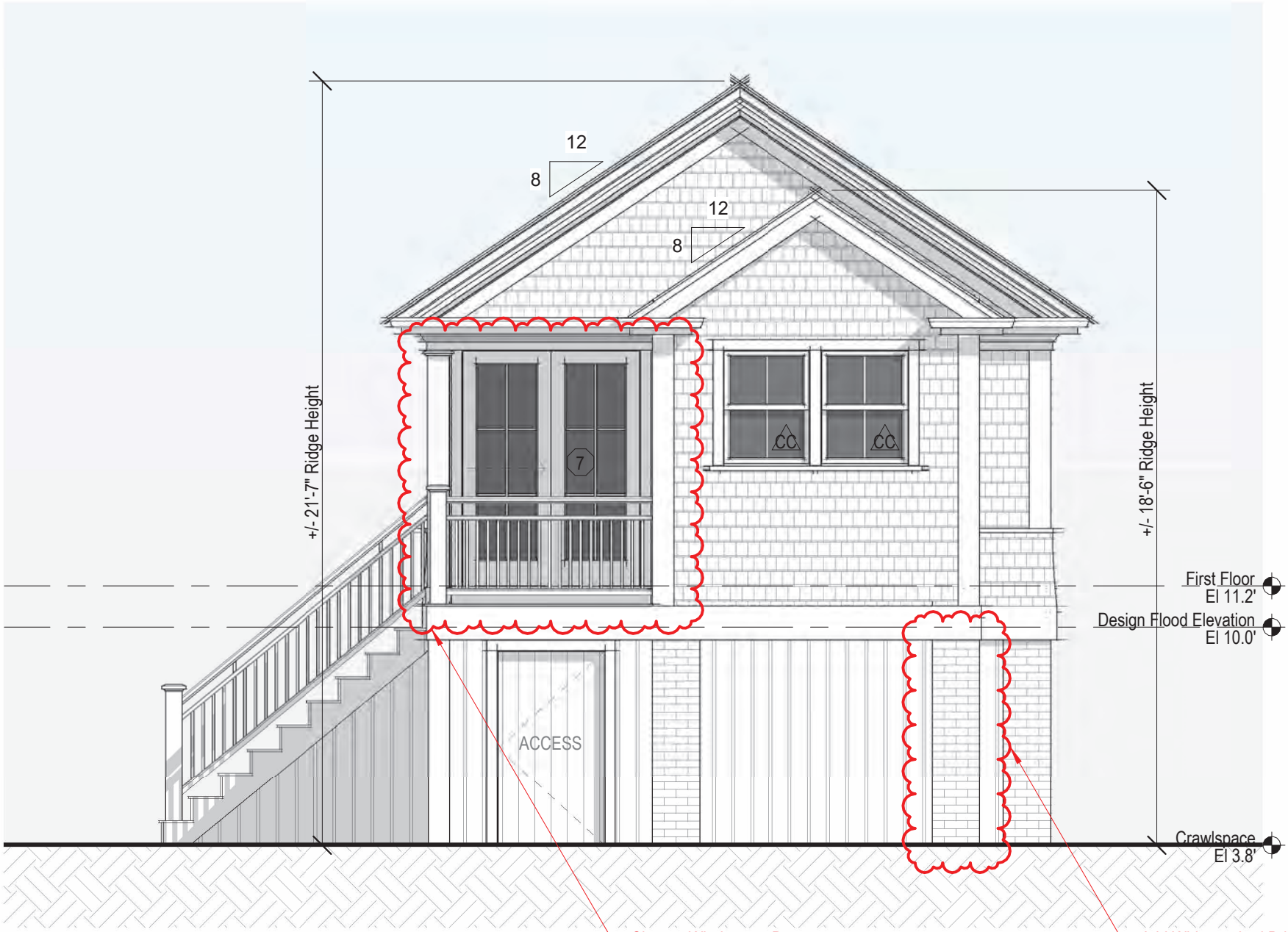
North Elevation - Demolition

1/8" = 1'-0"



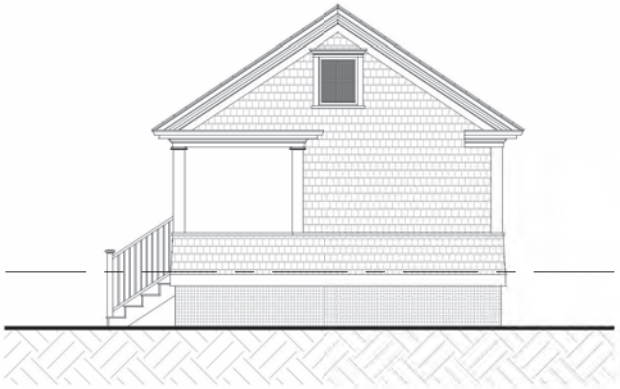
North Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



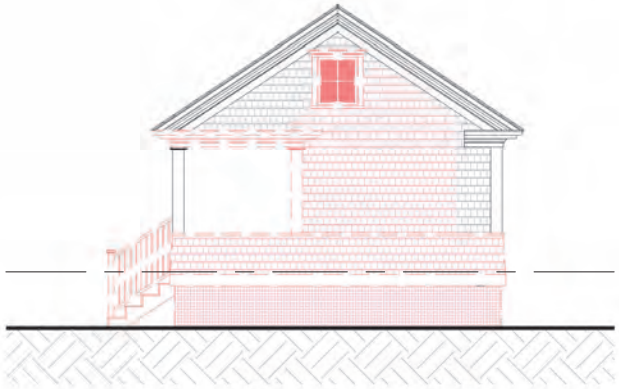
4 West Elevation - Proposed

1/4" = 1'-0"



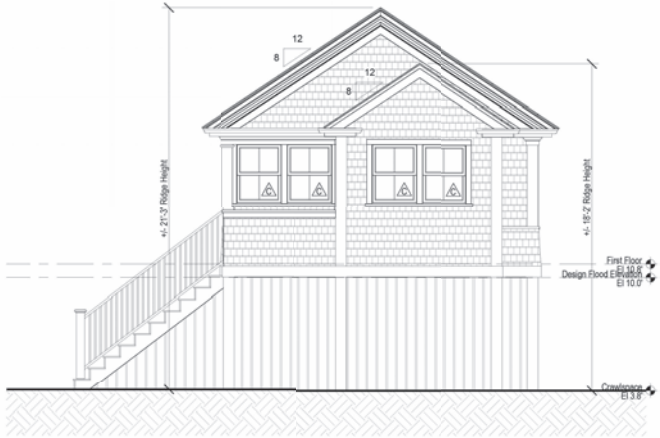
West Elevation - Existing

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 6/20/23

HDC2023-06-0663

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusLtd.com

FOR OFFICE USE ONLY

Date application received: 6/20/23 Fee Paid: $ 50 001611

Must be acted on by: 7/29/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: AFW

Member: _____

Member: Doug WBCombs

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED AS SUBMITTED – CONSENT AGENDA.
(LETTER IN FILE)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Historic Determination (GUEST HOUSE)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: COOPER/BROWN GUEST HOUSE

Original Date: C-1915-1923 COLONIAL REVIVAL

Original Builder:

HDC SURVEY NAN. 139 / DRAFT FORM B

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/9/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Stephen Welch
Vice-Chairman

Diane Coombs

Val Oliver

Abigail Camp

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patton

STAFF

Esmeralda C. Martinez
Land Use Specialist
HDC Compliance Coordinator
emartinez@nantucket-ma.gov

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

July 20, 2023

Address: 63 Hulbert Ave, Nantucket, MA 02554
Map/Parcel: 29 /9
Property Owner: 63 Hulbert LLC

Dear Nantucket Building Commissioner,

At its June 20, 2023, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. Guest House) located at 63 Hulbert Ave, Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- October 1923 Sanborn Insurance Map;
- Photographs of existing conditions;
- As-built conditions vs. proposed;
- Draft FORM B – Building Survey; PAL, June 2023;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.139.)

Based on this evidence, the HDC finds that 63 Hulbert Avenue (c.1915-1923 Reba Patterson Cooper & James M. Brown, Sr. Guest House) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2023-06-8663, HDC2023-06-8661

Massachusetts State Building Code – Section R105.3.1.1

For the purpose of this determination, a **substantial improvement** shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started. Where the building or structure has sustained substantial damage, repairs necessary to restore the building or structure to its pre-damaged condition shall be considered substantial improvements regardless of the actual repair work performed.

The term shall not include either of the following:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.
2. **Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure.**

Historic buildings:

Any building or structure that is one or more of the following:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.

(This includes historic structures that are determined to be eligible for listing by the Secretary of the Interior. A "Determination of Eligibility" (DOE) is a decision by the Department of the Interior that a district, site, building, structure, or object meets the National Register criteria for evaluation, although the property is not formally listed in the National Register.)

2.2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as an historic district.

(If a structure is certified or preliminary determined as contributing to a National Register Historic District by the National Park Service, it meets this definition (and the district is included on the State Register of Historic Places. Contributing structures can be found on the District Data Sheet within a National Register Historic District Nomination Form. The District Data Sheet lists every property within the boundaries of the National Register District and notes whether they are a "contributing" resource ("c") or a "non-contributing" resource ("nc.") Nantucket's Data Sheet and Updated Nomination Form can be found on the Town's website.)

2.3. Designated as historic under a state or local historic preservation program that is approved by the U.S. Department of the Interior.

(By an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs. Nantucket's Special Act of 1955 created the Nantucket Historic District. Any structure requesting this exemption should submit a "Historic Determination" COA to the Nantucket HDC for determination. The Town of Nantucket was accepted and certified into the National Park Service's "Certified Local Government" (CLG) Program on March 19, 2021.)

CERTIFICATE NO: _____ DATE ISSUED: 6/27/23

HDC 2023.06-B0603

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508.325.4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: Caroline Streeter

Notes - Comments - Restrictions - Conditions

1 HDC 2023.06-B0603

BARN DOORS - MATCH TO MATCH EXIST. HARDWARE

AND CEDAR BOARDS ON SKIRT 3/4"

X RESILIENT NANTUCKET AFG
- ELEVATION CERTIFICATE

HISTORIC DETERMINATION:
HDC 2023.06-B0603

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Lift building

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 325

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 65 ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North +/- 6" South _____ East _____ West _____

Height of ridge above final finish grade: North +/- 21'-2" South +/- 21'-3" East +/- 21'-3" West +/- 21'-3"

Additional Remarks CONTINUING

Historic Name: COOPER/BROWN GUEST HOUSE

Original Date: C-1915 - 1923

Original Builder:

HDC SURVEY NAN 139 / DRAFT ITEM B

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Lift building, Additions, Replace Doors/Windows/Shingles
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 12" +/- Rake 12" +/- Soffit (Overhang) 12" +/- Corner boards 7.25" Frieze _____

Window Casing 3.5" Door Frame 3.5" Columns/Posts: Round ____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear Wood Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS TO MATCH EXISTING

Sidewall Natural - TME Clapboard (if applicable) _____ Roof Natural - TME

Trim White - TME Sash White - TME Doors White - TME

Deck Natural - TME Foundation Natural - TME Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/9/23 Signature of owner of record _____ Signed under penalties of perjury

Guest House

63 Hulbert Ave
Nantucket, MA 02554

07.17.23

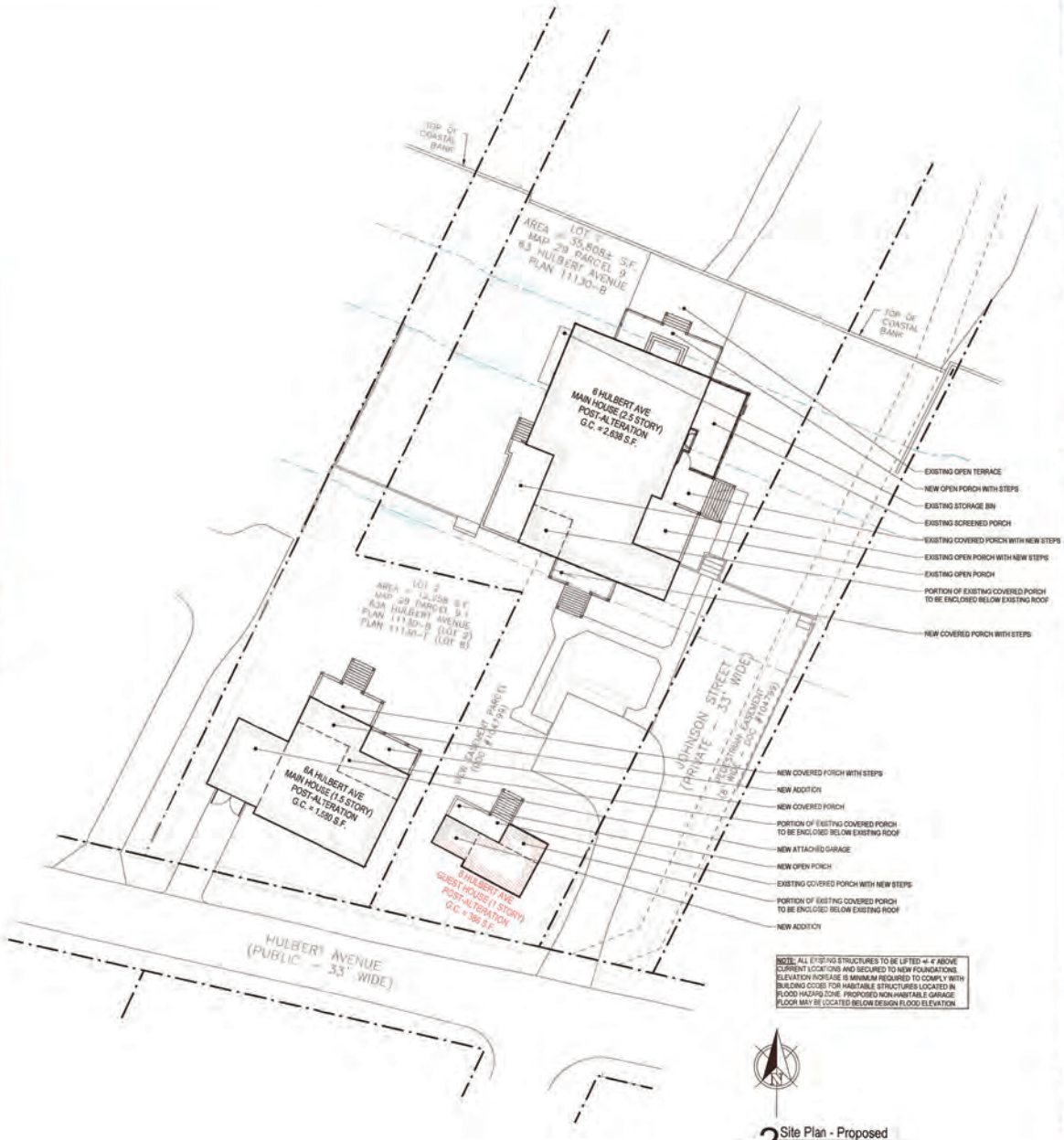
H.D.C. Approval Thru Staff



1 Locus Map
Not to Scale



Exterior Door & Window Legend
1/4" = 1'-0"



2 Site Plan - Proposed
1/16" = 1'-0"

2239

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	00.9% | 325 SF
Total Proposed G.C.:	08.4% | 3,024 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Elevations

APPROVED
HOC 2023-06-8661
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
JUL 1 8 2023

Revisions

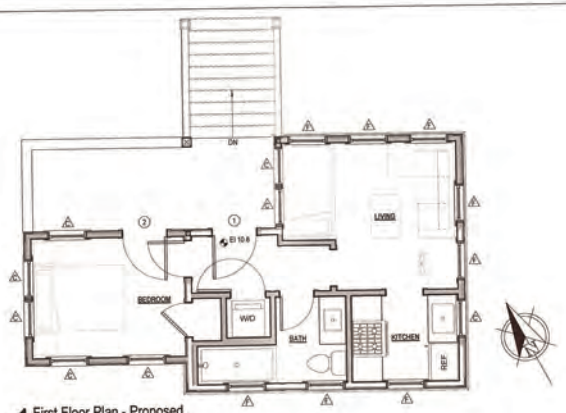
Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

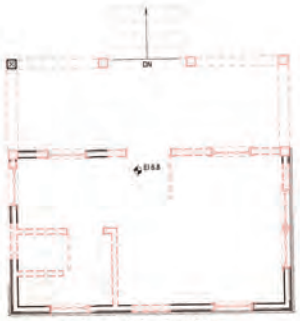
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER

A.0.1
2239

H.D.C. Approval Thru Staff 07.17.23



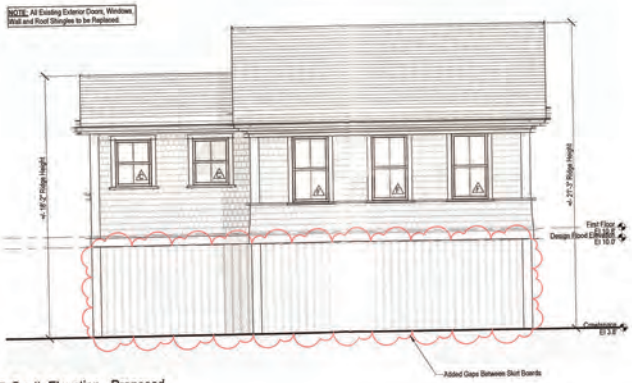
1 First Floor Plan - Proposed
1/4" = 1'-0"



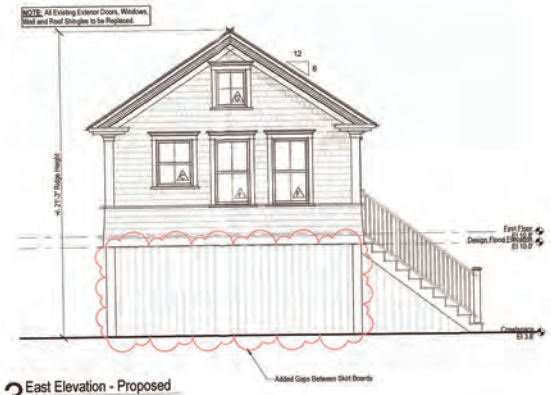
1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"



2X South Elevation - Existing/Demolition
3/16" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



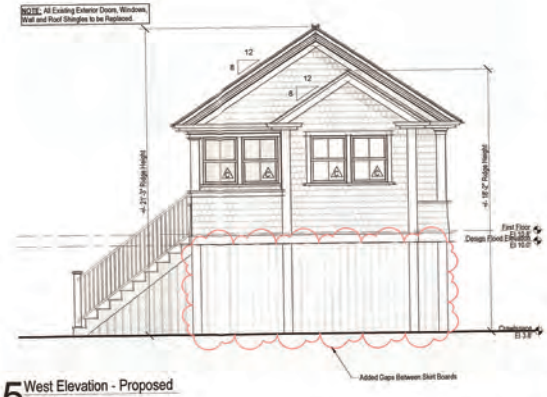
3 East Elevation - Proposed
1/4" = 1'-0"



3X East Elevation - Existing/Demolition
3/16" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"



5 West Elevation - Proposed
1/4" = 1'-0"



4X North Elevation - Existing/Demolition
3/16" = 1'-0"



5X West Elevation - Existing/Demolition
3/16" = 1'-0"

2239

Guest House

63 Hulbert Ave
Nantucket, MA 02554

emeritus

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,806 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,689 SF
Proposed G.C.:	00.9% | 325 SF
Total Proposed G.C.:	08.4% | 3,024 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.1 Floor Plans & Exterior Elevations

APPROVED
HDC1023.06.9661
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

JUL 19 2023

Revisions

H.D.C. Approval Thru Staff 07.17.23

Floor Plans & Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LLC.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2239

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
J.B. (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9.1

Street & Number of Proposed Work: 63A Hulbert Ave

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emenius LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeniusdevelopment.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-10-9290
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration, Trim

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: See Historic Determination (describe)

Original Date: C-1915

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*
1. East Elevation
2. South Elevation Trim
3. West Elevation Fenestration
4. North Elevation Porch Change

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☑ Brick (type) Whitewashed ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural - TME
Clapboard (if applicable) n/a
Roof Natural - TME
Trim White - TME
Sash White - TME
Doors White - TME
Deck Natural - TME
Foundation Whitewashed Brick Piers
Fence n/a
Shutters n/a

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR 63 Hulbert LLC

STREET ADDRESS 63A Hulbert Ave

MAP/PARCEL 29 / 9.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02-10-2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Joshua Bancroft 02-10-2025

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I STEPHEN A. RICKS, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Stephen A. Ricks 11/9/2022

Signature Date

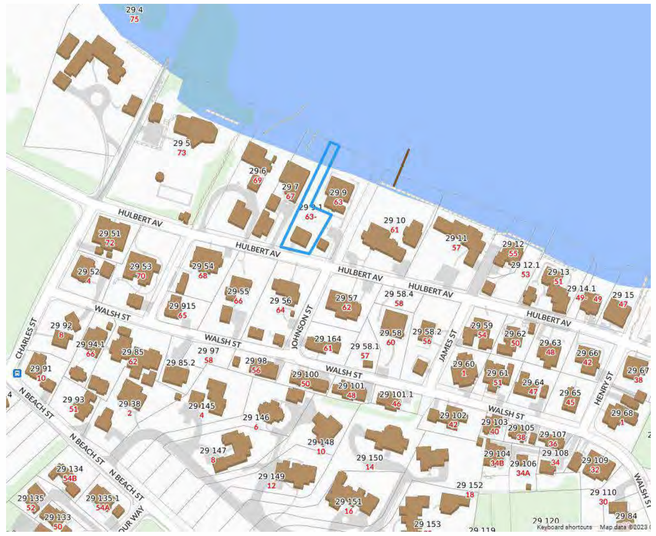
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

63A Hulbert Ave
Nantucket, MA 02554

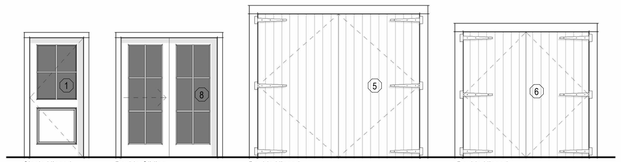
02.10.25

H.D.C. Submission



1 Locus Map

Not to Scale



Exterior Door Legend

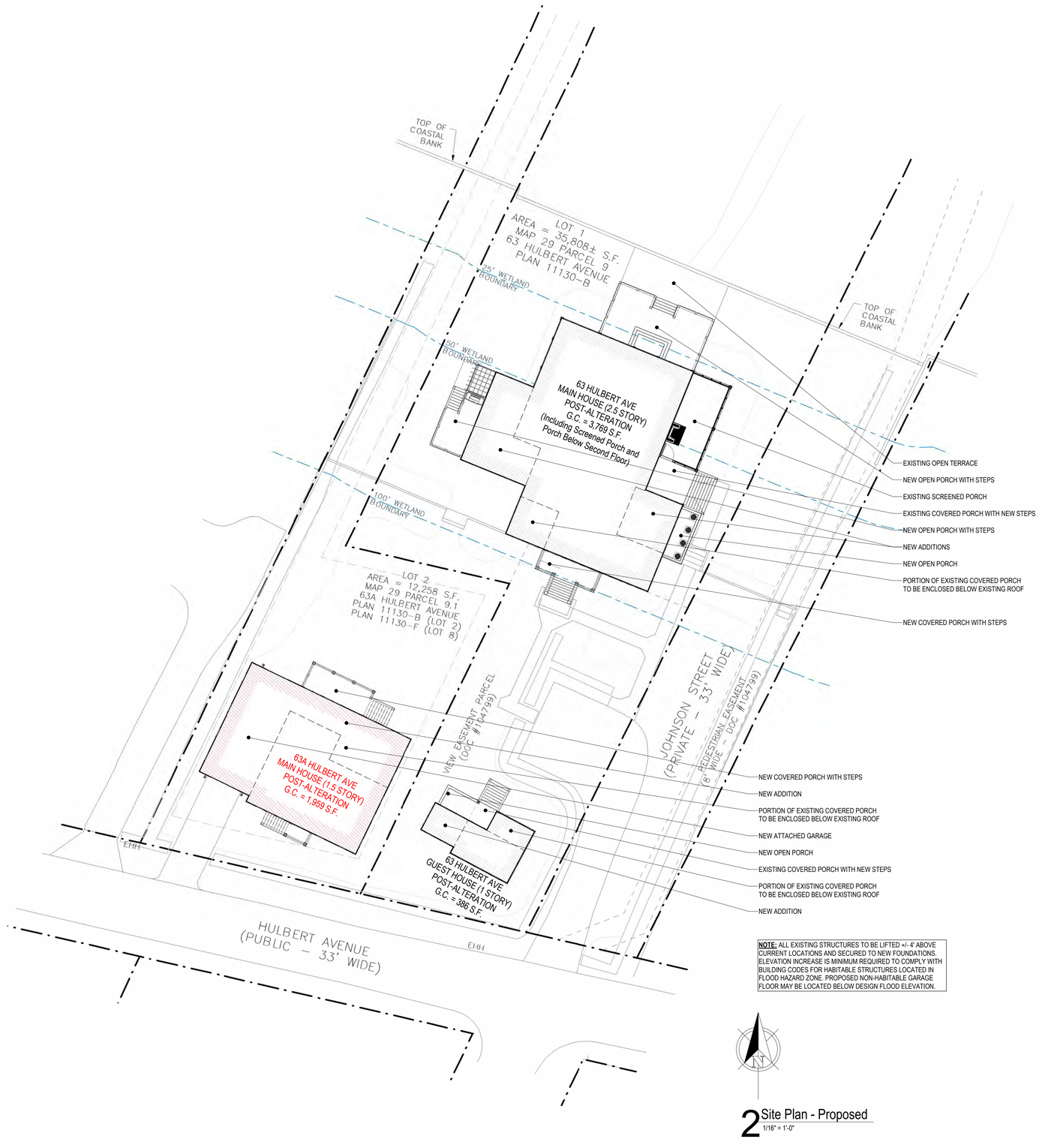
1/4" = 1'-0"



Window Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	2	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
5	1	9'-0"	8'-0"	TBD	TBD	Double Hinged, V-Groove
6	1	7'-0"	7'-0"	TBD	TBD	Double Hinged, V-Groove
8	1	5'-4"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	9	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	6	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	18	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed

1/16" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
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
D.1.2	Interior Elevations - Dining 102
D.1.3	Interior Elevatoins - Kitchen 103
D.1.4	Interior Elevations - Gym 104
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

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.

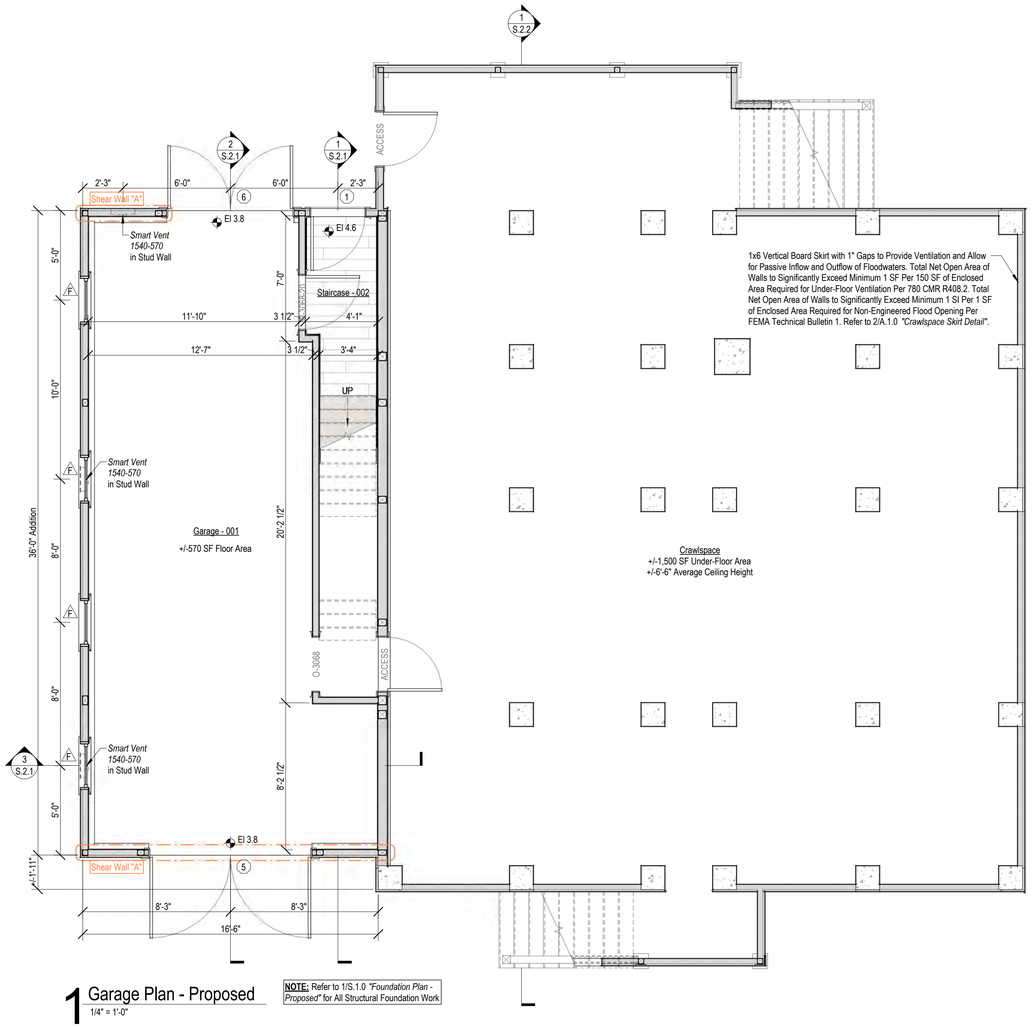
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2239

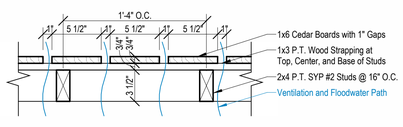
02.10.25

H.D.C. Submission

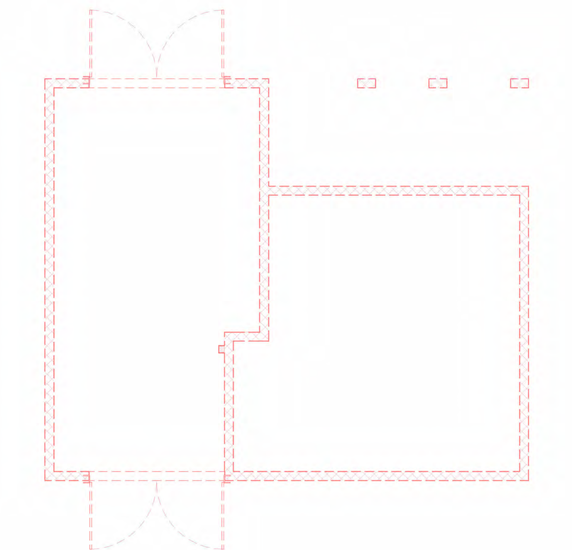


1 Garage Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2 Crawlspace Skirt Detail
1 1/2" = 1'-0"



1X Garage Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

2239

Main House

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
D.1.2	Interior Elevations - Dining 102
D.1.3	Interior Elevatoins - Kitchen 103
D.1.4	Interior Elevations - Gym 104
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 Elevatoins - 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

Garage Plan

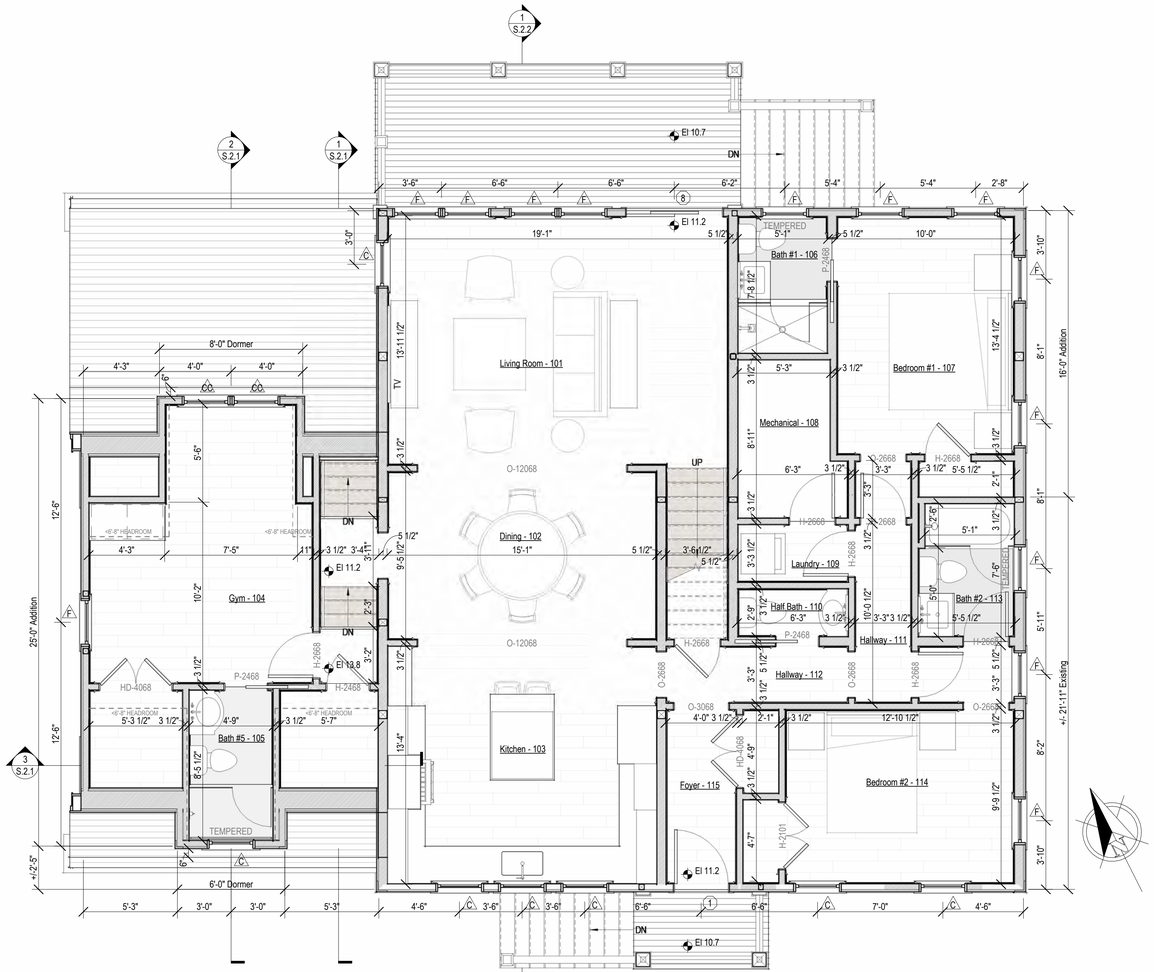
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

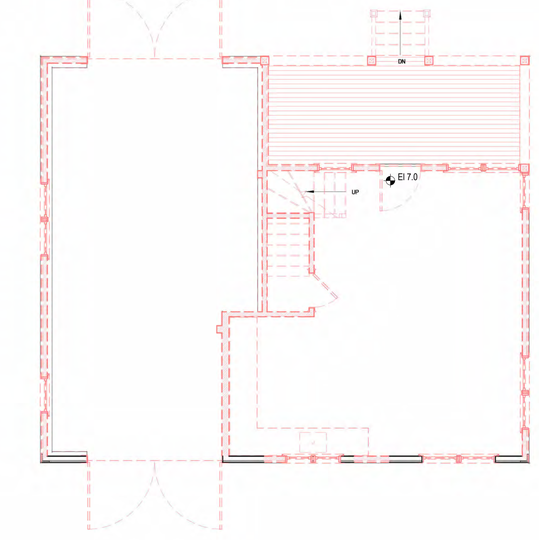
A.1.0
2239

02.10.25

H.D.C. Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

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
D.1.2 Interior Elevations - Dining 102
D.1.3 Interior Elevatoins - Kitchen 103
D.1.4 Interior Elevations - Gym 104
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 Elevatoins - 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

First 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.

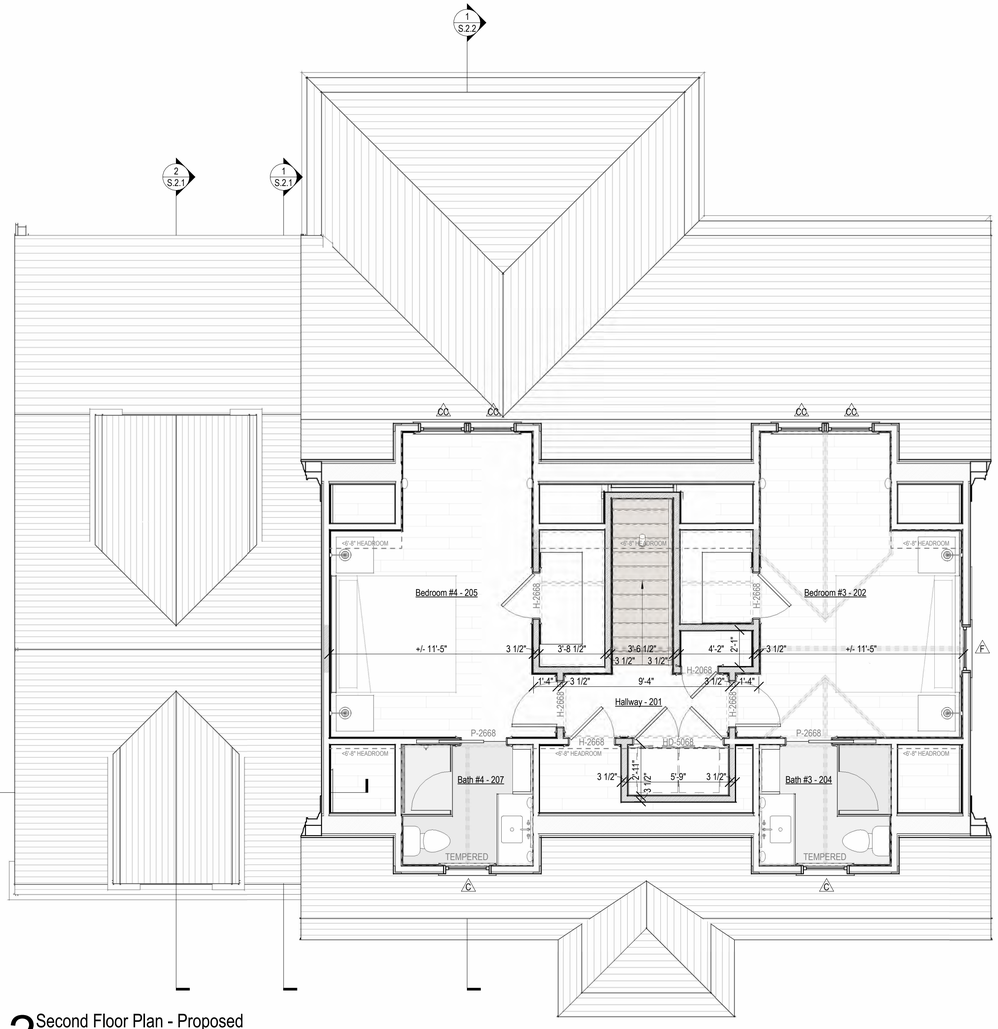
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

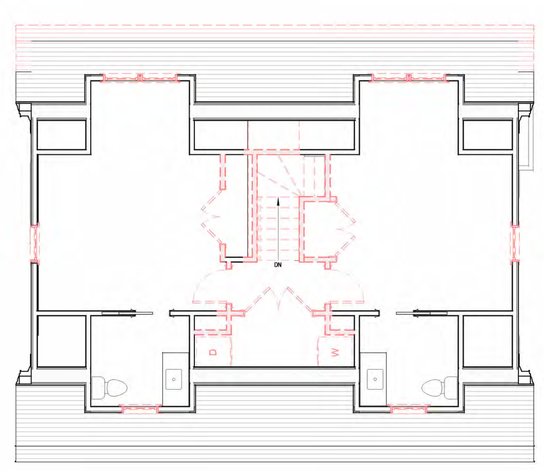
2239

02.10.25

H.D.C. Submission



2 Second Floor Plan - Proposed
1/4" = 1'-0"



2X Second Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

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
D.1.2 Interior Elevations - Dining 102
D.1.3 Interior Elevatoins - Kitchen 103
D.1.4 Interior Elevations - Gym 104
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 Elevatoins - 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

Second Floor Plan

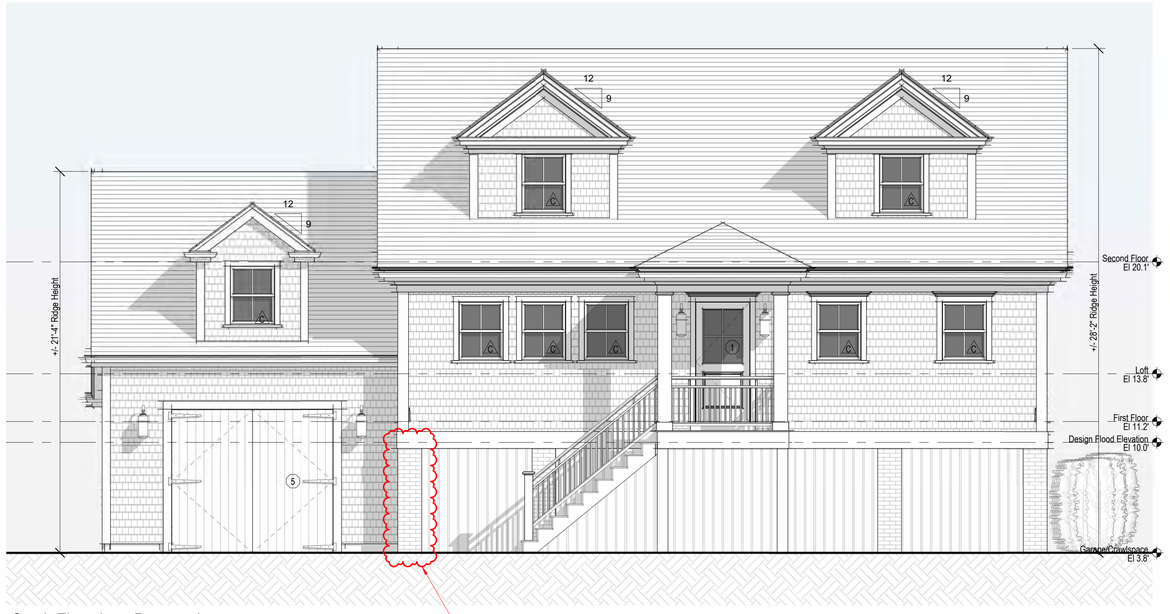
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.1.2

2239

02.10.25



1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

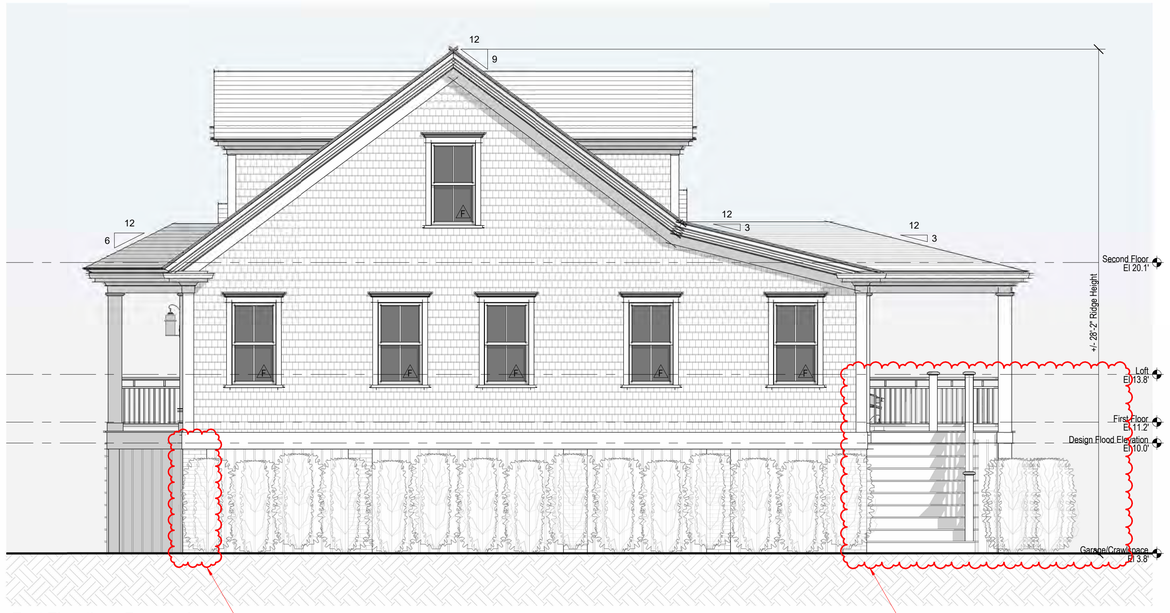


South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"

H.D.C. Submission



2 East Elevation - Proposed
1/4" = 1'-0"



East Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
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
D.1.2	Interior Elevations - Dining 102
D.1.3	Interior Elevatoins - Kitchen 103
D.1.4	Interior Elevations - Gym 104
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

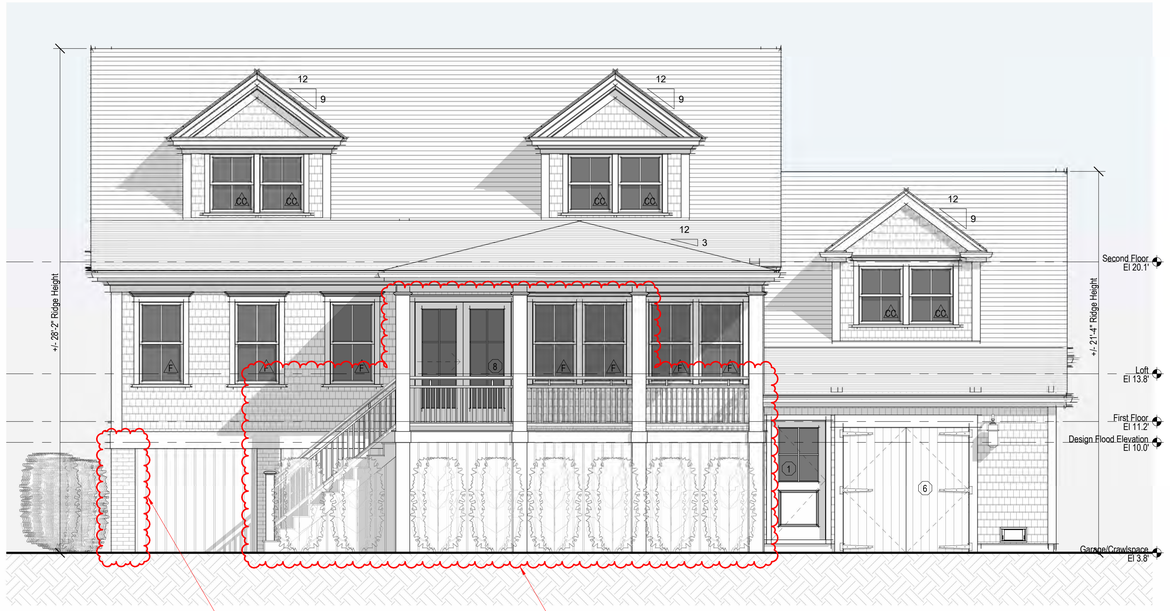
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.2.1

2239

02.10.25



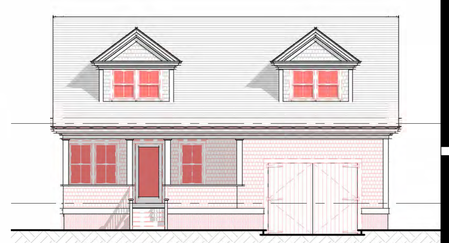
3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

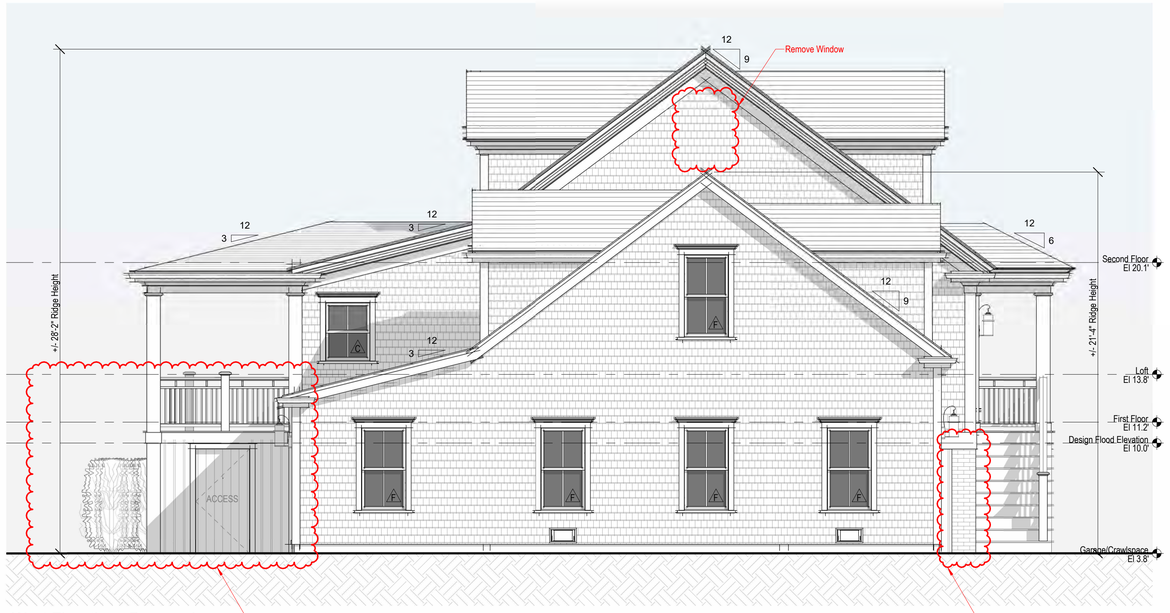


North Elevation - Existing
1/8" = 1'-0"

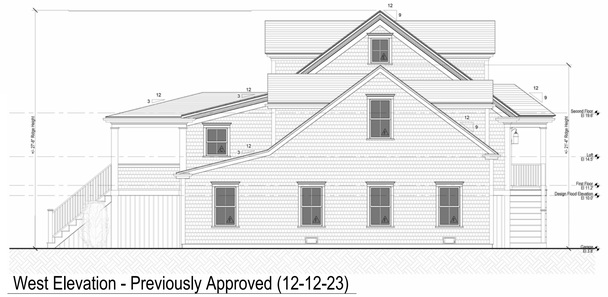


North Elevation - Demolition
1/8" = 1'-0"

H.D.C. Submission



4 West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"

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
D.1.2 Interior Elevations - Dining 102
D.1.3 Interior Elevatoins - Kitchen 103
D.1.4 Interior Elevations - Gym 104
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

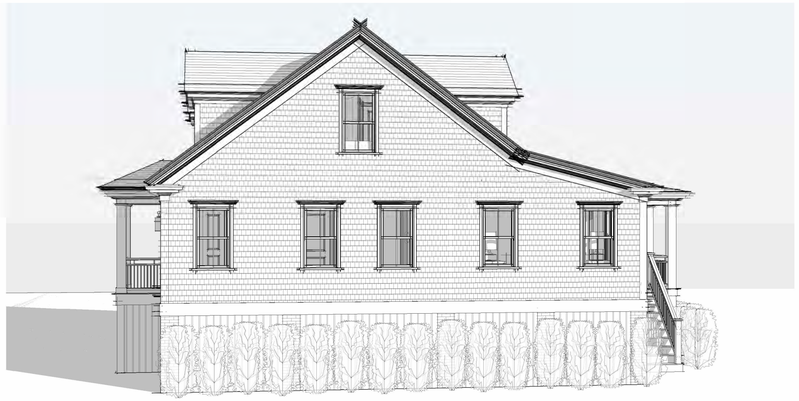
H.D.C. Submission



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

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
D.1.2	Interior Elevations - Dining 102
D.1.3	Interior Elevatoins - Kitchen 103
D.1.4	Interior Elevations - Gym 104
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 Elevatoins - 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 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.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.3.1

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

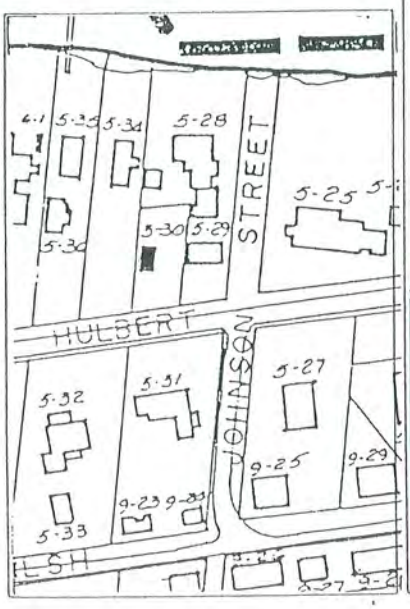
4. Present Owner: FAILING, BRUCE F. JR, & LEIGH Q. (TRS)

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



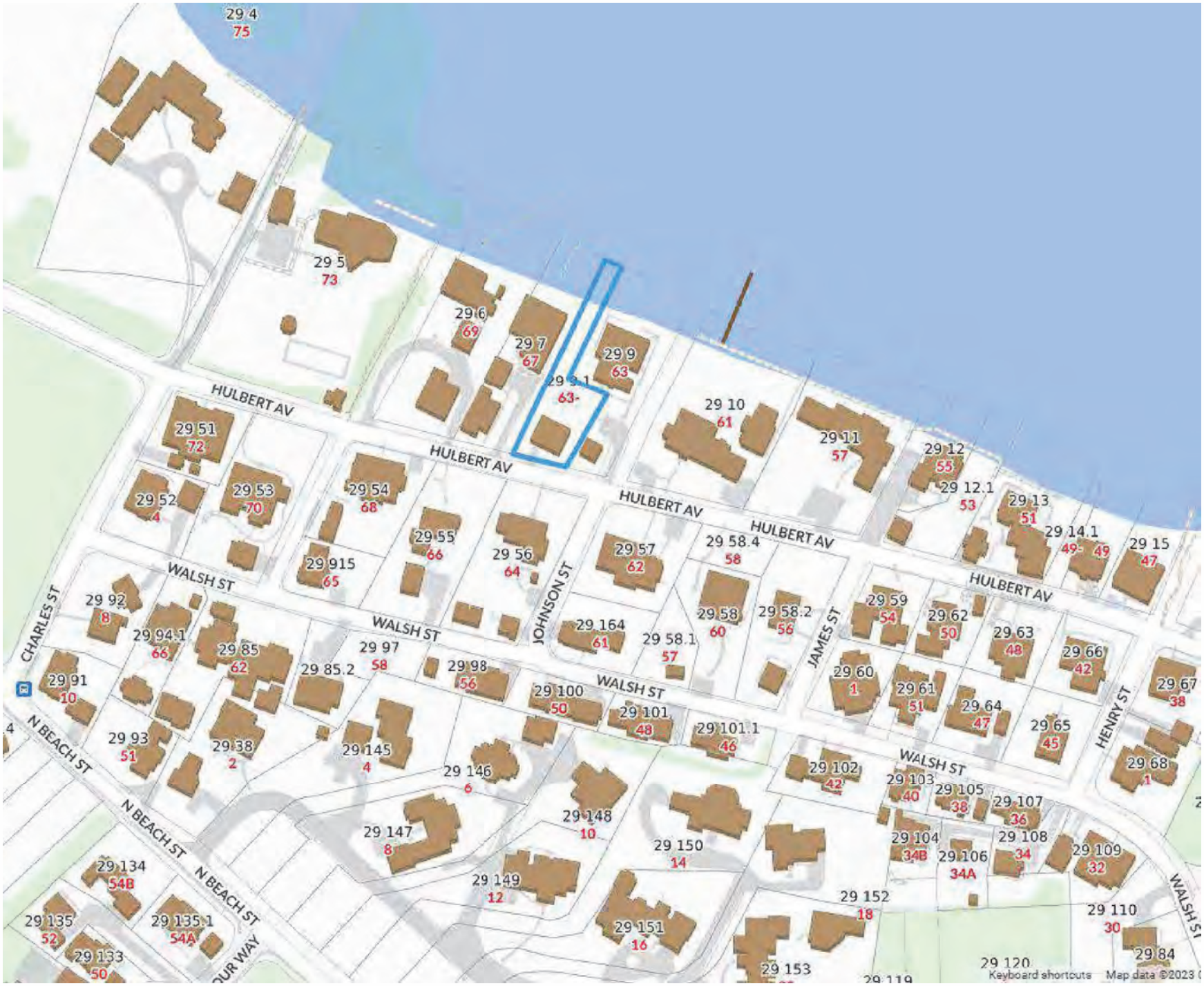
East Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



North Elevation 63A Hulbert Ave Map/Parcel: 29/9.1

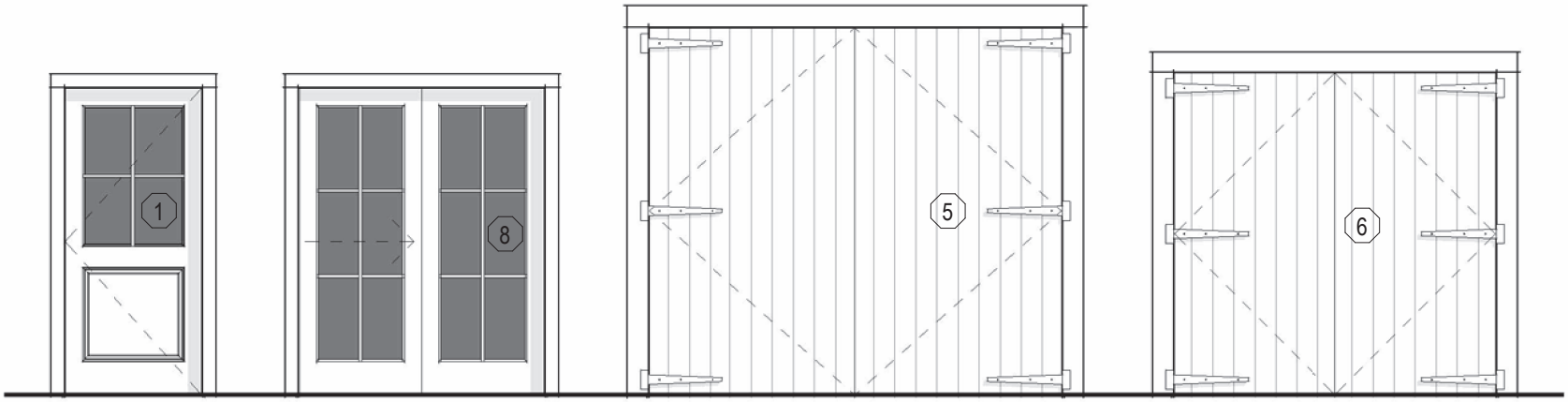


West Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



1 Locus Map

Not to Scale



Single Hinged
(2)1-Panel 4-Lite SDL

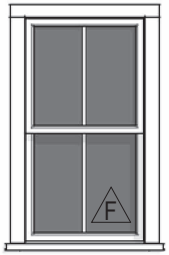
Double Gliding
(2)6-Lite SDL

Double Hinged
(2)V-Groove

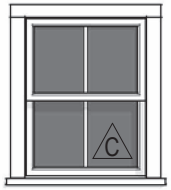
Double Hinged
(2)V-Groove

Exterior Door Legend

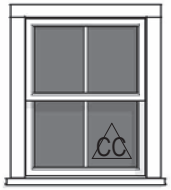
1/4" = 1'-0"



Double Hung
2/2 SDL



Double Hung
2/2 SDL

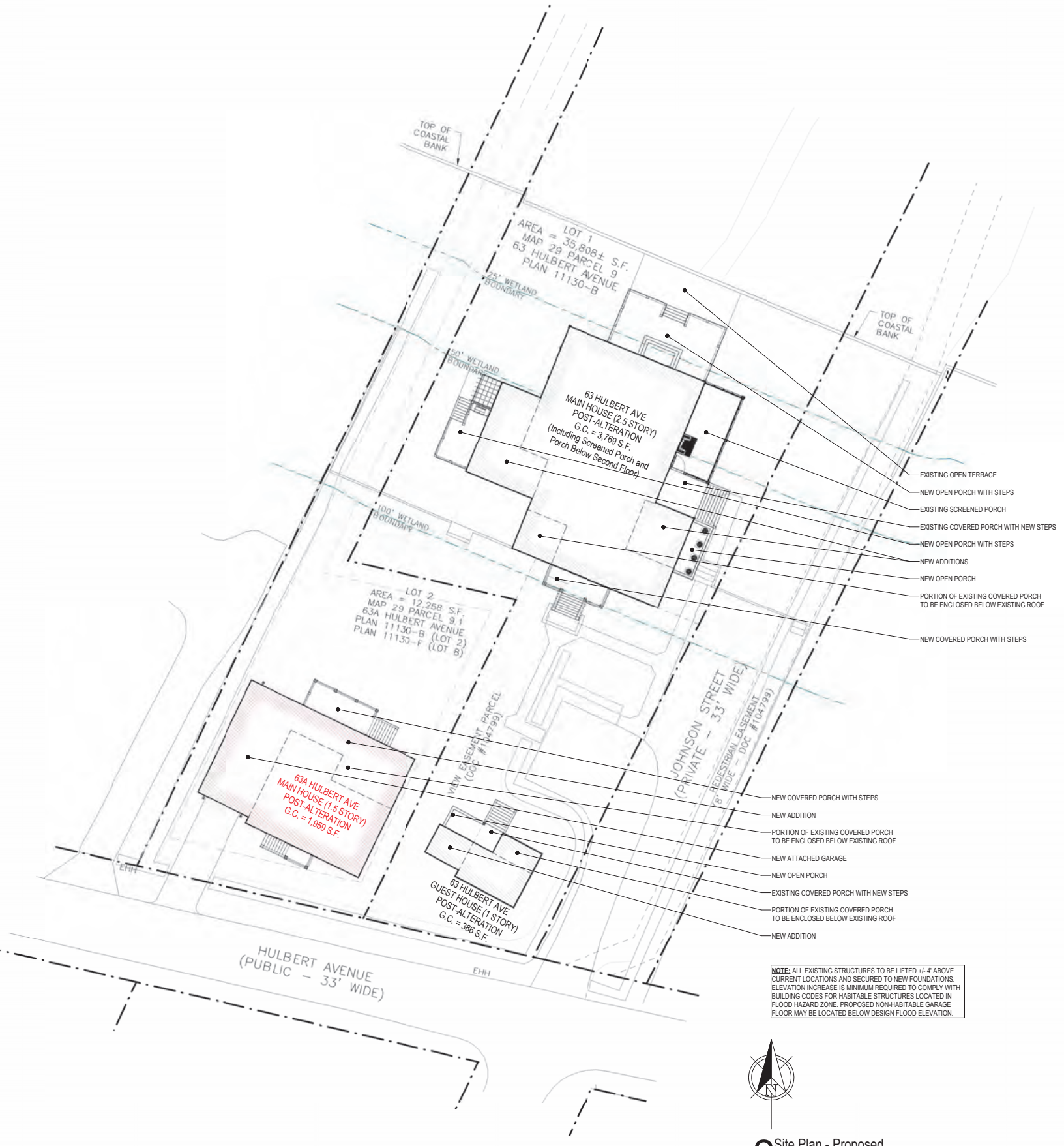


Casement
4-Lite SDL
Faux Meeting Rail

Window Legend

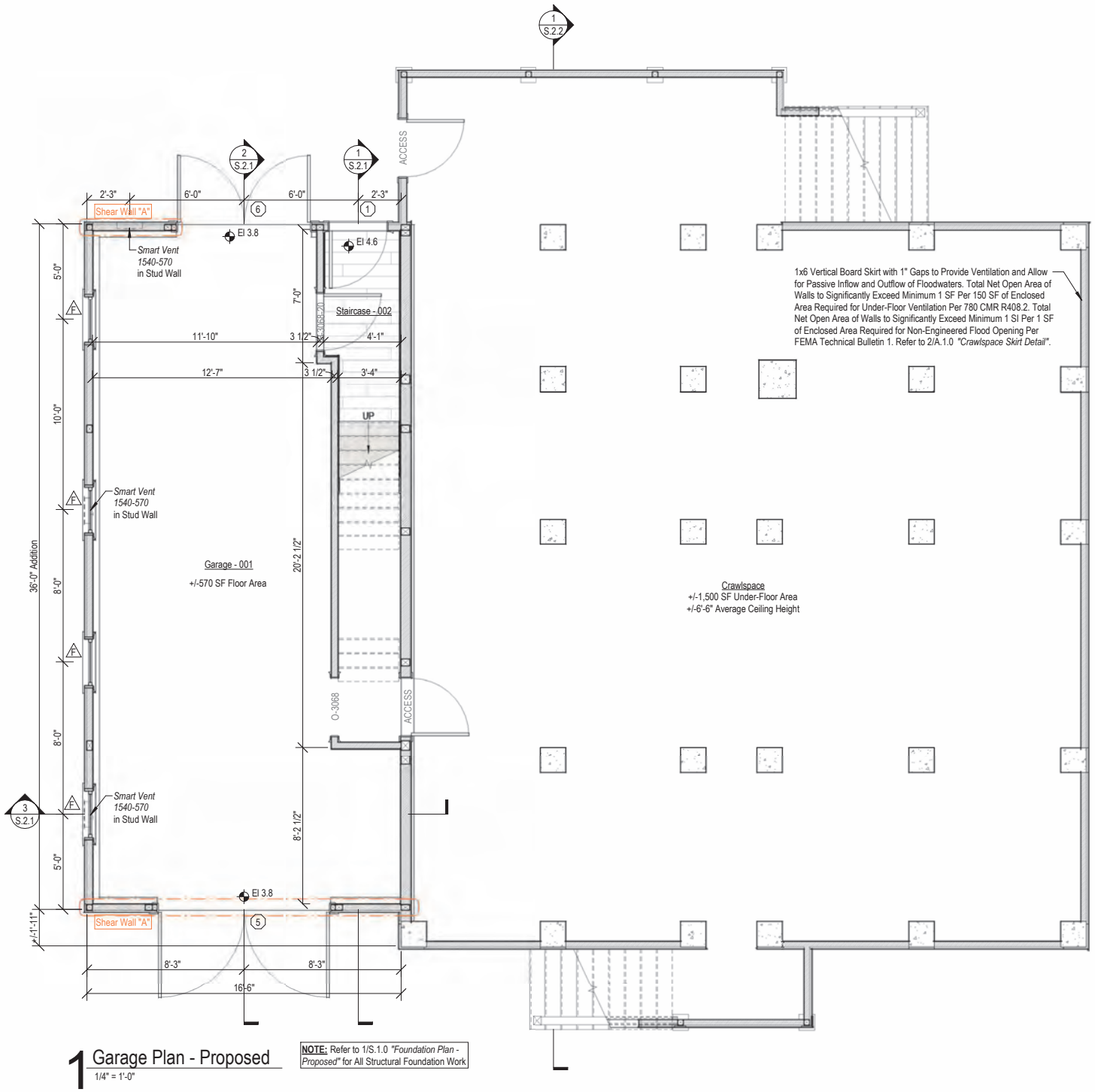
1/4" = 1'-0"

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.

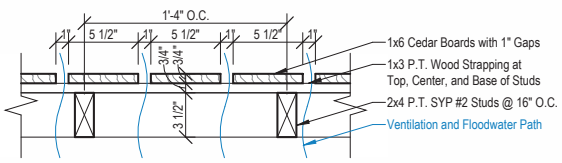
2 Site Plan - Proposed
1/16" = 1'-0"



1 Garage Plan - Proposed

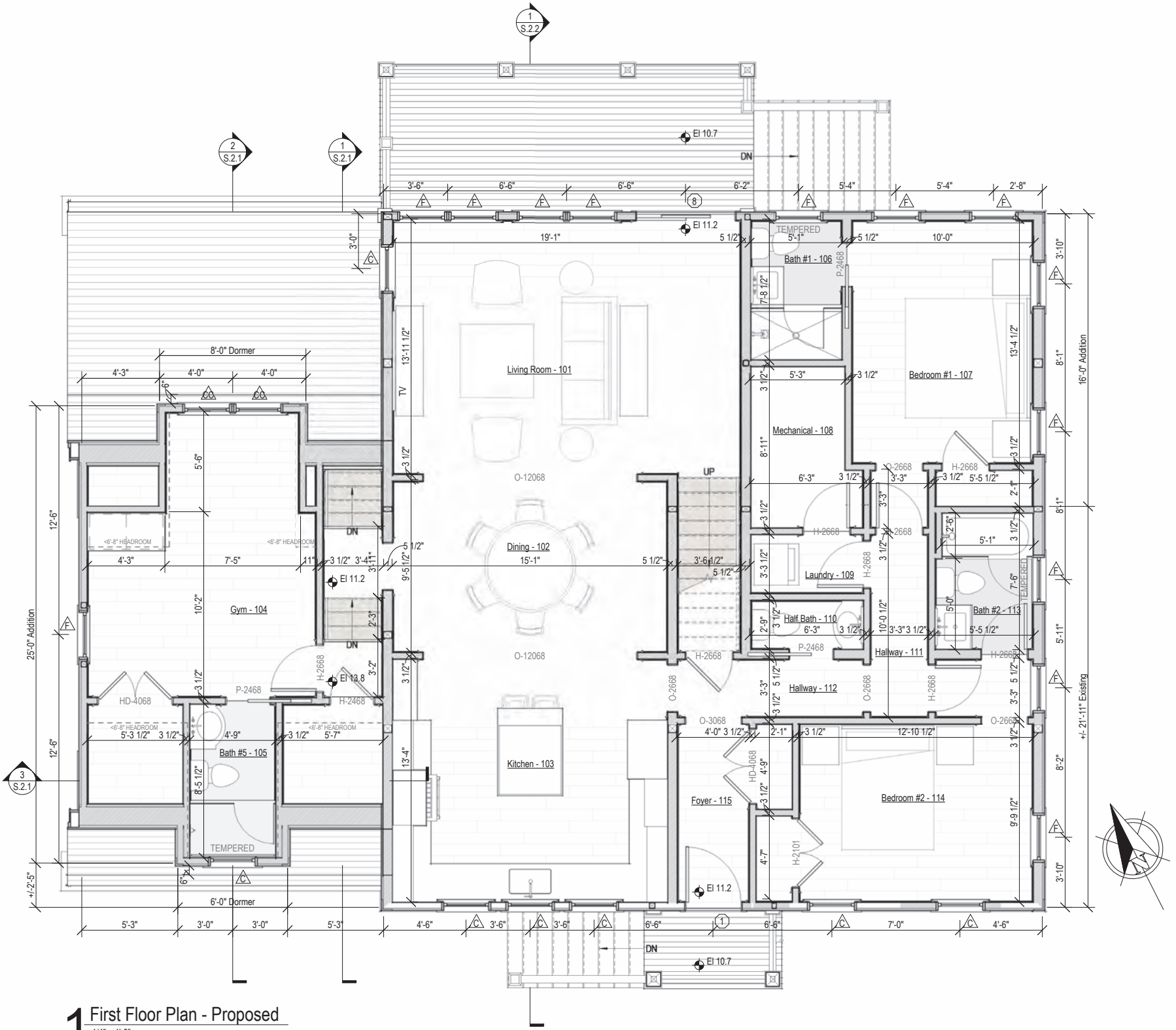
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



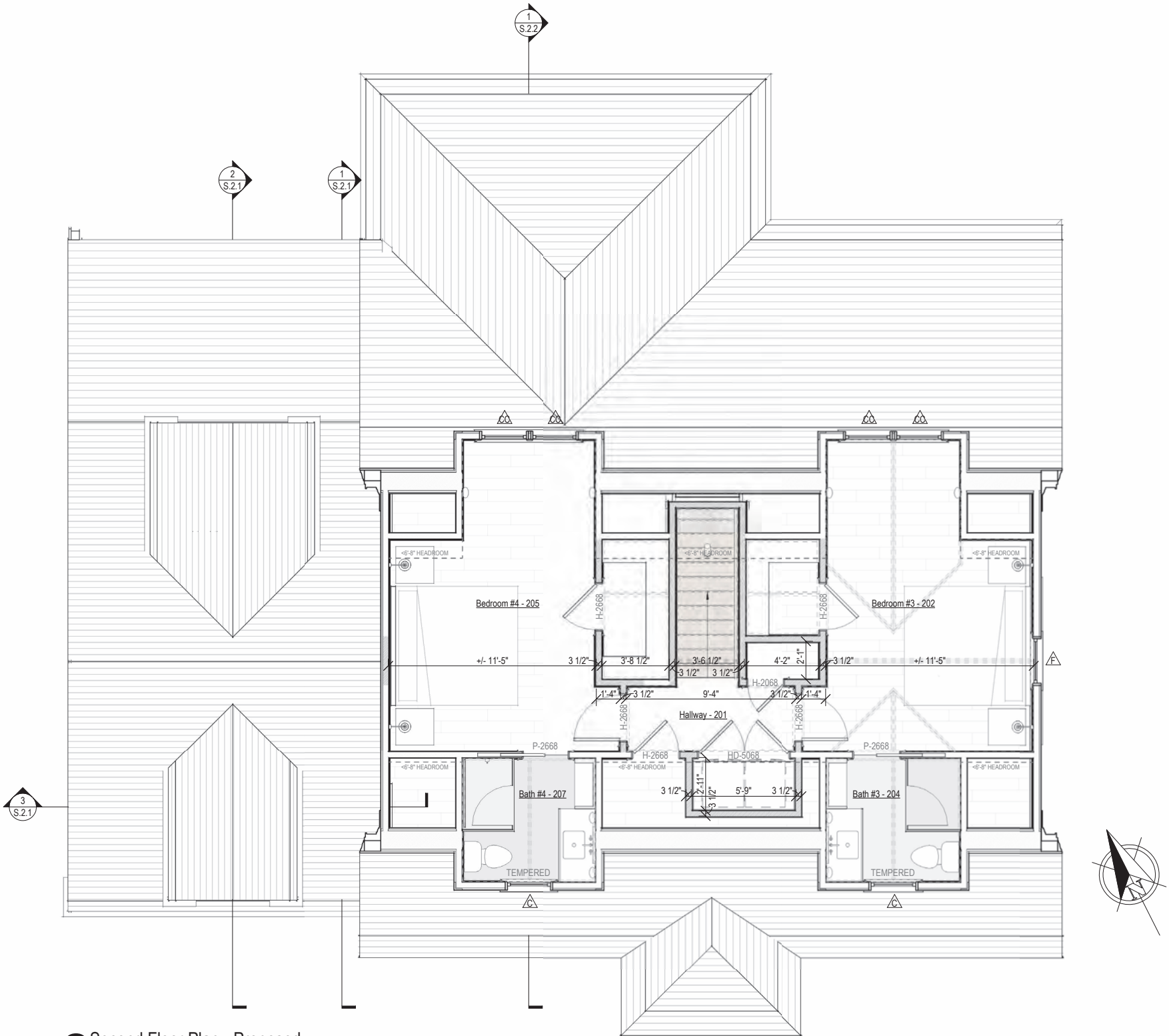
2 Crawlspace Skirt Detail

1 1/2" = 1'-0"



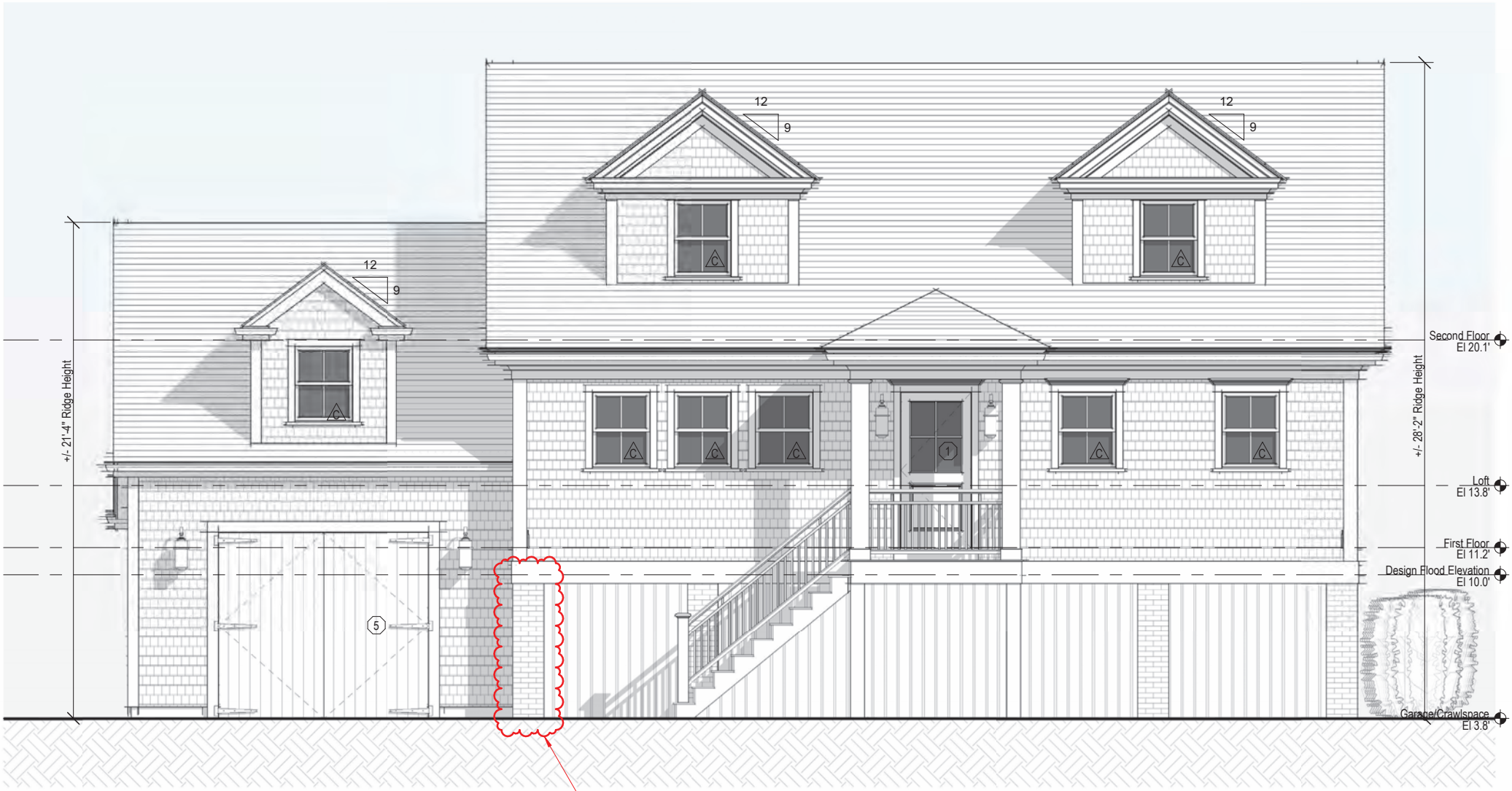
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



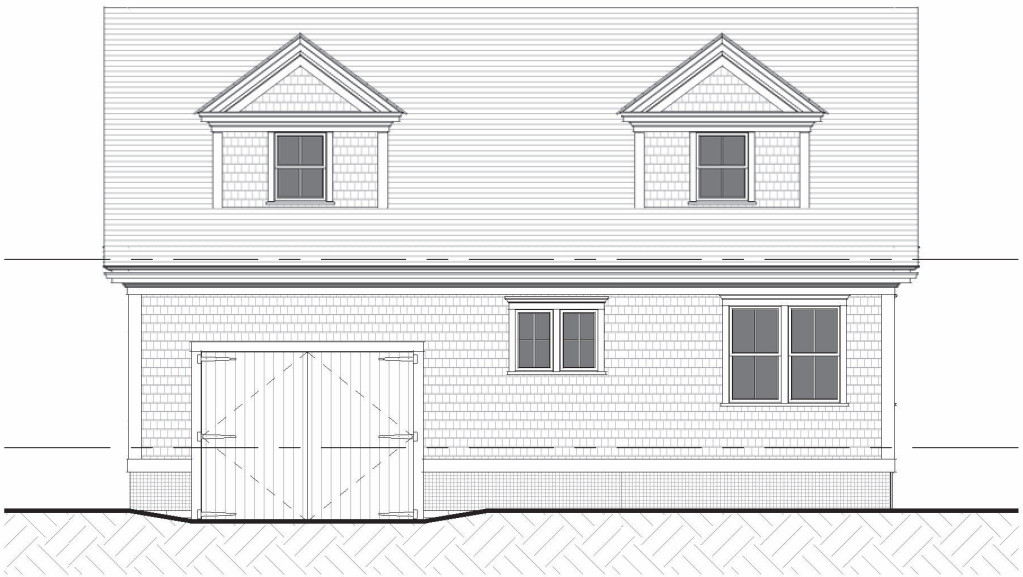
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



South Elevation - Existing

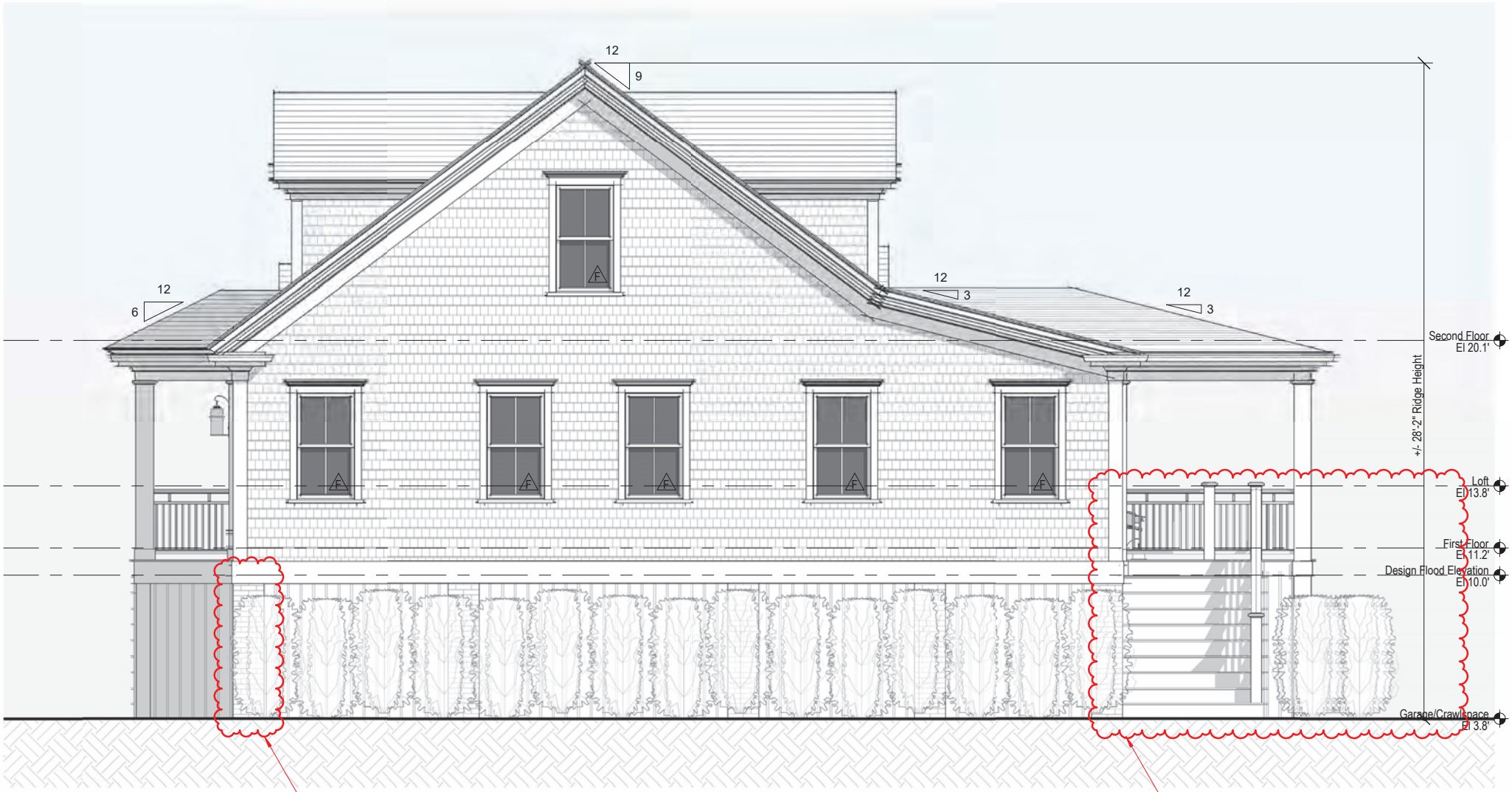
1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"

H.D.C. Submission



2 East Elevation - Proposed

1/4" = 1'-0"



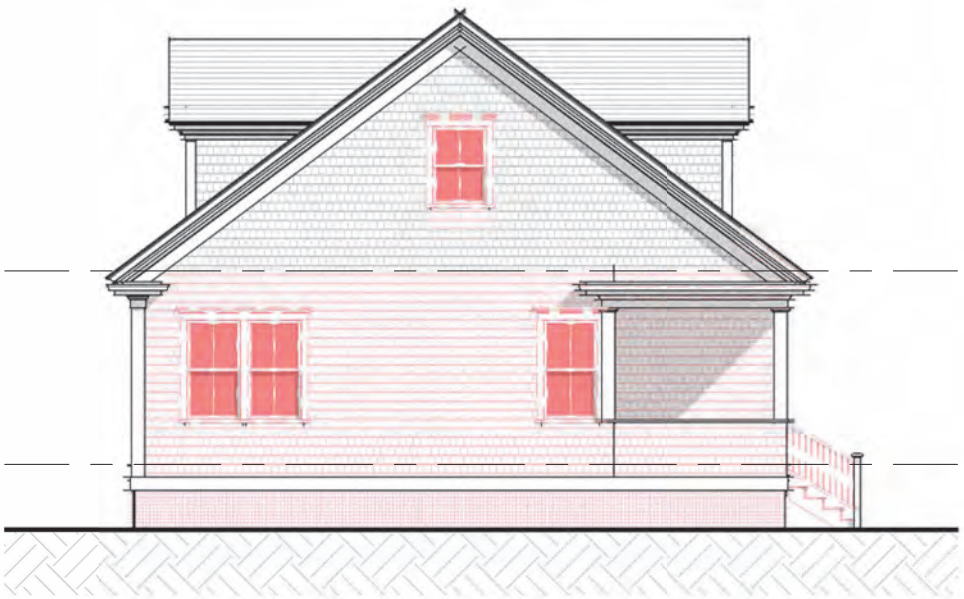
East Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



East Elevation - Existing

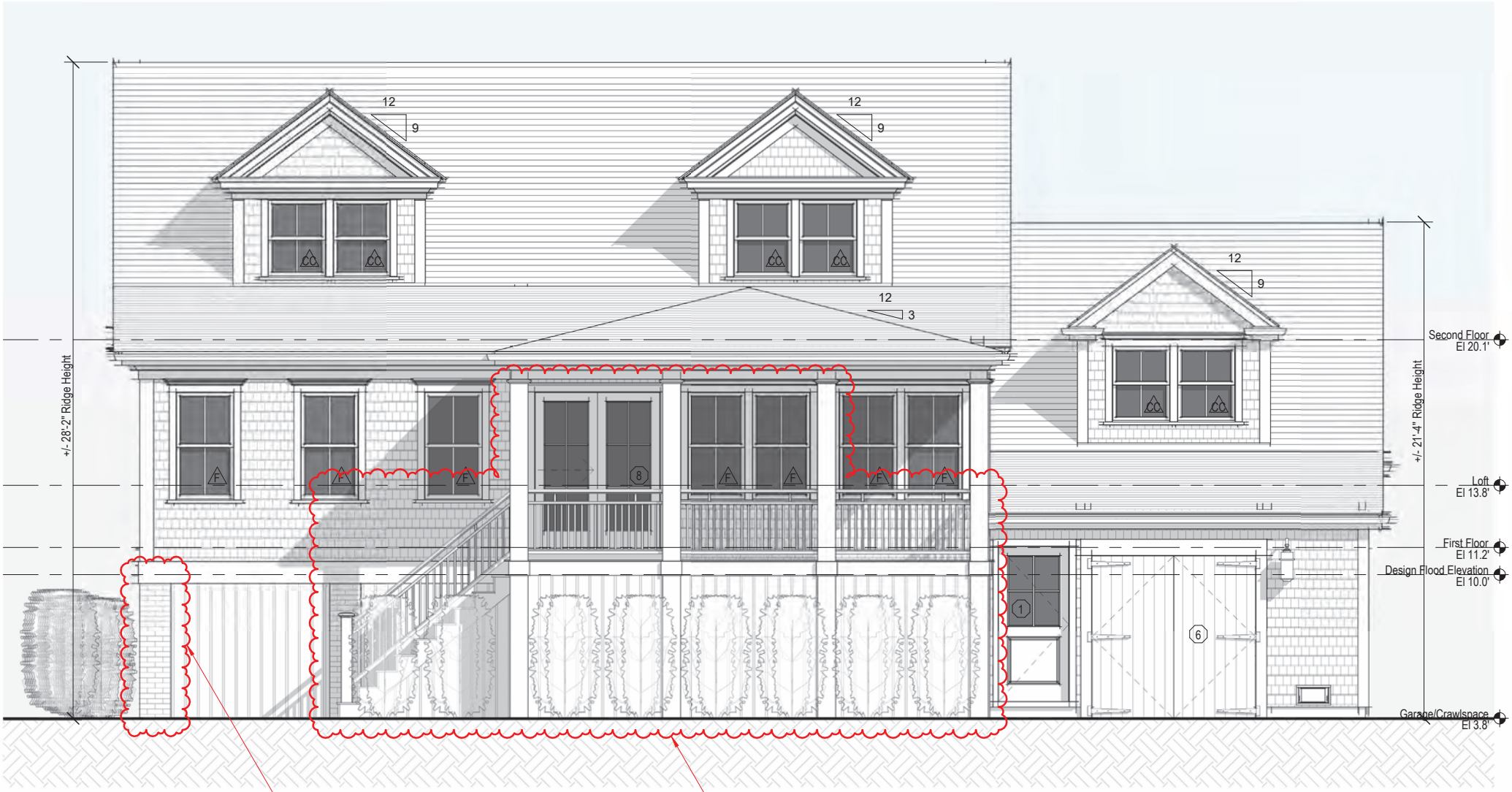
1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"

02.10.23



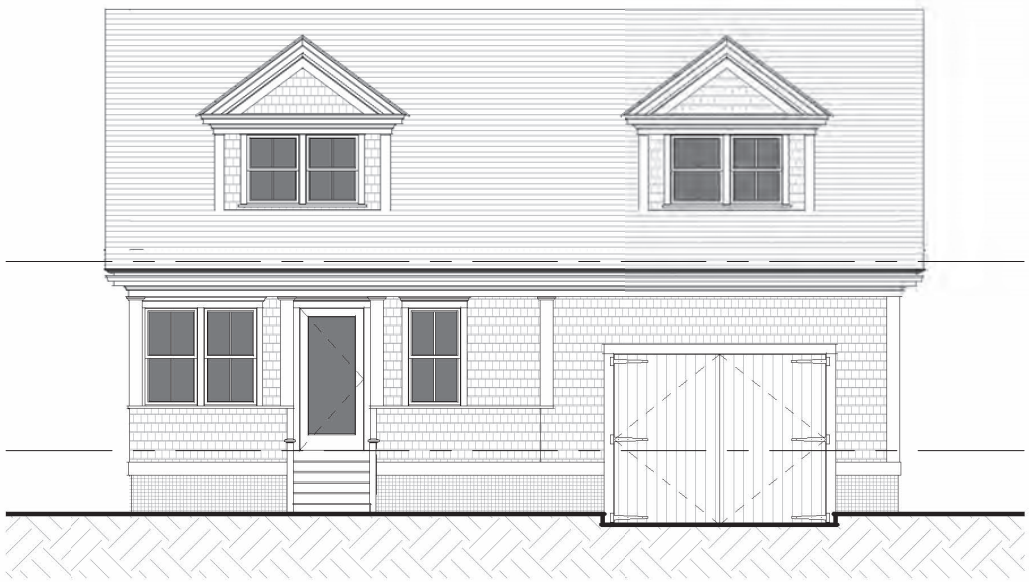
3 North Elevation - Proposed

1/4" = 1'-0"



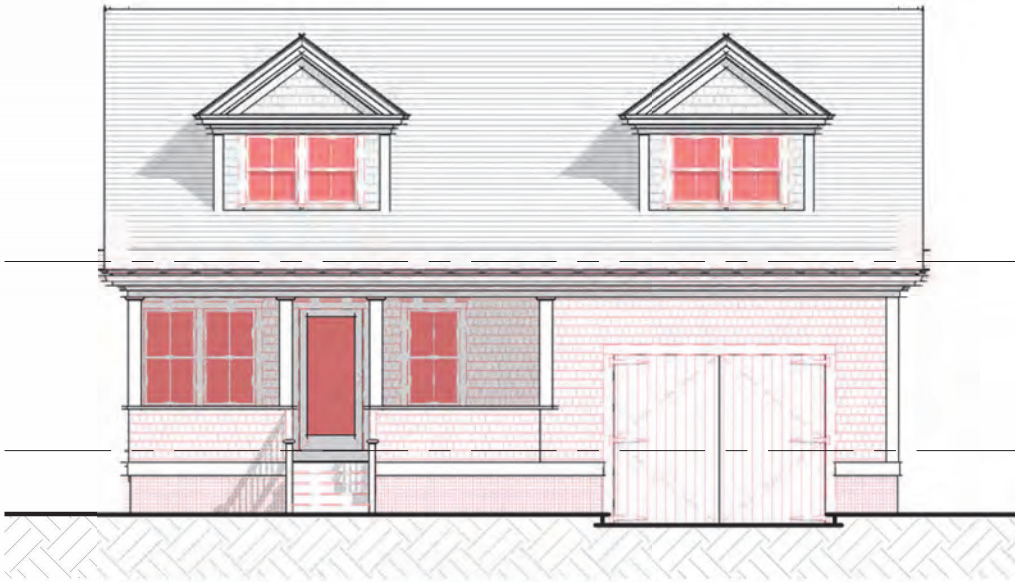
North Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



North Elevation - Existing

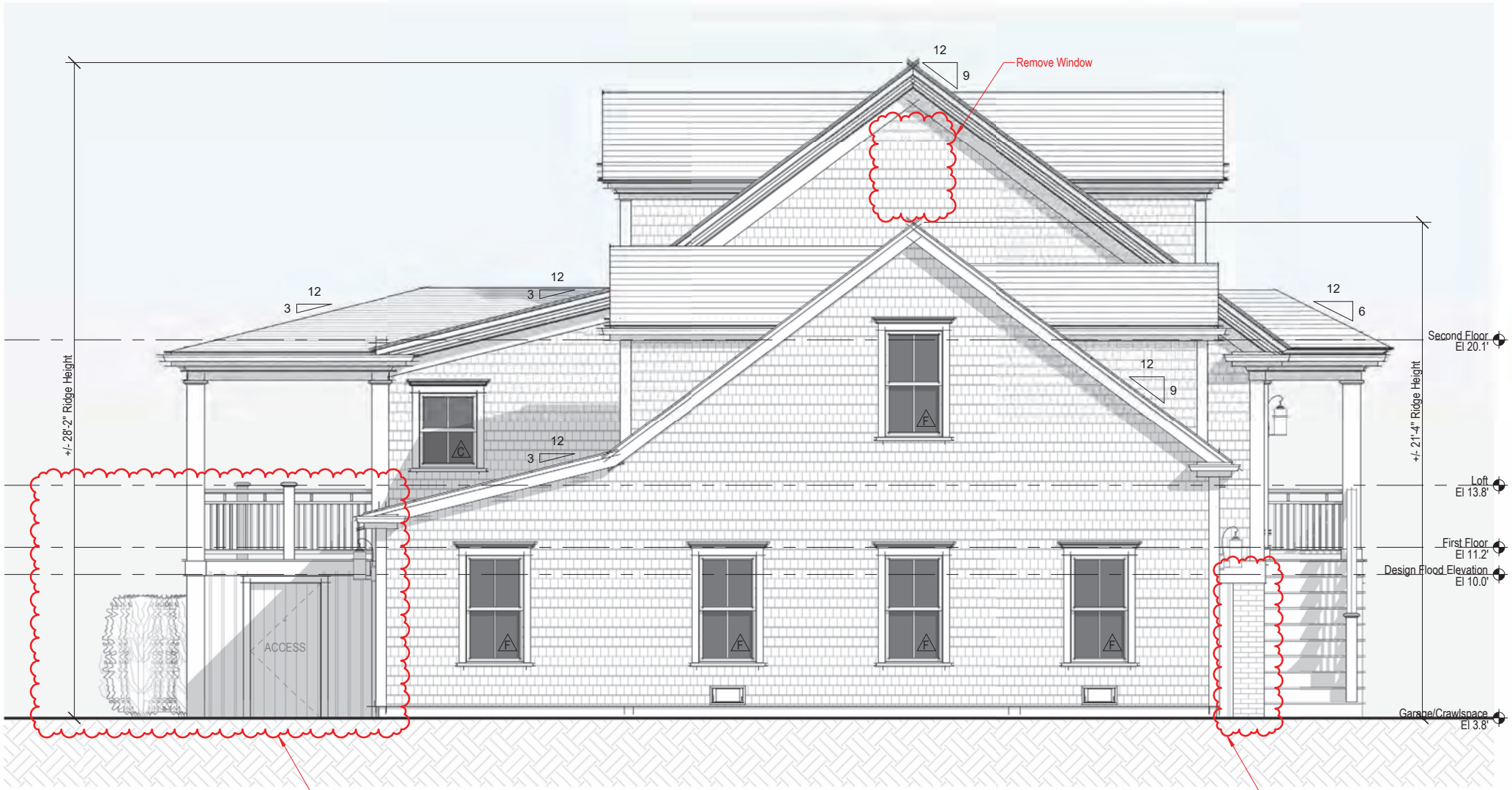
1/8" = 1'-0"



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.

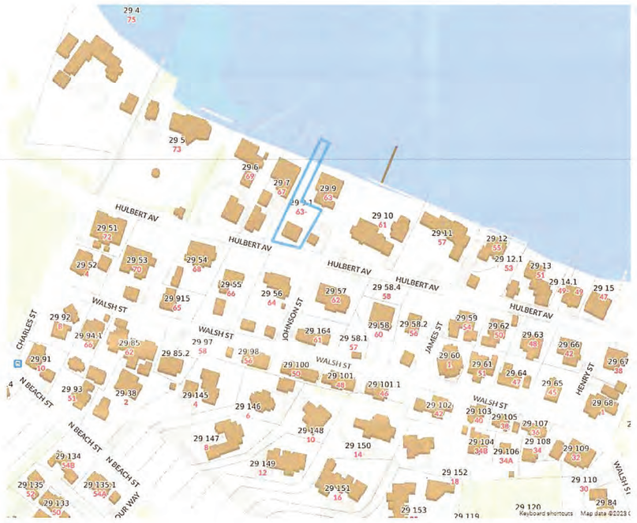
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

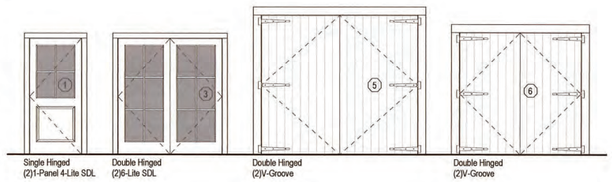
Main House

63A Hulbert Ave
Nantucket, MA 02554

11.30.23



1 Locus Map
Not to Scale

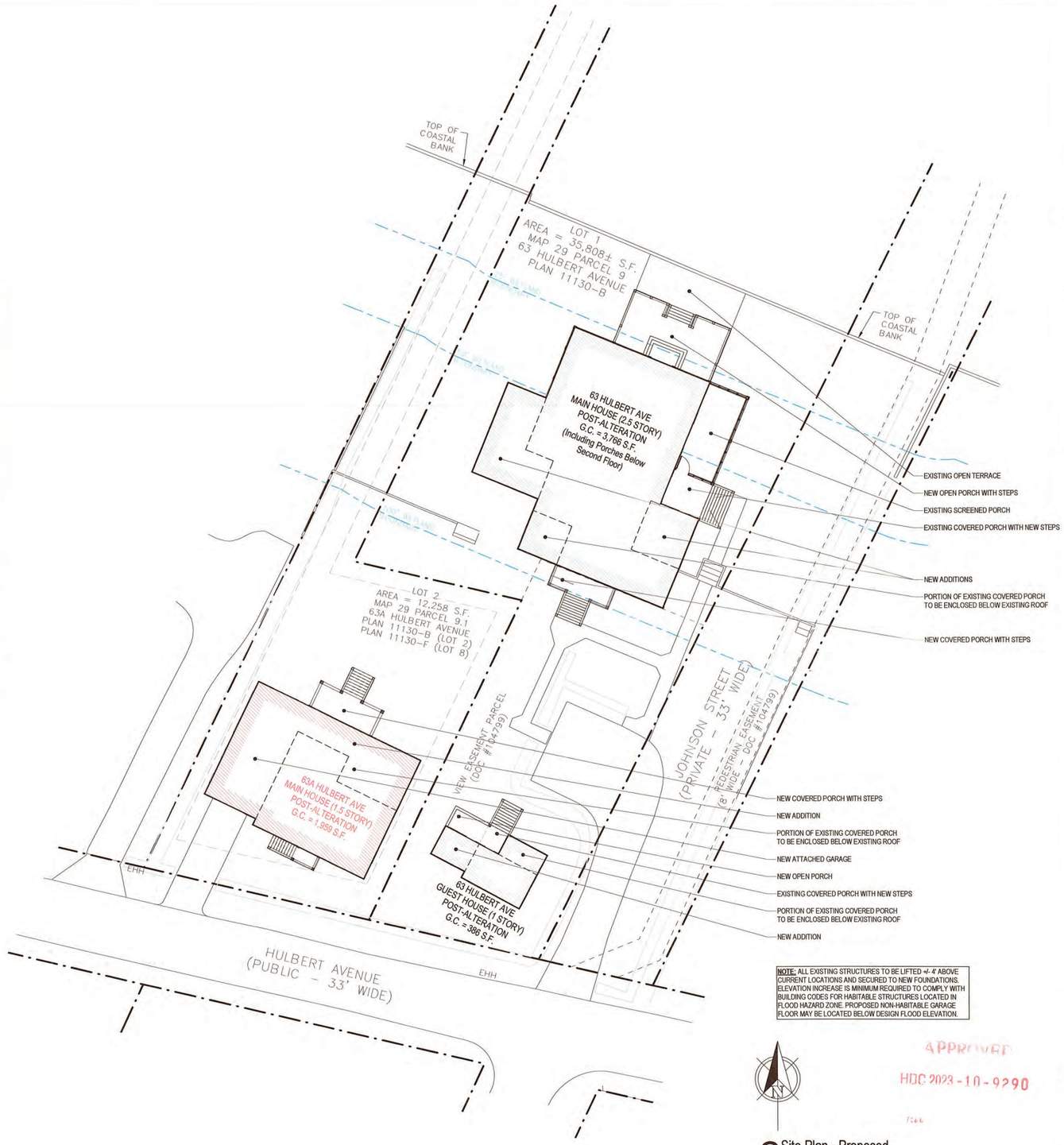


Exterior Door Legend
1/4" = 1'-0"



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.

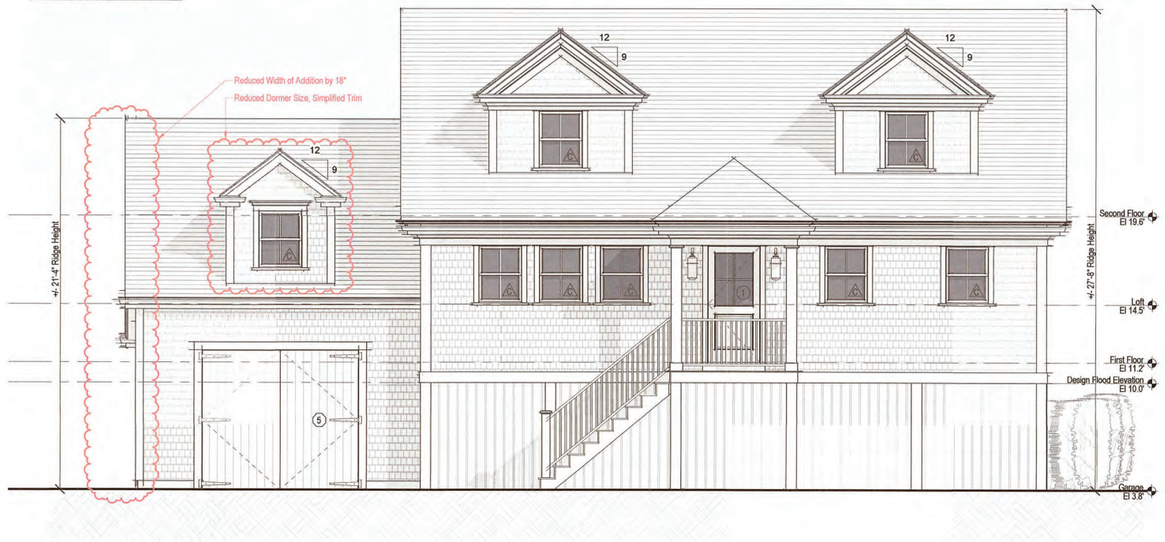
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1
2239

11.30.23

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



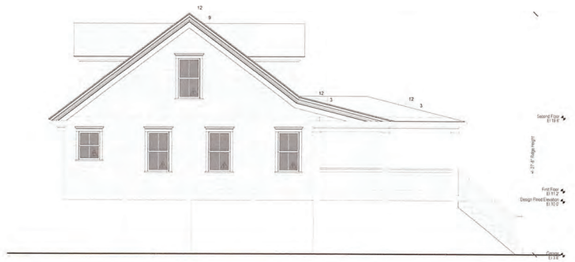
South Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



2 East Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY HEARD EAST ELEVATION



East Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



East Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

APPROVED
HDC 2023 - 10 - 0290

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 3,677 SF
Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1 Cover Sheet
A.1.0 Garage Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Exterior Elevations

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

11.30.23



3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



North Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

H.D.C. Submission



4 West Elevation - Proposed
1/4" = 1'-0"



West Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"

APP. OF
HDC 2023-11-929



West Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

emeritus
5 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 3,677 SF
Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Garage Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.3.1	Exterior Perspectives

Revisions

Exterior Elevations

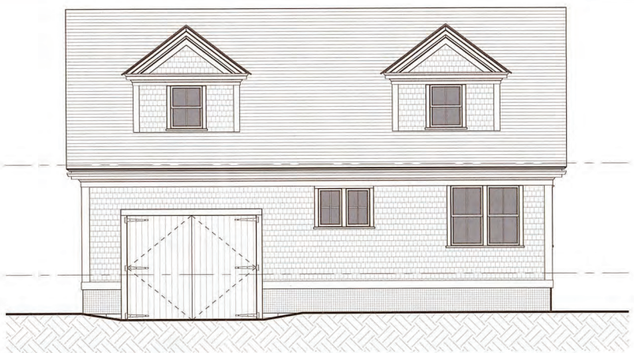
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

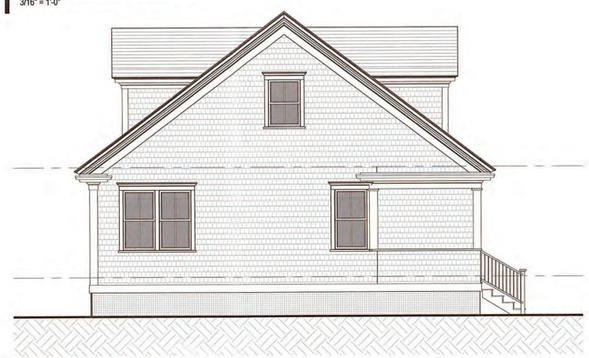
A.2.2
2239

11.30.23

H.D.C. Submission



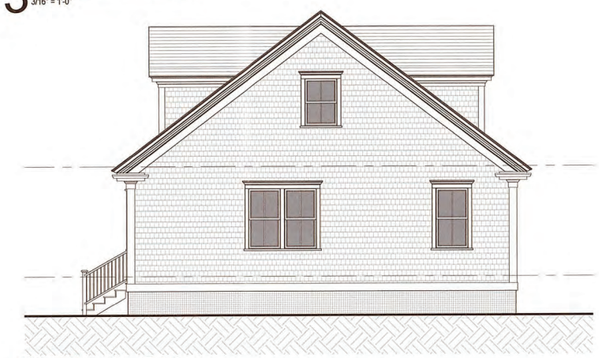
1 South Elevation - Existing
3/16" = 1'-0"



2 East Elevation - Existing
3/16" = 1'-0"



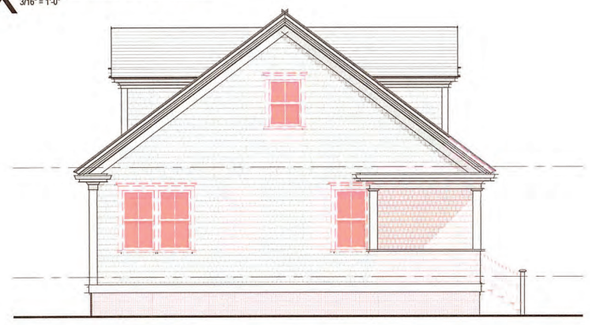
3 North Elevation - Existing
3/16" = 1'-0"



4 West Elevation - Existing
3/16" = 1'-0"



1X South Elevation - Demolition
3/16" = 1'-0"



2X East Elevation - Demolition
3/16" = 1'-0"



3X North Elevation - Demolition
3/16" = 1'-0"



4X West Elevation - Demolition
3/16" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	29/9.1
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	12,258 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 3,677 SF
Existing G.C.:	07.5% | 924 SF
Proposed G.C.:	08.9% | 1,089 SF
Total Proposed G.C.:	16.4% | 2,013 SF

Sheet Index - Architectural & Structural

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

APPROVED
HDC 2023-10-9290
[illegible] 2023

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.2.3

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.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 70

Street & Number of Proposed Work: 13 N. PASTURE LANE

Owner of record: 51 & J NORTH PASTURE LLC

Mailing Address: 2429 KALORAMA RD N.W
WASHINGTON DC

Contact Phone #: 2023657632 E-mail: loisramano.dc@gmail

AGENT INFORMATION (if applicable)

Name: EMERITUS LTD.

Mailing Address: 8 WILLIAMS WAY
NANTUCKET, MA

Contact Phone #: 508 325 4995 E-mail: MATT@EMERITUSDEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 600 Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor
Width: 25' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 12" South +/- 12" East +/- 12" West +/- 12"

Height of ridge above final finish grade: North 20' +/- South 20' +/- East 20' +/- West 20' +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10.5/12 Secondary Mass N/A/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 10" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round N/A Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 6 PANEL Rear _____ Side _____
Garage Door(s): Type OVERHEAD Material WOOD/PVC

Hardscape materials: Driveways STEEL/MATCH EX. Walkways _____ Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof SPRAY/CHARCOAL
Trim WHITE Sash WHITE Doors WHITE
Deck N/A Foundation NATURAL Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 13 N Pasture Rd on the following statement:

I Lois Romano, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



02/07/2025

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

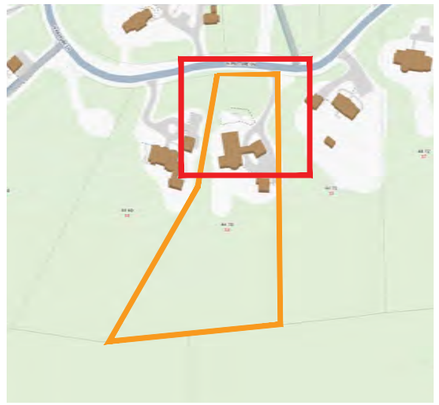



4MZE 24



13 North Pasture Lane

Feasibility Study



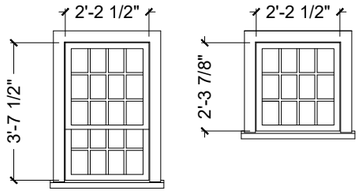
Locus

NTS



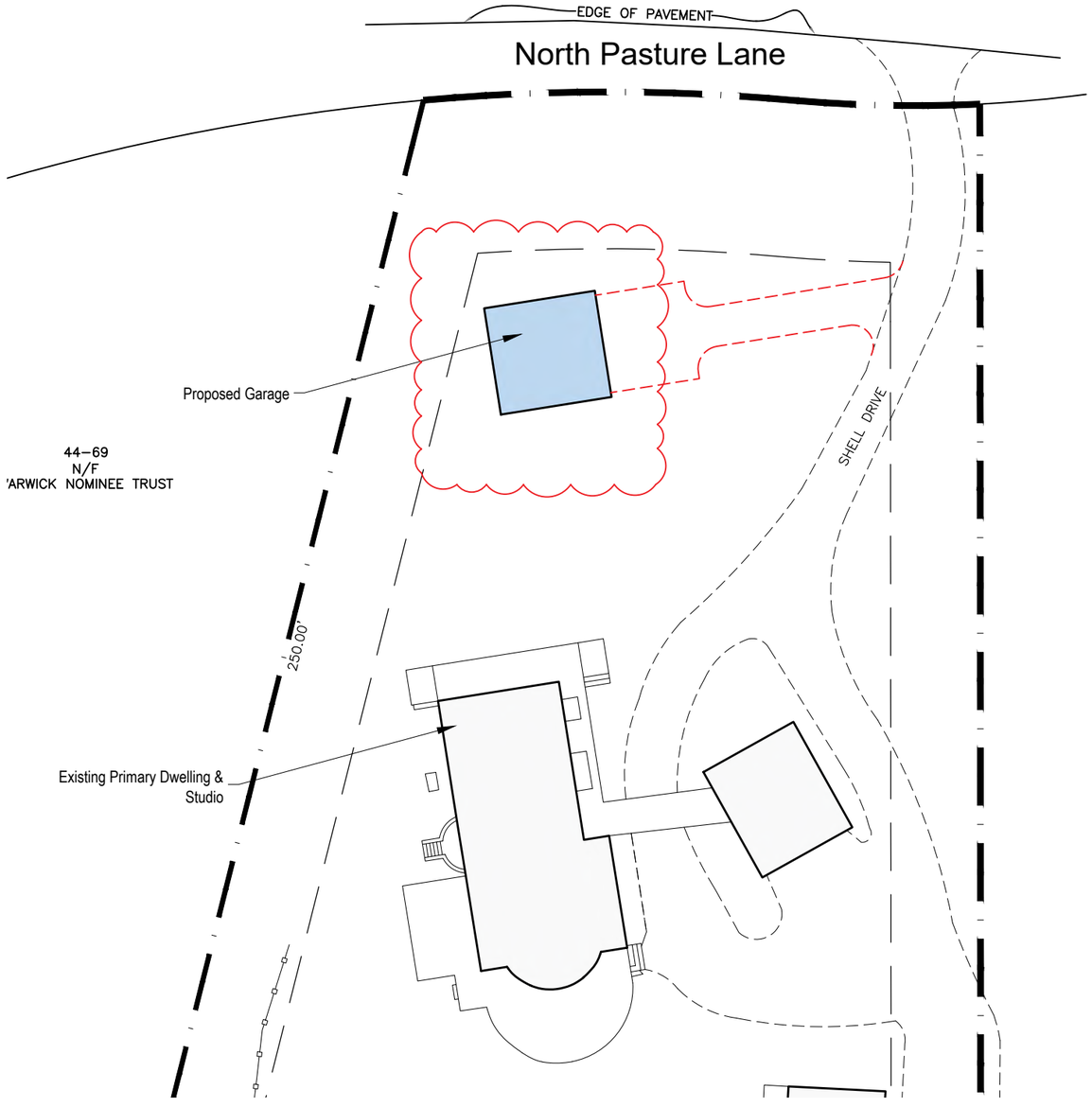
Satellite

NTS



Window / Door Schedule

1/4 " = 1' - 0"



Site Plan

1/32 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

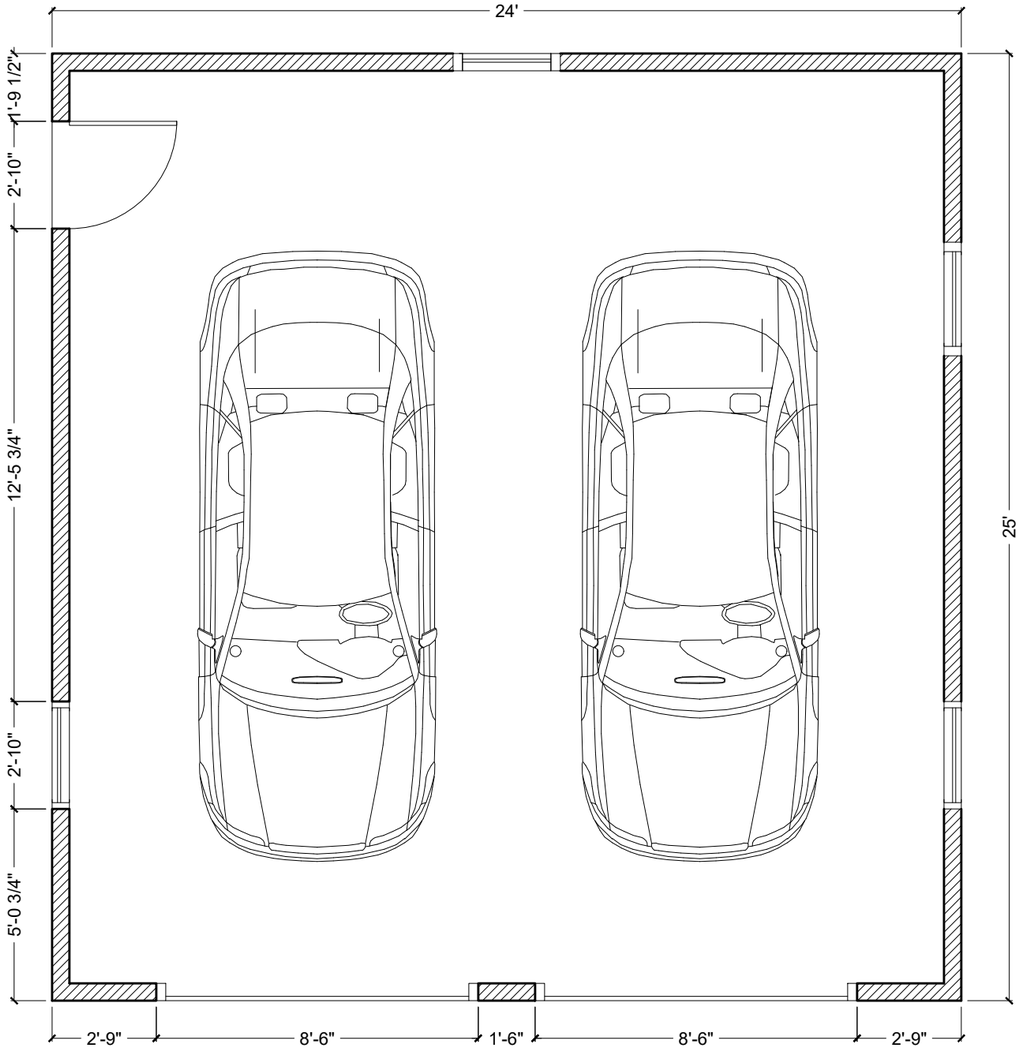
Zoning Information

Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

NORTH

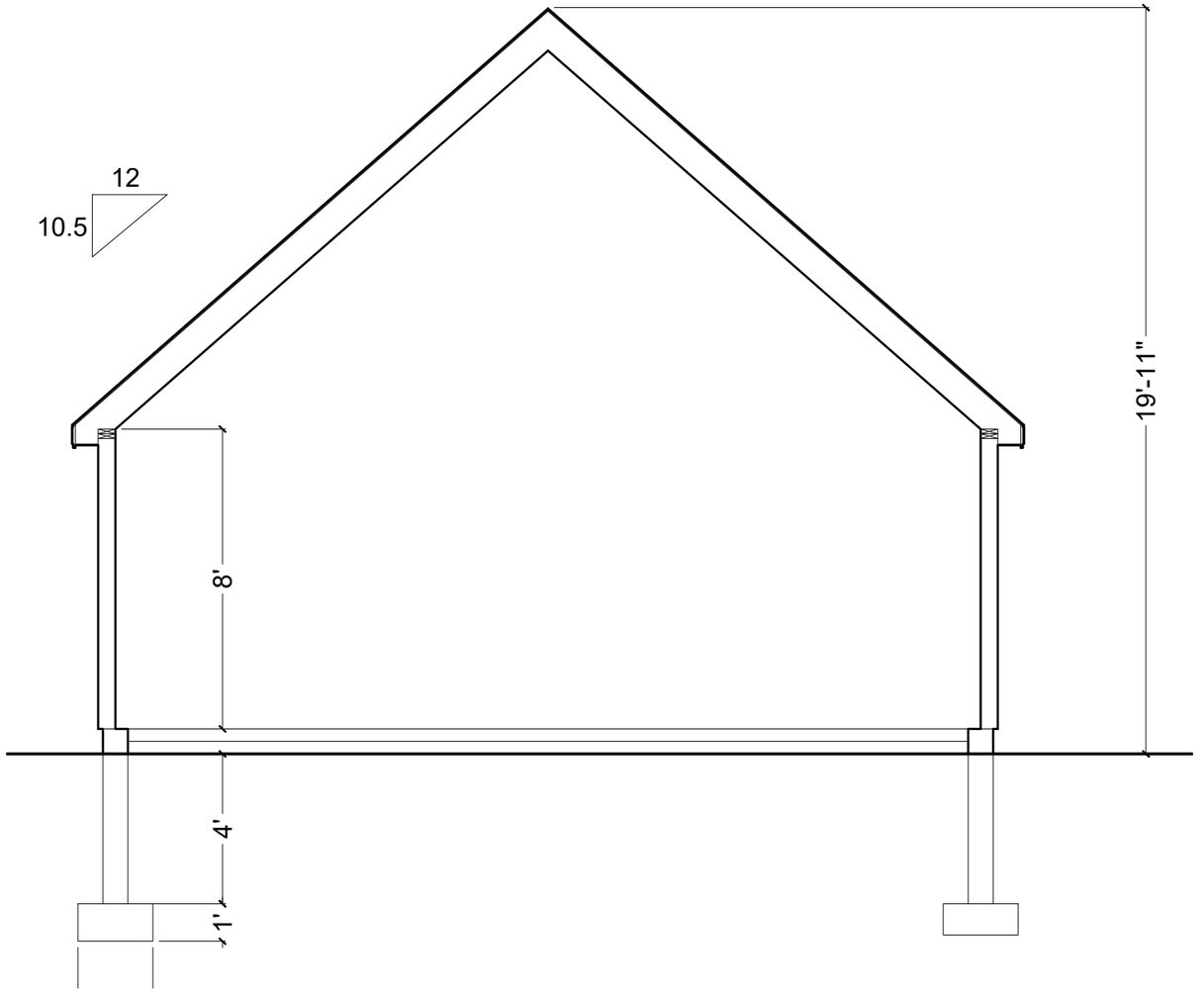
Site Plan
Proposed Site Plan
01/22/2025

emeritus Development Ltd.
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusdevelopment.com



Floor Plan

1/4 " = 1' - 0"



Section

1/4 " = 1' - 0"

2440

Ramano Garage

13 North Pasture Lane
Nantucket, MA 02554

Zoning Information

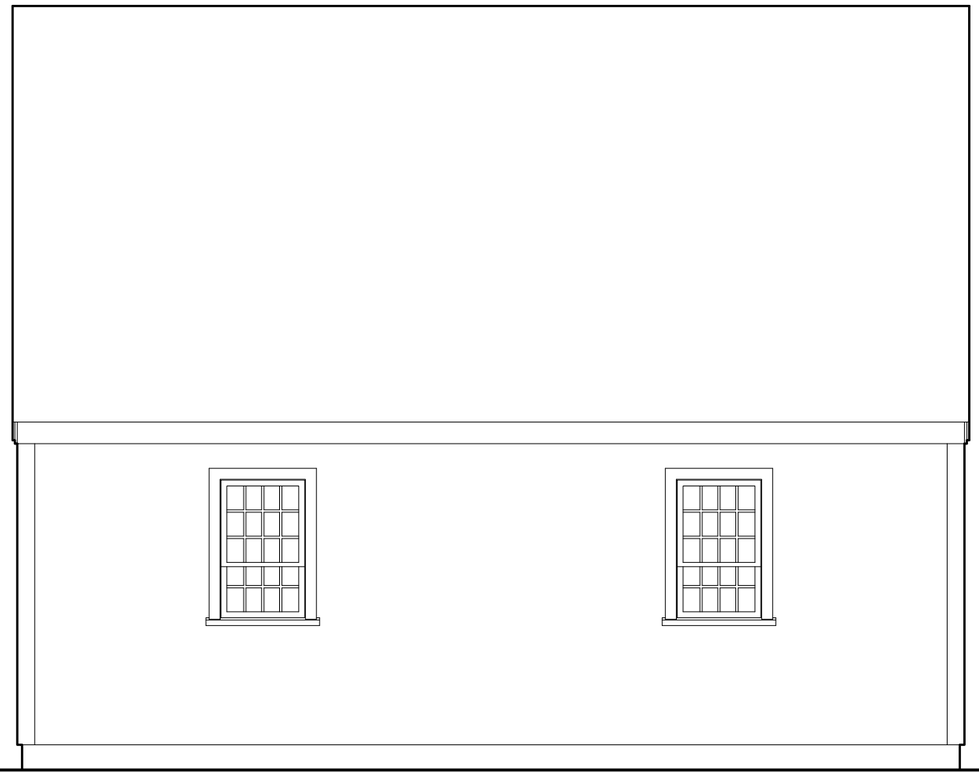
Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

Plan & Section

Proposed
01/22/2025

emeritus Development Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusdevelopment.com



North Elevation

1/4 " = 1' - 0"



West Elevation

1/4 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*
Current Zoning	LUG-3	Allowable G.C.	3%
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.
Front Setback	35 ft.		
Side Setback	20 ft.		
Rear Setback	20 ft.		

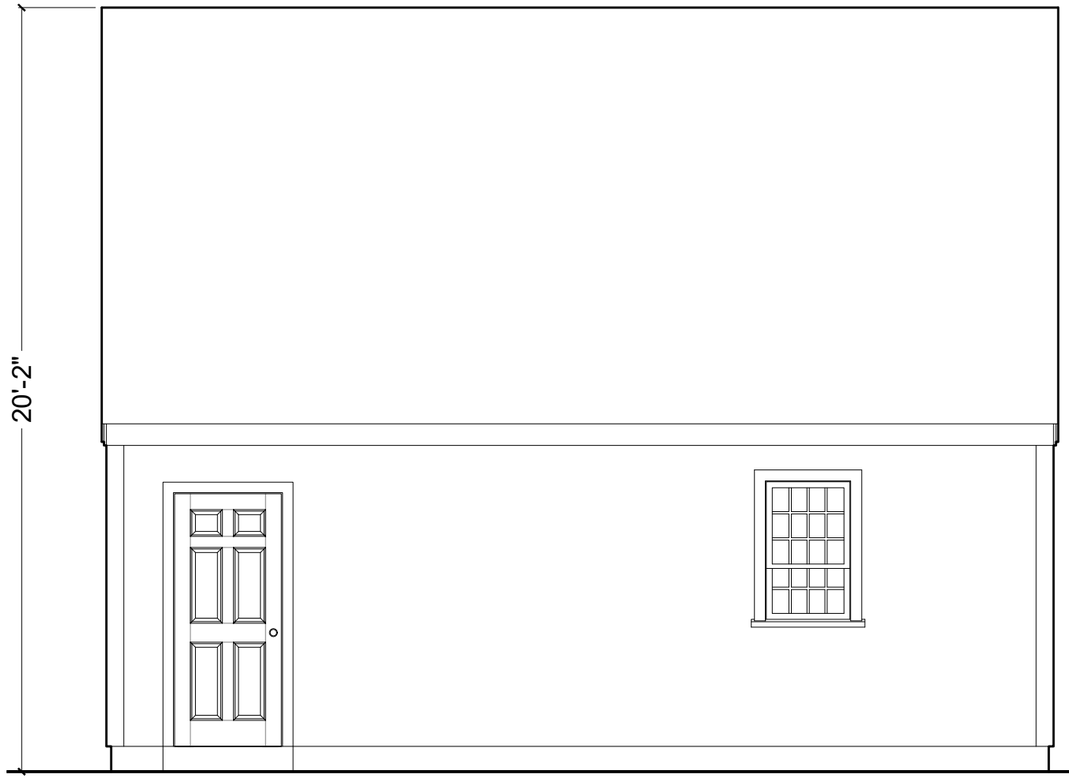
Note: This drawing is for the sole purpose of feasibility and is not a contract drawing.

Elevations

Proposed Elevations
12/18/2024

emeritus Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusltd.com



South Elevation

1/4 " = 1' - 0"



East Elevation

1/4 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

Zoning Information

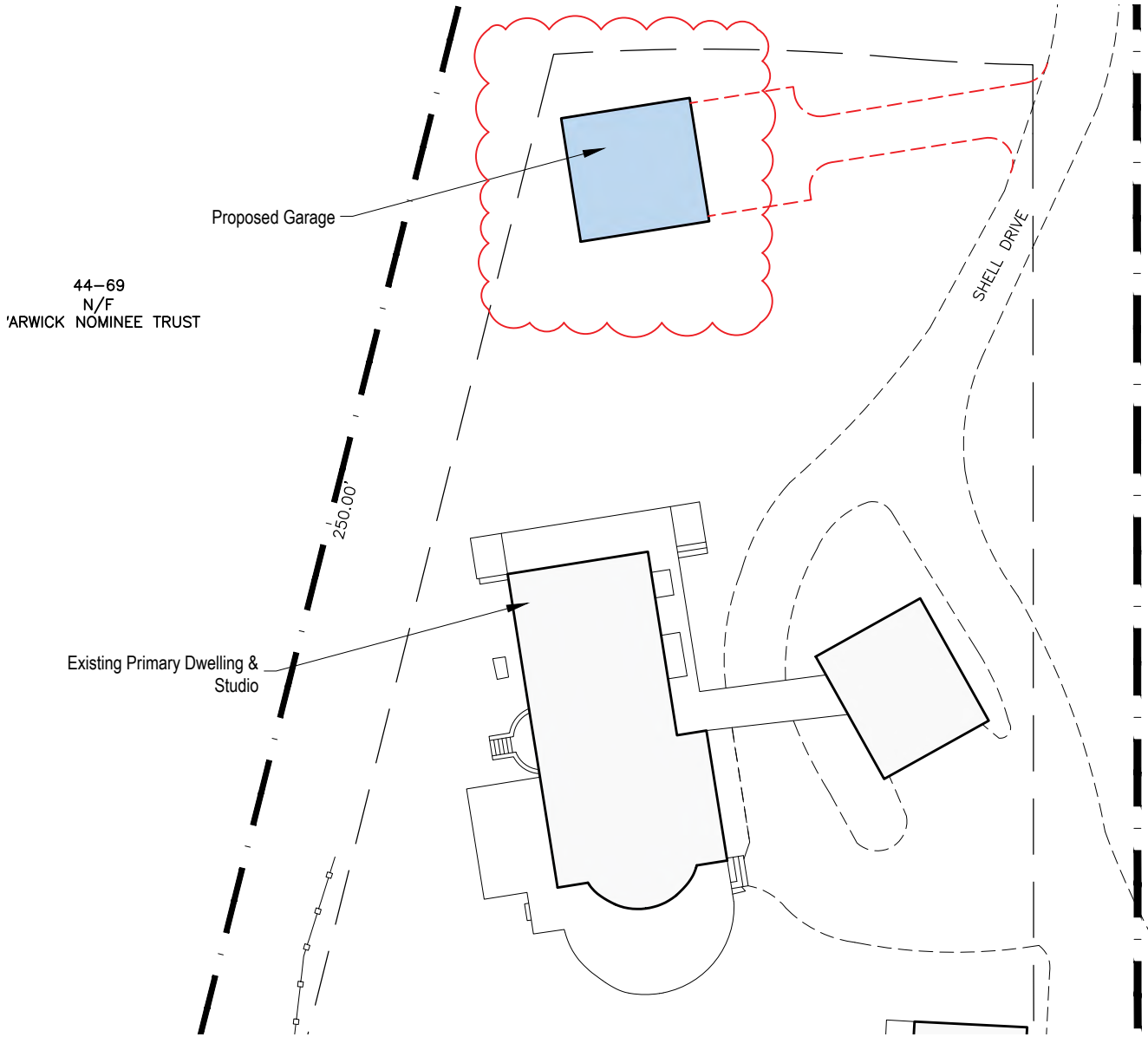
Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

Elevations

Proposed Elevations
01/28/2024

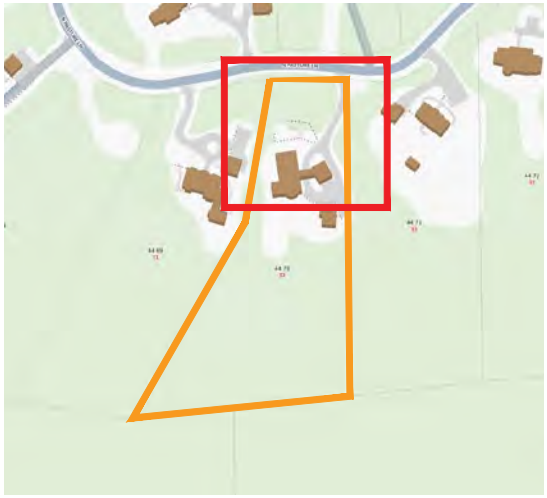
emeritus Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusltd.com



Site Plan

1/32 " = 1' - 0"



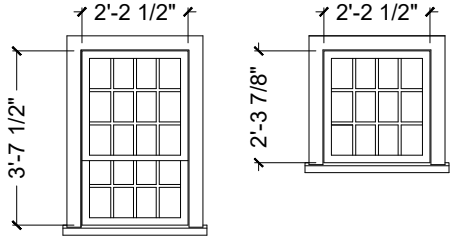
Locus

NTS



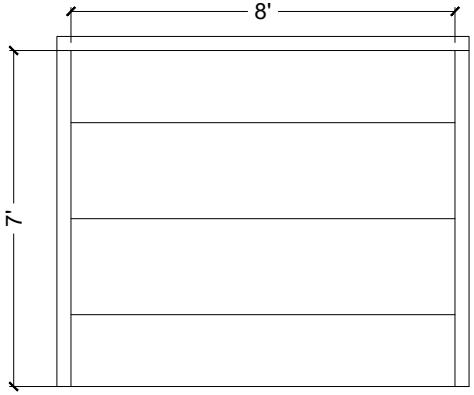
Satellite

NTS

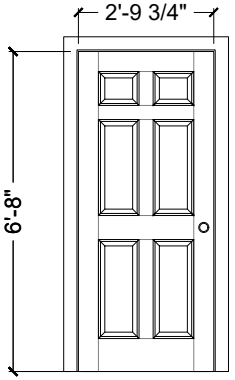


2'-2" x 3'7"
9 / 8 Double Hung
Window
White

2'-2" x 2'-2"
12 Lite Window
White



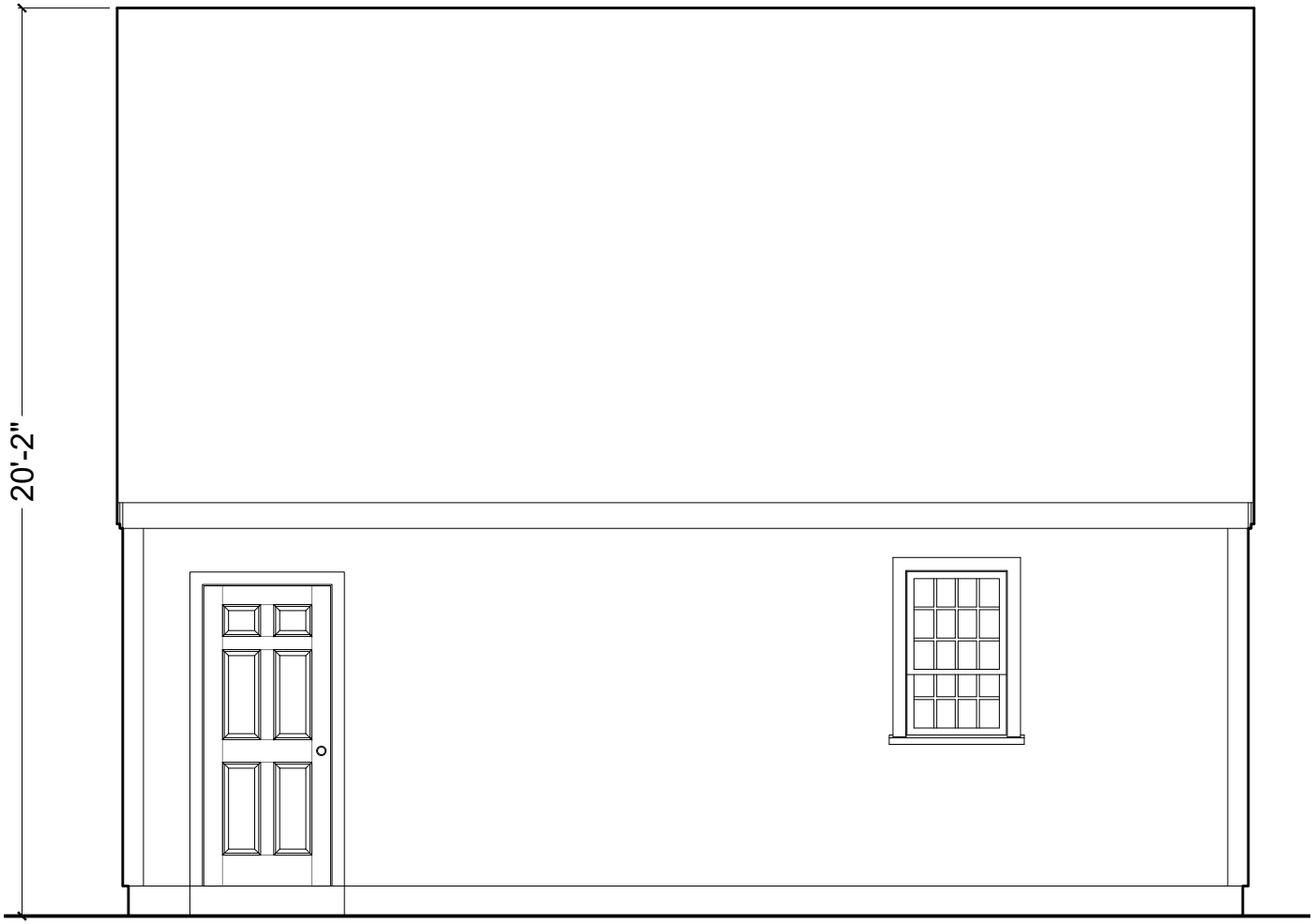
4 Panel Over Head
Garage Door
White



6 Panel Exterior Door
White

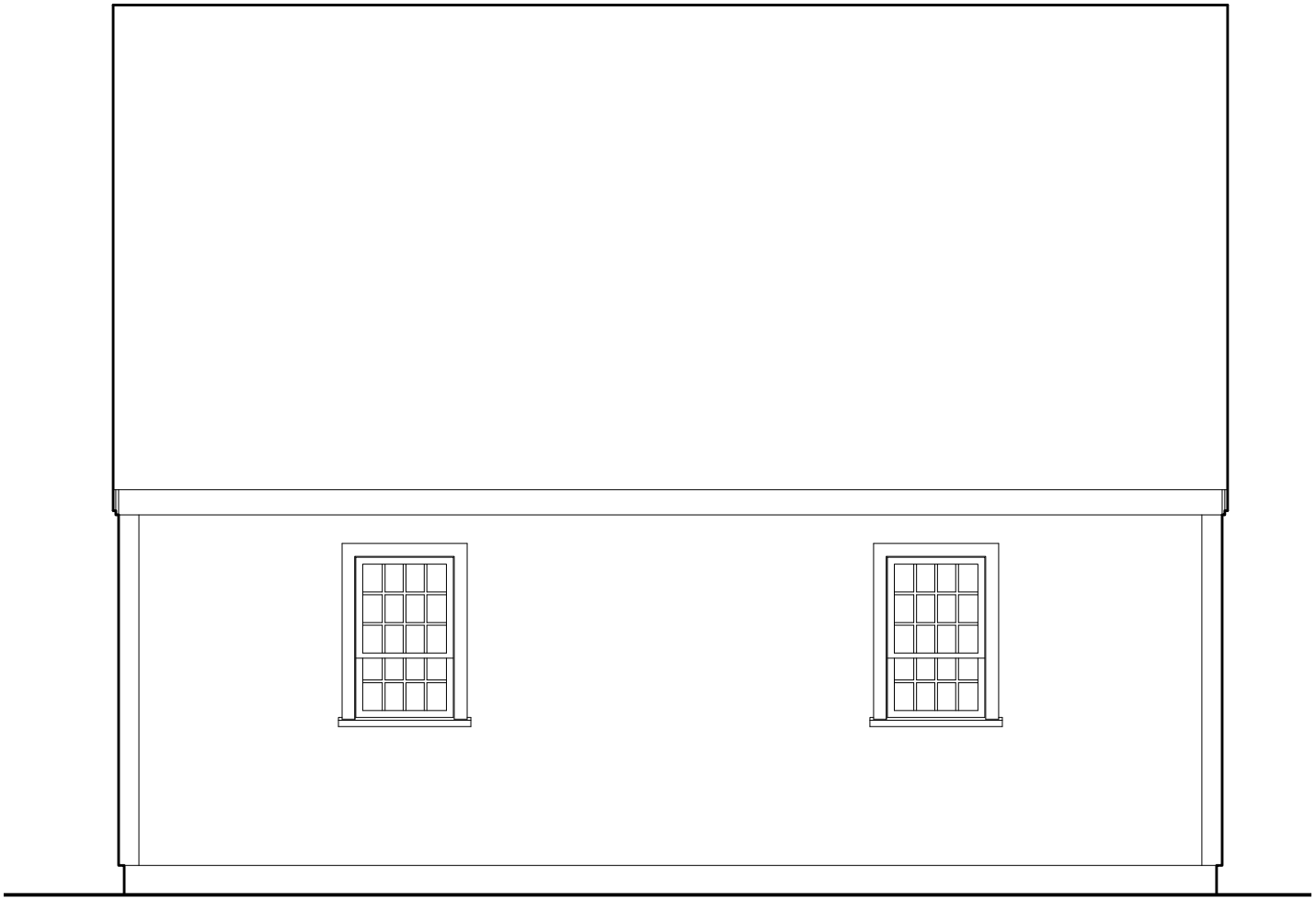
Window / Door Schedule

1/4 " = 1' - 0"



South Elevation

1/4 " = 1' - 0"



North Elevation

1/4 " = 1' - 0"



West Elevation

1/4 " = 1' - 0"



East Elevation

1/4 " = 1' - 0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 13

Street & Number of Proposed Work: 14 Tautemo Way (shed)

Owner of record: Fourteen Tautemo Way Realty Trust

Mailing Address: One Post Office Square 25th Floor
Boston, MA 02122

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 11' Sq. Footage 1st floor: 198 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South " East " West "

Height of ridge above final finish grade: North 15'-0"+/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 1" Corner boards _____ Frieze _____

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural

Trim ~~White~~ Natural

Deck _____

Clapboard (if applicable) _____

Sash ~~White~~ Cobblestone Grey

Foundation Natural

Roof Natural

Doors ~~White~~ Red

Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____

Signature Date

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

19 N Water, Nantucket, MA 02554 | Nantucket Historic District Commission

February 7, 2025

Name:

Address: 14 Tautemo, Nantucket, MA

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated _____, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 14 Tautemo per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 2/10/25

Signature:

Timothy W. Sullivan, as trustee of the Fourteen Tautemo Way Realty Trust, u/d/t August 12, 2024 filed as Document No. 180,754

Date: February 7, 2025

Name:

Address: 14 & 16 Tautemo, Nantucket, MA

Owner Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Miroslava Ahern LLC, to sign for me, as authorized agent, on Historic District Commission (HDC) documents dated _____, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 14 and 16 Tautemo per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 2/10/25

Signature:

Timothy W. Sullivan, as trustee of the Fourteen Tautemo Way Realty Trust, u/d/t August 12, 2024 filed as Document No. 180,754

Fourteen Tautemo Way Realty Trust

14 Tautemo Way
Nantucket, MA 02554

02.10.25

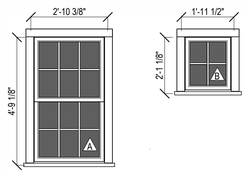


Locus Plan



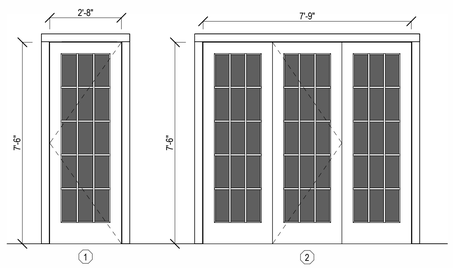
Aerial Site Photo

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
B	3	1'-11 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30	



Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



East



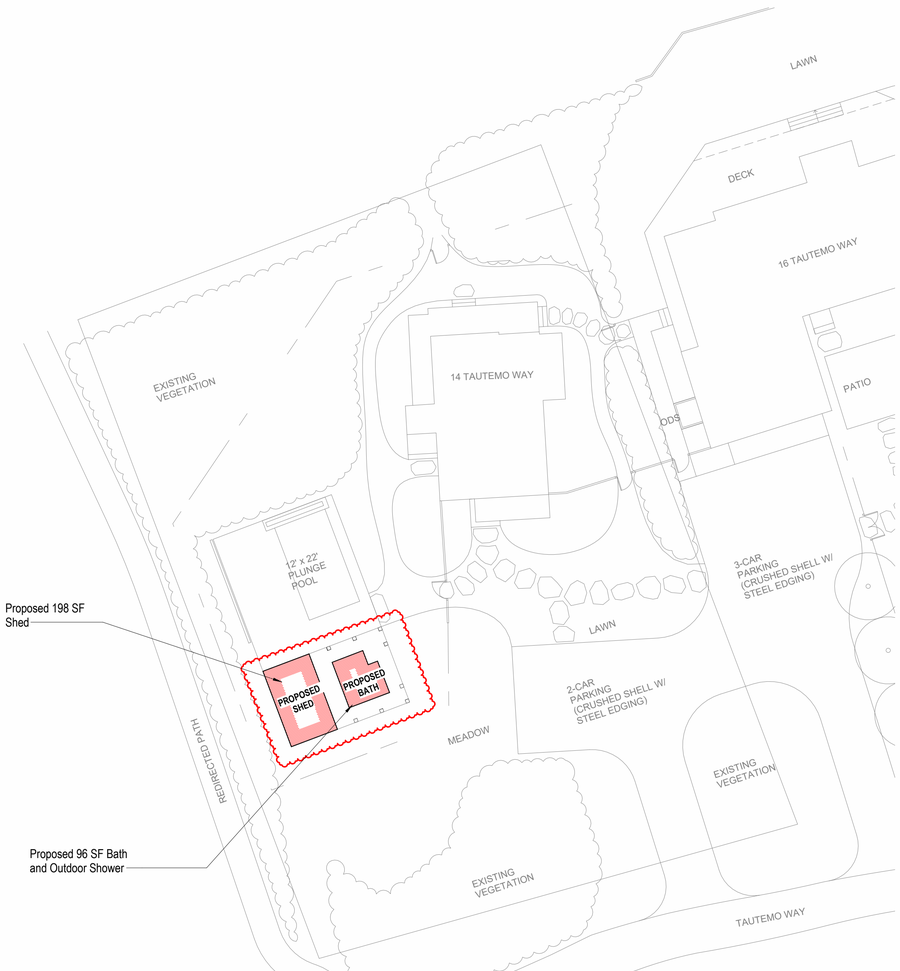
South



West



North



Site Plan

1/16" = 1'-0"

HDC Submision

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	17,394 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 1,739 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

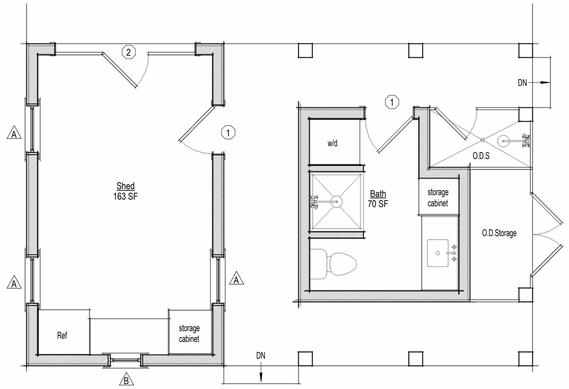
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS ARE NOT INTENDED TO BE USED AS AS-BUILT AND ARE NOT NECESSARY TO OBTAIN A BUILDING PERMIT. PDF FORMATTED COPIES OF DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

02.10.25

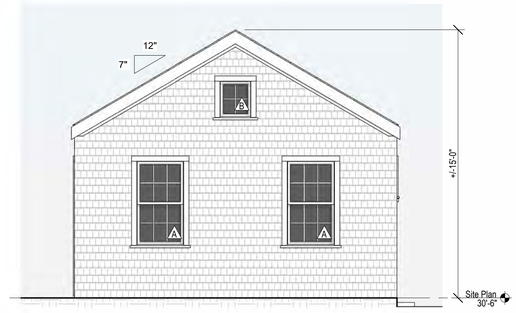
HDC Submision



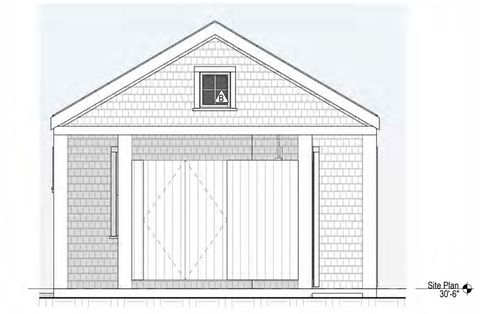
1 Shed and Bath Plan
1/4" = 1'-0"



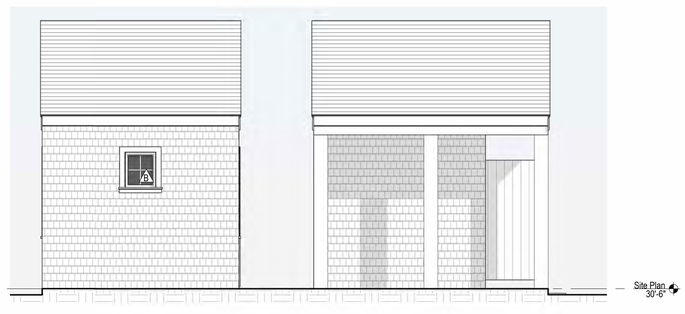
2 North Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



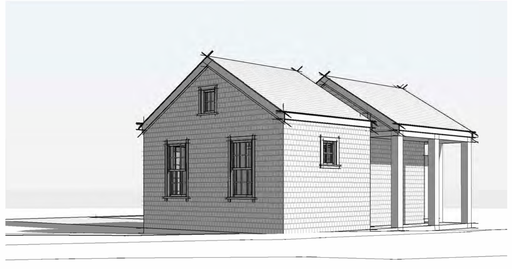
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SHED / BATH PLANS, EXTERIOR ELEVATIONS, PERSPECTIVES

Site Information

Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

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

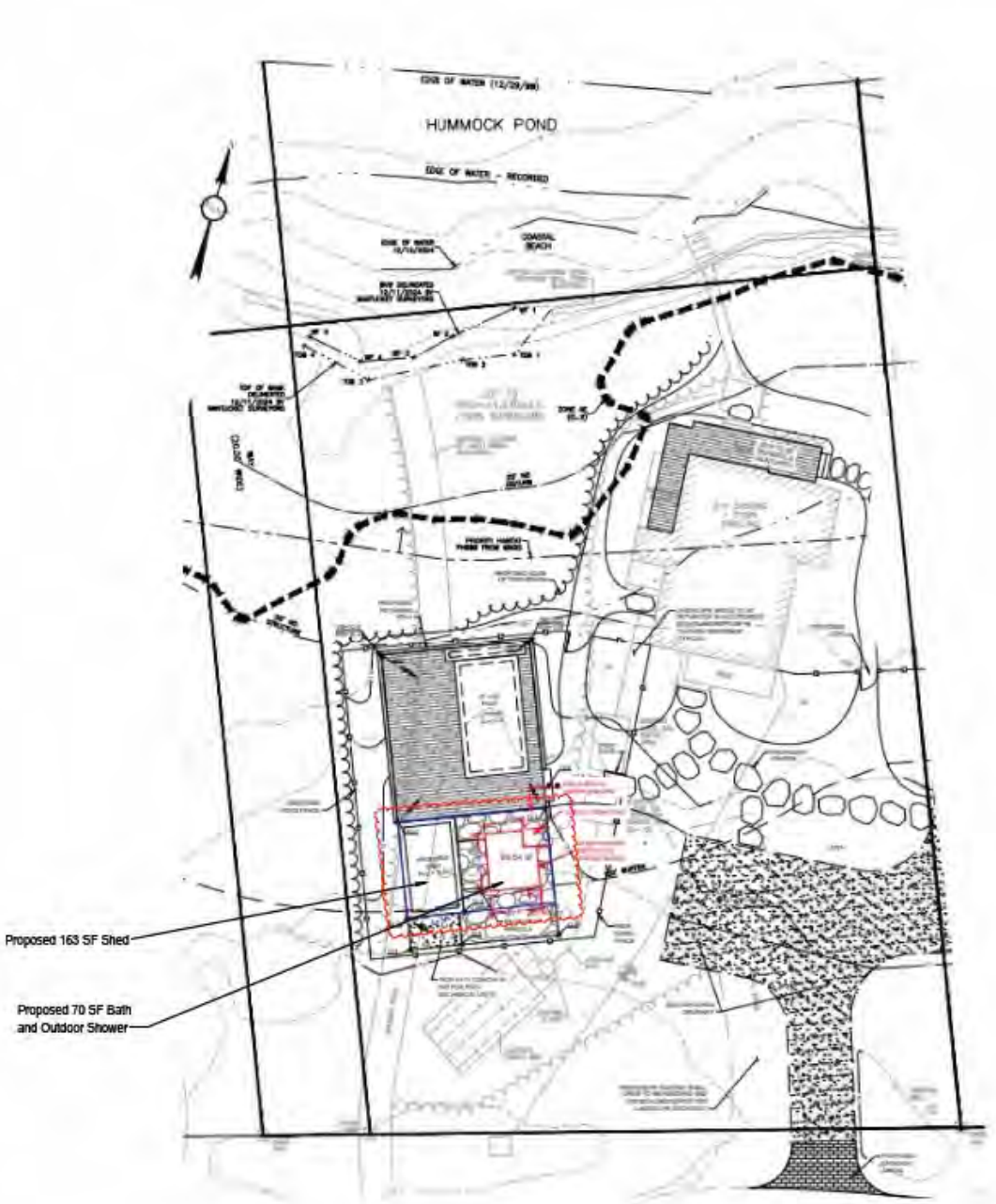
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.103



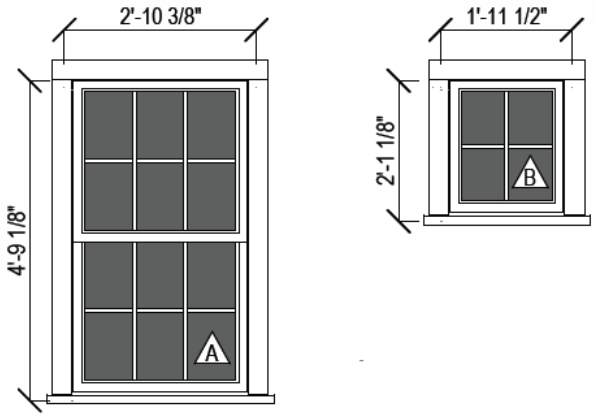





HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

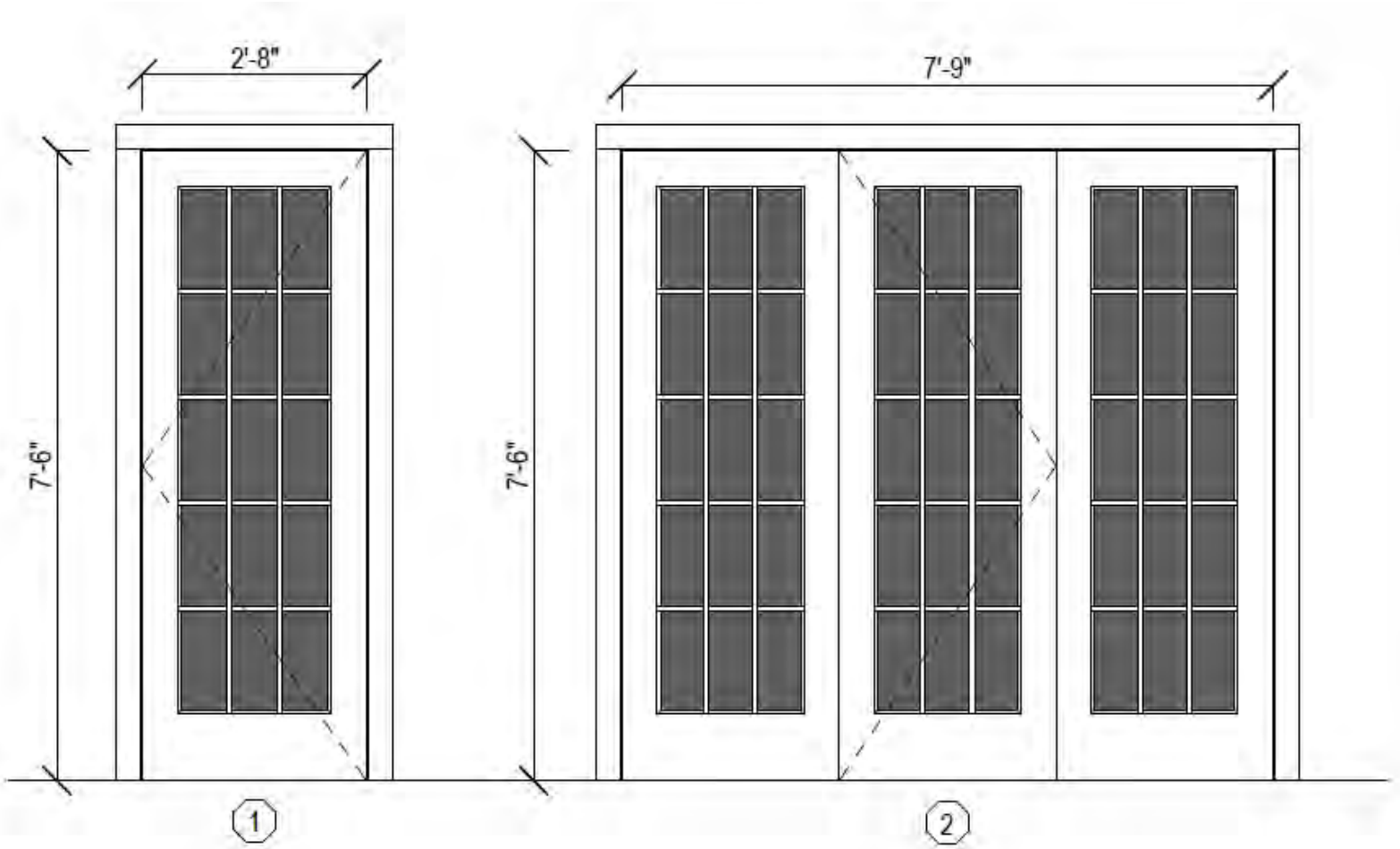
Site Plan

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	



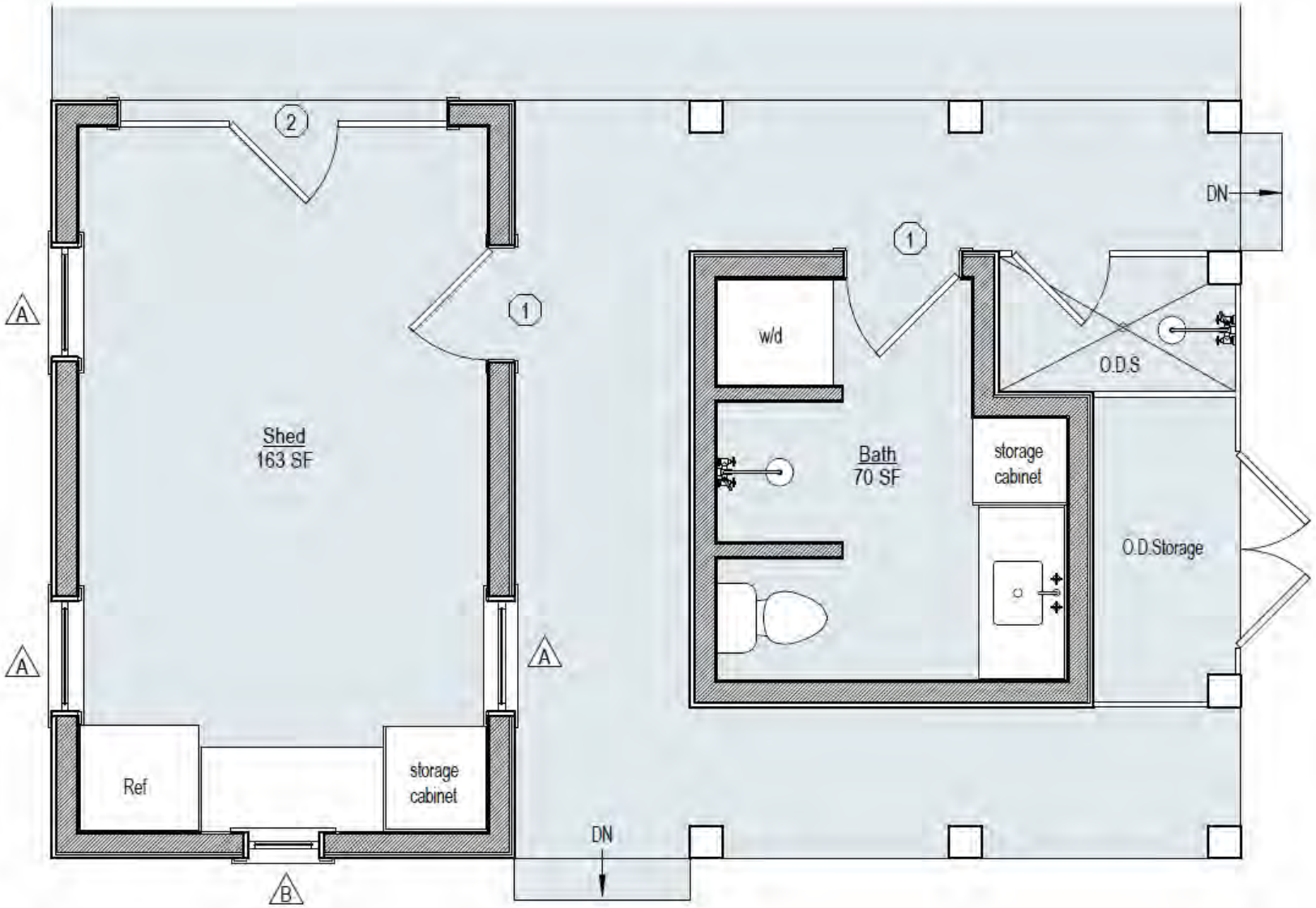
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



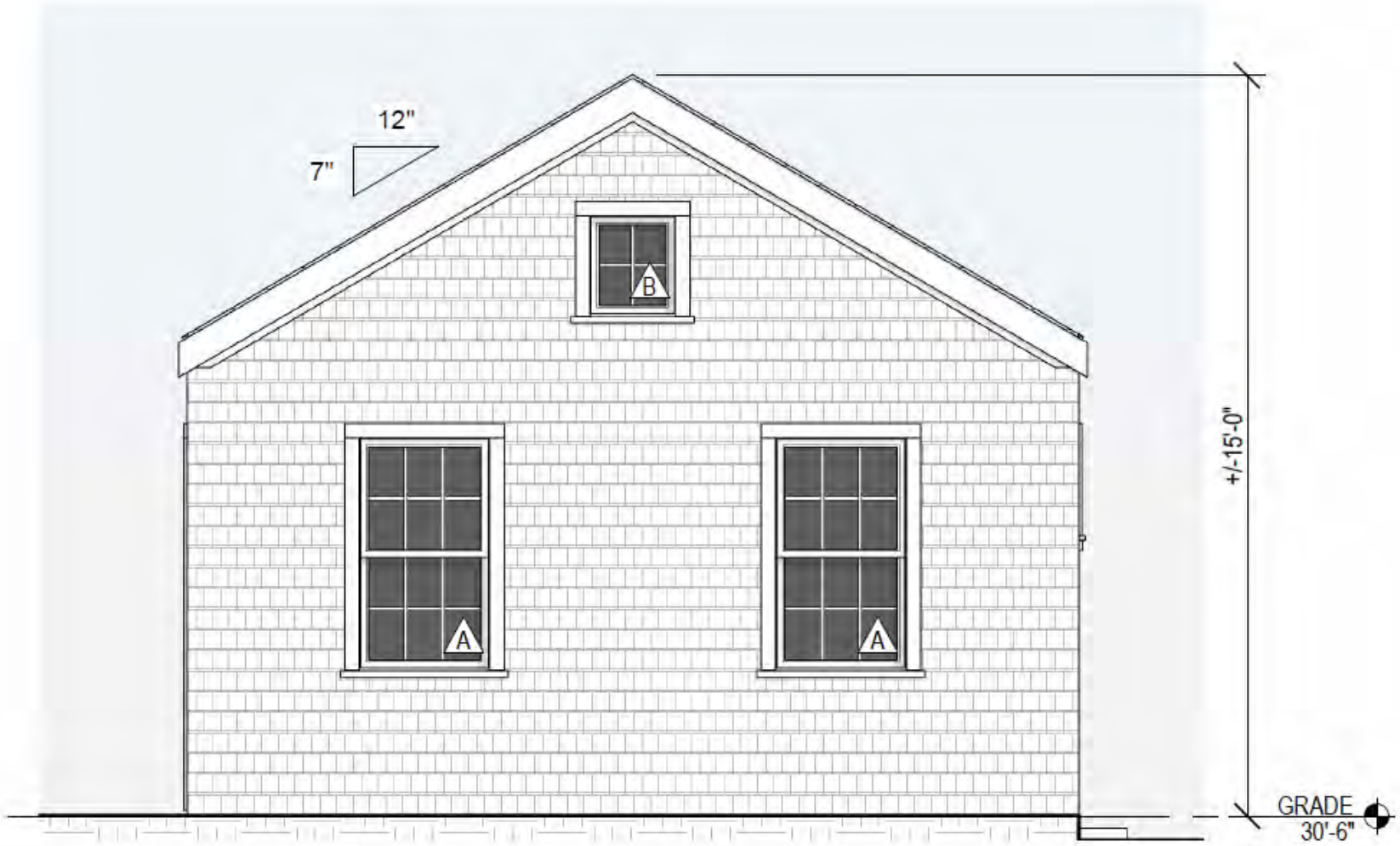
1 Shed and Bath Plan

1/4" = 1'-0"



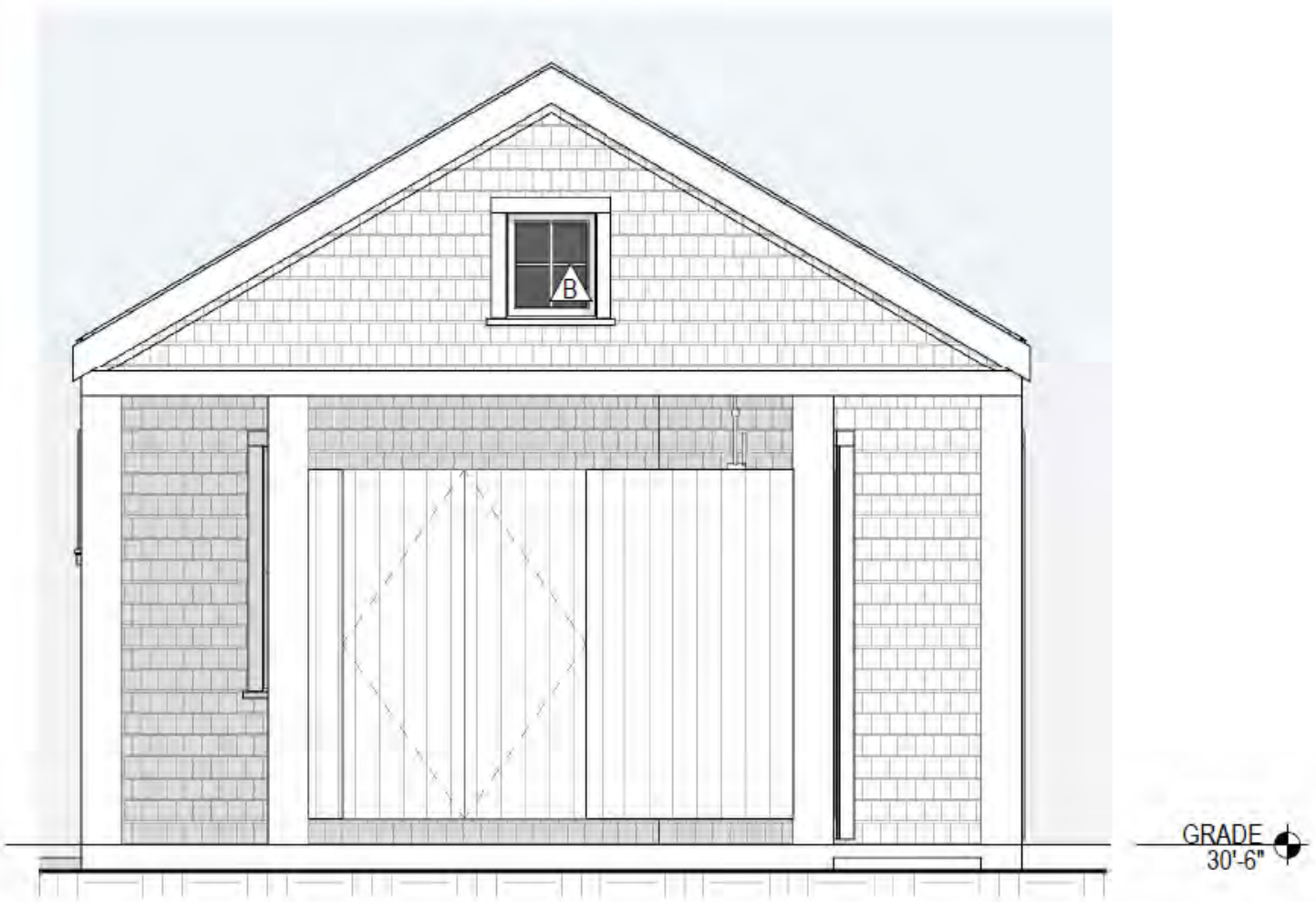
2 North Elevation

1/4" = 1'-0"



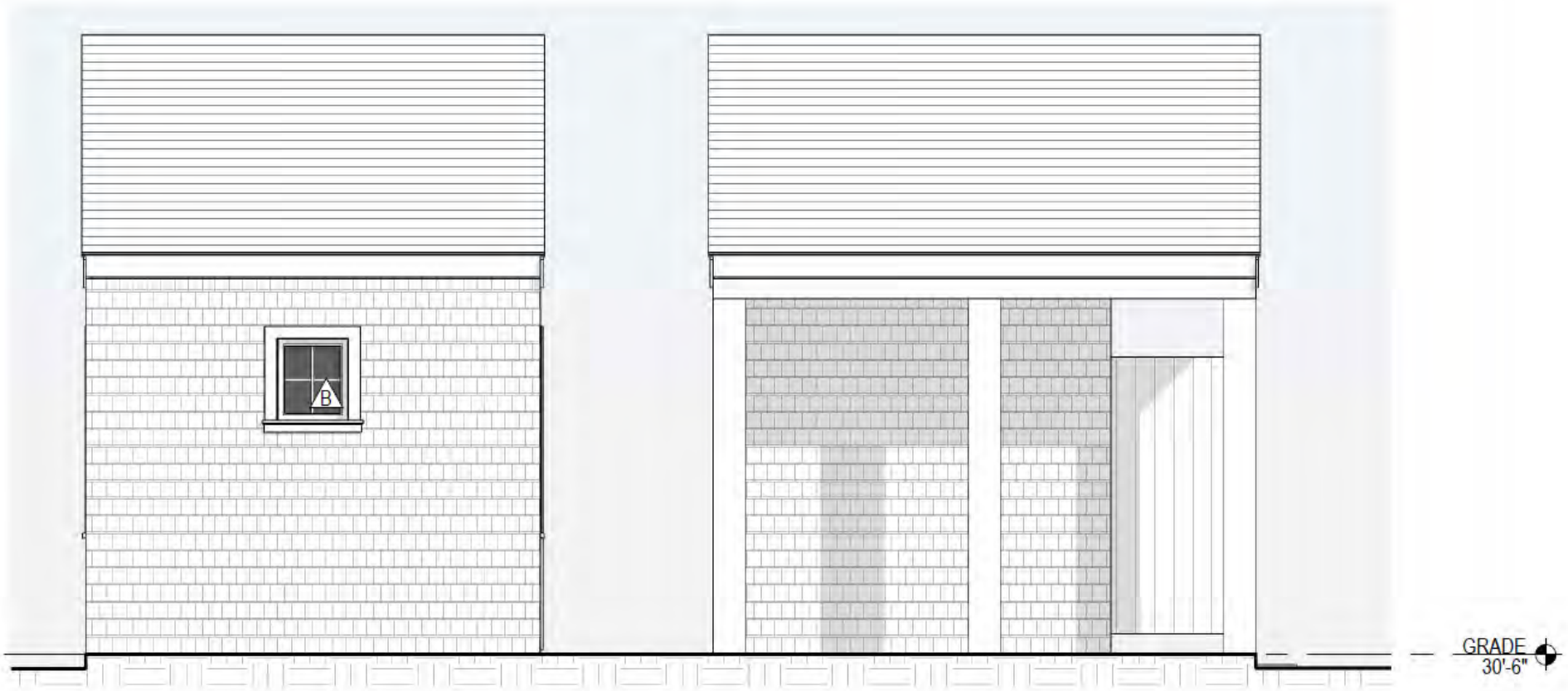
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



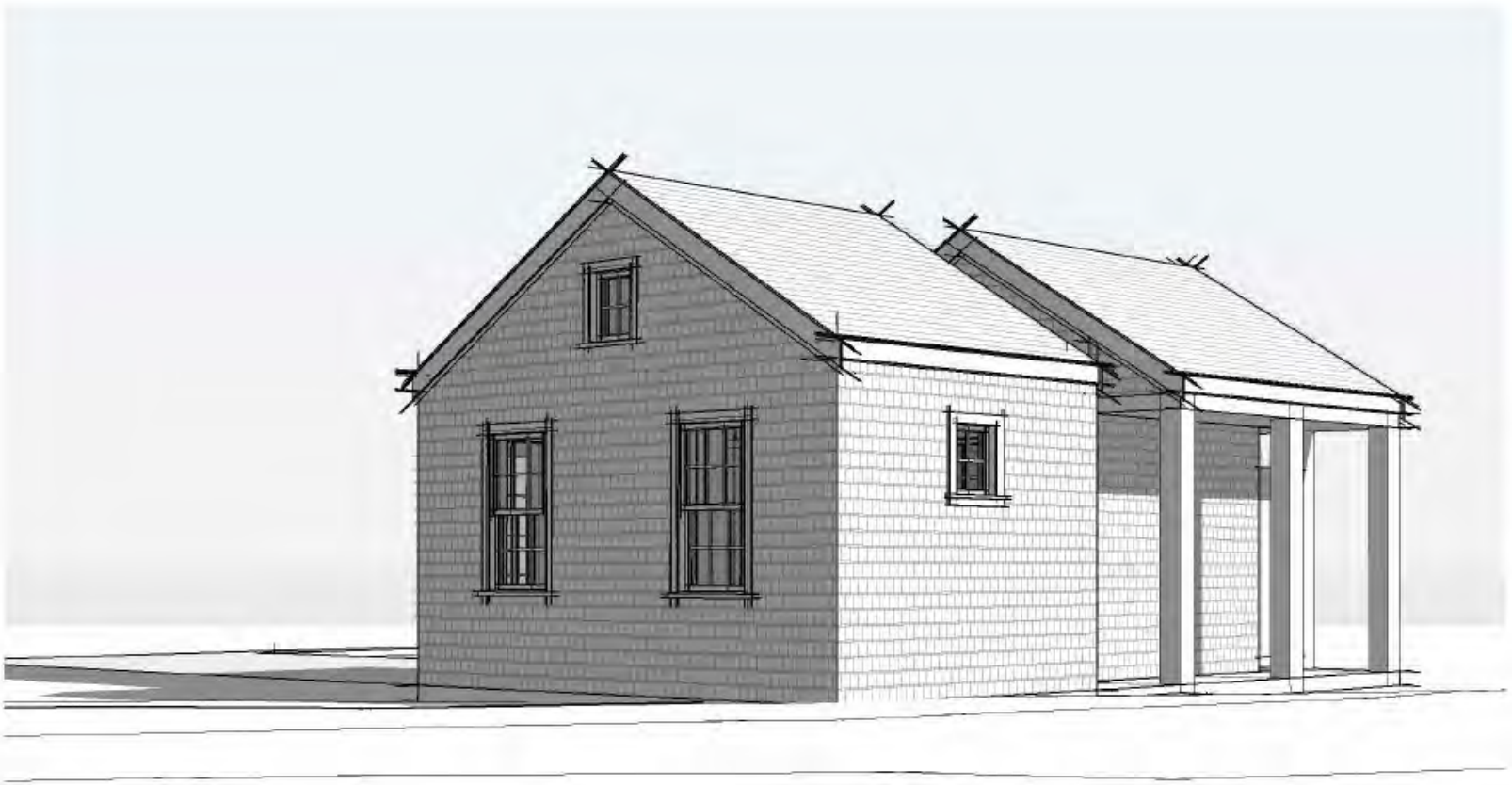
6 West Perspective



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

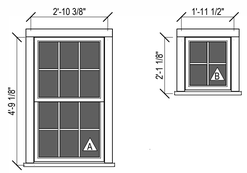


Locus Plan



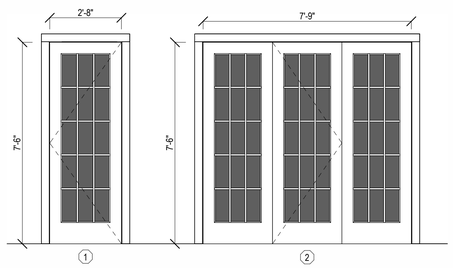
Aerial Site Photo

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



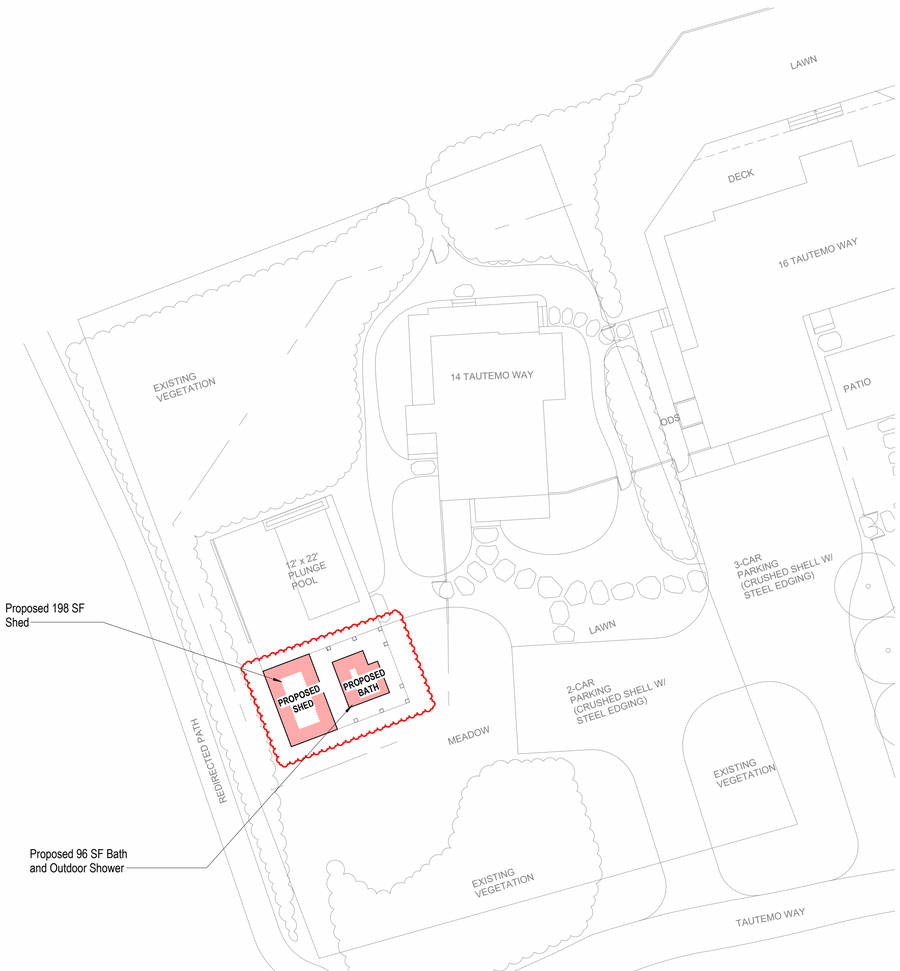
South



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

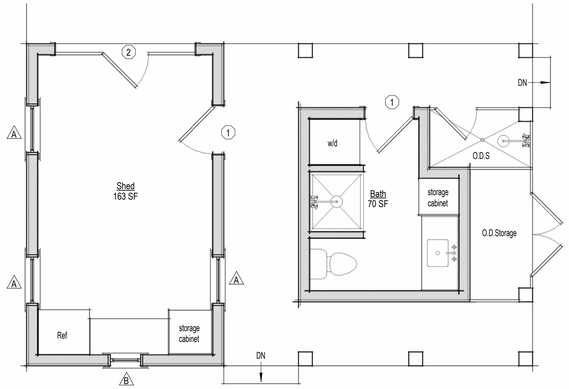
Revision 1 Date 1

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

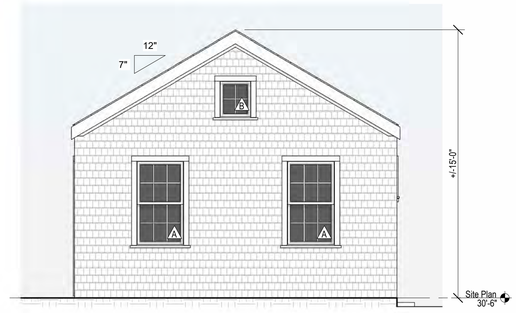
HDC Submision



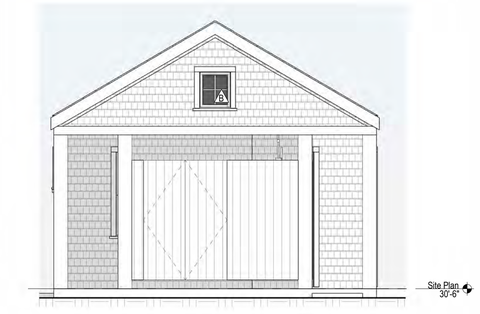
1 Shed and Bath Plan
1/4" = 1'-0"



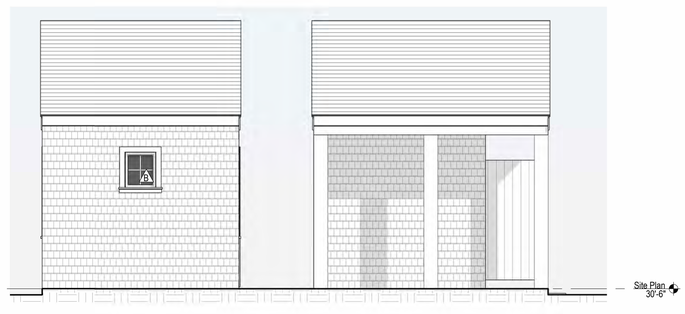
2 North Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



4 East Elevation
1/4" = 1'-0"



5 South Elevation
1/4" = 1'-0"



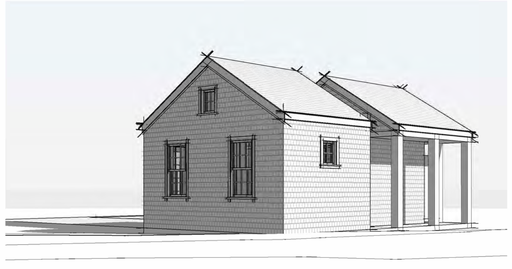
6 West Perspective



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

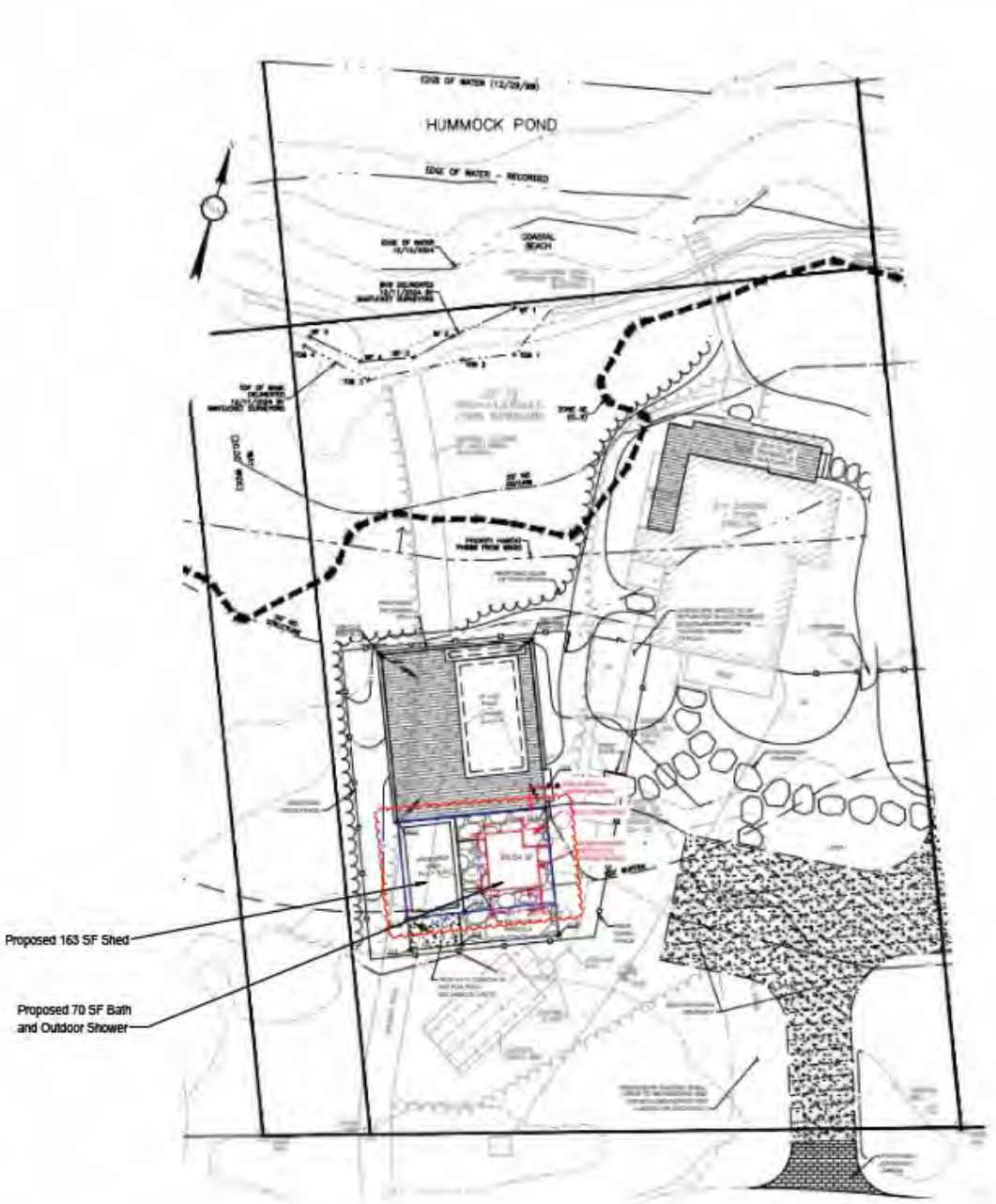
Map & Parcel:	83 / 13
Current Zoning:	VR
Minimum Frontage:	100'
Front Setback:	20'
Side/Rear Setback:	10' / 10'
Lot Size:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

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

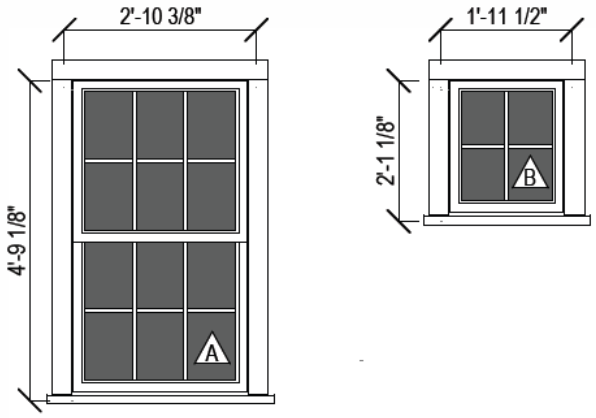
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.103


HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

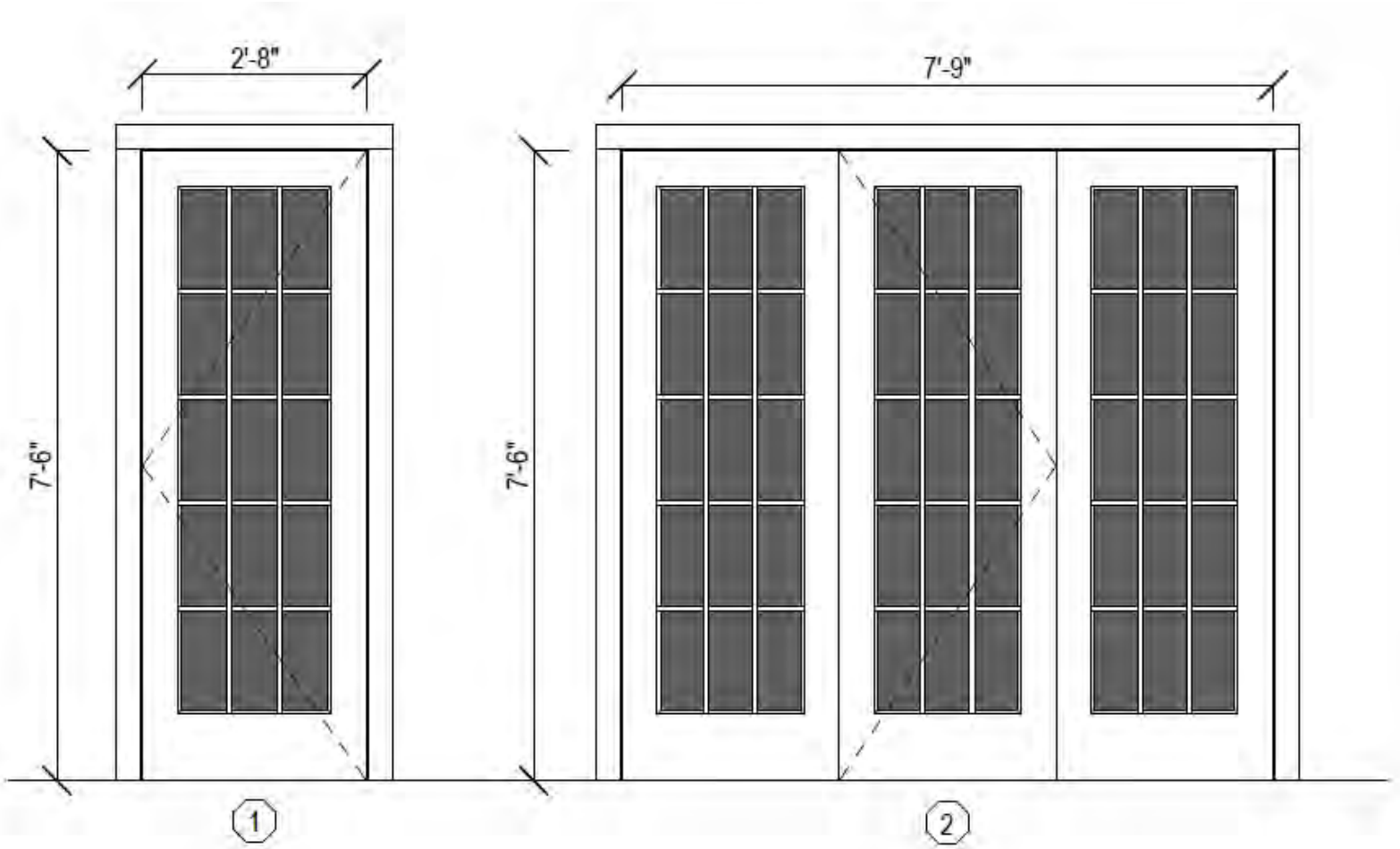
Site Plan

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	



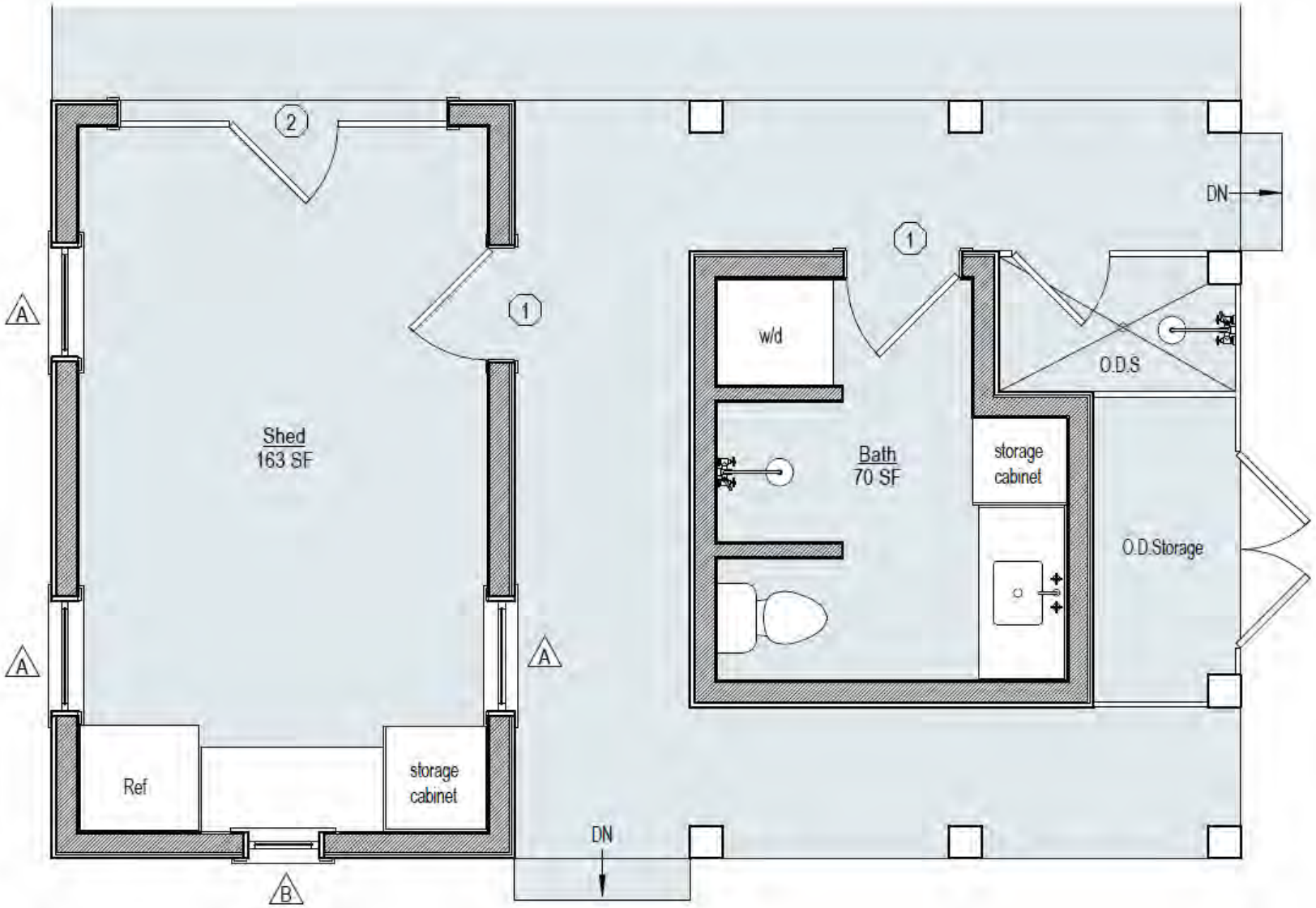
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



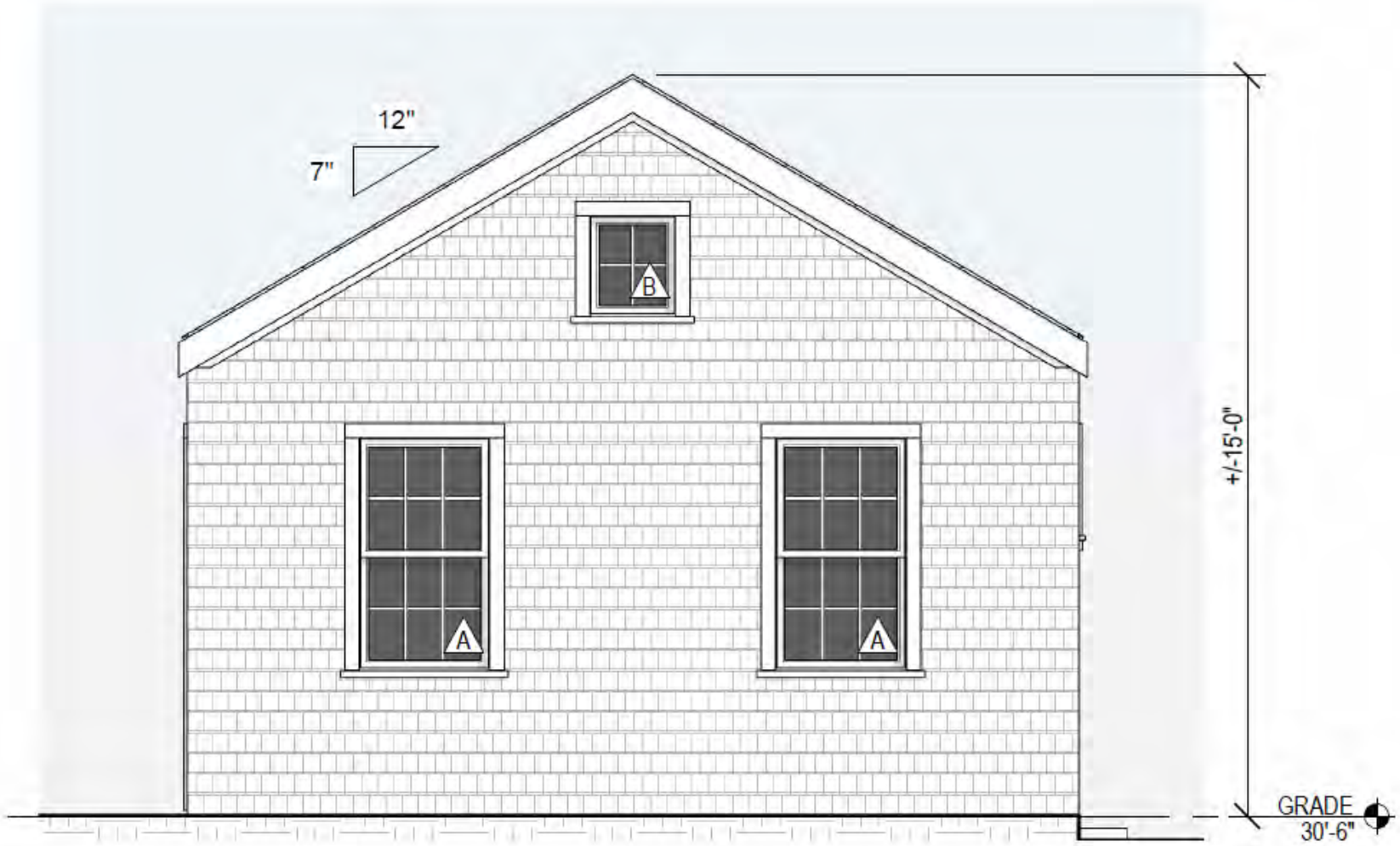
1 Shed and Bath Plan

1/4" = 1'-0"



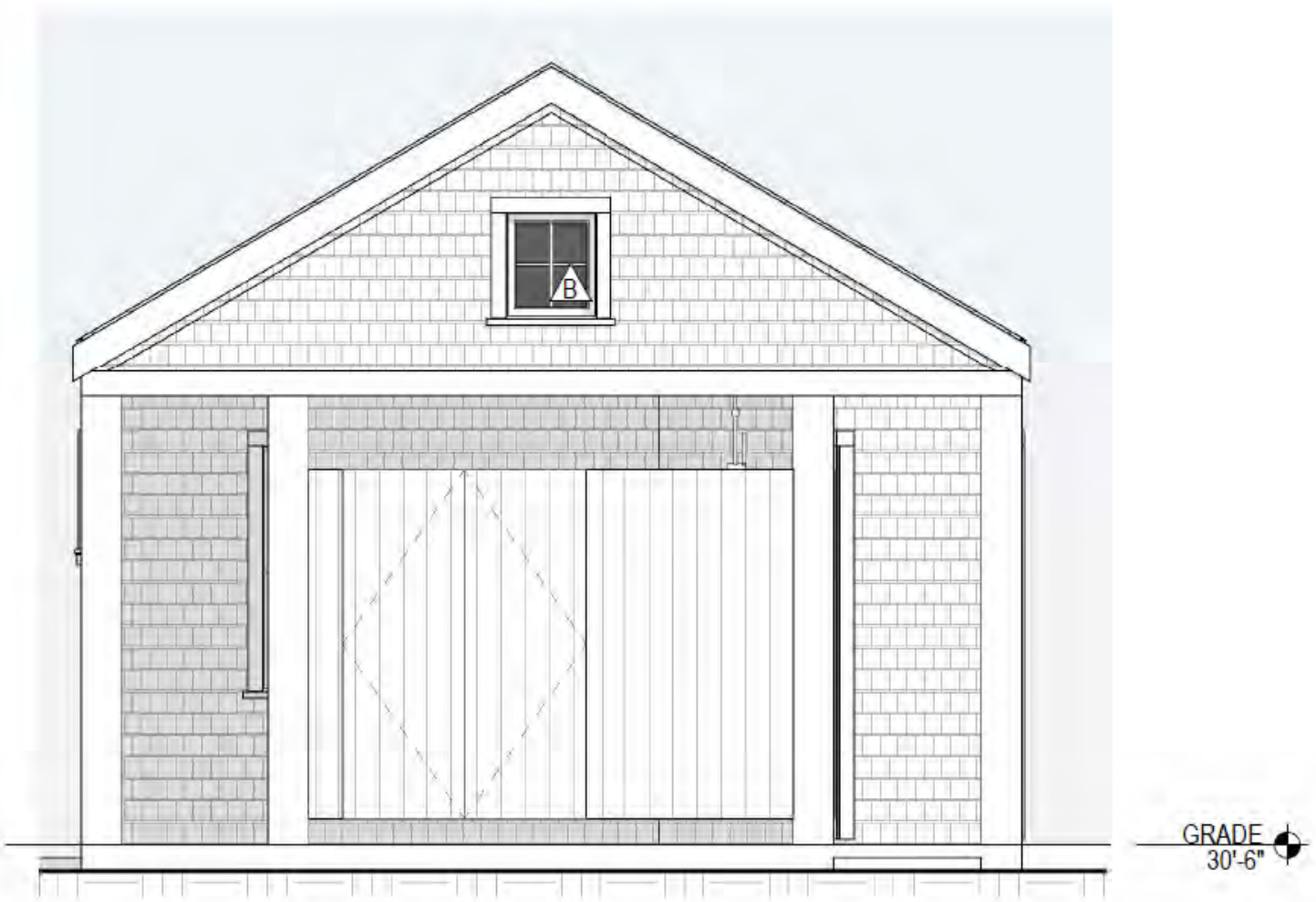
2 North Elevation

1/4" = 1'-0"



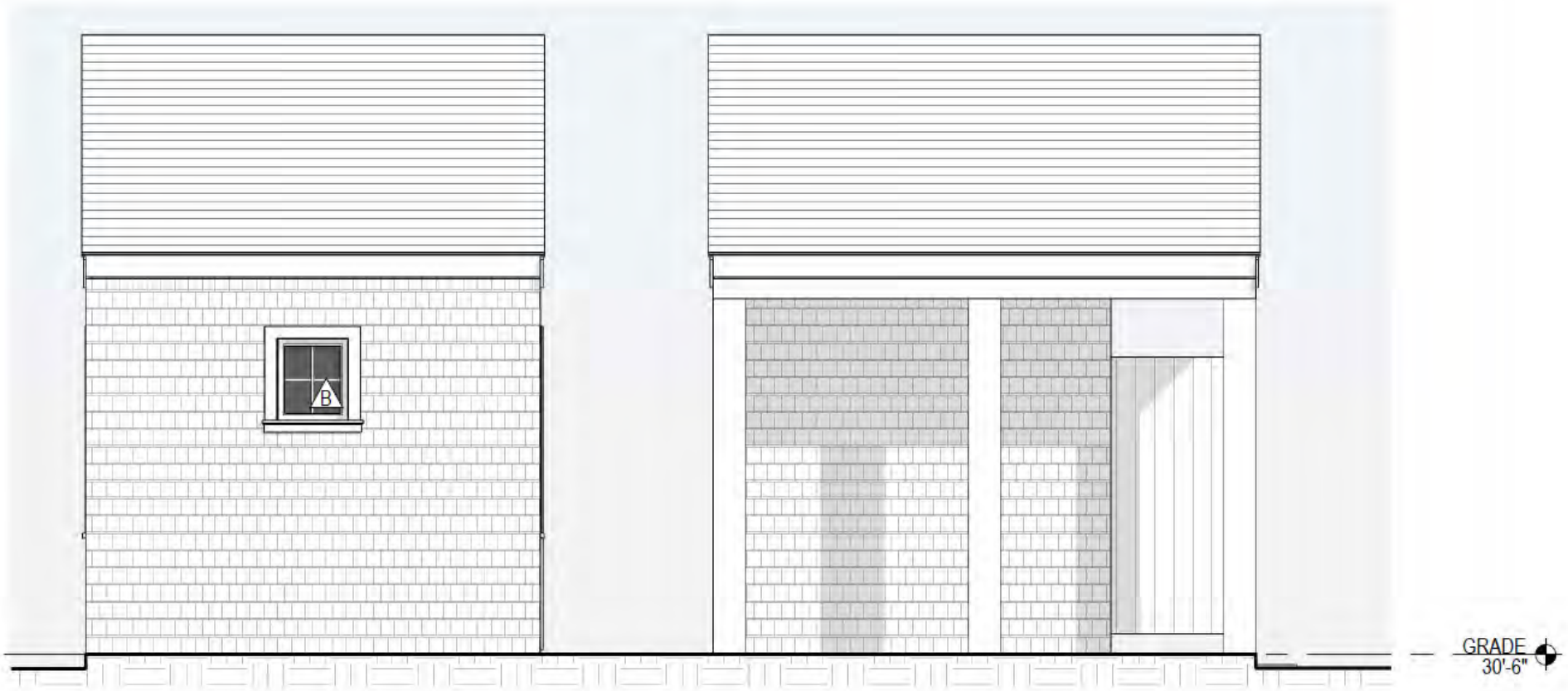
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



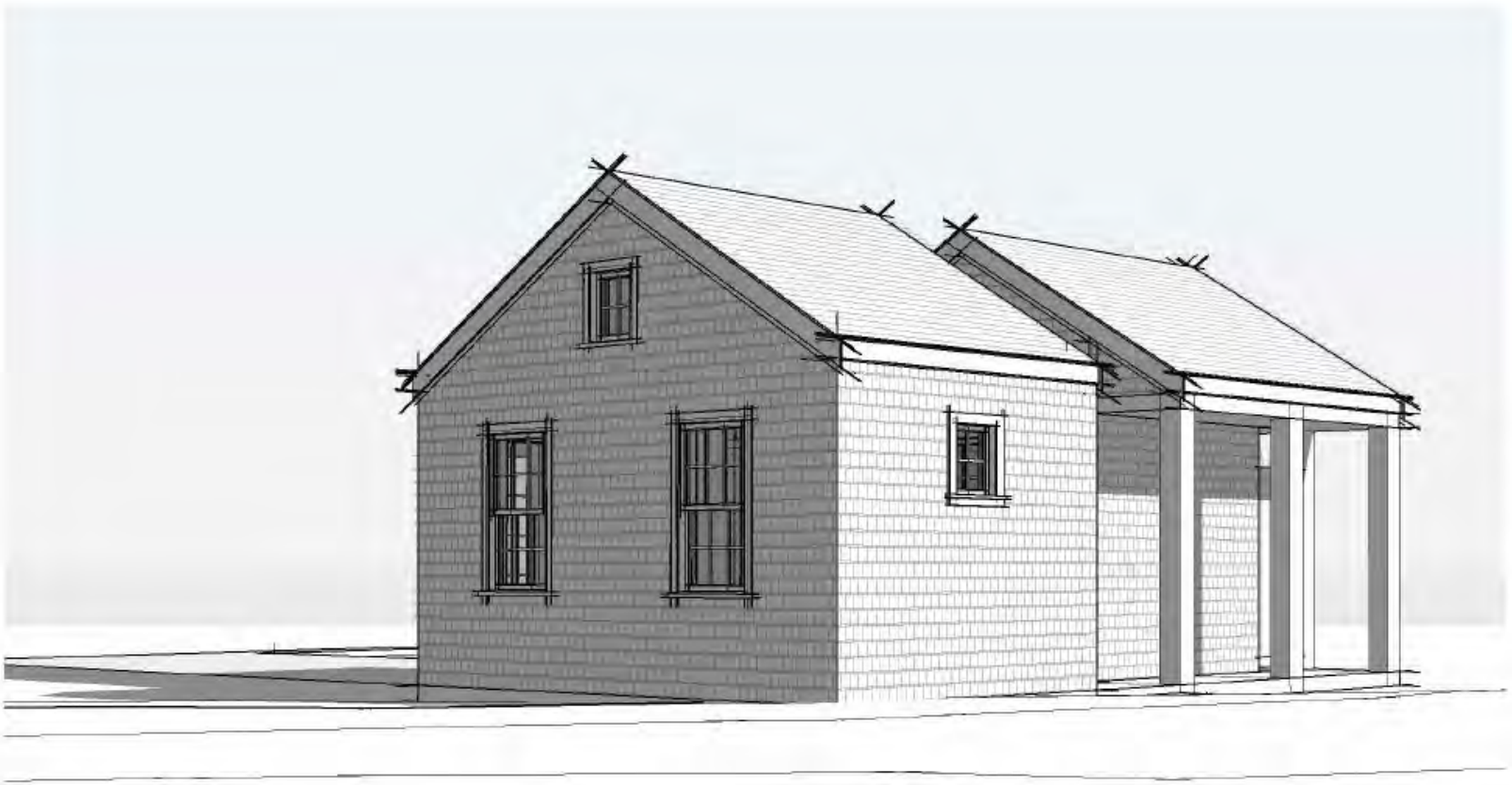
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 20

Street & Number of Proposed Work: 41 Easton

Owner of record: Chris Roeder

Mailing Address: 15 Fernhill Ave, #1124
Ross, CA 94957

Contact Phone #: 415-939-4806 E-mail: chris.roederejll.com

AGENT INFORMATION (If applicable)

Name: TWIG Perkins Inc

Mailing Address: PO Box 432
Nantucket, MA 02554

Contact Phone #: 228-3050 E-mail: mail@twigperkins.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other as built - replacing trim w/ like kind

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2020

Original Builder:

REVISIONS* (describe)

1. East Elevation replace trim + sidewall shingles + rotten railing
2. South Elevation " replace rotten door w/ like kind (not as built) replace roof w/ like kind
3. West Elevation " , replace rotten doors w/ LK (not as built) French
4. North Elevation "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural Certainteed Landmark
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall white cedar Clapboard (if applicable) _____ Roof colonial slate - Certainteed
Trim white like kind Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/5 Signature of owner of record _____ Signed under penalties of perjury

owners signature - page 2

Docusign Envelope ID: 49B31132-5120-4DD2-A26B-BCA2DAC51AFA

Date Issued: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS for "Like-Kind" Replacement only

Like-Kind is a repair or replacement of the exact building feature (ex: same material, color, size, etc.)

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *"Building with Nantucket in Mind"*, prior to submittal of application. Please refer to Page 2 for submittal requirements. Incomplete applications will not be reviewed by the HDC staff. *Should you have a question IF your application is a "like-kind," please discuss with Staff prior to submitting the application.*

This is a contractual agreement and must be filled out in ink. An application made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings, and photographs accompanying this application and made a part hereof by reference. **ALL Like-Kind applications must provide PHOTOGRAPHS of the work to be performed.**

This certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP No: 42.4.1 PARCEL No: 20

Previous Like-Kind COA # _____

Address of Proposed Work: 41 Easton

Date of building (if known): 2020

Owner of Record: Chris + Stephanie Roeder

Mailing Address: 15 Fernhill Ave, #1124

Boss, CA 94957

Telephone: 415-939-4806

Email: chris.roeder@jll.com

For office use only

Date Application Received: _____ Fee: $25.00 ☐

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Staff Member: _____

Notes-Comments-Restrictions-Conditions: _____

AGENT INFORMATION

Name: Twig Perkins, Inc.

Mailing Address: PO Box 432

Nantucket, MA 02554

Telephone: 228-3050

Email: mail@twigperkins.com

Year of Building: 2020 Name of Building: _____

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___ Fence repair /replacement ___ Gate repair/ replacement ___ Roof repair /replacement

X Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement

___ Shutter repair / replacement X Other: trim repair + replace

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

FENCE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

GATE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

Clapboard _____ Foundation _____ Roof _____ Shutters _____

Deck _____ Sidewall white cedar (like/kind) Other trim - primed poplar/ white like/kind

ROOF – Type: Architectural Manufacturer (Roofing): Certainteed Material: asphalt Color: colonial slate

DESCRIPTION OF BUILDING of proposed roof work: main house

OTHER _____

(Please specify ALL details of proposed work)

replace rotten trim and sidewall with like kind material - all sides of house, replace roof, replace two rotten doors

Docusign Envelope ID: 49B31132-5120-4DD2-A26B-BCA2DAC51AFA

REQUIRED WITH ALL LIKE-KIND APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** "Like-Kind" work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** $25.00. If paying by check, please make payable to the Town of Nantucket.
4. **Locus Map (1 copy):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Colored Photographs (Minimum of 2 copies):** Required of **ALL** Like-Kind applications. Photographs must be clear and labeled with application address or contextual address. Please include **ENTIRE** elevation of house, as applicable, and indicate the cardinal points (north, south, east, or west); indicate the Like-Kind work proposed (ex: clouding windows, doors, trim, etc.) Roof Like-Kind, please refer to the approvable roof shingle guidelines: https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF.
6. **Electronic submission:** All documents (application, locus map, photographs, etc.) must be emailed to the HDC office at hdcsubmissions@nantucket-ma.gov.
7. **PLEASE NOTE:** Window/ Door Replacement in the OHD/SOHD (Old Historic District / 'Sconset Old Historic District) must go before the Commission for review. Attendance at either the Historic Structures Advisory Board or the 'Sconset Advisory Board is strongly encouraged. Their review is a recommendation to the Commission and not the final review for approval.
8. **PLEASE NOTE**: Roof Color Change in any district must go before the Commission for review. Please refer to Guidelines for Application Submission on Commission reviews.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that should the application need supplemental information in order to be accurately reviewed, I will provide when requested.

Date: 2/4/2025 Print: Christopher T Roeder

Signature: Signed by: Christopher T Roeder 59FA3E6E33DF41B...

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

X	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated. CertainTeed Colonial Slate
X	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
X	Application fee: $50.00
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	COLORED Pictures: 4 sets, including the entire context of the house-
X	All documents MUST be legible. All sets MUST be collated and stapled.
X	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
X	Signed Affidavit: See reverse side

ROOF CHECKLIST

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Alyssa Corry Date: 2/10/25

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Alyssa Cary

AS AGENT FOR Chris + Stephanie Roeder

STREET ADDRESS 41 Easton

MAP/PARCEL 42.4.1/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alyssa Cary — Signature

2/10/25 — Date

41 Easton Locus Map



Property Information

Property ID	10294
Location	41 EASTON ST
Owner	ROEDER CHRISTOPHER T & STEPHANIE C

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

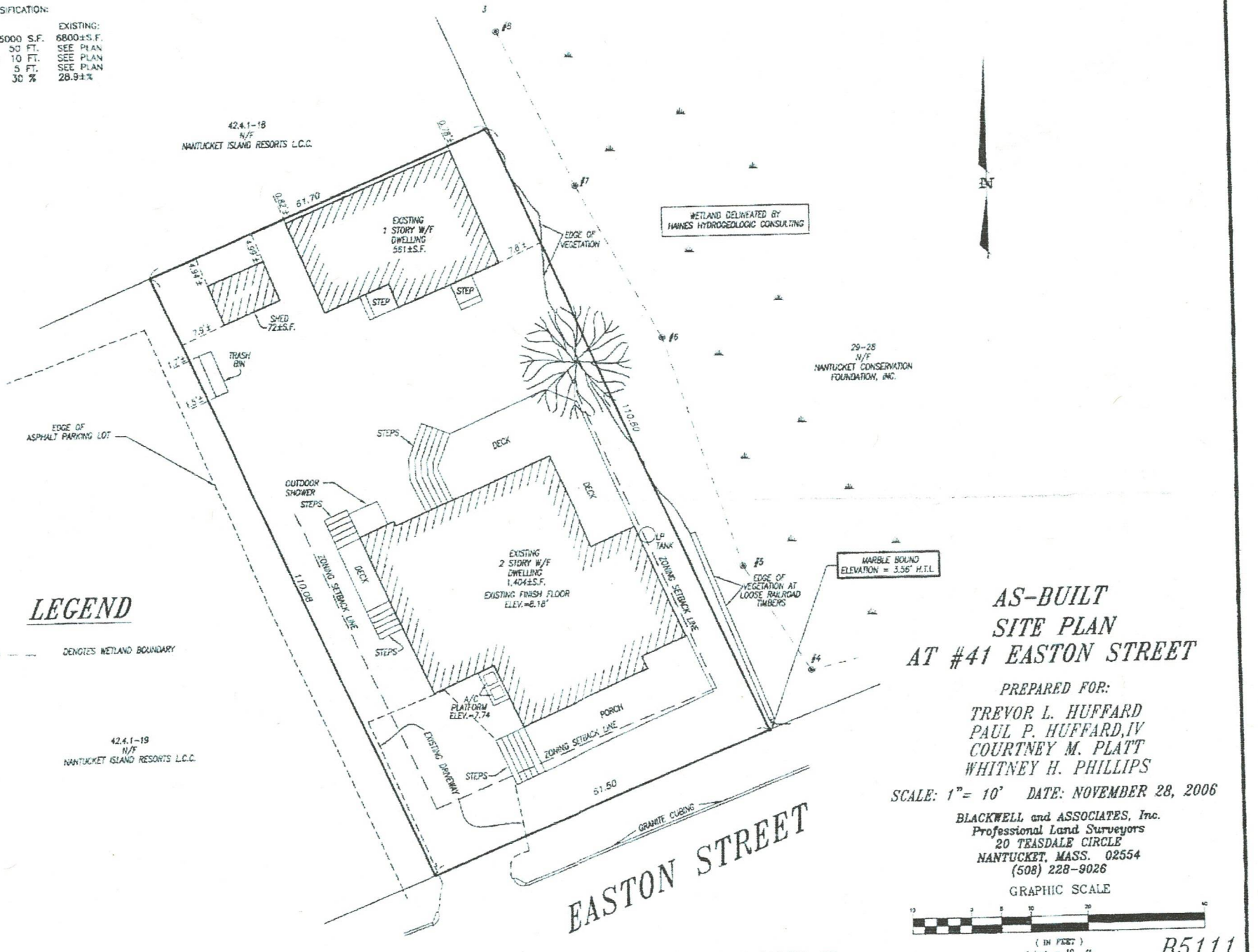
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	6800±S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30 %	28.9±%



LEGEND

#5 DENOTES WETLAND BOUNDARY

AS-BUILT SITE PLAN AT #41 EASTON STREET

PREPARED FOR:

TREVOR L. HUFFARD
PAUL P. HUFFARD, IV
COURTNEY M. PLATT
WHITNEY H. PHILLIPS

SCALE: 1"= 10' DATE: NOVEMBER 28, 2006

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DEED: BK.575 PG.291

ASSESSORS MAP 42.4.1 PARCEL 20

B5111

C:\SRP\PROJ\ACH\B5111\AB 11-28-06.dwg 11/28/2006 1:24:03 PM EST


NORTH
HomeWrap

SOUTH




EAST ELEVATION

Northwest




KITCHEN DOOR TO BE REPLACED

WEST FRENCH DOORS - TO BE REPLACED LK



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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 _____

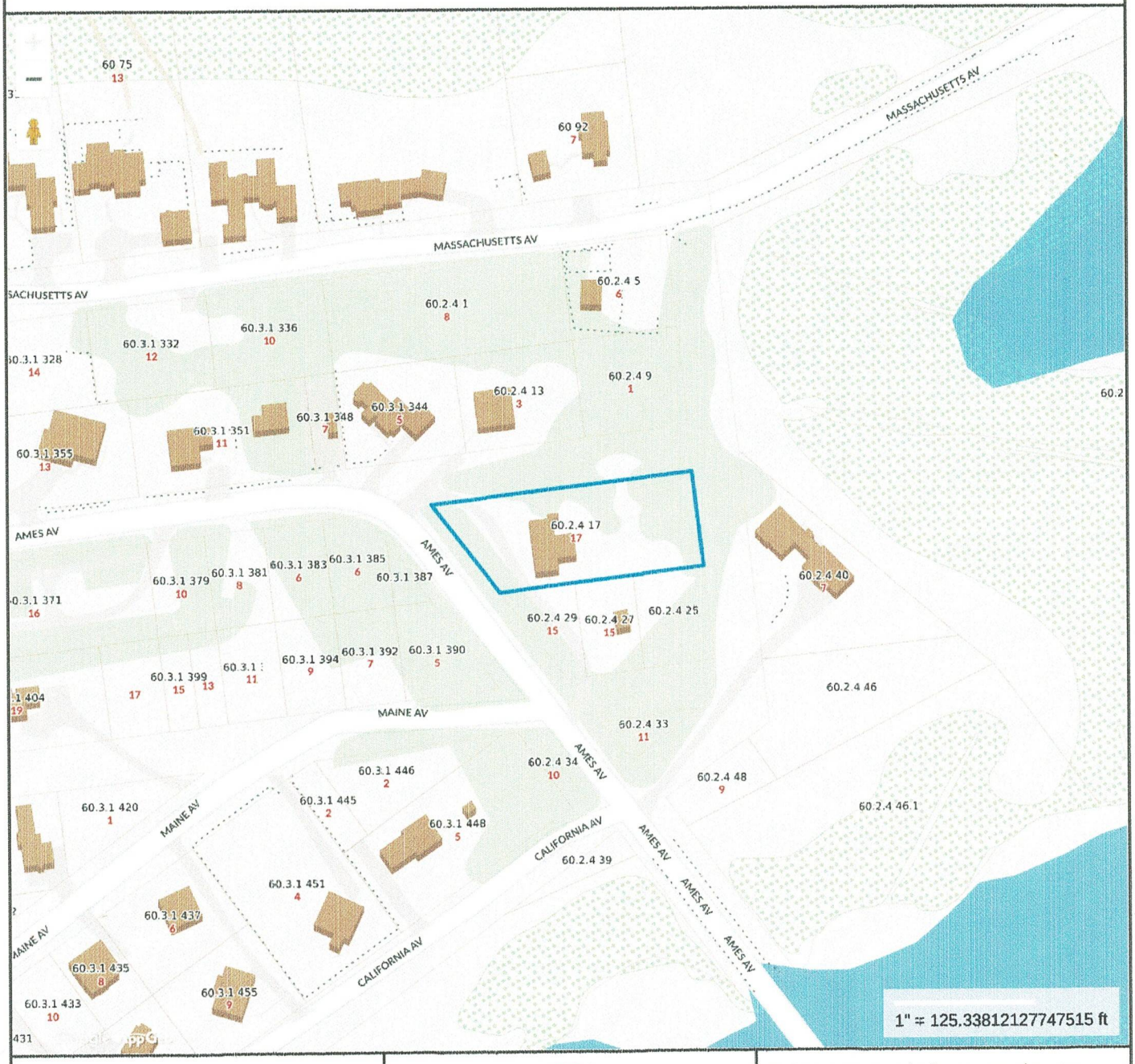
Deck natural Foundation grey Fence _____ Shutters _____

* 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

V:\DRAWFILES\B9175\Carlson_BLP.dwg BLP 12/11/2024 12:19:01 1:1

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

V:\DRAWFILES\B9175\Carlson_BLP.dwg P-DP 2/13/2025 09:54:00 1:1

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 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...

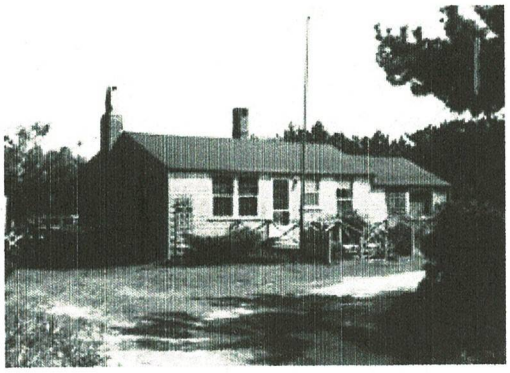
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

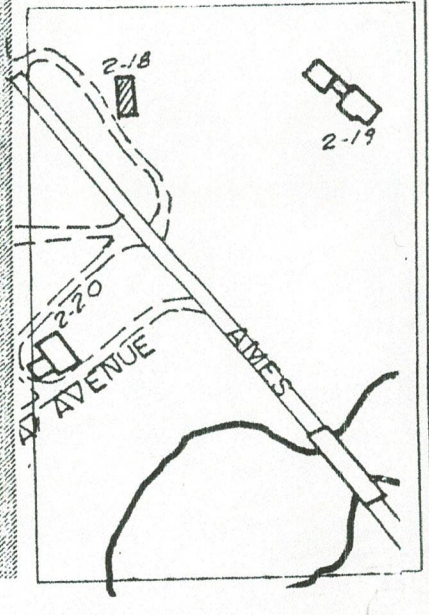
4. Present Owner: Unknown

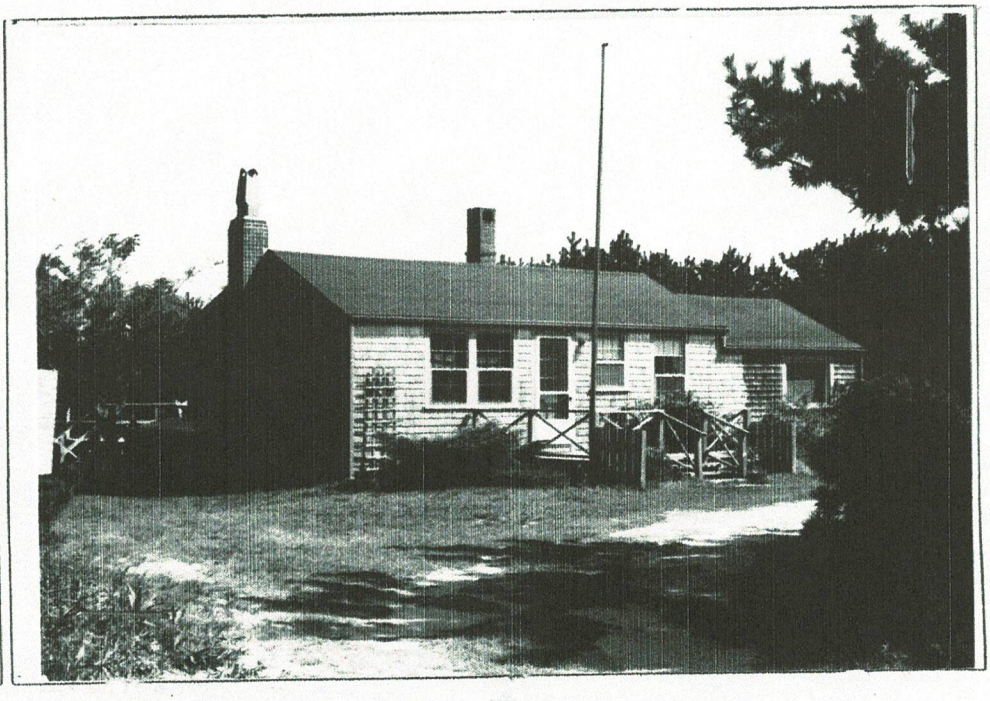
5. Ownership History:
Unknown

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

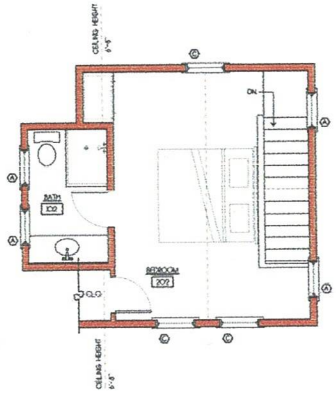
SIGNIFICANCE

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.

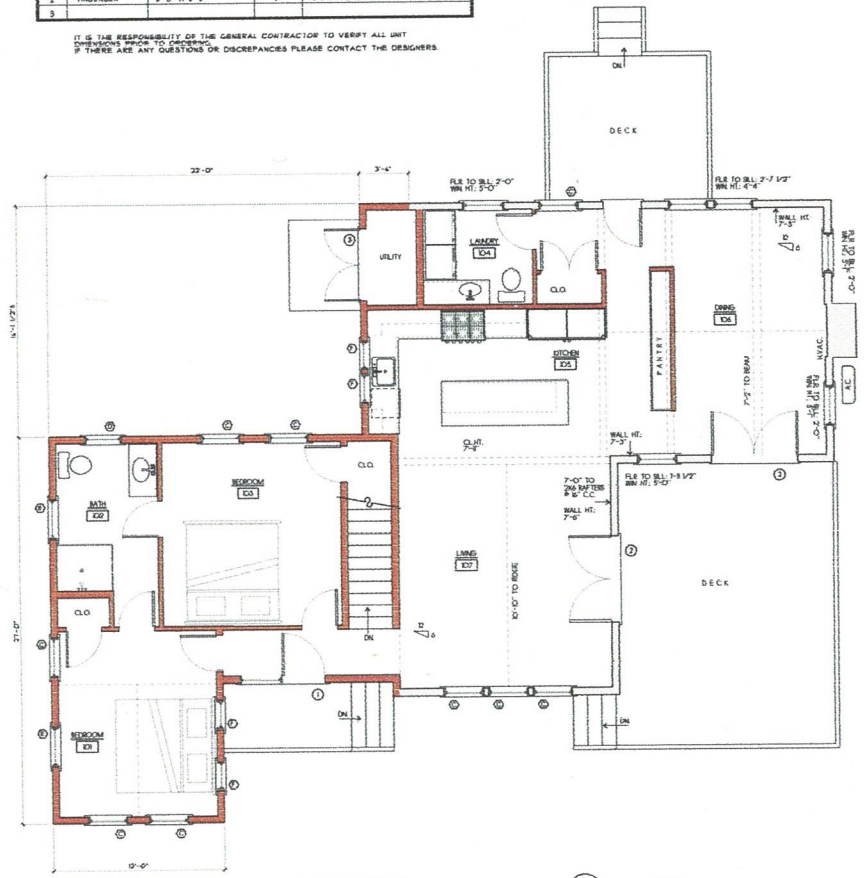
47. Sources: N/A

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



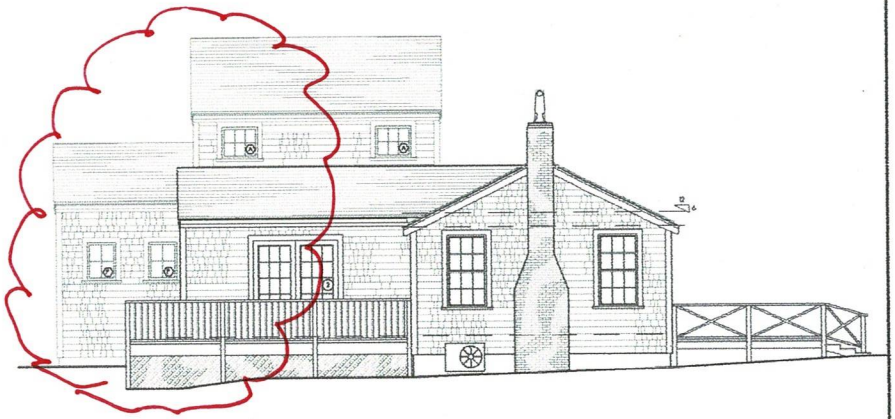
APPROVED EAST ELEVATION
SCALE 1/4"=1'-0"



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

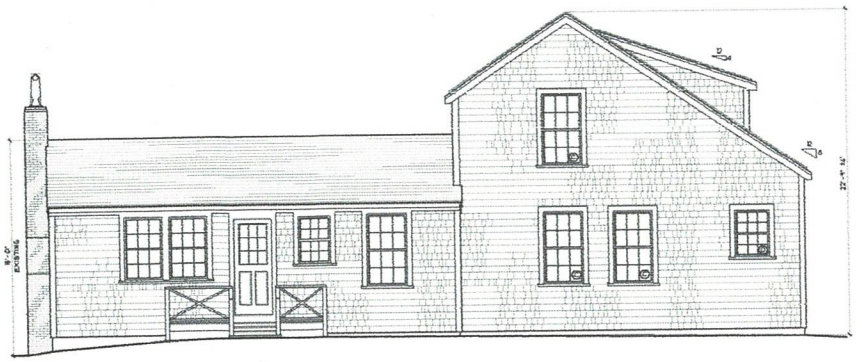
MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

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"

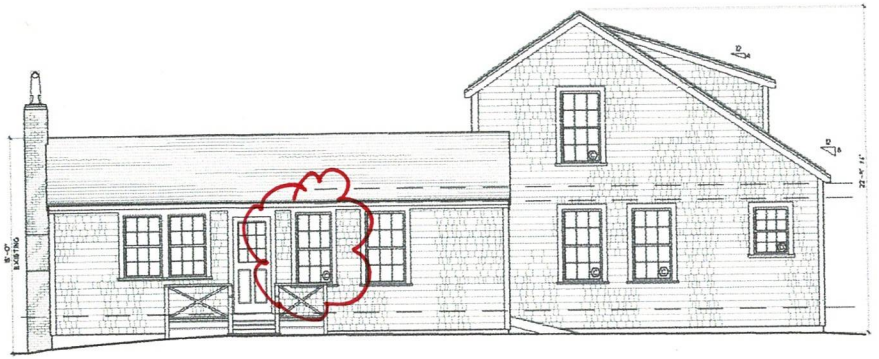
A-3



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:
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 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

RECEIVED
FEB 10 2025
By

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link for JB Studio

AS AGENT FOR Twenty N. Pasture Ln Nom Trst

STREET ADDRESS 20 N. Pasture Ln

MAP/PARCEL 44/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/10/25

Signature Date

HDC Submission Only - Not For Construction

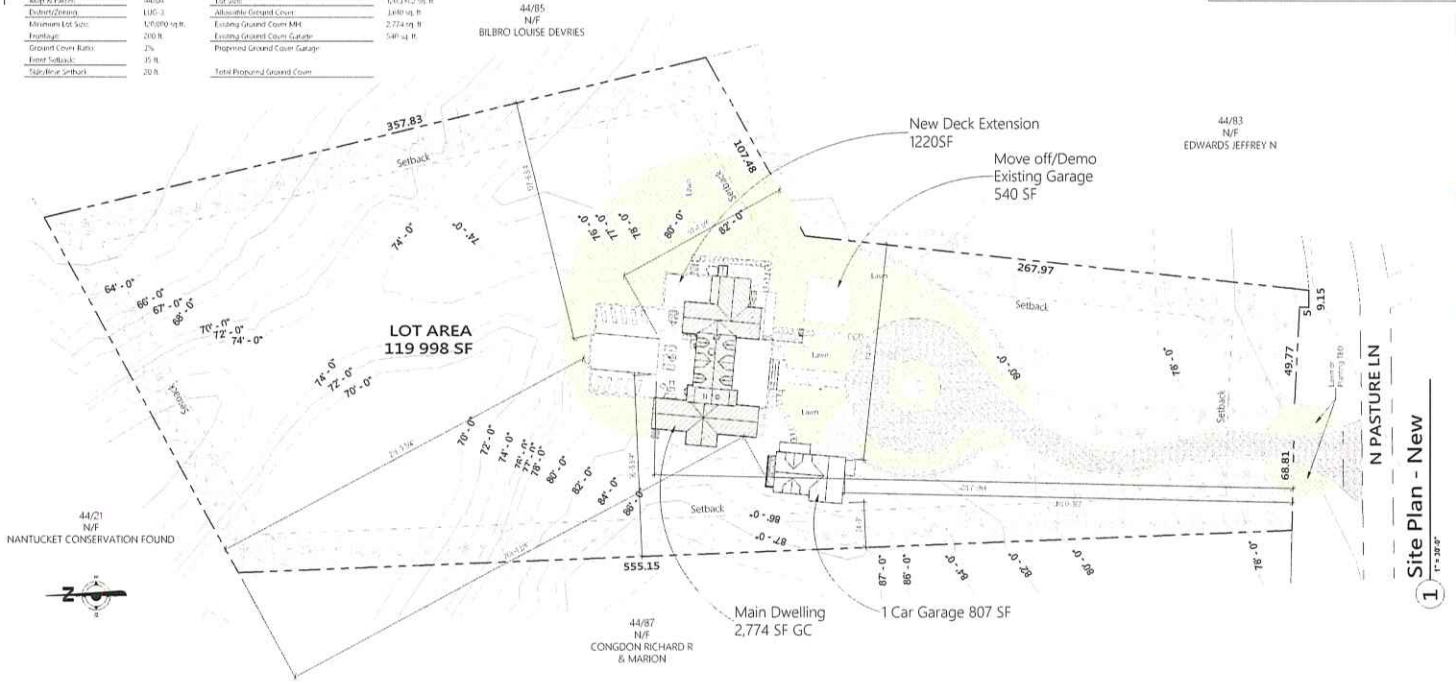
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM SHAPES SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED IN CORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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.

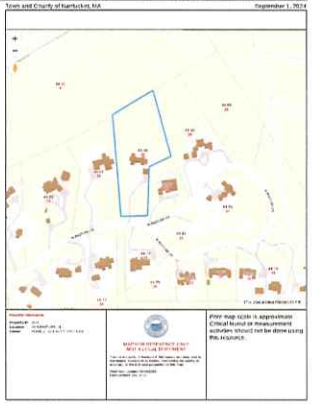
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

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

RECEIVED
FEB 10 2025
By



3 3D View 1



4 3D View 2



5 3D View MH+Garage

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

20 N Pasture Ln Garage

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site Plan - Garage

Date
02.09.2025

Revisions

C.104

Scale As indicated

2/10/2025 1:46:52 AM

HDC Submission Only - Not For Construction

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 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.

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

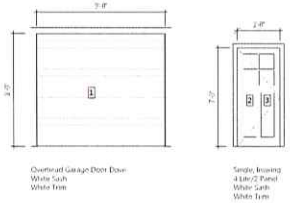


1 South Elevation
1/4" = 1'-0"

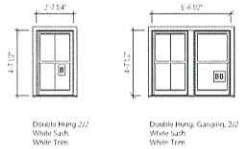


2 East Elevation
1/4" = 1'-0"

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"

RECEIVED
FEB 10 2025
By

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
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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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

9589 0710 5270 1006 2294 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Far Hills, NJ 07931

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

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

9589 0710 5270 1006 2294 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Santa Ynez, CA 93460

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

0554 02

Postmark Here

FEB 11 2025

02/11/2025

Sent To: LOUISE DENRIES BILBRO
Street and Apt. No., or PO Box No.: 2851 AVENIDA CABALLO
City, State, ZIP+4®: SANTA YNEZ, CA 93460

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2294 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554 02

Postmark Here

FEB 11 2025

02/11/2025

Sent To: RICHARD & MARION CONGDON
Street and Apt. No., or PO Box No.: PO BOX 1199
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2294 85

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

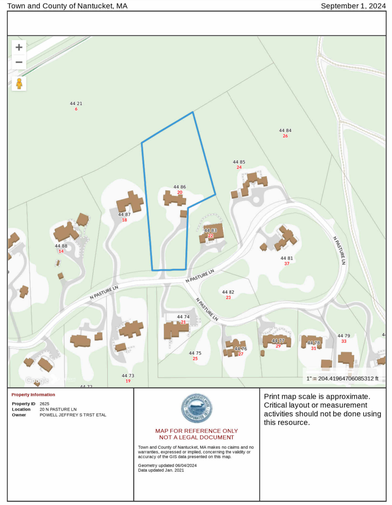
Property Info:

Map & Parcel:	44/86	Lot Size:	120,331.2 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,610 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Cover Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	



1 Site Plan - 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

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

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

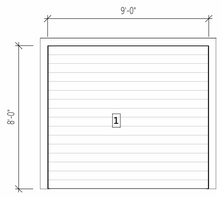
Wall Surface Schedule	
Material: Name	Material: Area
White Cedar Shake	122 SF
White Cedar Shake	141 SF
White Cedar Shake	152 SF
White Cedar Shake	146 SF
White Cedar Shake	31 SF
White Cedar Shake	149 SF
White Cedar Shake	141 SF
White Cedar Shake	3 SF
White Cedar Shake	76 SF
White Cedar Shake	3 SF
White 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



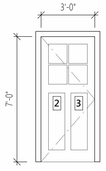
1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



Overhead Garage Door Dove
White Sash
White Trim

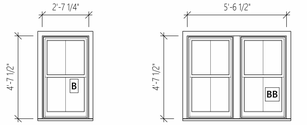


Single, Inswing,
4 Lite/2 Panel
White Sash
White Trim

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	

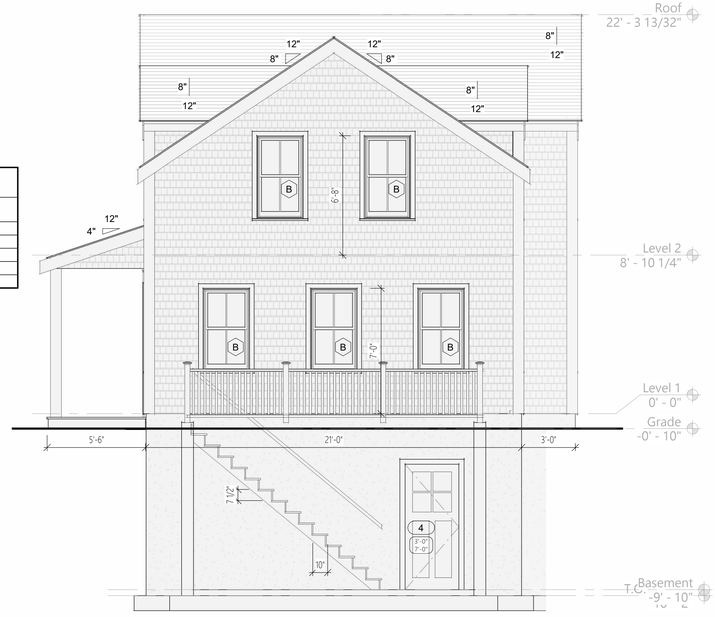


Double Hung 2/2
White Sash
White Trim

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"

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
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 _____

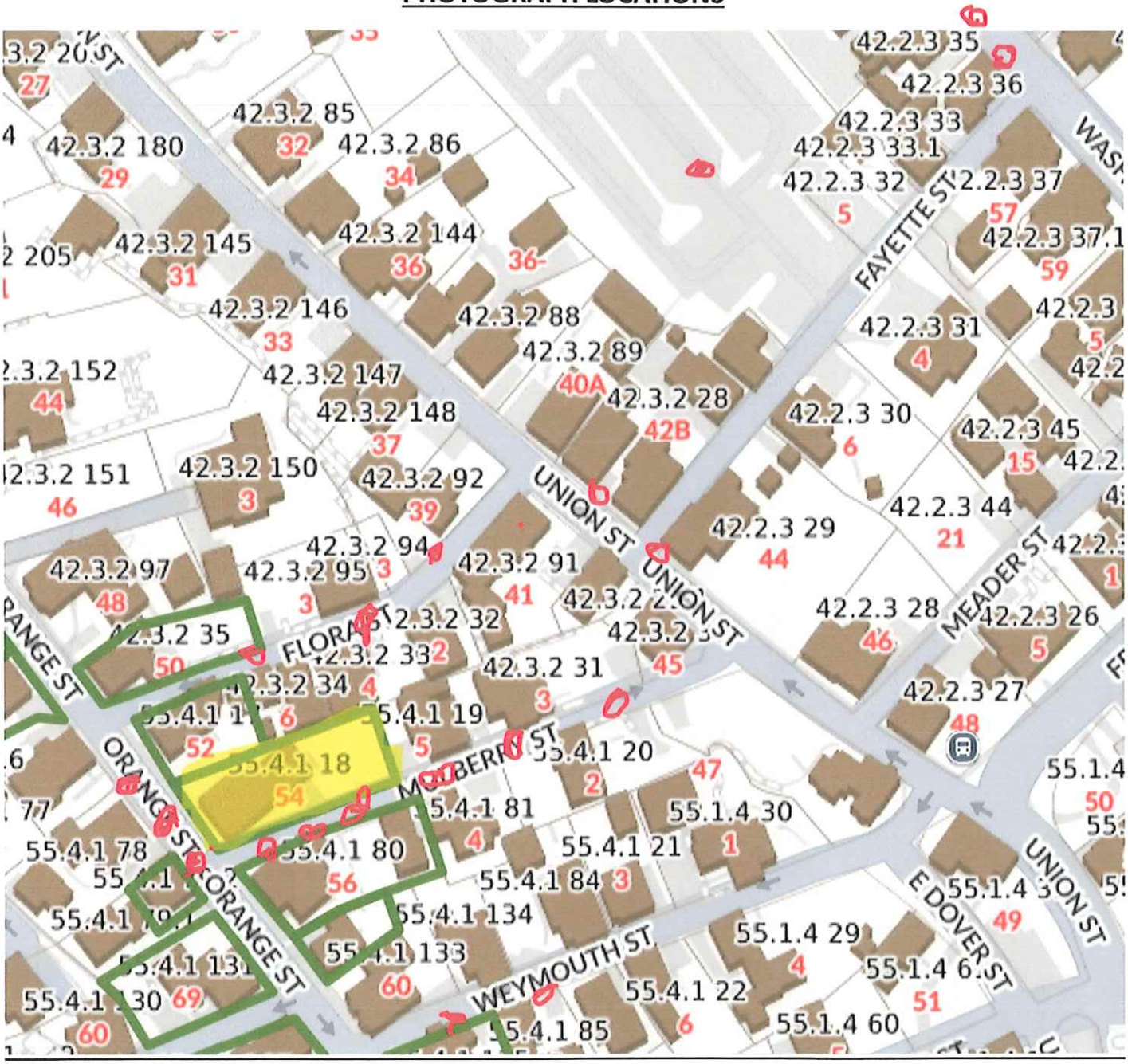
* Attach manufacturer's color samples if color is not from HDC approval list.

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

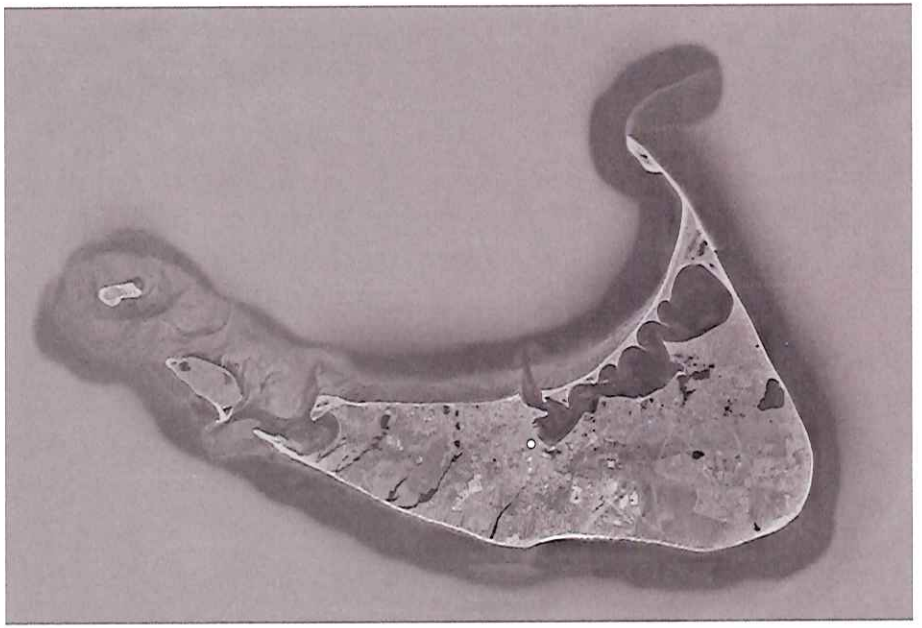


DANIEL FRISCH ARCHITECT, P.C.

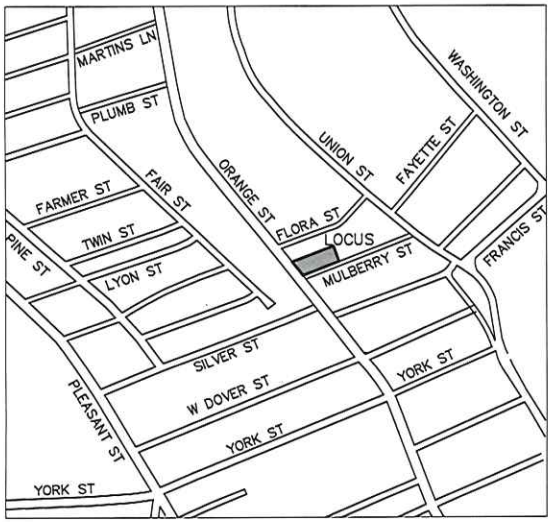
127 WEST 56TH STREET, FLOOR 1, NEW YORK, NY 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence

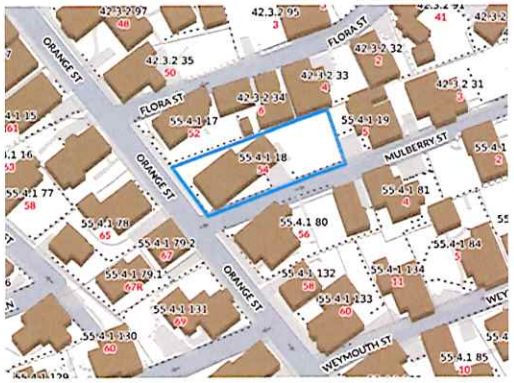
54 Orange Street
Nantucket MA, 02554



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

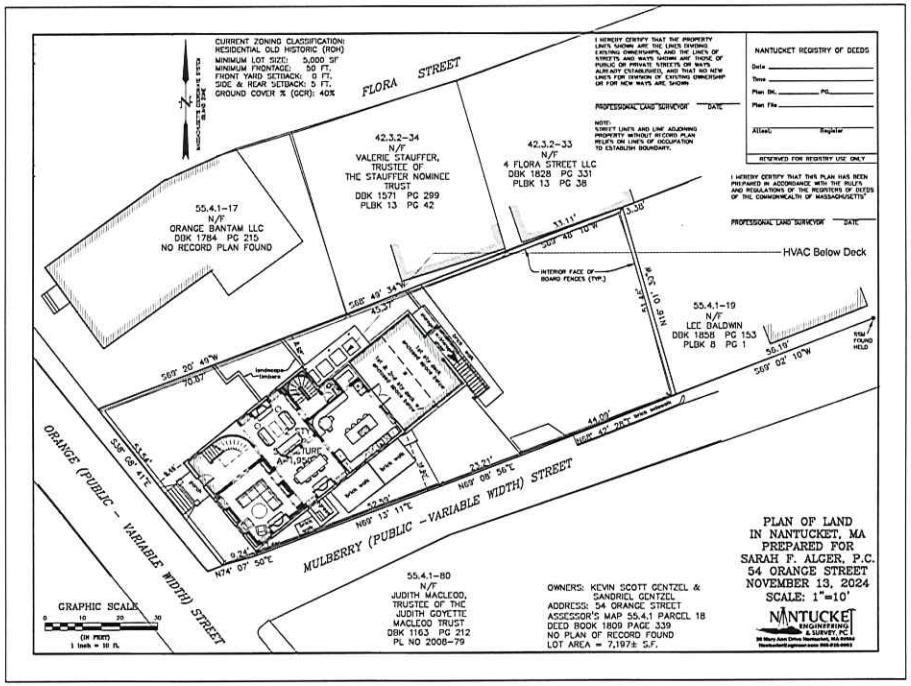
DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence
54 Orange Street
Nantucket MA, 02554

DFA Job #2416

Scale	Sheet
AS NOTED	A-001
	Page 1 of 20

Title Page



1 Site Plan
Scale: 1/16" = 1'-0"

Drawings reduced 50% when printed on 11 x 17

N

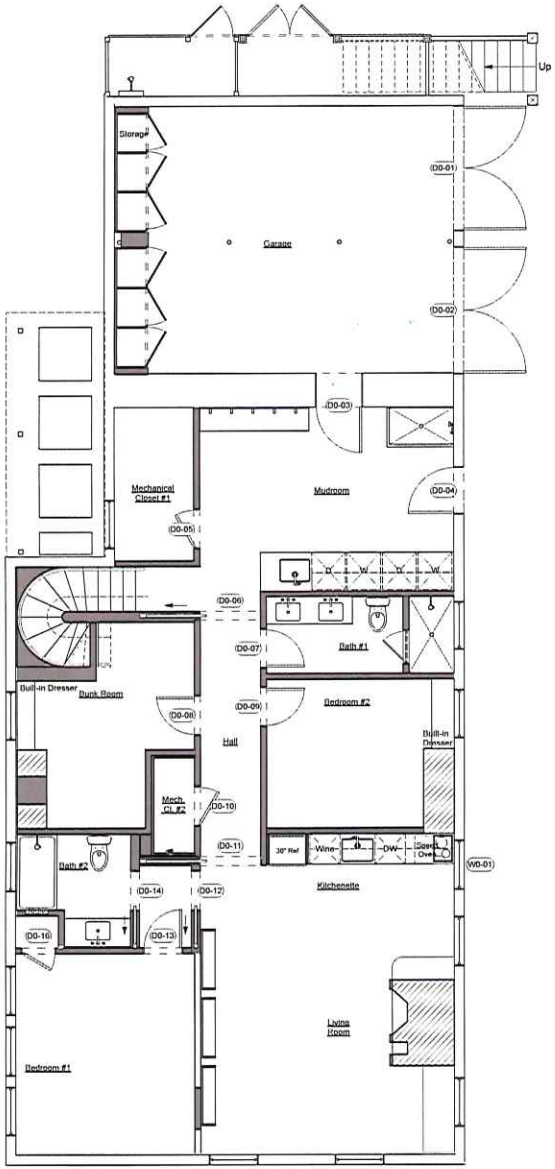
01/22/2025 Issued to HDC

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

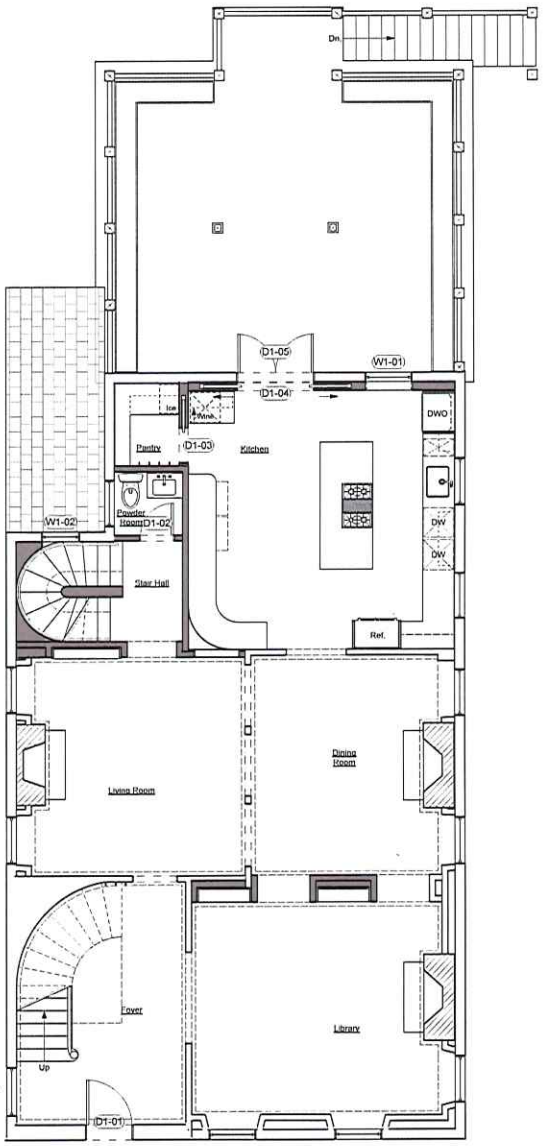
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
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

01/22/2025 Issued to HDC

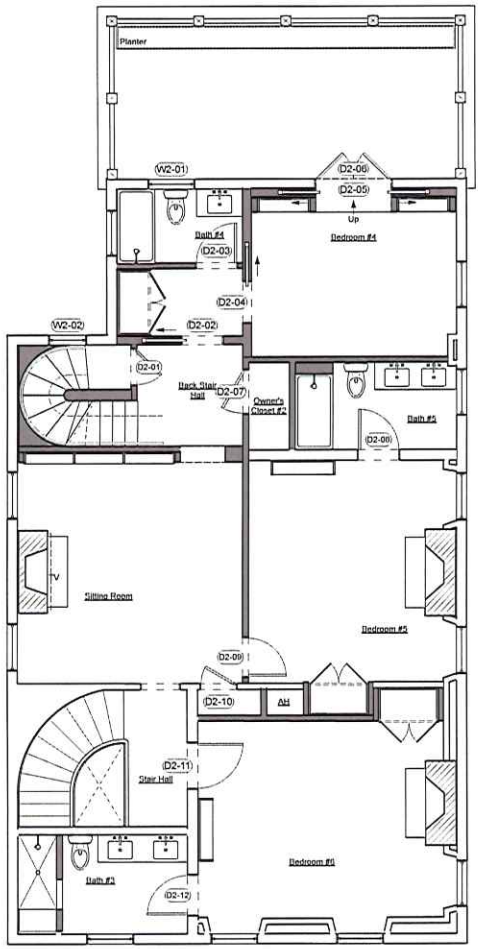
Drawings reduced 50% when printed on 11 x 17

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-0041
EMAIL: STUDIO@DANIELFRISCH.COM

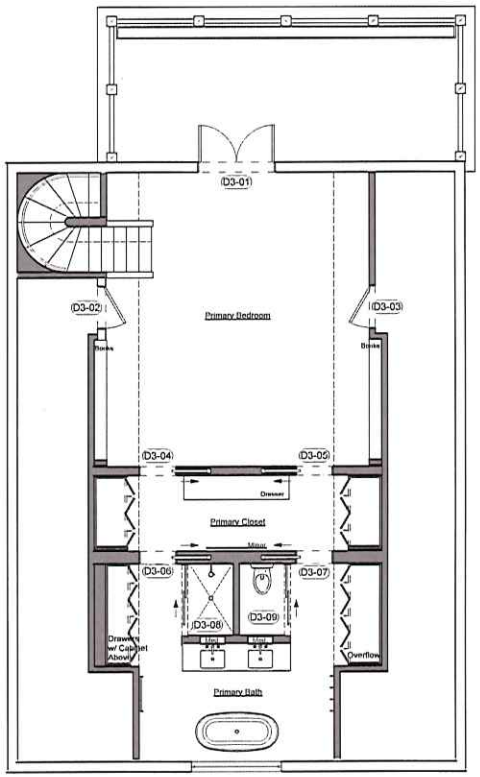
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

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

01/22/2025 Issued to HDC

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-9041
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
1/4" = 1'-0"	A-101
	Page 17 of 26

Construction Plan

Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

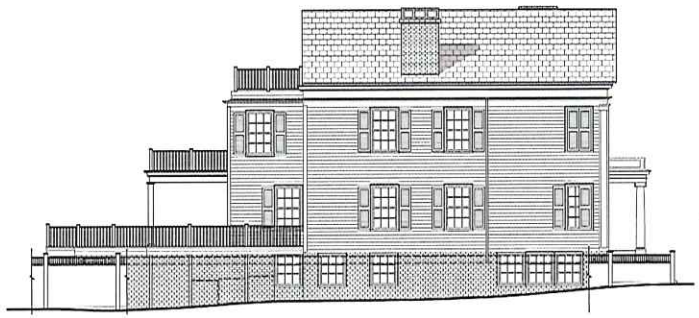
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

4. White siding to be patched and replaced as needed to match existing.



2 Proposed North Elevation
Scale: 1/4" = 1' - 0"



1 Existing North Elevation
Scale: 1/8" = 1'-0"

Room Name	Window #	Operation	Manuf.	Window Size		Window Finish		Glass Type
				Height	Width	Exterior	Interior	
Basement Kitchenette	W0-01	Double Hung	Boston Sash	60"	37"	Painted White	Painted White	Clear, single pane, true divided light

Drawings reduced 50% when printed on 11 x 17

01/22/2025 Issued to HDC

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 58TH 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-200

North Exterior Elevation
Basement and First Floor

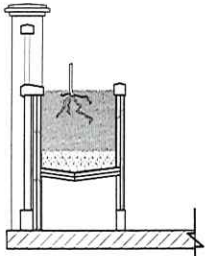
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

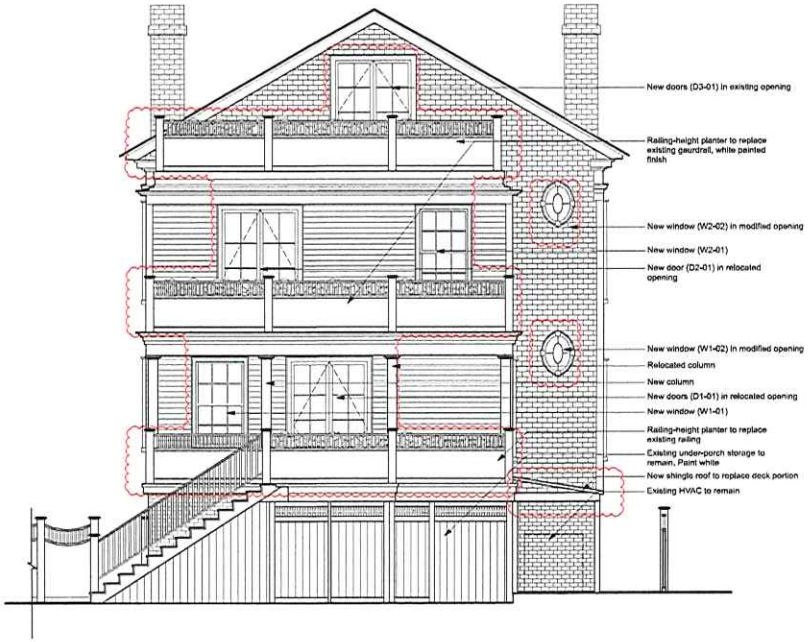
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

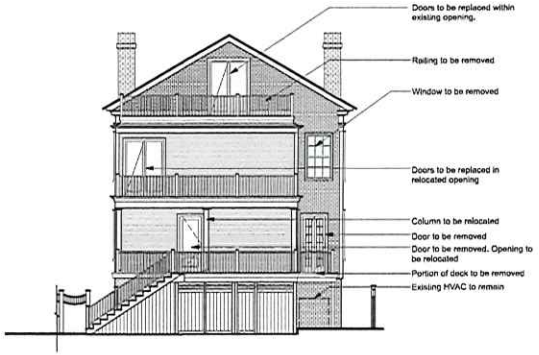
4. White siding to be patched and replaced as needed to match existing.



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

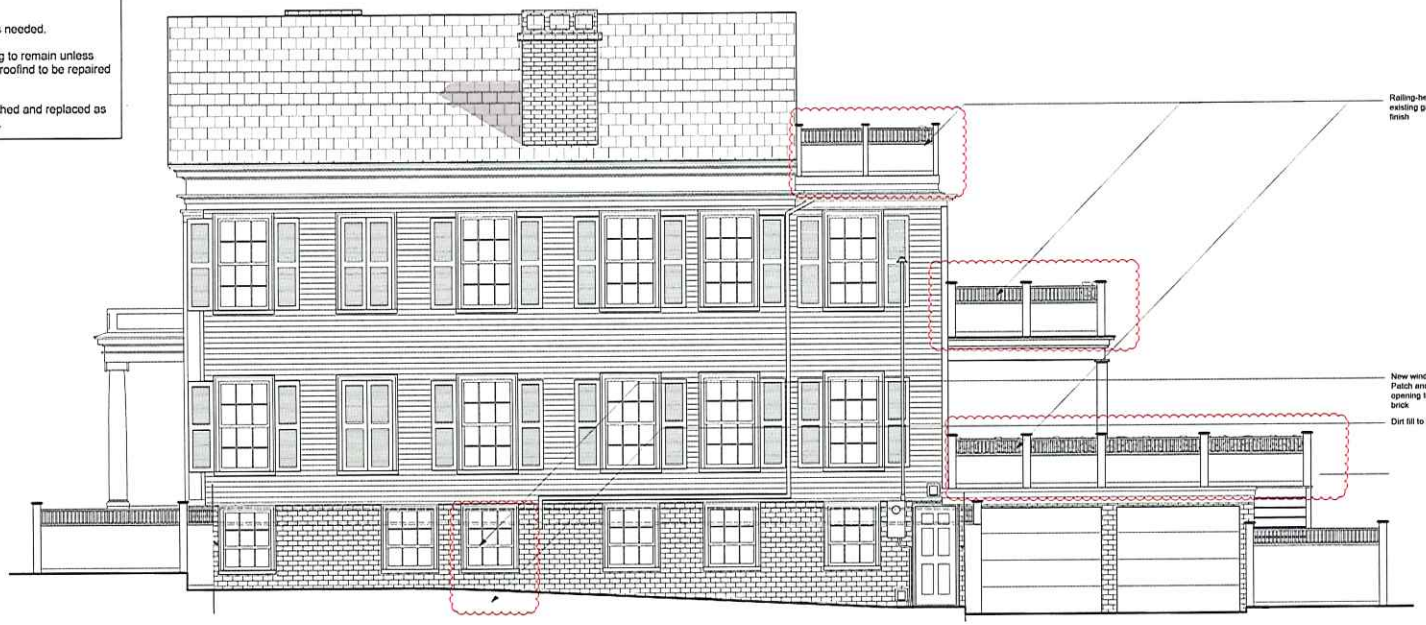
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

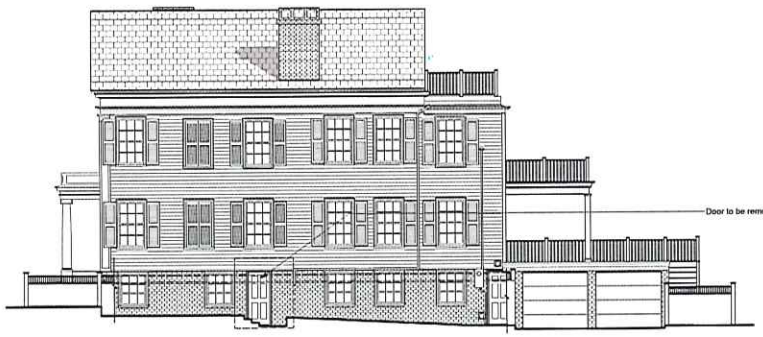
2. Trim to be repainted as needed.

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

01/22/2025 Issued to HDC

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
AS NOTED	A-202
	Page 11 of 26

South Exterior Elevation
Basement and First Floor



1 North Elevation



2 East Elevation



3 South Elevation

Drawings reduced 50% when printed on 11 x 17

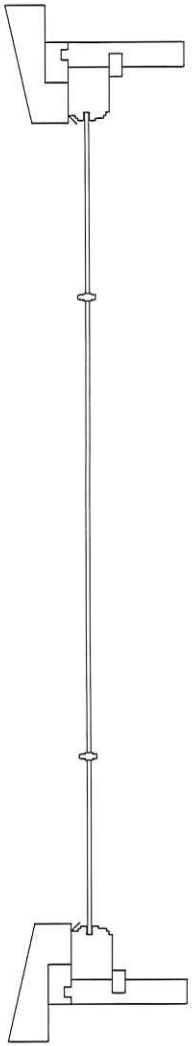
01/22/2025 Issued to HDC

DANIEL FRISCH ARCHITECT, P.C.
127 WEST 56TH STREET
NEW YORK, NEW YORK 10019
TEL: (212)489-8941
EMAIL: STUDIO@DANIELFRISCH.COM

Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
N/A	A-300
	Page 15 of 26

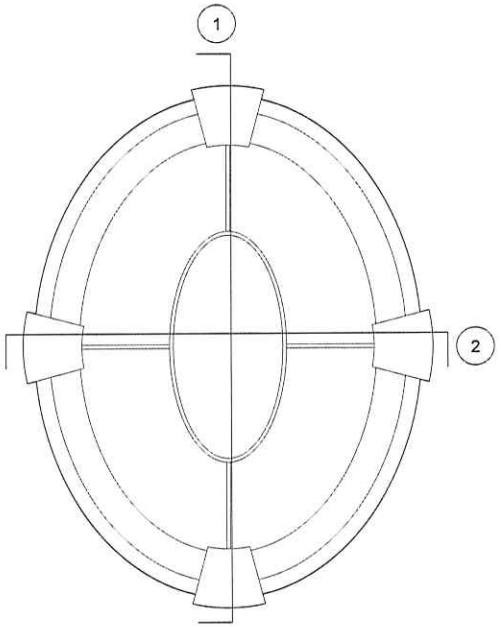
Exterior Photos
Basement and First Floor



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

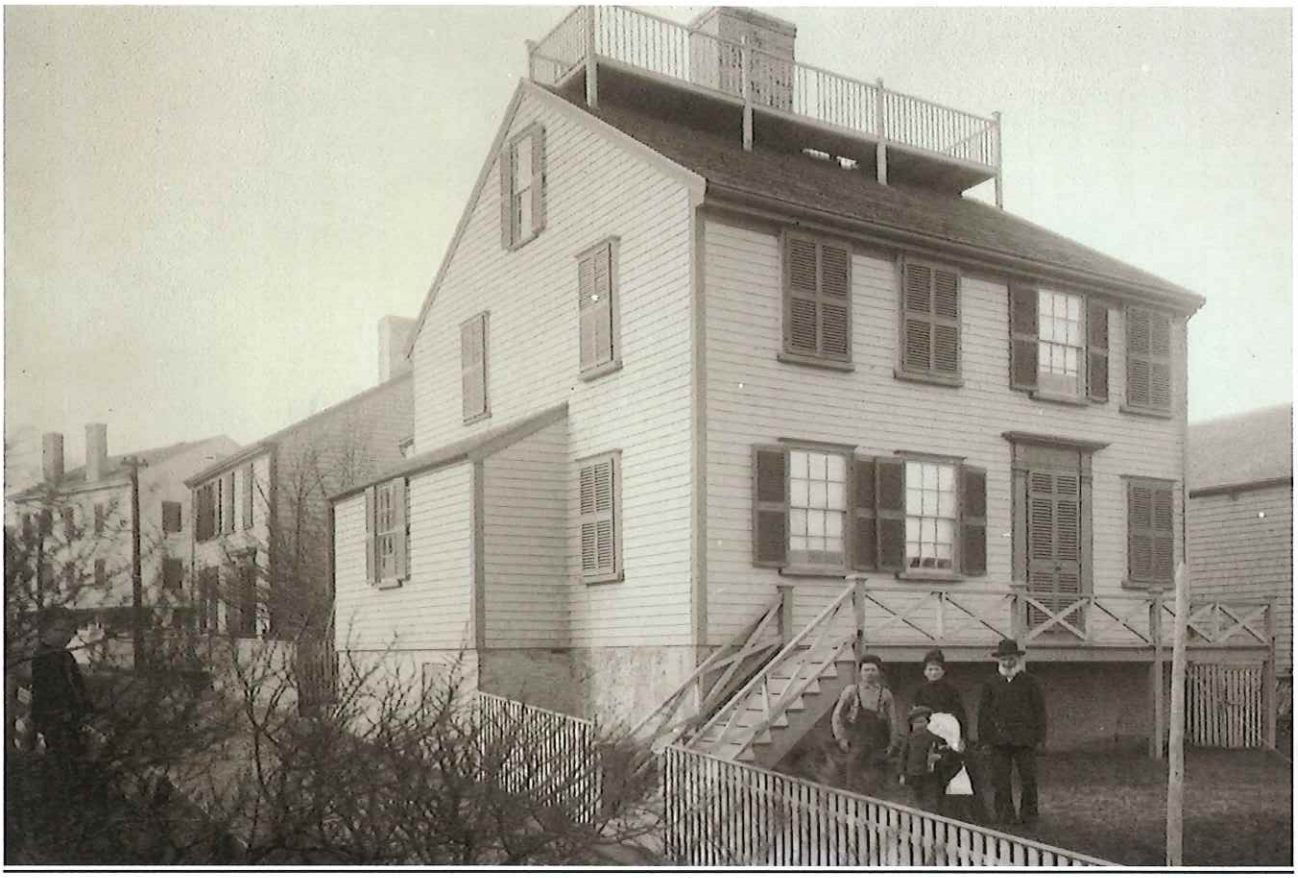
Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

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



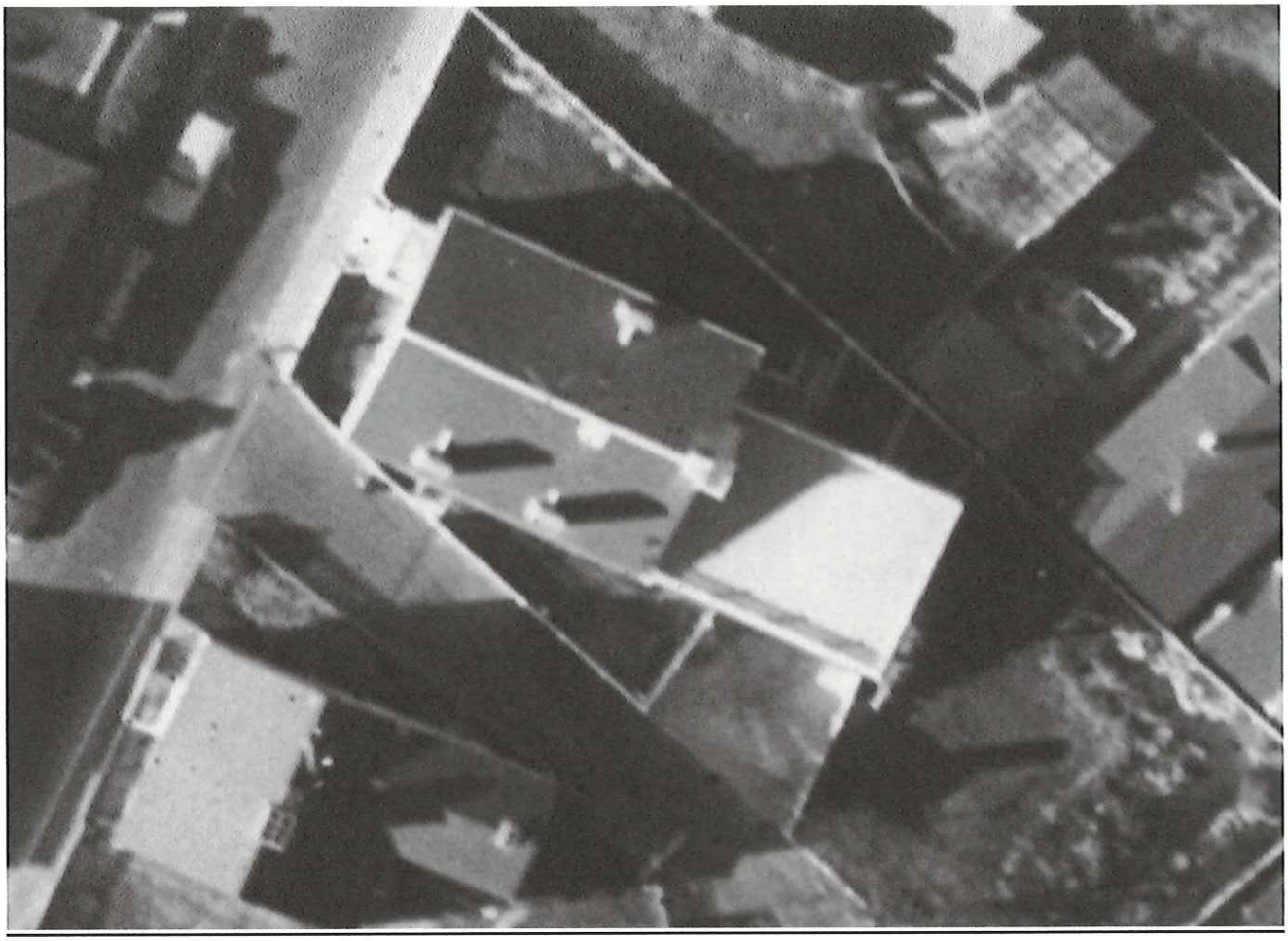
NHA 1920 AERIAL PHOTOGRAPH – NO REAR DECKS



NHA 1935 AERIAL PHOTOGRAPH – REAR PLATFORM VISIBLE



NHA 1957 AERIAL PHOTOGRAPH – SINGLE FLAT PLATFORM



AUGUST 1968 – DOUBLE DECKS PRESENT- DIFFERENT CONFIGURATION

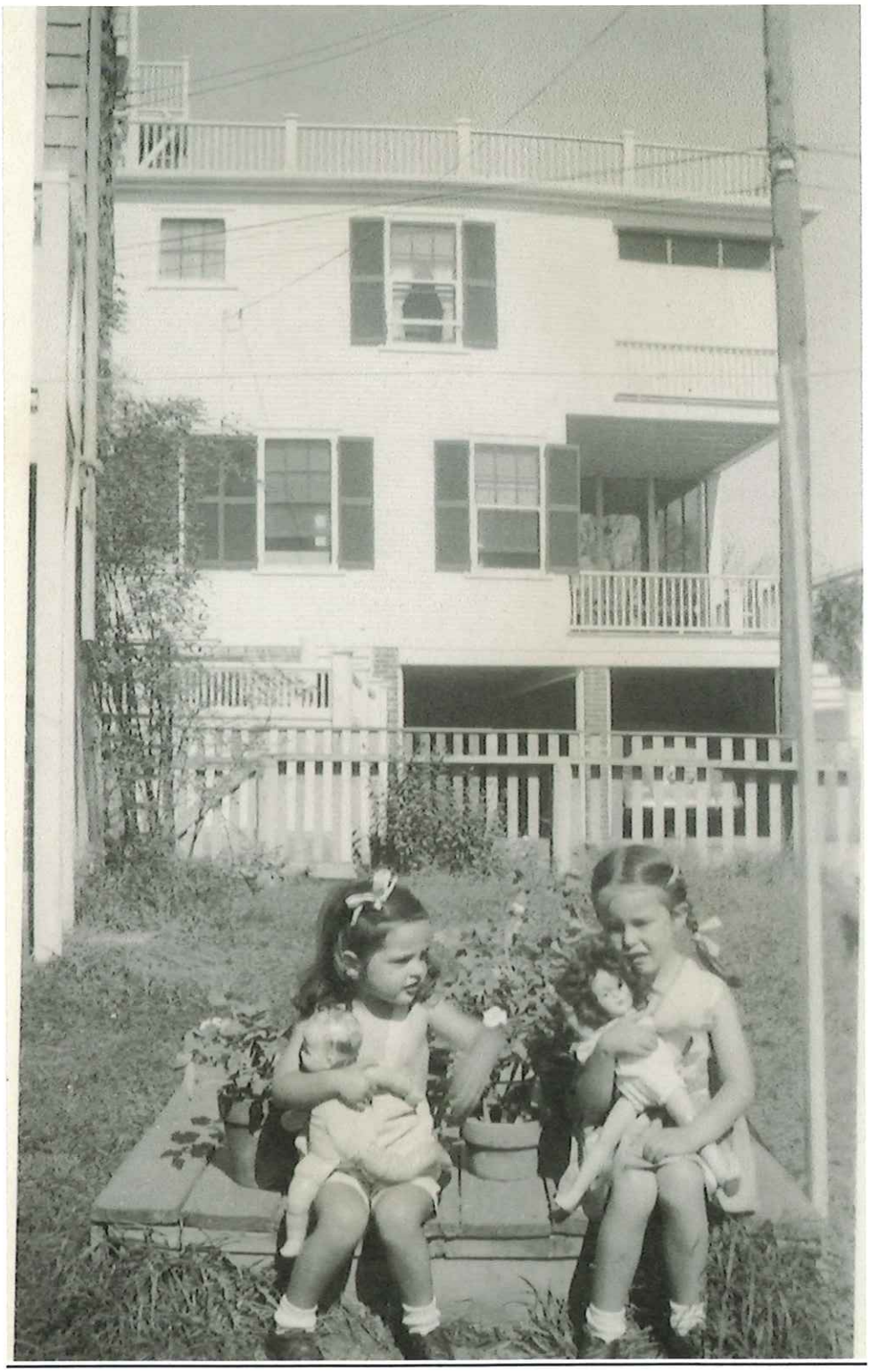


NHA 1950s PHOTOGRAPHS

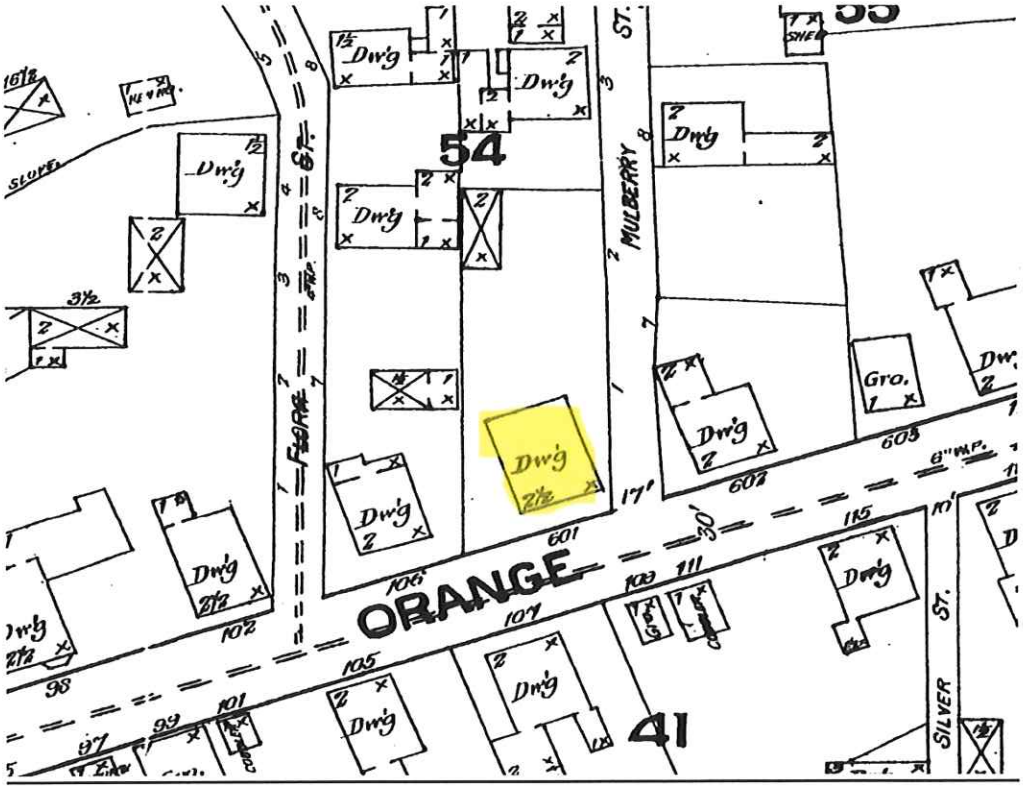
"Two children, Anne and Eileen Sylvia, playing in a back yard at 56 Orange Street. Rear of 54 Orange Street is in the background."

NO DECKS LIKE PRESENTLY ON THE EAST ELEVATION

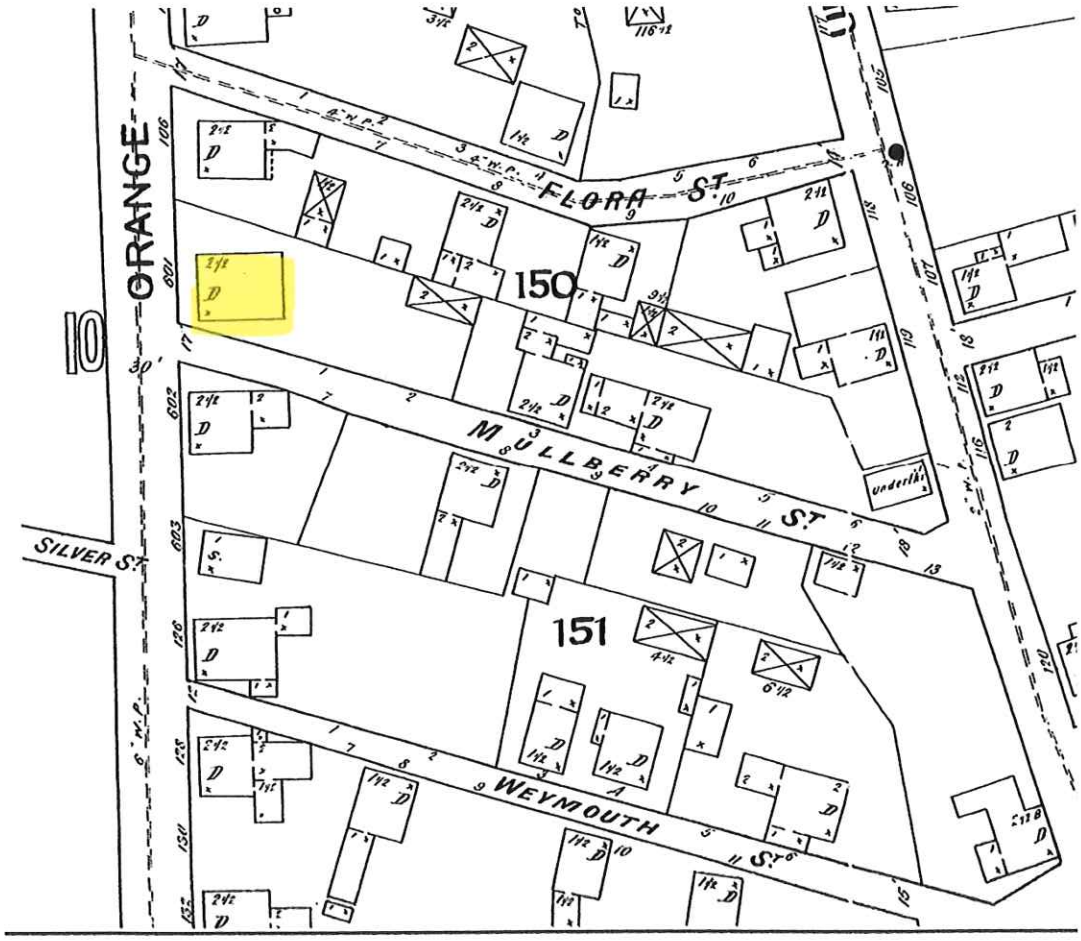




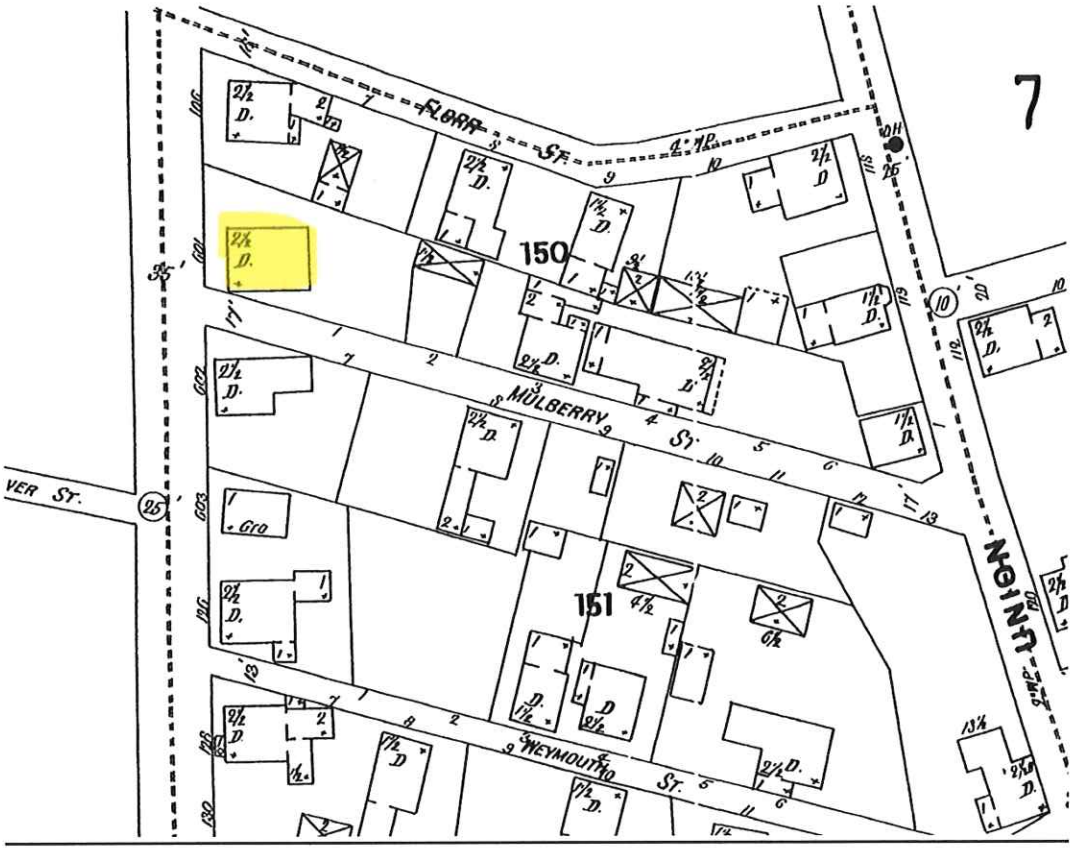
NHA SANBORN MAP 1887 – NO REAR DECKS



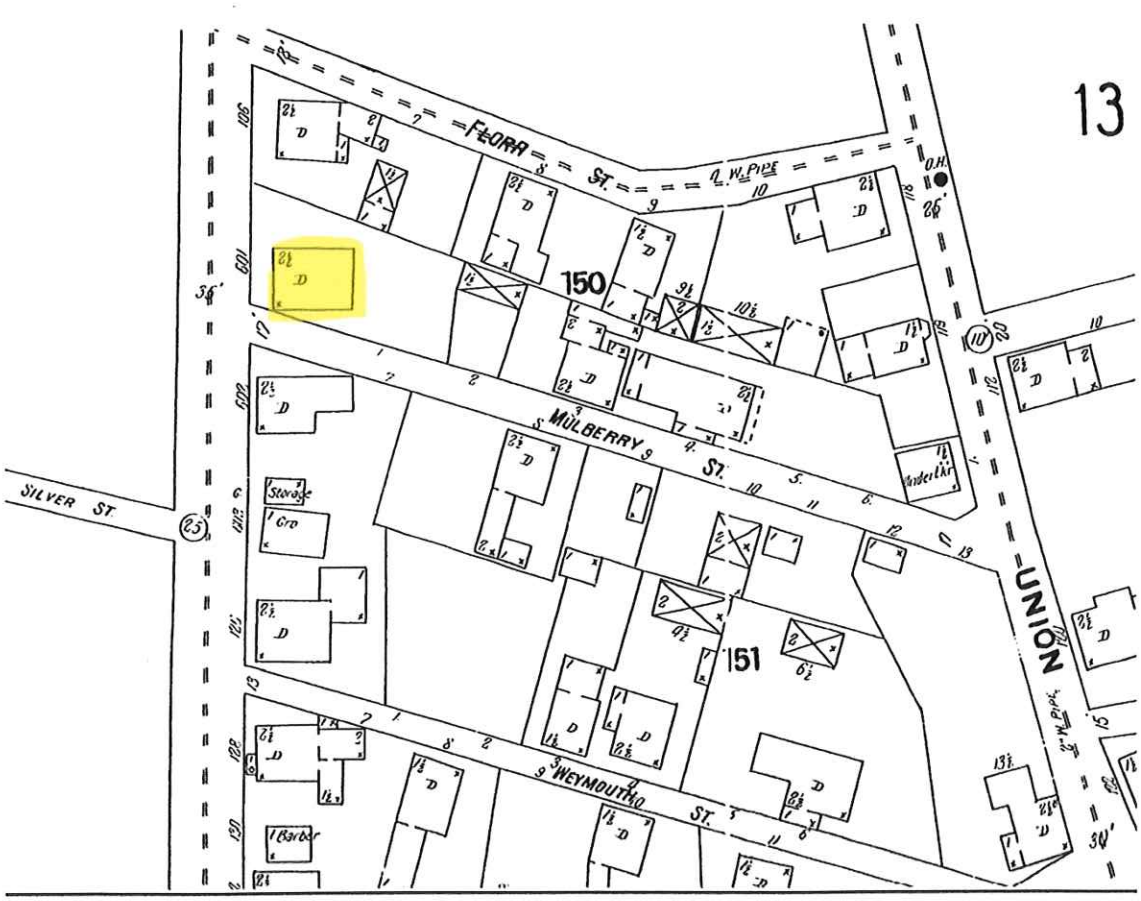
NHA SANBORN MAP 1892 – NO REAR DECKS



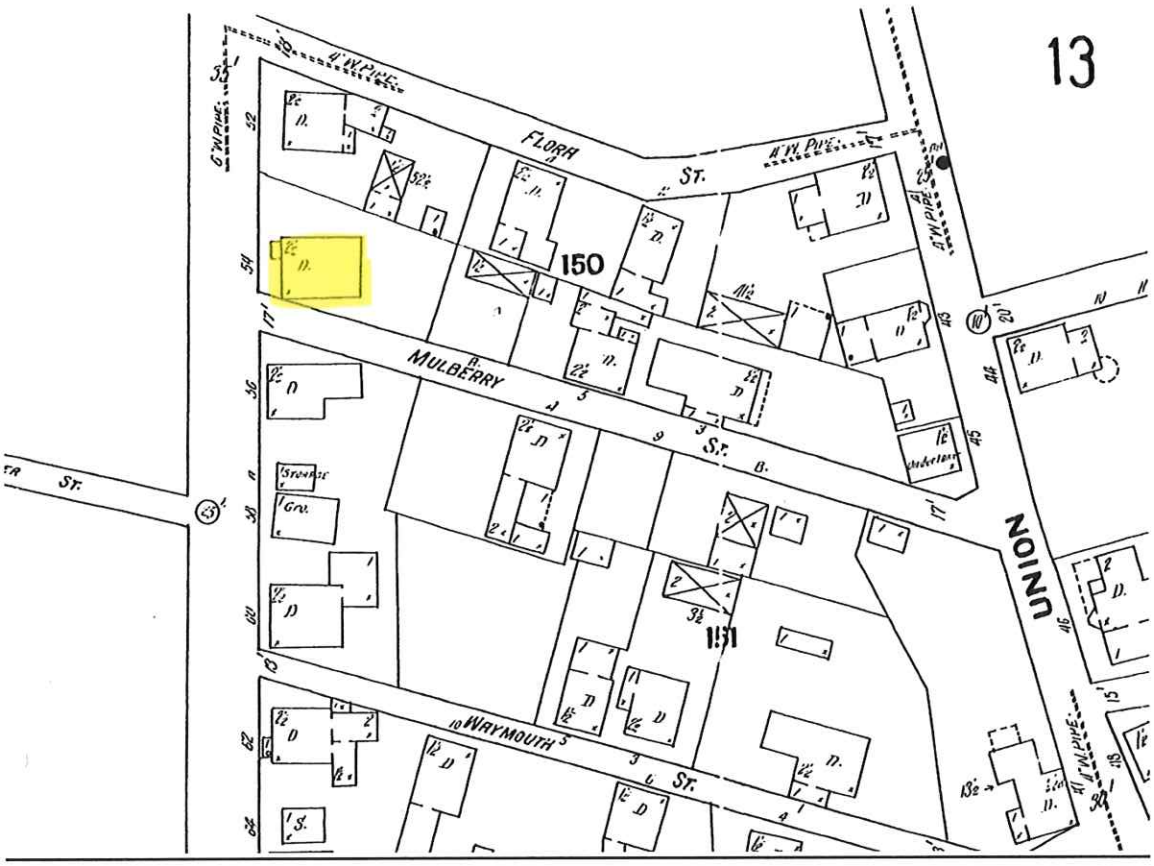
NHA SANBORN MAP 1898 – NO REAR DECKS



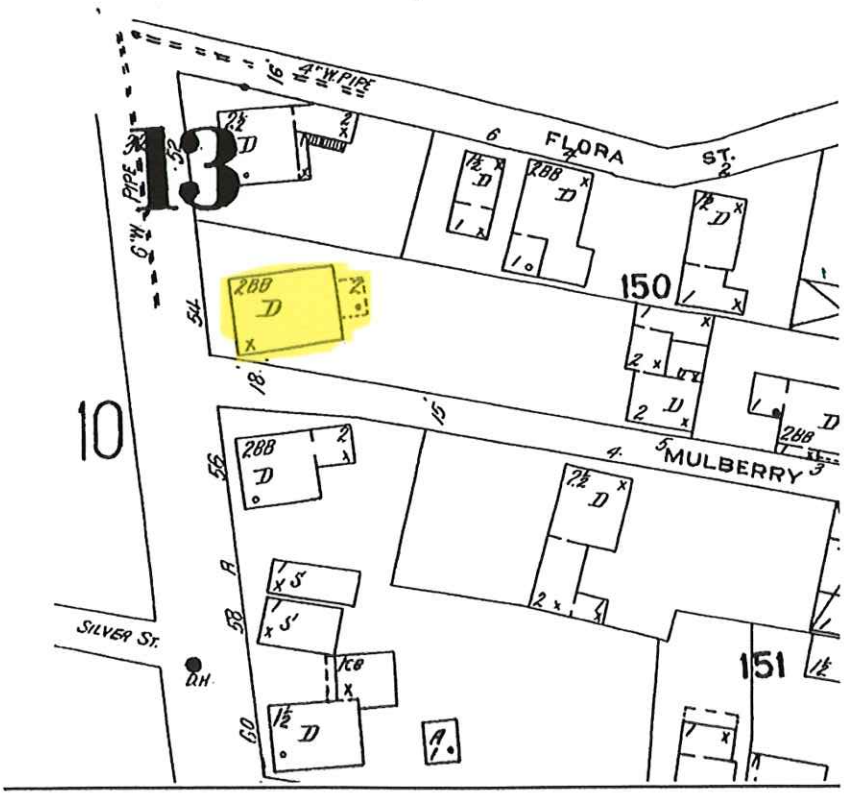
NHA SANBORN MAP 1904 – NO REAR DECKS



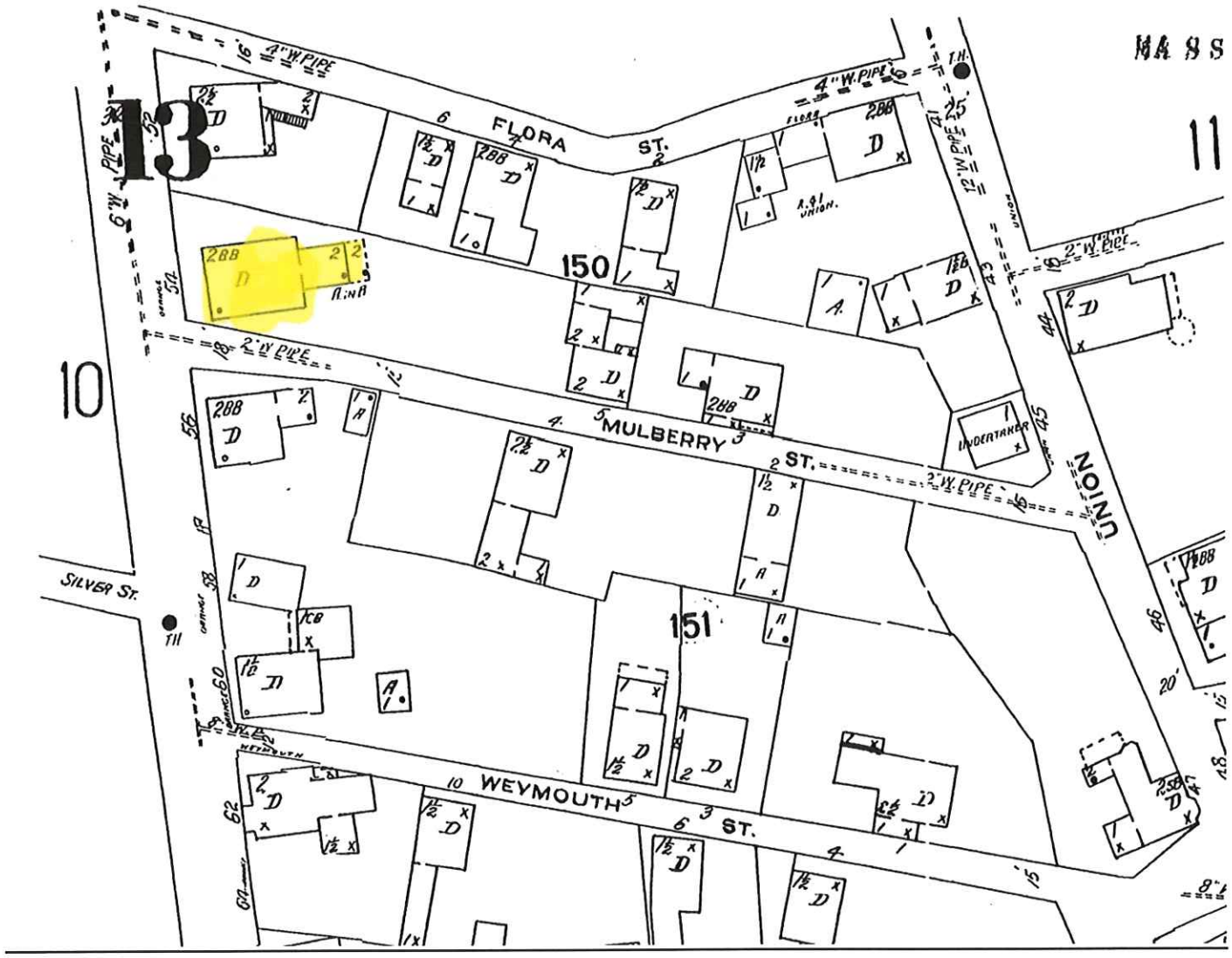
NHA SANBORN MAP 1909 – NO REAR DECKS



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

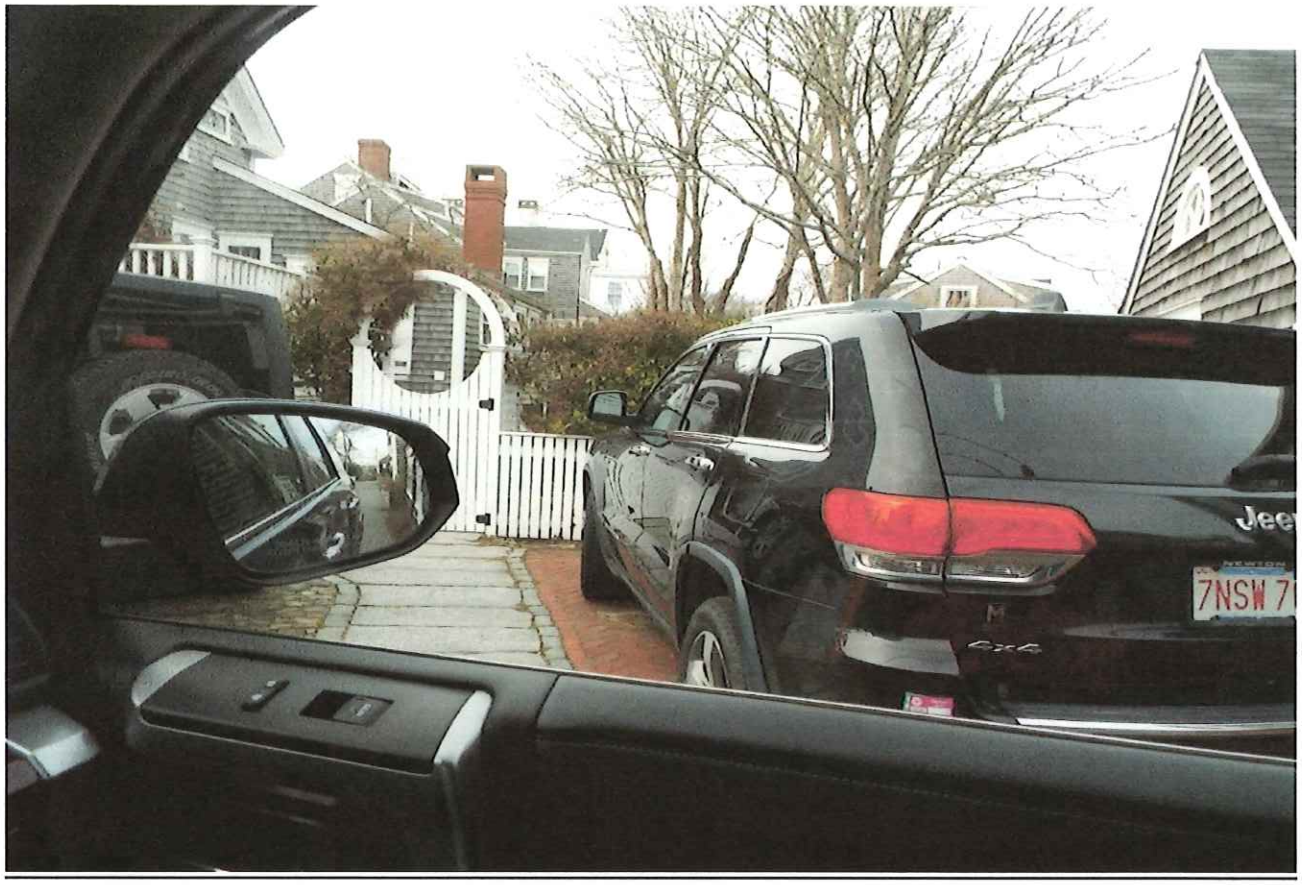




FLORA STREET



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

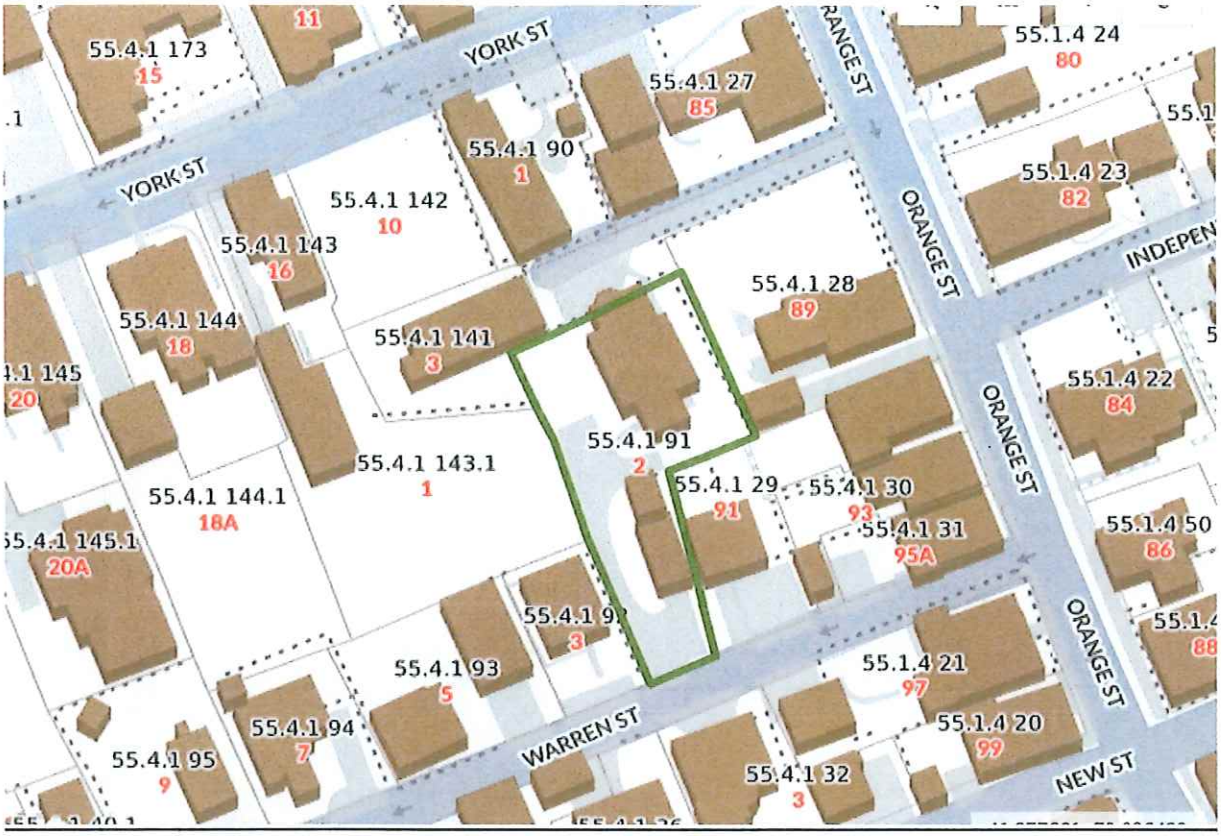
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WOOD BOX Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

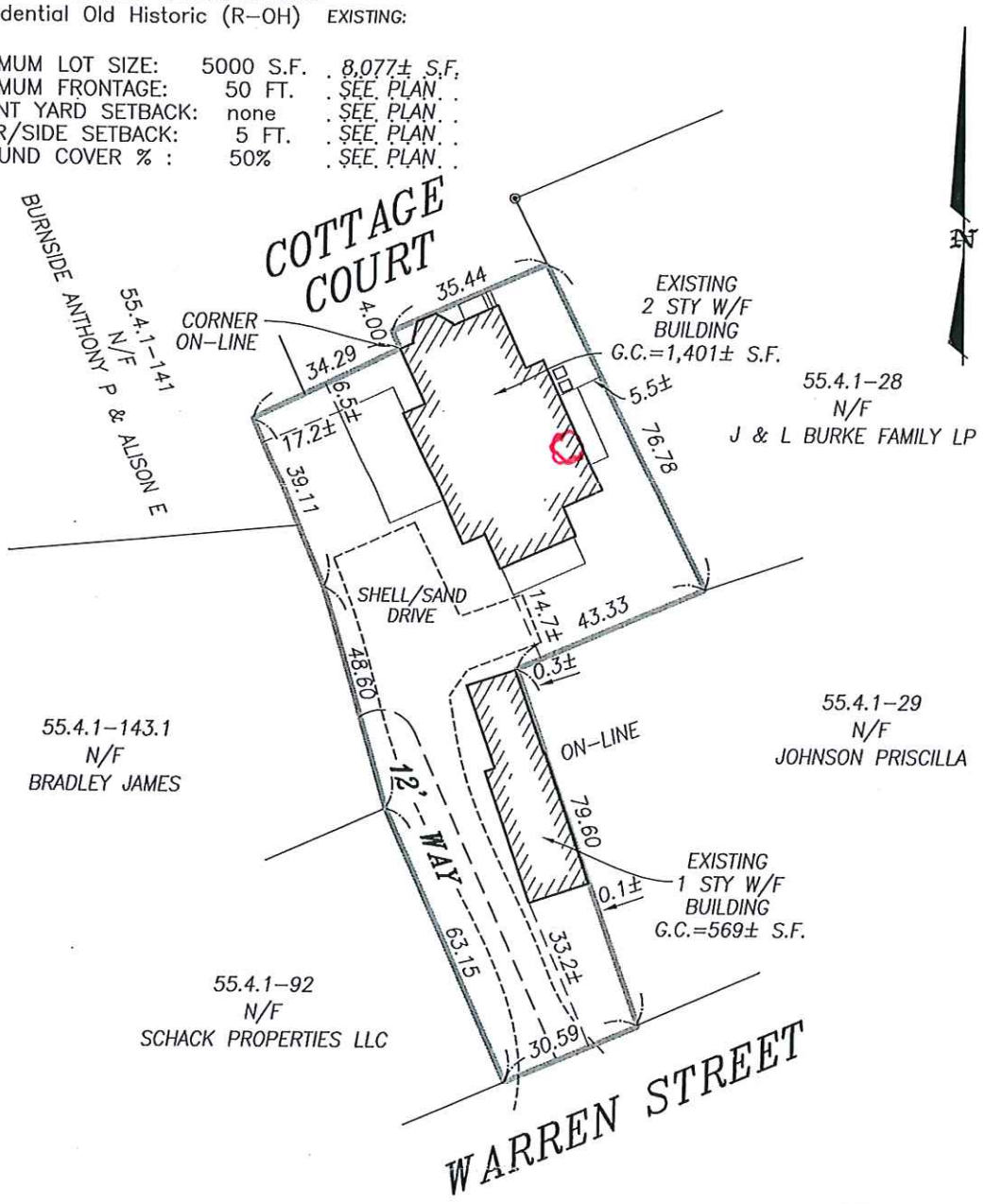
2 COTTAGE COURT





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

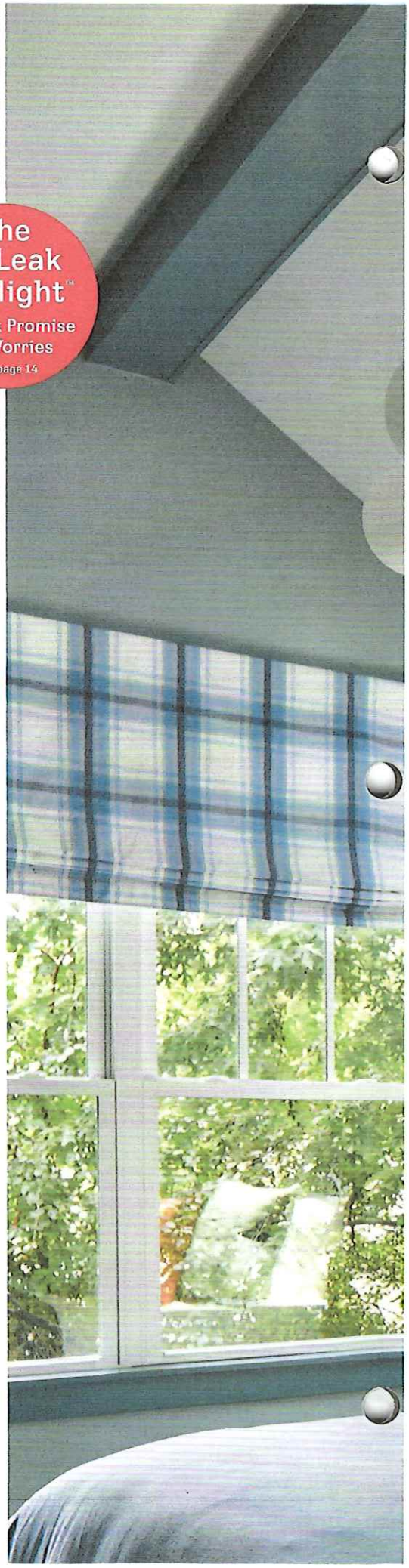
Solar Powered "Fresh Air" Skylight

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

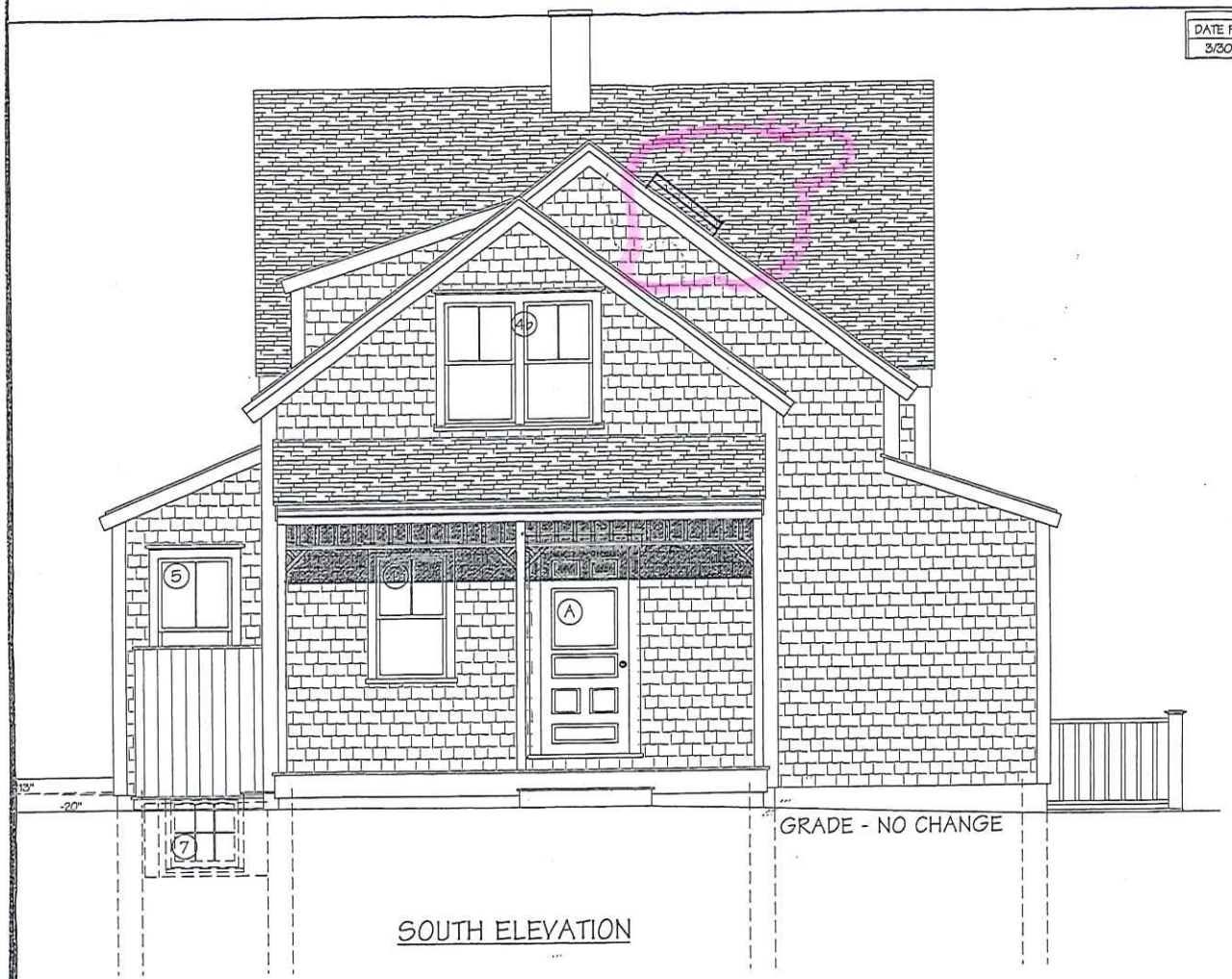
MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

ELEVATIONS
DATE: 05/14/2019
SCALE: 1/4" = 1'-0"

DATE PRINTED
3/30/2018

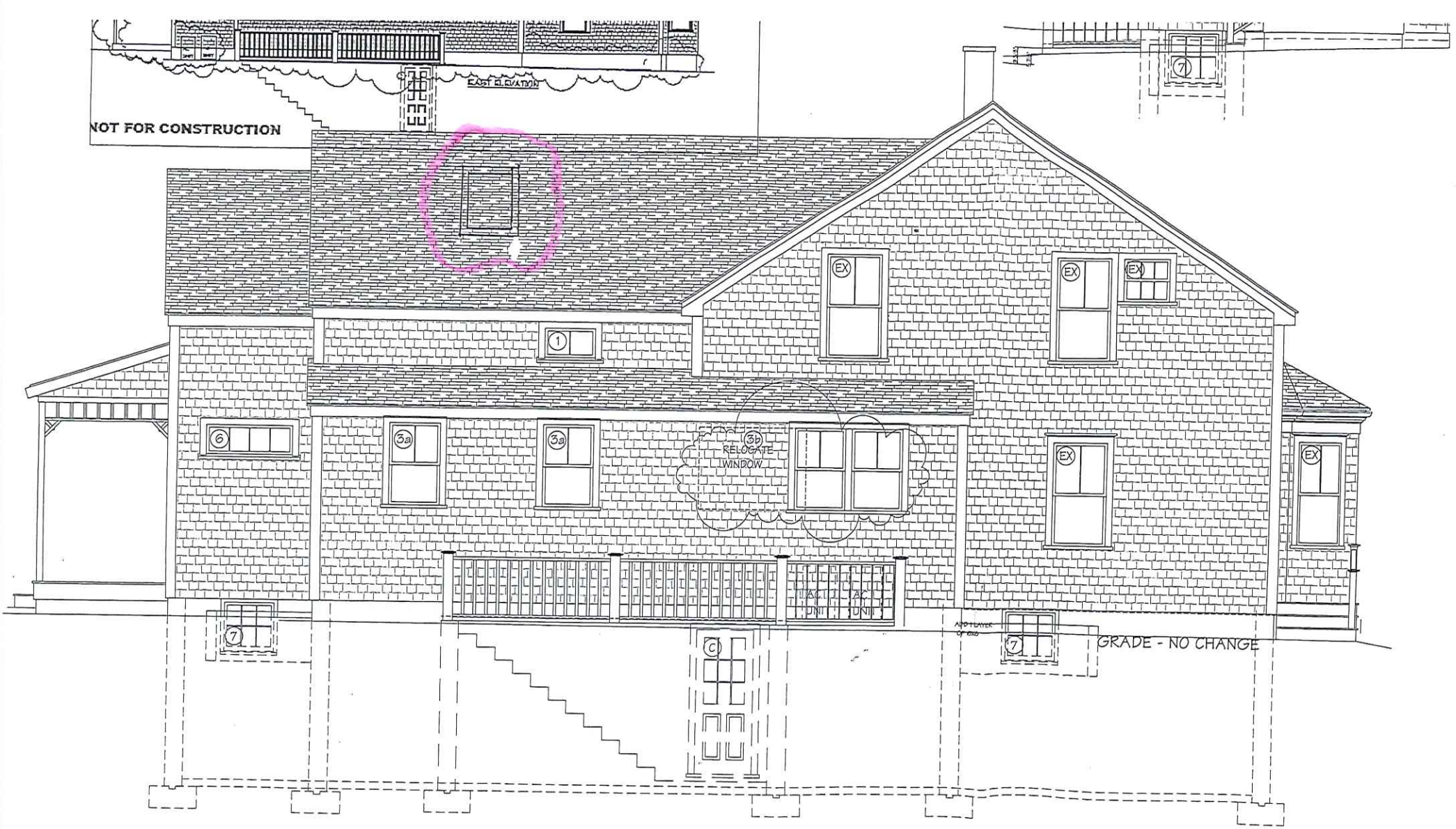


SOUTH ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings herein are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:



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





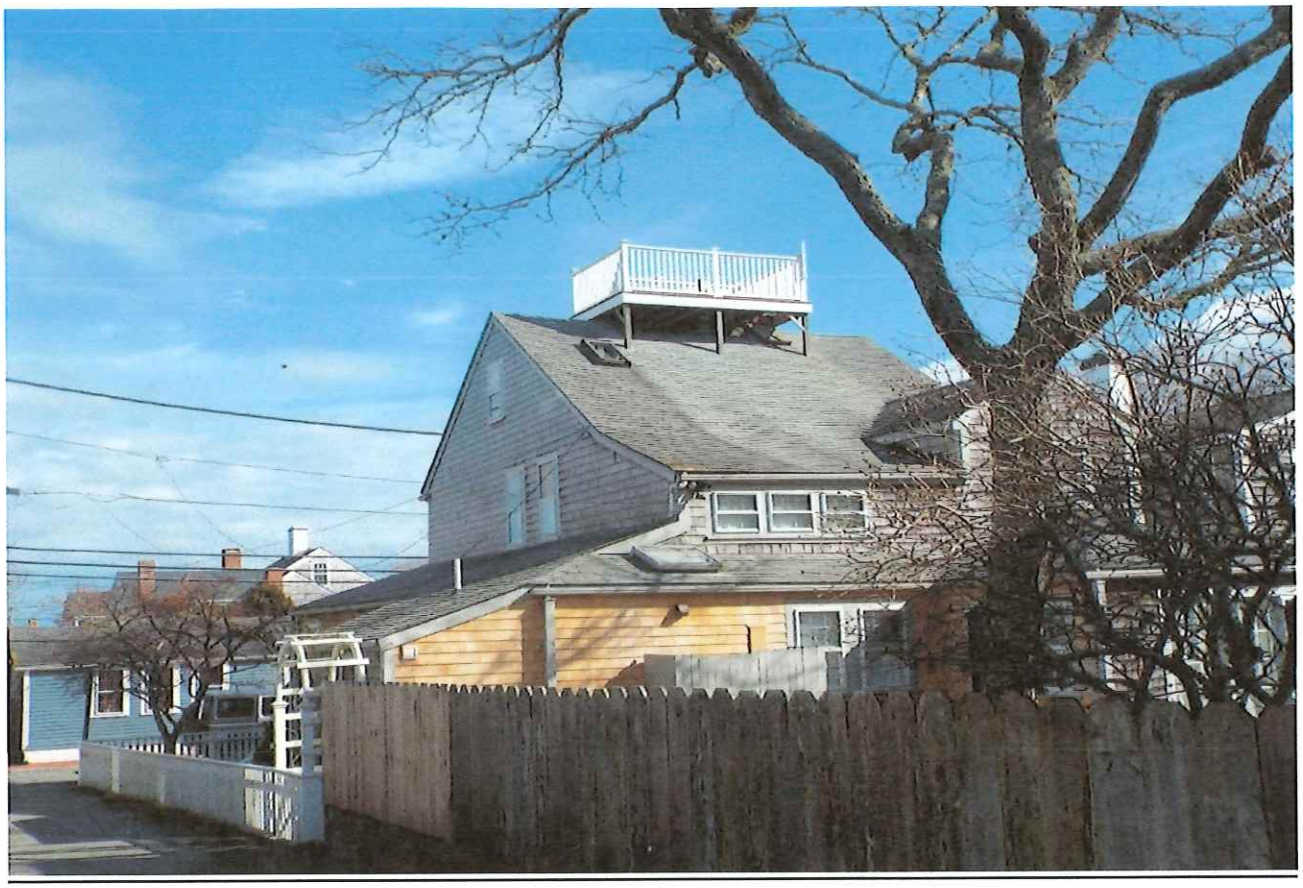
SECTION OF EAST ROOF IS VISIBLE FROM ORANGE STREET



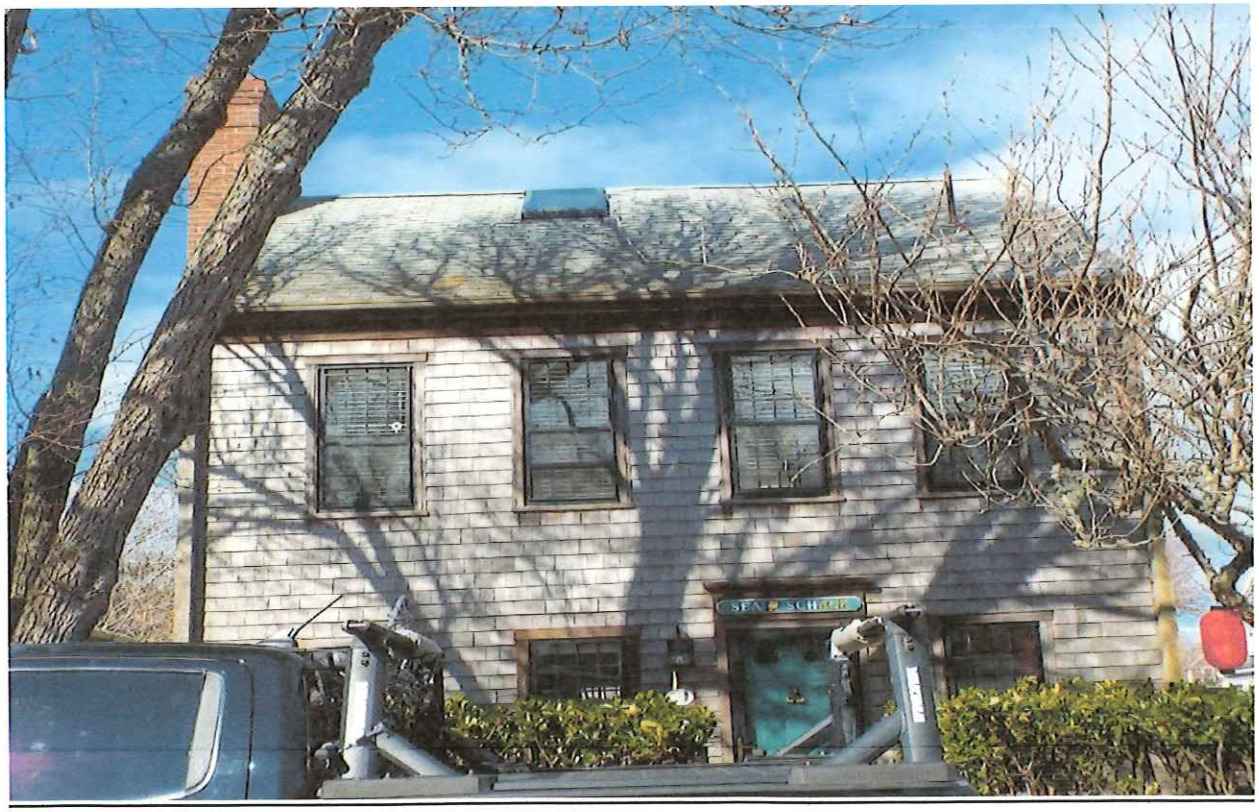


SKYLIGHTS VISIBLE ON ABUTTING PROPERTIES

97 ORANGE STREET – VISIBLE FROM WARREN STREET



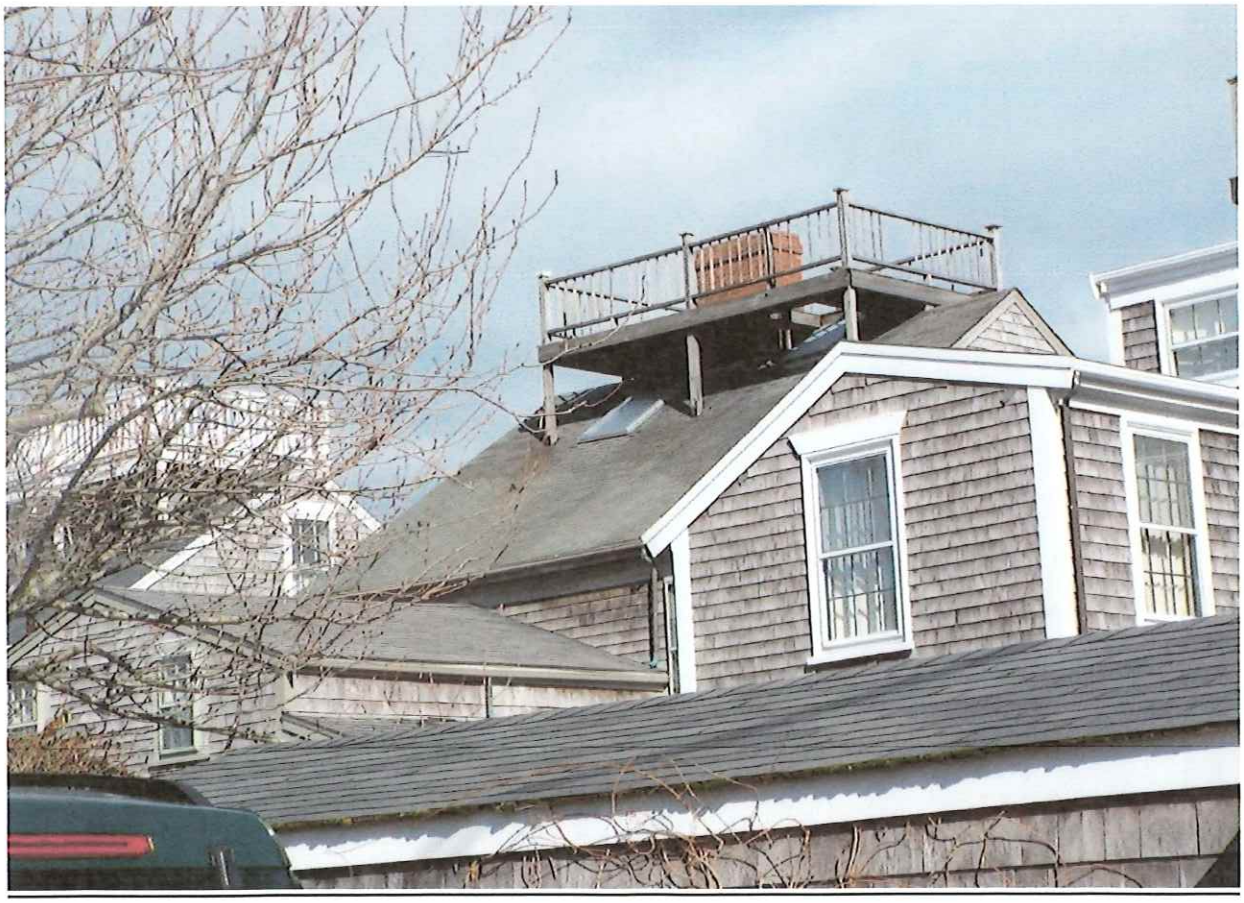
3 WARREN STREET



91 ORANGE STREET ON COTTAGE ON WARREN STREET



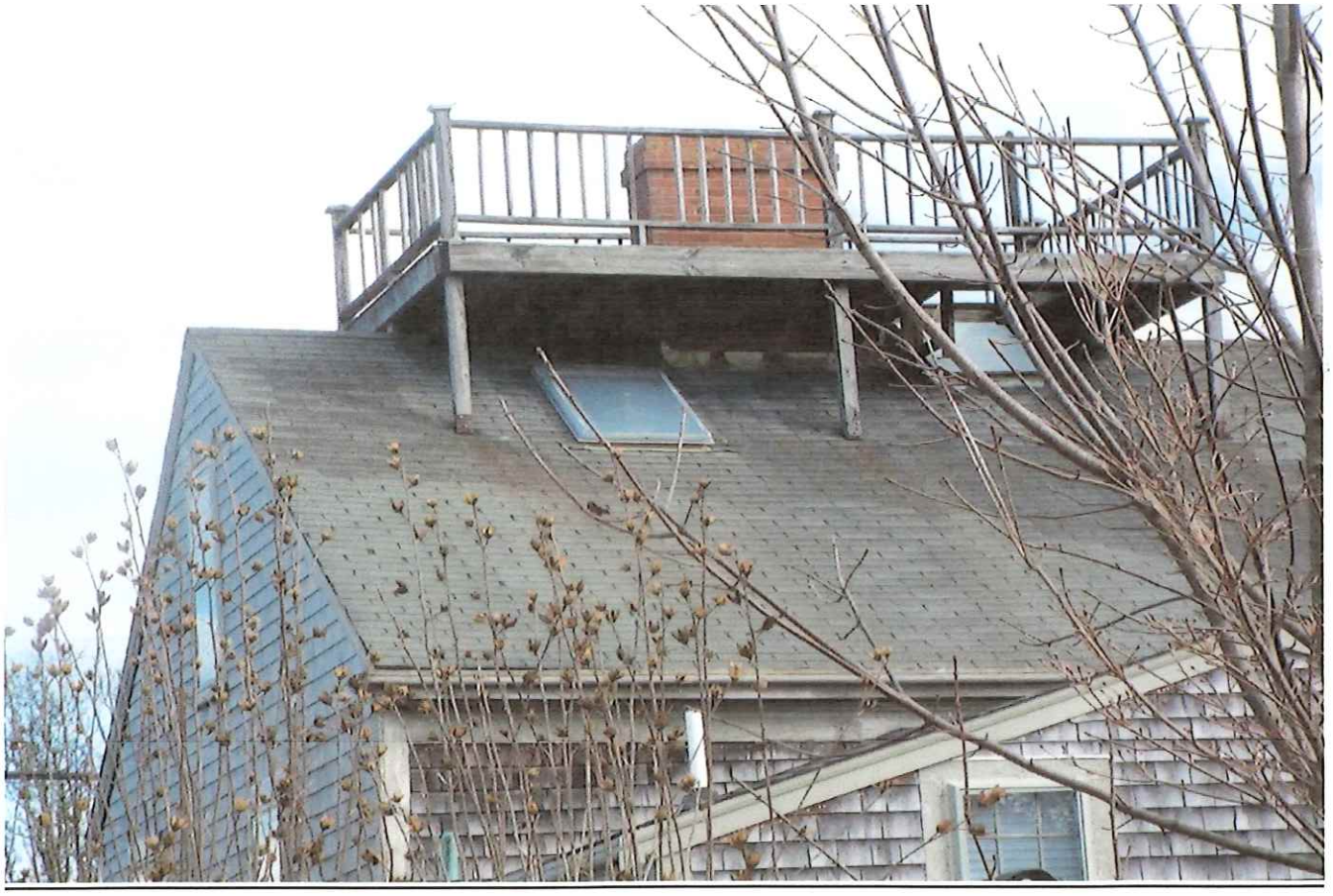
FROM WARREN STREET














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)

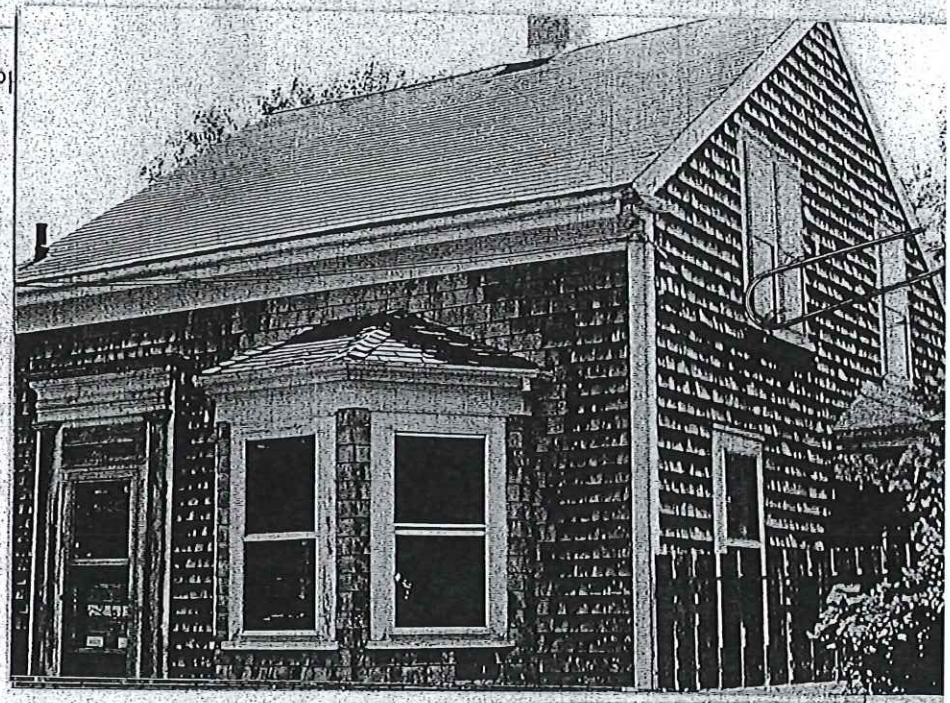
6. USE: Original: res. Present: res
O a. seasonal O b. year-round

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

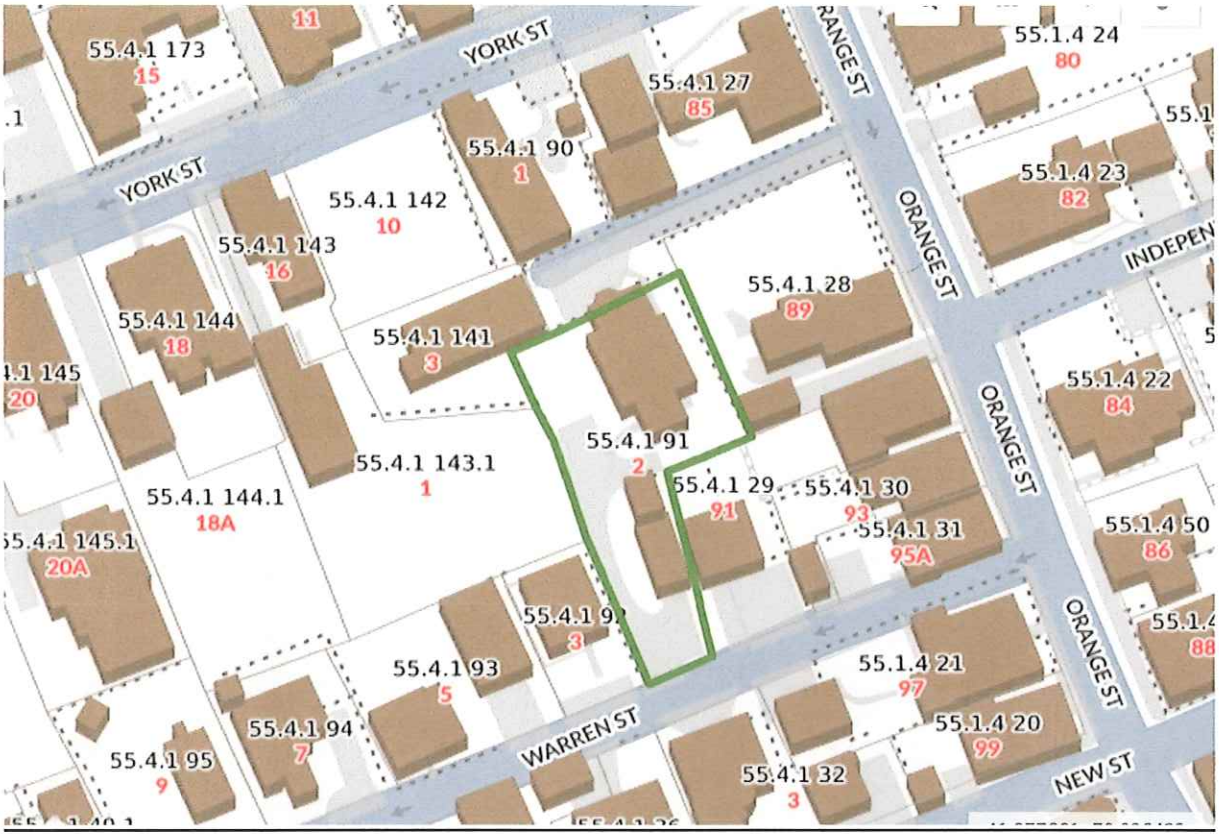
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

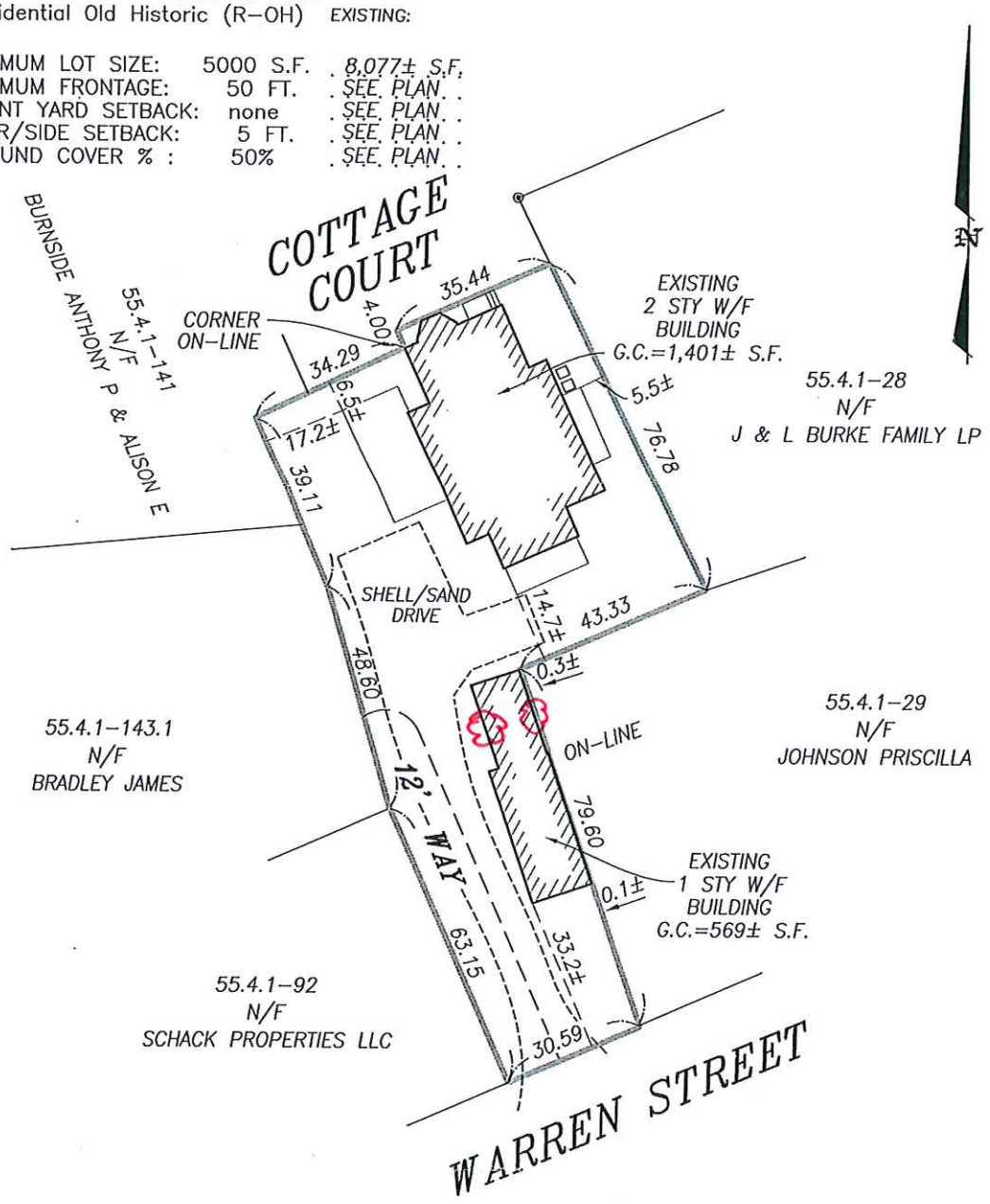
2 COTTAGE COURT





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.

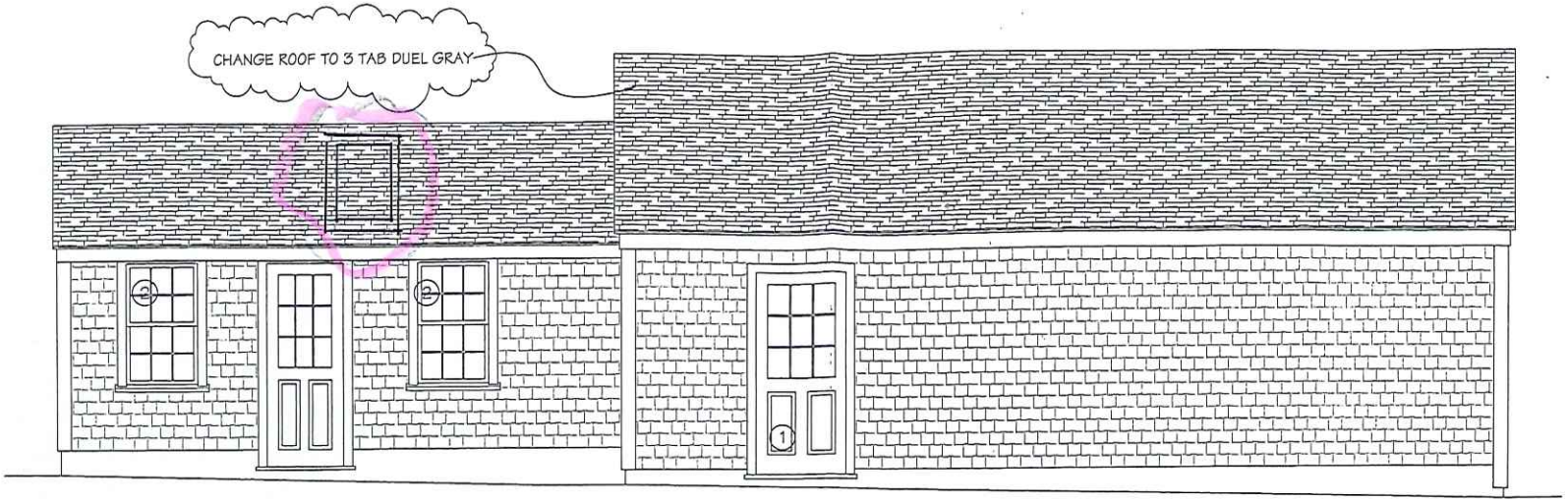
SCALE: 1"= 30' *DATE: MAY 31, 2019*

Owner: MILTON C. & ROBERTA M. ROWLAND
LOT 3
Deed: 1632–92 Plan: PLAN BOOK 15 PAGE 68

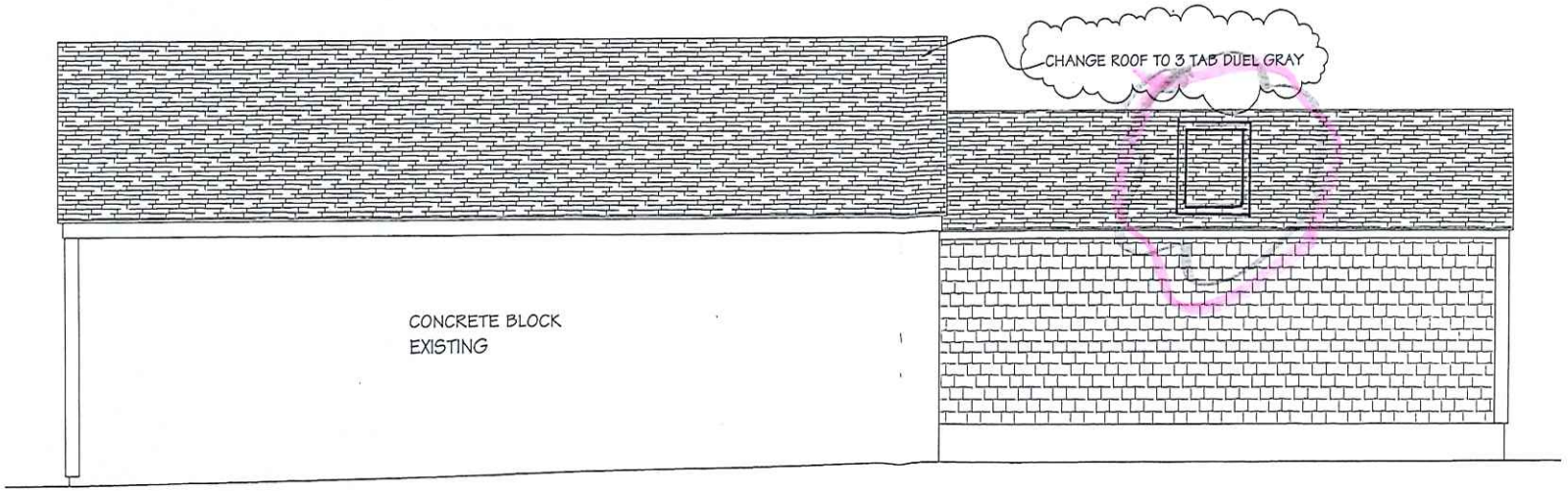
Locus: 2 COTTAGE COURT

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–747

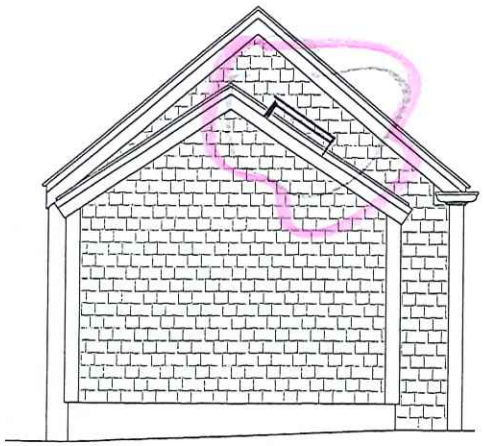


WEST ELEVATION



EAST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Solar Powered "Fresh Air" Skylight

VSS Model



Remote included

RECEIVED
FEB 10 2025
By



When you pair natural light with fresh air, you open your home to a world of crisper, cleaner air and brighter days.

- Solar-powered battery control system easily opens and closes skylight with remote or smartphone app
- Go Solar: VSS is eligible for a federal solar tax credit[1]
- Rain sensor automatically closes skylight at the first sign of rain
- Compatible with VELUX skylight shades for ultimate light control
- Clean, Quiet & Safe Glass standard on all VSS models – see page 15

Standard Sizes	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
14° - 85° 3:12 - 137:12										
Rough Opening (W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

GO SOLAR

Add a pre-installed solar-powered shade
See page 15

Smartphone control and automation available
See page 13

30%

Eligible for a 30% federal solar tax credit[1]

[1] For more information visit veluxusa.com/go-solar.

2 COTTAGE COURT – GARAGE/OFFICE

SOUTH ELEVATION – NO CHANGE – WARREN STREET DRIVEWAY



WEST ELEVATION OF GARAGE PORTION – NO CHANGE



EAST ELEVATION OF GARAGE PORTION – NO CHANGE



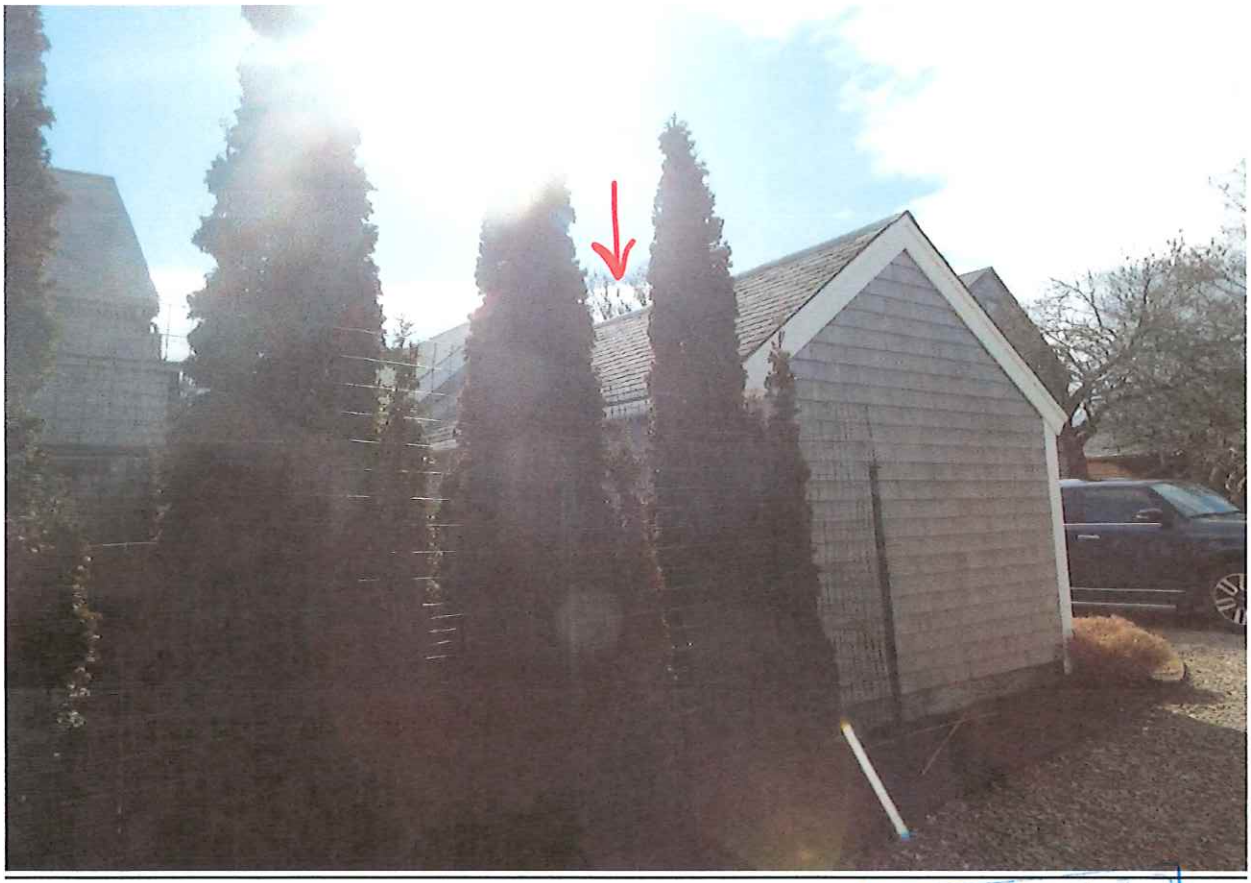


WEST ELEVATION OFFICE PORTION – NEW SKYLIGHT





EAST ELEVATION OFFICE PORTION – NO CHANGE



NORTH ELEVATION – NO CHANGE



RECEIVED
FEB
By

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 91

Street & Number of Proposed Work: 2 College Court

Owner of record: Milton & Robin Rowland

Mailing Address: 15 Commercial Wharf

Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

AGENT INFORMATION (if applicable)

Name: -Owner-

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

s there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation Garage/shed
2. South Elevation -garage door color change
3. West Elevation -roof color change
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____
Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
Leaders (material and size): _____
Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____
Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____
Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____
Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

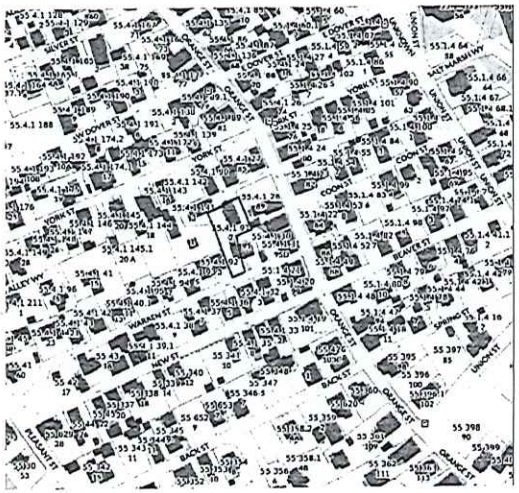
Sidewall _____ Clapboard (if applicable) _____ Roof Dual Grey
Trim _____ Sash _____ Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

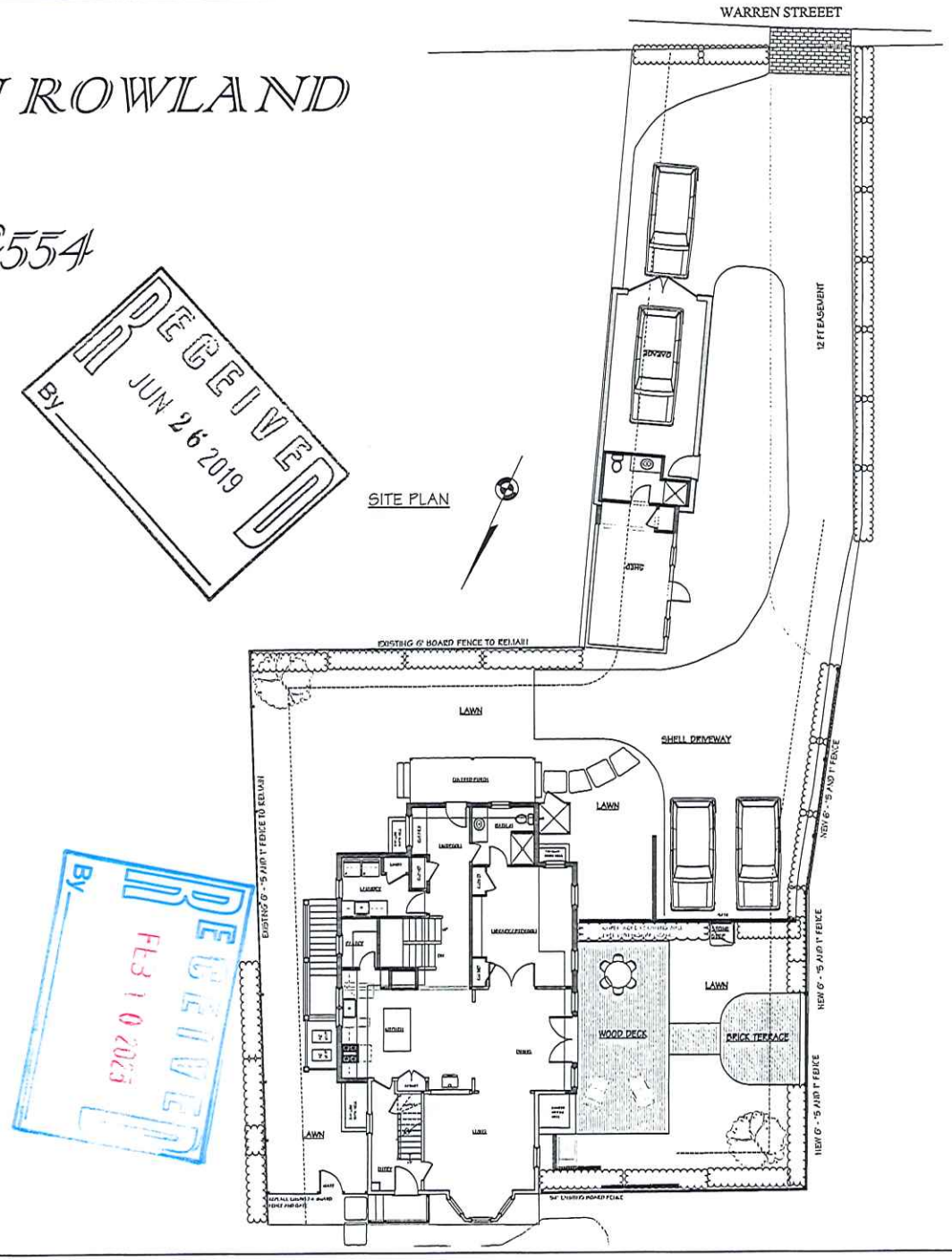
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/26/2019 Signature of owner of record _____ Signed under penalties of perjury

MICKEY AND ROBIN ROWLAND
2 COTTAGE CT.
NANTUCKET, MA 02554



RECEIVED
JUN 26 2019
BY



RECEIVED
FEB 10 2020
BY

MAP & PARCEL: 55.4.1/91
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 8090 s.f.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,394 S.F.
- GARAGE: 375 S.F.
- SHED: 168 s.f.

PROPOSED NEW GROUND COVER: 26 s.f.
TOTAL GROUND COVER: 1,963 s.f.
ALLOWABLE GROUND COVER: 4,045 s.f.

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2644

REVISIONS:

COVER SHEET
DATE: 06/26/2019
SCALE: AS NOTED

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MAP 55.4.1 / 91

A

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
5086226044

REVISIONS:

PLAN and ELEVATIONS
DATE: 06/26/2019
SCALE: 1/4" = 1'-0"

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MP# 9643 / 19

1

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.

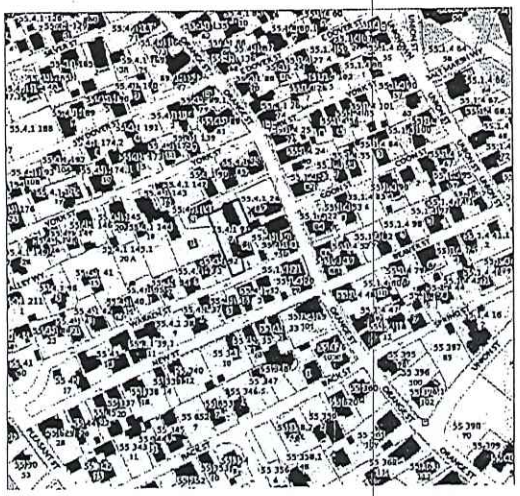
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



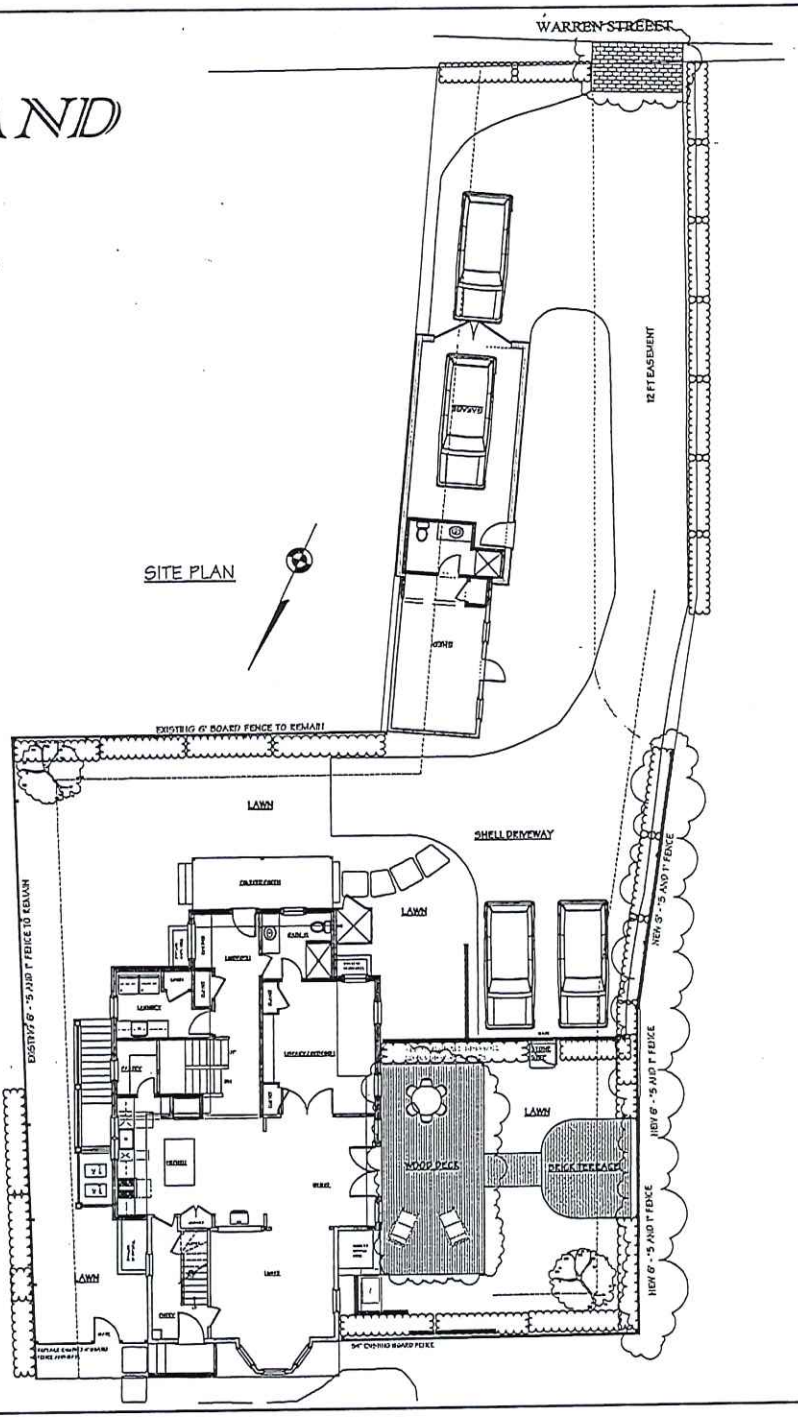
RECEIVED
APR 16 2019
BY

APR 23 2019

MAP & PARCEL: 55.4.1/91
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 8090 s.f.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,394 S.F.
- GARAGE: 375 S.F.
- SHED: 168 s.f.

PROPOSED NEW GROUND COVER: 26 s.f.
TOTAL GROUND COVER: 1,963 s.f.
ALLOWABLE GROUND COVER: 4,045 s.f.

SITE PLAN



MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

REVISIONS:

COVER SHEET
DATE: 11/29/2018
SCALE: AS NOTED

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MAP 55.4.1 / 91

A

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA
PLAN and ELEVATIONS
DATE: 11/29/2018
SCALE: 1/4" = 1'-0"
REVISIONS:
MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044
SOUTH ELEVATION
PROPOSED
EAST ELEVATION
PREVIOUS APPROVAL - NO CHANGE
REMOVE CHIMNEY
NORTH ELEVATION
PROPOSED
WEST ELEVATION
PROPOSED
CONCRETE BLOCK
EXISTING
EAST ELEVATION
EXISTING
RECEIVED
APR 16 2019
BY
EXISTING CONCRETE BLOCK WALL TO REMAIN - NO CHANGE
EXISTING WOOD FRAME WALL
TO REMAIN - NO CHANGE
NEW 2X4 WOOD FRAME WALL TO HAVE
ONE LAYER 5/8" TYPE-X GYPSUM
WALL BOARD BOTH SIDES
PER ASSEMBLY UL-U305
2X8 RAFTERS
@ 16" OC
EXISTING CONCRETE BLOCK WALL TO HAVE
NEW PLYWOOD SHEATHING AND SHINGLES
EXISTING WINDOWS TO BE SHINGLED OVER
NEW 2X4 WOOD FRAME WALL
NO FIRECODE GYP-BOARD REQUIRED
GARAGE - SHED
GARAGE
SHED
20'-10"
6'-0"
3'-6"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VIII-10
MAP/PARCEL#: 55.4.1-91

Recorded By: AH Date: 6/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Coffin Ct -shed (entrance on Warren st) 2. BUILDING NAME:

3. OWNERSHIP: O a. public Ø b. private 4. PRESENT OWNER:

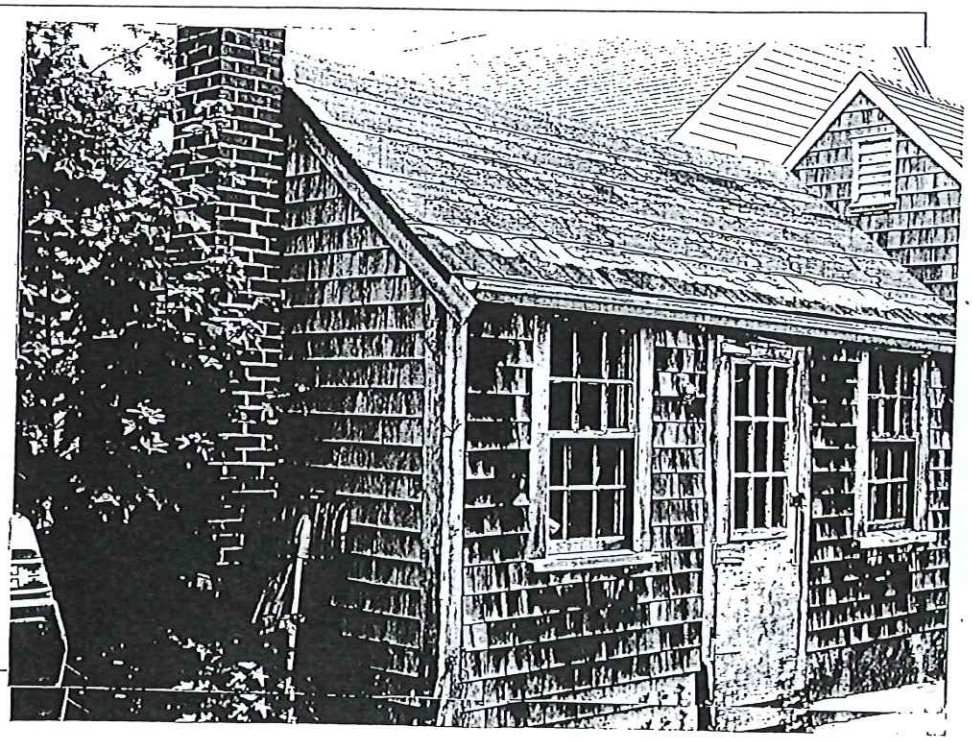
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling? / storage Present: storage shed
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes Ø b. No
Interior accessible, explain:

8. MAP -- 3 X 2"



25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- Ø d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: _____

26. NUMBER OF BAYS:

- Ø a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- Ø a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- Ø c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

O a. front O b. side O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- O b. good
- Ø c. fair
- O d. deteriorated

32. INTEGRITY:

O a. original site O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

O a. individually significant Ø b. contributing O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- Ø a. box
- O b. additive
- O c. gable front
- O d. gable ell
- Ø e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 10 feet

41. SETBACK FROM STREET: (Warren St)

	○ a. at sidewalk	Ø	c. 20 feet or less
	○ b. 10 feet or less	○	d. other: _____

42. ORIENTATION TO STREET ADDRESS: Ø a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

Ø	a. densely built-up	Ø	d. residential
○	b. scattered buildings	○	e. commercial
○	c. open land	○	f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○	a. barn	○	b. privy	○	c. shop	○	d. arbor
○	e. carriage house	○	f. shed	○	g. gardens	○	h. deck
○	i. garage	○	j. greenhouse	○	k. fence	○	l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone Ø c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: Ø a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: Ø a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: Ø a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

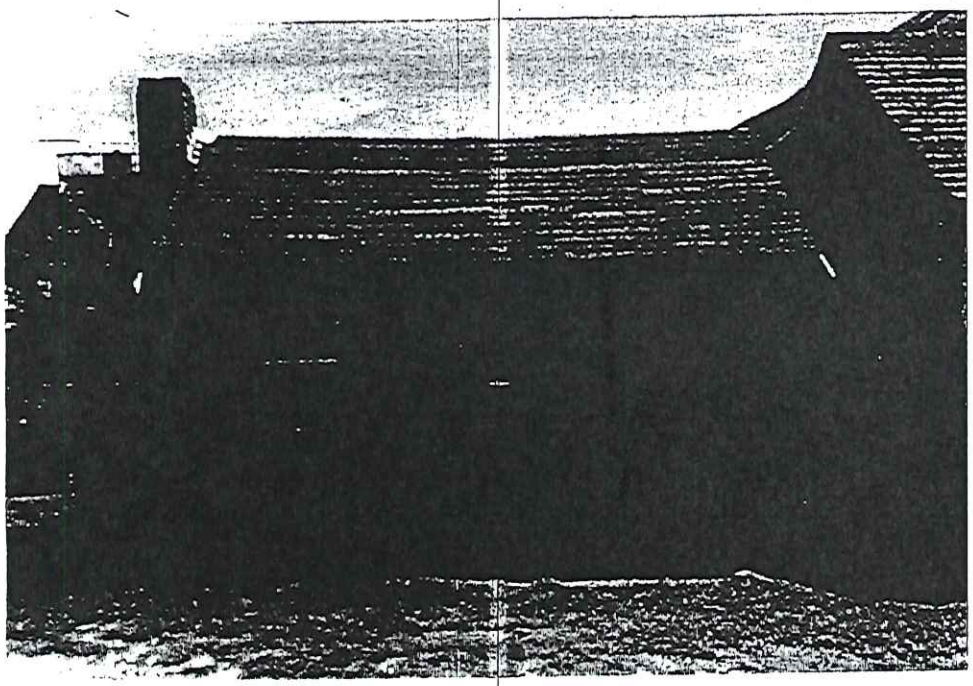
20. CHIMNEY MATERIAL: Ø a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

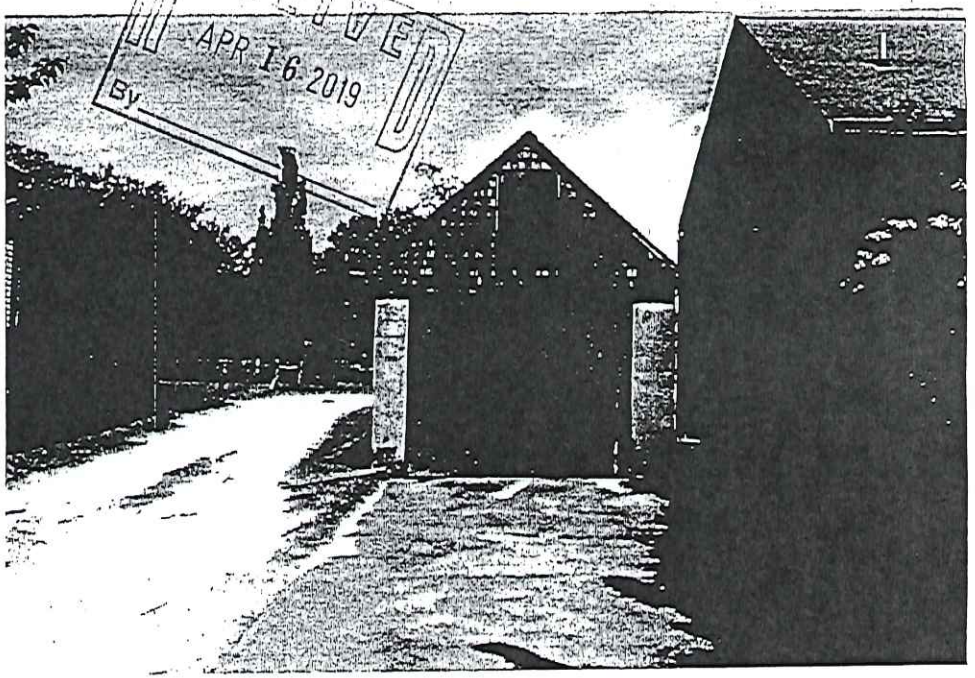
21. CHIMNEY POSITION: ○ a. center ○ b. off-center Ø c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: Ø a. one ○ b. two ○ c. three ○ d. other: _____

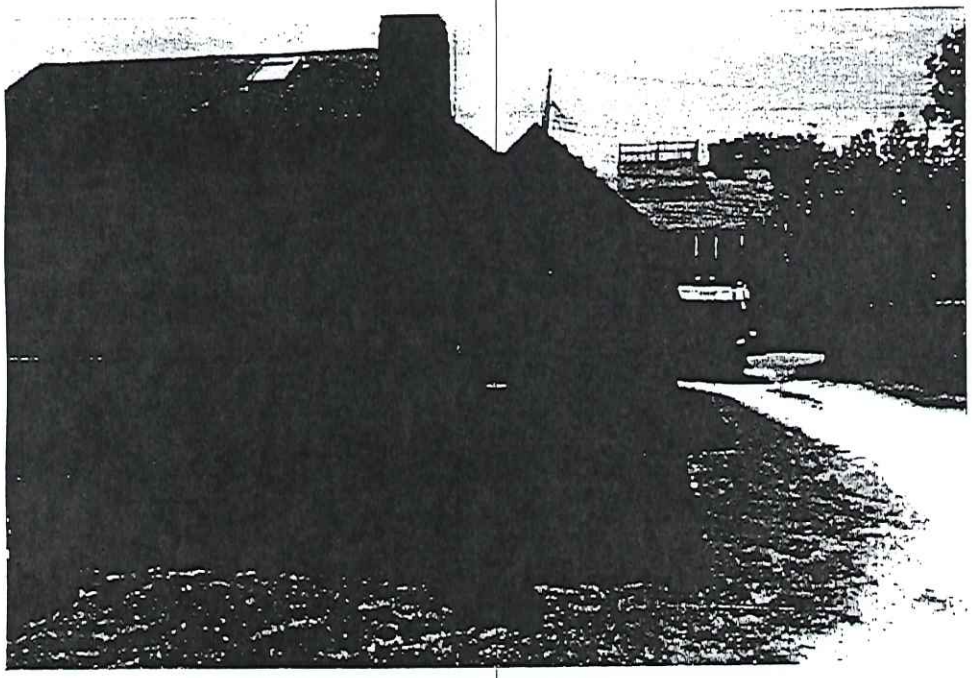
23. CHIMNEY FEATURES: Ø a. corbelling ○ b. chimney pots/owls ○ c. pilastered

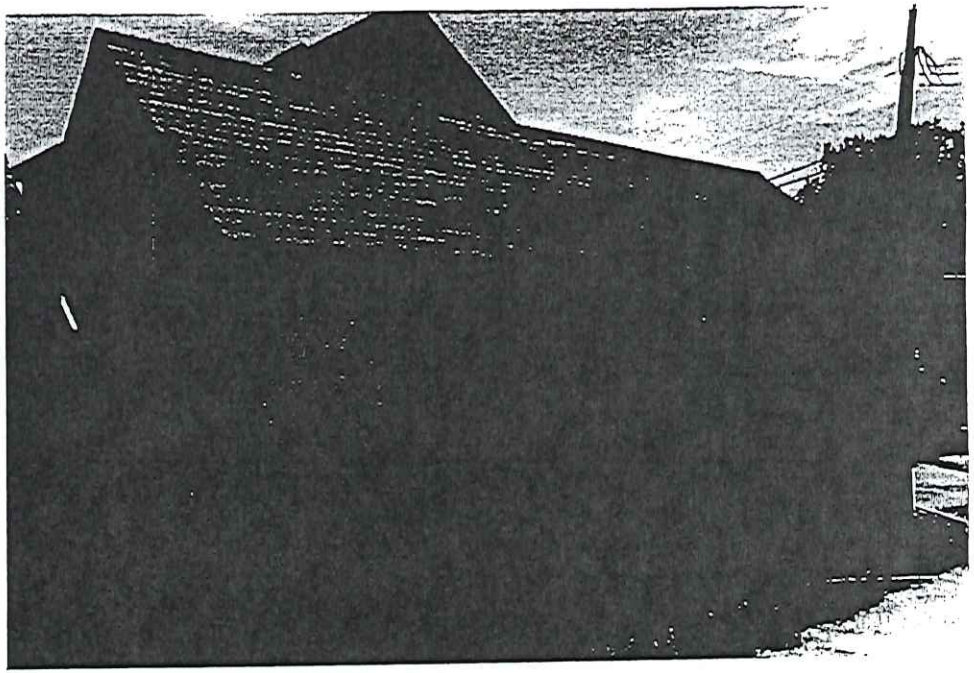
24. FRONT/PRIMARY DOOR LOCATION: Ø a. center ○ b. off-center





RECEIVED
APR 16 2019
By





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 186

Street & Number of Proposed Work: 11 CHATHAM ROAD

Owner of record: CANNON FAMILY REVOCABLE TRUST

Mailing Address: 17507 VINELAND AVE, THOMAS (CANNON) TR.
MONTE SERENO, CA 95030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-10 9225

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: (2013 BARN)

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ROTATE GARAGE
RELOCATE GARAGE DOORS
ADDED EXTERIOR STAIRWAY
ALTERED DORMER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

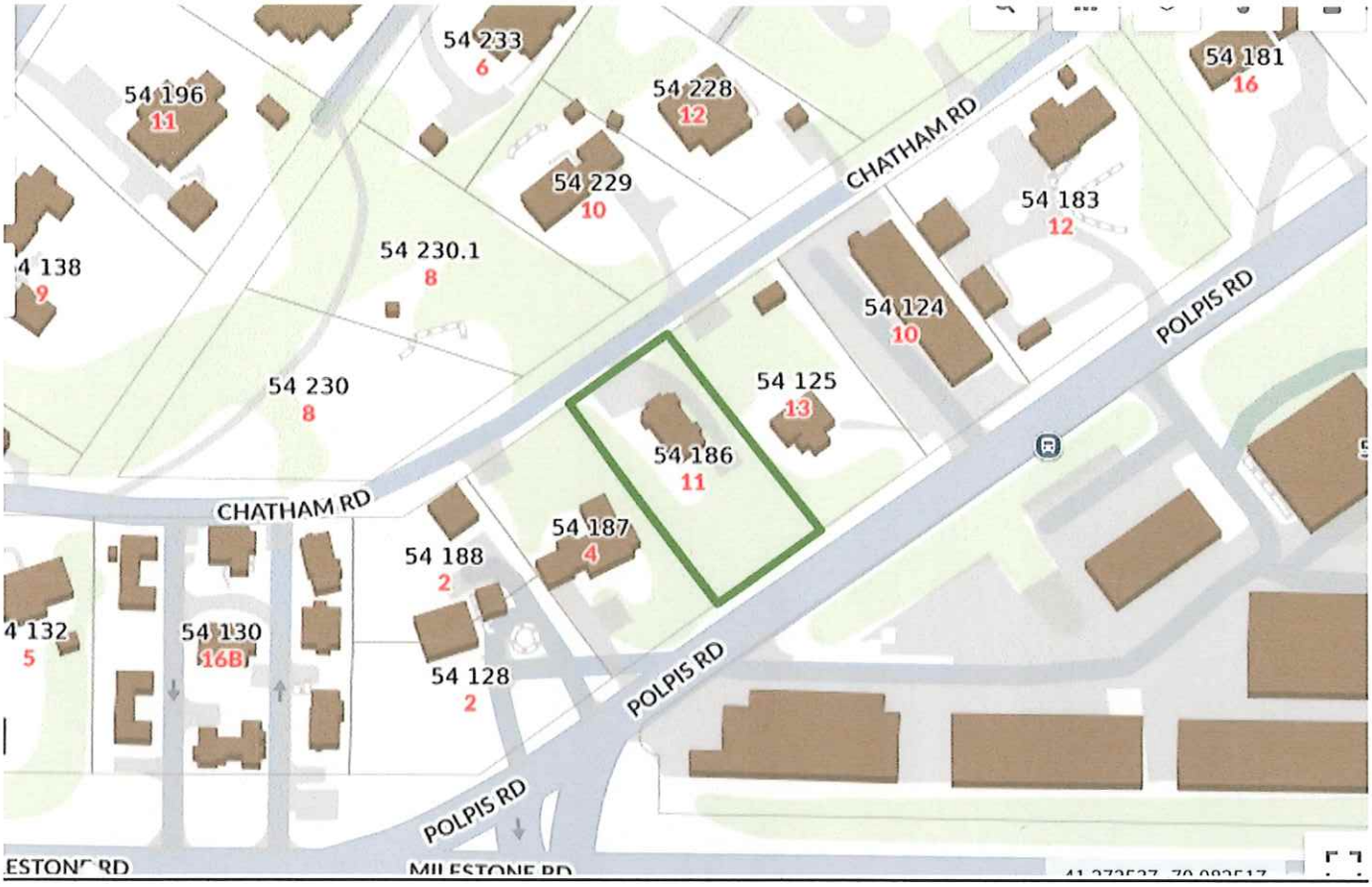
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

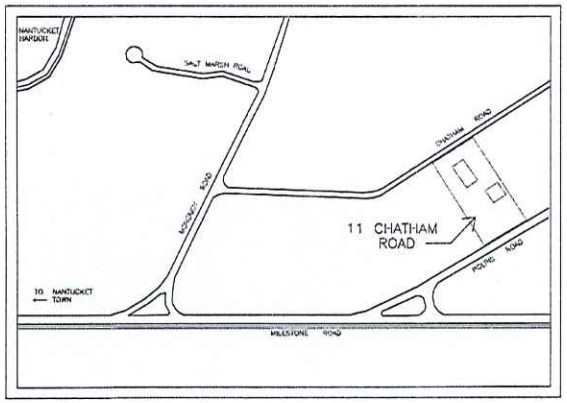
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

11 CHATHAM ROAD – MOVE ON SITE



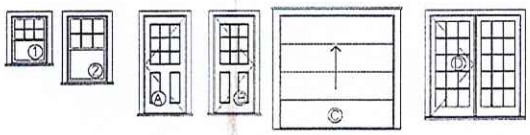


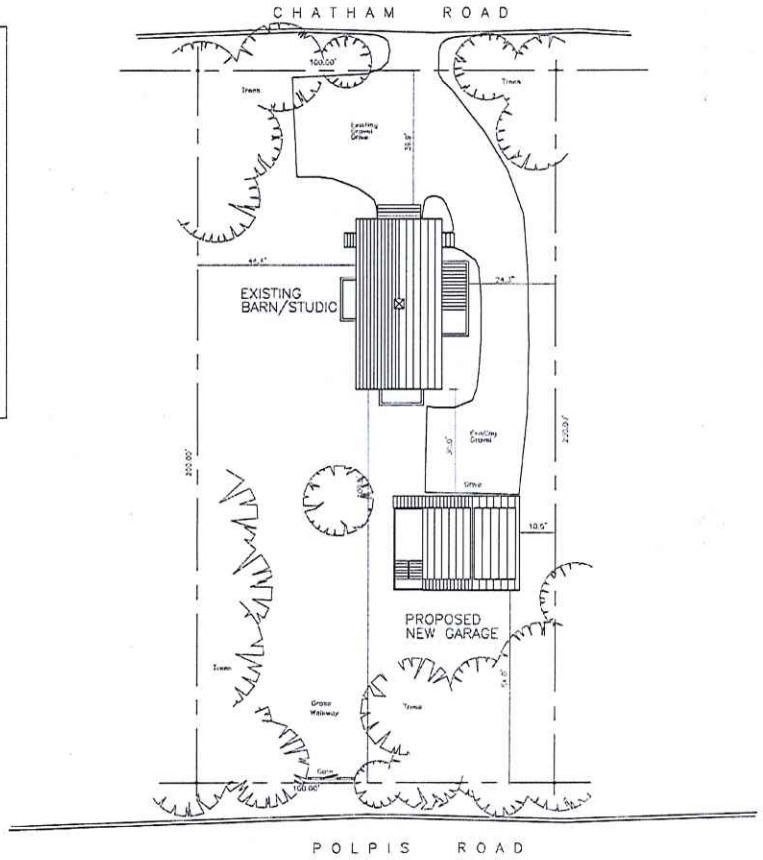


LOCUS MAP
N.T.S.

N

WINDOW AND DOOR SCHEDULE				
ITEM	QTY	ROUGH OPENING	UNIT SIZE	COMMENTS
1	3	2'-8"w x 3'-7"h	2'-6"w x 3'-5"h	9 Dbl Hung Andersen
2	10	2'-10"w x 4'-11"h	2'-8"w x 4'-9"h	9 Dbl Hung Andersen
A	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10h 9 lt wood R.H.	Andersen
B	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10"h 9 lt wood L.H.	Andersen
C	2	8'-3"w x 8'-2"h	8'-0"w x 8'-0"h Overnagd w/cedar face	Custom Overhd
D	1	6'-2"w x 7'-3"h	6'-0"w x 7'-0"h 15 lt patio door pair	Andersen Patio





SITE PLAN
1/16" = 1'-0"

NORTH

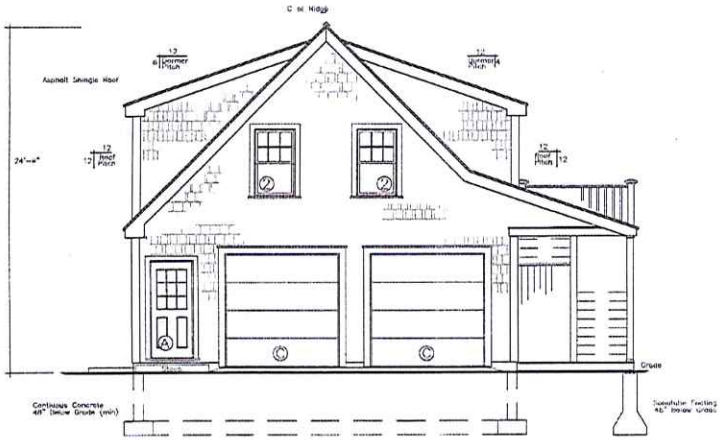
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Site Plan

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

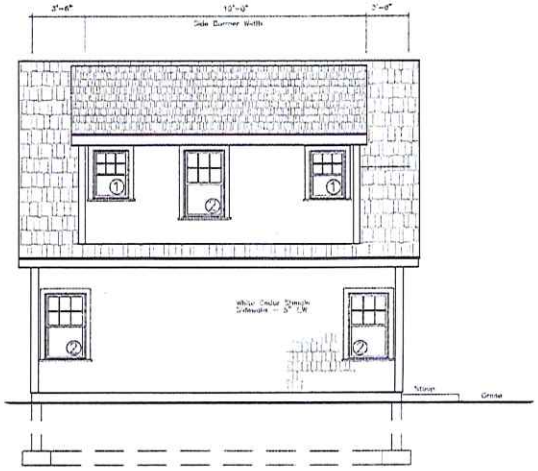
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
Site Plan
for Garage Studio
11 Chatham Rd
Nantucket – MA – 02554

Project	Sheet
New Garage	A0.1
Date: 12/13/2024	
Scale: VARIES	



North Elevation (FRONT)
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

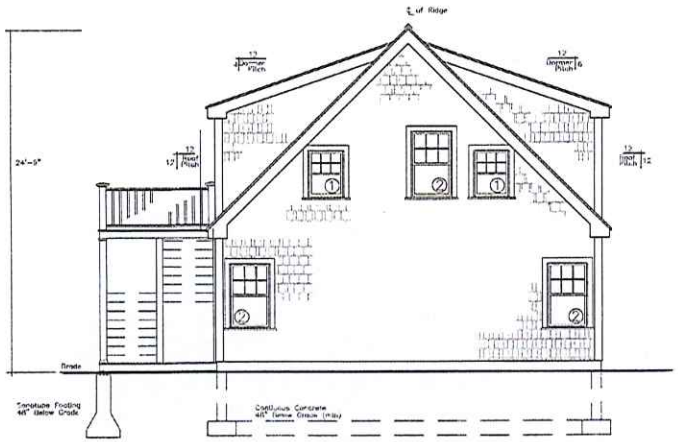
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

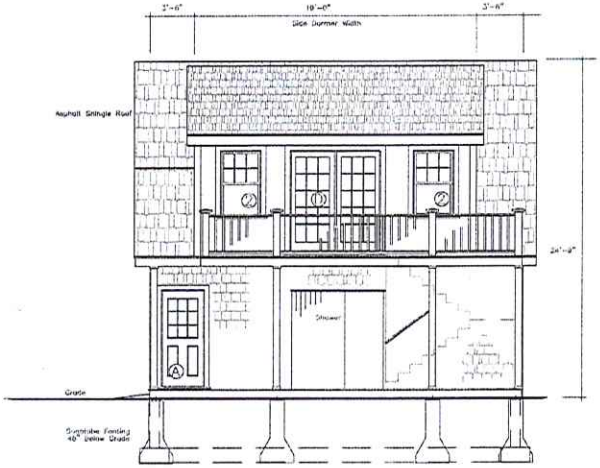
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
North & West Elevations
for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.1
Date: 12/13/2024	
Scale: 1/4"=1'-0"	



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

Firm Name and Address

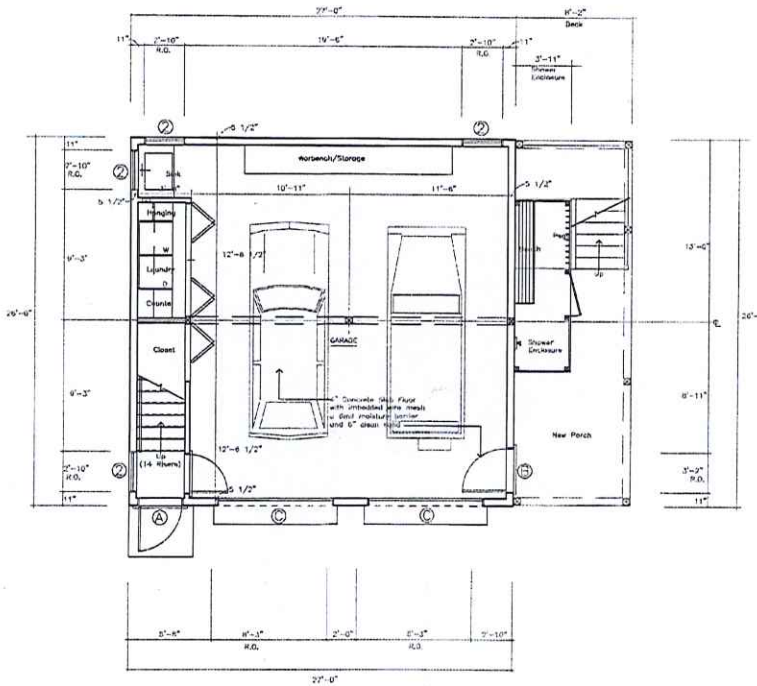
WINTERS

ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

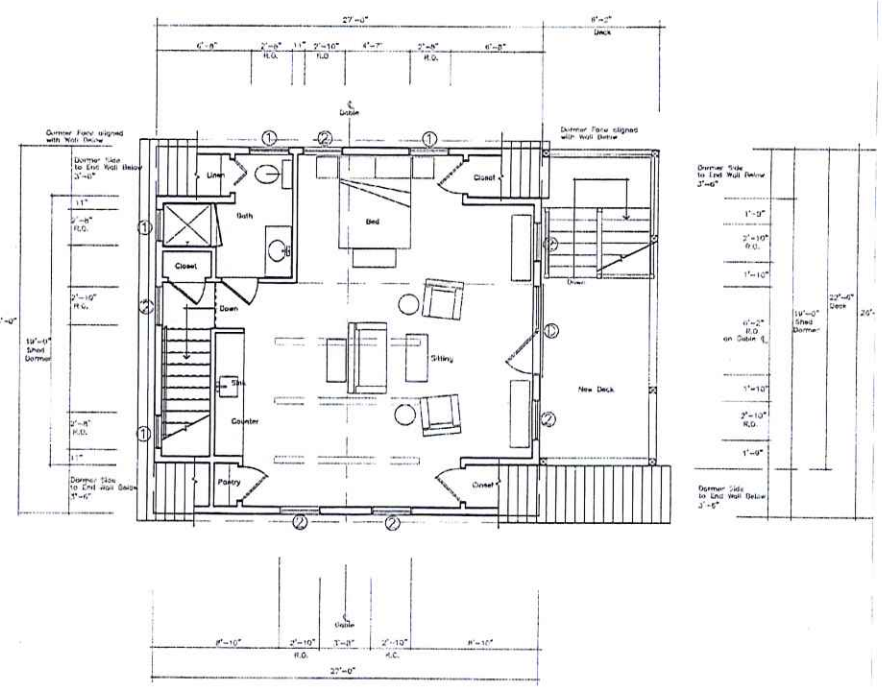
Project Name and Address

BRUST/CANNON GARAGE STUDIO
South & East Elevations for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.2
Date: 12/13/2024	
Scale: 1/4"=1'-0"	



First Floor Plan
1/4" = 1'-0"



Finished Second Floor
Studio Apartment
1/4" = 1'-0"

BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Floor Plans

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
Proposed Finish Layout for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A1.2
Date: 12/13/2024	
Scale: 1/4"=1'-0"	





(EXISTING BARN)

FROM CHATHAM ROAD





CERTIFICATE NO: HDC2023-10-9225

DATE ISSUED: 10/10/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PREVIOUS APPROVAL

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 186

Street & Number of Proposed Work: 11 CHATHAM ROAD

Owner of record: JUDITH A. BRUST

Mailing Address: 500 BELAVIDA RD
MONTEREY, CA 93940

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK AVERY

Mailing Address: 5 ORCHARD STREET
ADAMS, MA, 01220

Contact Phone #: 508 221 0327 E-mail: markstevenavery@gmail.com

FOR OFFICE USE ONLY

Date application received: 10/2/23 Fee Paid: $352.00

Must be acted on by: 11/24/23

Extended to: _____

Approved: 6 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-0" Sq. Footage 1st floor: 702 S.F. Decks/Patio: Size: 8'-0" x 22'-0" ☐ 1st floor ☒ 2nd floor
Width: 26'-0" Sq. footage 2nd floor: 559 S.F. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 23'-9" South 23'-9" East 23'-9" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass _____/12 Dormer 4/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 1x6 Frieze _____
Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): Front _____ Rear _____ Side 9LT WOOD
Garage Door(s): Type OVERHEAD Material CEDAR 1X6 OVERLAY - TO WEATHER
Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

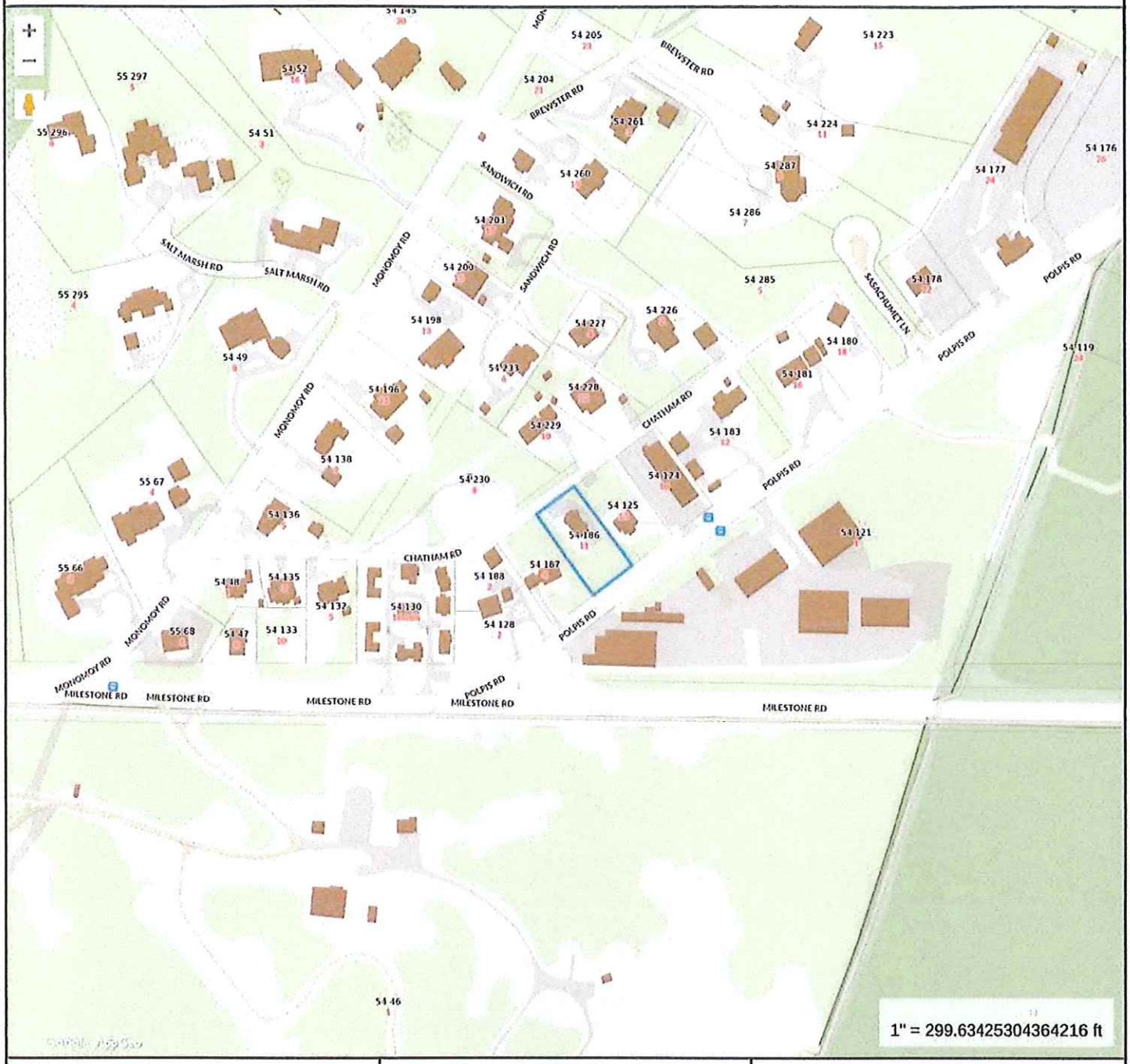
Sidewall WHITE CEDAR NATURAL Clapboard (if applicable) _____ Roof DUAL BLACK ASPHALT
Trim PAINTED NANTUCKET GREY Sash PAINTED NANTUCKET GREY Doors PAINTED NANTUCKET GREY
Deck NATURAL Foundation NATURAL CONC. Fence _____ Shutters _____
GARAGE DOORS NATURAL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/10/23 Signature of owner of record _____ Signed under penalties of perjury

11 Chatham Road



Property Information

Property ID	54 186
Location	11 CHATHAM RD
Owner	BRUST JUDITH A

APPROVED

HDC 2023-10-9225

With

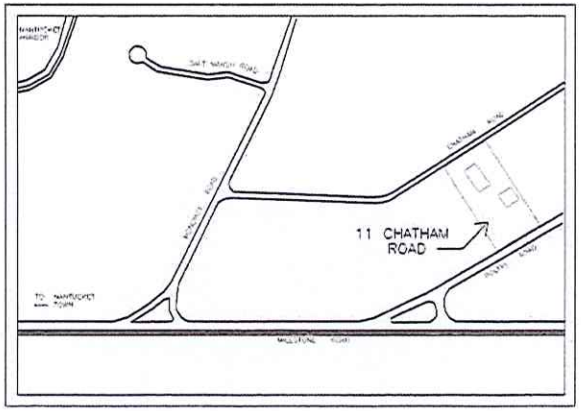
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/02/2023
Data updated Jan. 2021

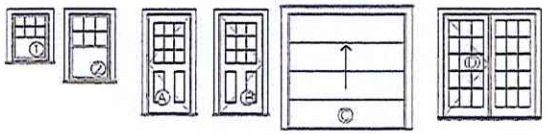
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

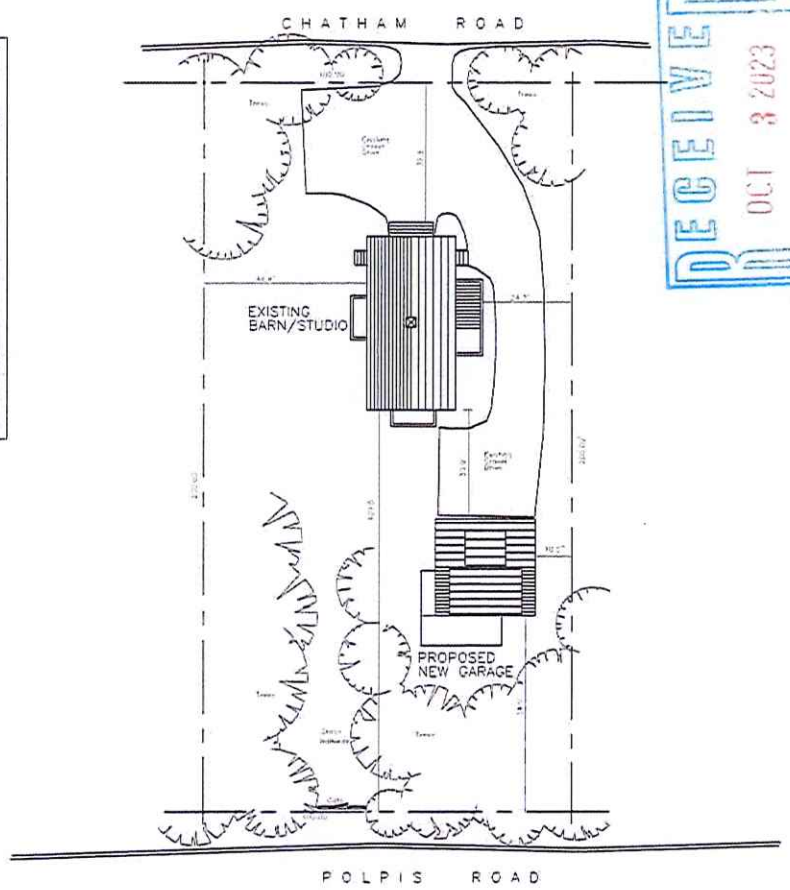
RECEIVED
OCT 3 2023
By



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

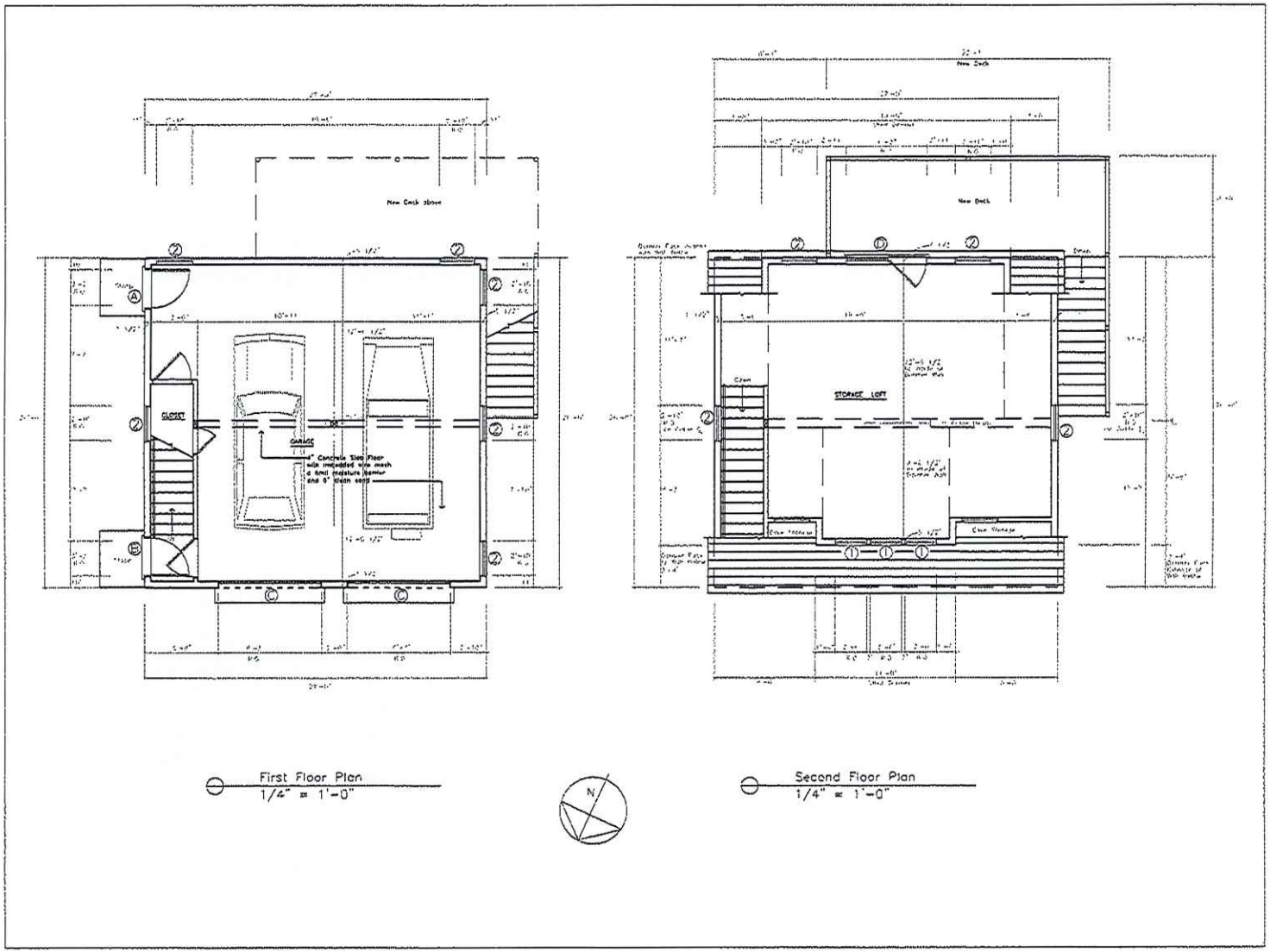
BRUST - New Garage
11 Chatham Road - Nantucket, MA
Site Plan and Locus Map

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

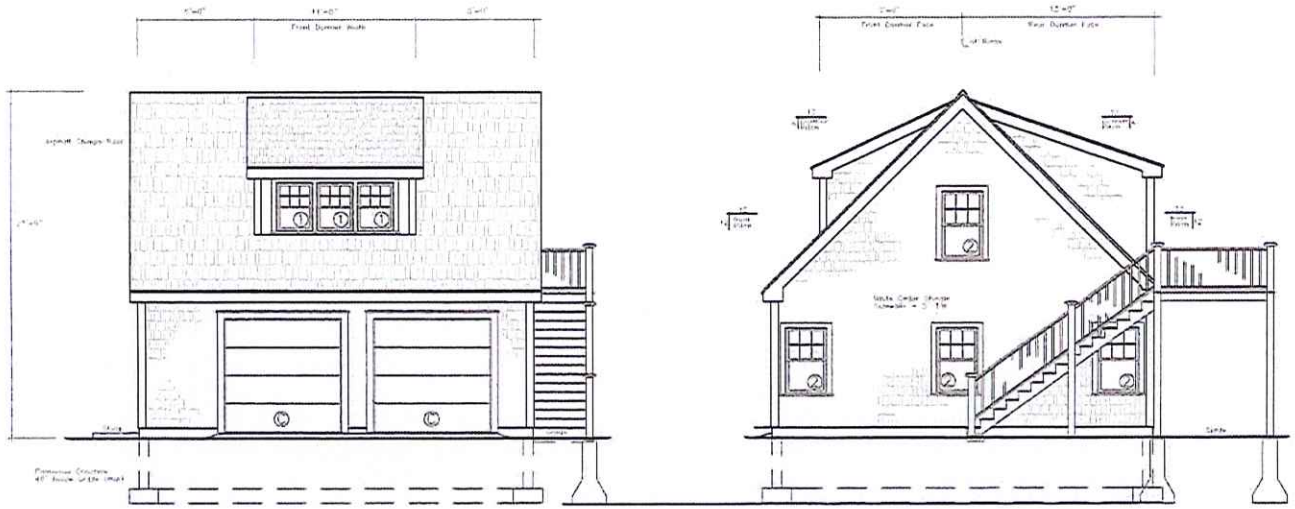
Project Name and Address

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		

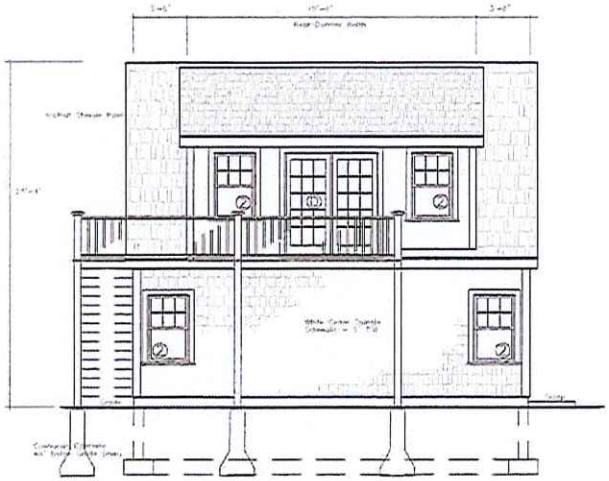
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST GARAGE
North and West Elevations

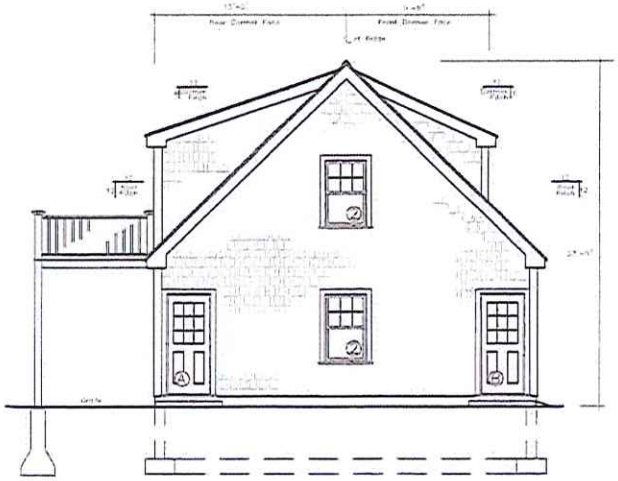
11 Chatham Rd - New Dwelling
Nantucket - MA - 02554

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.

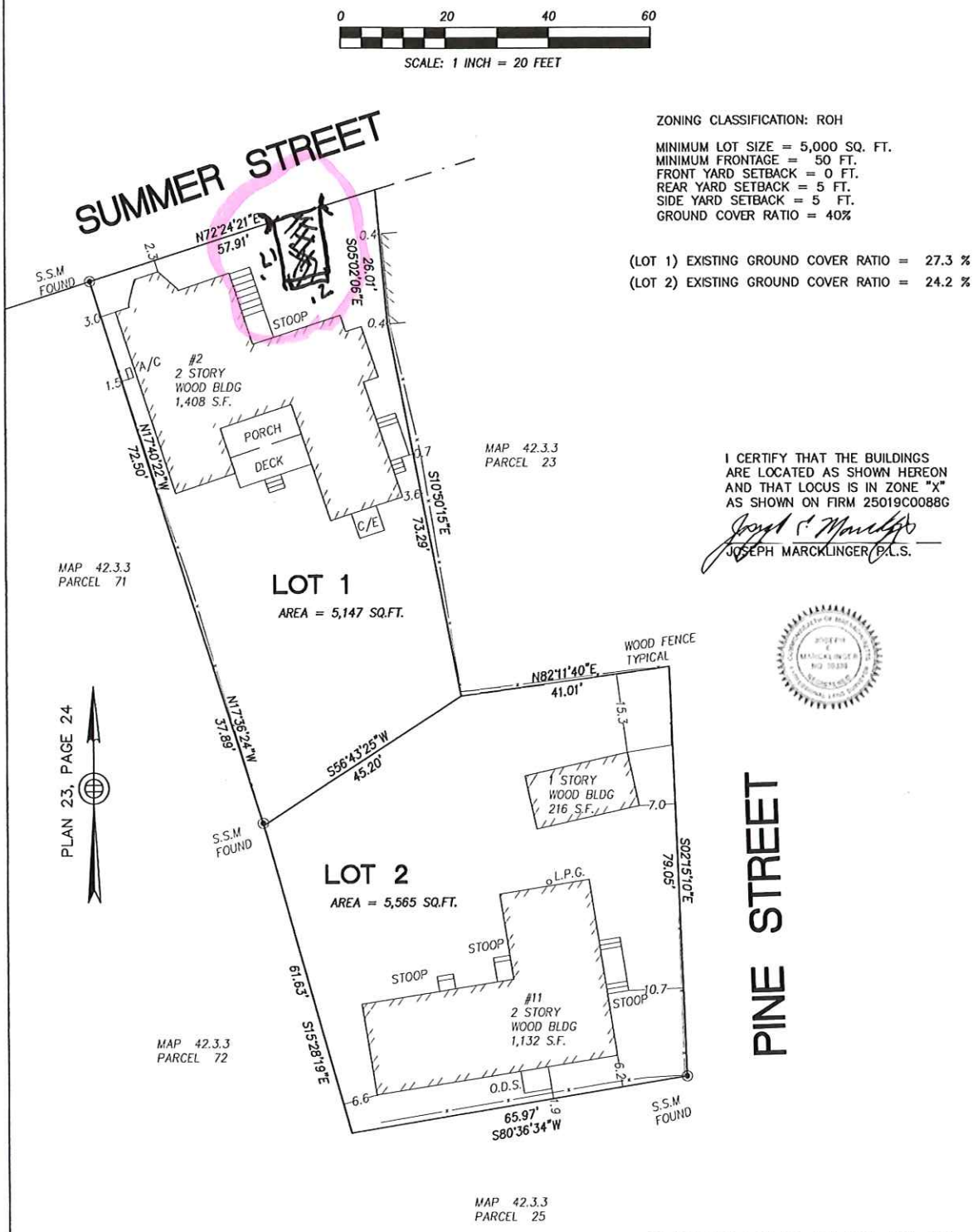
COLORS

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

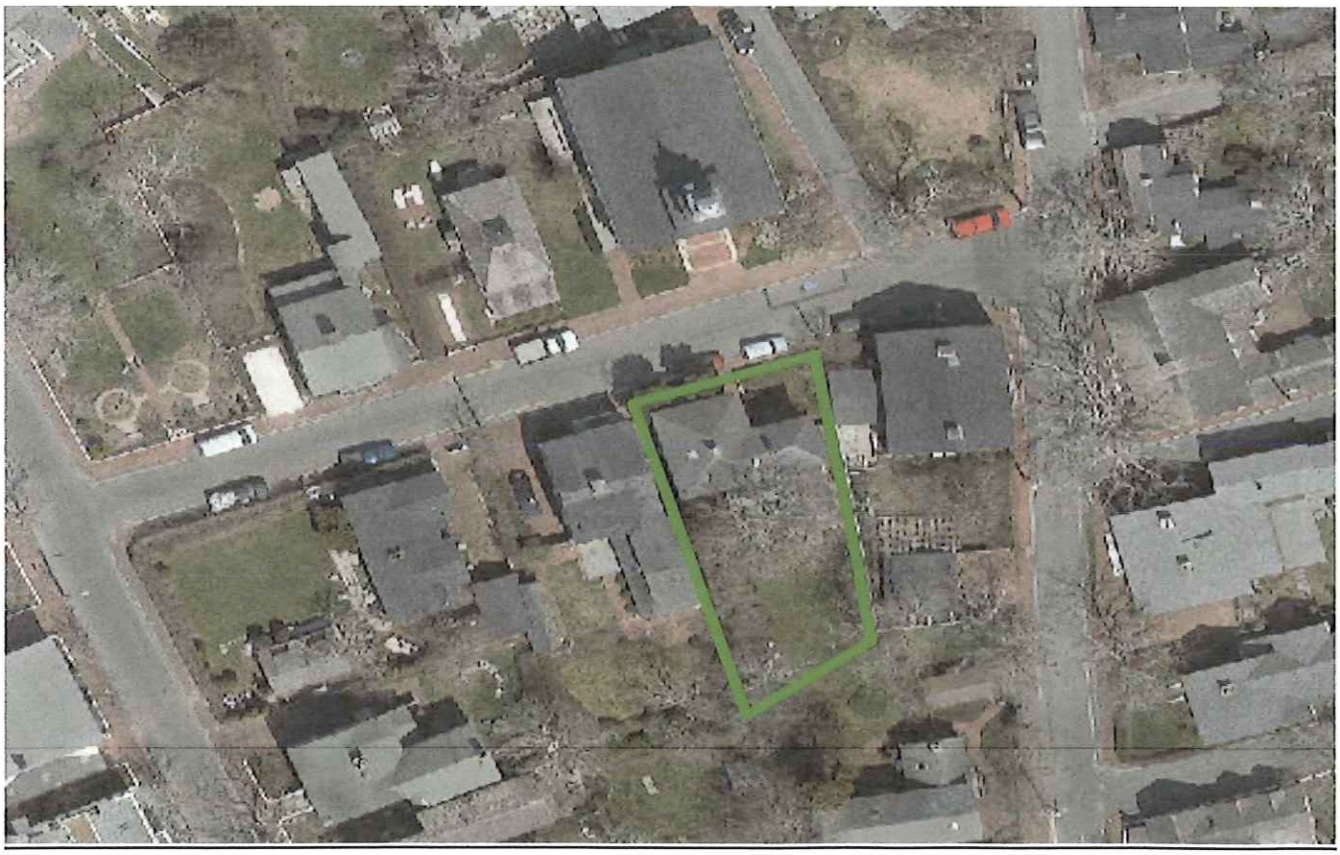
DEED BOOK 1381, PAGE 305 PLAN 23 PAGE 24
ASSESSORS MAP 42.3.2, PARCELS 24 & 24.1

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

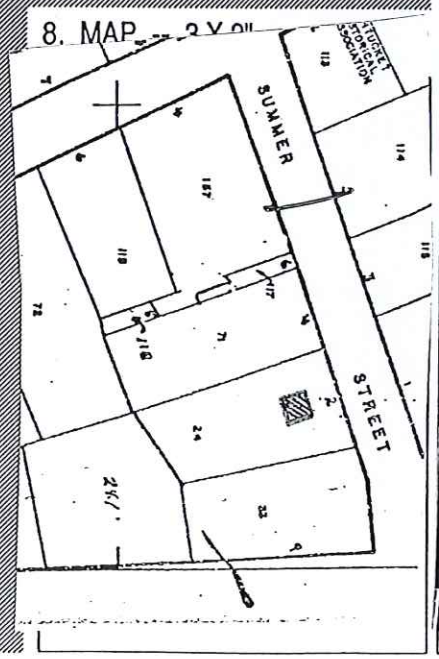
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

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: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 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.

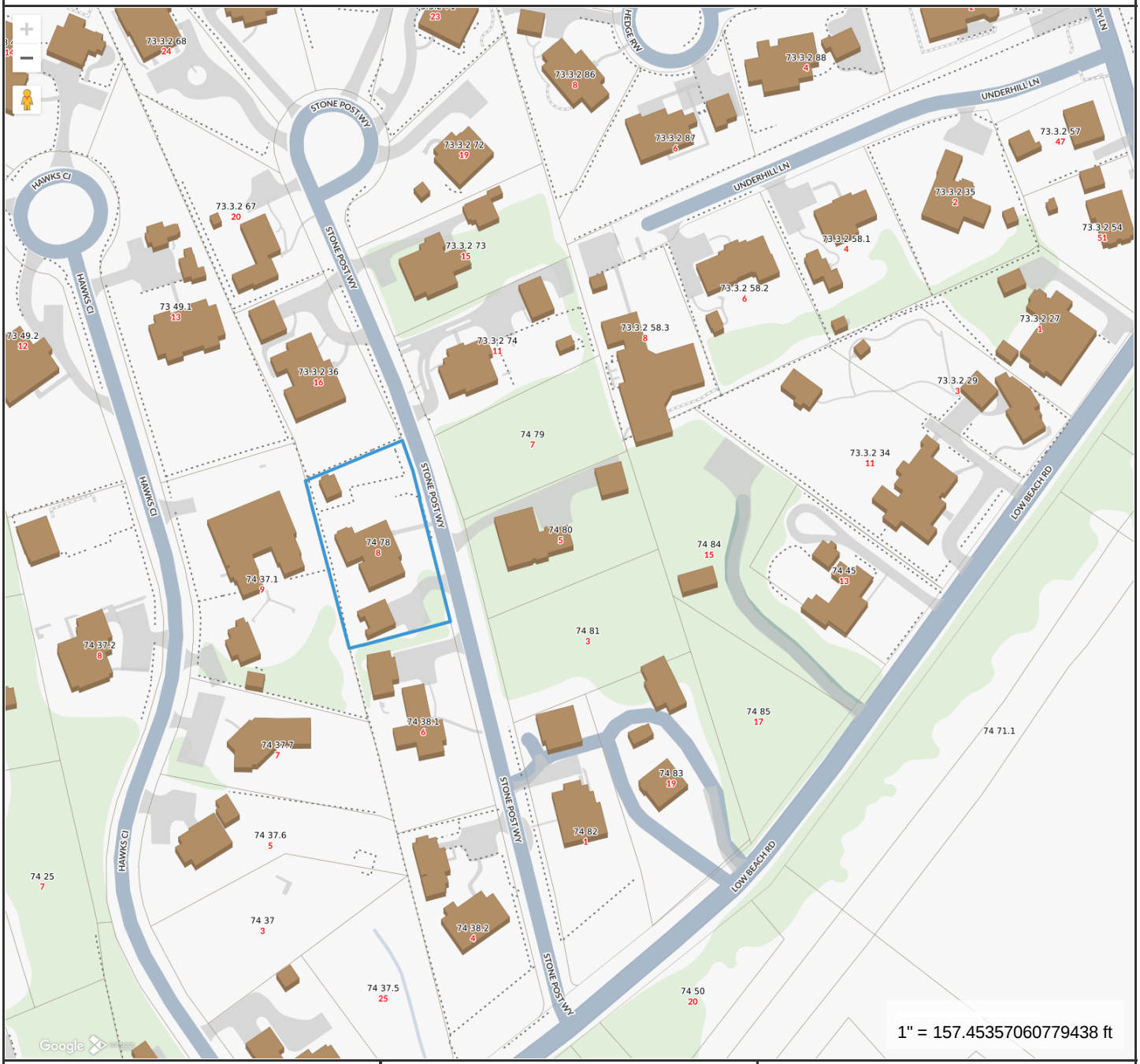
COLORS

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.
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

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

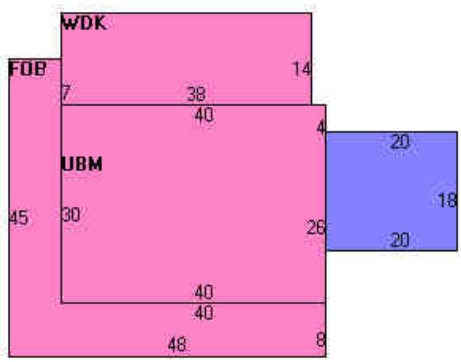
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 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

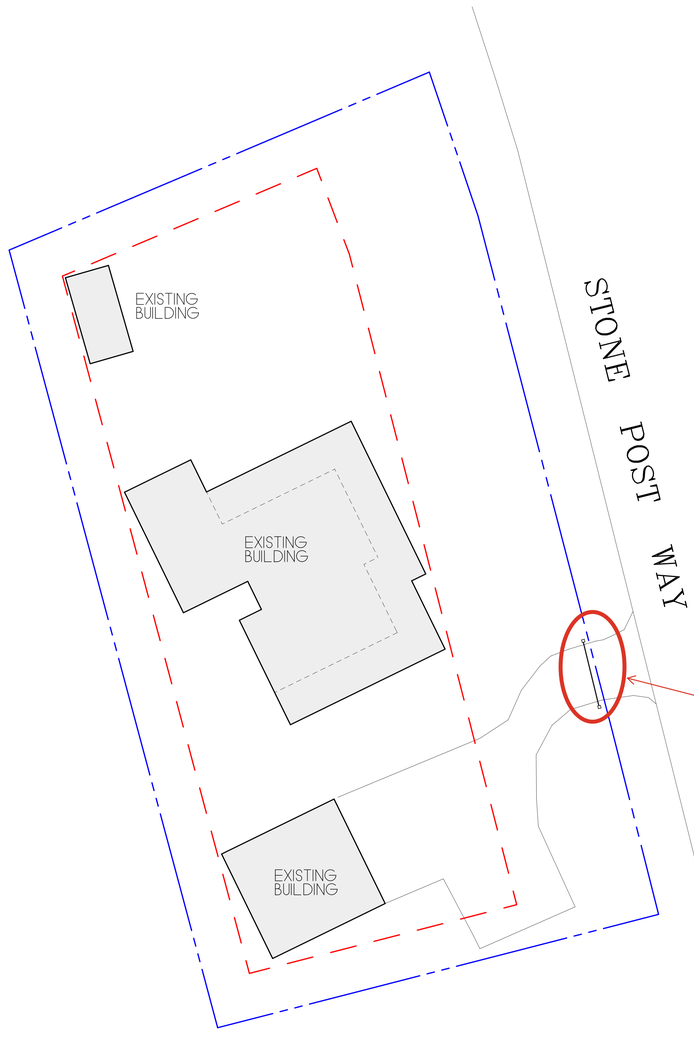
Valuation History

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

(c) 2025 Vision Government Solutions, Inc. All rights reserved.


8

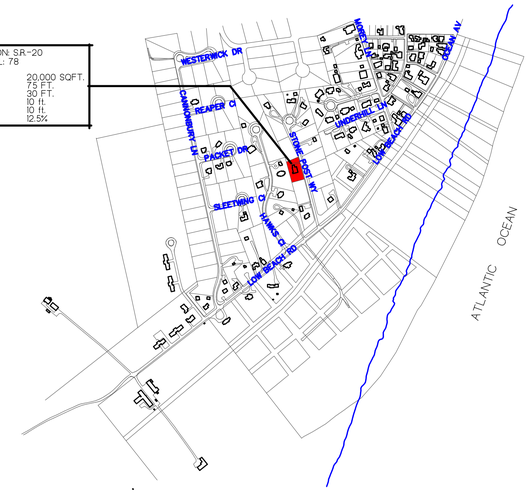

LOOK OF PROPOSED GATE

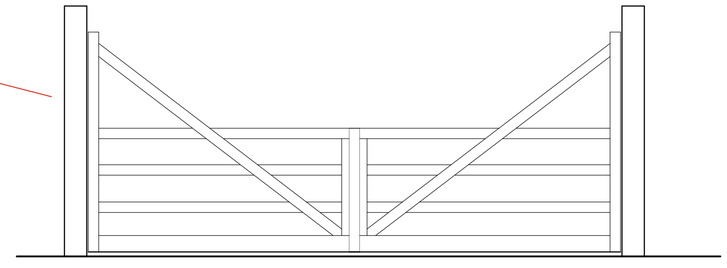


H.D.C. SITE PLAN
SCALE: 1/16"=1'-0"

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.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© 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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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.

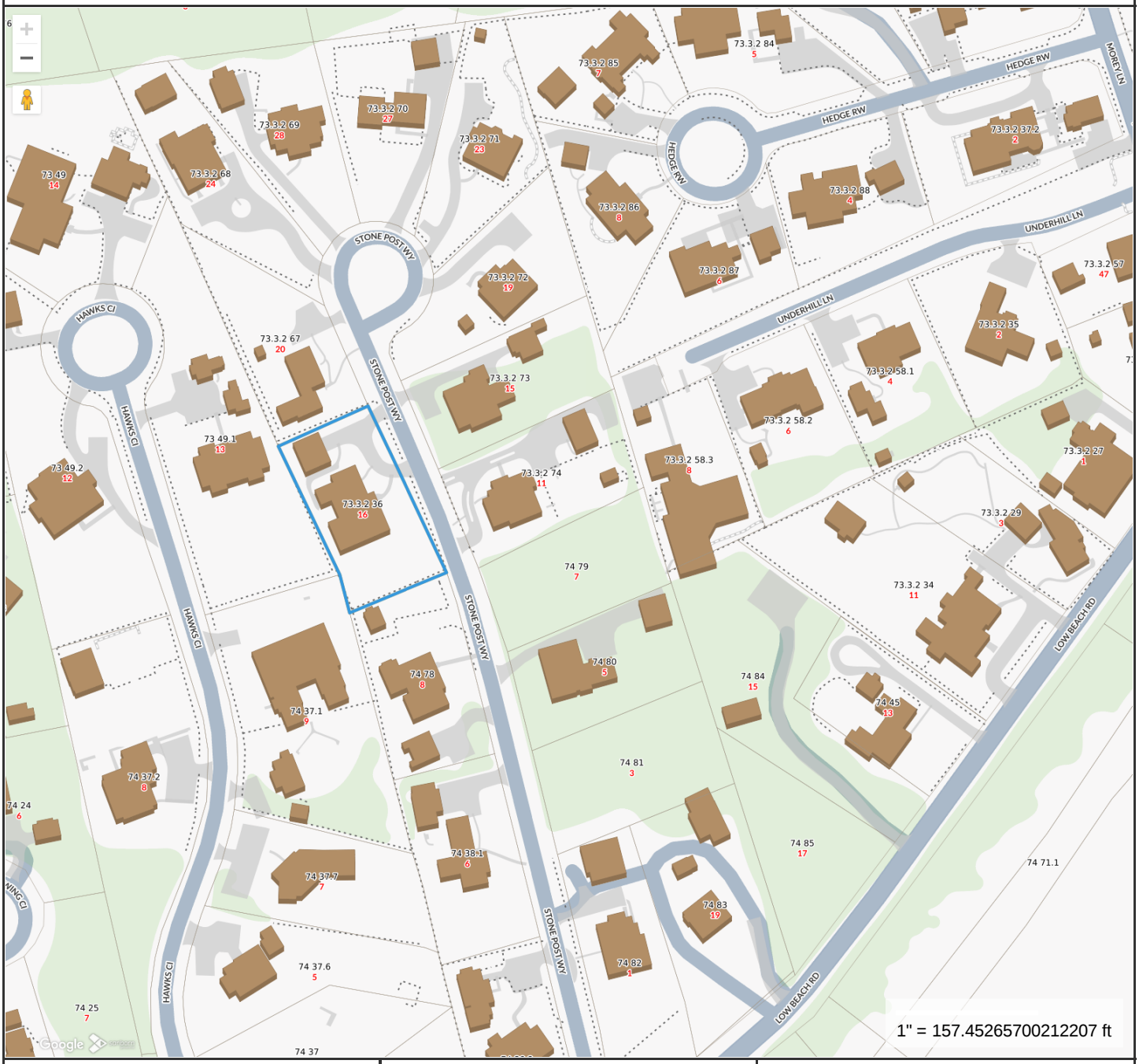
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence WHITE Shutters _____
GATE

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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 2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	12129
Location	16 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.
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 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

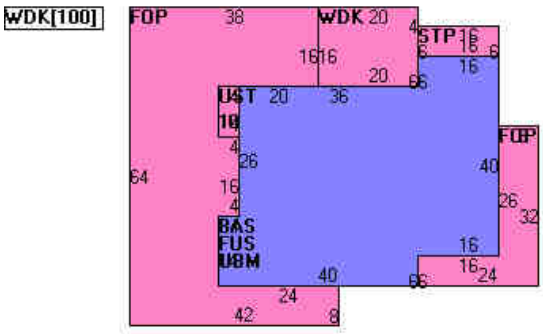
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior 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

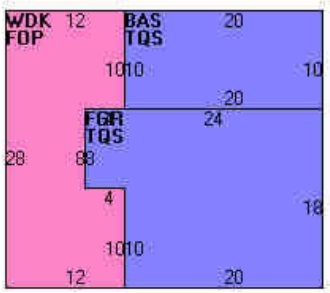
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
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

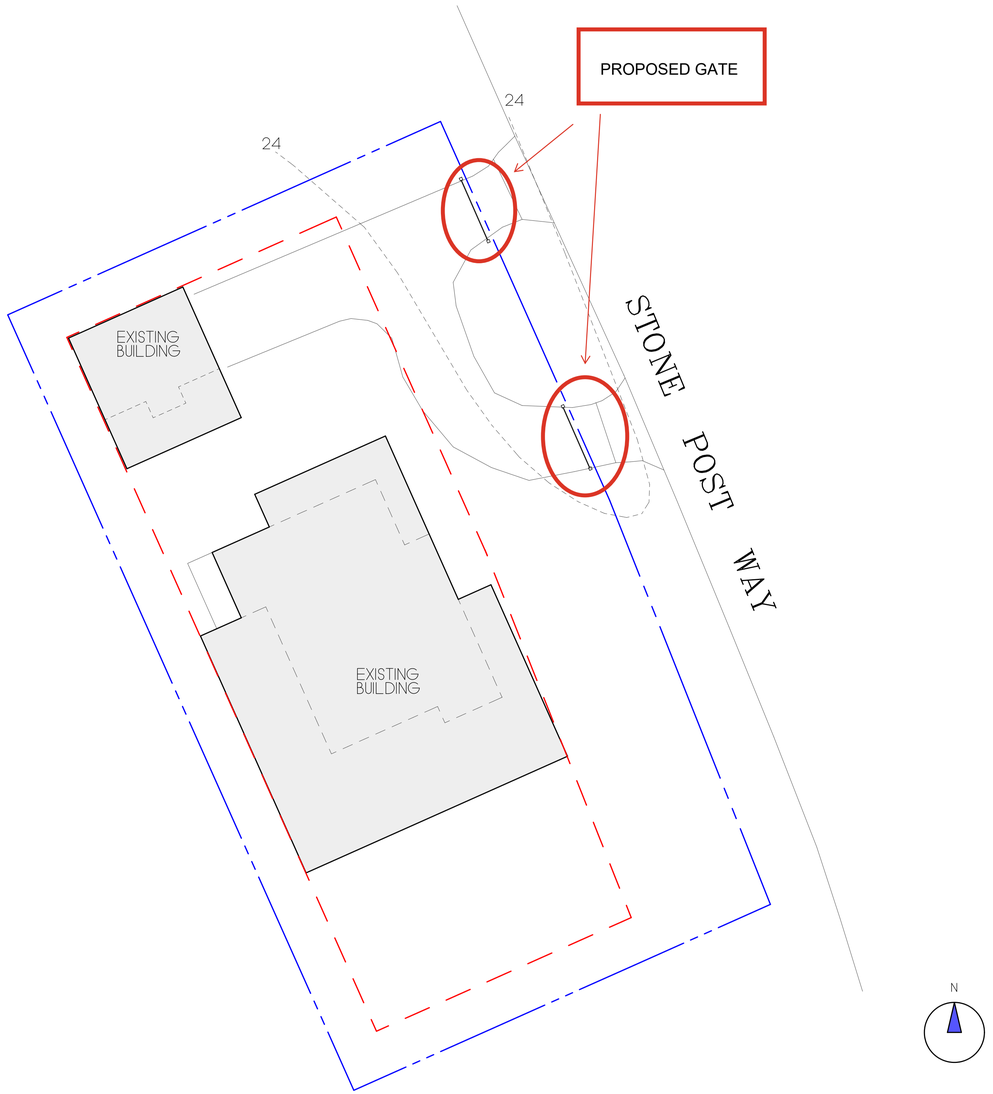
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$4,345,200	$1,914,300	$6,259,500
2024	$4,323,300	$1,790,800	$6,114,100
2023	$3,296,300	$1,587,600	$4,883,900
2022	$2,580,800	$1,078,000	$3,658,800
2021	$2,612,700	$1,176,000	$3,788,700

(c) 2025 Vision Government Solutions, Inc. All rights reserved.




16



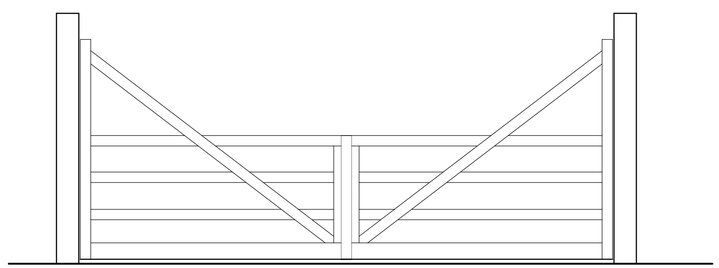


H.D.C. SITE PLAN
SCALE: 1/16"=1'-0"

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.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© 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) & ANT. GRANITE Walls _____

* Note: Complete door and window schedules are required. PATIO: PEASTONE

COLORS

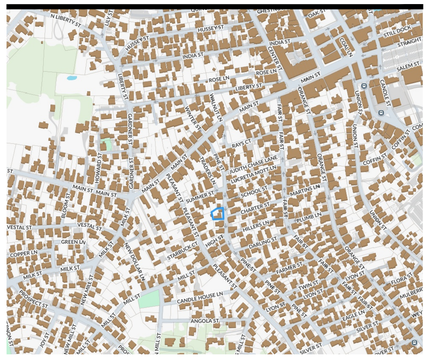
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

* 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



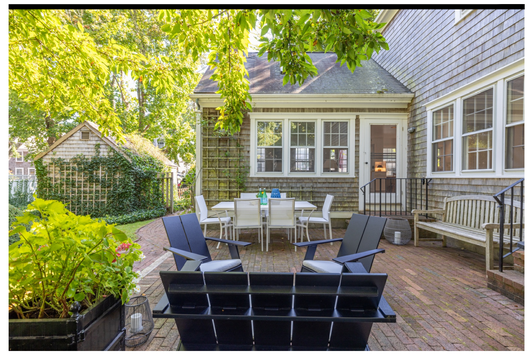
AERIAL MAP: 42.3.3 / 24.1



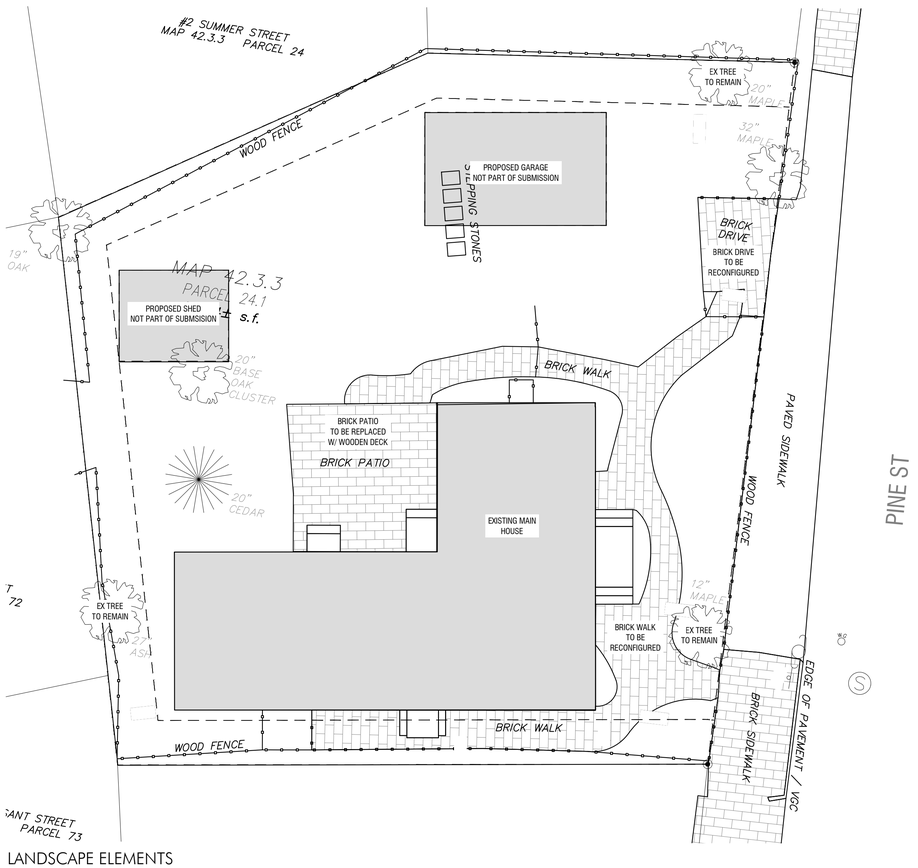
VIEW #1: EXISTING STRUCTURES - VIEW FROM PINE ST



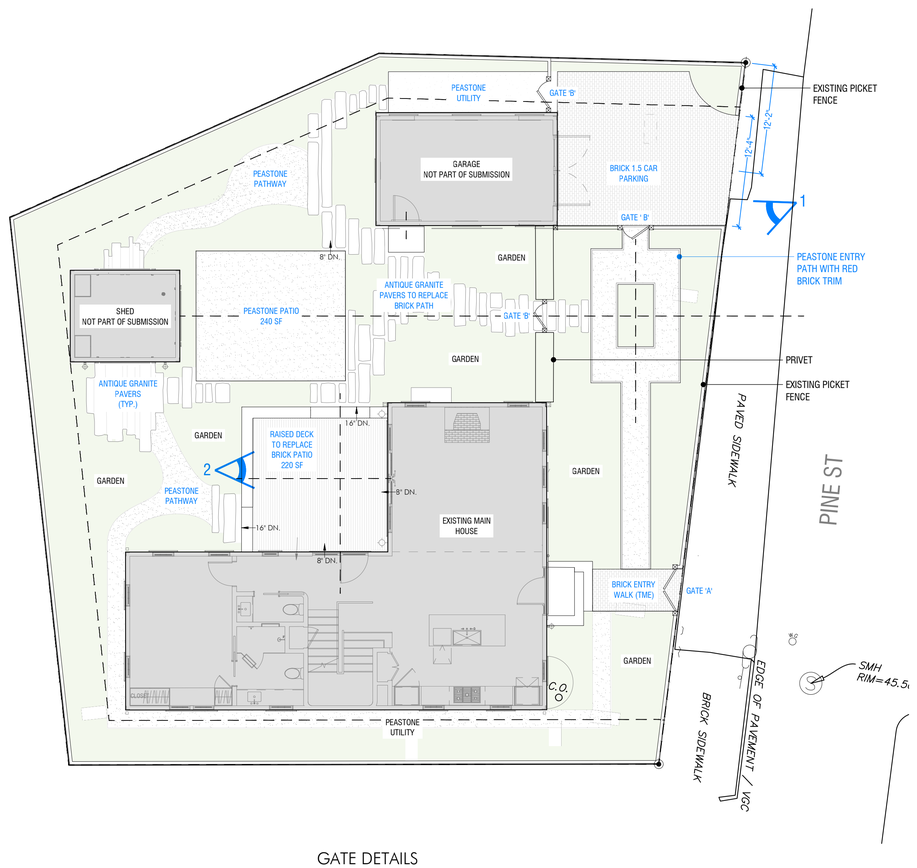
VIEW #2: EXISTING BRICK PATIO TO BE REPLACED W/ DECKING



SITE PLAN: EXISTING CONDITIONS



SITE PLAN: PROPOSED HARDSCAPE

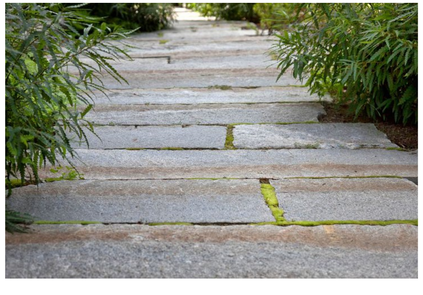


LANDSCAPE ELEMENTS

PEASTONE PATH & BRICK TRIM



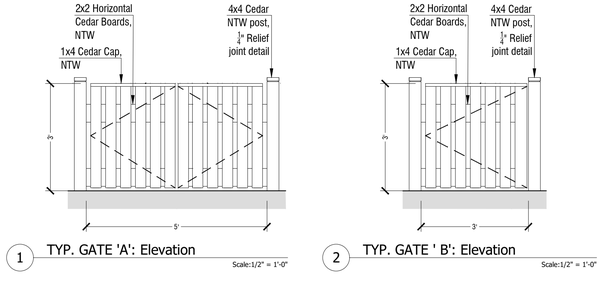
ANTIQUE GRANITE PAVERS (TO REPLACE EXIST. BRICK)



BRICK PARKING (TME)



GATE DETAILS



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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
Postmark Here
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

7015 0640 0002 3375 8214

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02111

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

ANDOVER POST OFFICE
ANDOVER MA
FEB - 3 2025
01810-3572
0810
Postmark Here
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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8221

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
Postmark Here
JAN 30 2025
01/30/2025

Sent To: NANTUCKET TOWN OF
Street and Apt. No., or PO Box No.: C/O PARK & REC 16 BROAD ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8207

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Pound Ridge, NY 10576

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

0810 23
Postmark Here
JAN 30 2025
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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8184

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
Postmark Here
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

7015 0640 0002 3375 8177

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
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 22 SURFSIDE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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:

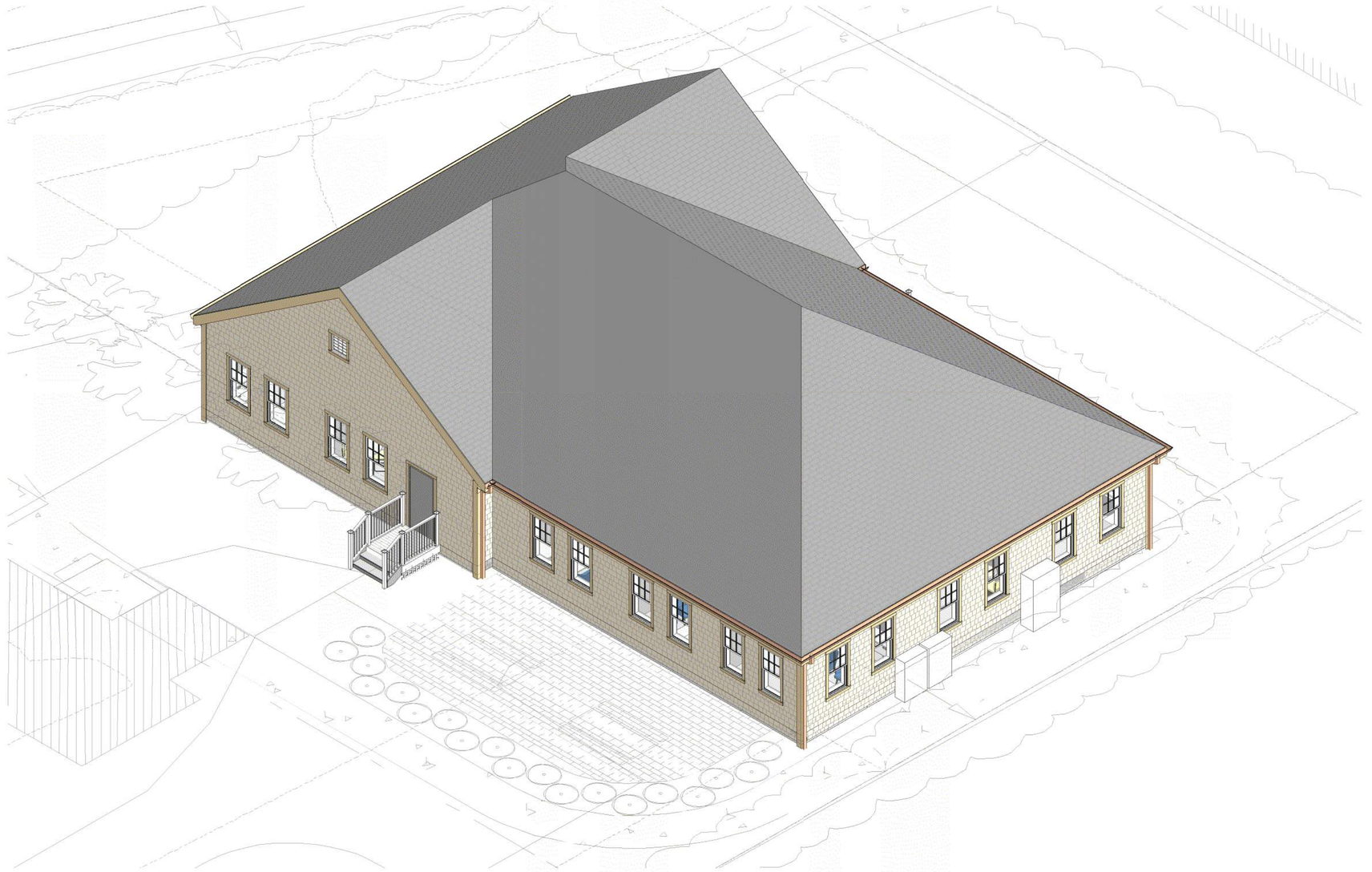
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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

All reproduction & intellectual property rights reserved © 2024
Rendering a representation purposes only. Refer to contract documents for project requirements.
Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

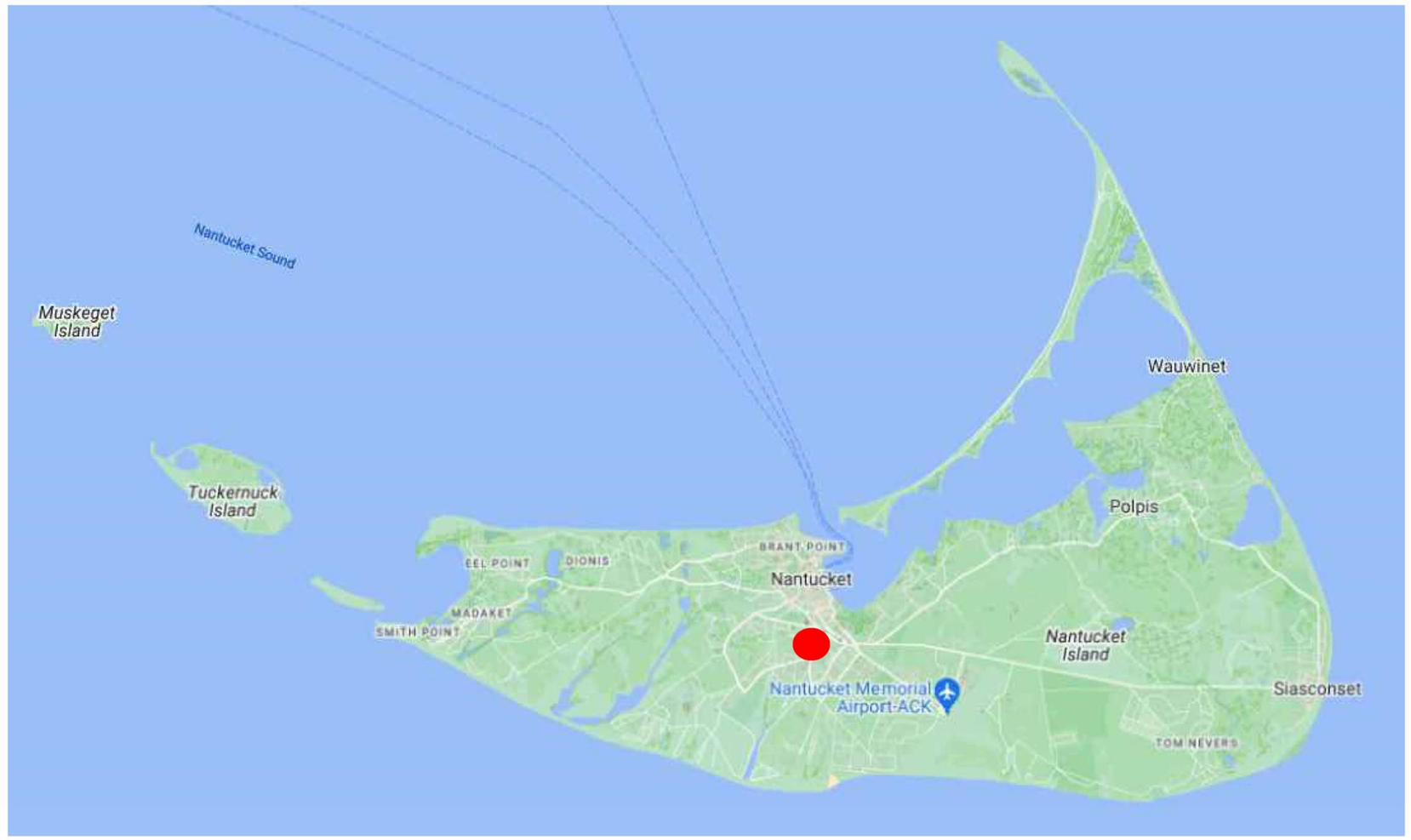
SMRT
Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: 24084

NOT FOR CONSTRUCTION



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

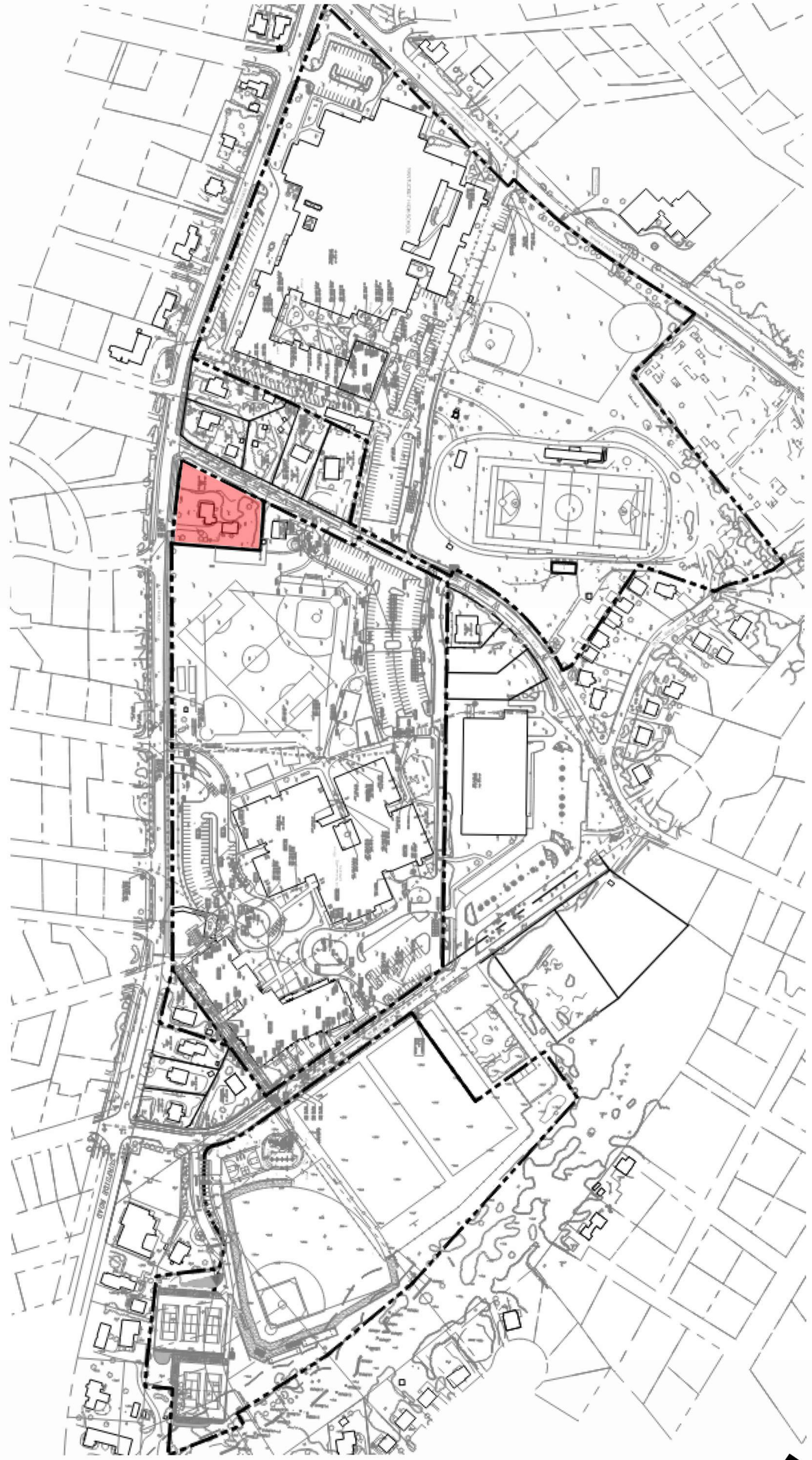
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

LOCUS MAPS AND SITE INFORMATION

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **1/4" = 1'-0"** | DESIGNED BY: **MTR**
SMRT PROJECT #: **24084** | DRAWN BY: **SKC**

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



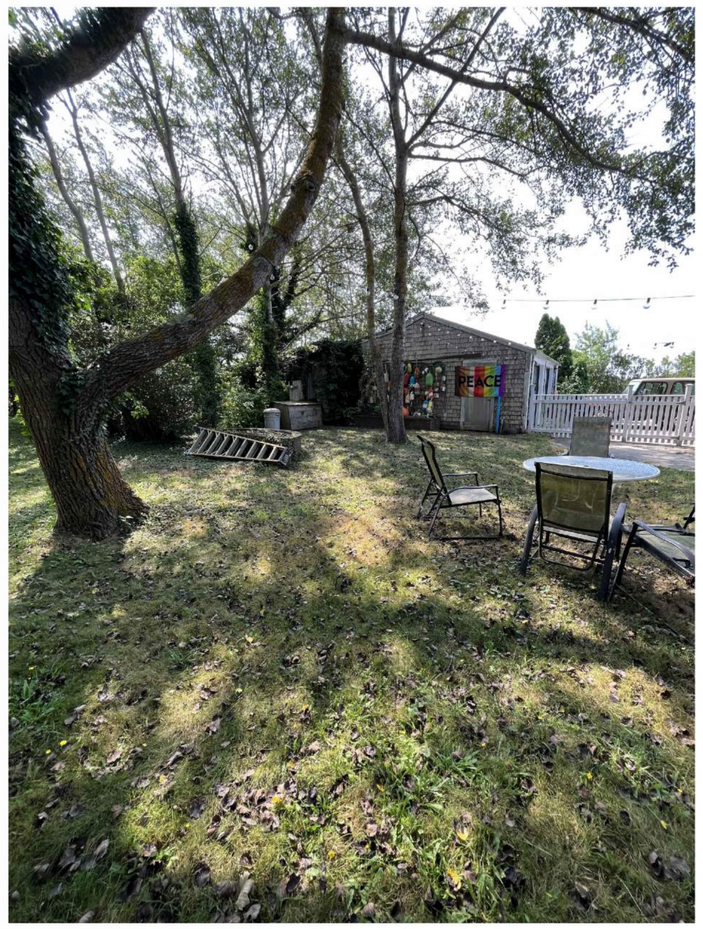
VIEW EAST TOWARDS EX. GARAGE



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

SMRT

Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

EXISTING SITE PHOTOS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

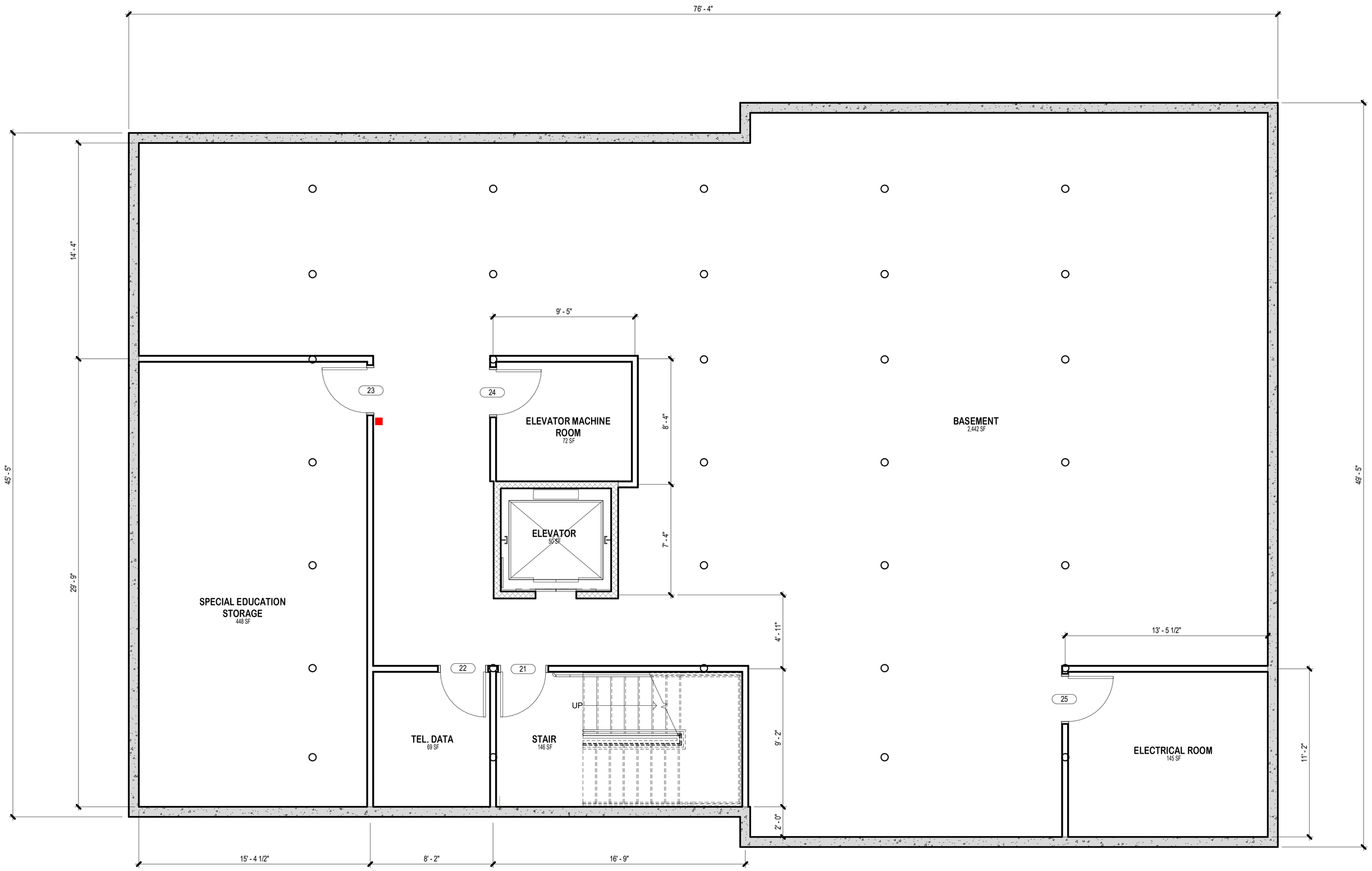
SCALE:	1/4" = 1'-0"	DESIGNED BY:	MTR
SMRT PROJECT #:	24084	DRAWN BY:	SKC

A-002

NOT FOR CONSTRUCTION

PLAN LEGEND:

■ CARD READER



FLOOR PLAN - BASEMENT

1/4" = 1'-0"

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

FLOOR PLAN - BASEMENT

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

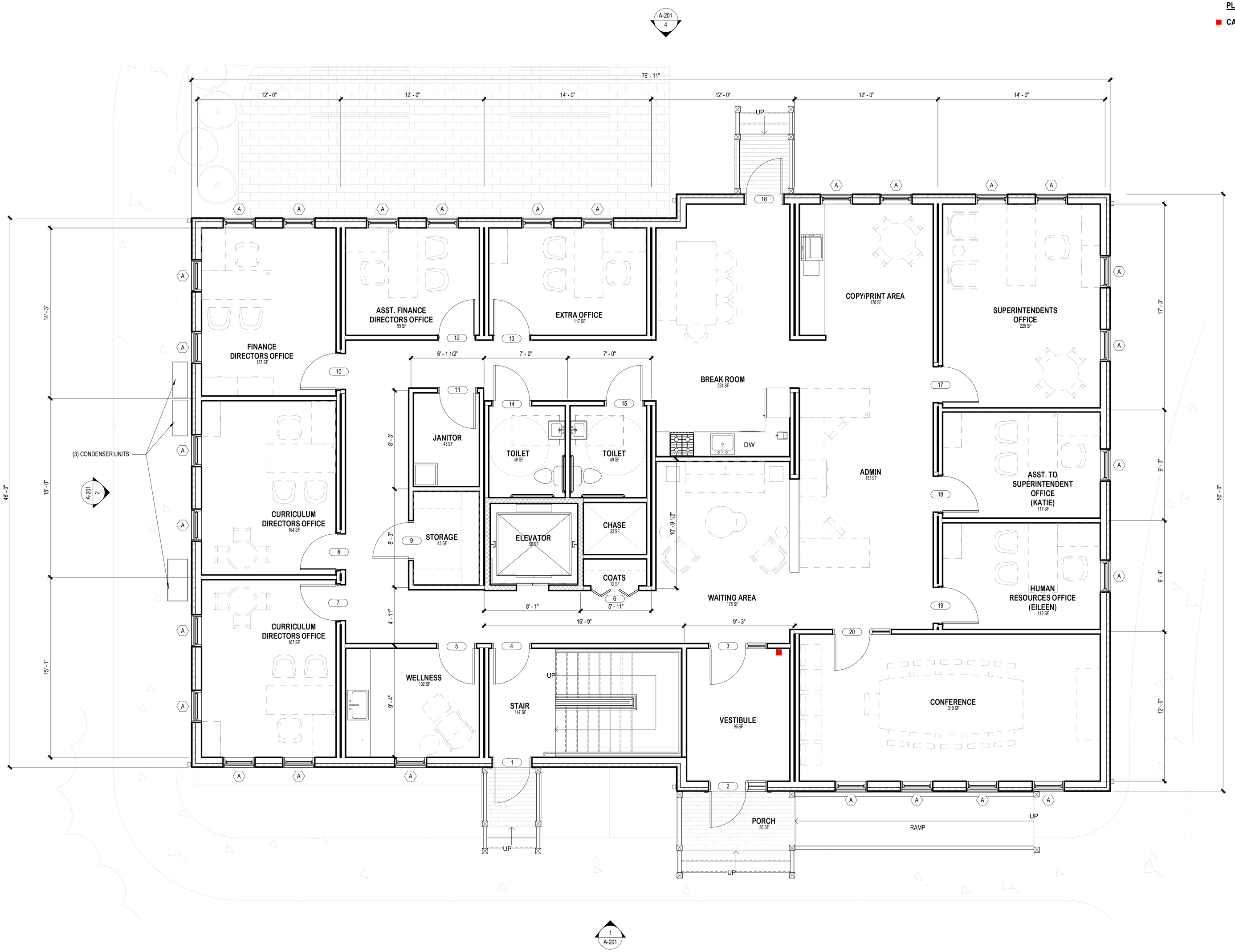
SCALE:	As indicated	DESIGNED BY:	MTR
SMRT PROJECT #:	24084	DRAWN BY:	SKC

A-100

NOT FOR CONSTRUCTION

PLAN LEGEND:

■ CARD READER



FLOOR PLAN - LEVEL 1

1/4" = 1'-0"

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

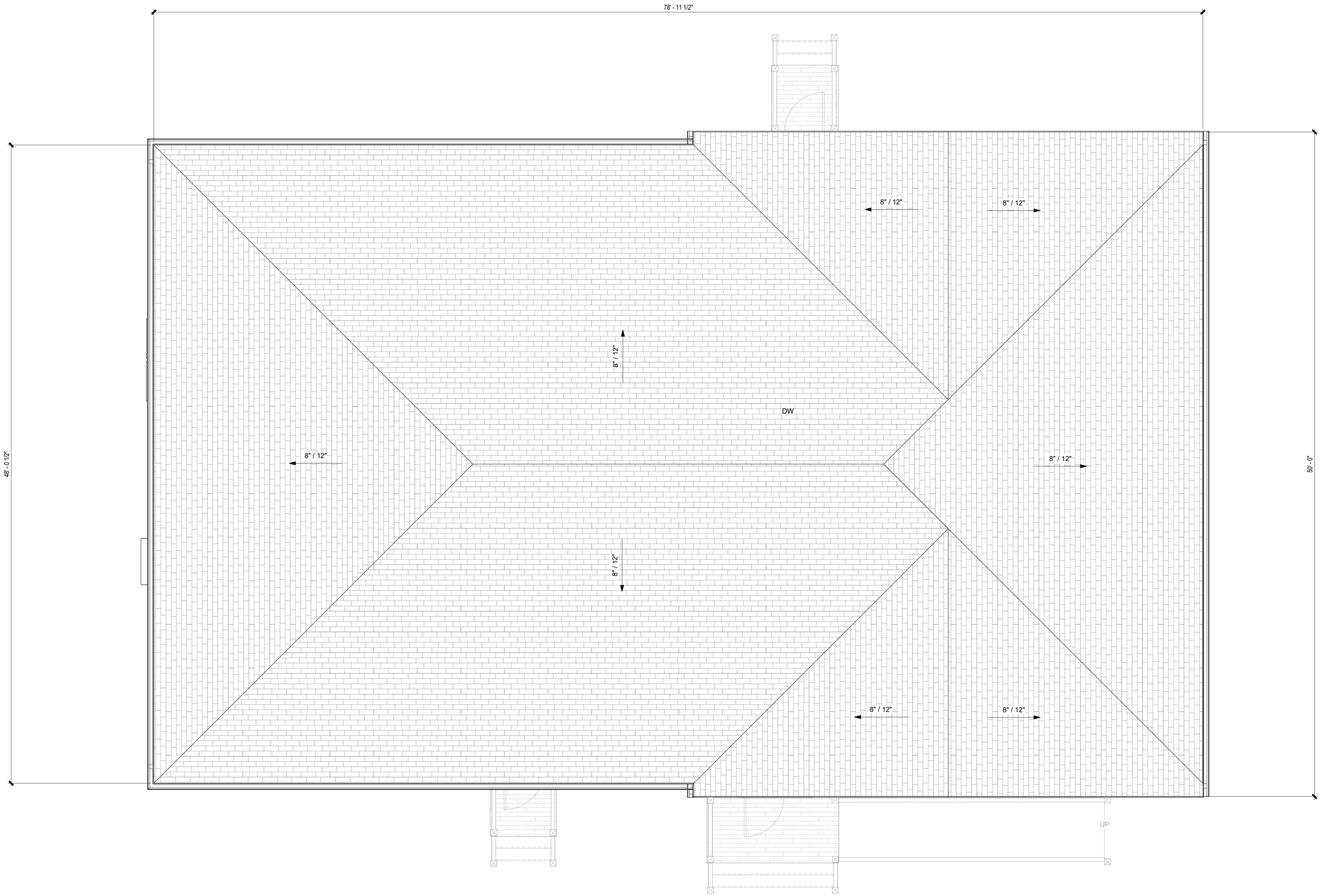
FLOOR PLAN - LEVEL 1

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-101

NOT FOR CONSTRUCTION



FLOOR PLAN - ROOF

1/4" = 1'-0"

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

FLOOR PLAN - ROOF

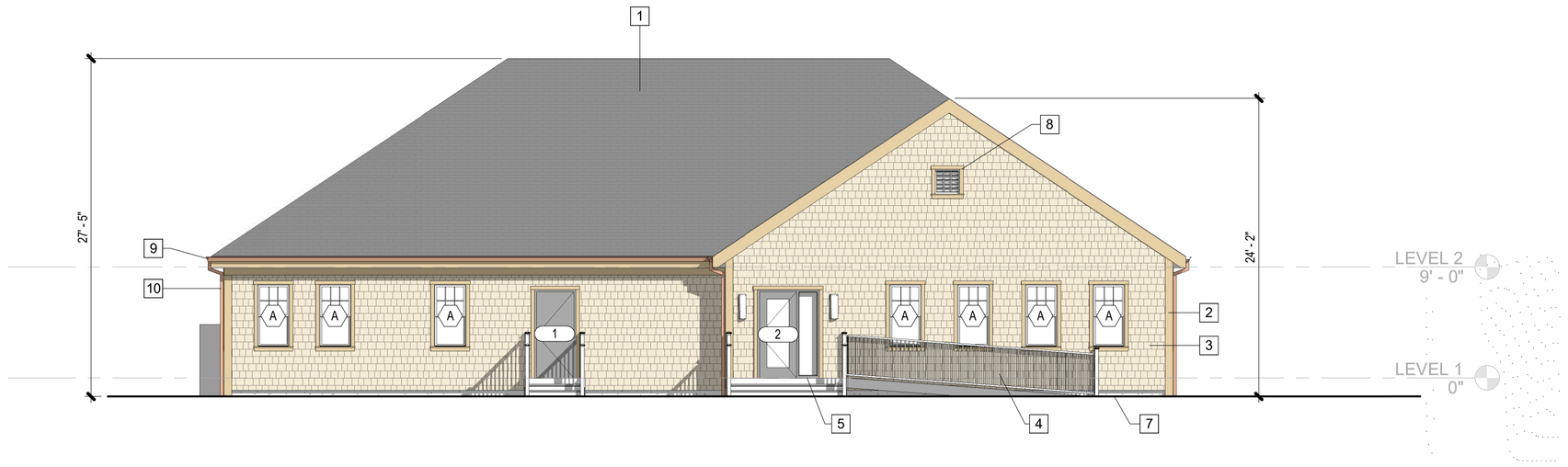
Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	**1/4" = 1'-0"**	DESIGNED BY:	**MTR**
SMRT PROJECT #:	**24084**	DRAWN BY:	**SKC**

A-102

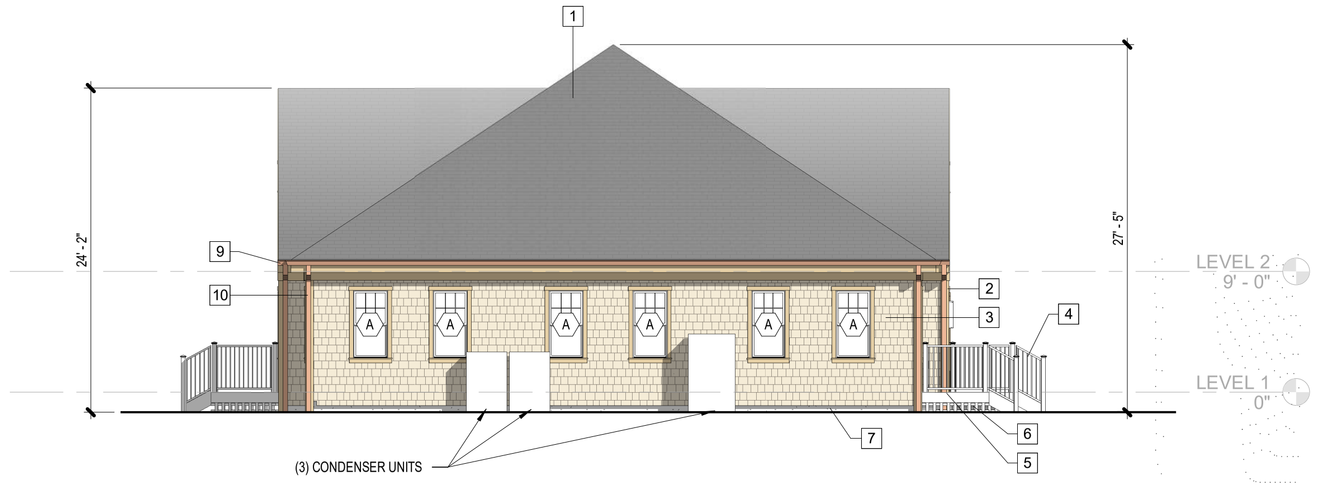
NOT FOR CONSTRUCTION

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



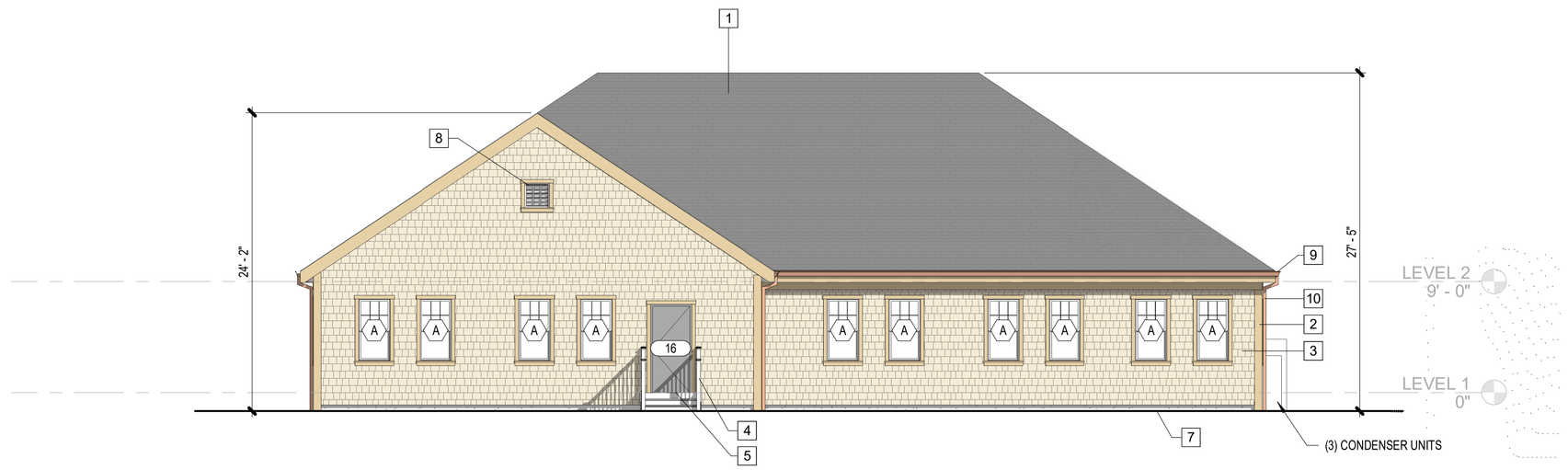
EAST ELEVATION

1/8" = 1'-0"



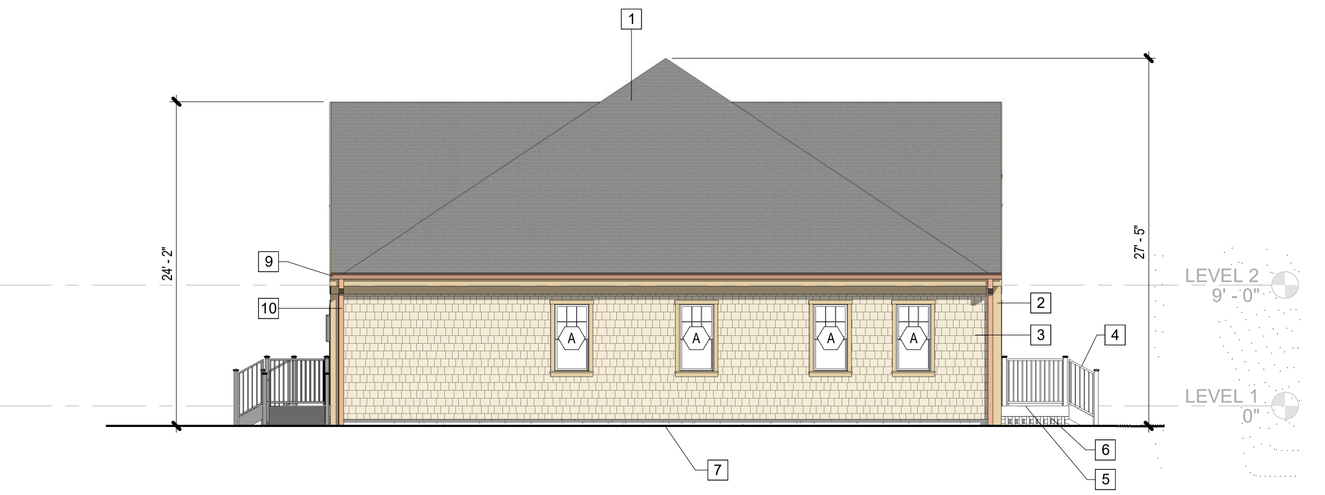
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

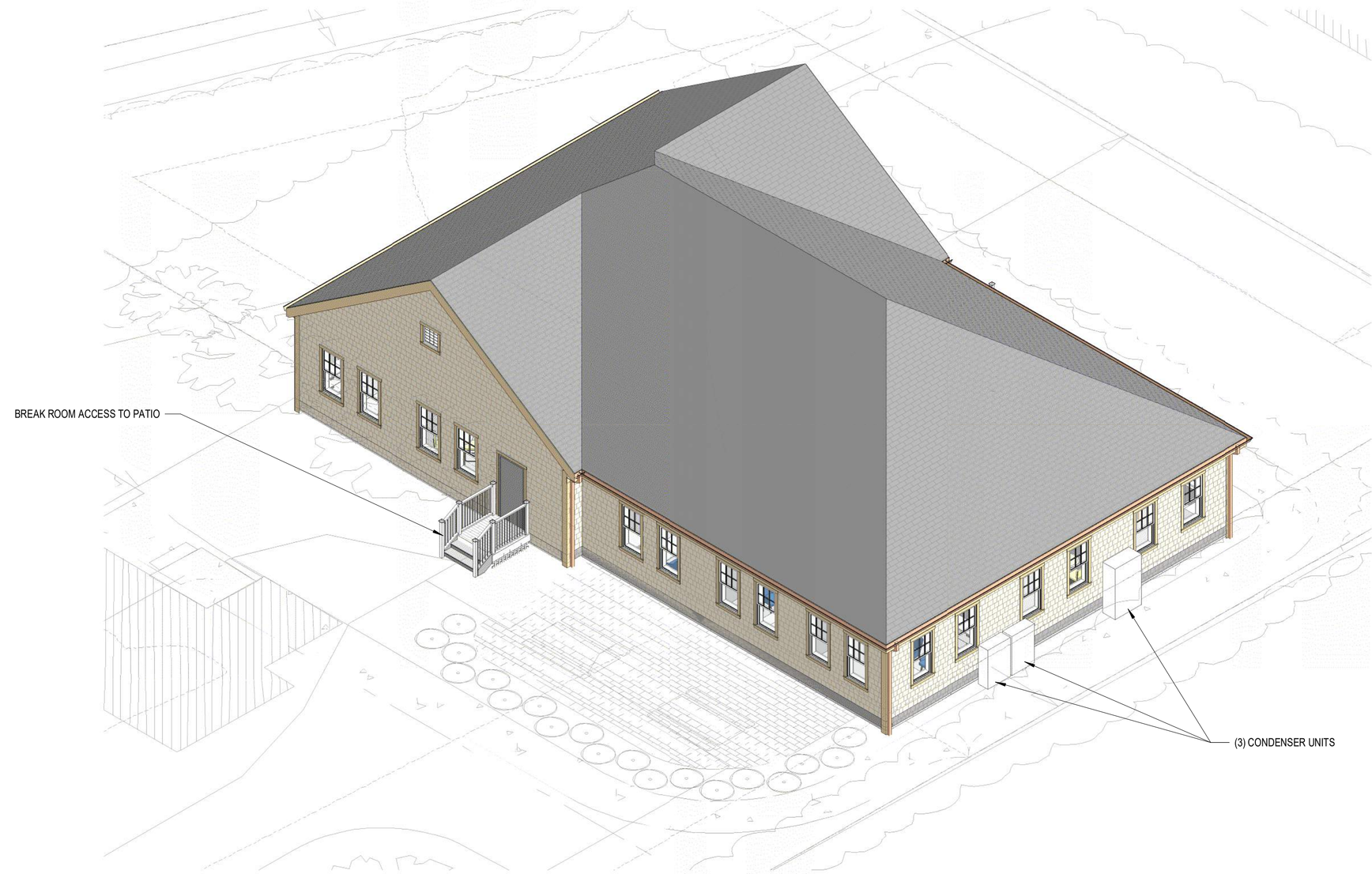
EXTERIOR ELEVATIONS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

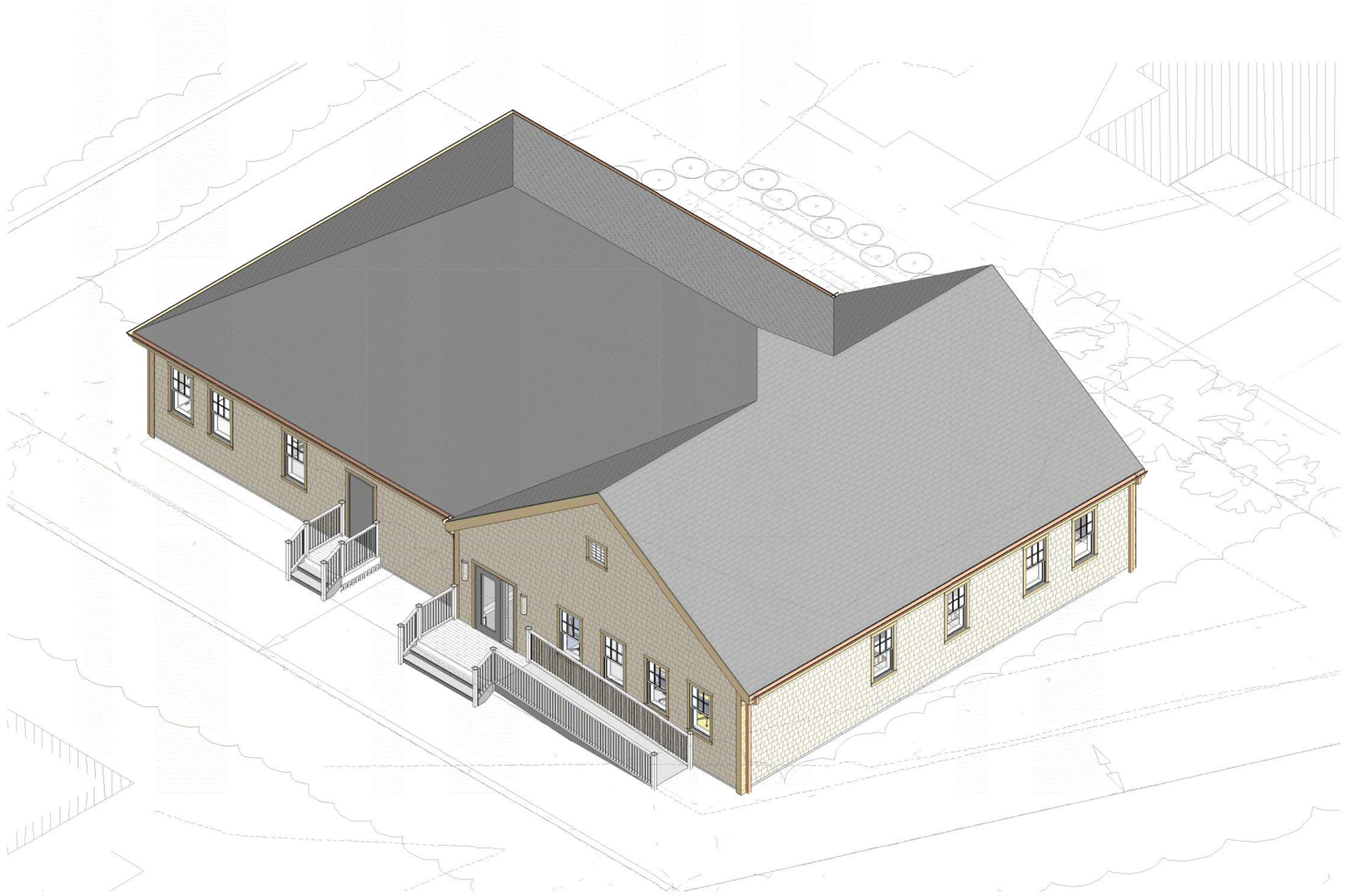
SCALE:	1/8" = 1'-0"	DESIGNED BY:	MTR
SMRT PROJECT #:	24084	DRAWN BY:	SKC

A-201

NOT FOR CONSTRUCTION



NORTHEAST AXON



SOUTHWEST AXON

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.

In Association With

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

EXTERIOR AXONS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

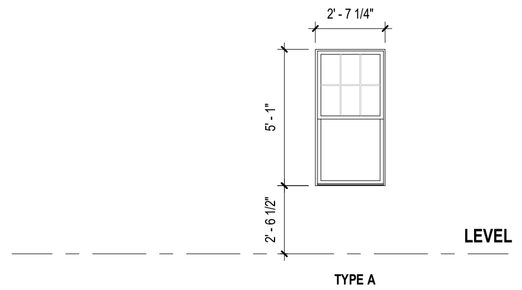
SCALE:
SMRT PROJECT #: **24084**
DESIGNED BY: **MTR**
DRAWN BY: **SKC**

A-202

NOT FOR CONSTRUCTION

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



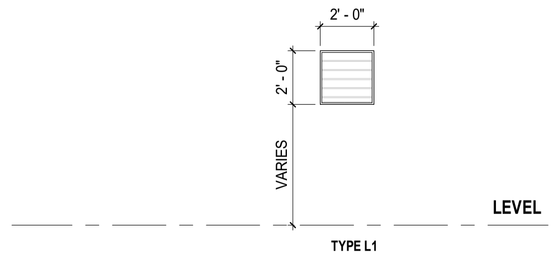
TYPE A

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"

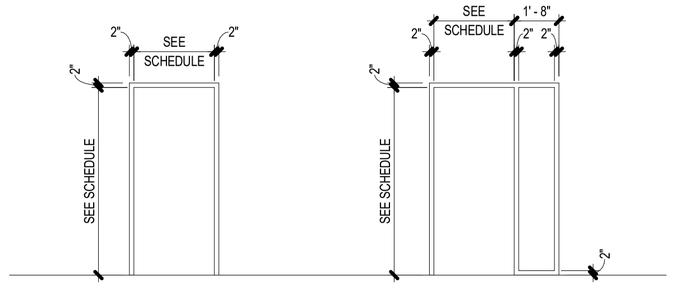
LOUVER NOTES:

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

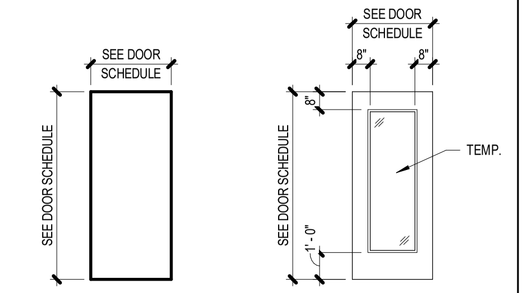


F1 F2

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

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
Postmark Here
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

7015 0640 0002 3375 8214

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02111

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

0810
ANDOVER POST OFFICE ANDOVER MA
Postmark Here
FEB - 3 2025
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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8221

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
Postmark Here
JAN 30 2025
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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8207

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Pound Ridge, NY 10576

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

0810 23
Postmark Here
JAN 30 2025
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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 3375 8184

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
Postmark Here
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

7015 0640 0002 3375 8177

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	$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

0810 23
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



All reproduction & intellectual property rights reserved © 2025
Rendering a representation purposes only. Refer to contract documents for project requirements.

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

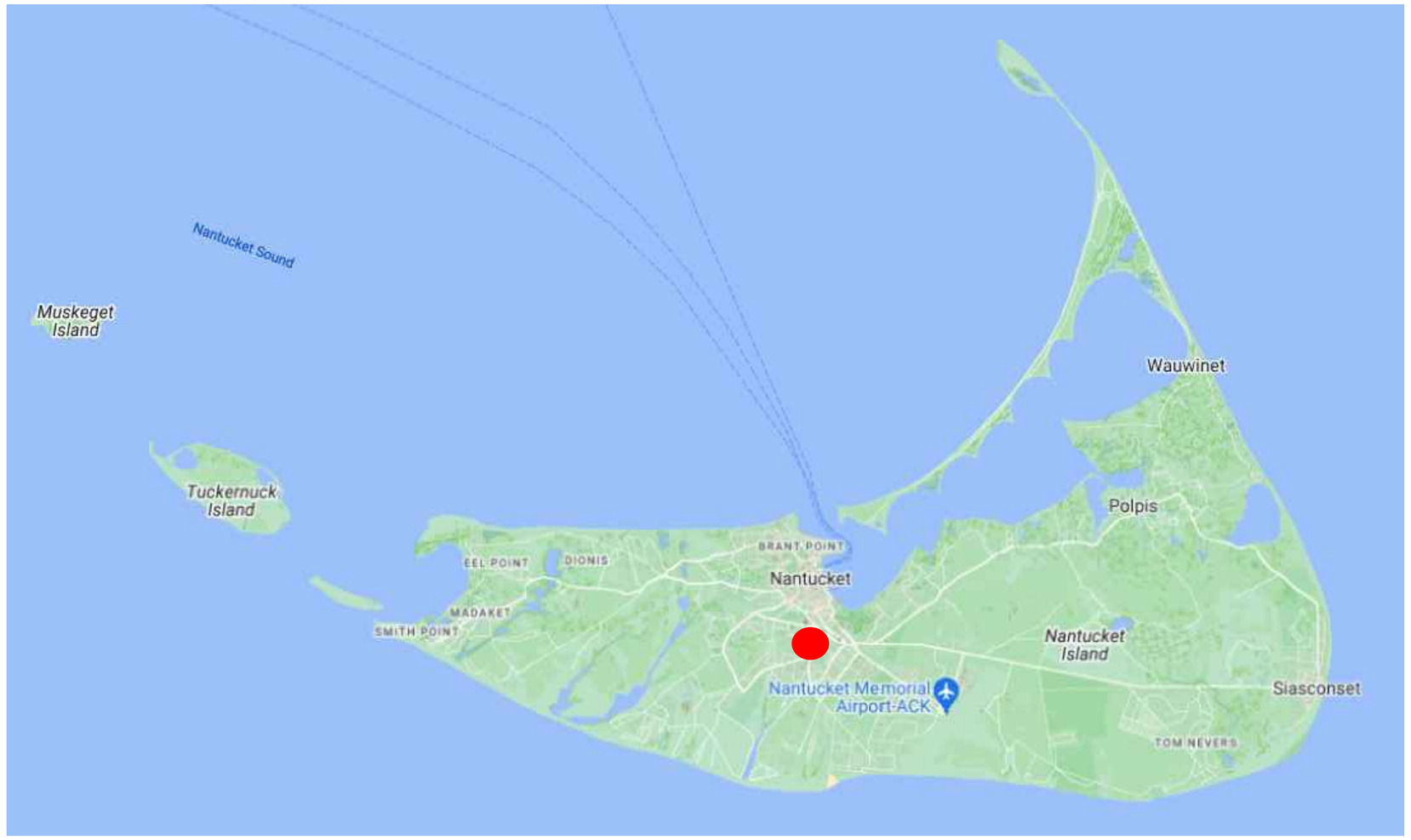
G-000

SMRT
Architecture • Engineering • Planning

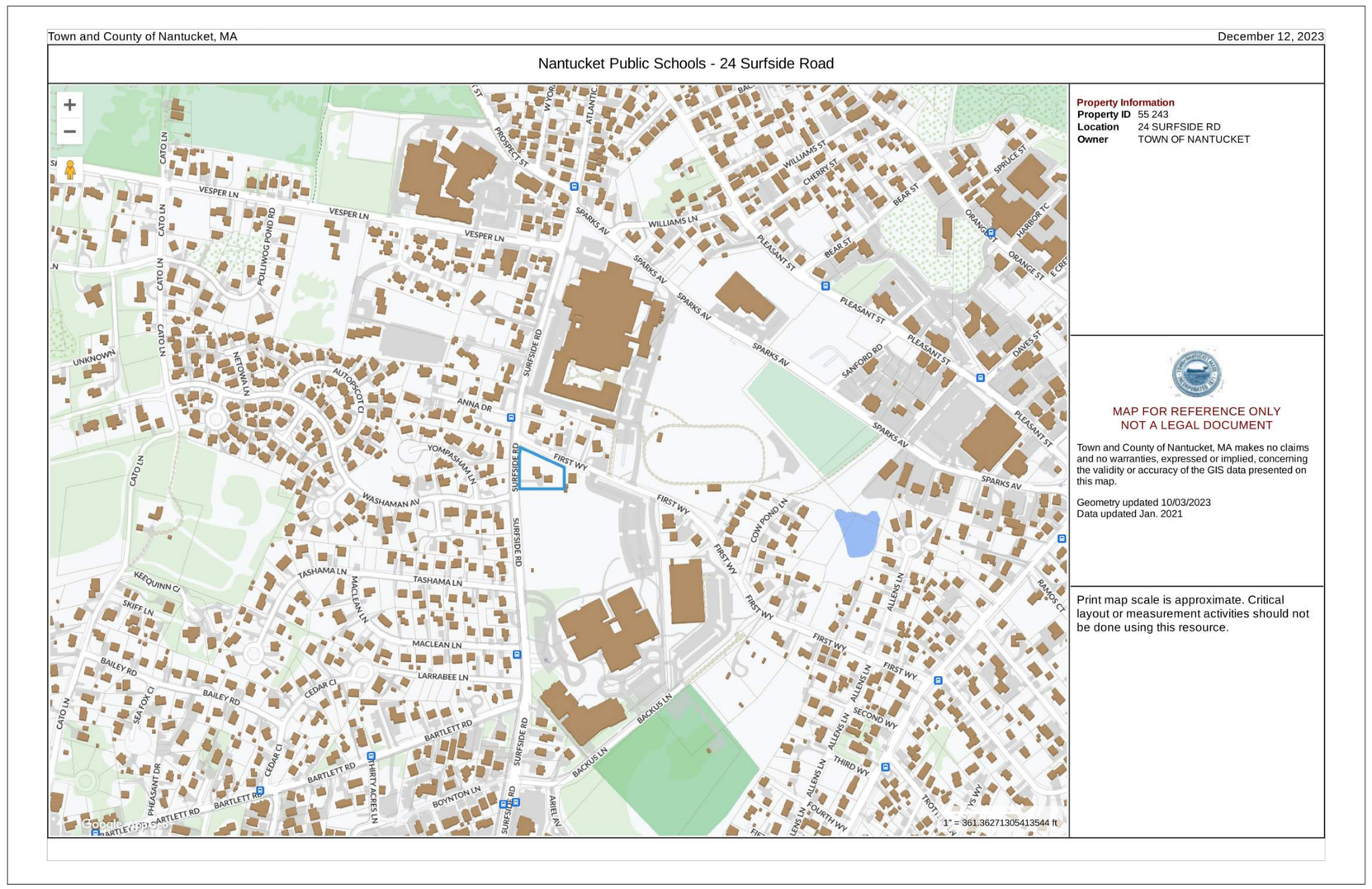
SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: 24084

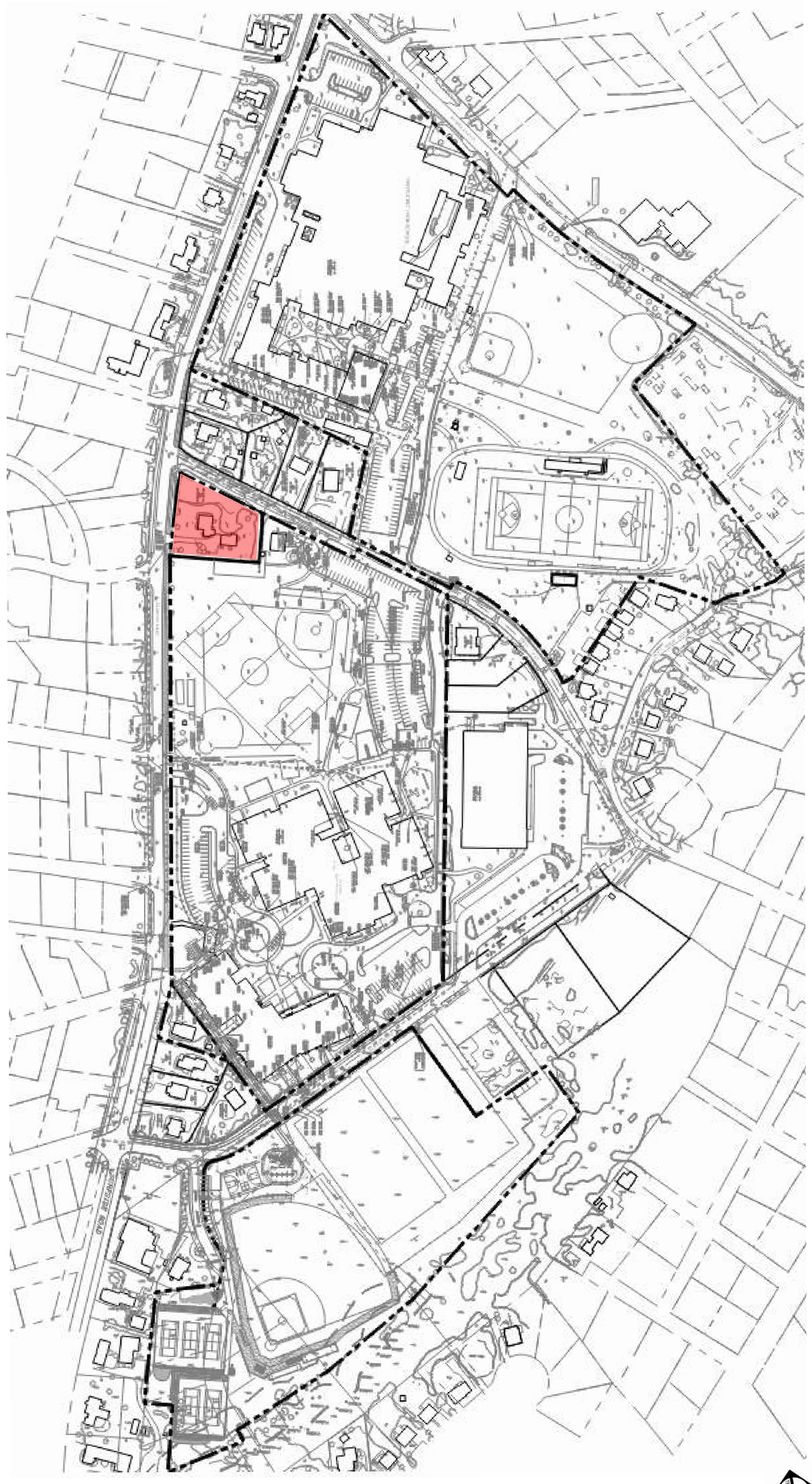
NOT FOR CONSTRUCTION



ISLAND CONTEXT



TOWN G.I.S. DATA



NPS CAMPUS CONTEXT

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2025 SMRT INC.
In Association with

#	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



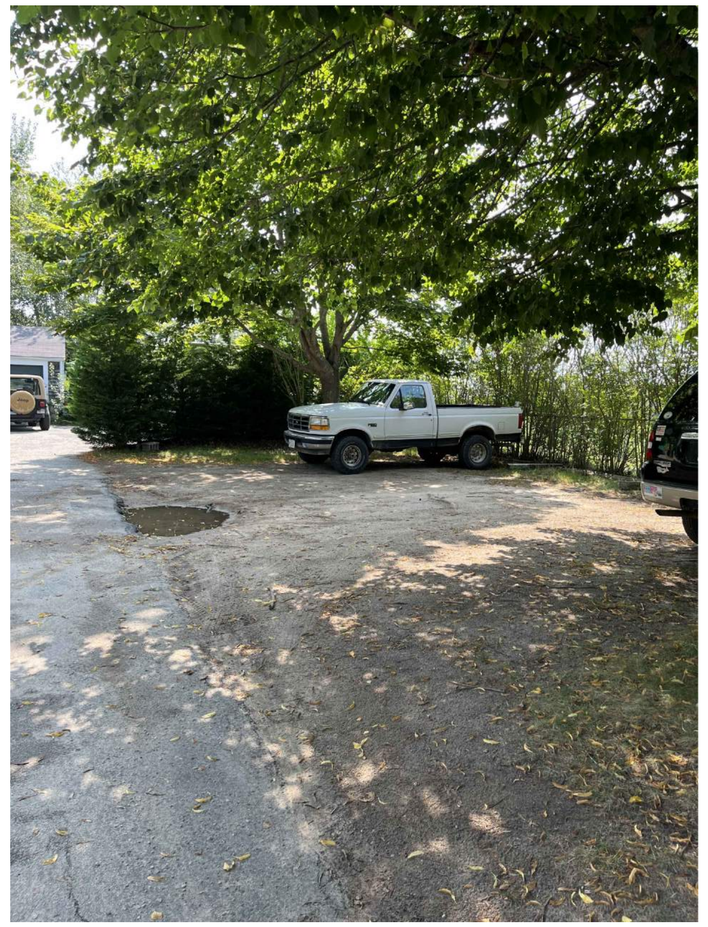
VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



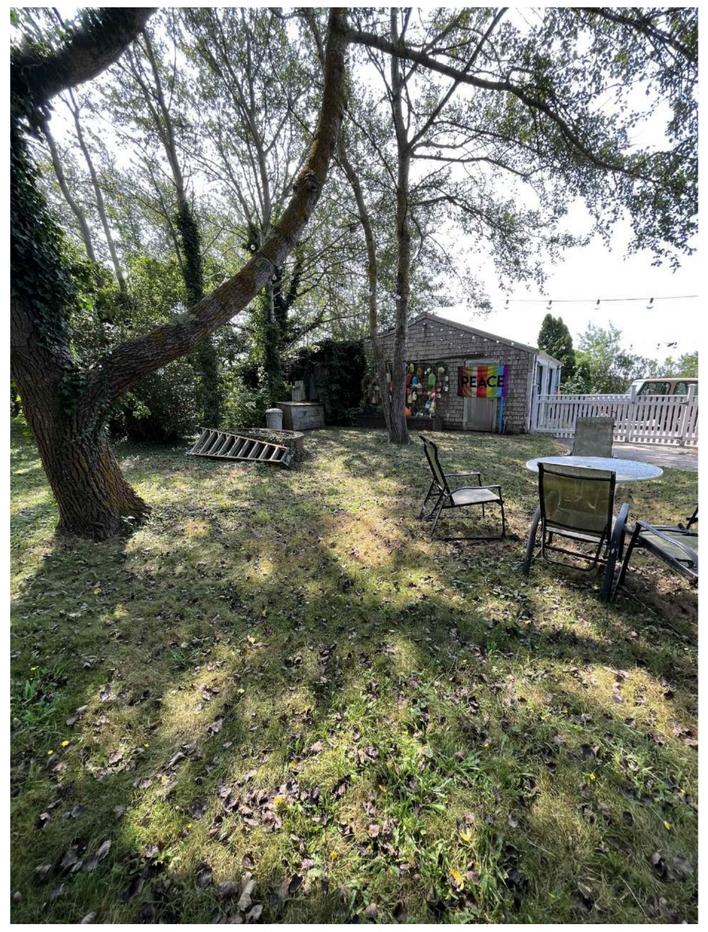
VIEW EAST TOWARDS EX. GARAGE



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

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2025 SMRT INC.
In Association with

#	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

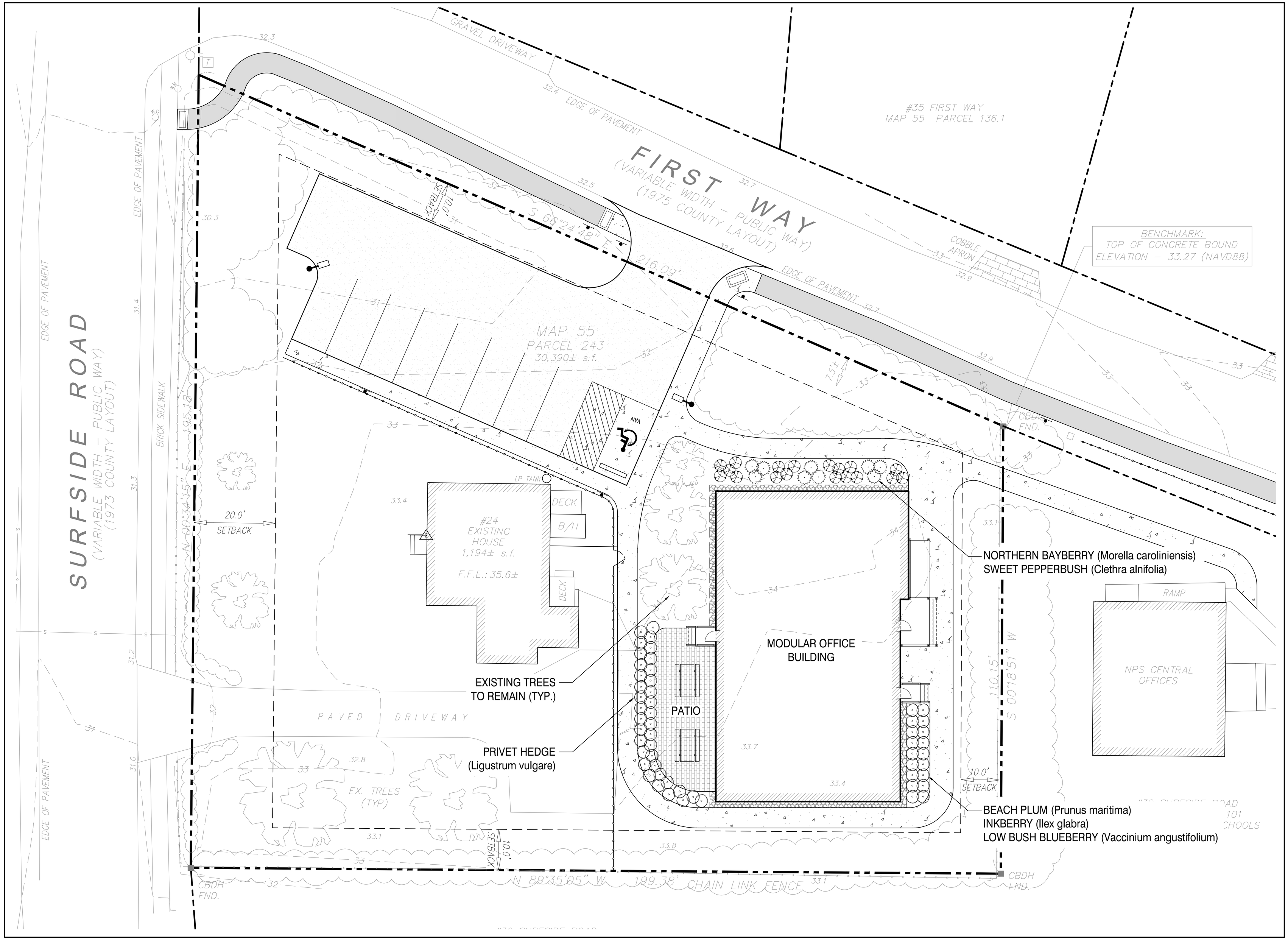
SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2025 SMRT INC.

In Association with



Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2025 SMRT INC.

In Association with

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

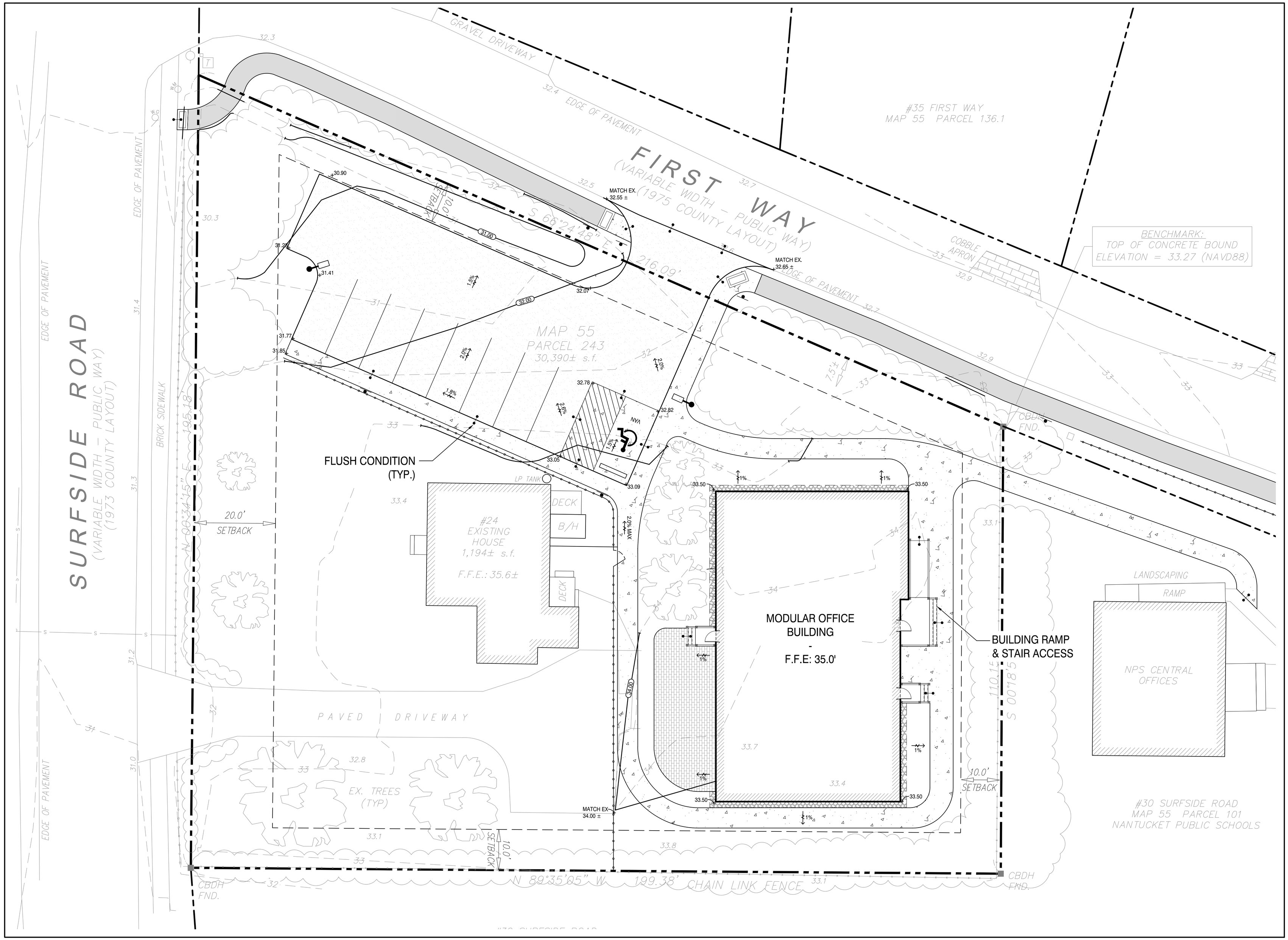
SITE LANDSCAPE PLAN

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

NOT FOR CONSTRUCTION



Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2025 SMRT INC.
In Association with

TRUE NORTH

0' 10' 20' 30'

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

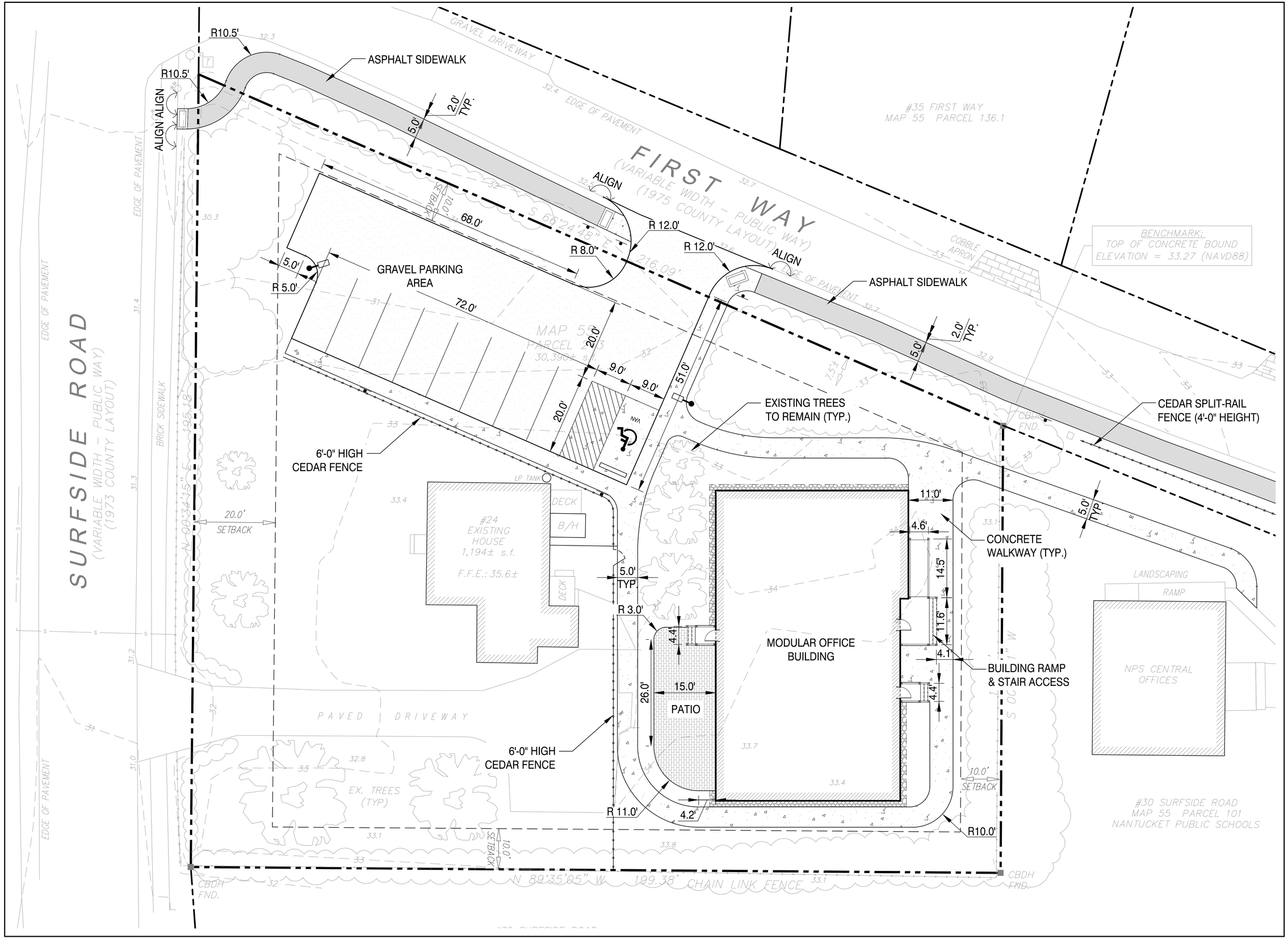
SITE TOPOGRAPHY PLAN

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

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2025 SMRT INC.

In Association with

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):

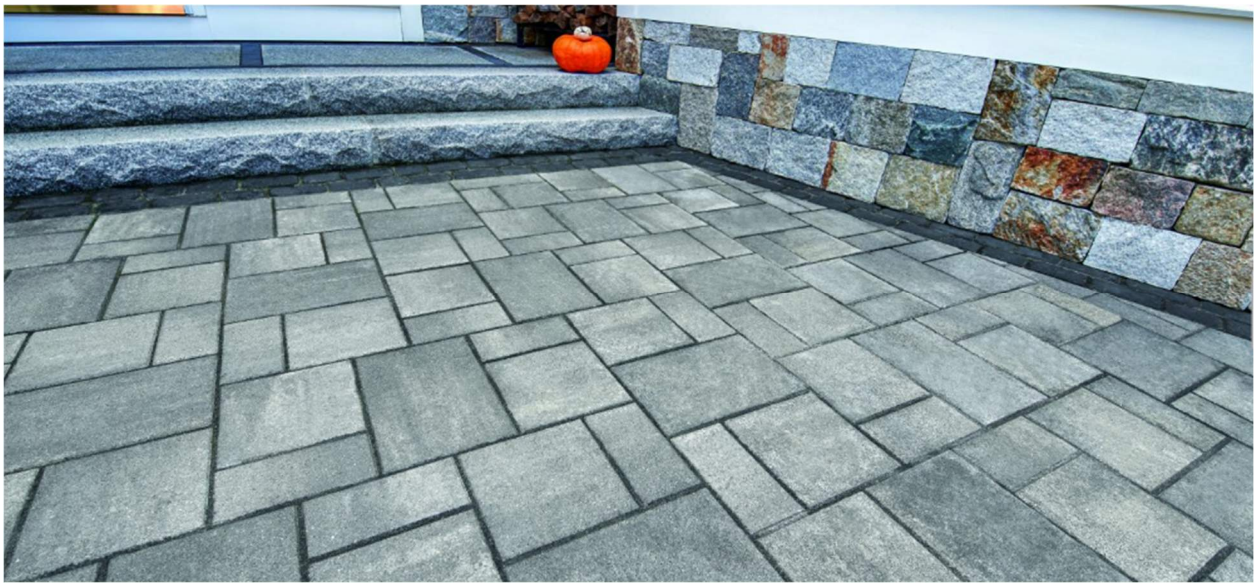






Concrete Block Pavers @ Staff Patio:





`





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

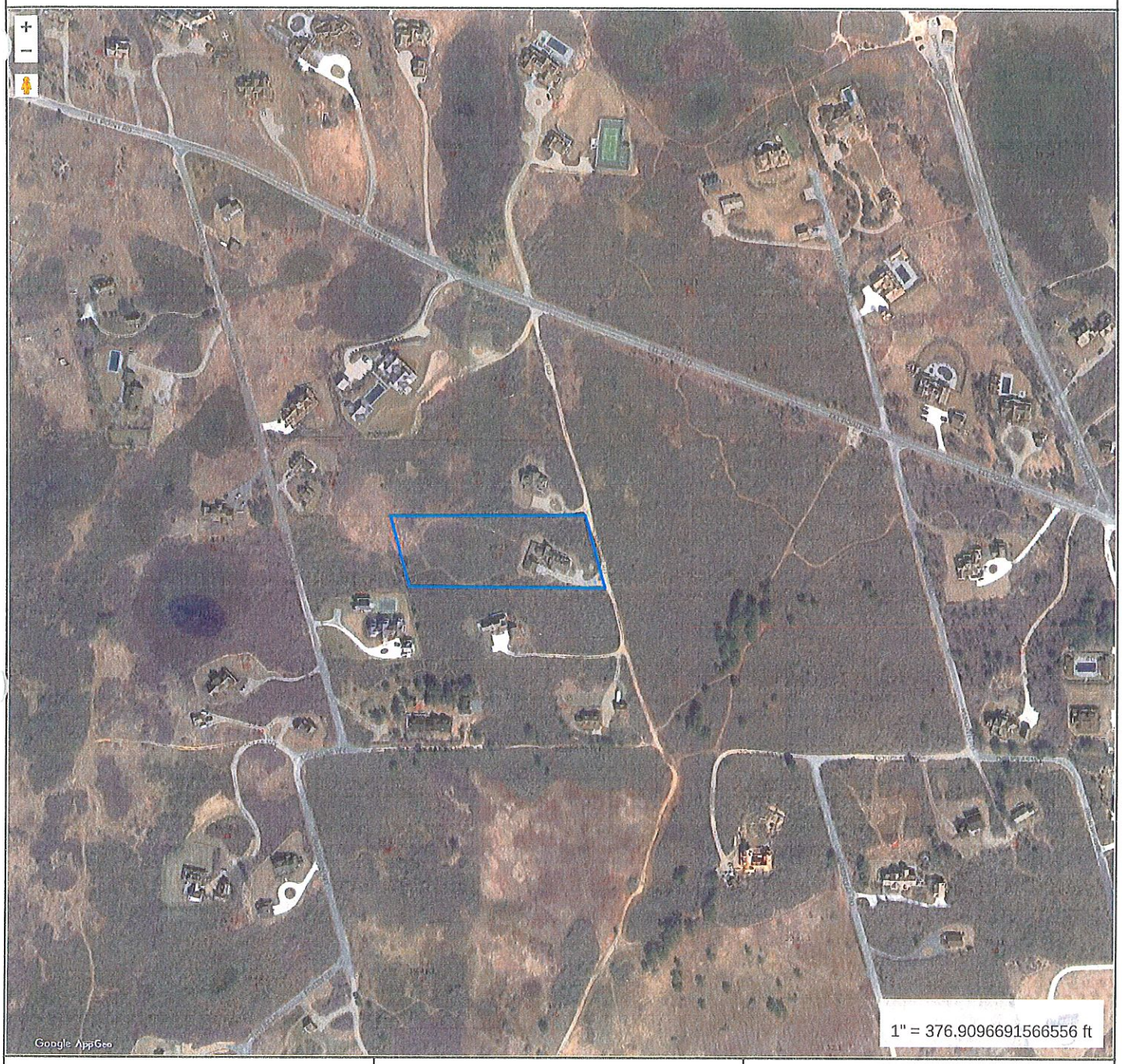
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

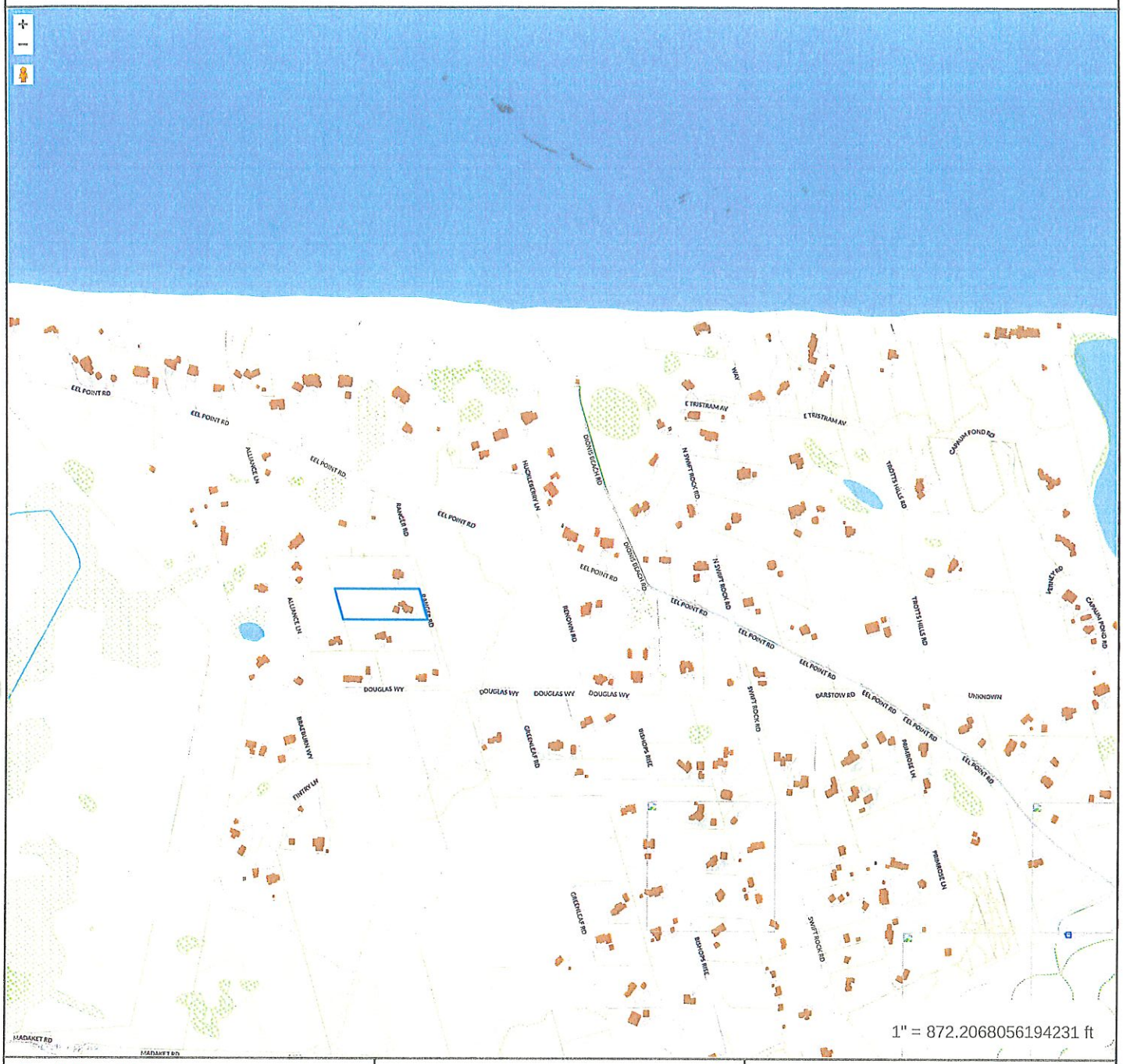
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

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

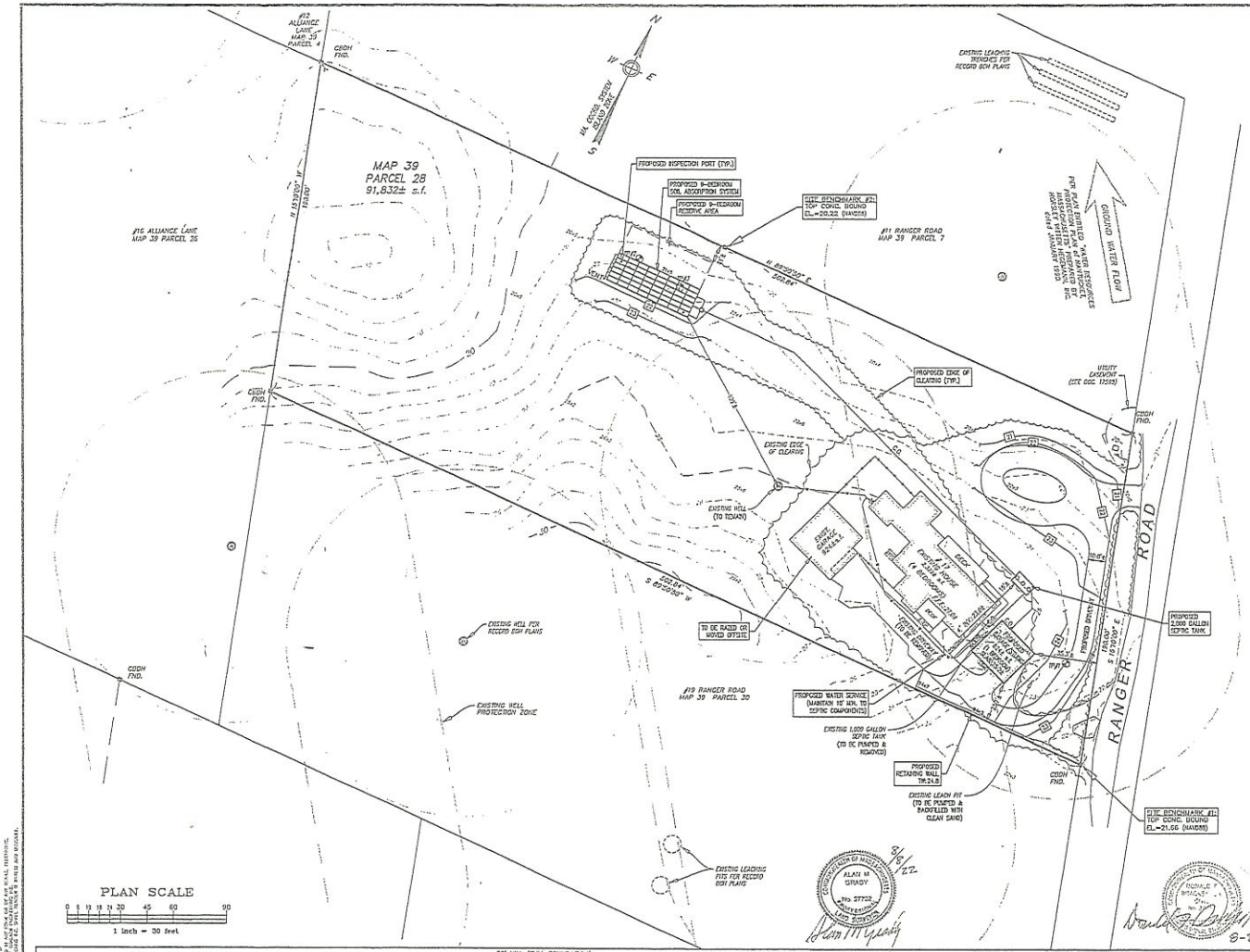
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

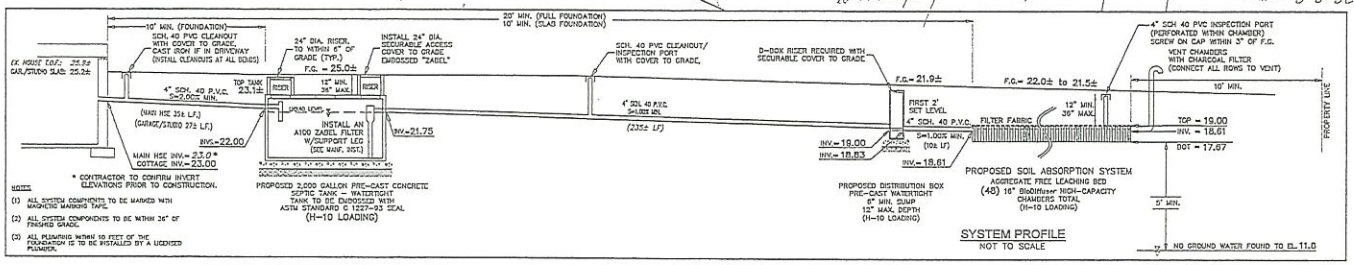
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

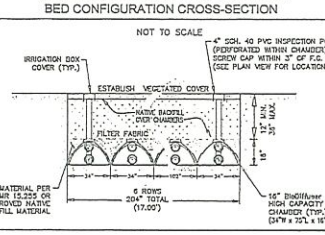




SYSTEM PROFILE
NOT TO SCALE

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)

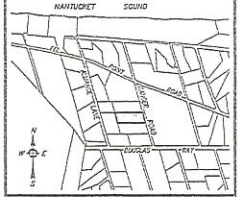
SOIL LOGS

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

COPYRIGHT (C) BY BRACKEN ENGINEERING INC. ALL RIGHTS RESERVED.
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.

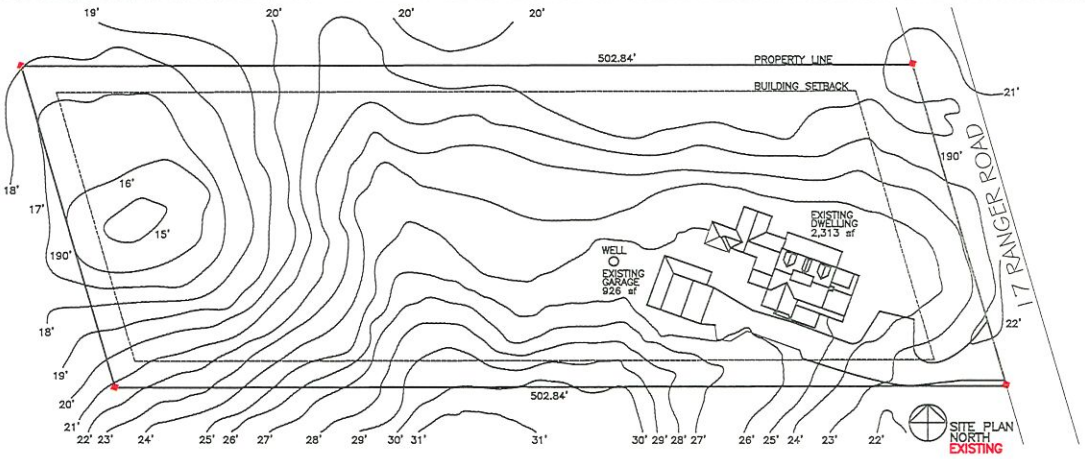
S:\Autocad Drawings\Horizontal\Ranger Road\17 Ranger Road\17 Ranger Road - SSD.dwg 2022.dwg

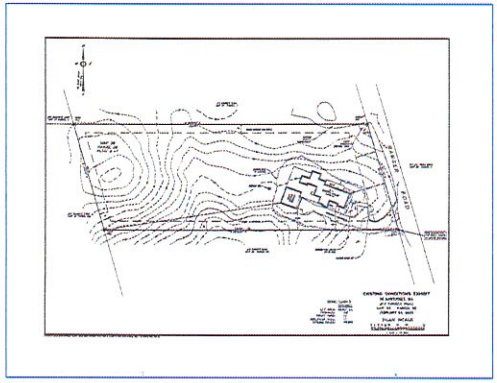
DRAWING INDEX

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	

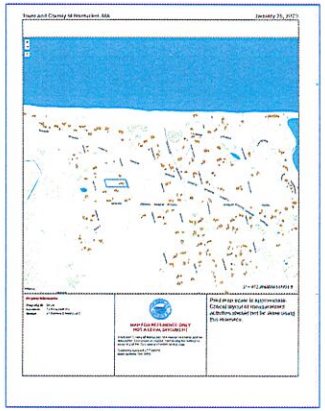




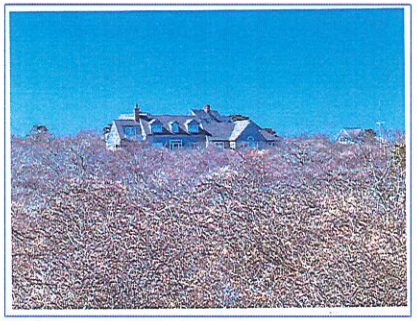
17 RANGER ROAD SURVEY



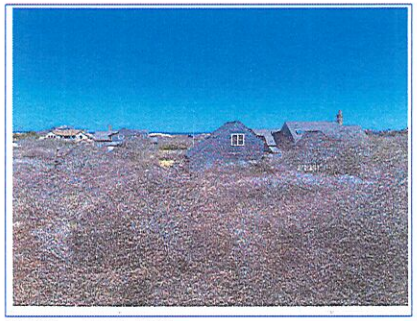
17 RANGER ROAD



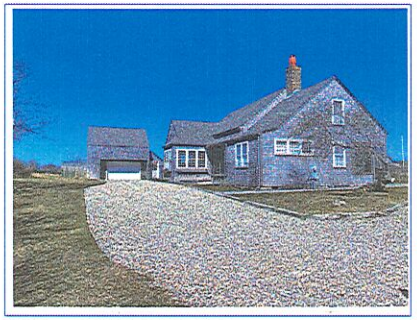
17 RANGER ROAD



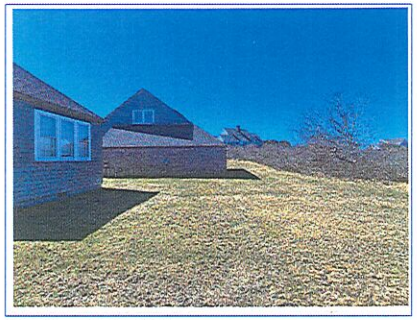
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

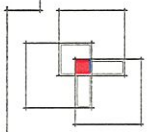


EAST RANGER ROAD VIEW



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"

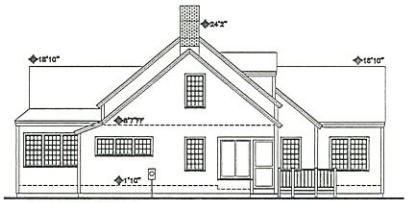
1R



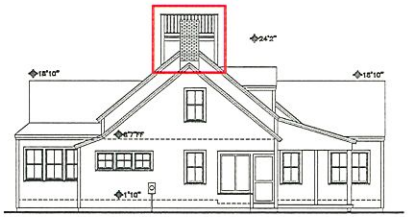
NORTH ELEVATION
EXISTING



NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



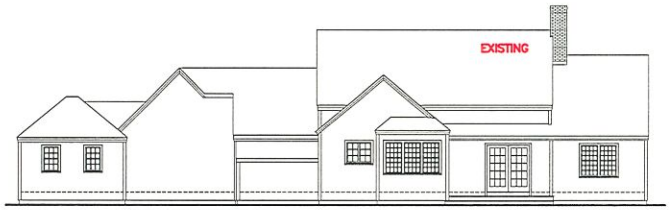
EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

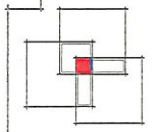


SOUTH ELEVATION
EXISTING



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

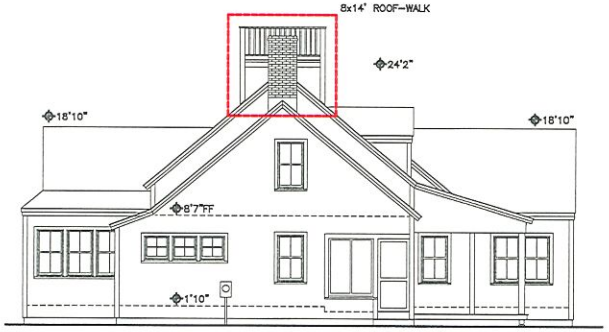
DATE
02-07-2025

SCALE
1/8 "=1'0"

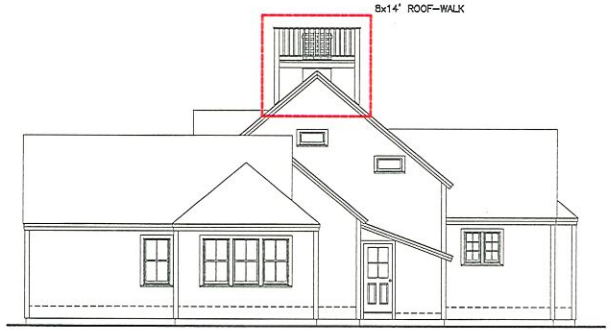
2R



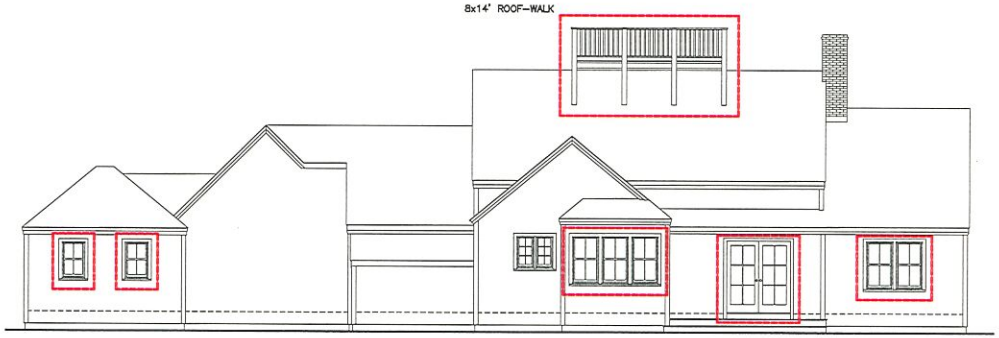
NORTH ELEVATION
PROPOSED



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. ----------

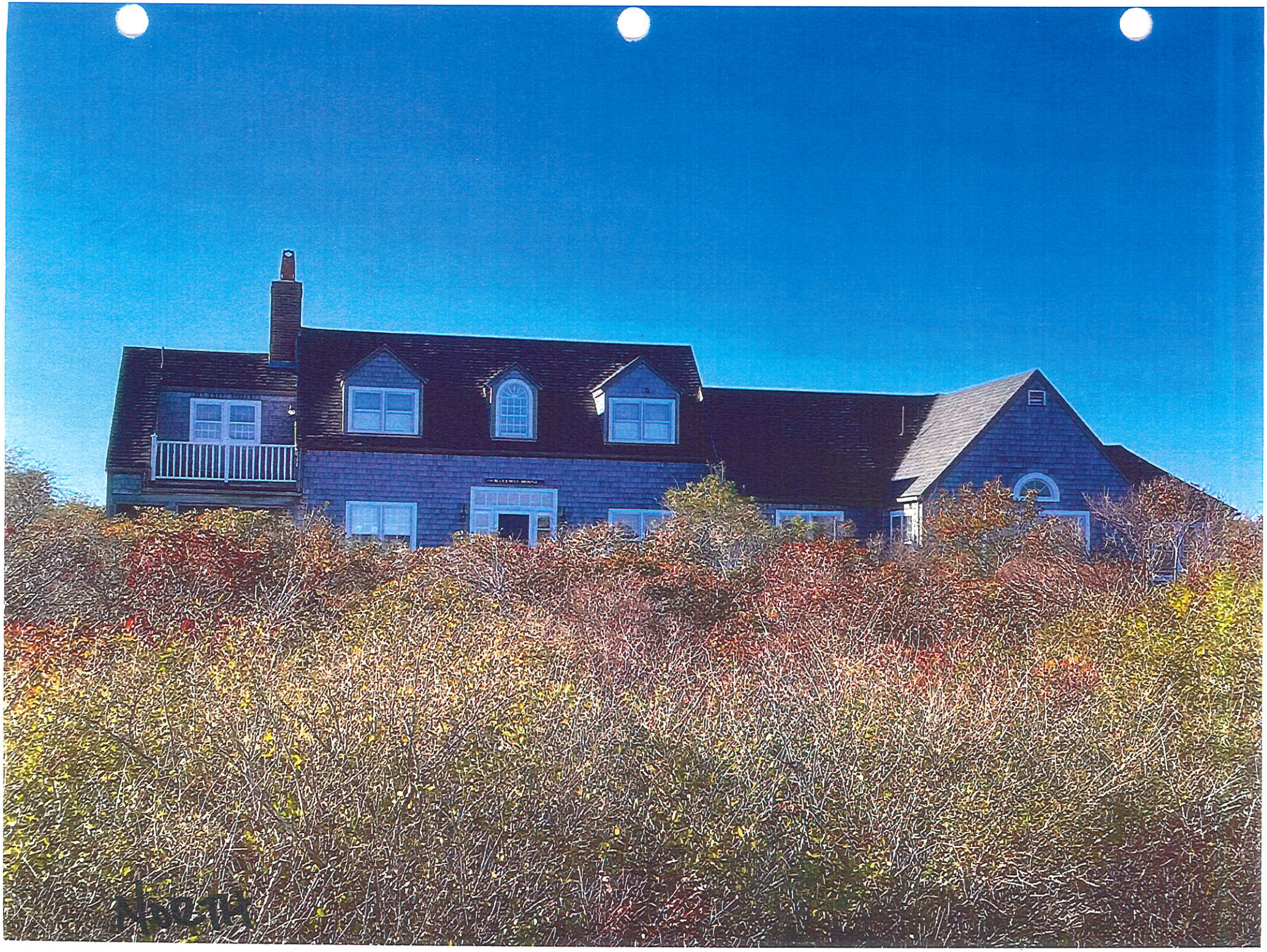
COPYRIGHT: SCI 2025

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

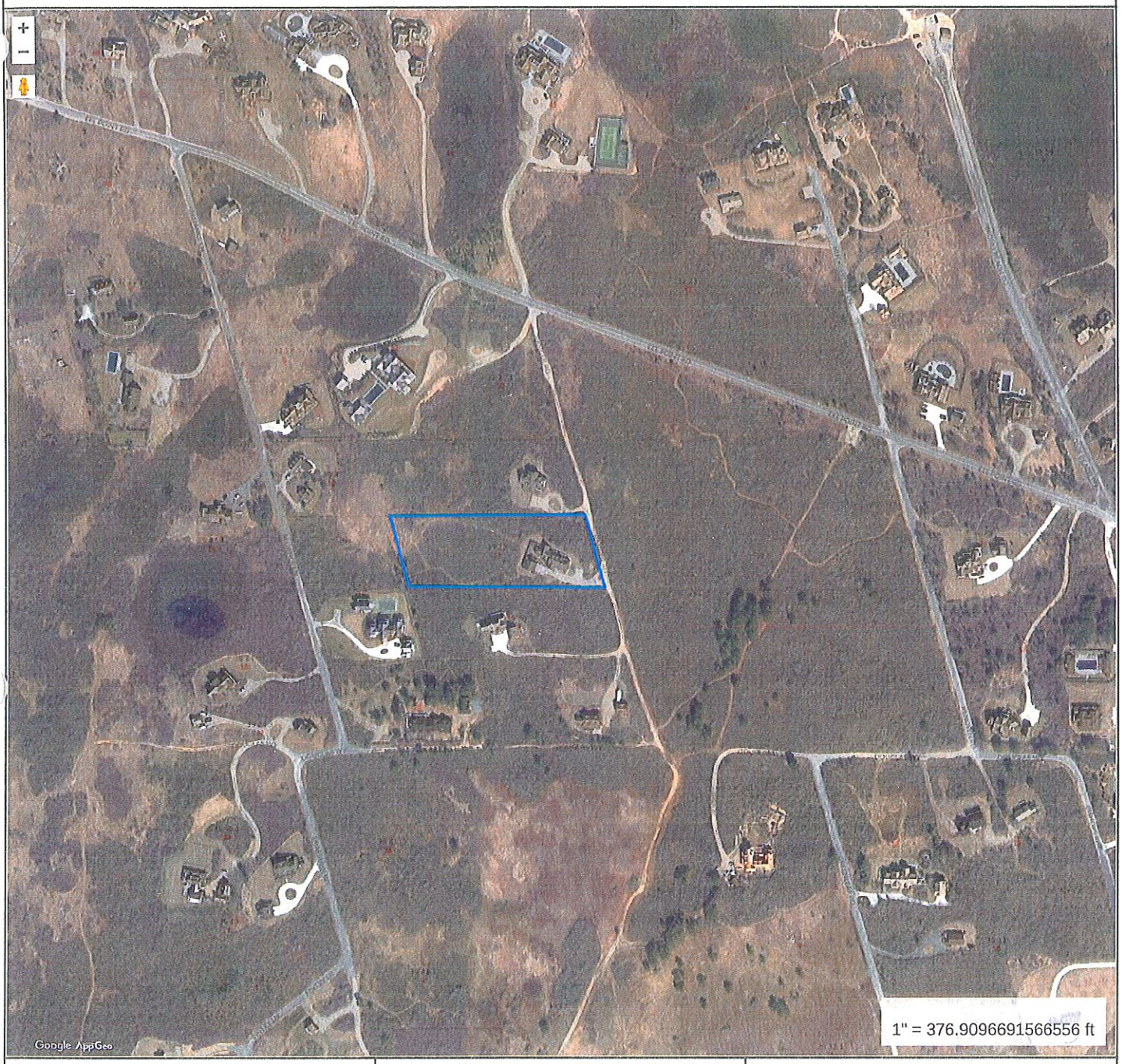
2-10-25

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

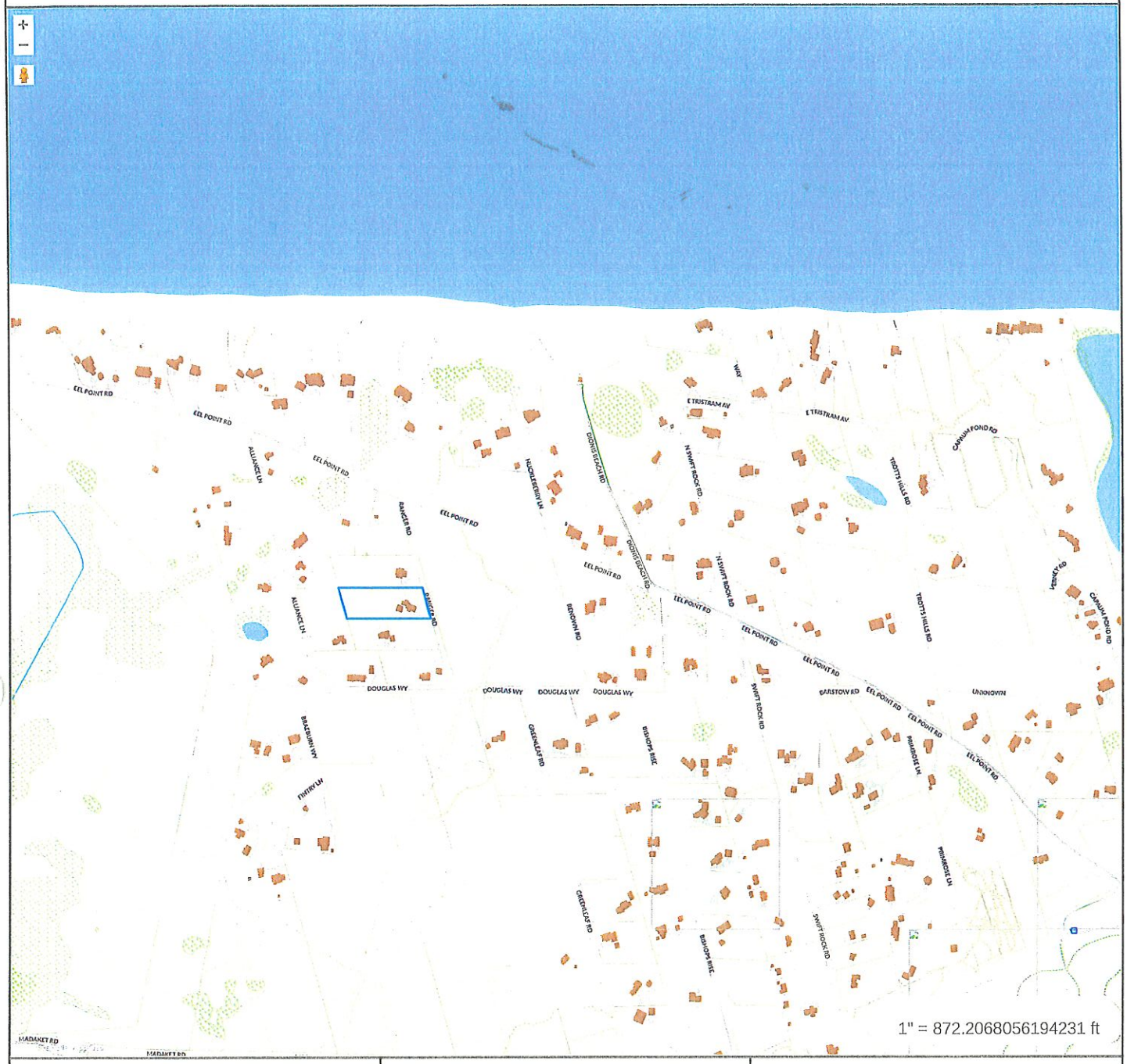
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

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.



Property Information

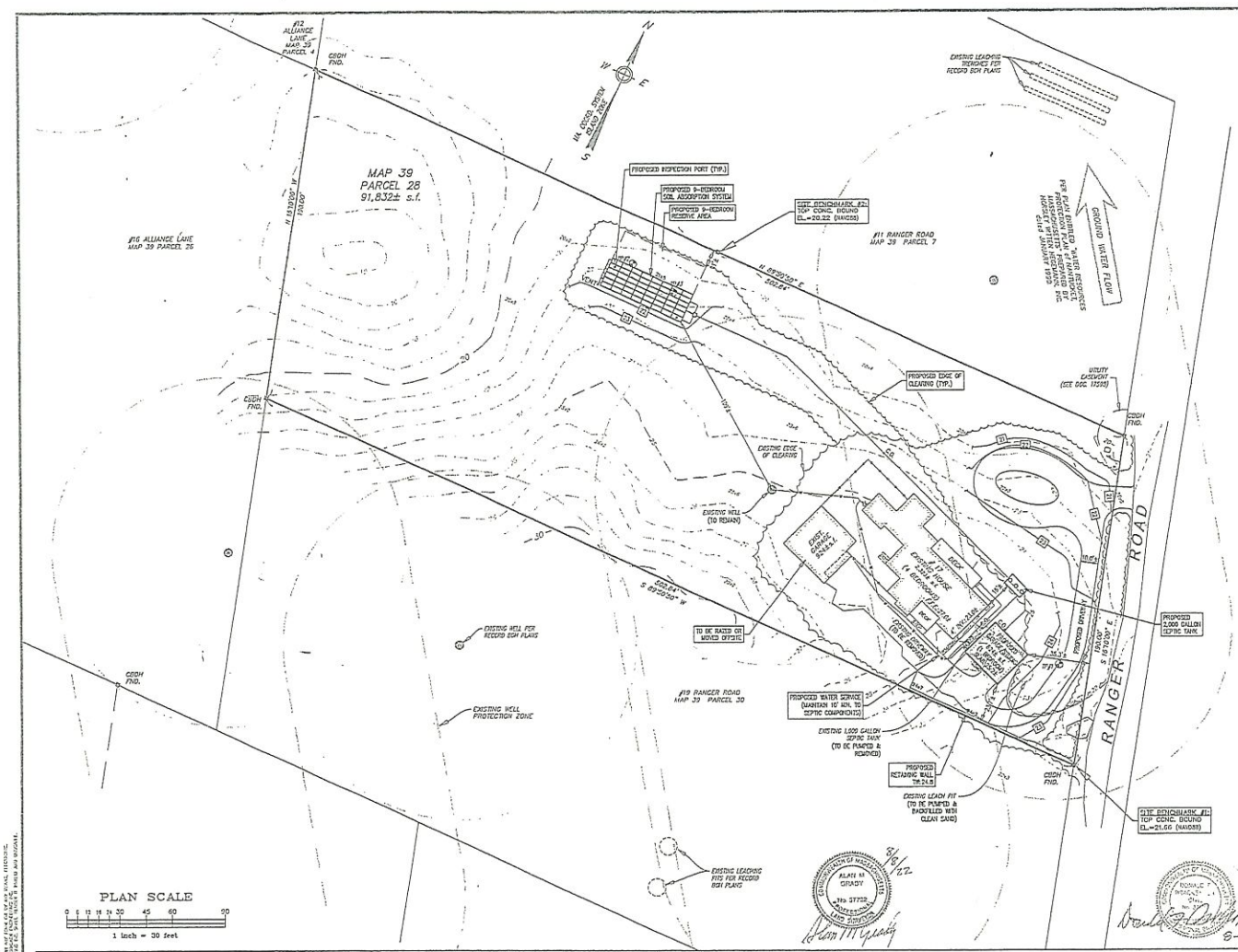
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

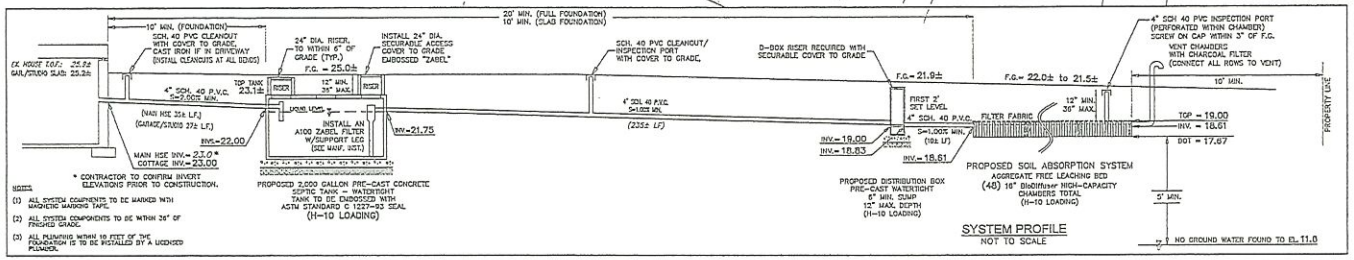
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.





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)

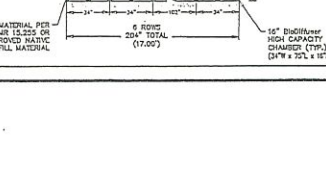
SOIL LOGS

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)

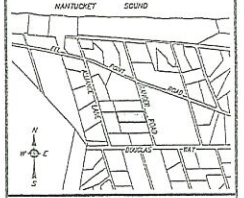
16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

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

COPYRIGHT (C) BY BRACKEN ENGINEERING INC. ALL RIGHTS RESERVED. THESE PLANS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF BRACKEN ENGINEERING INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRACKEN ENGINEERING INC. ANY UNAUTHORIZED USE SHALL VOID THE LICENSE HEREIN AND SHALL BE A VIOLATION OF THE LICENSE AGREEMENT AND COPYRIGHT LAWS.

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.

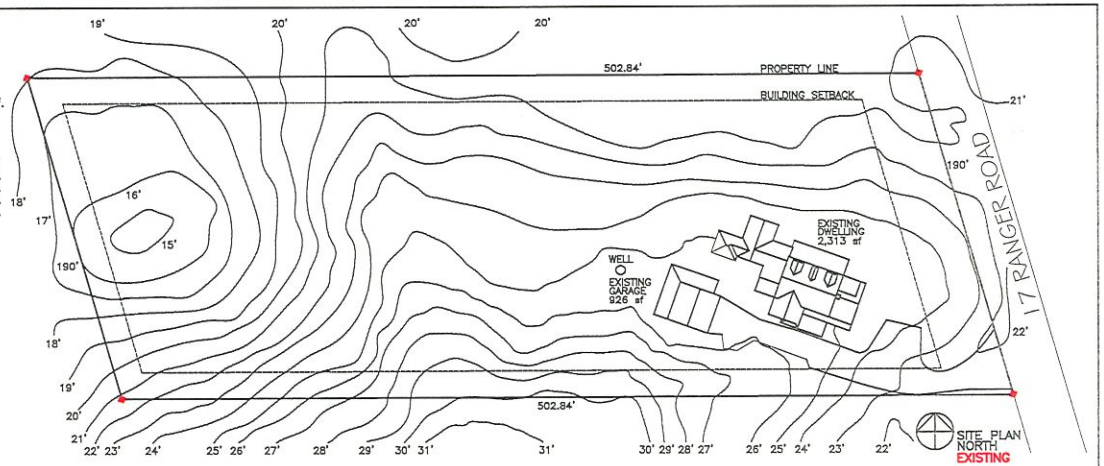
Date 2.10.25 Signature of owner of record _____ SCOTT ESTILL Signed under penalties of perjury

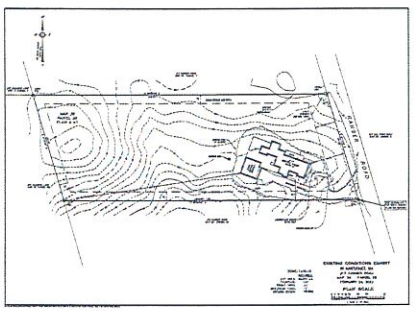
DRAWING INDEX

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	

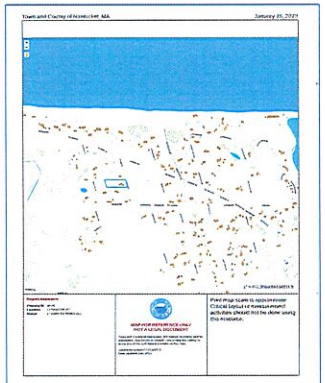




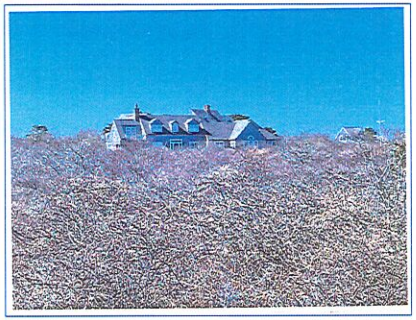
17 RANGER ROAD SURVEY



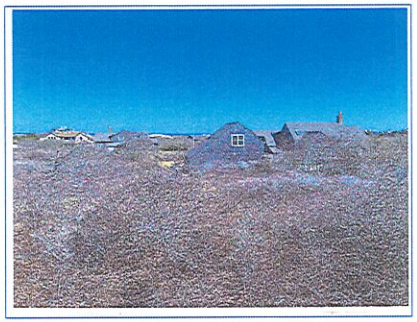
17 RANGER ROAD



17 RANGER ROAD



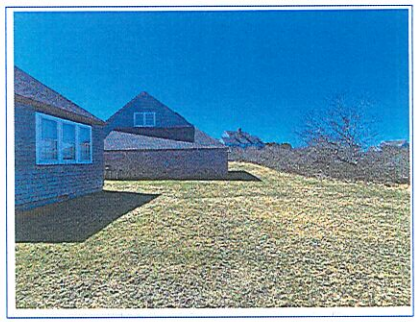
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

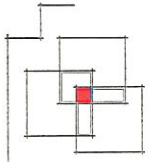


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



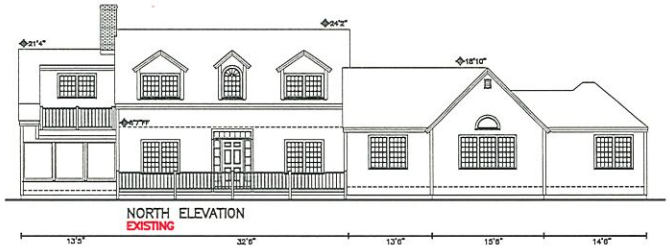
PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
JOB NO

DOOR & WINDOW REVISIONS

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

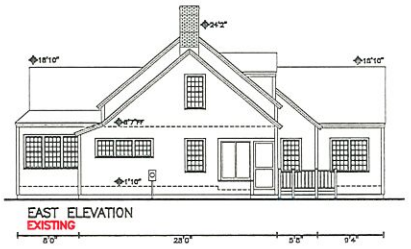
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"
1



NORTH ELEVATION
EXISTING



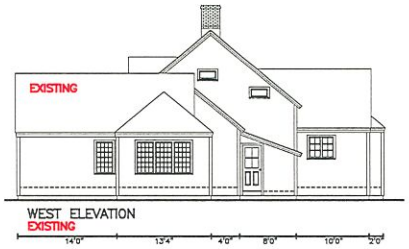
NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



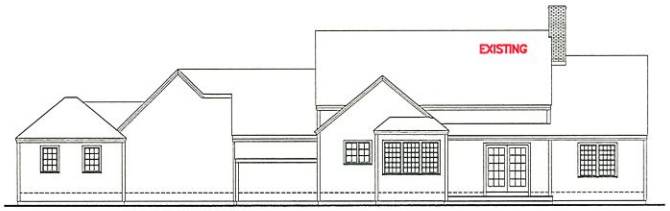
EAST ELEVATION
PROPOSED



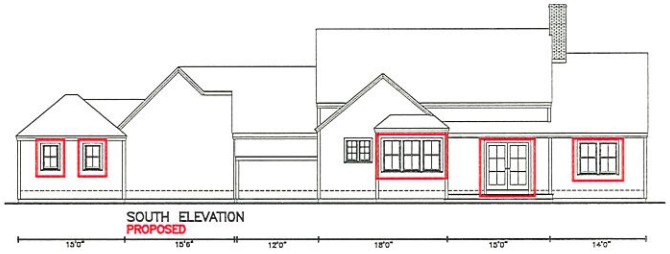
WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

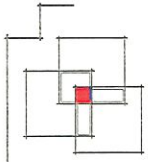


SOUTH ELEVATION
EXISTING



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

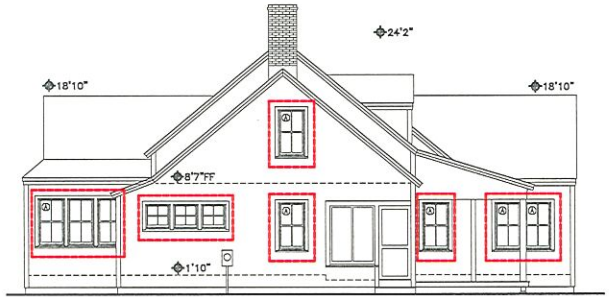
SCALE
1/8 "=1'0"

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"



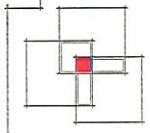
SOUTH ELEVATION
PROPOSED

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 _____

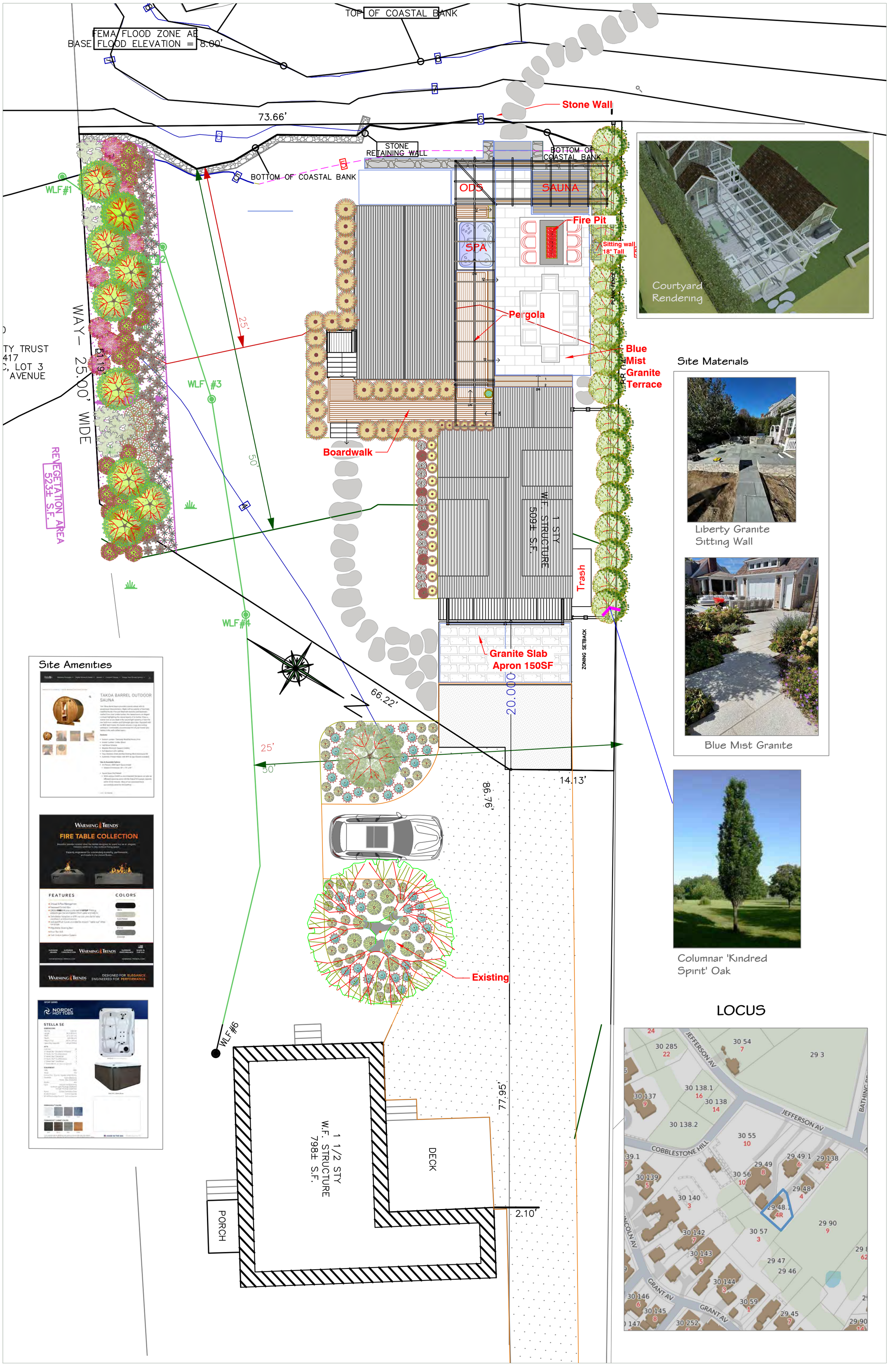
Trim _____ Sash _____ Doors _____

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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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.

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.



9 DOC RYDER DRIVE - DEMO MOVE OFF
FRONT & RIGHT ELEVATIONS





9 DOC RYDER DRIVE - DEMO MOVE OFF
REAR & LEFT ELEVATIONS



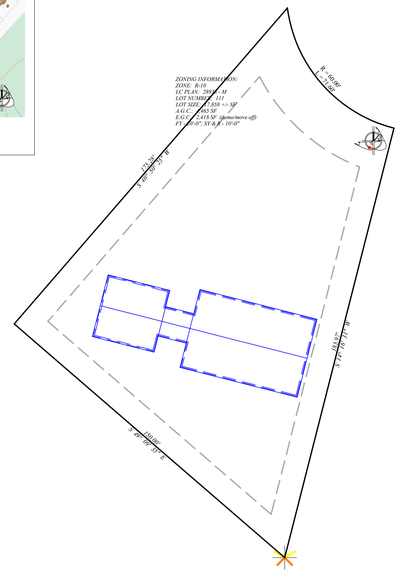
H.D.C. SUBMISSION

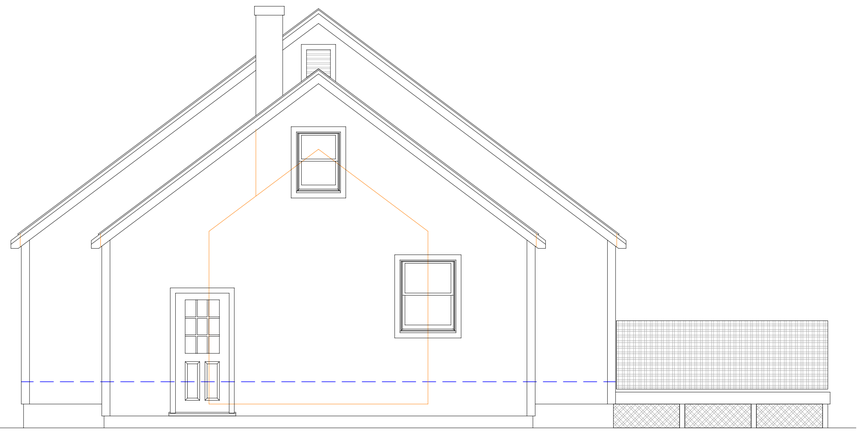


NORTH ELEVATION
facing doc ryder

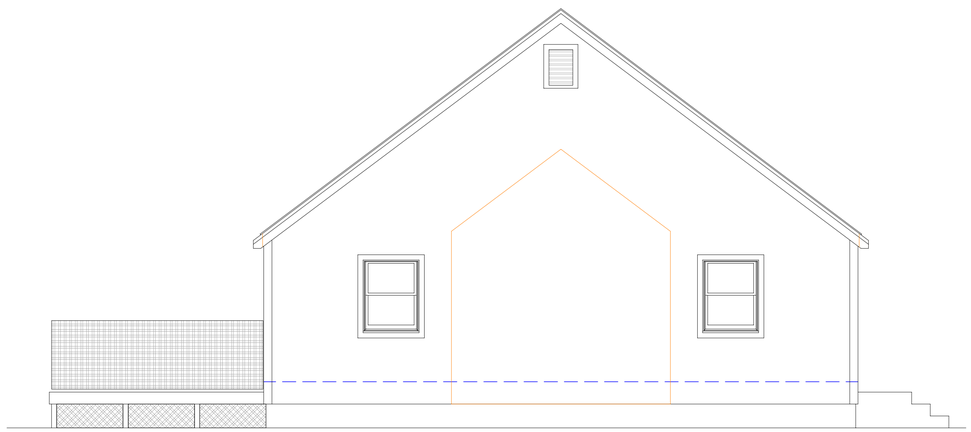


LOCUS MAP - NOT TO SCALE
9 DOC RYDER LLC - MAP 66; PCL 213





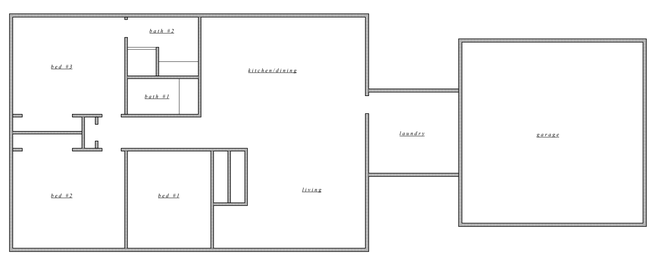
WEST ELEVATION
facing 7 doc ryder



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

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

7003 2260 0001 1629 2581

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: 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

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

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: 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

(Domestic Mail Only; No Insurance Coverage Provided)

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

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.



9 DOC RYDER DRIVE - CONTEXT PHOTOS
(11 DOC RYDER & 3 HENDERSEN)





9 DOC RYDER DRIVE - CONTEXT PHOTOS
(13 & 8 DOC RYDER)





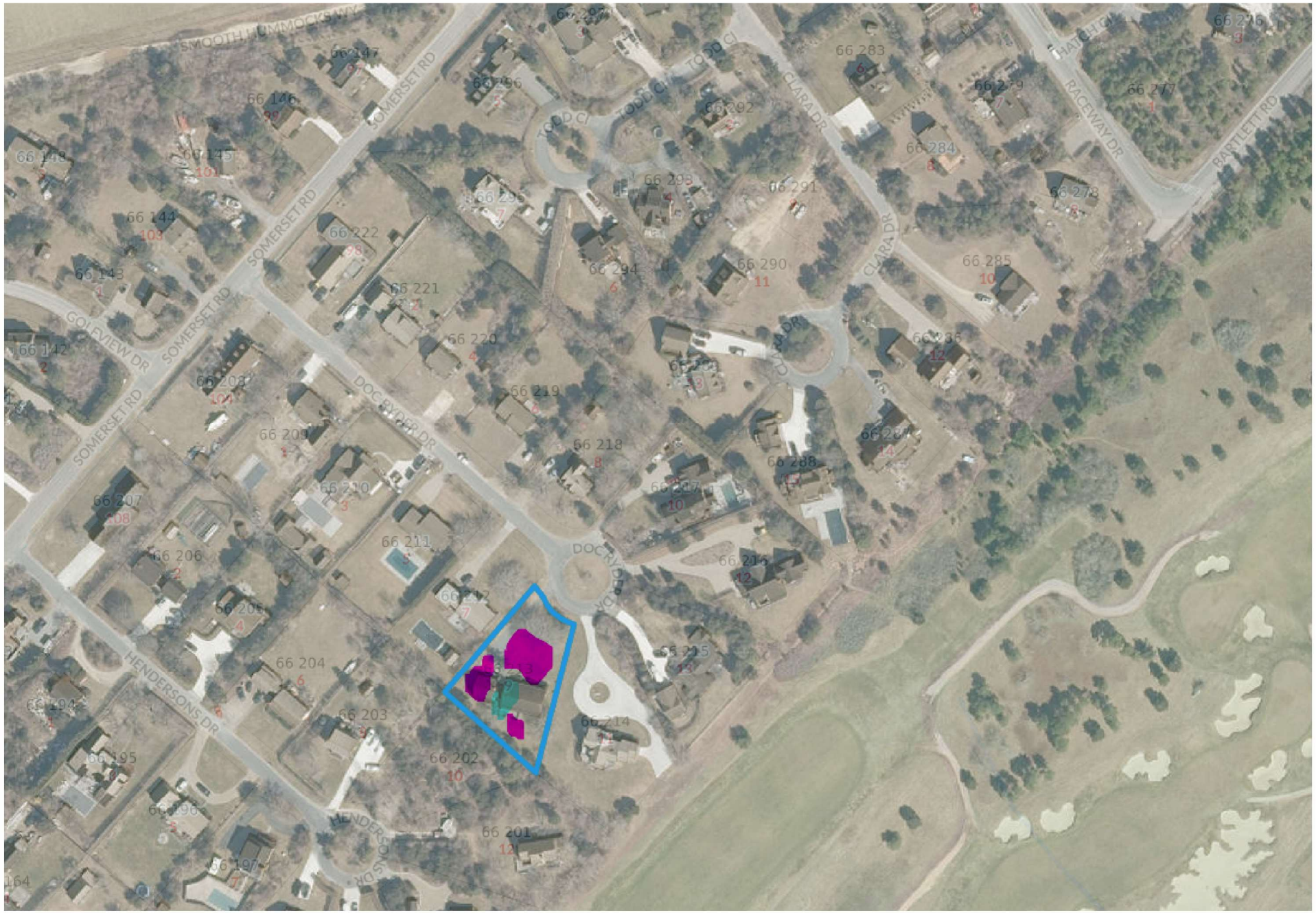
9 DOC RYDER DRIVE - CONTEXT PHOTOS
(10 DOC RYDER)





9 DOC RYDER DRIVE - CONTEXT PHOTOS
(2 & 12 DOC RYDER)



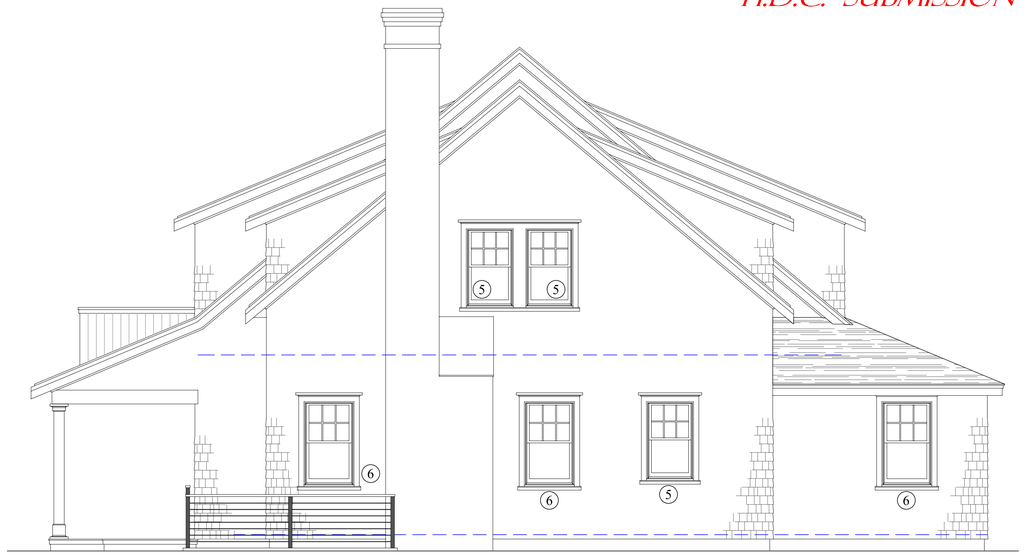


AERIAL VIEW DOC RYDER (GENERAL)

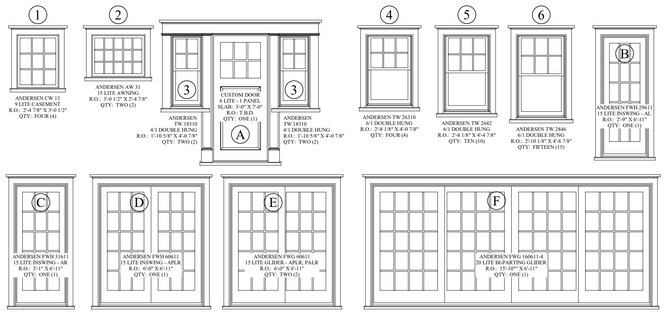
H.D.C. SUBMISSION



NORTH ELEVATION
facing doc ryder

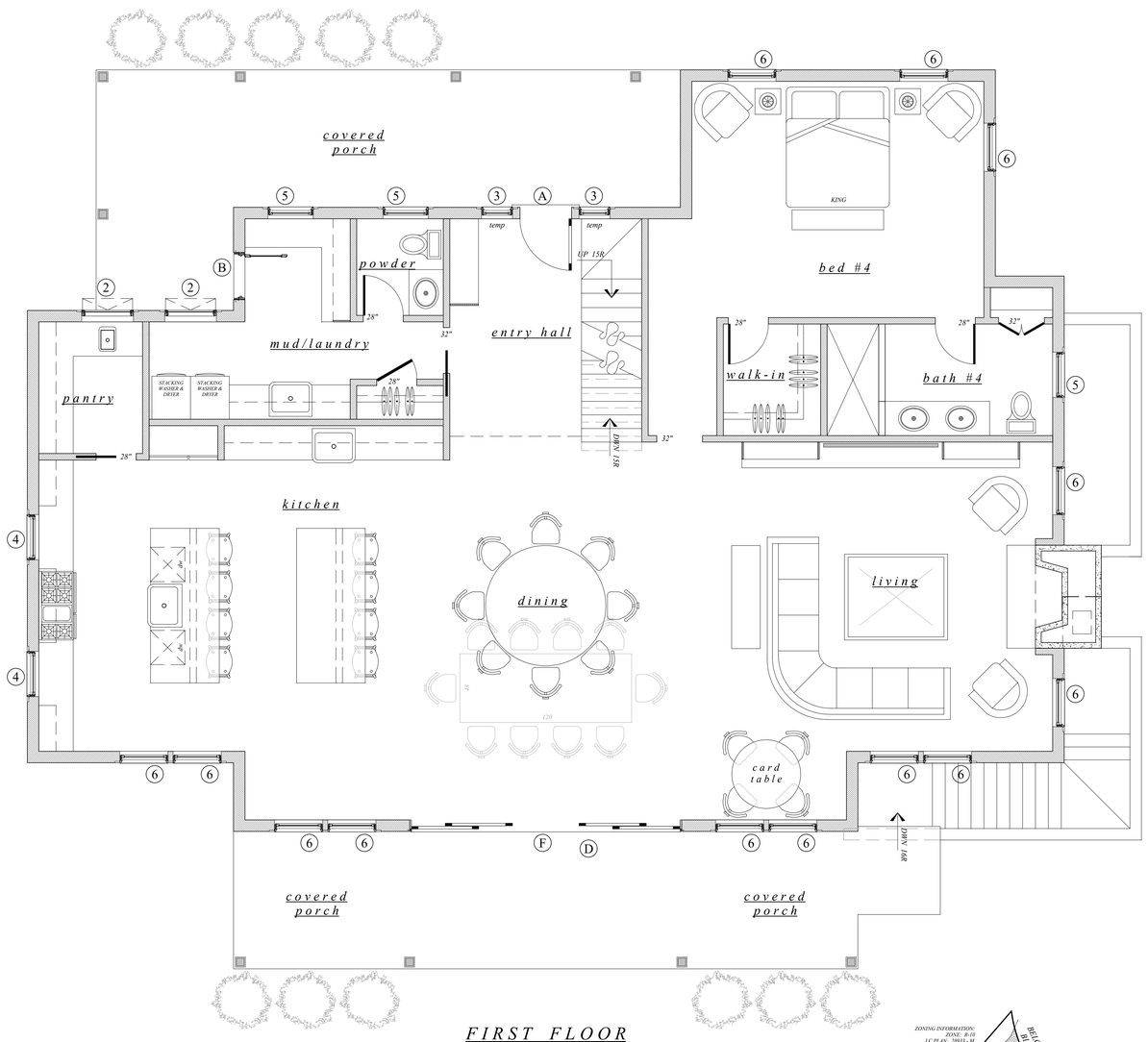


EAST ELEVATION
facing 11 doc ryder

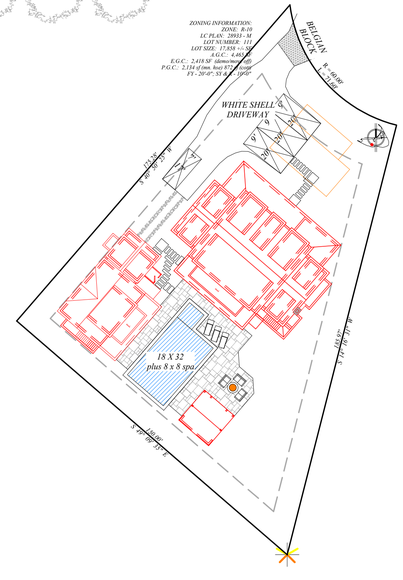


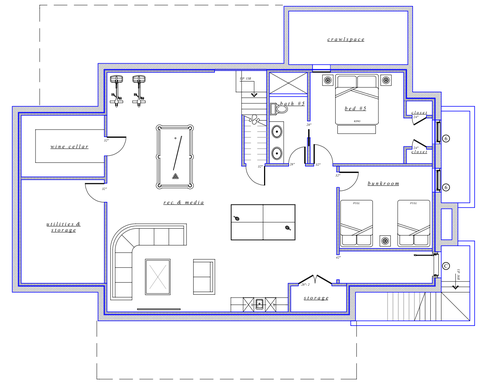


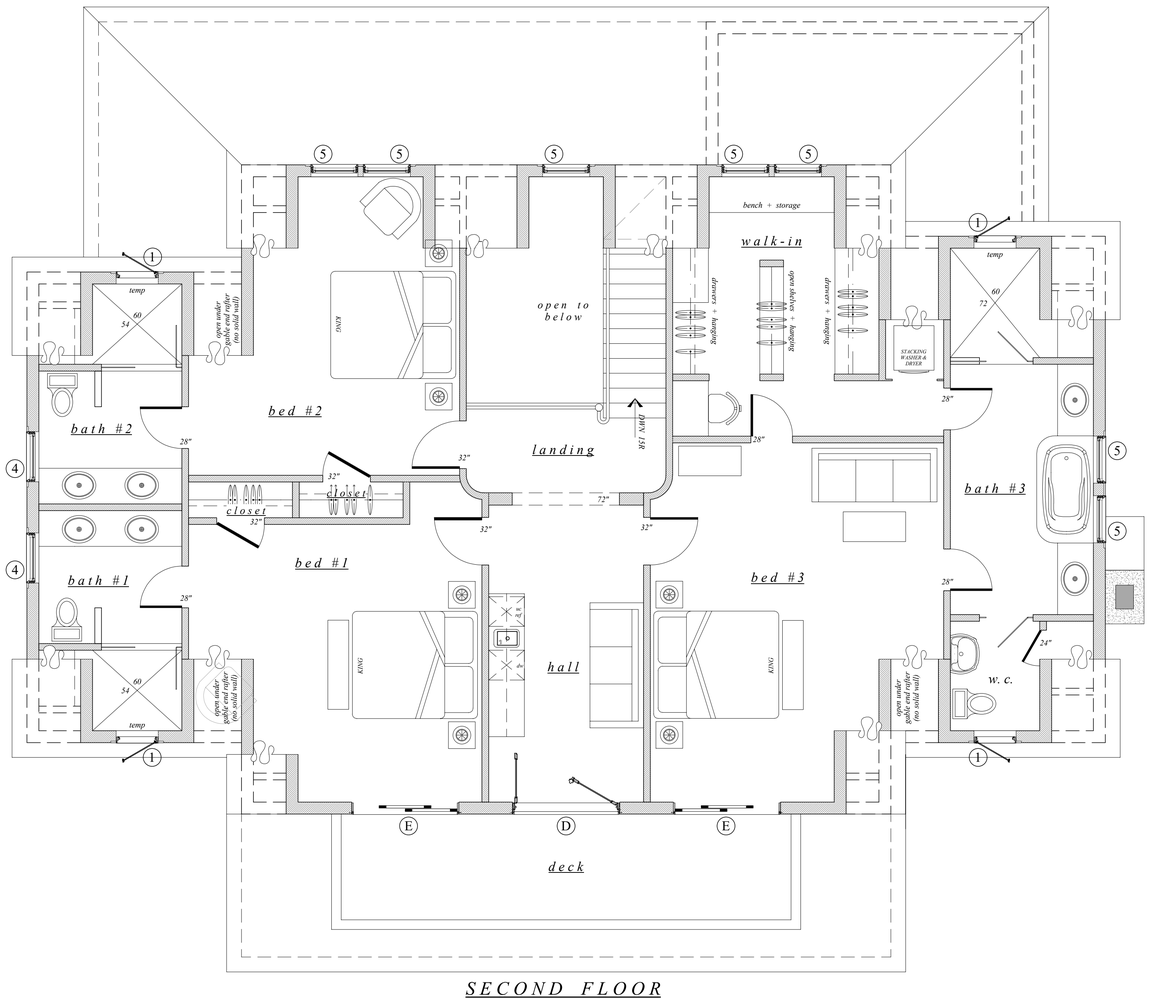
H.D.C. SUBMISSION



FIRST FLOOR







SECOND FLOOR

2

MAP - 66
PCL - 213

NINE DOC RYDER LLC - NEW DWELLING
9 DOC RYDER DR
NANTUCKET, MA

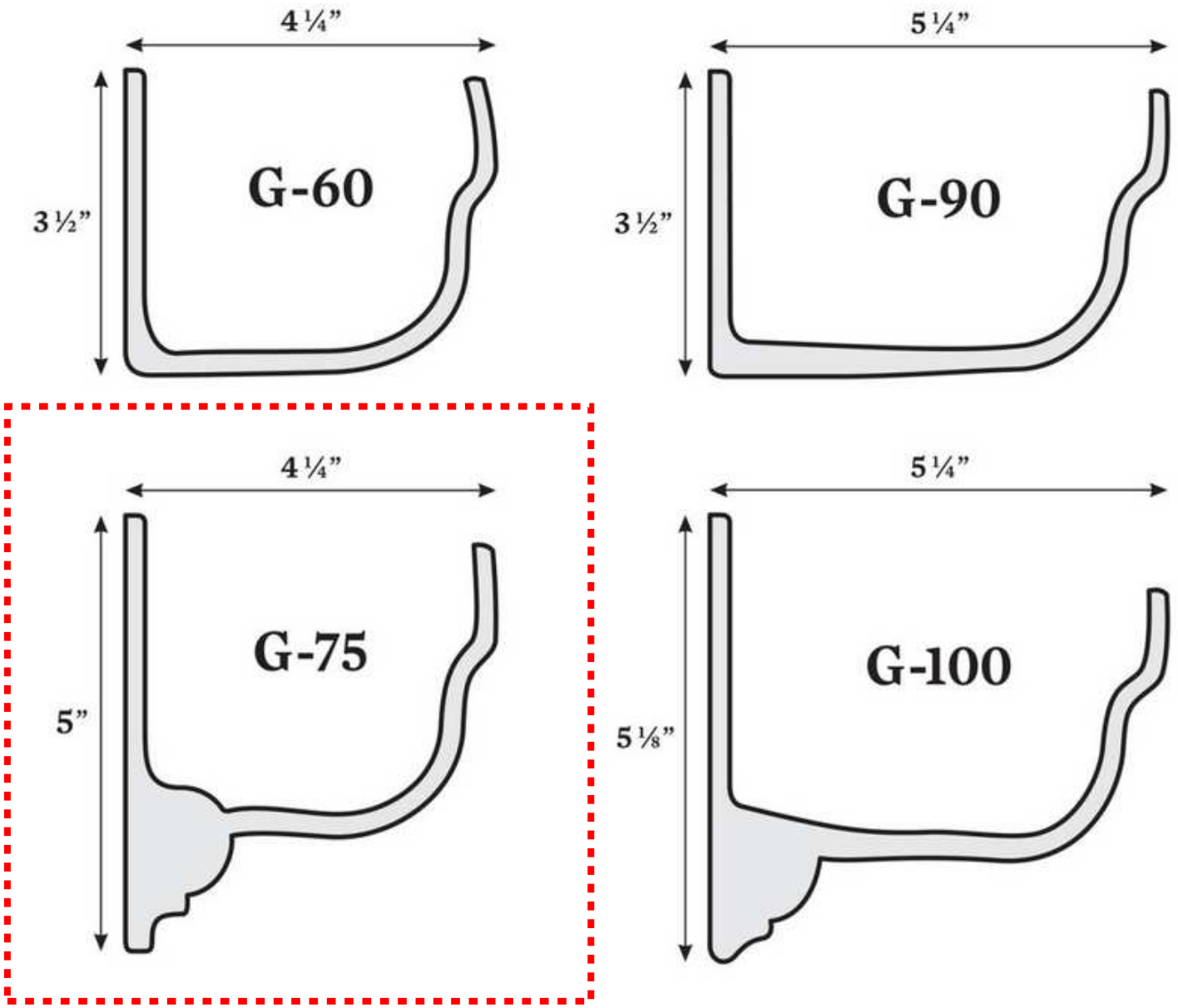
FEB 16, 2025
PLANNING

FLOOR PLANS, SITE LOCUS
SCALE: 1/4" = 1'-0", 1" = 30'-0", 1" = 10'-0"
DATE: 02/16/25

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:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the 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

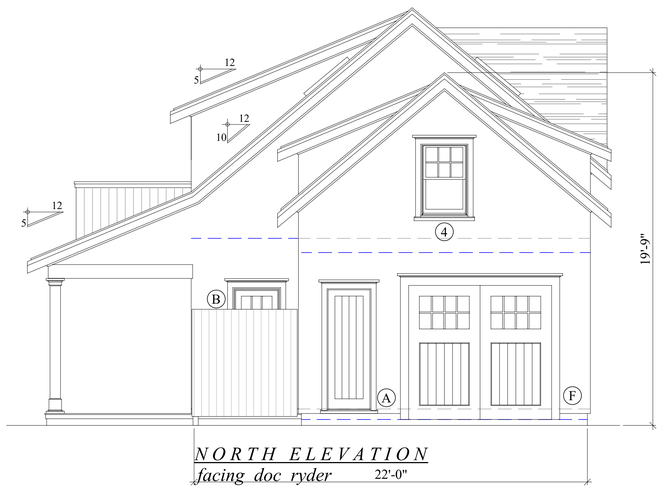
Anticipated HDC Submission Date: February 19, 2025

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.

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.

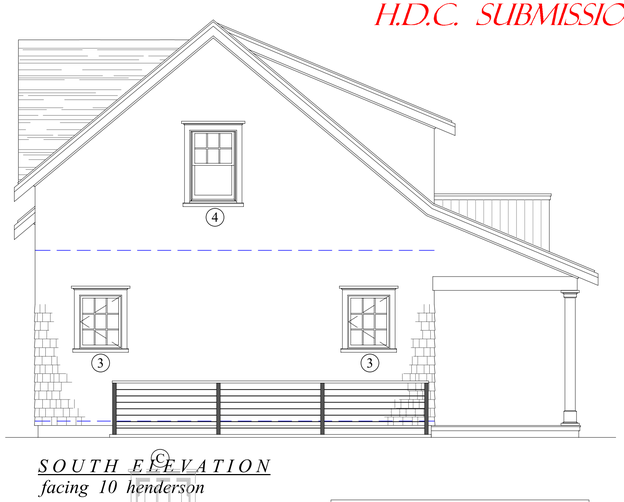
H.D.C. SUBMISSION



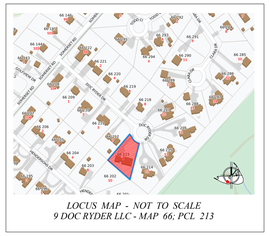
NORTH ELEVATION
facing doc ryder 22'-0"

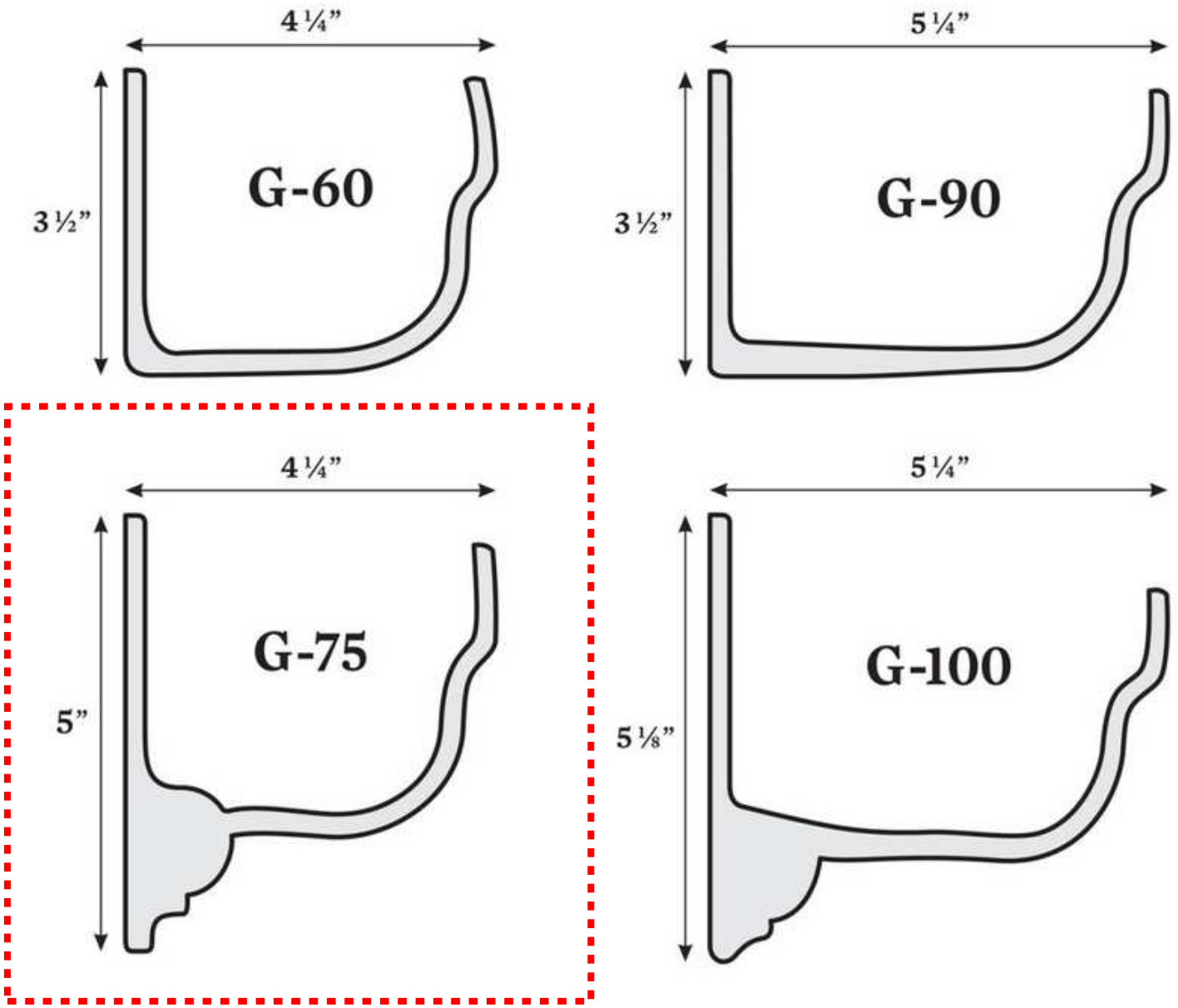


WEST ELEVATION
facing 7 doc ryder



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: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 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.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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.

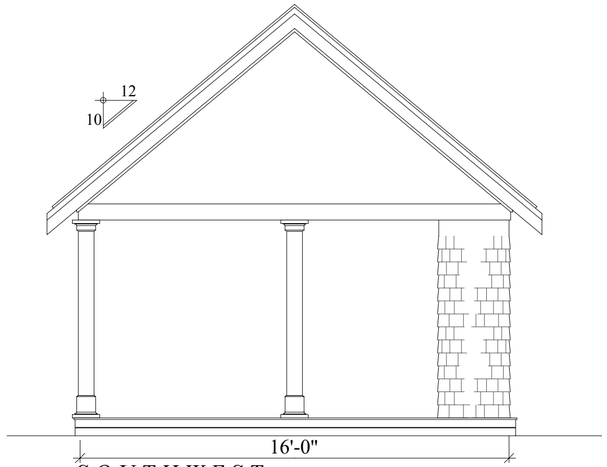
If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the 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.

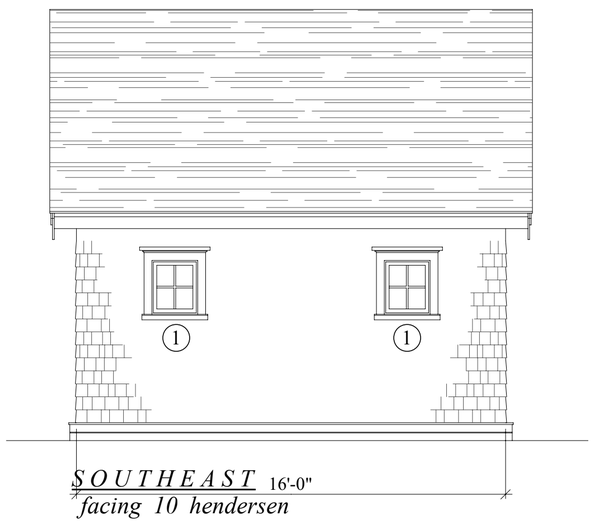
H.D.C. SUBMISSION



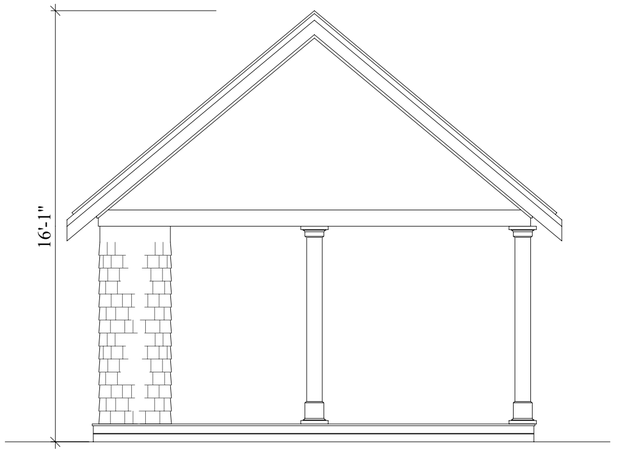
NORTHWEST 16'-0"
facing rear of house



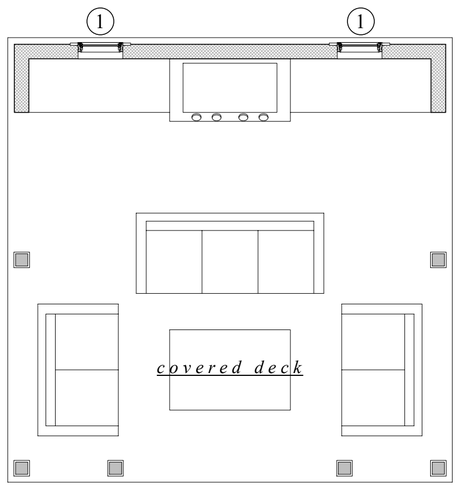
SOUTHWEST
facing pool



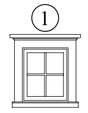
SOUTHEAST 16'-0"
facing 10 hendersen



NORTHEAST
facing 11 doc ryder



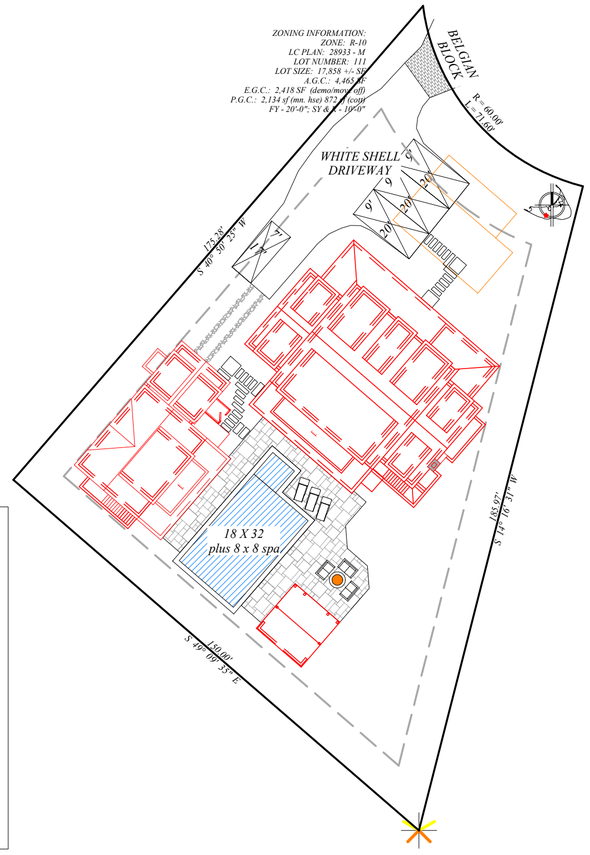
PLAN



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

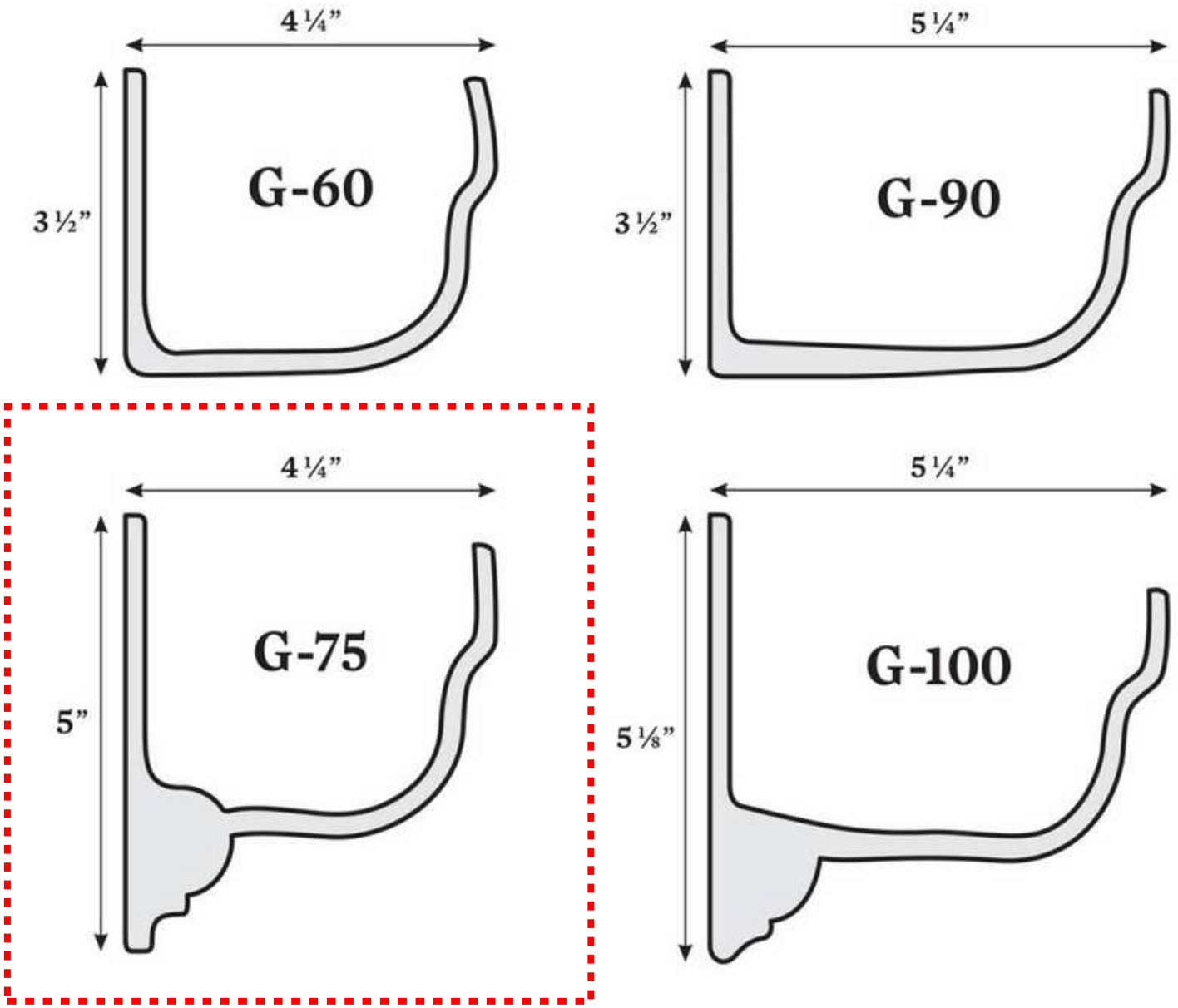
FEB 16, 2025
PRINT DATE

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:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the 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

Pool +
Yardscape

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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: 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 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

Is there an HDC survey form for 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 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 Meul 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

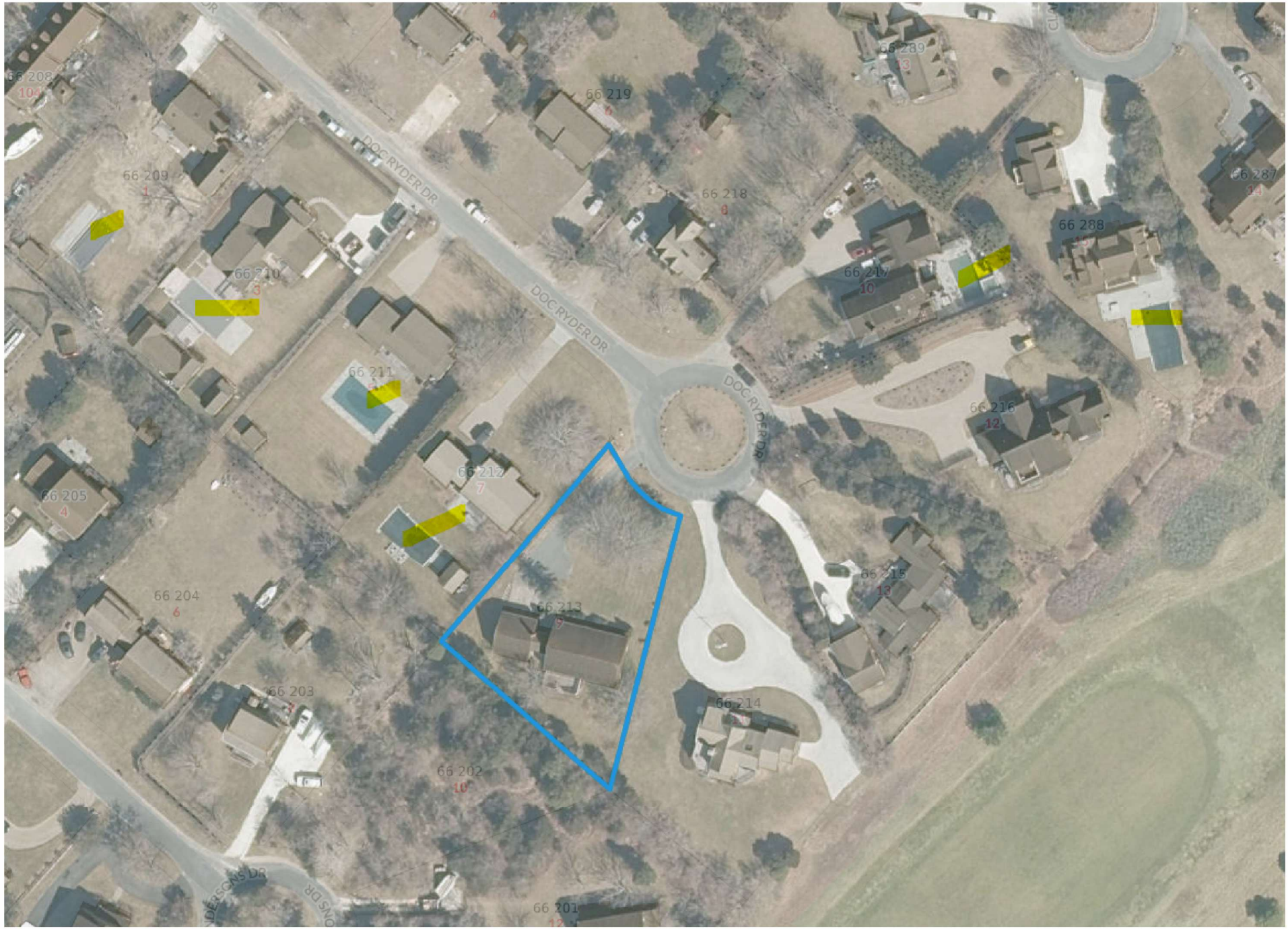
submitted by: MEERBERGEN DESIGNS - 508.228.1388

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.

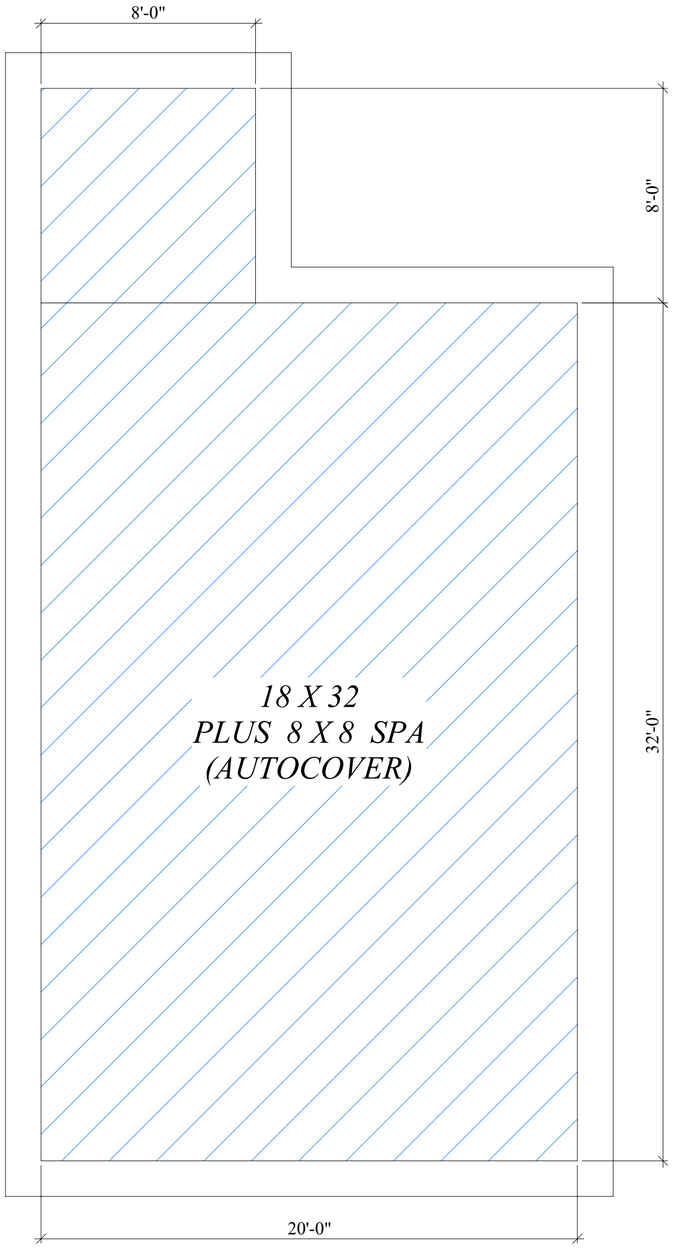
If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the 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

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

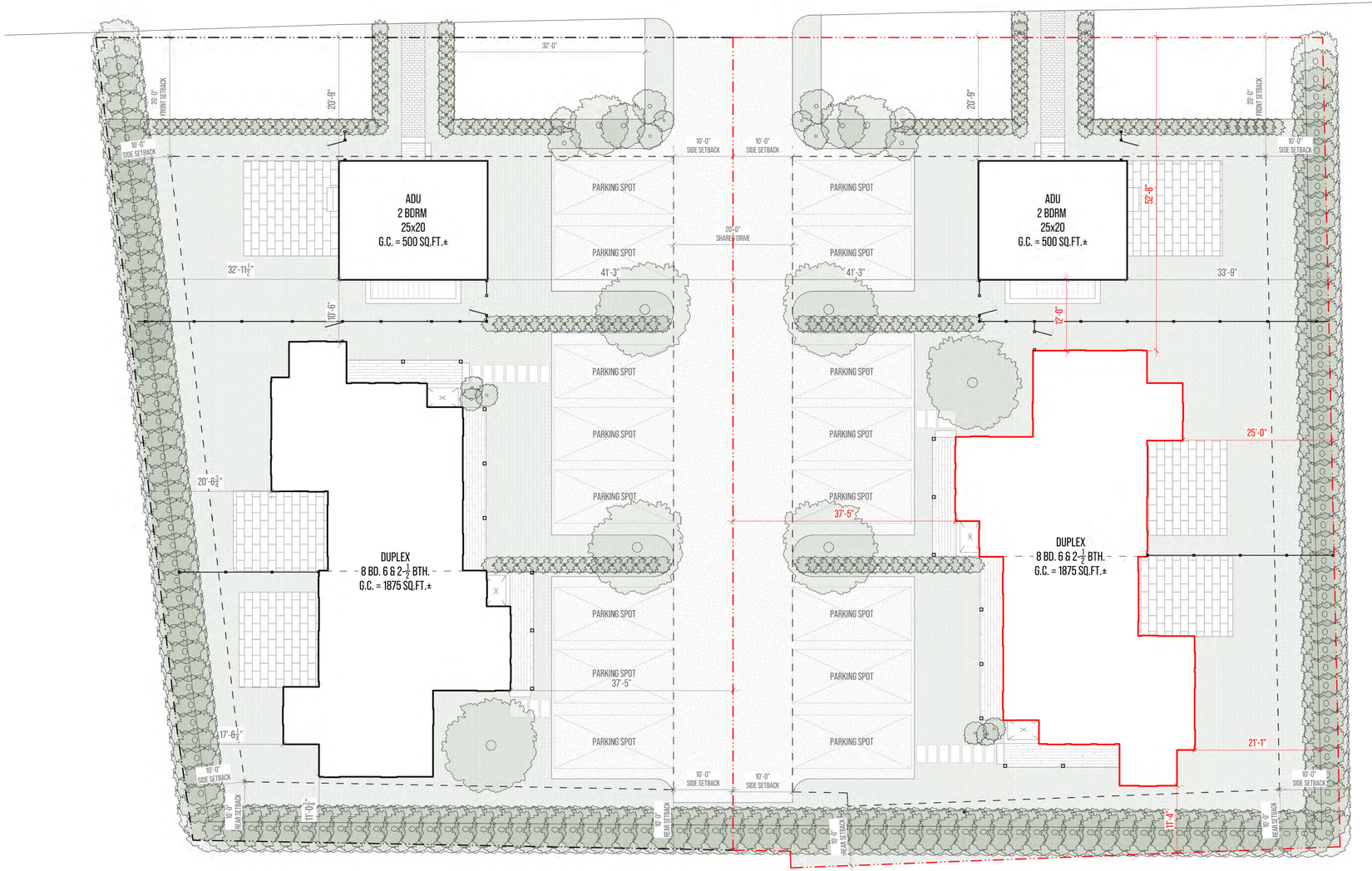
Lawrence Maury <larrymaury@gmail.com> Tue, Jan 21, 2025 at 3:00 PM
To: Reid Yenor <rkyenor@gmail.com>

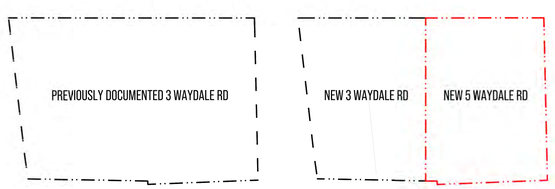
I authorize Reid Yenor to represent 3 Waydale Rd in all matters pertaining to the HDC.

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

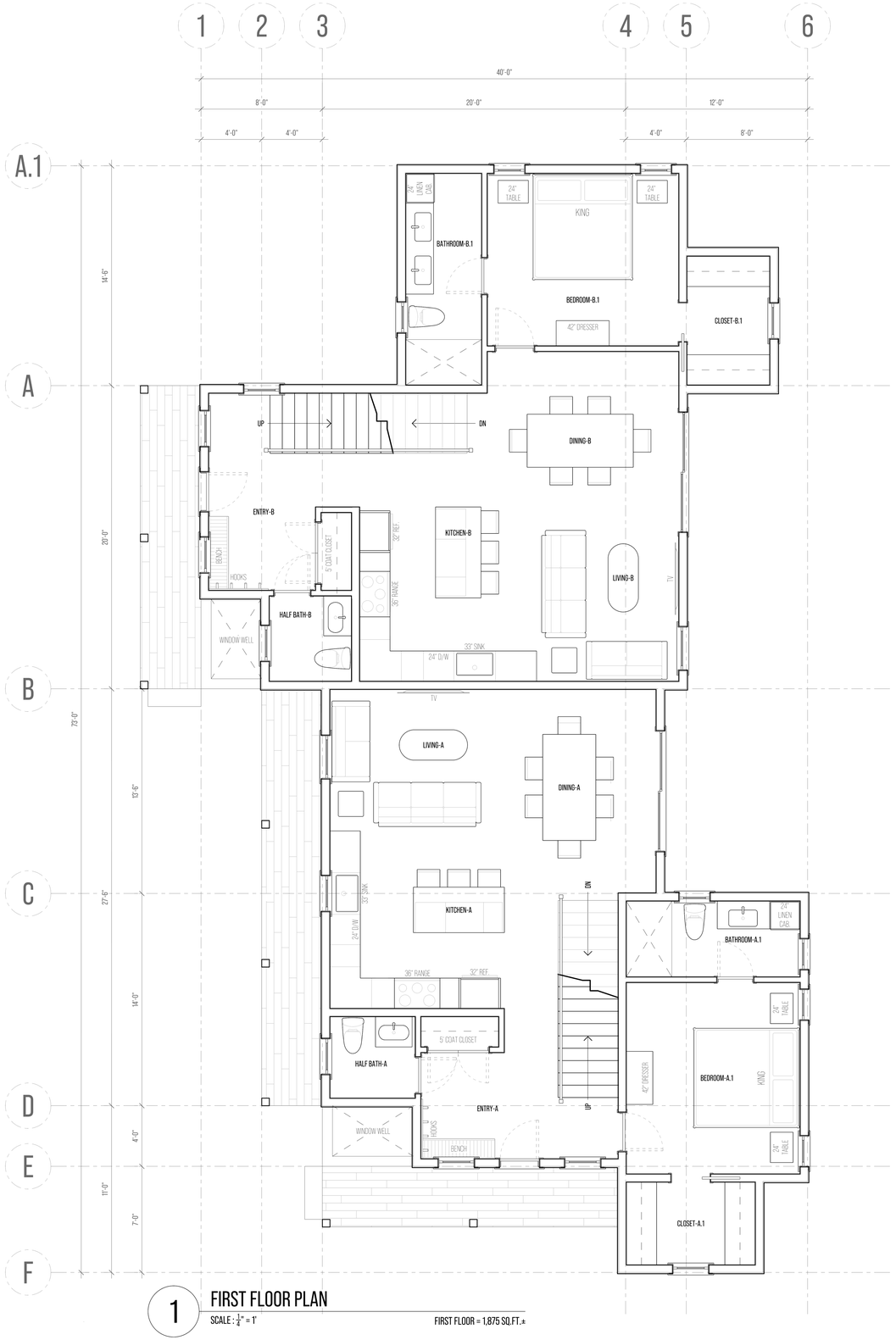
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

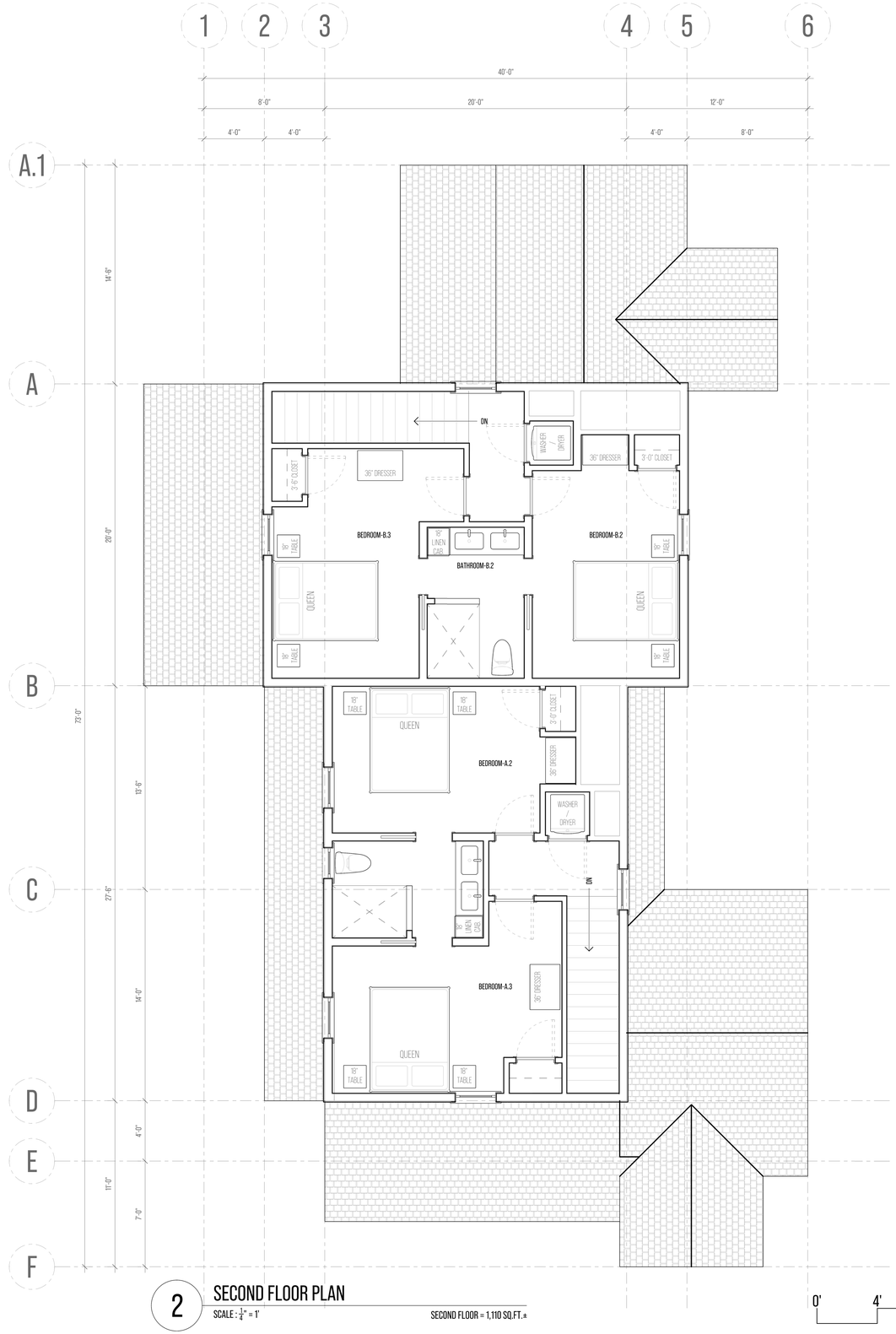
REID YENOR



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

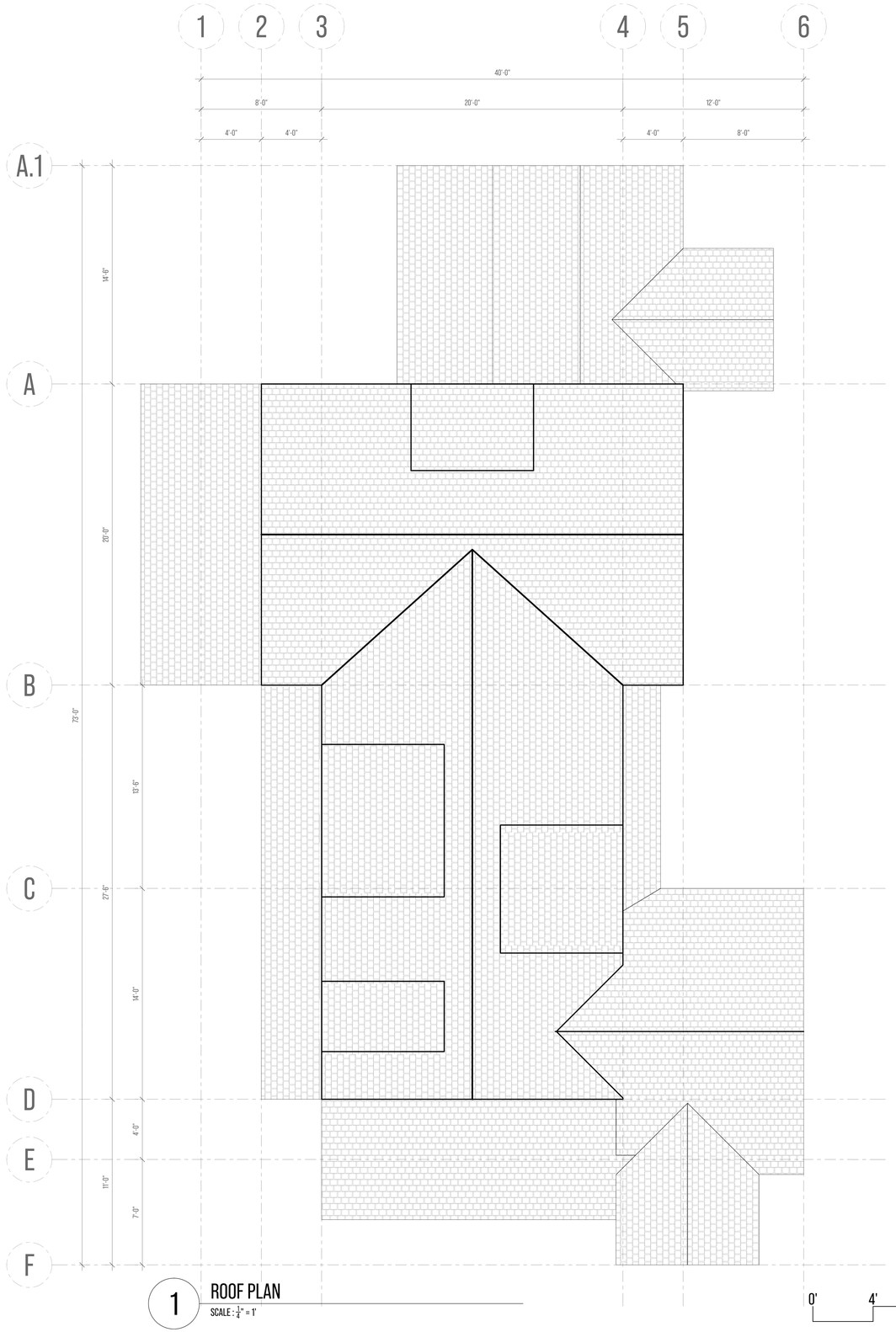
FLOOR PLANS

SHEET NUMBER

A-1.00

DRAWN BY

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

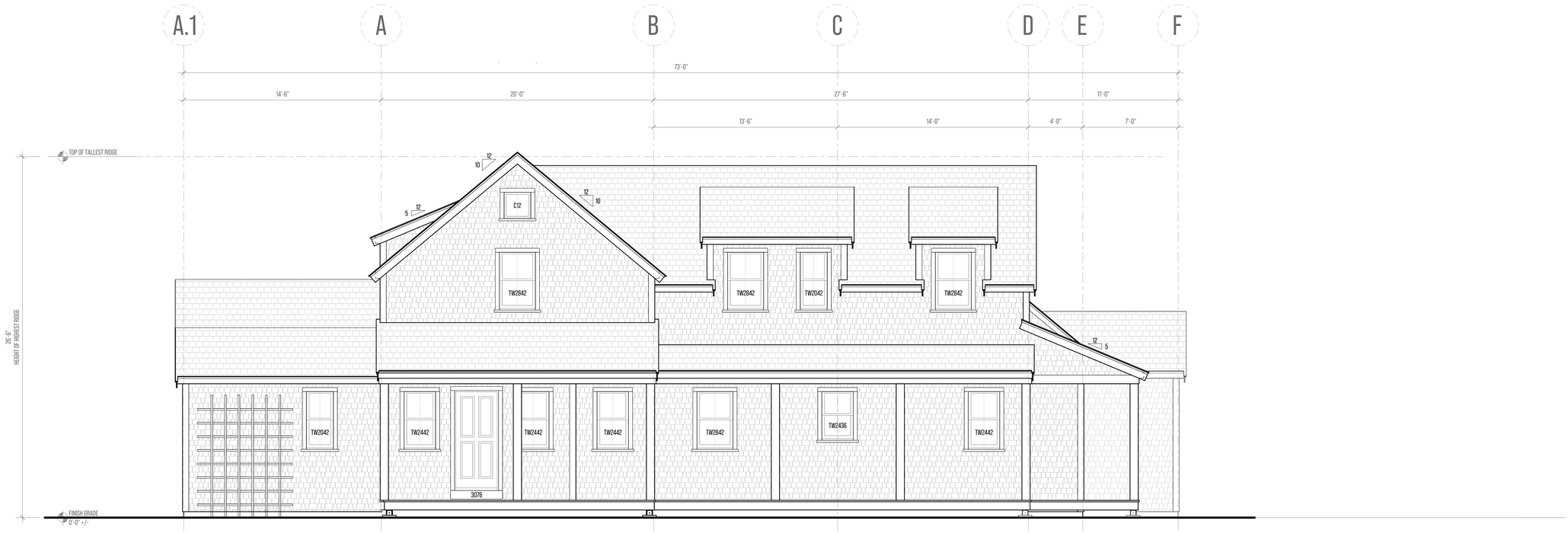
ROOF
PLAN

SHEET NUMBER

A-2.00

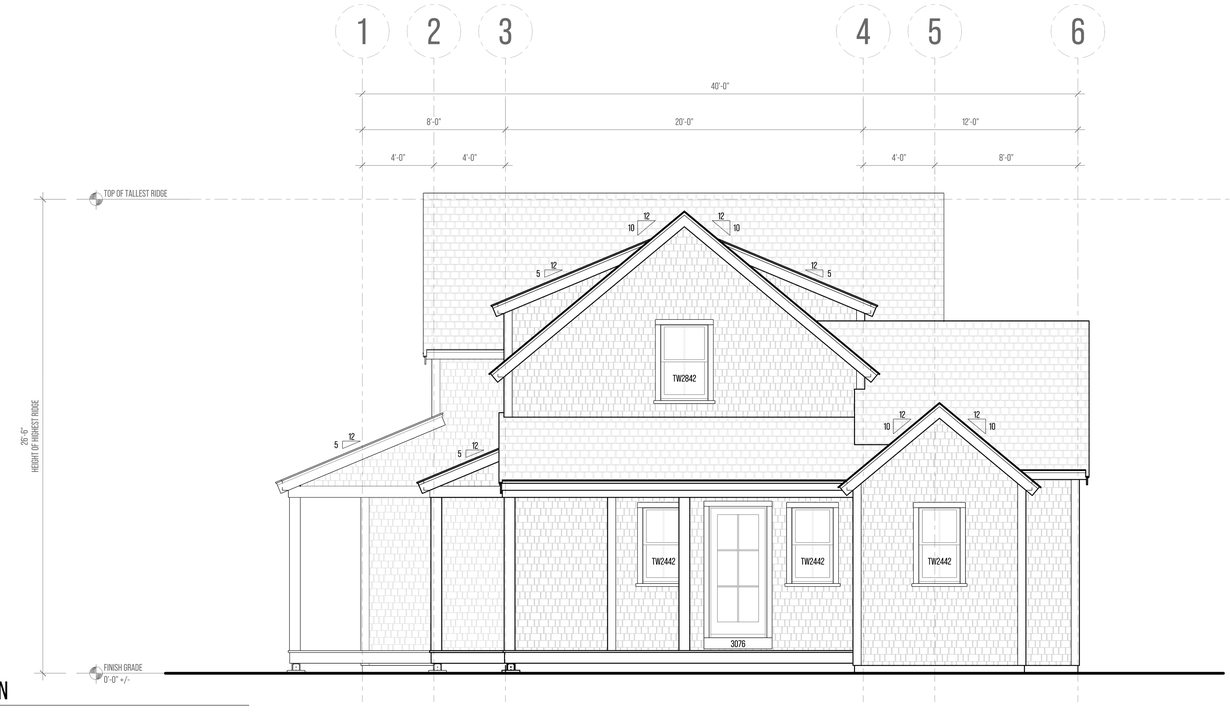
DRAWN BY

REID YENOR



1 FRONT ELEVATION

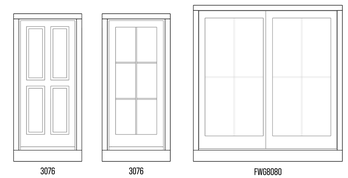
SCALE : $\frac{1}{8}$" = 1'



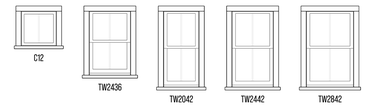
2 RIGHT ELEVATION

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

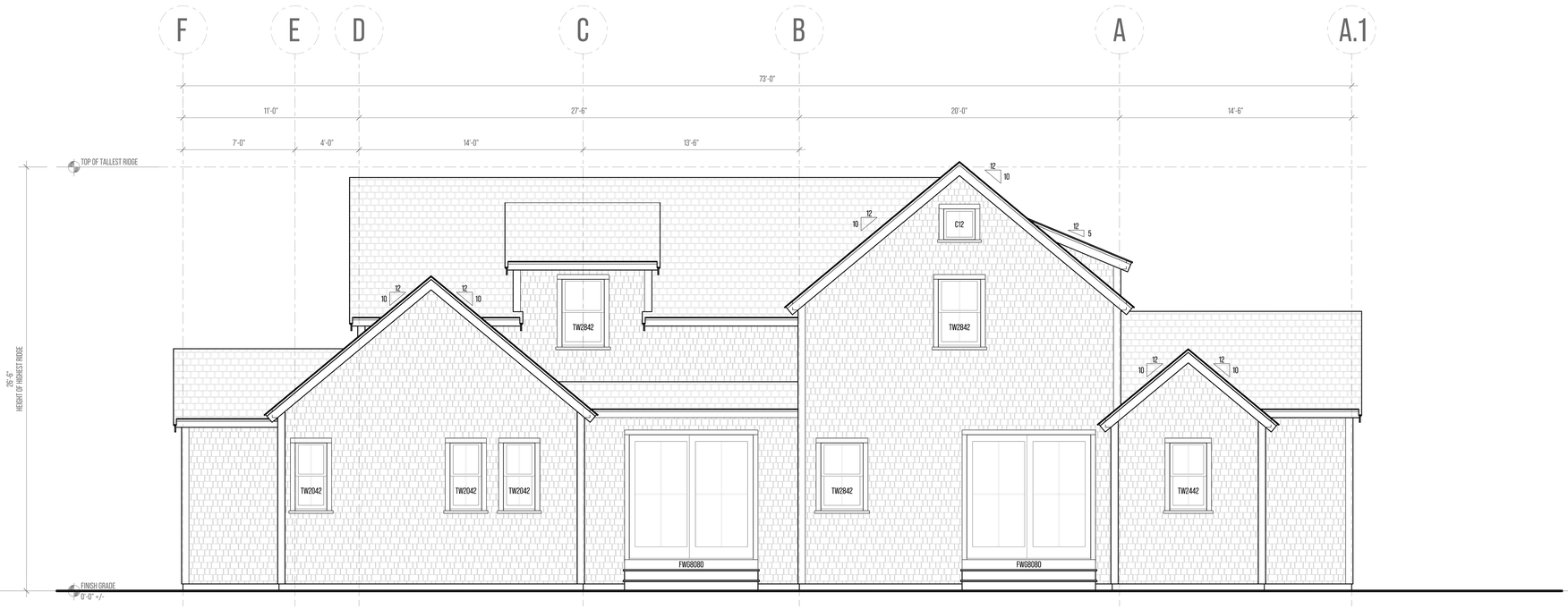
EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

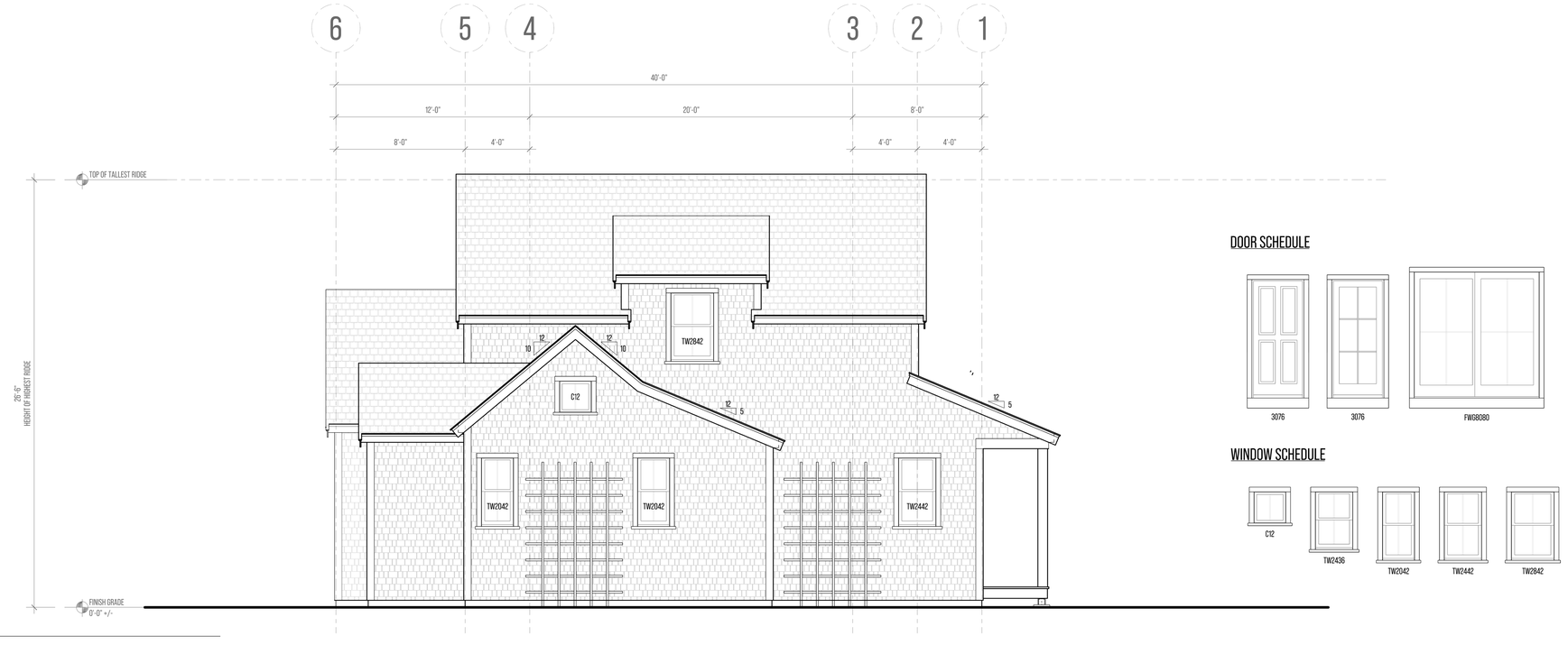
DRAWN BY

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Siasconset MA 02564

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
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

9589 0710 5270 0091 3296 12

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

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

9589 0710 5270 0091 3296 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

0305
Postmark Here
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

9589 0710 5270 0091 3296 98

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

0305
Postmark Here
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

9589 0710 5270 0091 3296 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

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

9589 0710 5270 0091 3296 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

South Hamilton MA 01982

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

0305
Postmark Here
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

9589 0710 5270 0091 3296 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Abington MA 02351

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

Postmark Here
HOLLYWOOD, FL
FEB 19 2025
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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0091 3297 04

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Abington MA 02351

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.73
Total Postage and Fees $5.58

0305
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

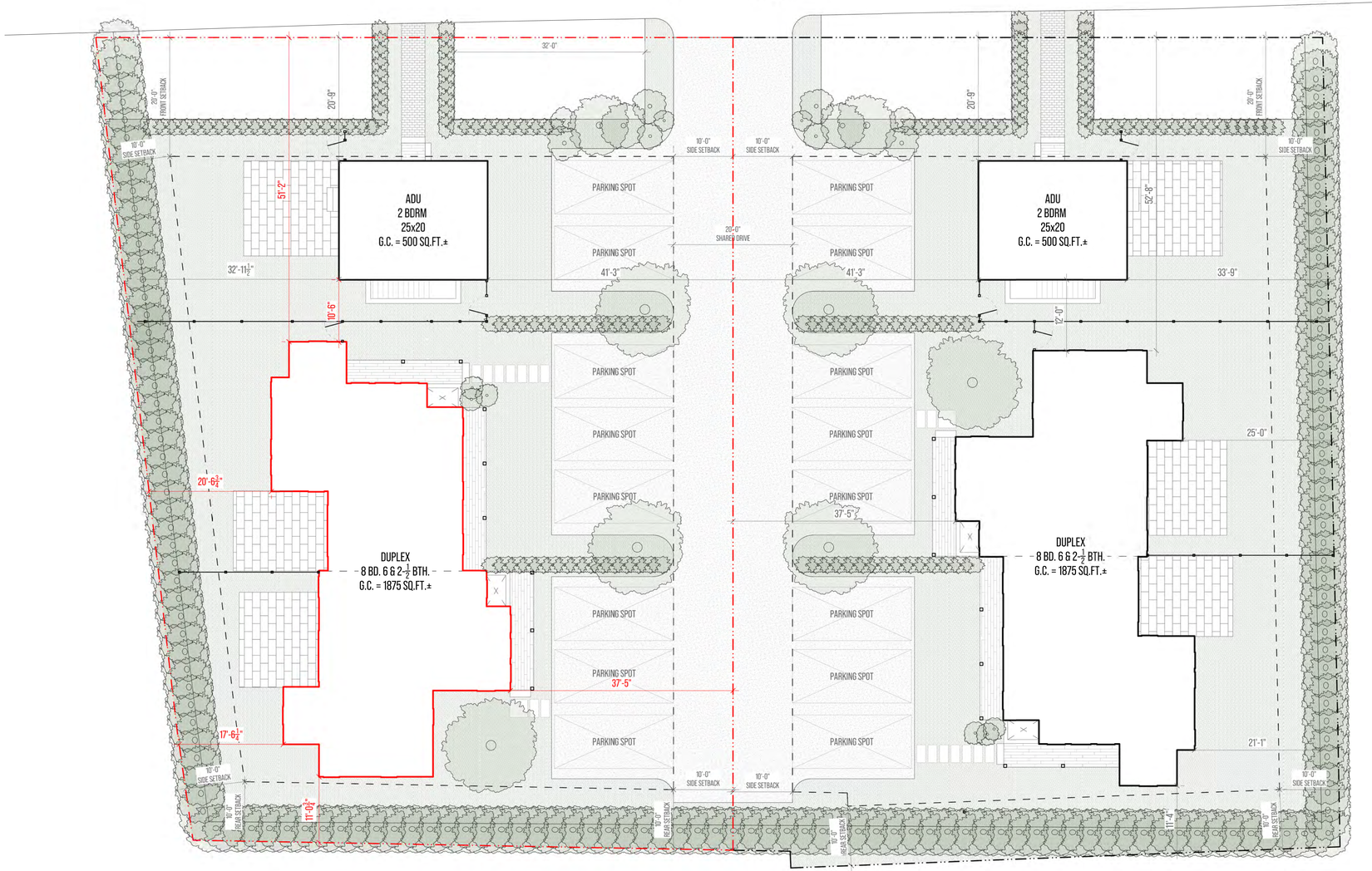
Lawrence Maury <larrymaury@gmail.com> Tue, Jan 21, 2025 at 3:00 PM
To: Reid Yenor <rkyenor@gmail.com>

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

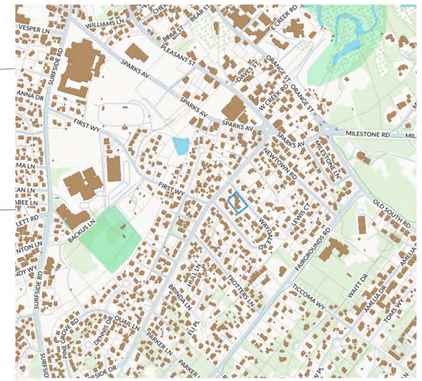
[Quoted text hidden]



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

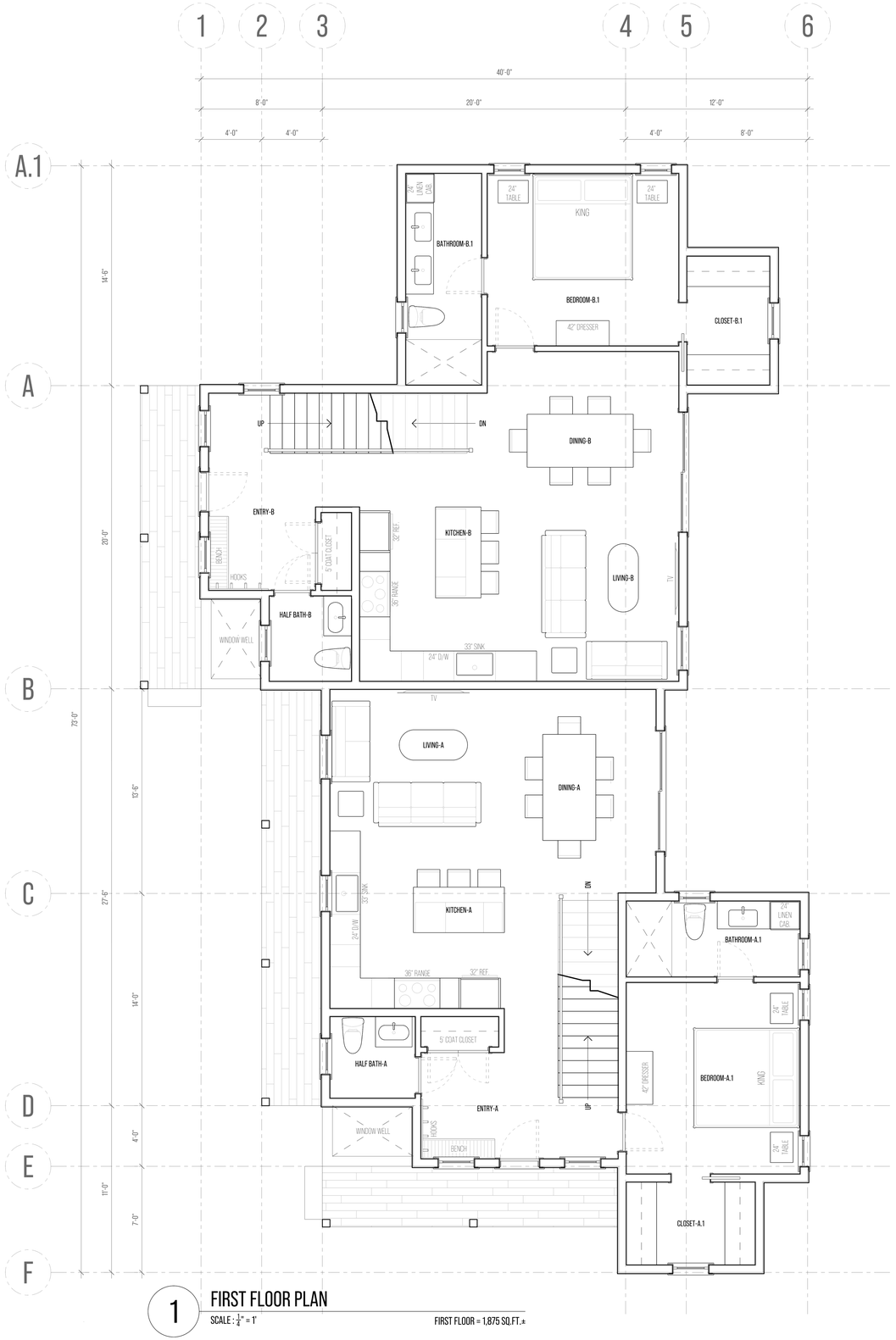
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

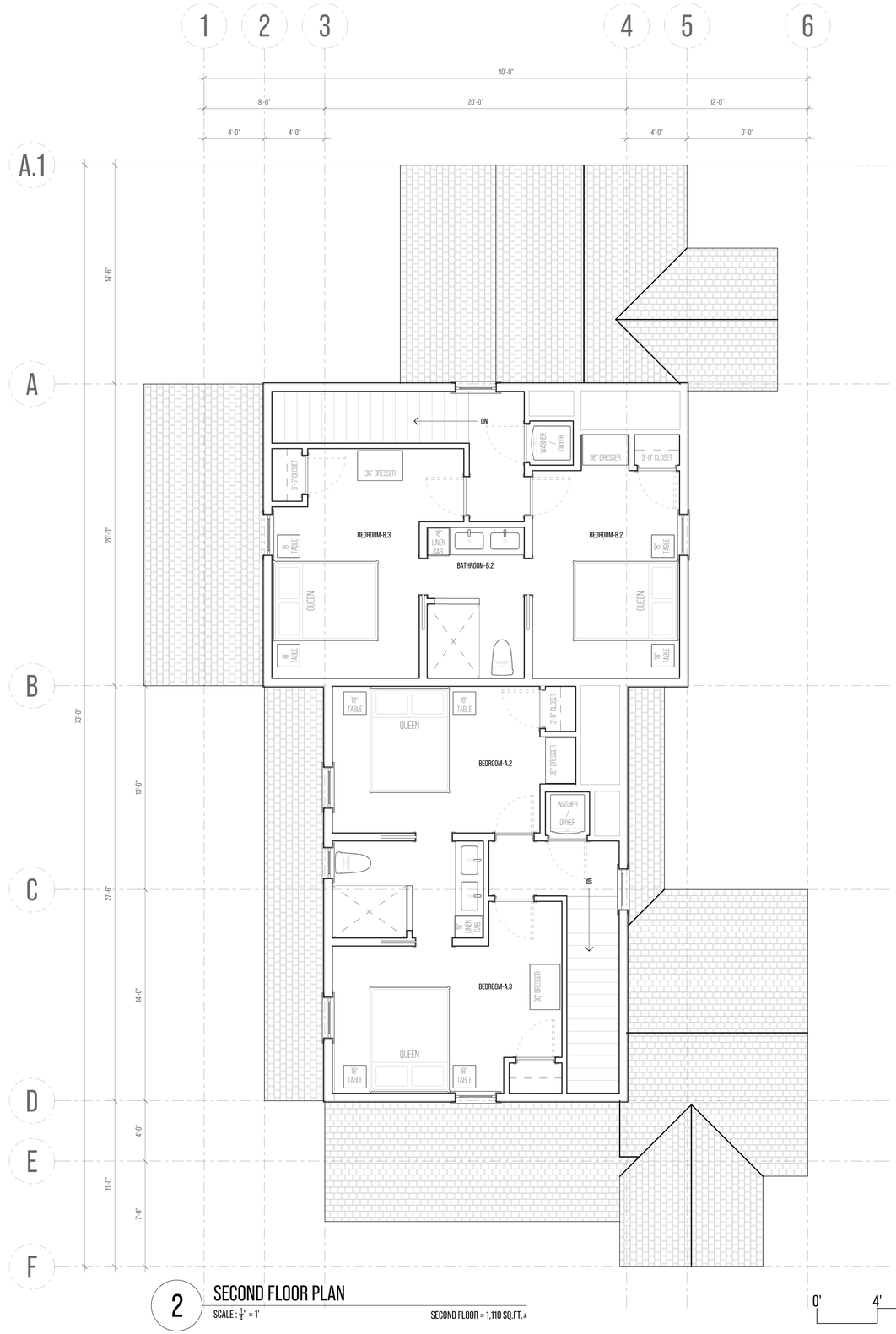
REID YENOR



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

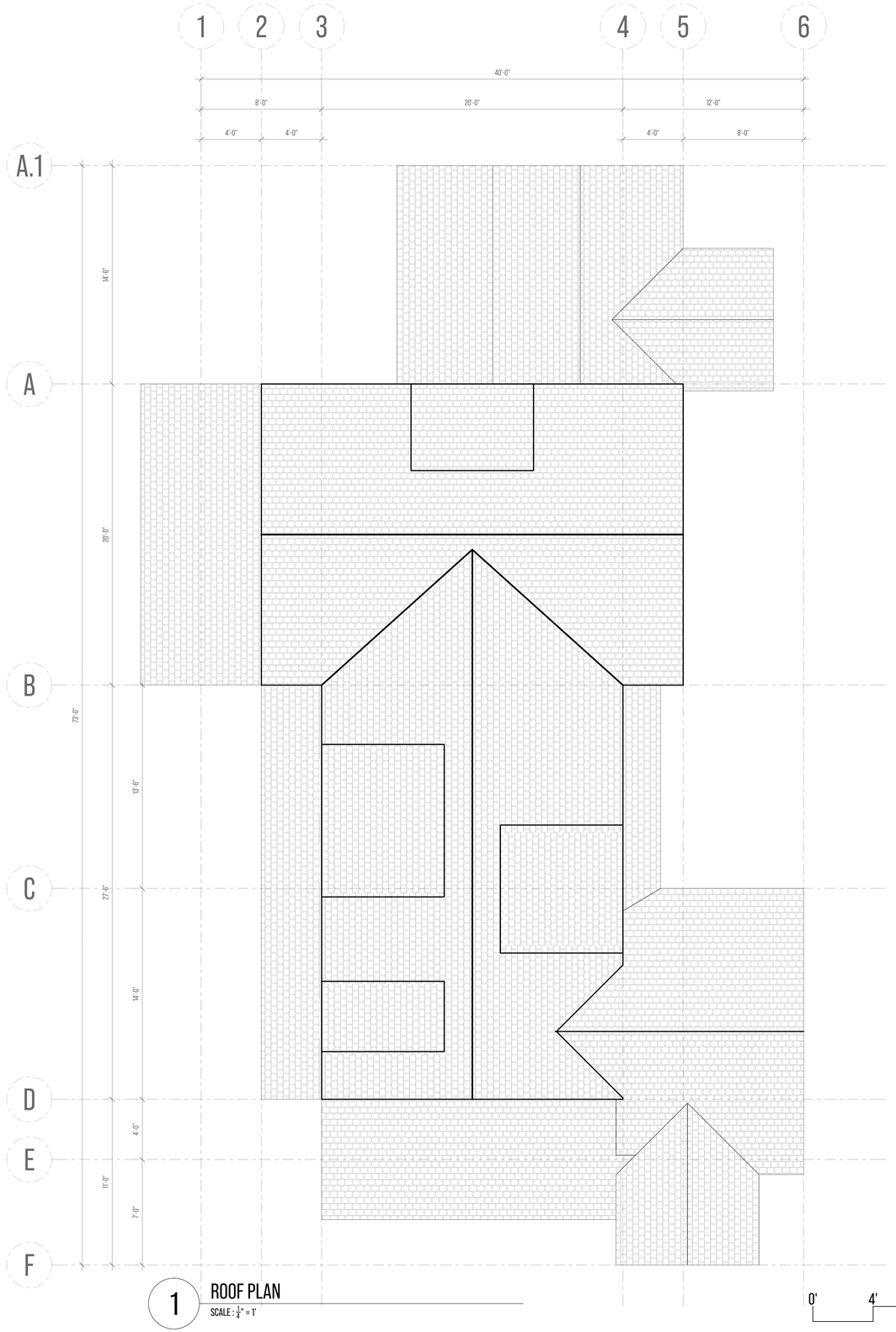
FLOOR PLANS

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

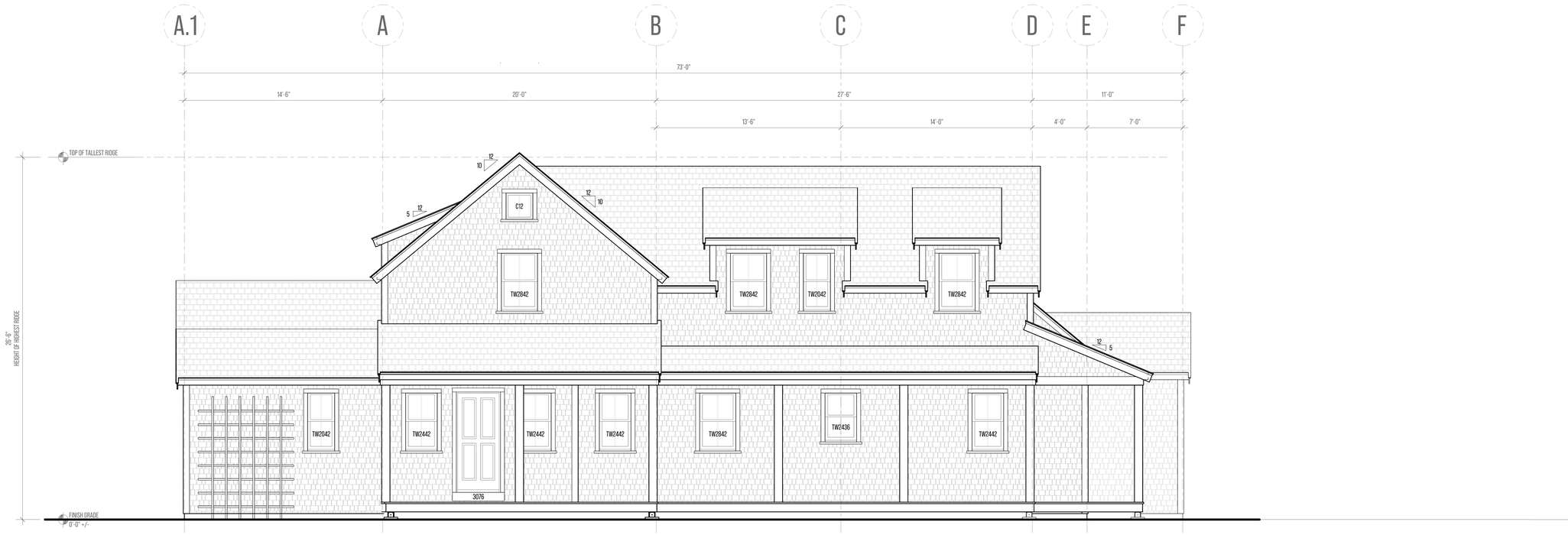
ROOF
PLAN

SHEET NUMBER

A-2.00

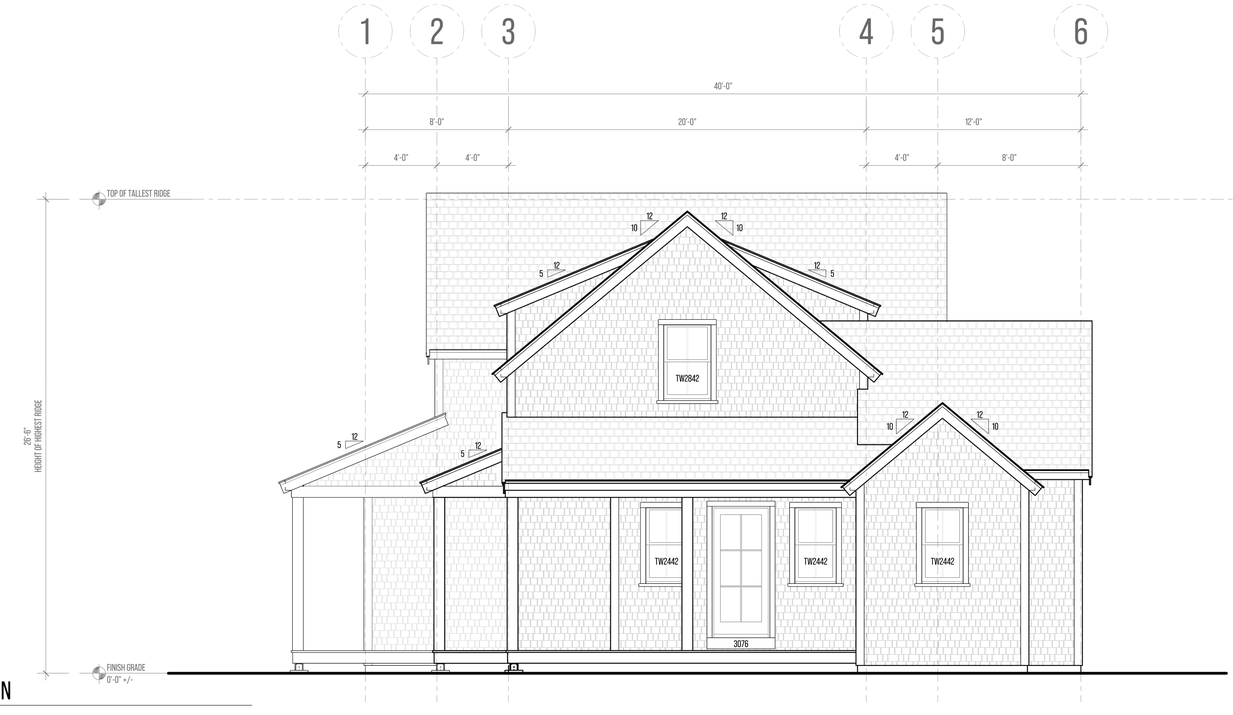
DRAWN BY

REID YENOR



1 FRONT ELEVATION

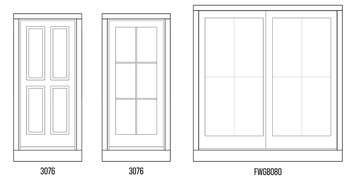
SCALE : $\frac{1}{8}$" = 1'



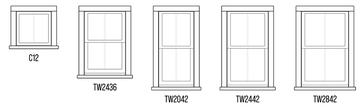
2 RIGHT ELEVATION

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

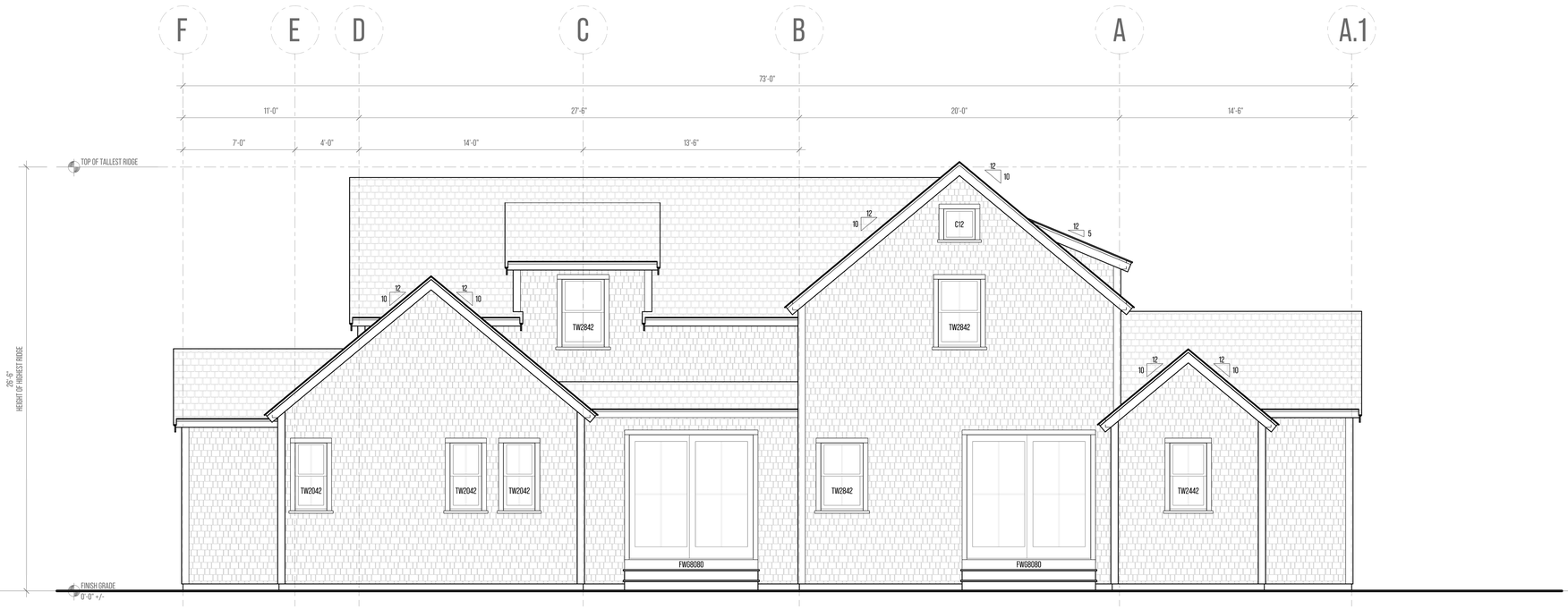
EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

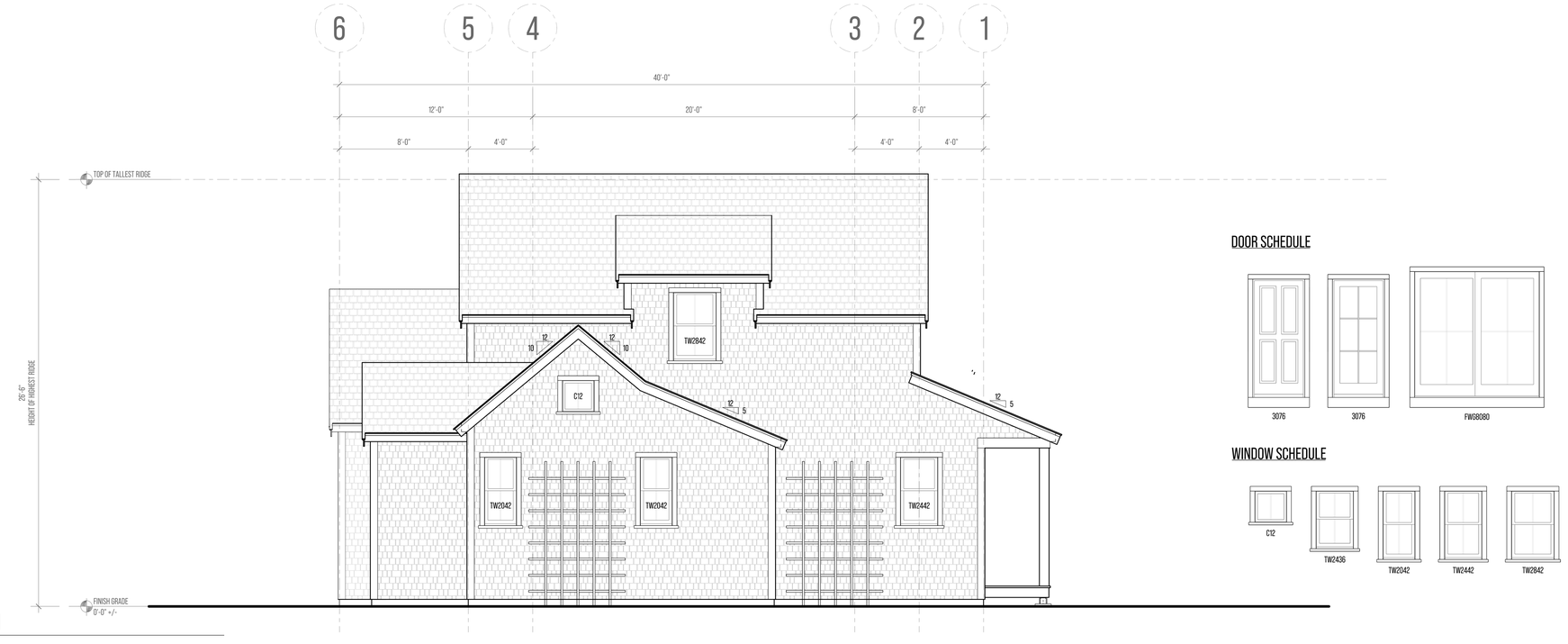
DRAWN BY

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

9589 0710 5270 0503 5972 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
Valerio 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

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
0305
02/19/2025

9589 0710 5270 0503 5972 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
0305
02/19/2025

9589 0710 5270 0503 5973 18

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02564

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 $ $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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
02/19/2025

9589 0710 5270 0503 5972 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
0305
02/19/2025

9589 0710 5270 0503 5973 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

South Hamilton, MA 01982

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 $ $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

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
0305
02/19/2025

9589 0710 5270 0503 5972 71

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Abington MA 02351

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 $ $0.00

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
0305
02/19/2025

9589 0710 5270 0503 5972 57

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $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

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
02/19/2025

9589 0710 5270 0503 5972 95

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Abington MA 02351

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 $ $0.00

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOLLYWOOD, FL
FEB 19 2025
33020-9998
Postmark Here
02/19/2025

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I STRUCTURES 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.

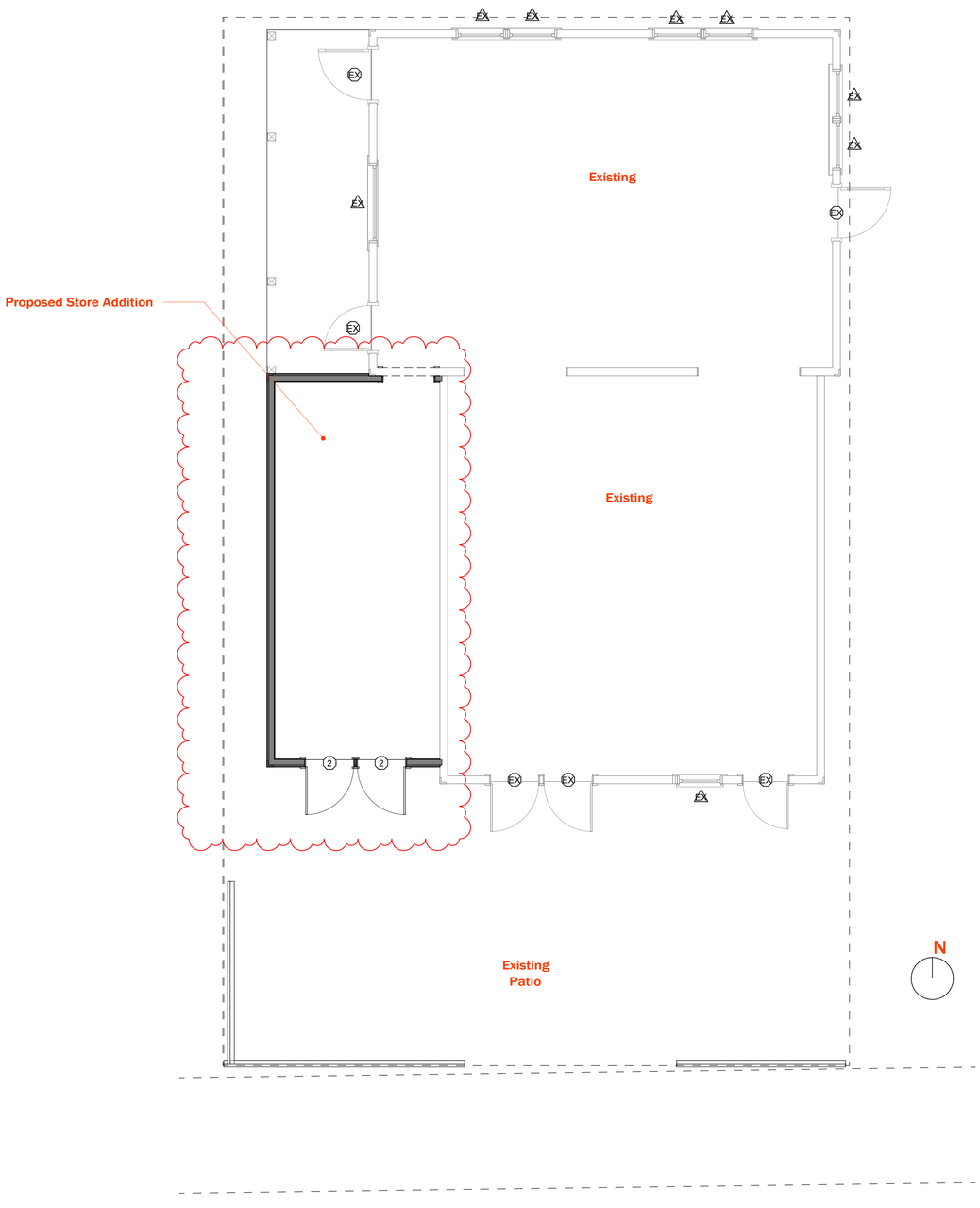
COLORS

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

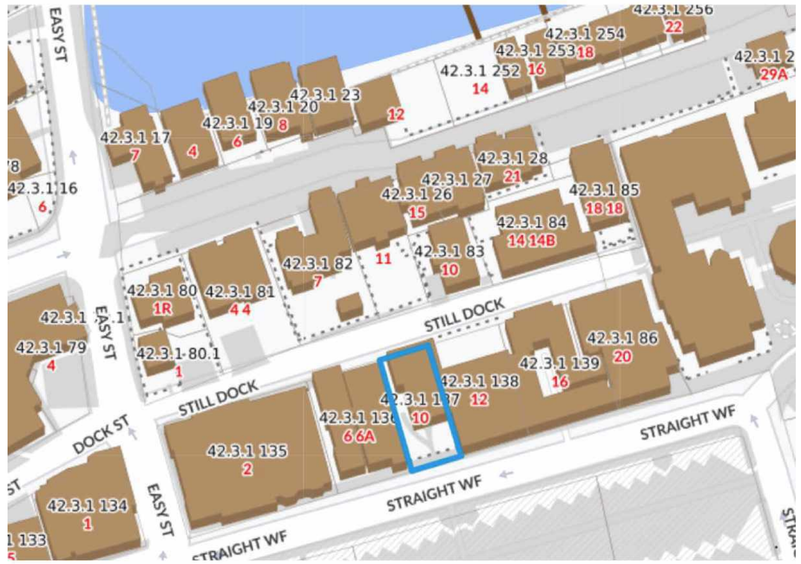


Site Plan - Proposed
1/4" = 1'-0"

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
PROJECT NO	2410052

REVISION	DATE
1	Date 1

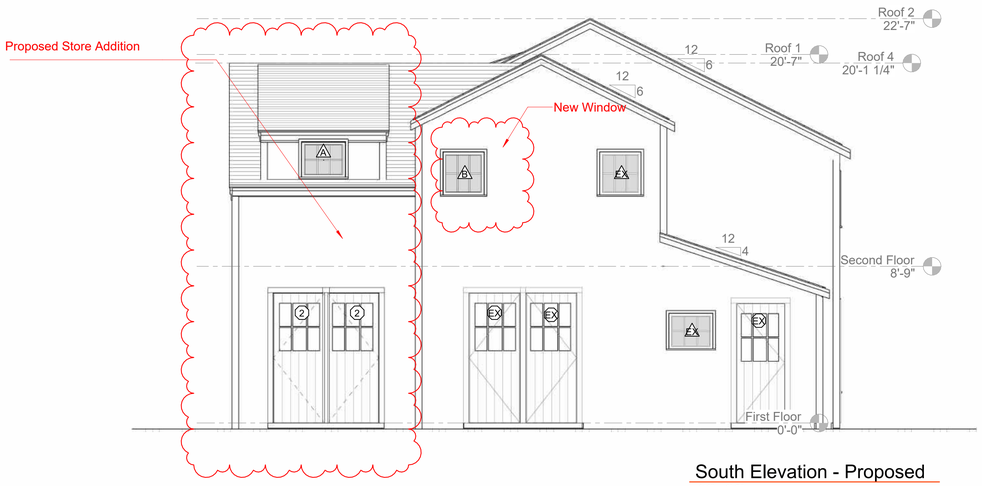
NOTES:

HDC Submission

Survey and Locas Map

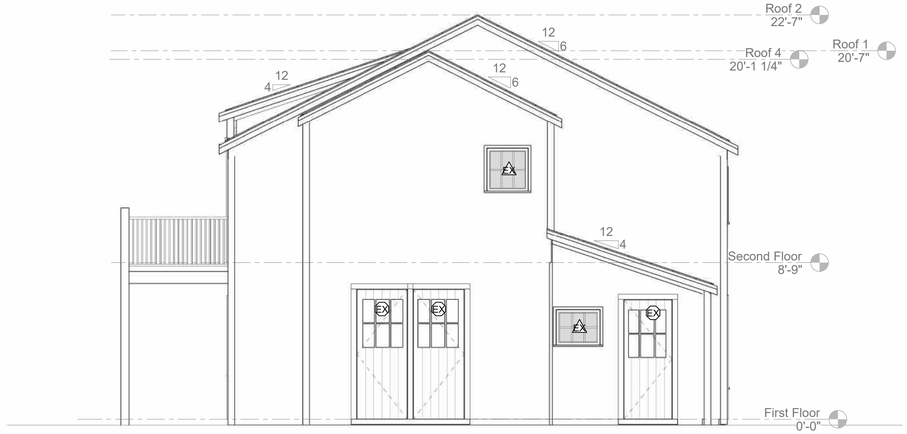
A.100

DRAWN BY: PFQ



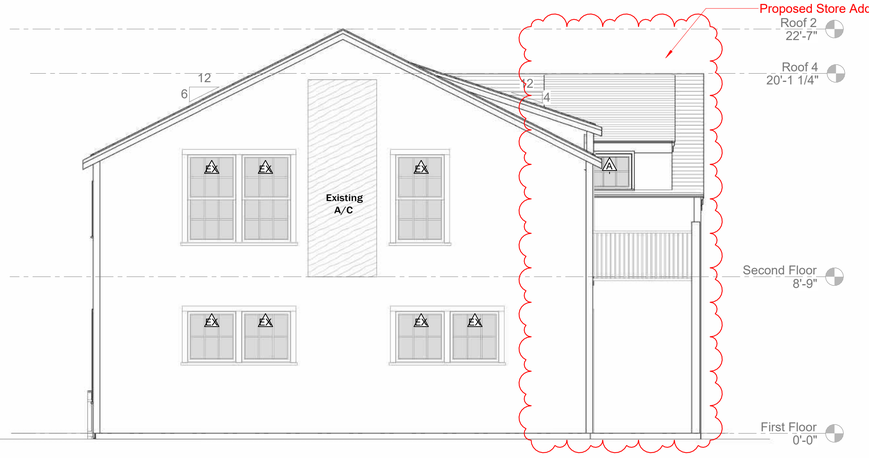
South Elevation - Proposed

1/4" = 1'-0"



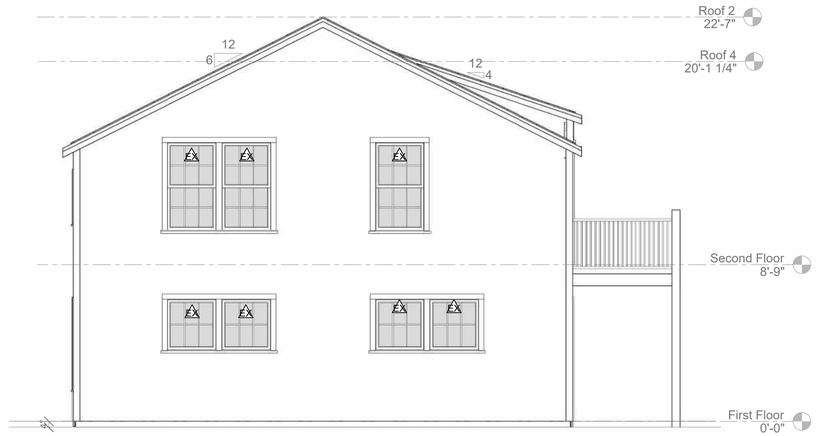
South Elevation - Existing

1/4" = 1'-0"



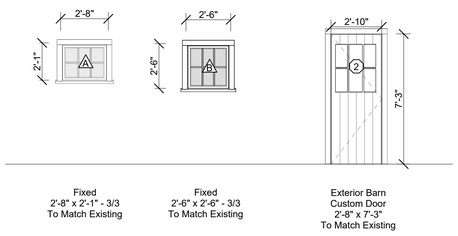
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/4" = 1'-0"



Window Legend

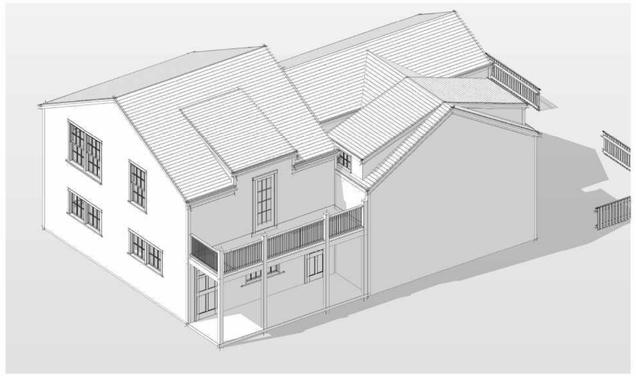
1/4" = 1'-0"

Door Legend

1/4" = 1'-0"



Southwest- Proposed



Northwest - Proposed

Structures Unlimited

Nantucket, MA ©2023

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

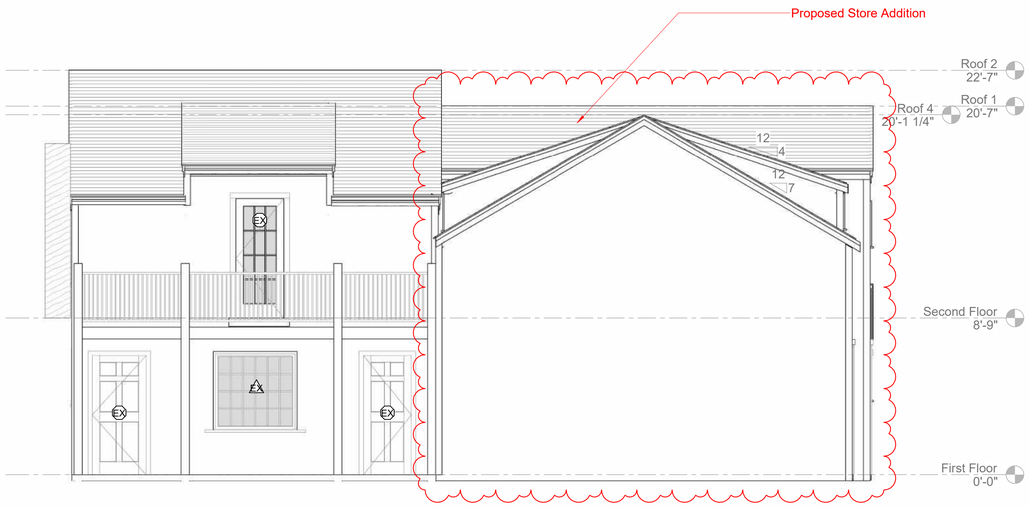
A.150

DRAWN BY: PFQ



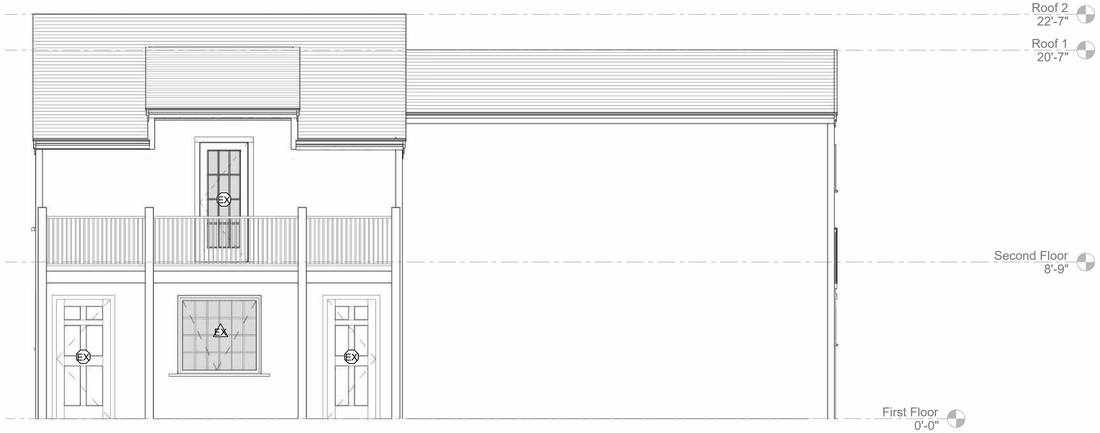
East Elevation - No Change

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJEC T NO	2410052

REVISION	DATE
1	Date 1

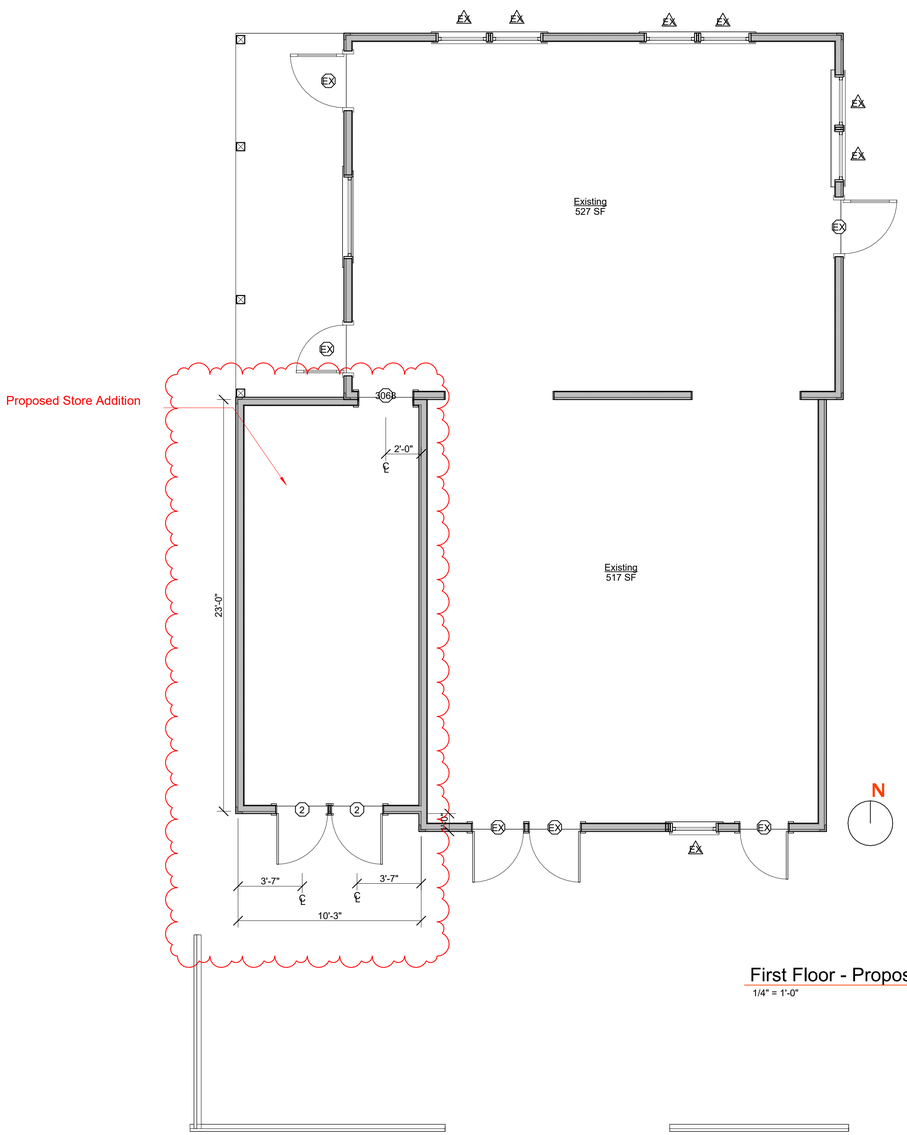
NOTES:

HDC Submission

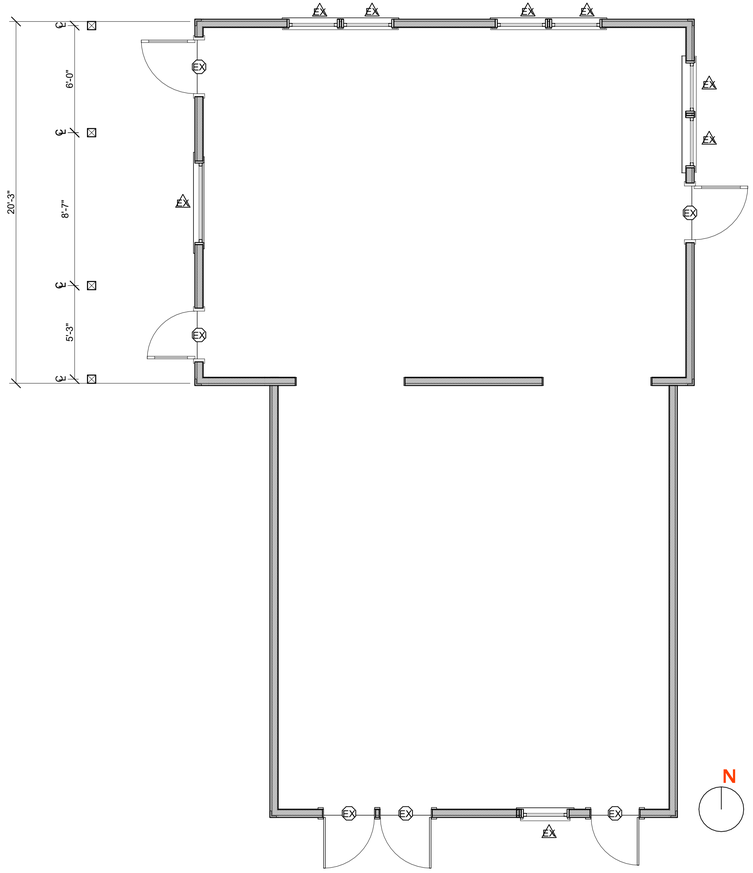
Building Elevations

A.151

DRAWN BY: PQ



First Floor - Proposed
1/4" = 1'-0"



First Floor - Existing
1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052

REVISION	DATE
1	Date 1

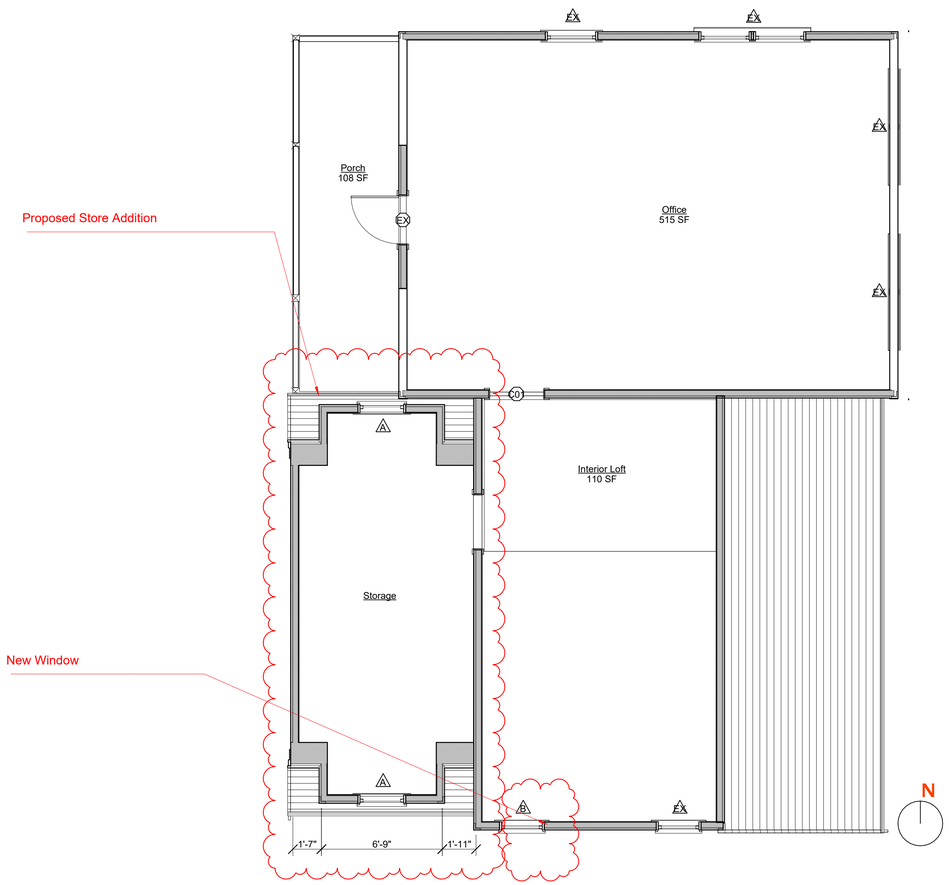
NOTES:

HDC Submission

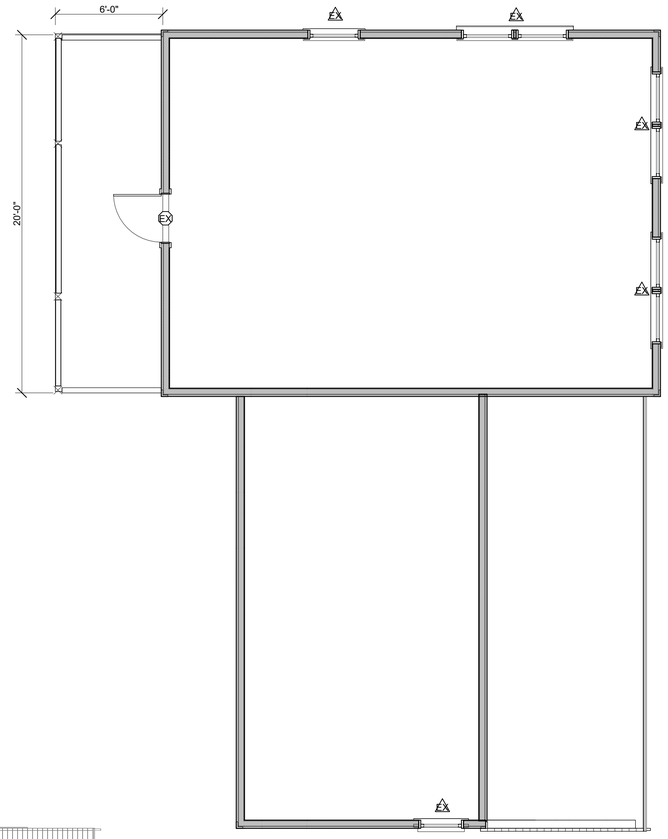
Floor Plans

A.250

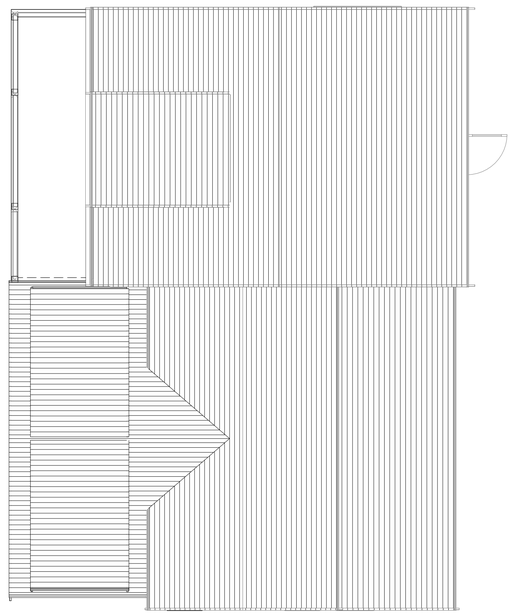
DRAWN BY: PQ



Second Floor - Proposed
1/4" = 1'-0"



Second Floor - Existing
1/4" = 1'-0"



Roof - Proposed
3/16" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052

REVISION	DATE
1	Date 1

NOTES:

HDC Submission

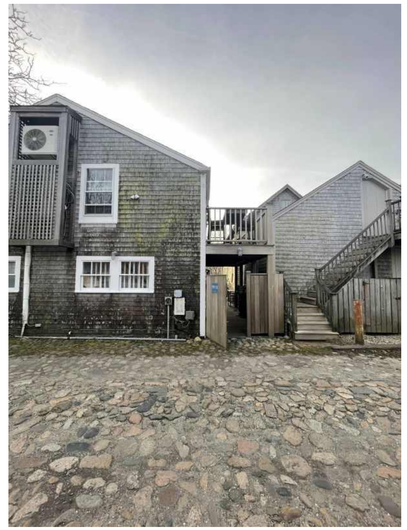
Floor Plans

A.251

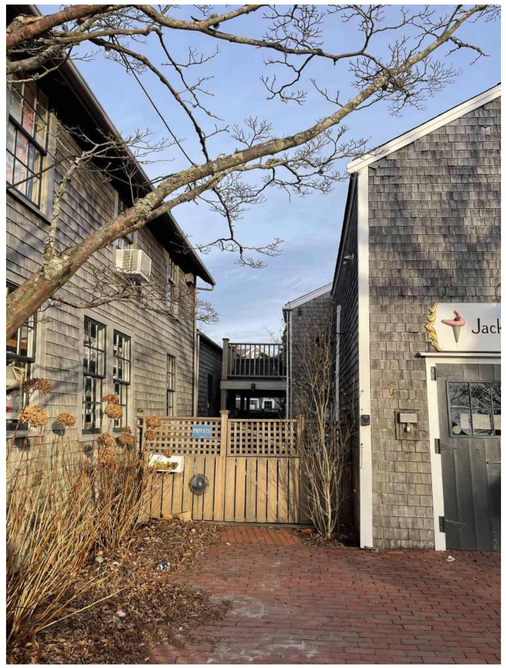
DRAWN BY: PQ



Jack and Charlie's South



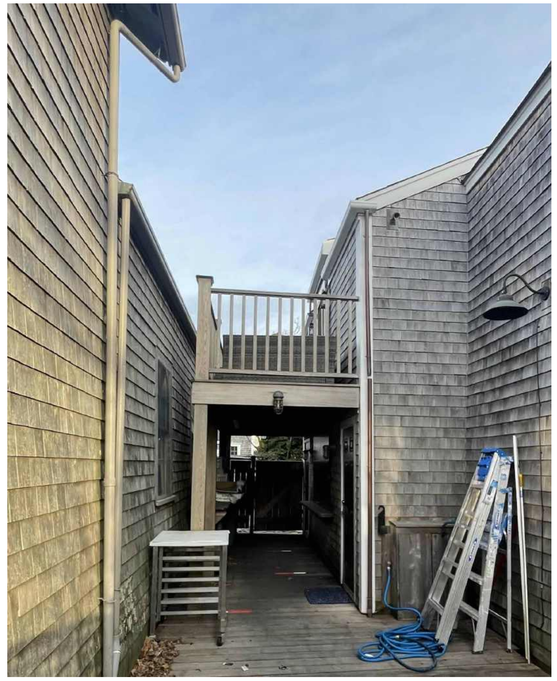
Jack and Charlie's North



Jack and Charlie's Southwest A



Jack and Charlie's Southwest B



Jack and Charlie's Southwest C

Structures Unlimited

Nantucket, MA ©2023

PROJ
Jack and Charlie's

Nantucket, MA 02554

DA 02/18/25
PROJEC 2410052
T NO.

REVISION DATE

NOTES:

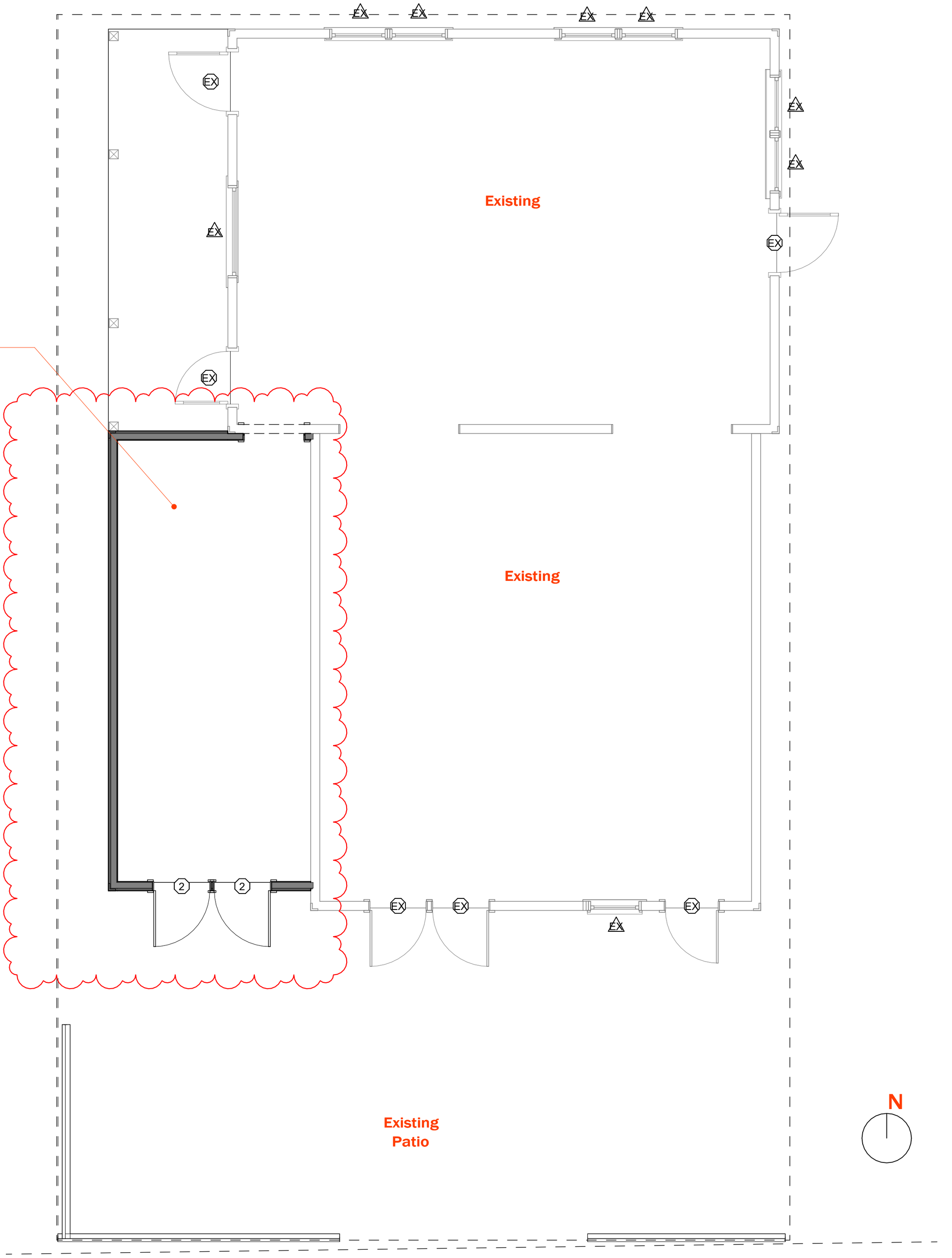
HDC Submission

Photographs

A.350

DRAWN BY: PFQ

Still Dock



Site Plan - Proposed

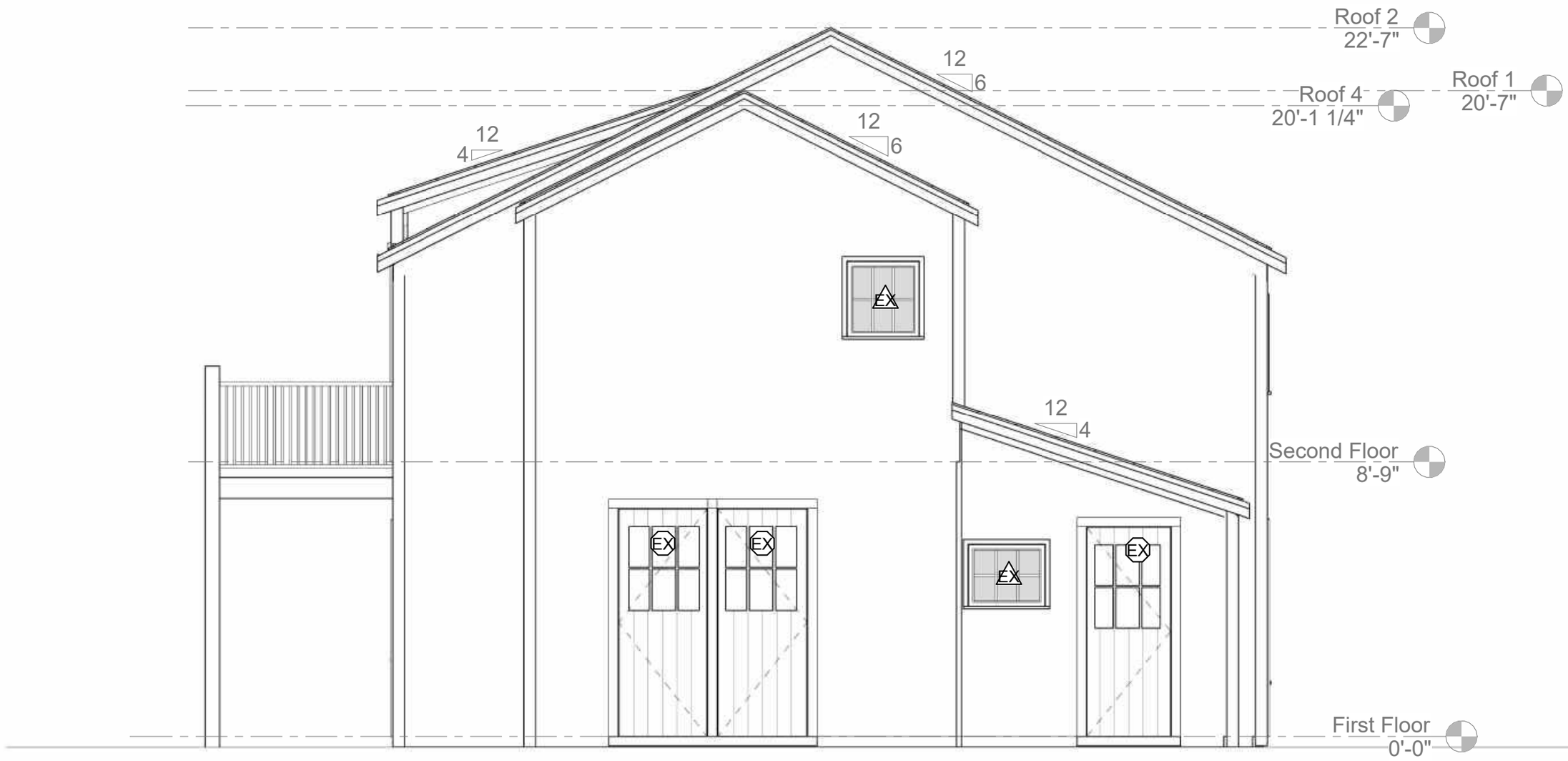
1/4" = 1'-0"

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



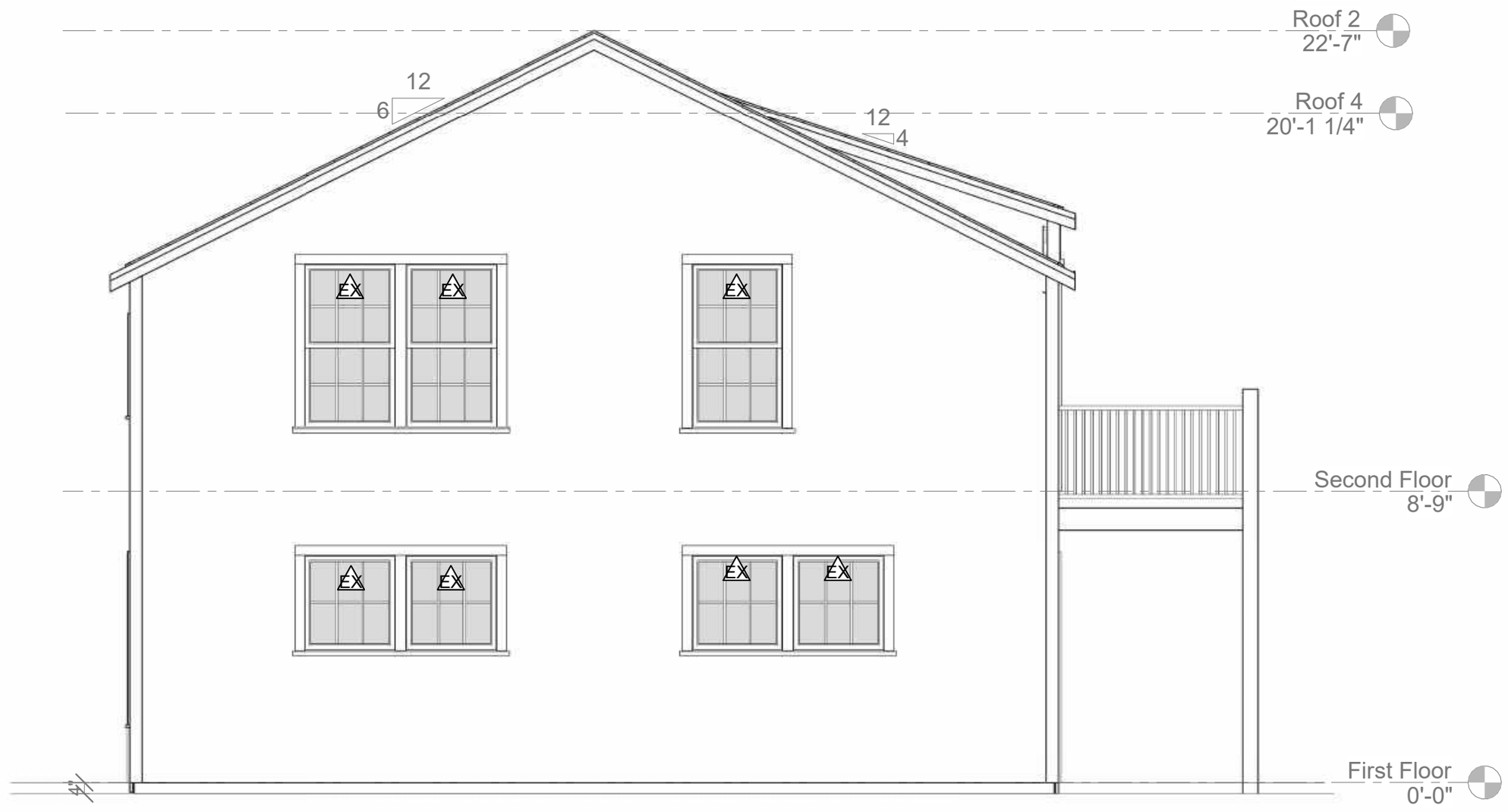
Jack and Charlie's
1" = 20'-0"

Locus Map



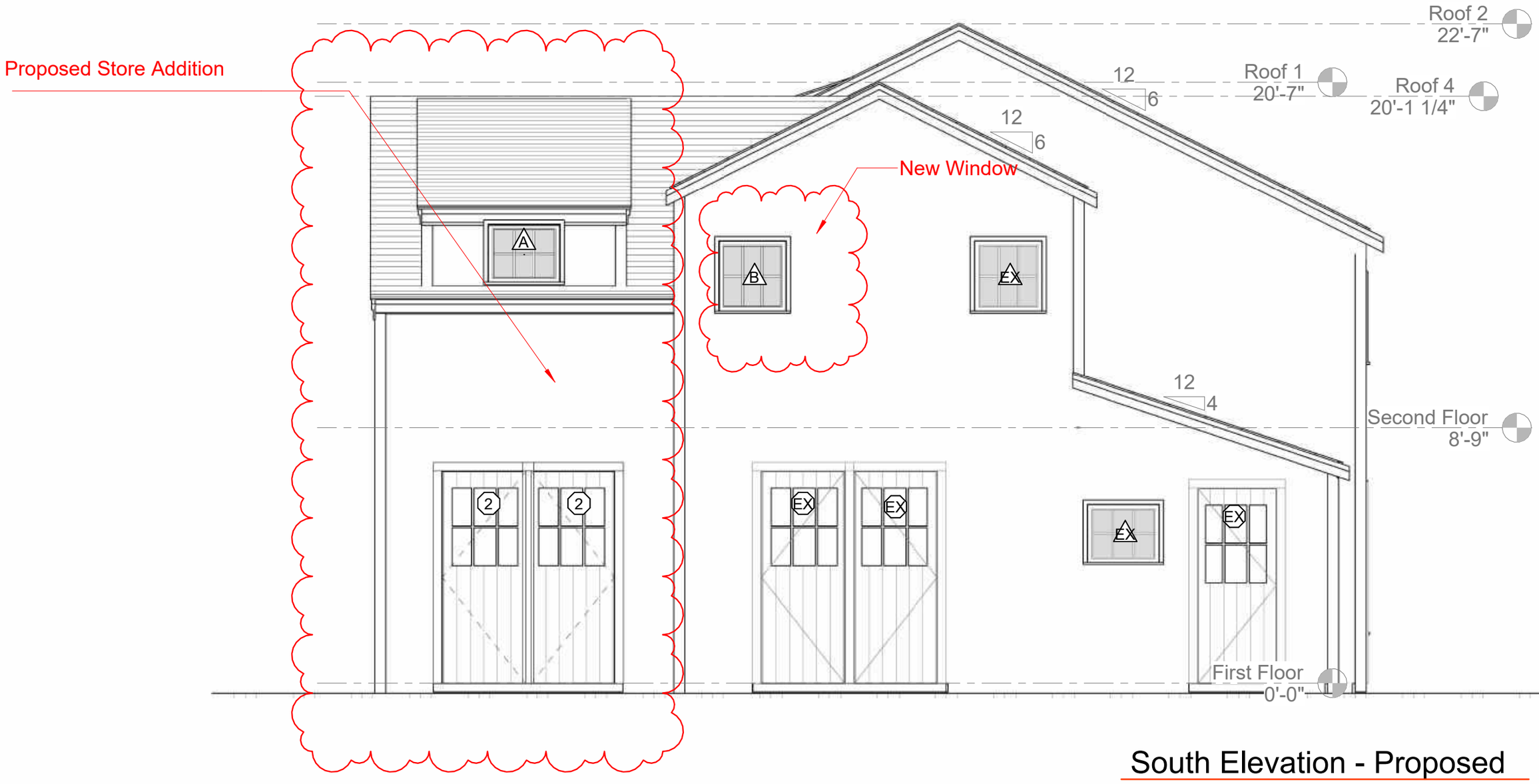
South Elevation - Existing

1/4" = 1'-0"



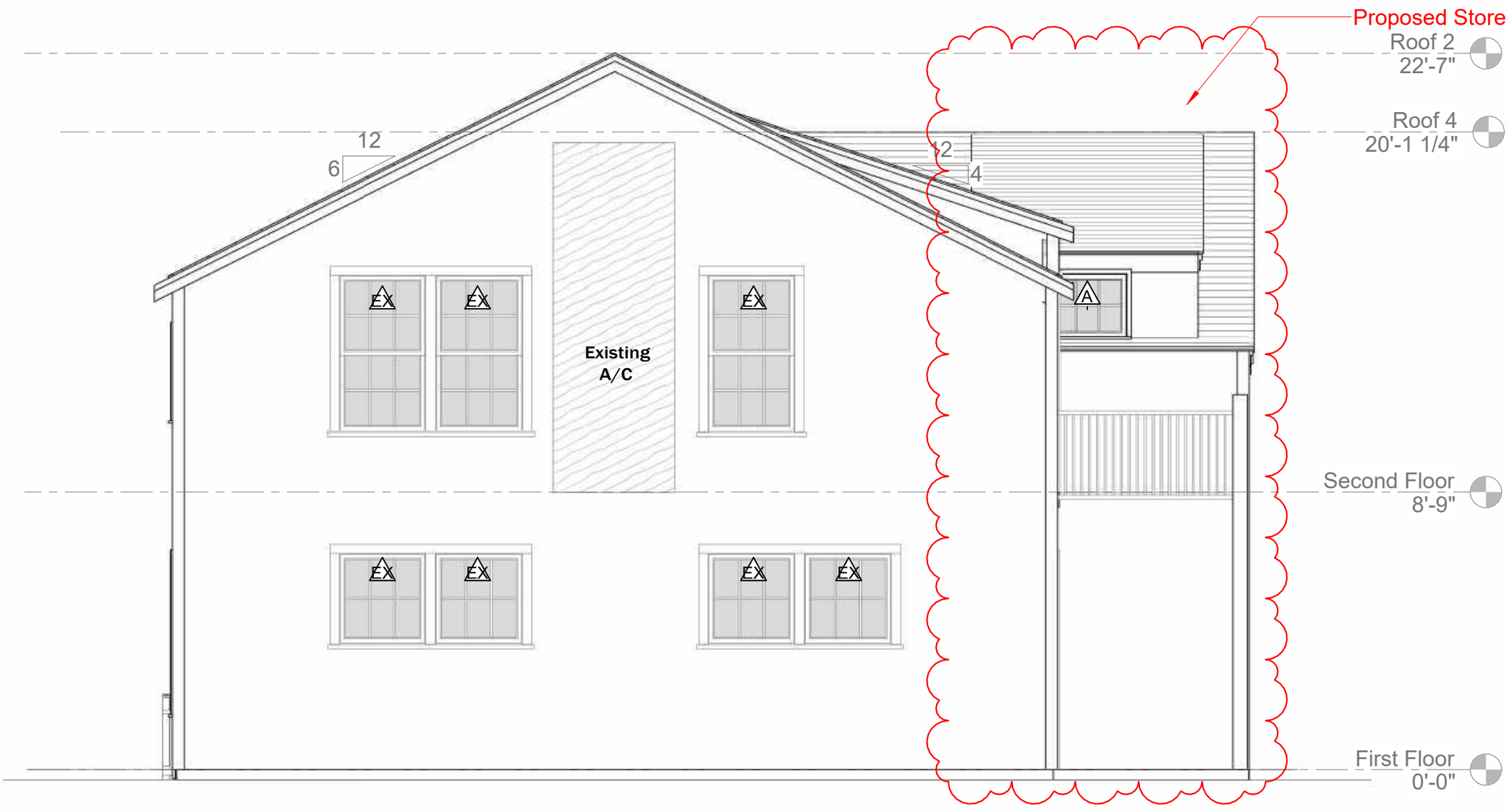
North Elevation - Existing

1/4" = 1'-0"



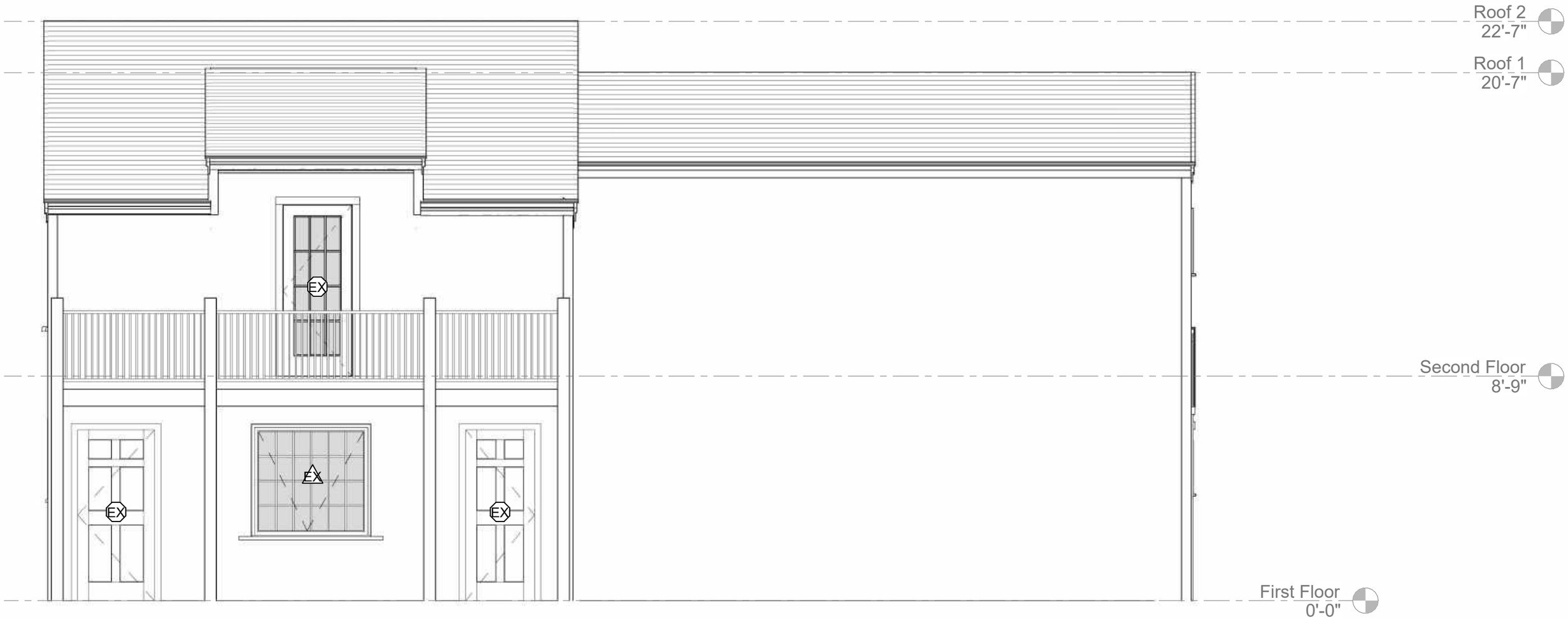
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



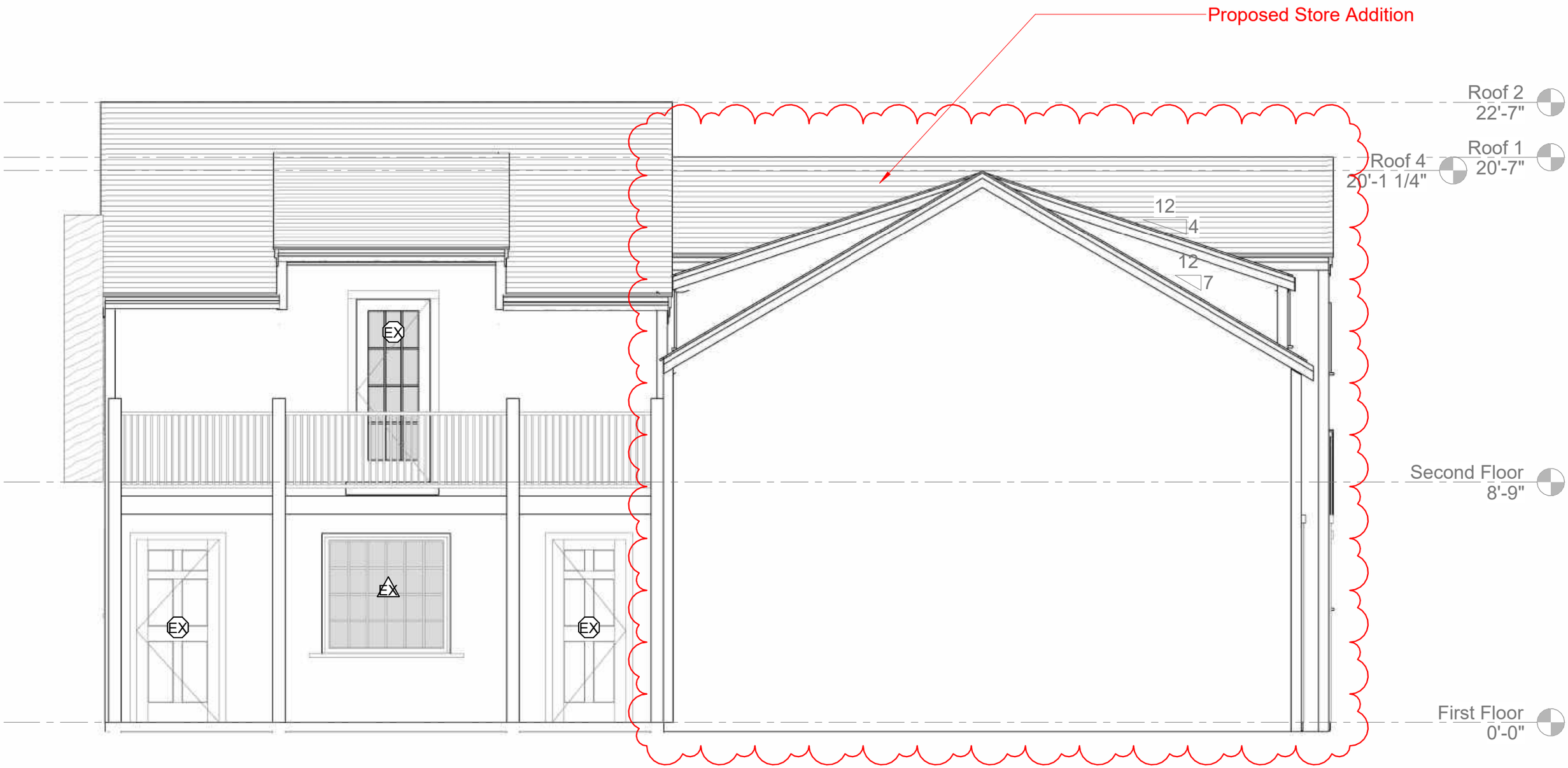
West Elevation - Existing

1/4" = 1'-0"



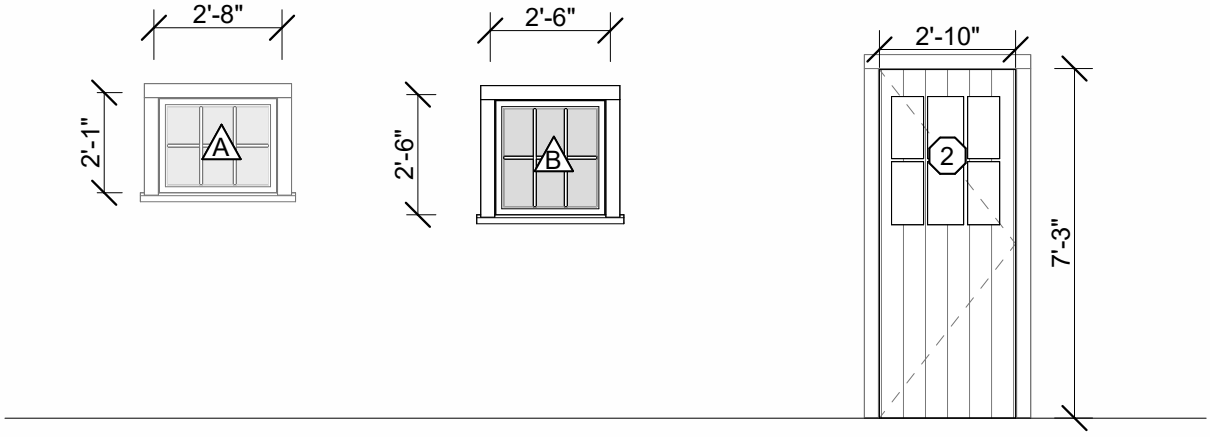
East Elevation - No Change

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"

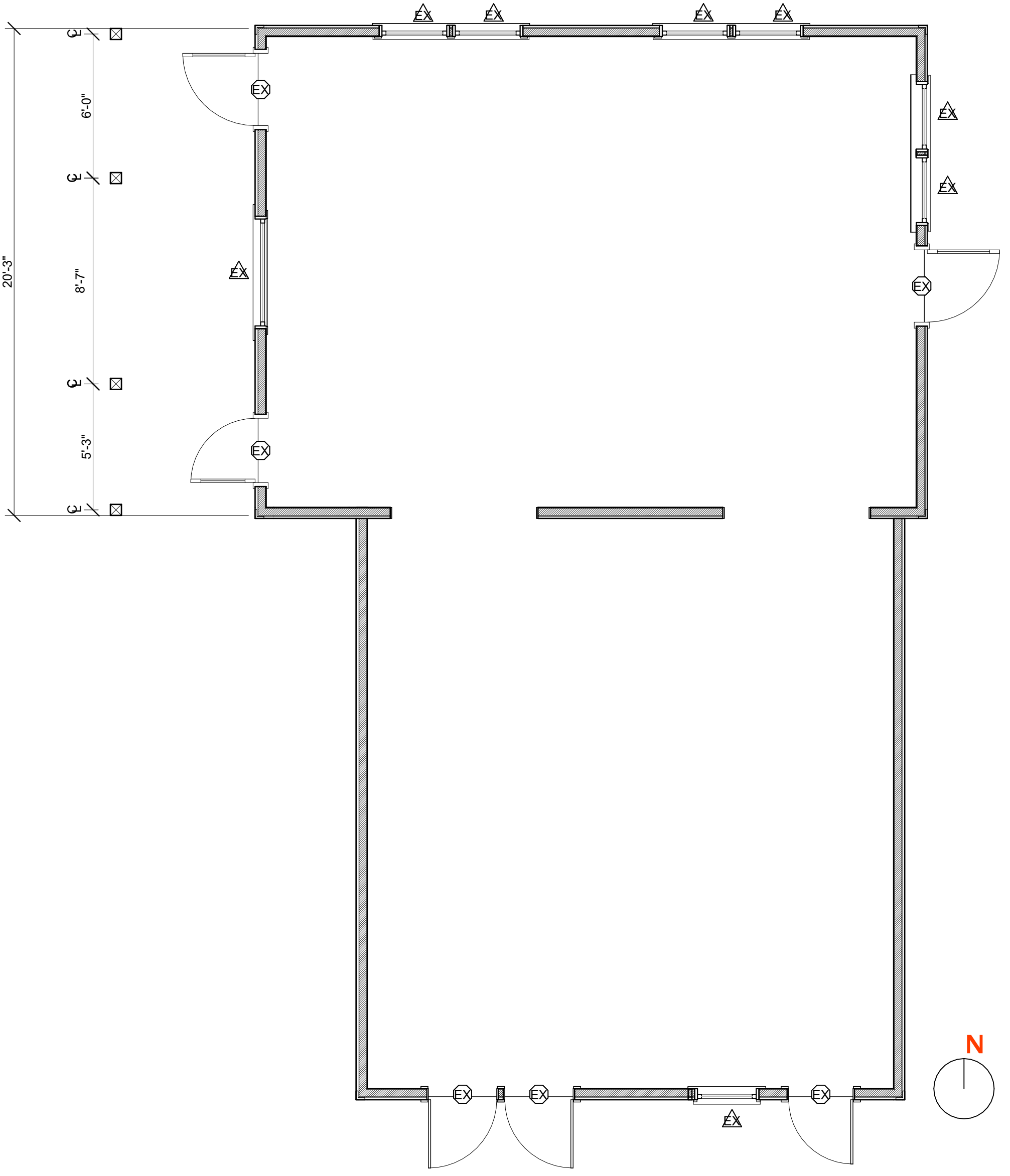
3'-7"

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"

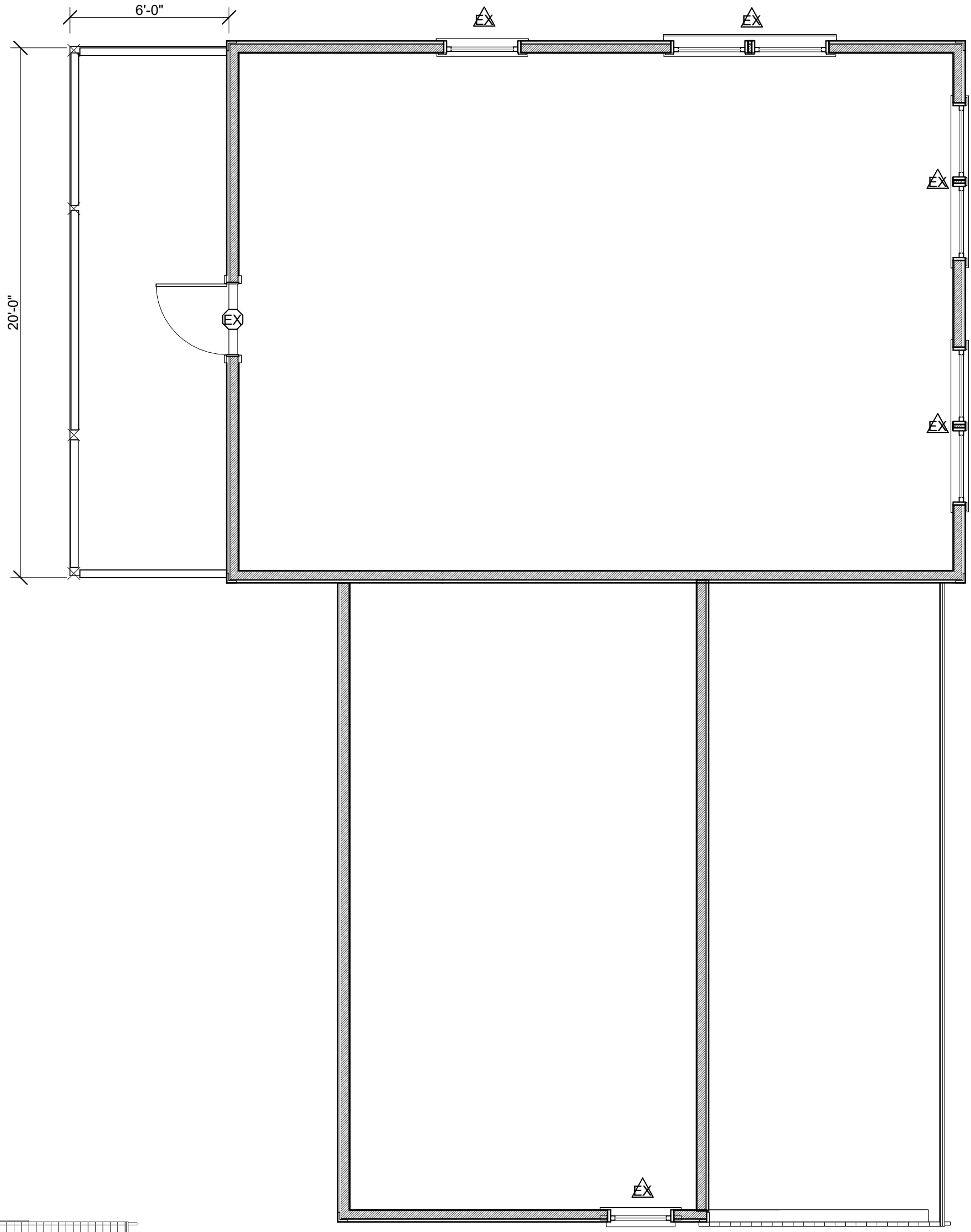
6'-9"

1'-11"

N

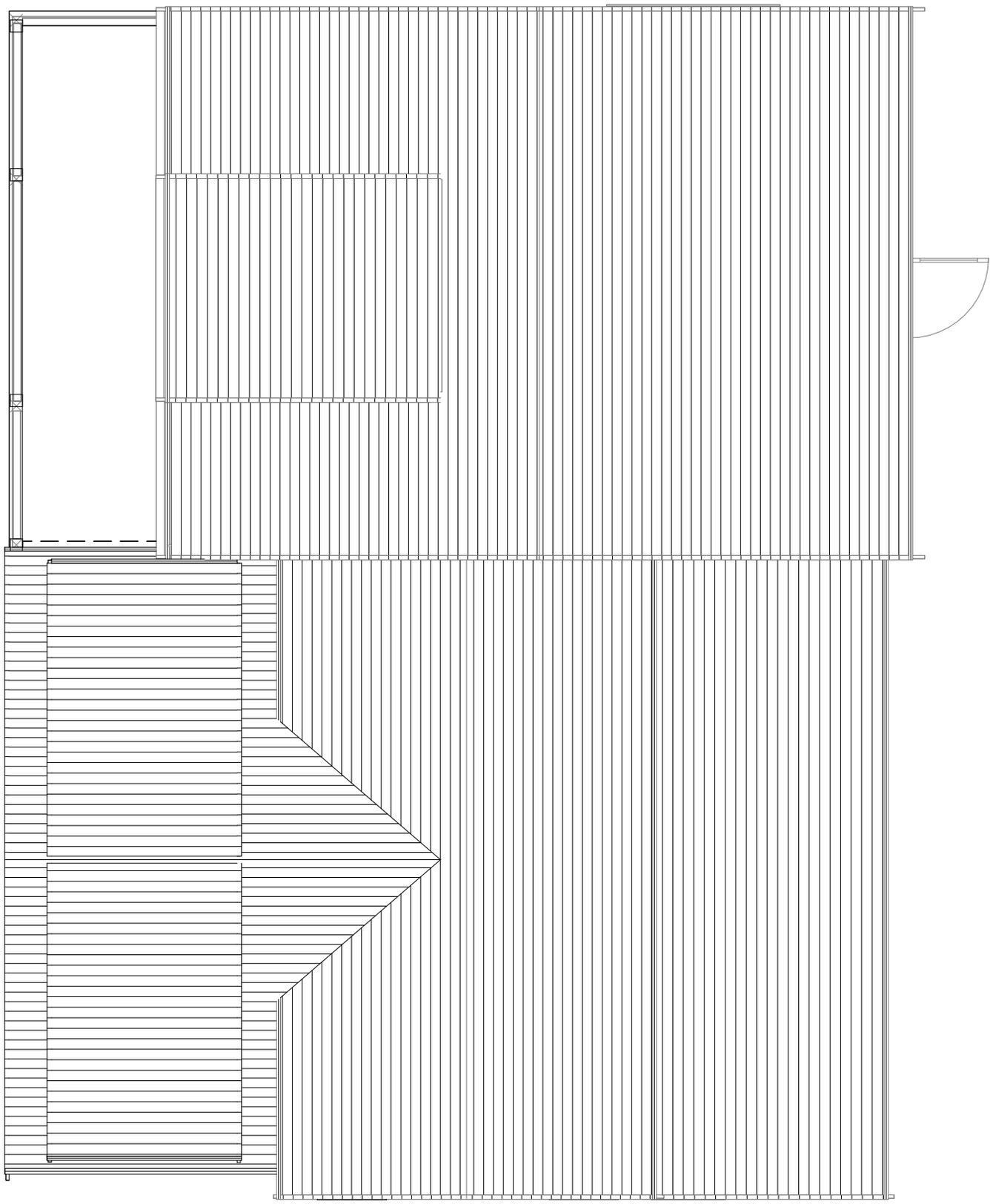
Second Floor - Proposed

1/4" = 1'-0"



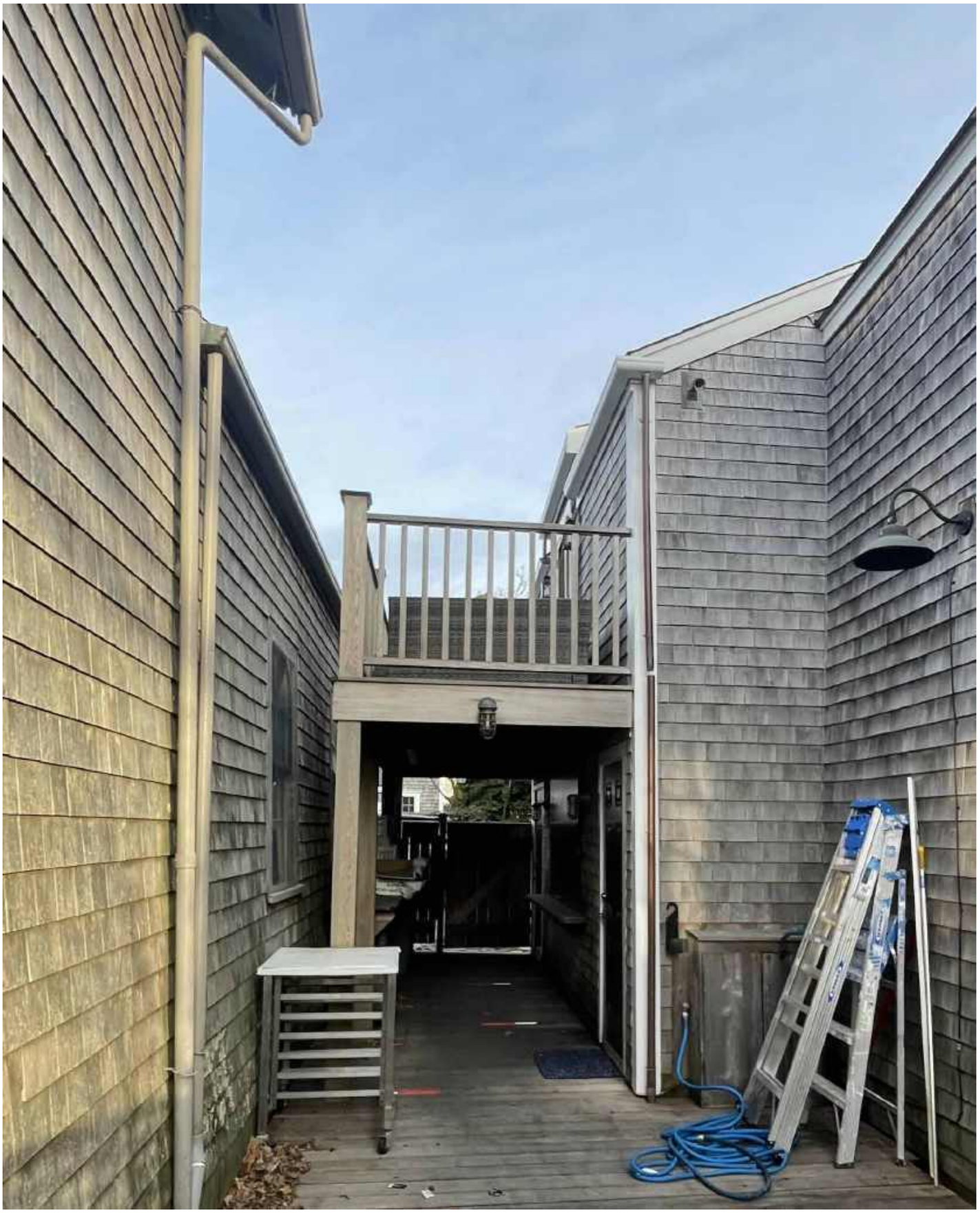
Second Floor - Existing

1/4" = 1'-0"



Roof - Proposed

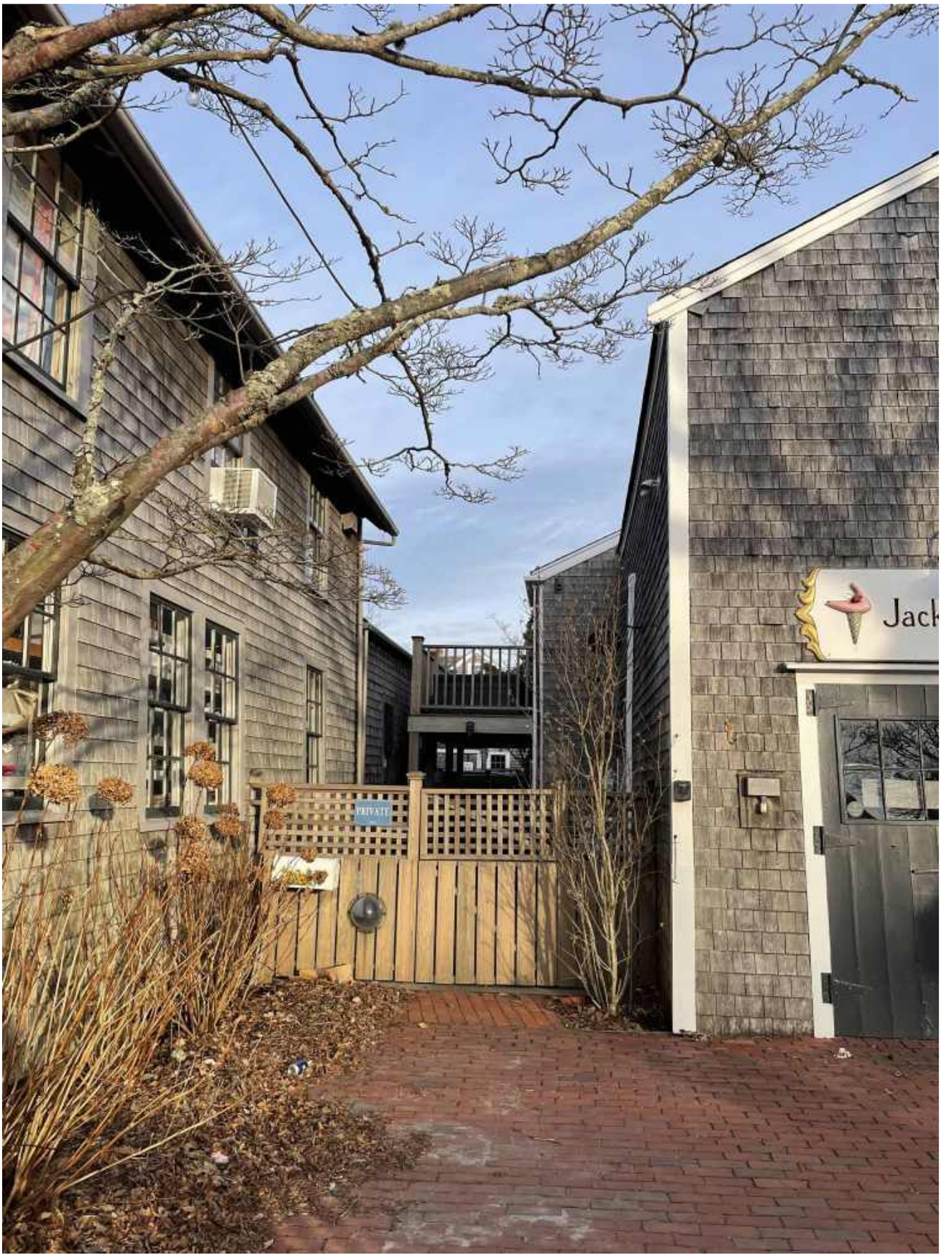
3/16" = 1'-0"



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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boston, MA 0211[illegible]

OFFICIAL USE

9589 0710 5270 1061 3673 37

Certified Mail Fee $4.85 $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Sent To: NIR SALEM ST LLC

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

9589 0710 5270 1061 3672 90

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

9589 0710 5270 1061 3672 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Encino, CA 91436
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
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

NANTUCKET MA 02584 USPS Postmark Here FEB 20 2025 02/20/2025

9589 0710 5270 1061 3673 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To RUBIN MARCIA & HAROLD
Street and Apt. No., or PO Box No. P.O. BOX 959
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

9589 0710 5270 1061 3673 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Encino, CA 91436
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
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

NANTUCKET MA 02584 USPS Postmark Here FEB 20 2025 02/20/2025

9589 0710 5270 1061 3673 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
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:

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 Add Windows per Historic Photographs

Omit Chimney Owl All Views

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 Rai, 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

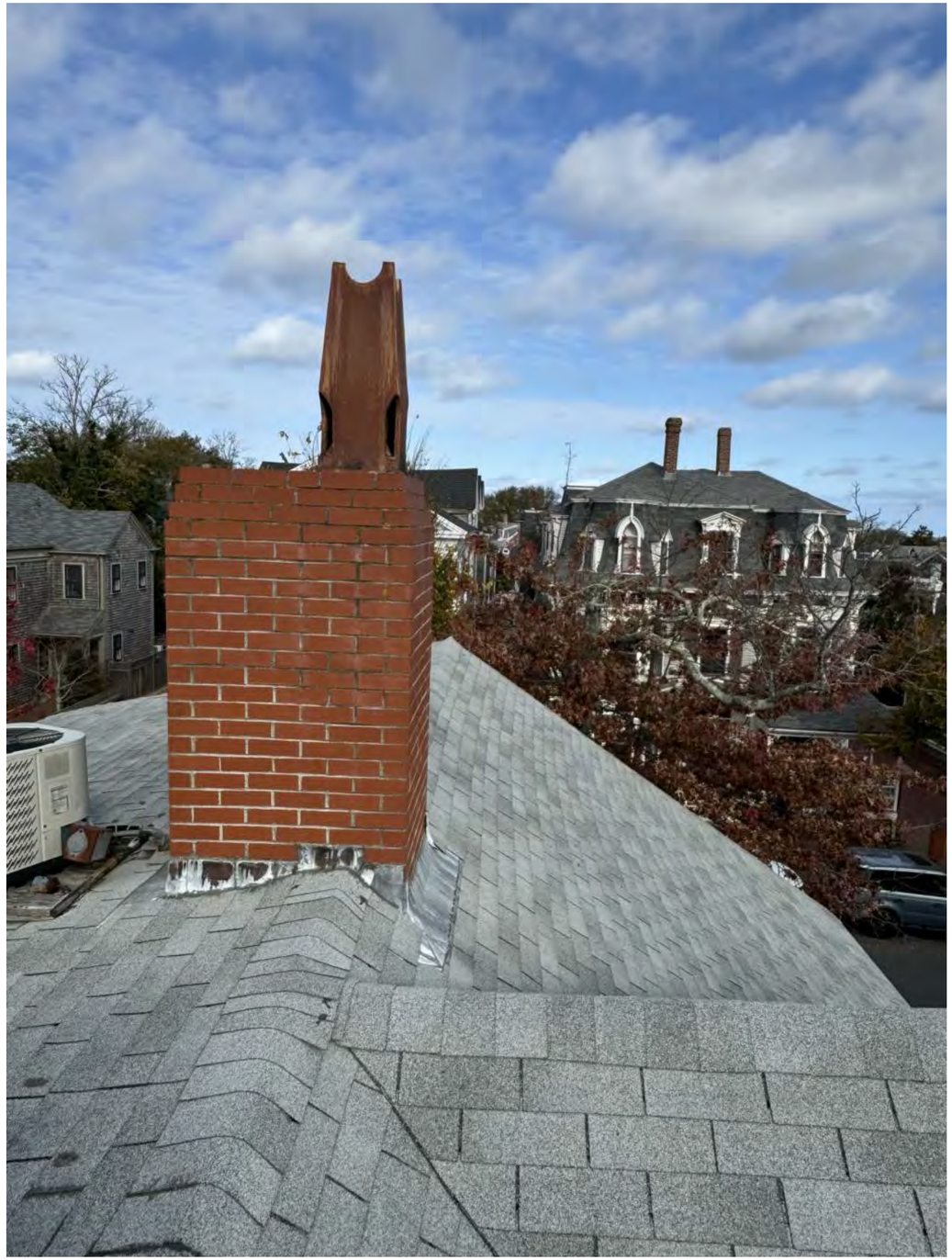
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

HDC Submission 02.21.25





Restaurant Alterations
20 Broad Street
Nantucket, MA 02554

Zoning 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

Existing Conditions

Date: 02.21.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

HDC Submission 02.21.25





Restaurant Alterations
20 Broad Street
Nantucket, MA 02554

Zoning 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

Existing Conditions

Date: 02.21.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

HDC Submission 02.21.25



Restaurant Alterations
20 Broad Street
Nantucket, MA 02554

Zoning 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

Contextual Photographs

Date: 02.21.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

HDC Submission 02.21.25



Restaurant Alterations
20 Broad Street
Nantucket, MA 02554

Zoning 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

Contextual Photographs

Date: 02.21.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Restaurant Alterations

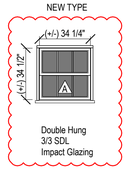
20 Broad Street
Nantucket, MA 02554

02.21.25

HDC Submission



Locus Map



Window Legend

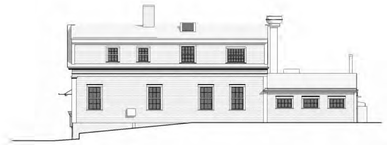
1/4" = 1'-0"



East Elevation



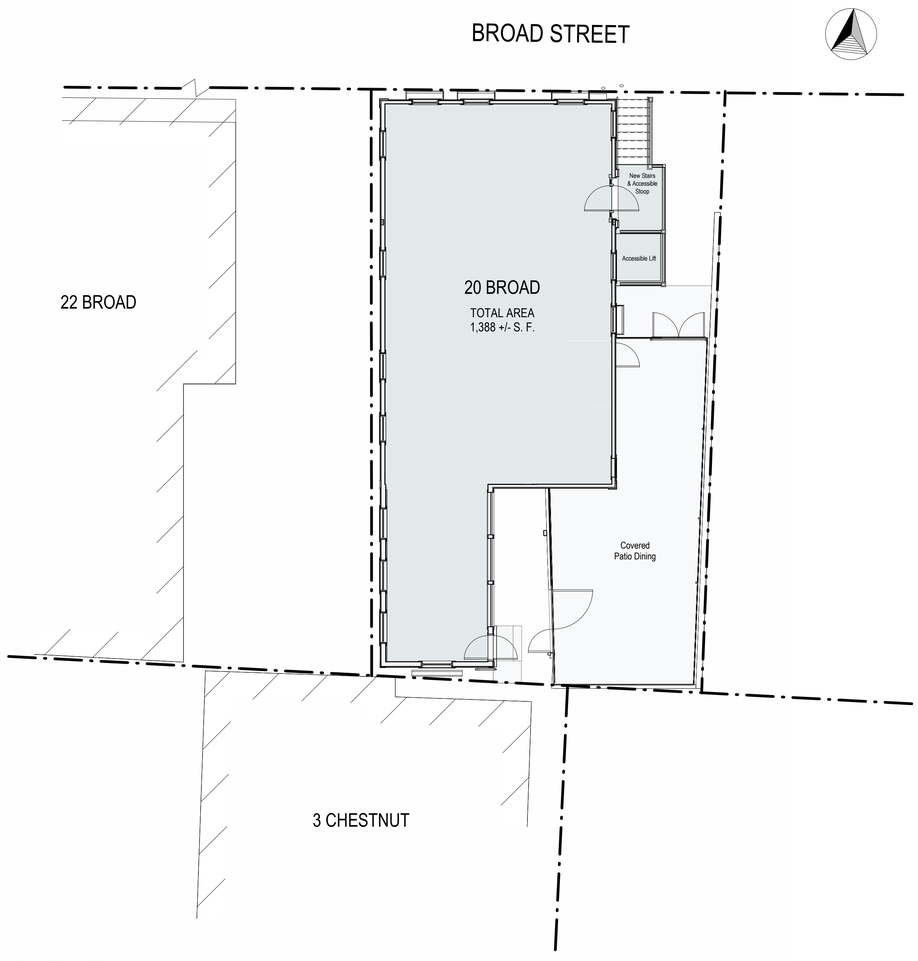
North Elevation



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

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

Professional Seal

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.

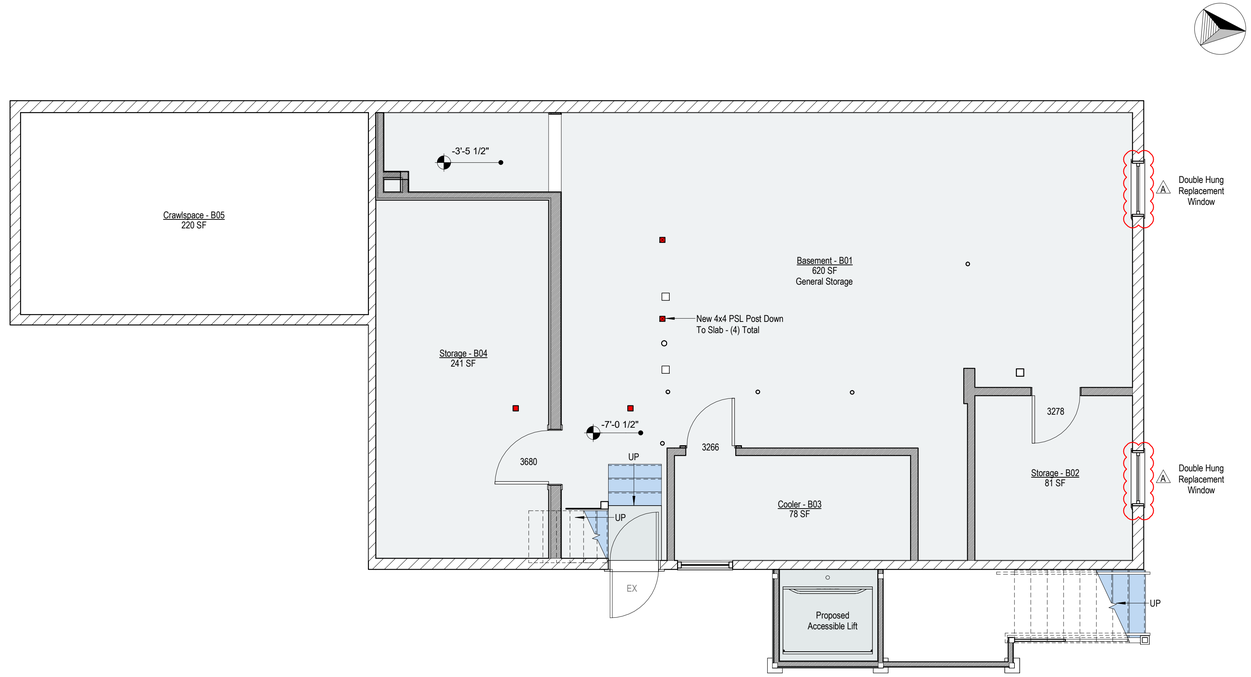
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

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

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

Professional Seal

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.

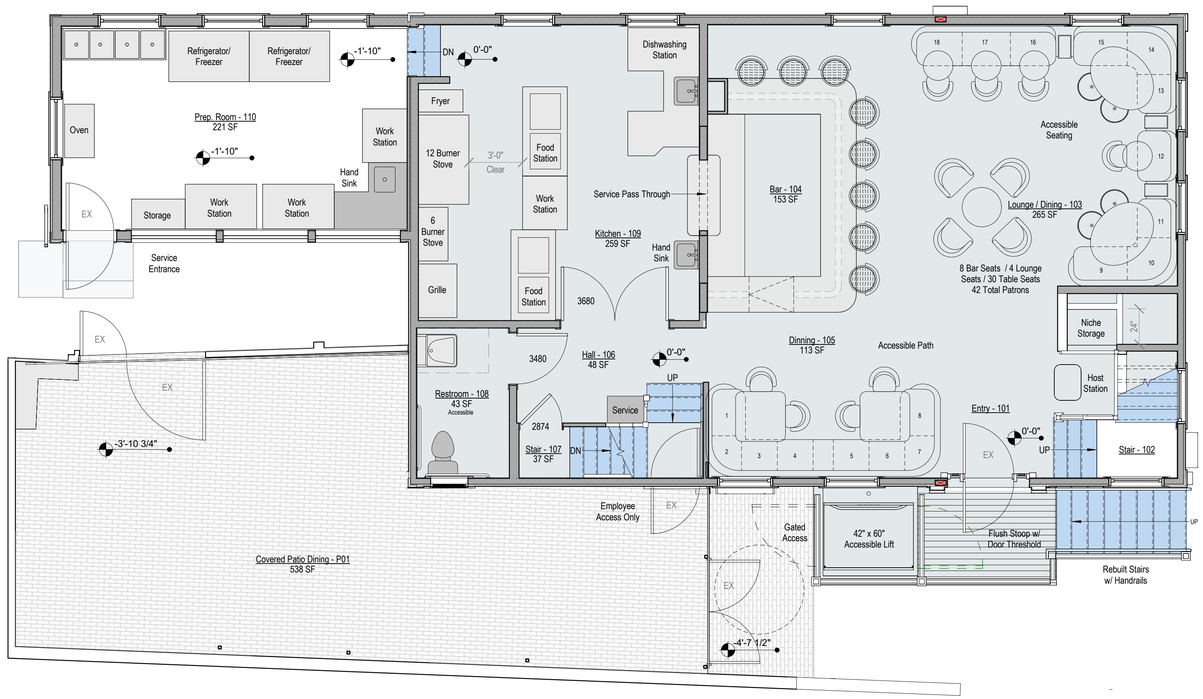
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

2426

02.21.25

HDC Submission



First Floor 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

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

Professional Seal

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.

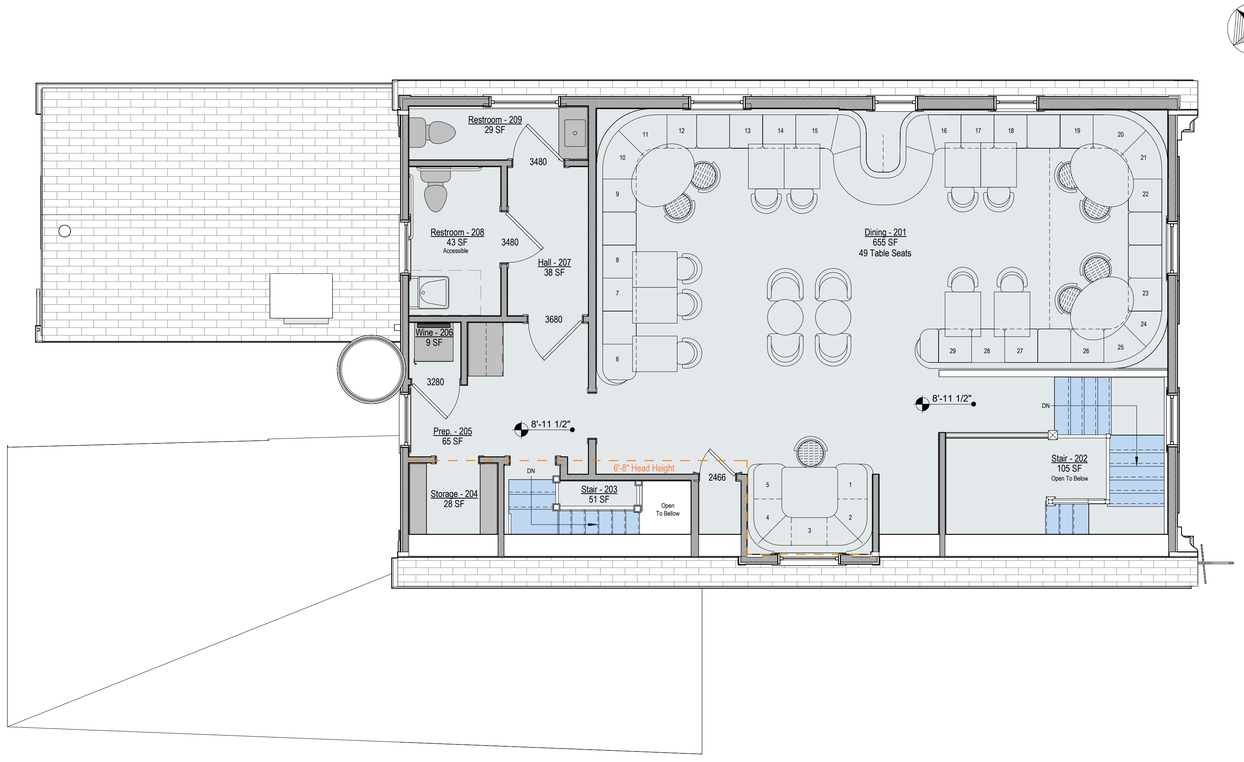
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

2426

02.21.25

HDC Submission



Second Floor 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

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

Professional Seal

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.

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.1.2

2426

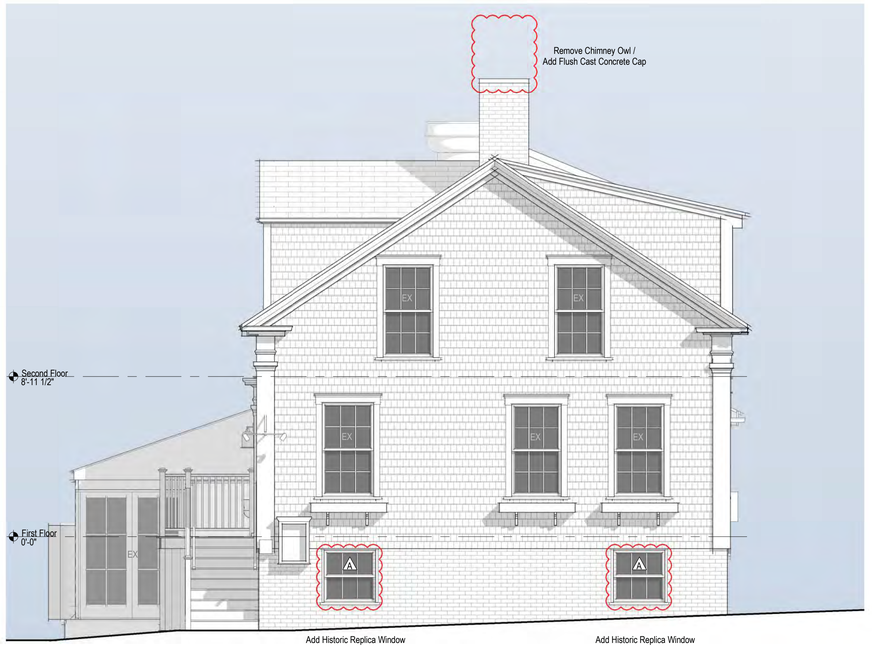
02.21.25

HDC Submission



North Elevation - Previously Approved

1/8" = 1'-0"



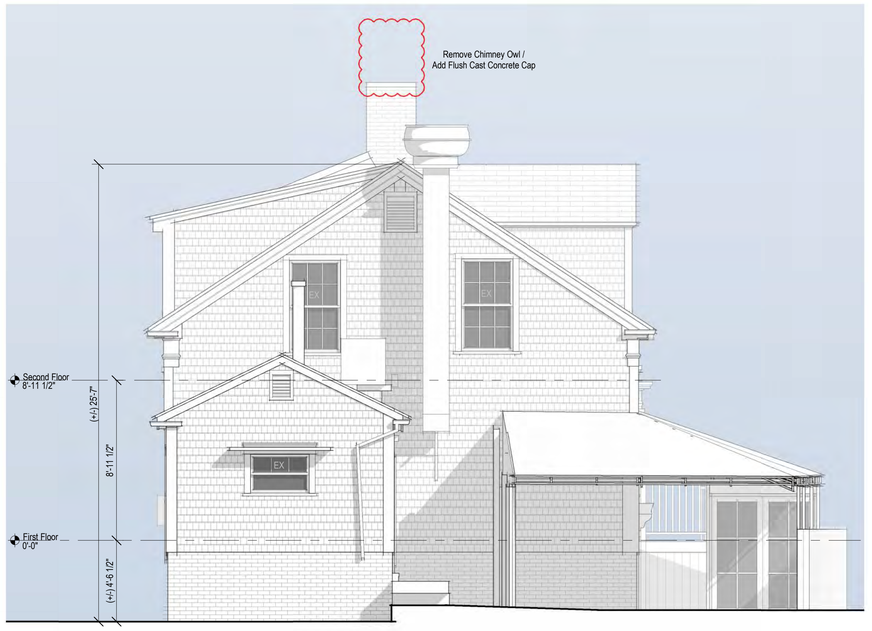
North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

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

Professional Seal

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

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
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

Professional Seal

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

2426

02.21.25

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - 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

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

Professional Seal

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.2.3

2426

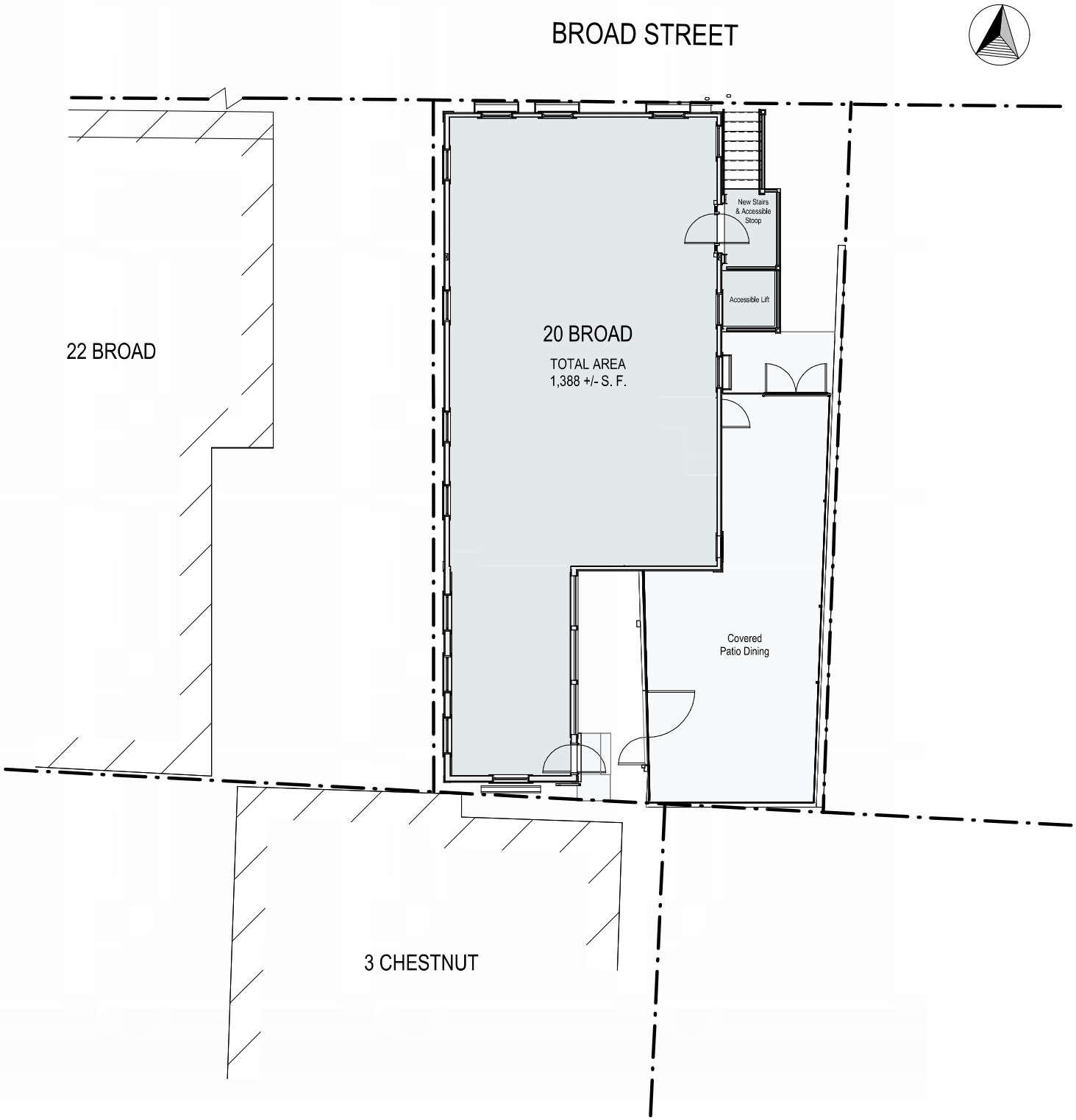
Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

02.21.25

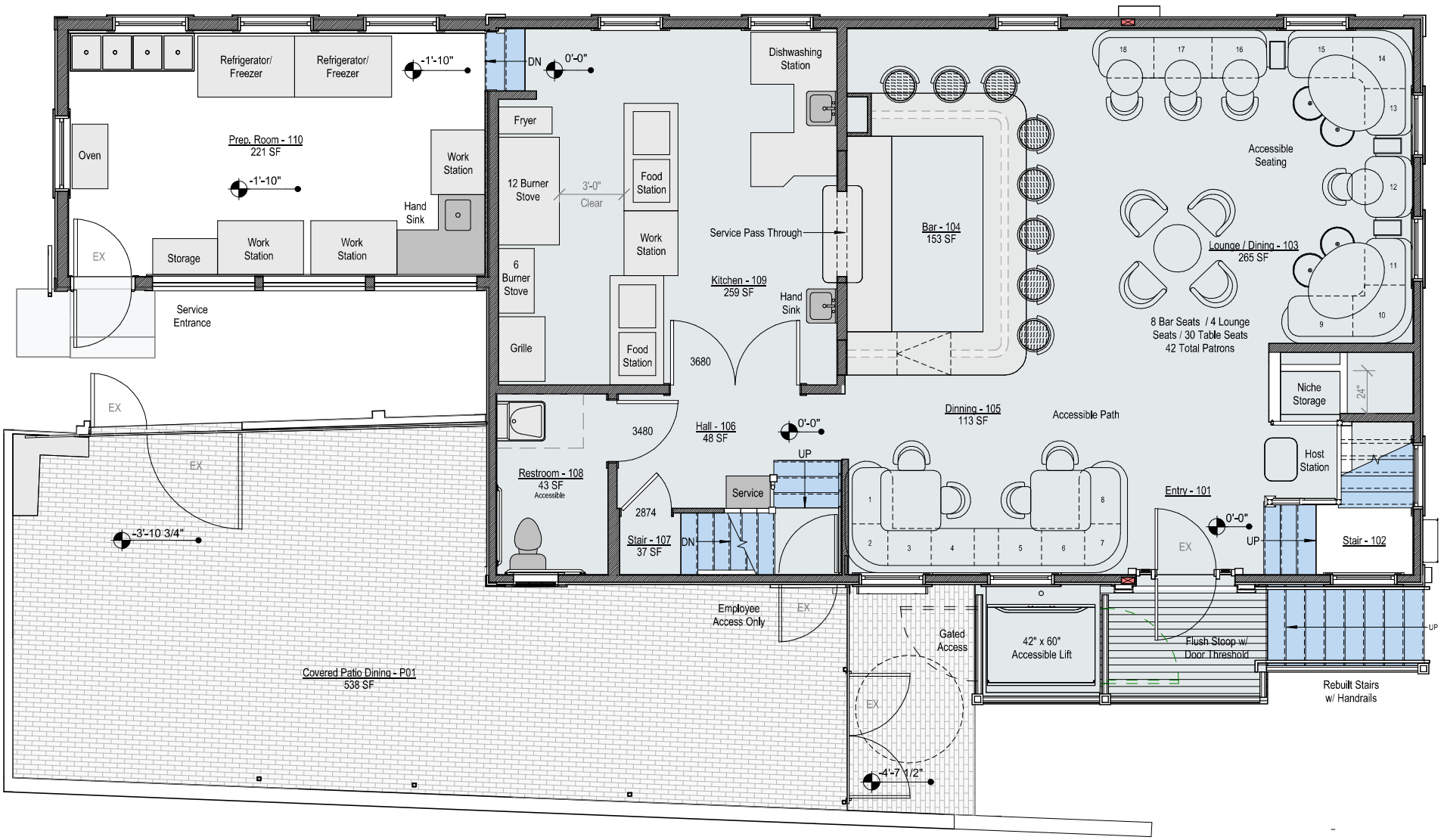


Locus Map



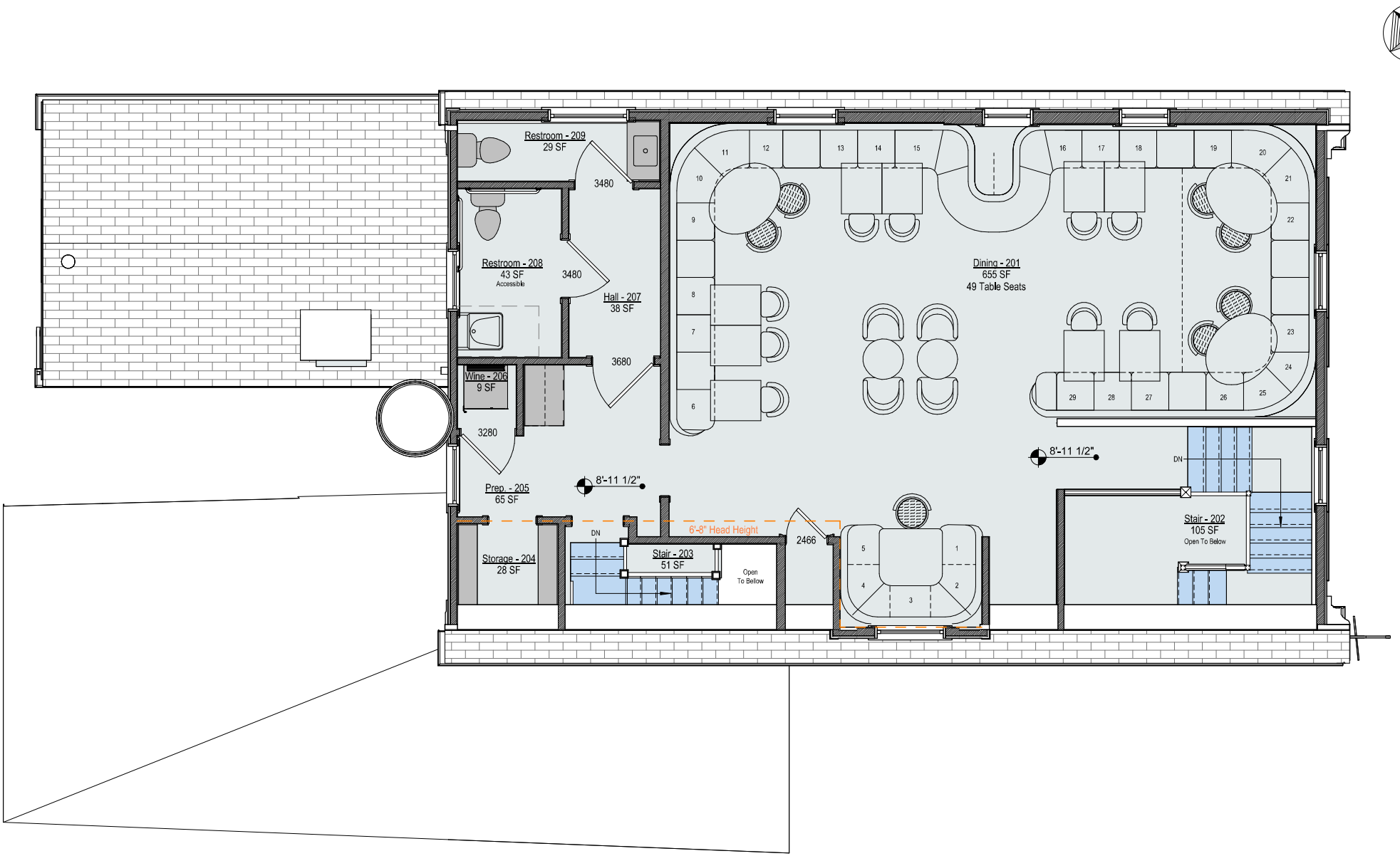
Site Plan - Proposed

1/8" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

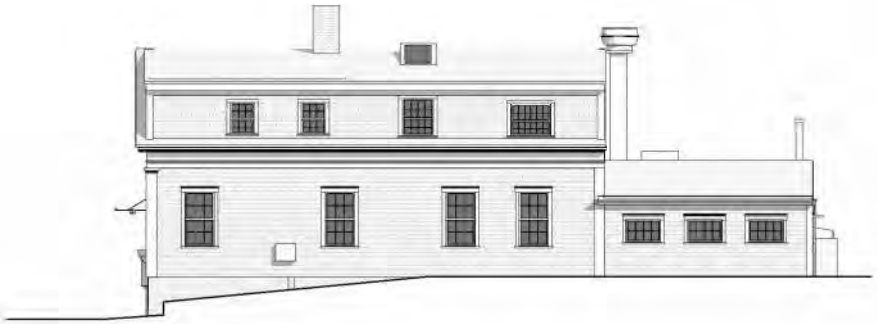
1/4" = 1'-0"



East Elevation



North Elevation

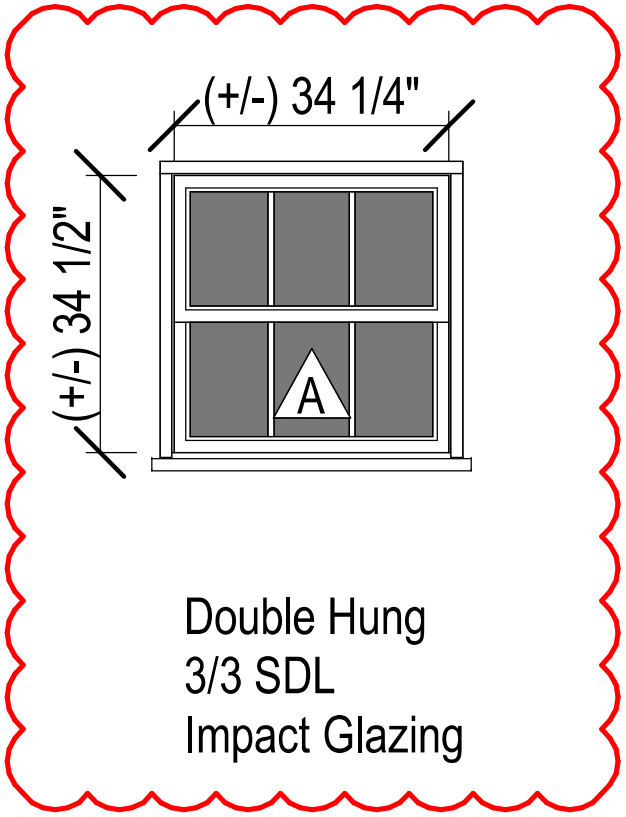


West Elevation



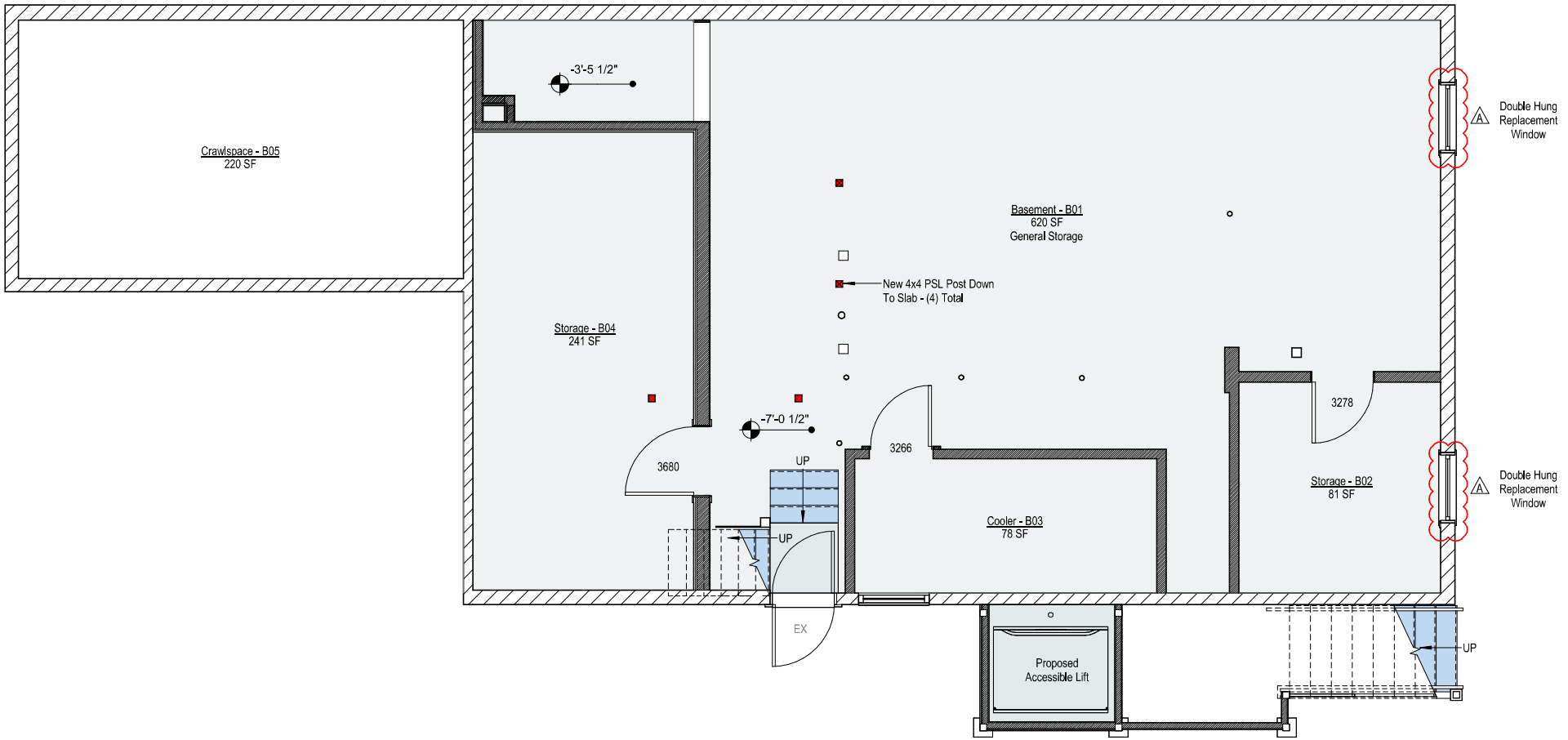
South Elevation

NEW TYPE



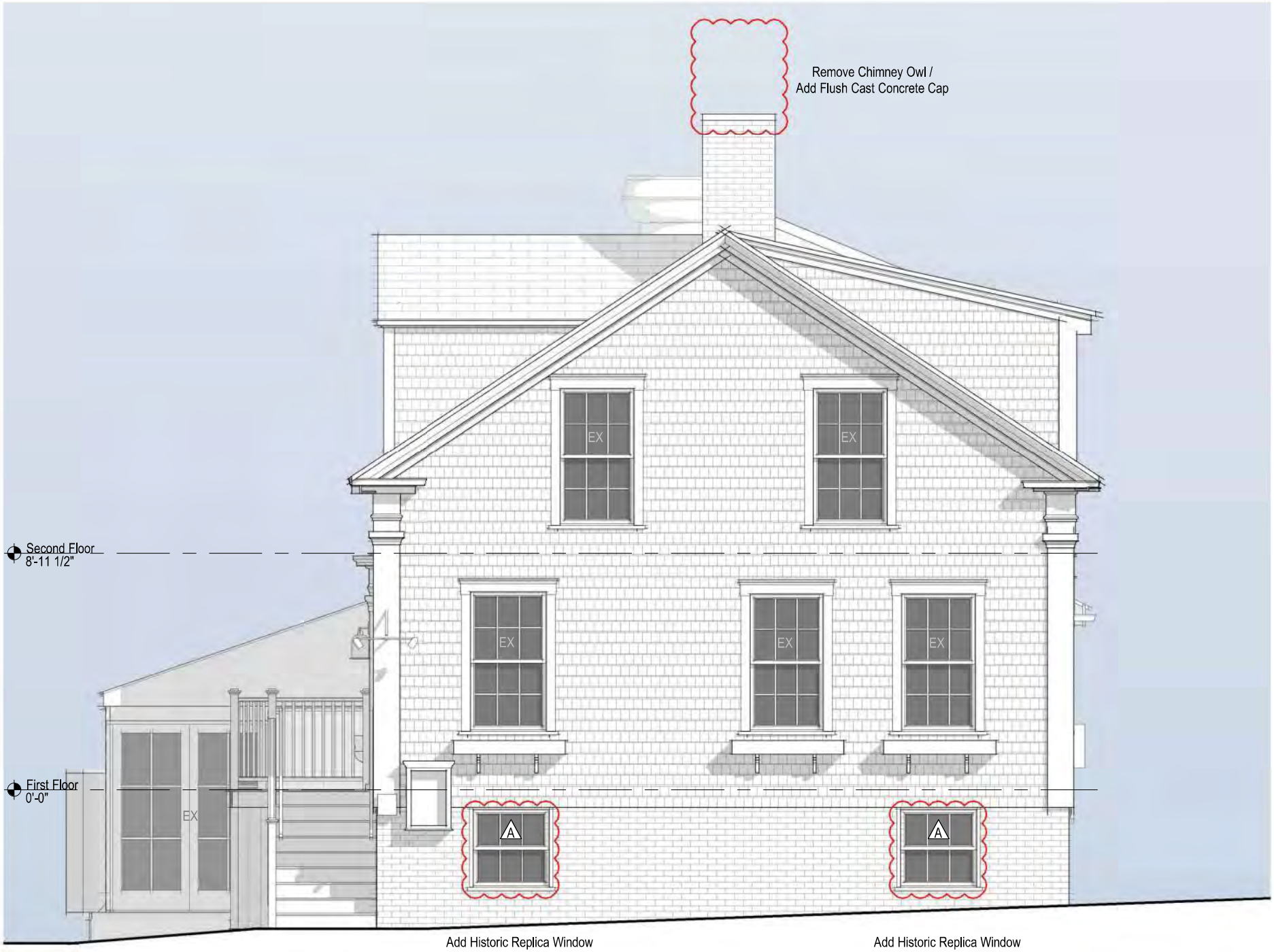
Window Legend

1/4" = 1'-0"



Basement Plan - Proposed

1/4" = 1'-0"



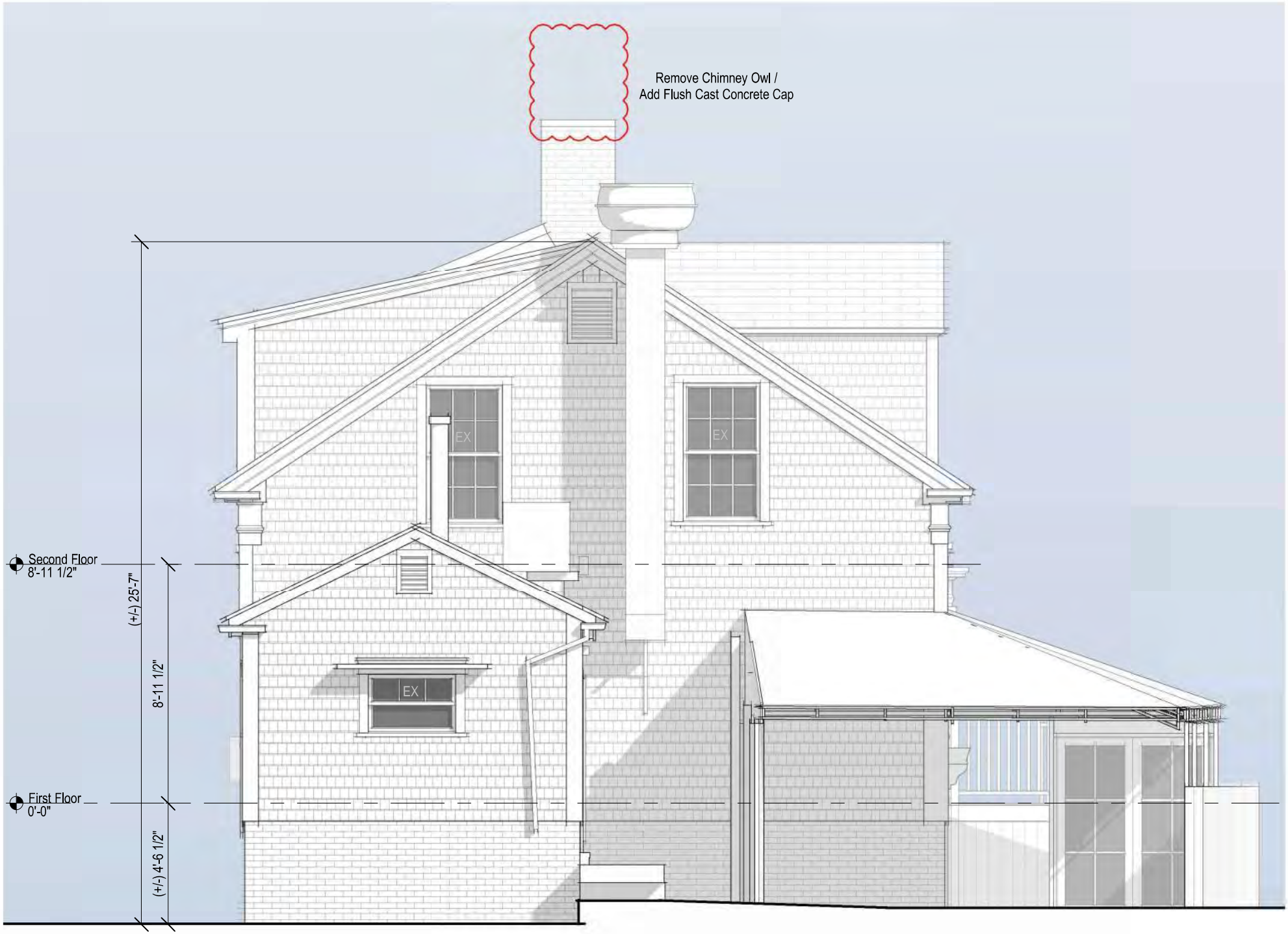
North Elevation - Proposed

1/4" = 1'-0"



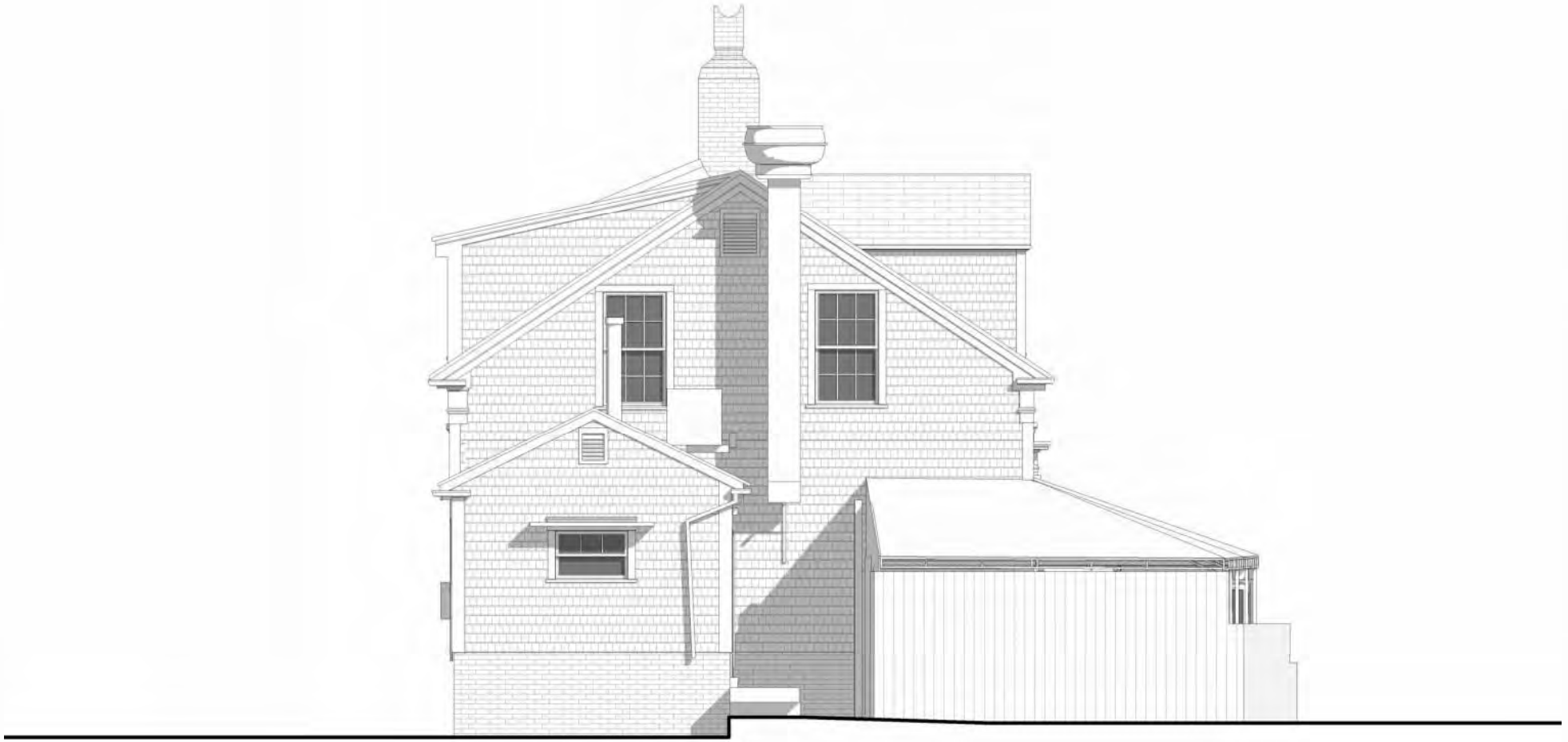
North Elevation - Previously Approved

1/8" = 1'-0"



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"



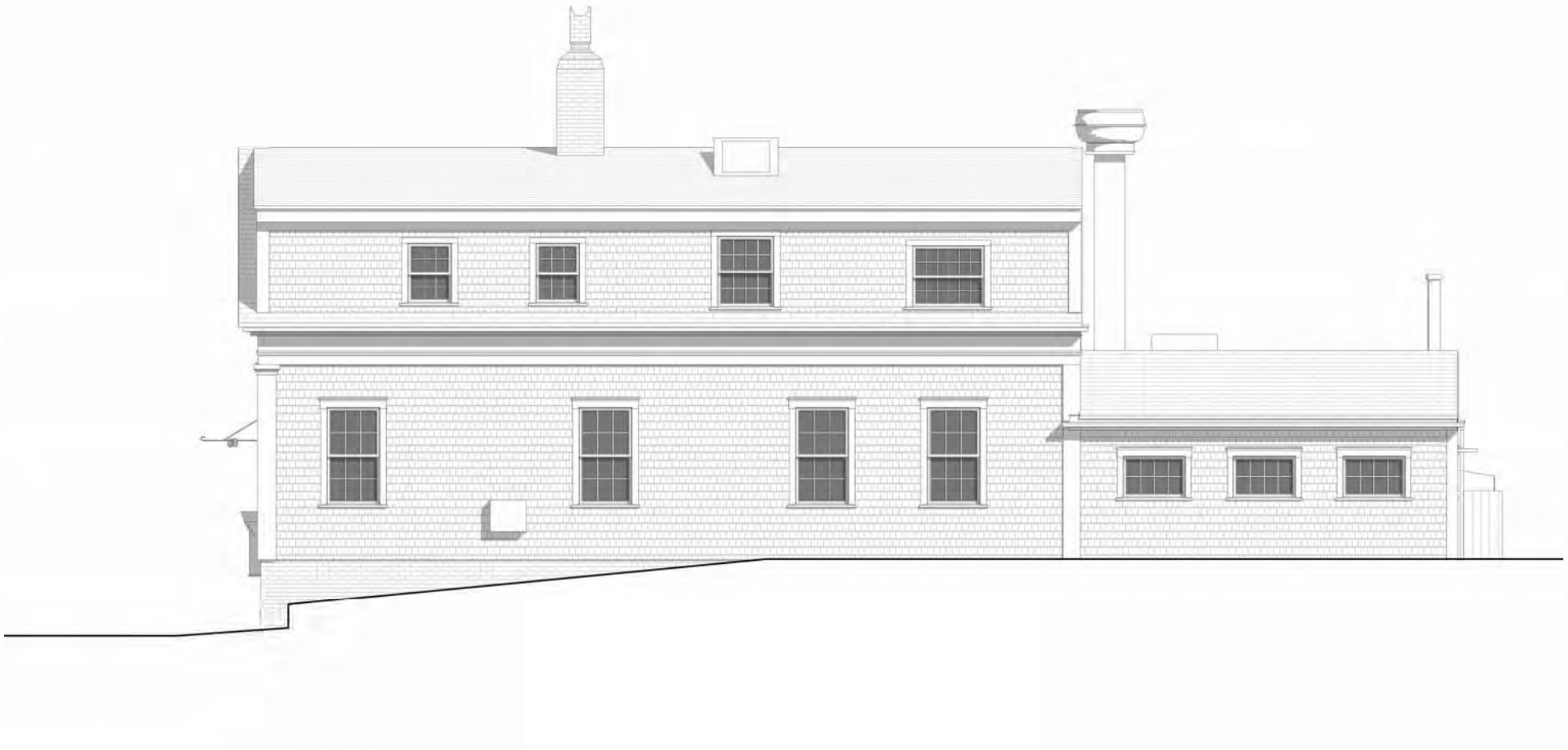
East Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"

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 0013601

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.

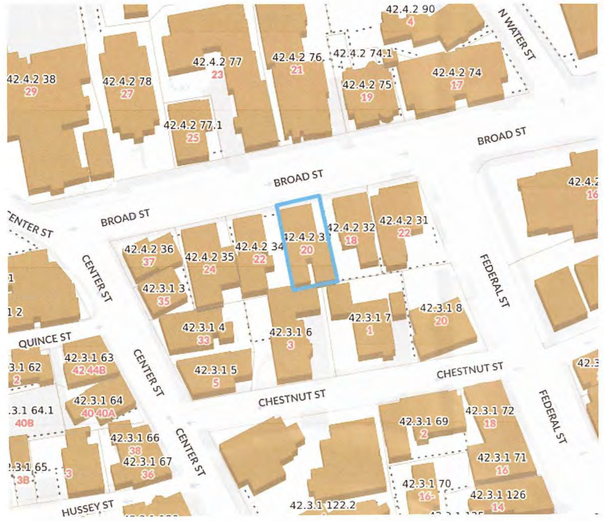
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



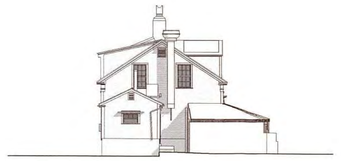
East Elevation



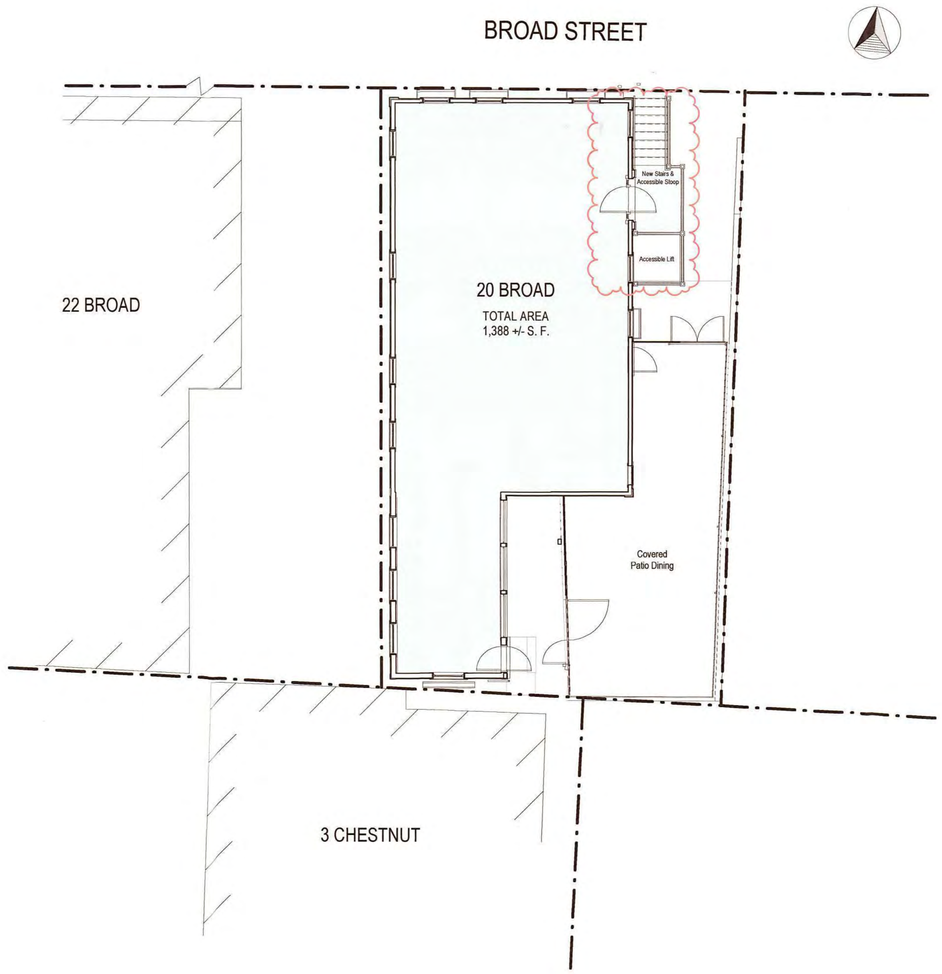
North Elevation



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 29 2024

Revisions

APPROVED
HDC2024-09-11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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.

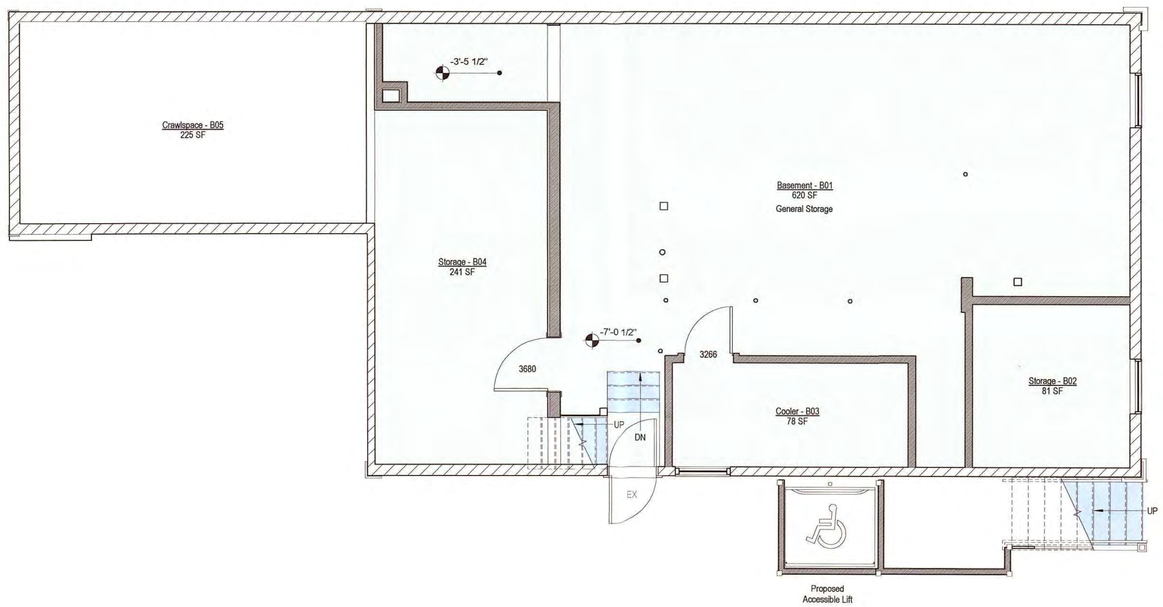
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

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
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

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

Revisions

Floor Plan

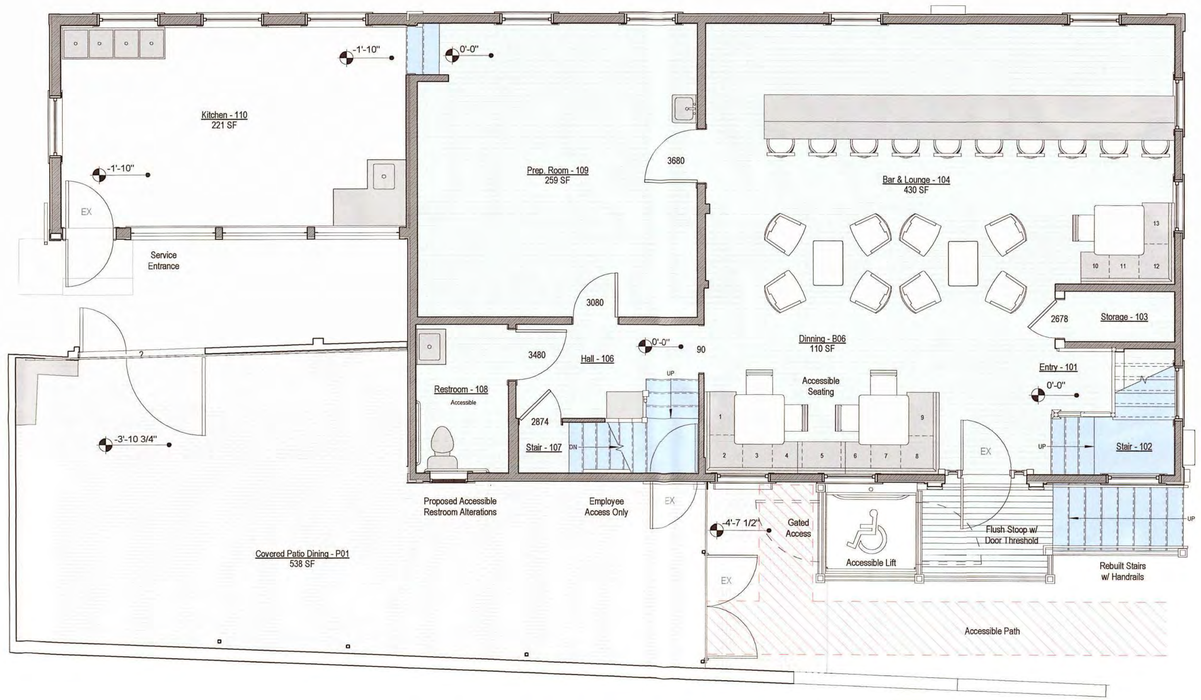
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.1.0

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

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

Revisions

Floor Plan

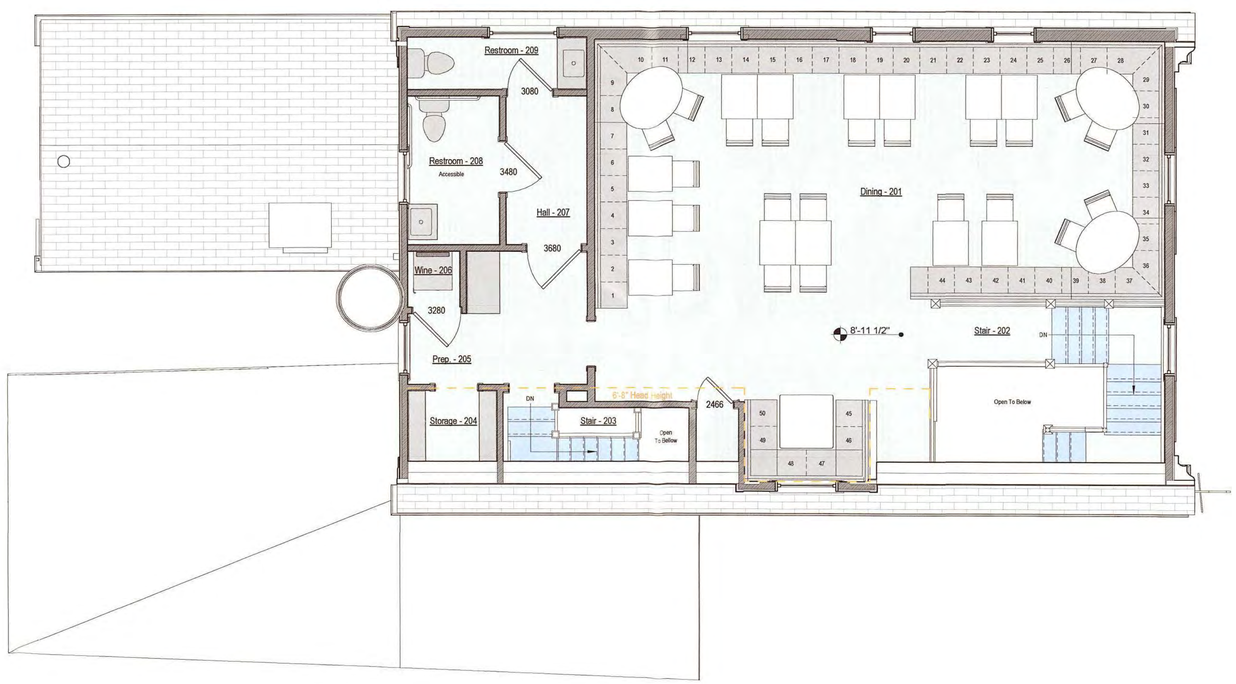
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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

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

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 Elevation
A.2.2 Exterior Elevation
A.2.3 Exterior Elevation
A.2.4 Exterior Elevation

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.

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.1.2

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

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

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.

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

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

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 8 2024

Revisions

APPROVED
HDC2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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

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

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

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.

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.2.3

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

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

APPROVED
HDC2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

OCT 2 9 2024

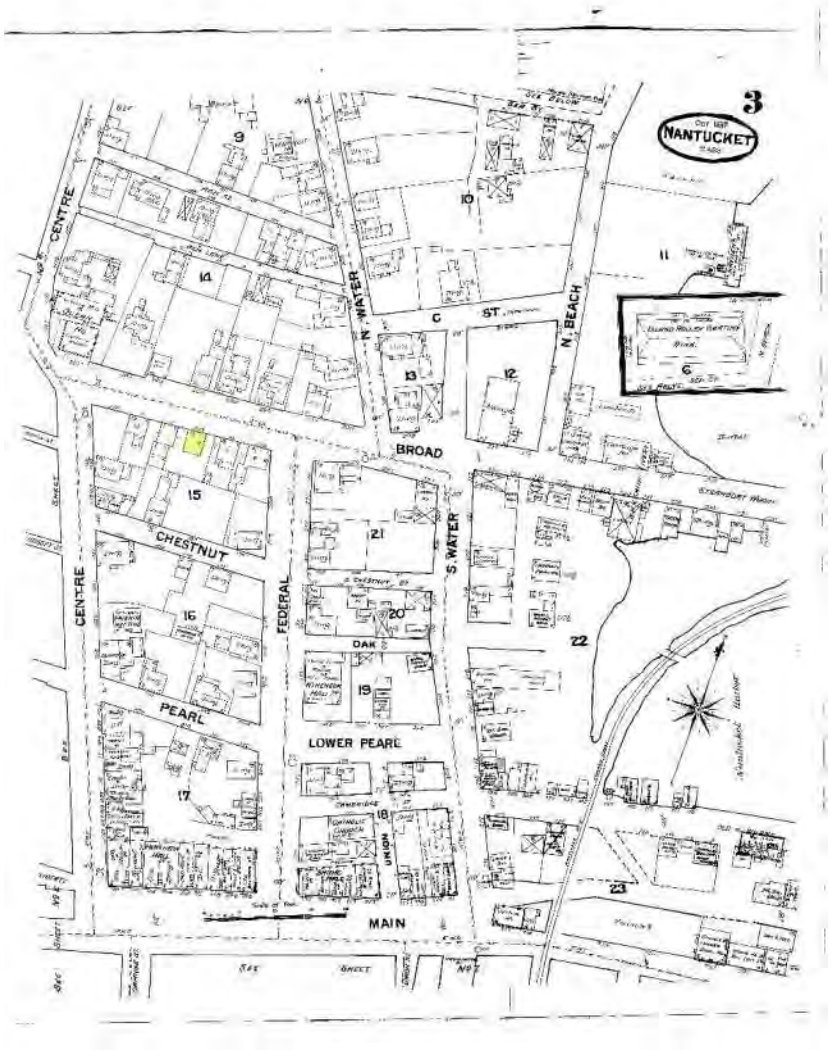
Exterior Elevations

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.

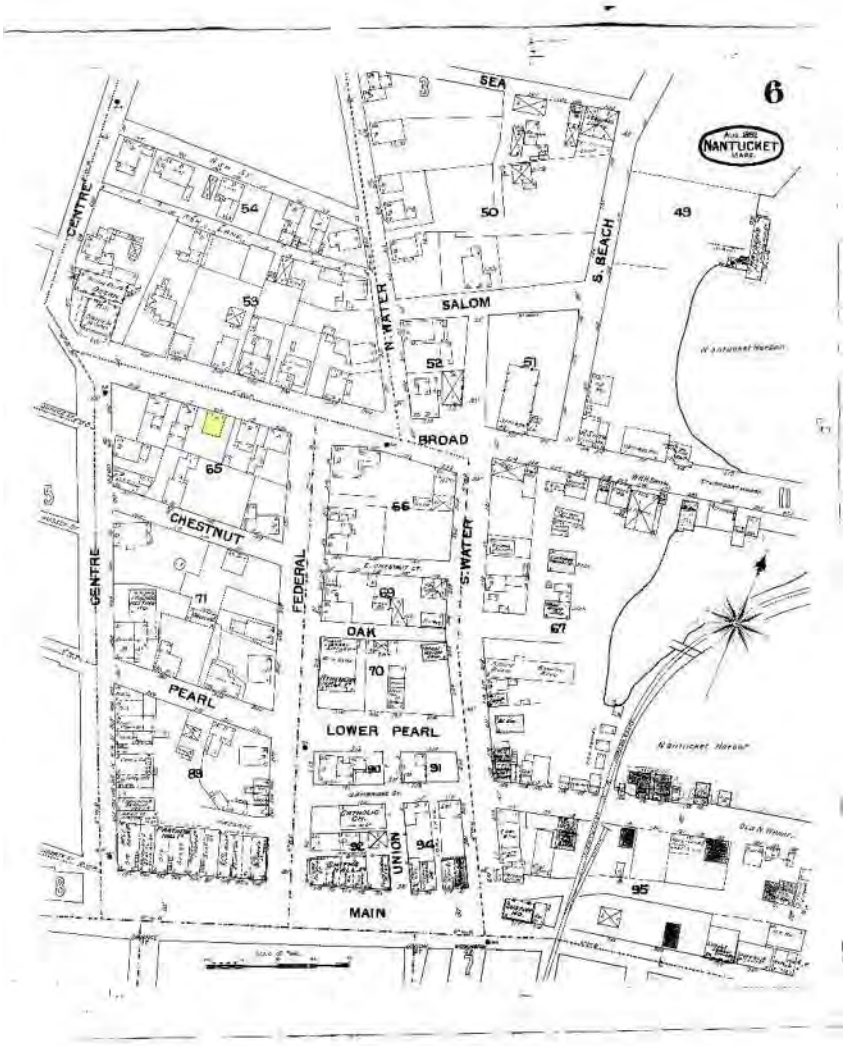
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.4

2426



October 1887



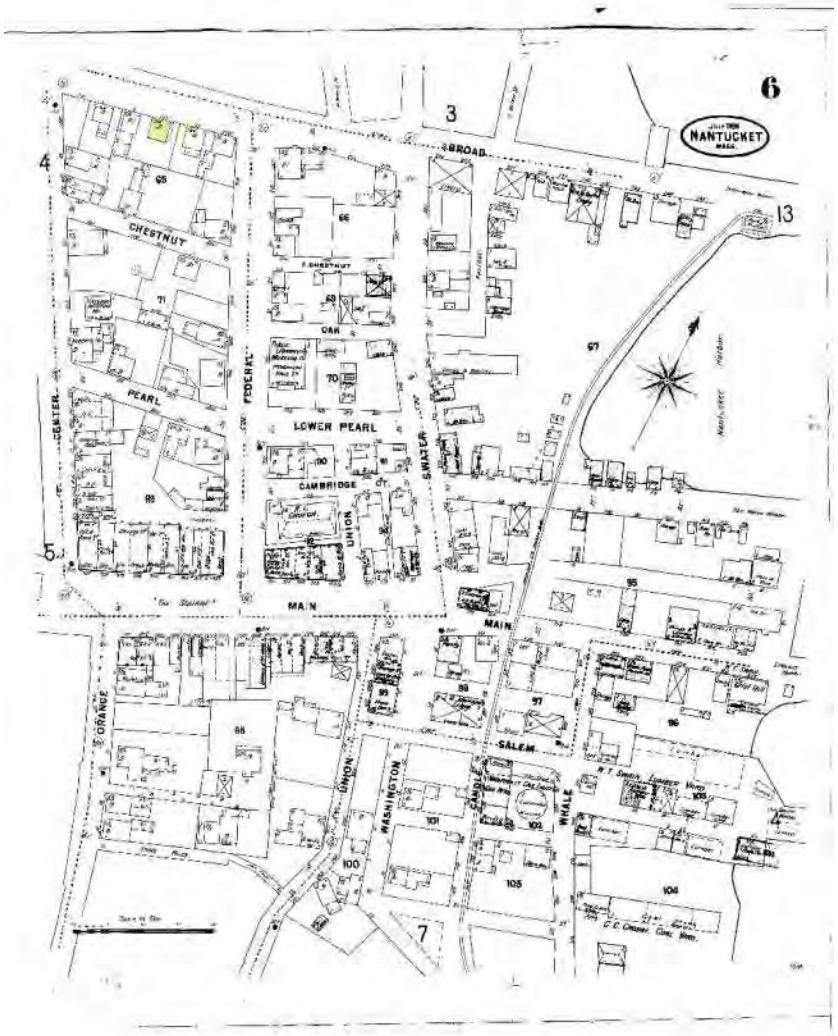
August 1892

20 Broad Street

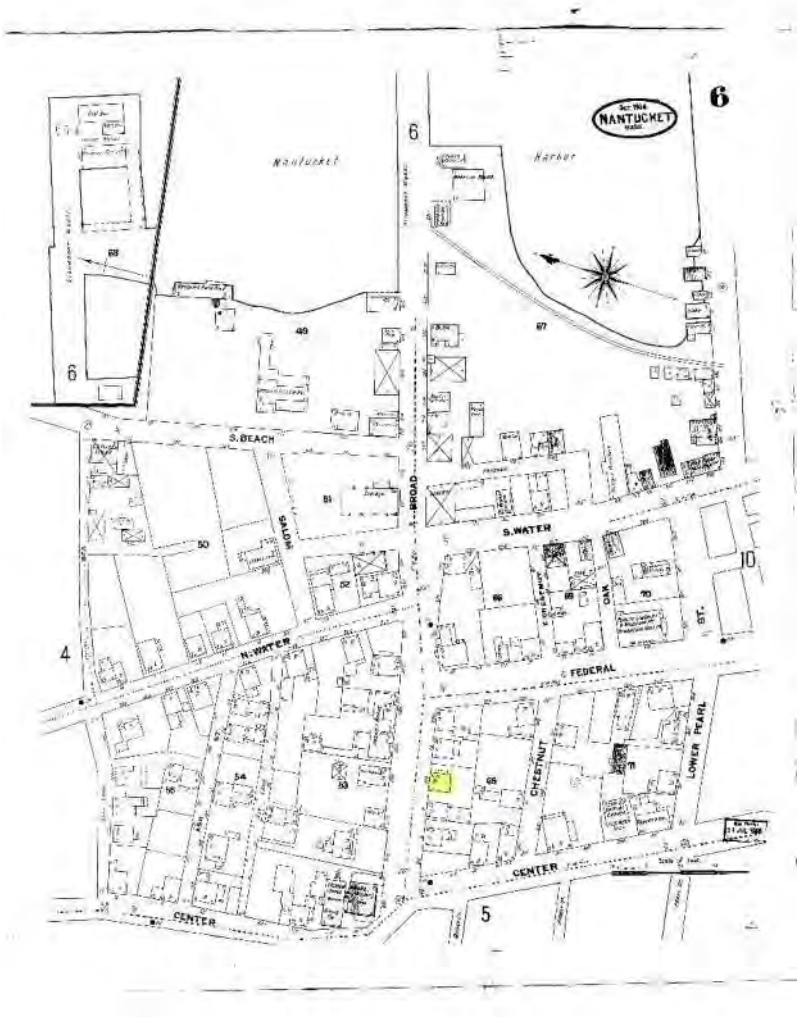
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



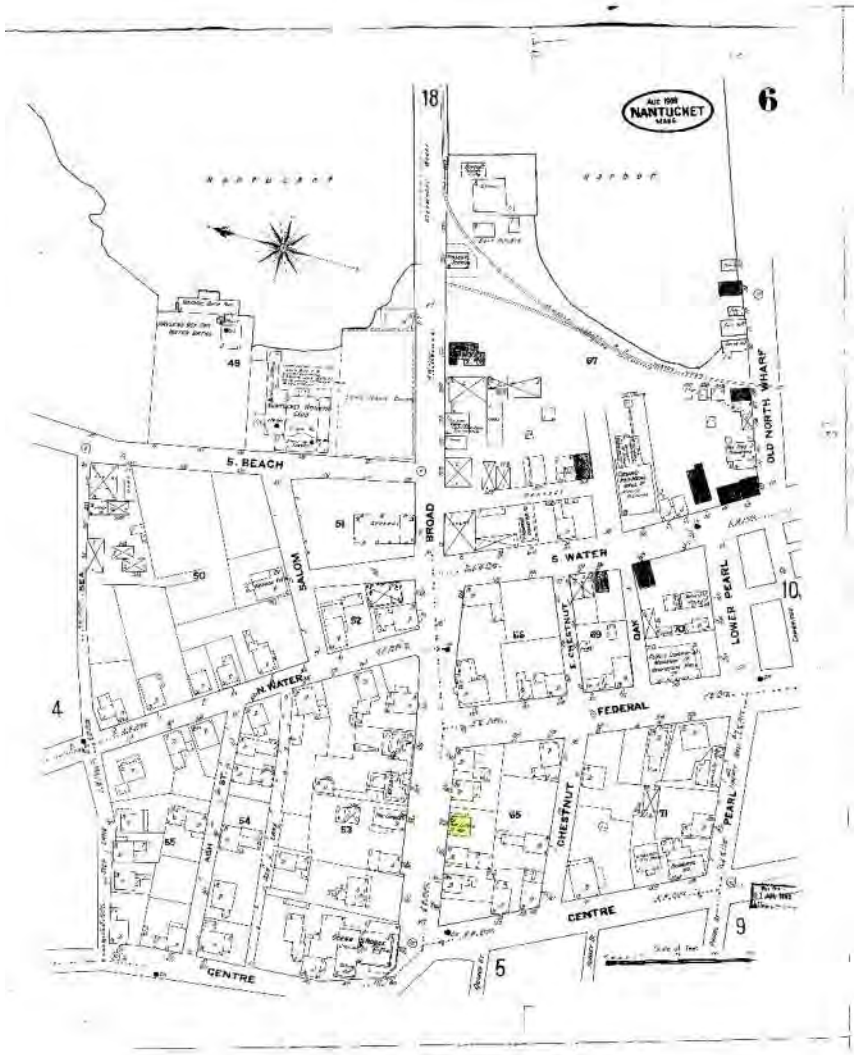
October 1904

20 Broad Street

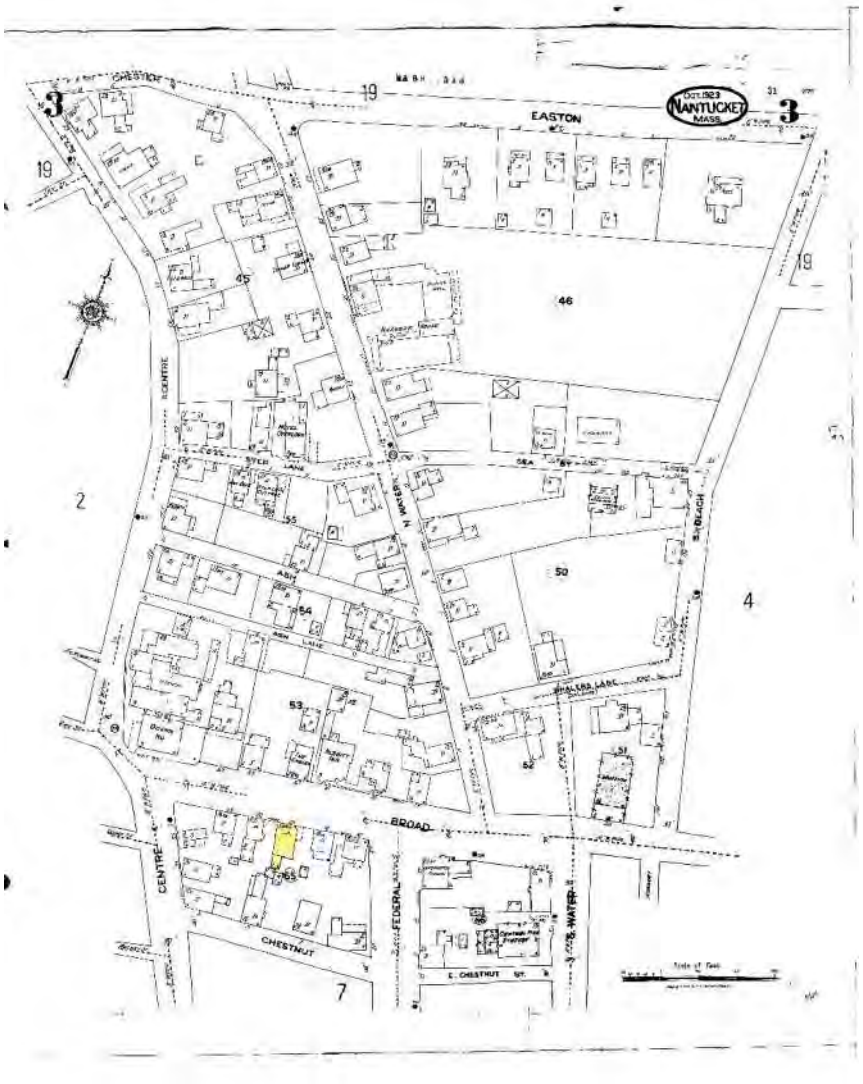
Nantucket, Ma, 02554

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

---

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

---

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:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- 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: _____
- 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: 2500 CF 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: _____

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: [illegible]
(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-5-9
MAP/PARCEL#: 4242-033

Recorded By: AEG Date: 10/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Broad St. 2. BUILDING NAME: [illegible]

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Crocker R. + Carroll L

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

6. USE: Original: _____ Present: [illegible]
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

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: _____

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

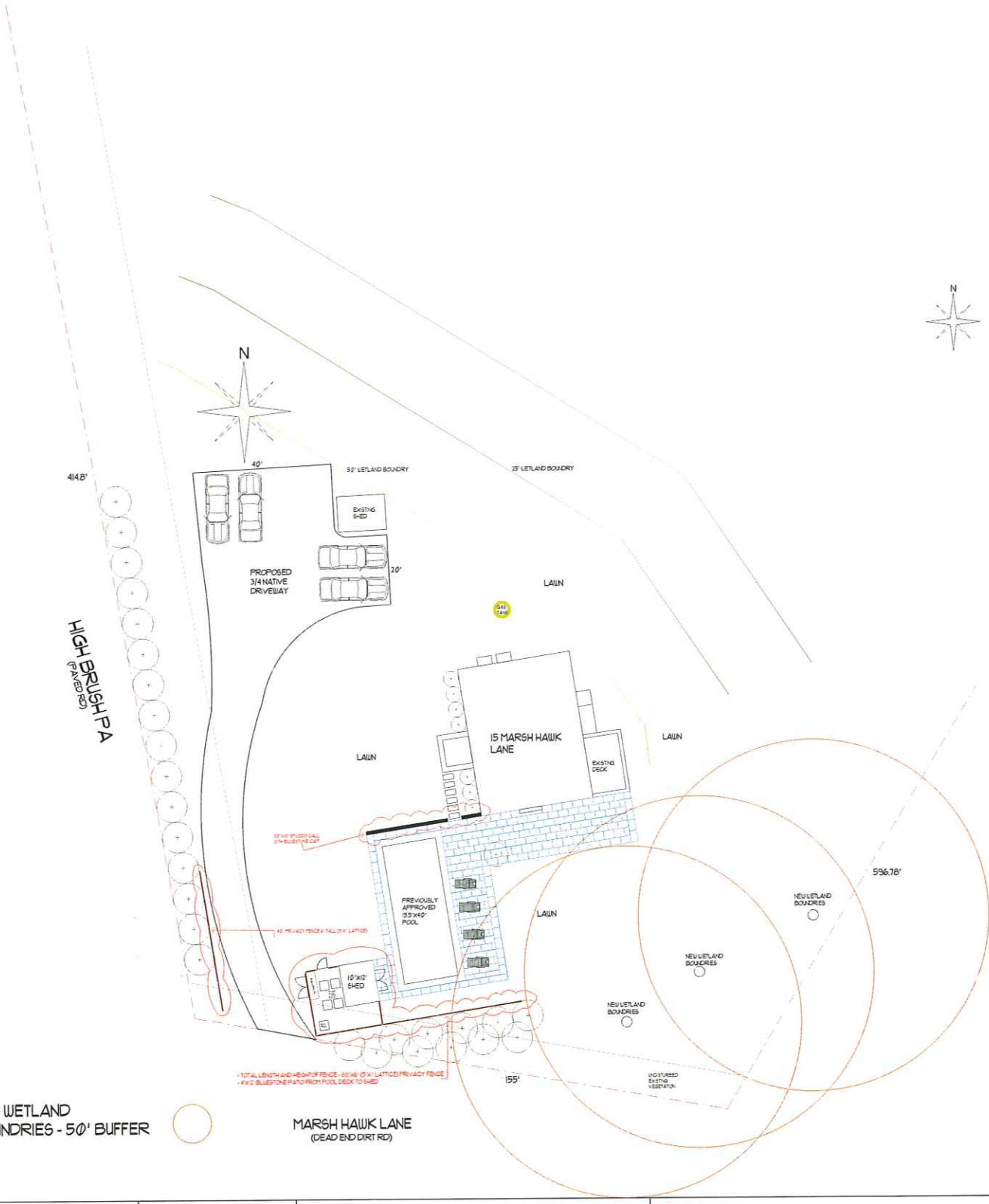
Property ID	4091
Location	15 MARSH HAWK LN
Owner	TURK FAMILY LLC

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15' Sq. Footage 1st floor: 119 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

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



Property Information

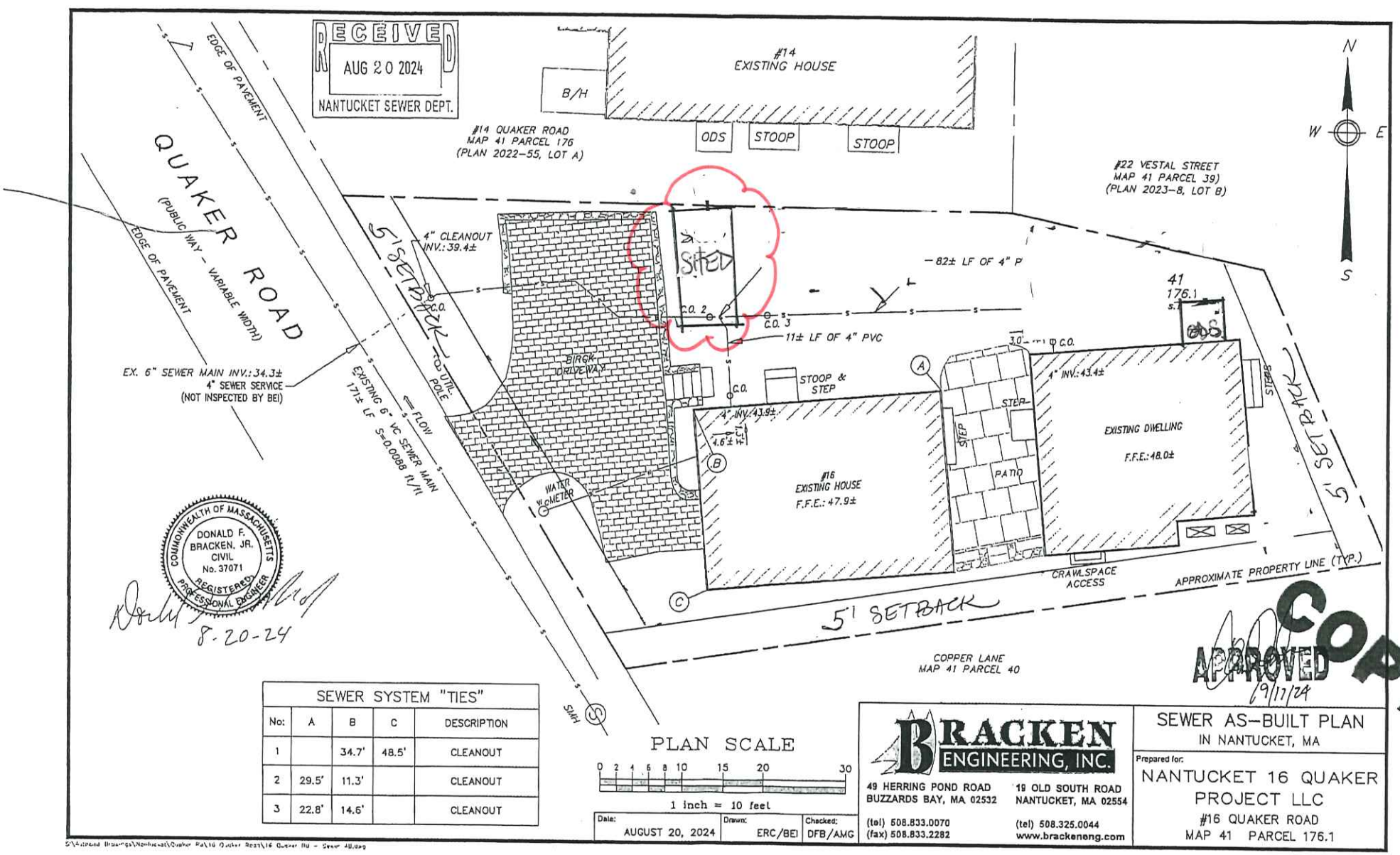
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

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:

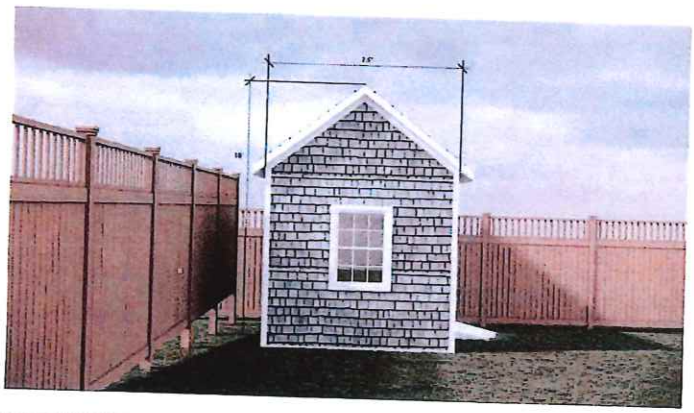
NANTUCKET 16 QUAKER PROJECT LLC

#16 QUAKER ROAD

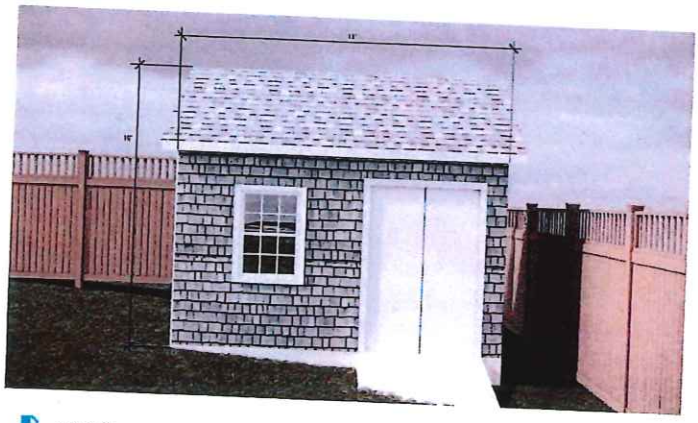
MAP 41 PARCEL 176.1

S:\Finished Drawings\Nantucket\Quaker Rd\16 Quaker Road\16 Quaker Rd - Sewer AB.dwg

16 QUAKER



SOUTH



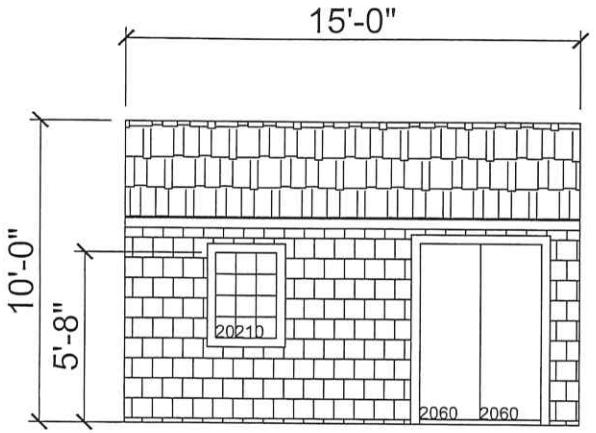
EAST

View 3.png

Link02554
Nantucket, Ma 02554

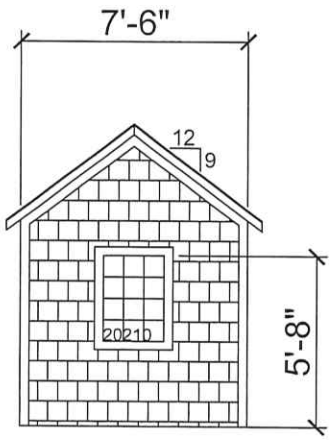
-Prepared For-

16 Quaker Road



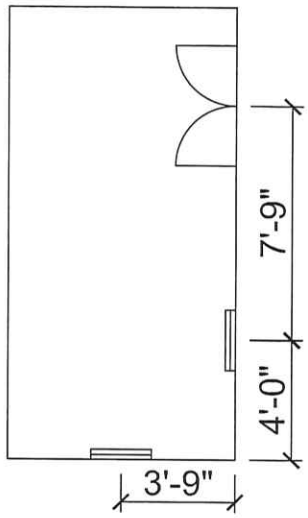
2 East Elevation

SCALE: 1/4" = 1'-0"



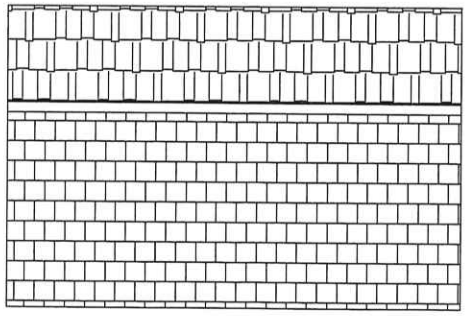
3 South Elevation

SCALE: 1/4" = 1'-0"



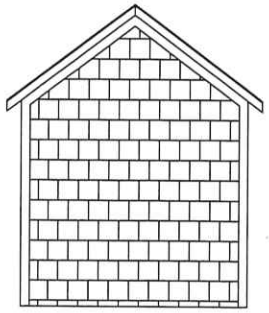
6 Floor Plan

SCALE: 1/4" = 1'-0"



4 West Elevation

SCALE: 1/4" = 1'-0"



5 North Elevation

SCALE: 1/4" = 1'-0"



-Drawing-

-Revisions-





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

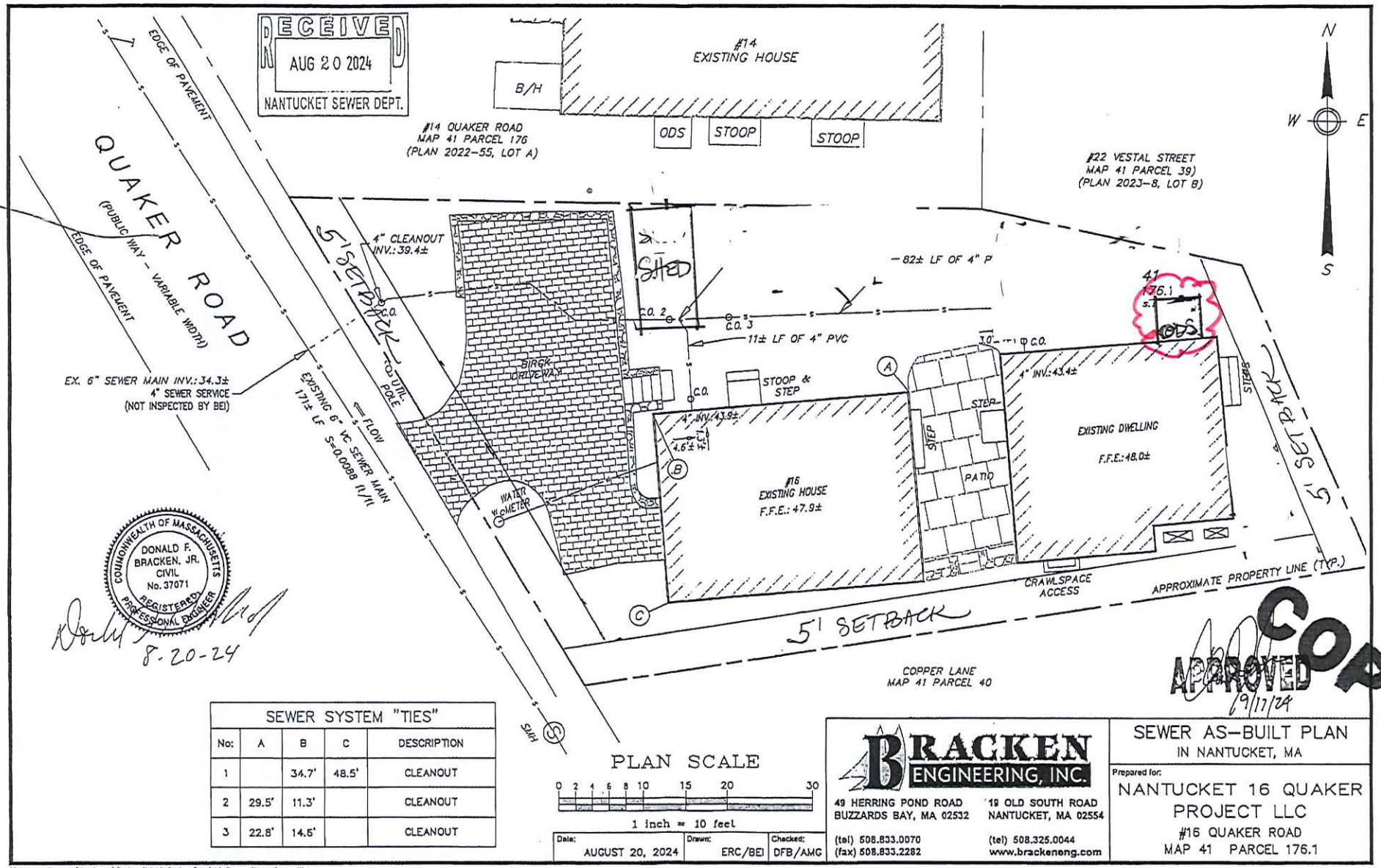
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

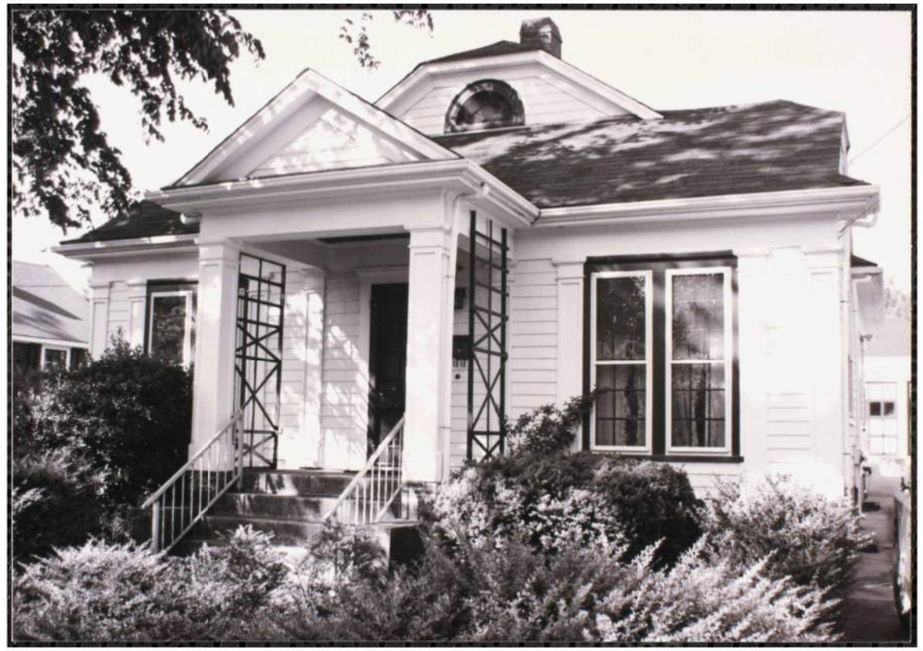
Deck NTW Foundation Gray Fence White Shutters _____

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.

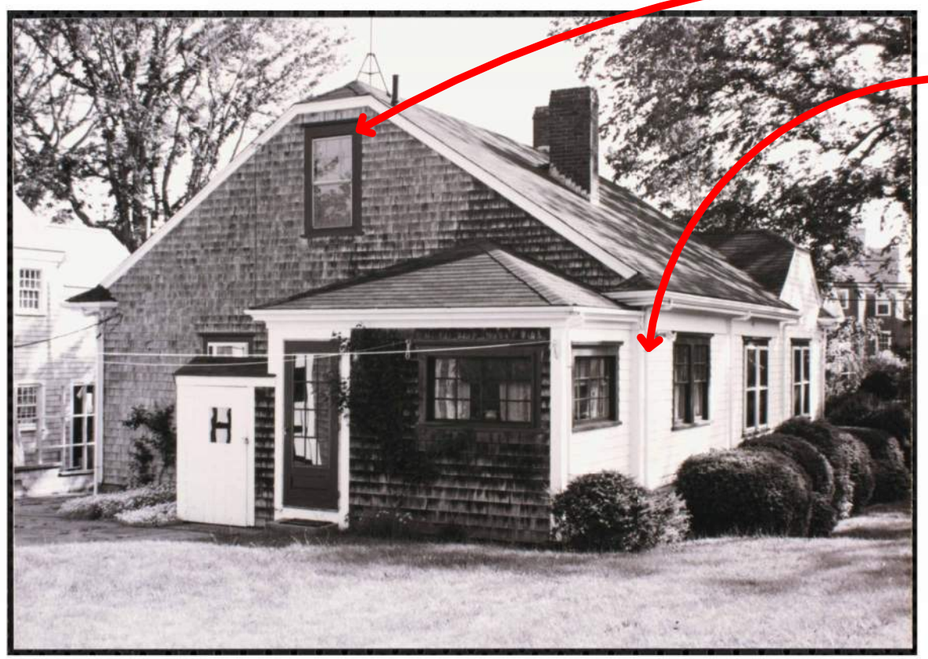
Date 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

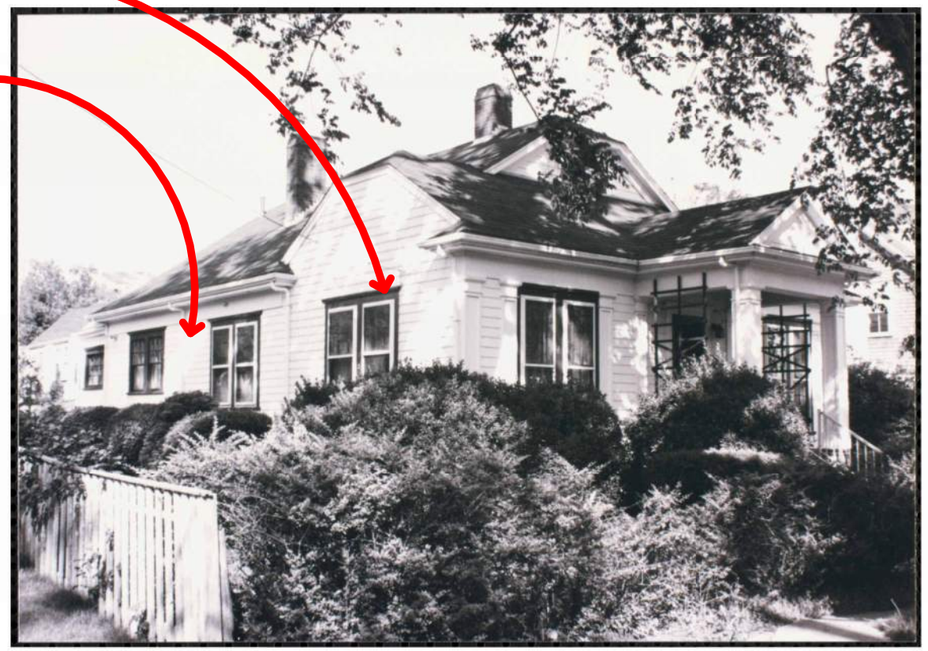




Darker
trim color

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

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

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 © 11/4/2024 9:56:36 AM

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 © 11/4/2024 10:06:36 AM



1920's

Sansone

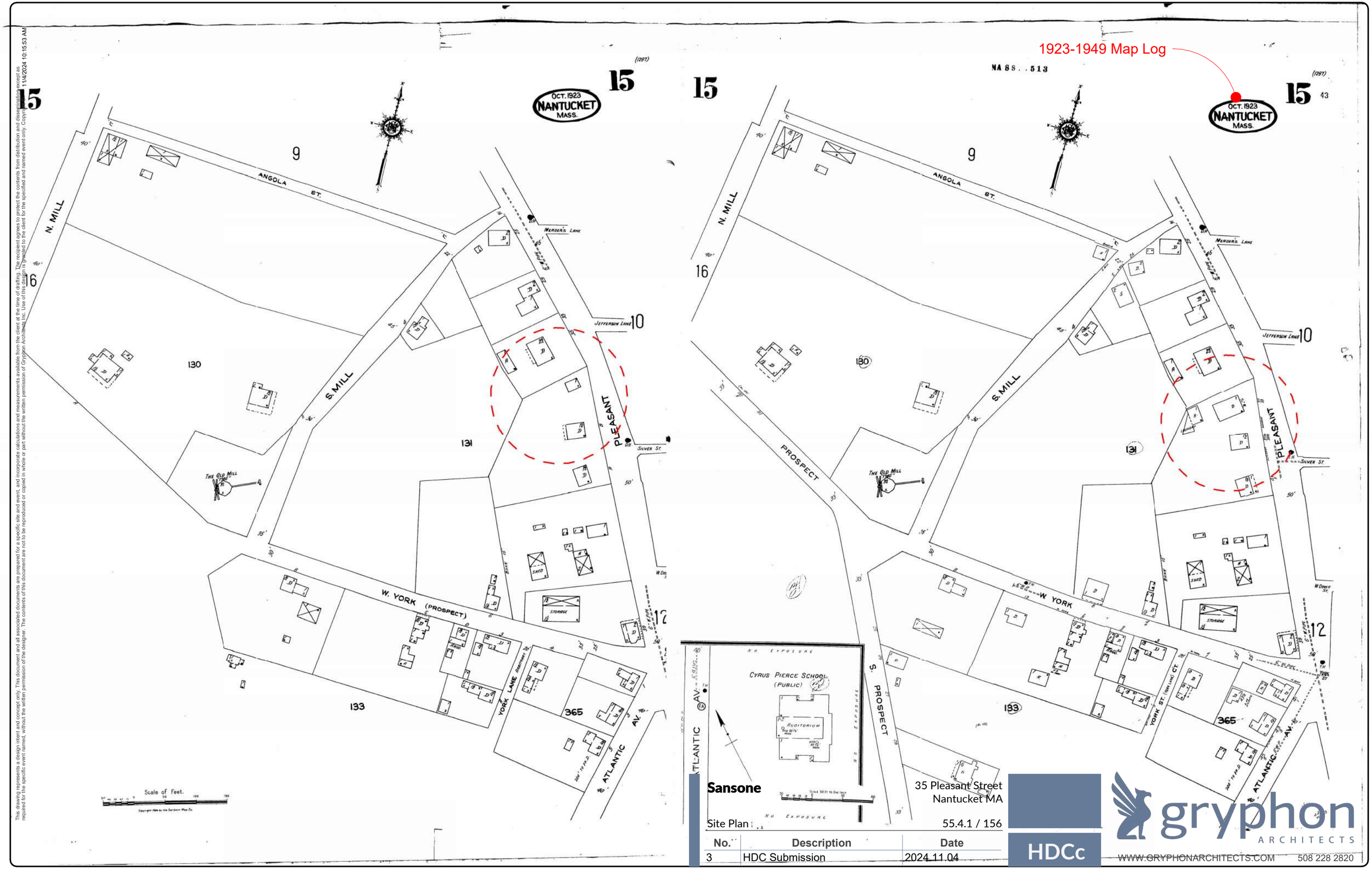
35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820



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 11/4/2024 10:15:53 AM

Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

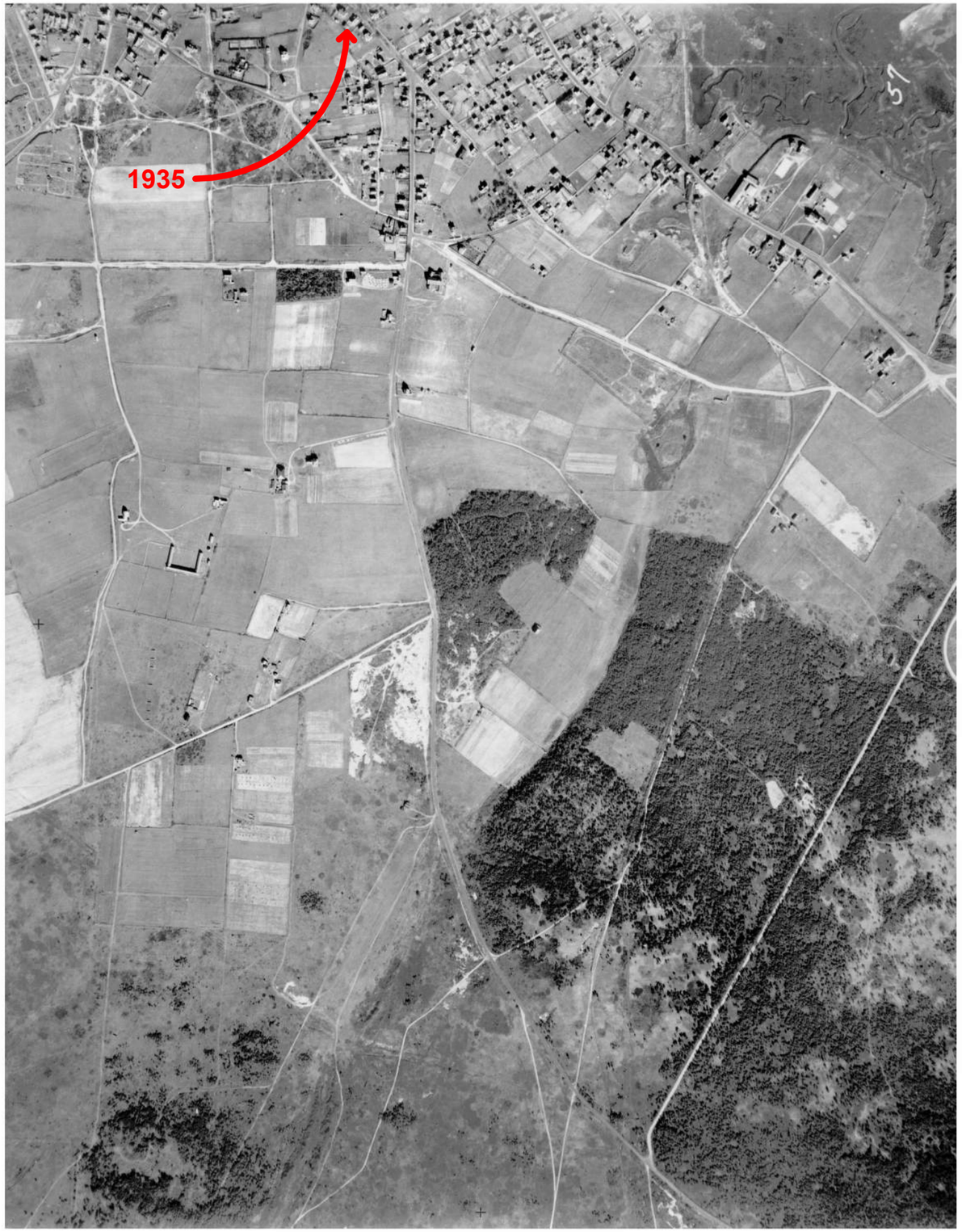
No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

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 © 11/4/2024 10:21:48 AM





Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

gryphon ARCHITECTS

WWW.GRYPHONARCHITECTS.COM 508 228 2820

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:

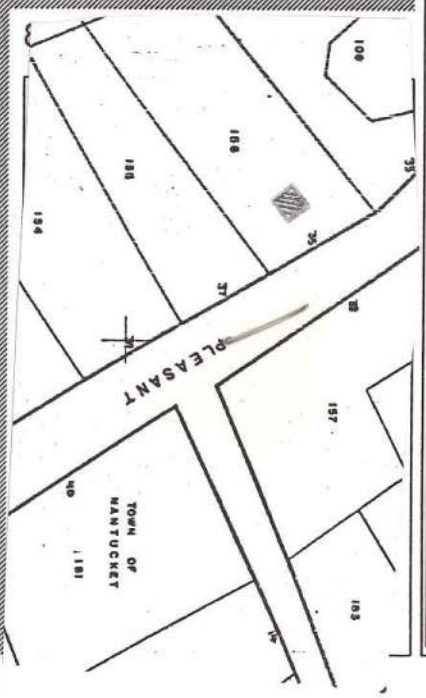
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Pease, Mae F.

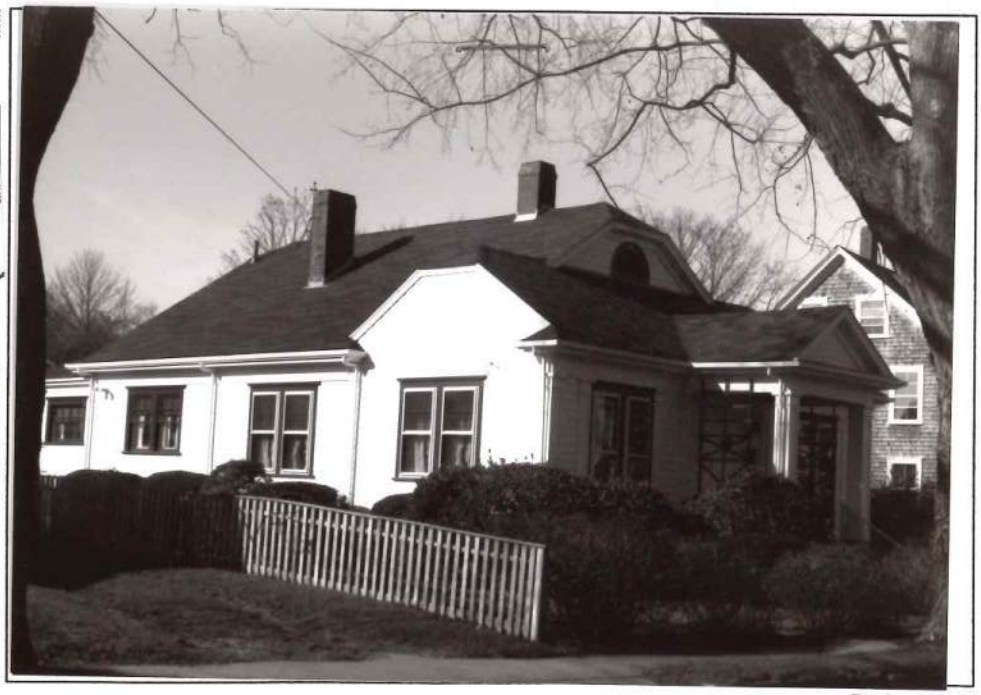
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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:

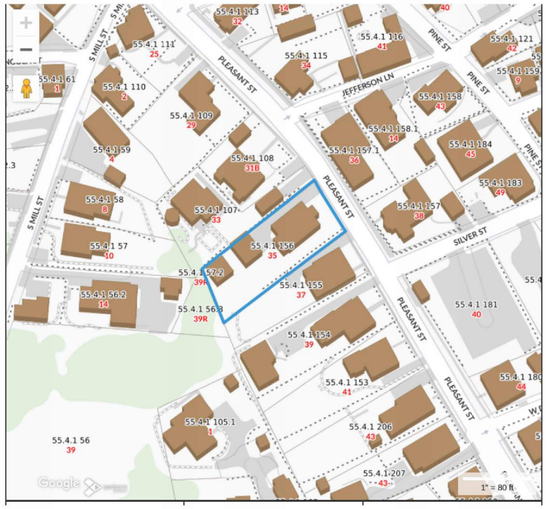
See form(s): _____

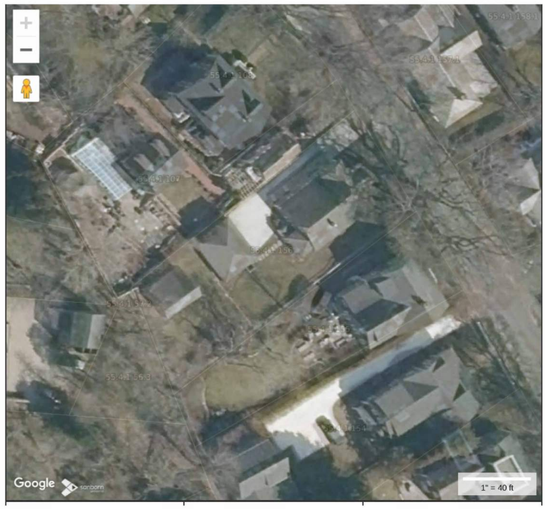
○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

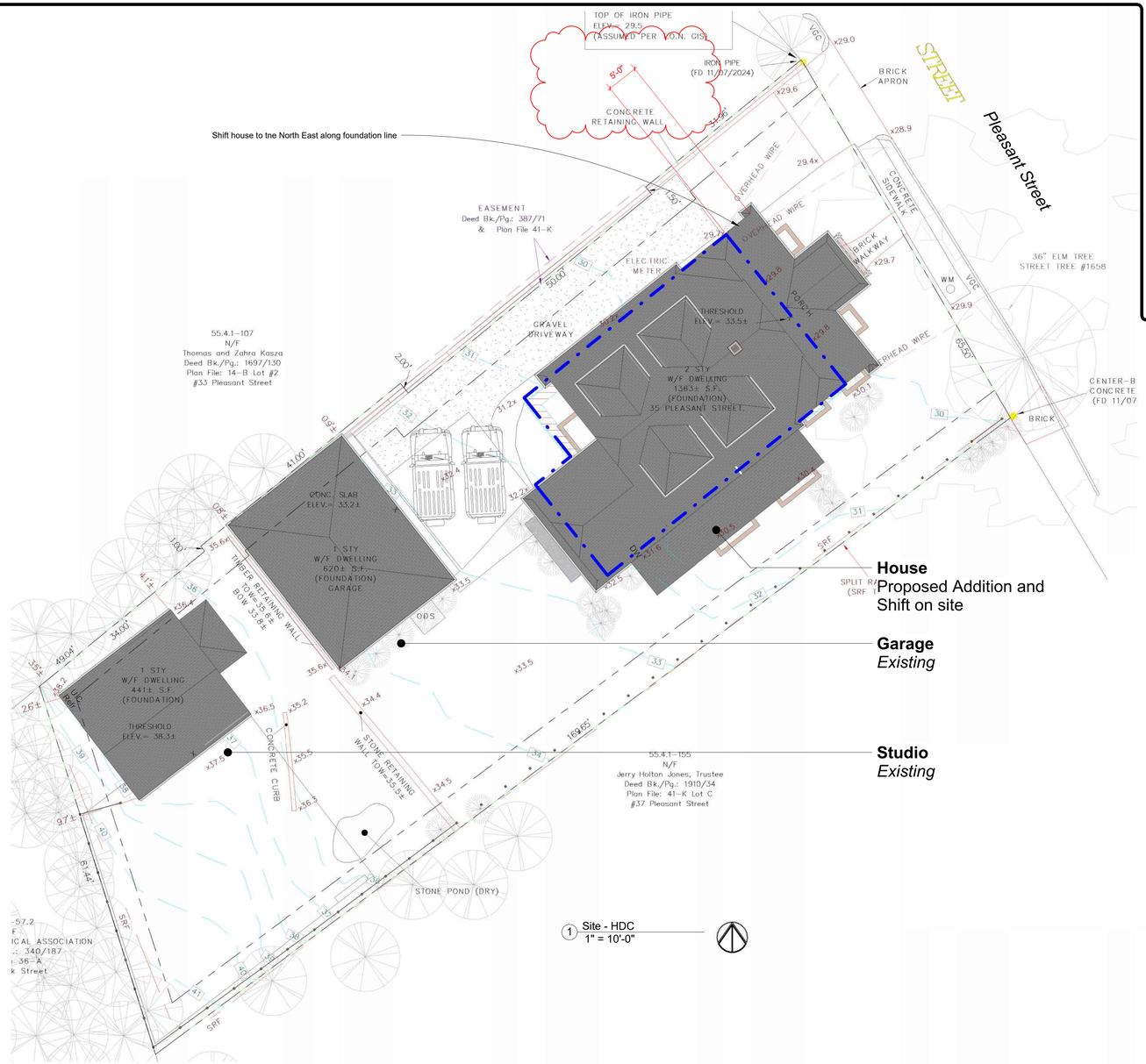
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

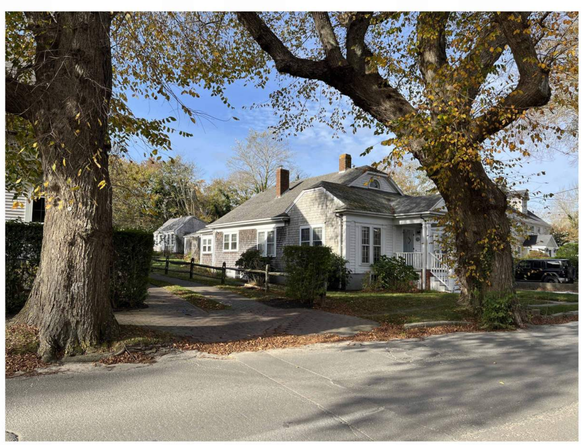
_____







1 Site - HDC
1" = 10'-0"









HDC Submission

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 (eg. Permit). Any and the written permission of the designer. Any unauthorized use, modification, or distribution of this document are not to be relied only, 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 © 2025/02/21 08:34 PM

gryphon
ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
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"

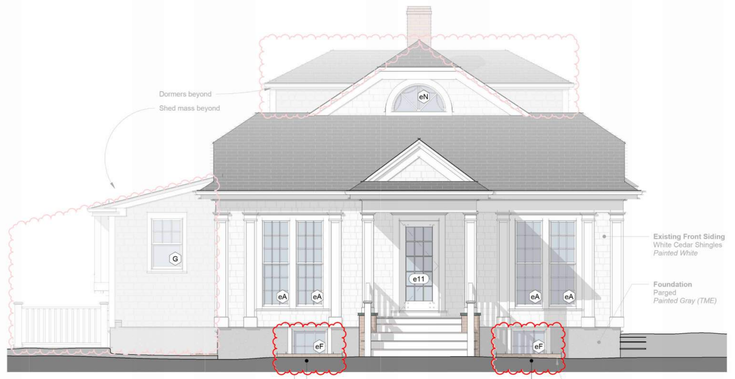


1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Previously Approved



4 **Southeast - Side Yard - HDC**
3/16" = 1'-0"

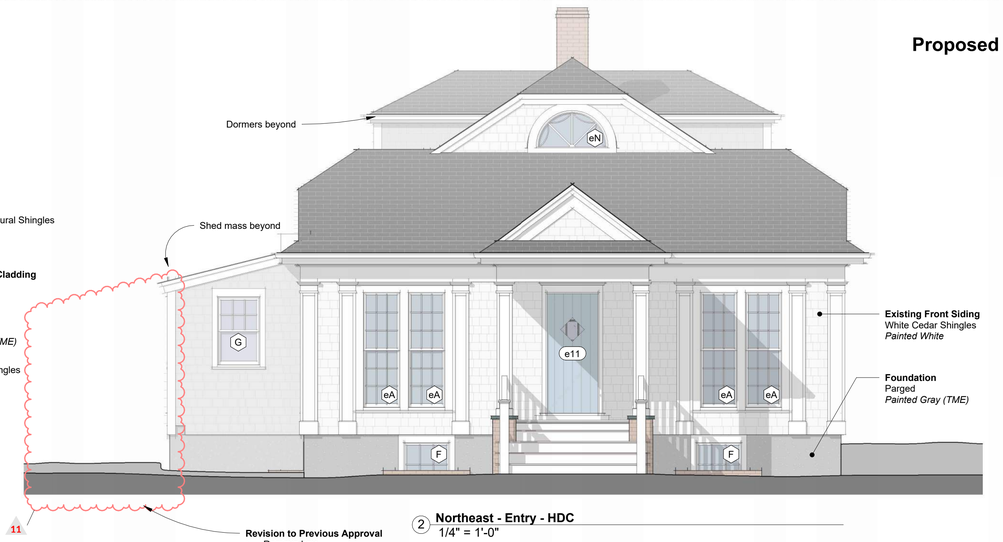


2 **Northeast - Entry - HDC**
3/16" = 1'-0"

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

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 © 2024/2025 8:46:13 AM

gryphon 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

Elevations

HDC2.1

Existing

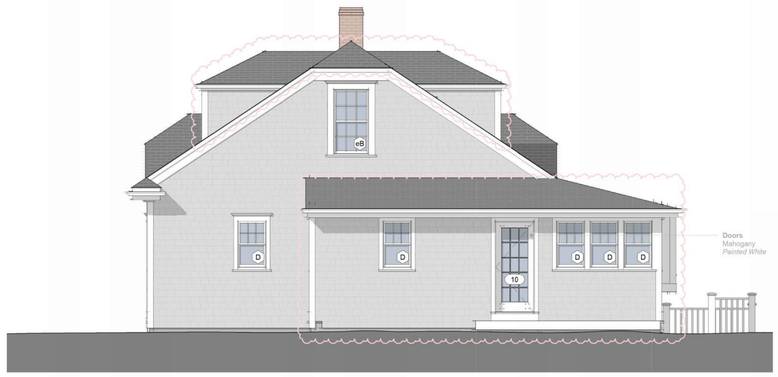


1 **Southwest - Rear - Existing**
1/4" = 1'-0"



3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Previously Approved

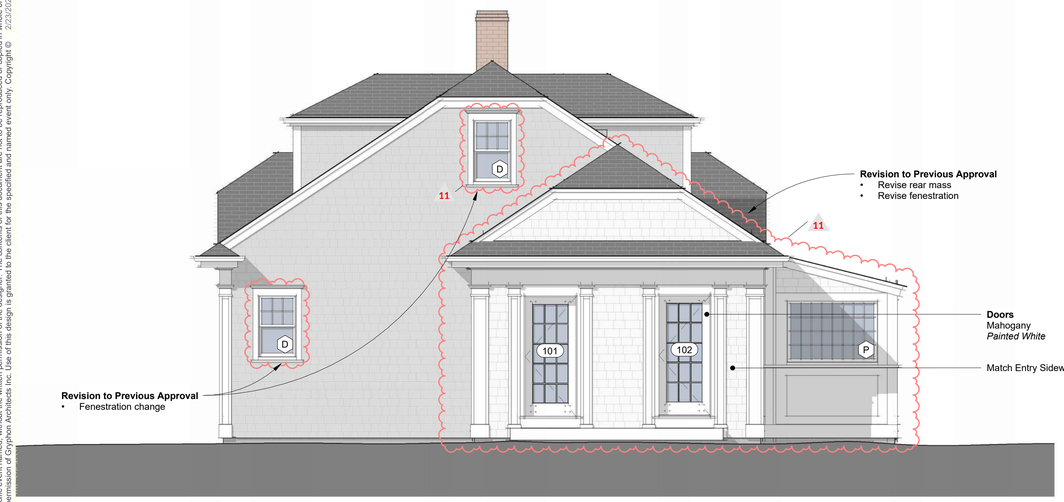


2 **Southwest - Rear - HDC**
3/16" = 1'-0"



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

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 5:09:29 PM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
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

Elevations

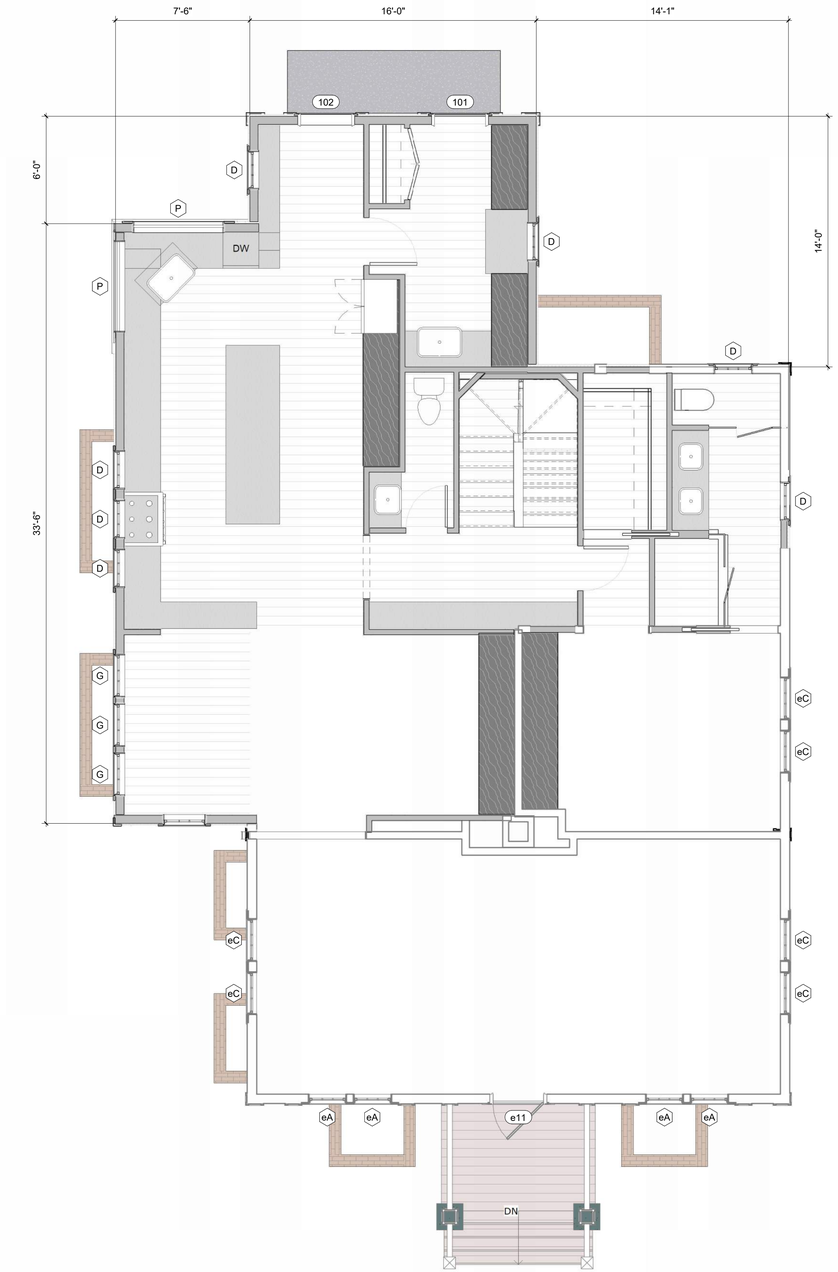
HDC2.2

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

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 5:03:46 PM

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

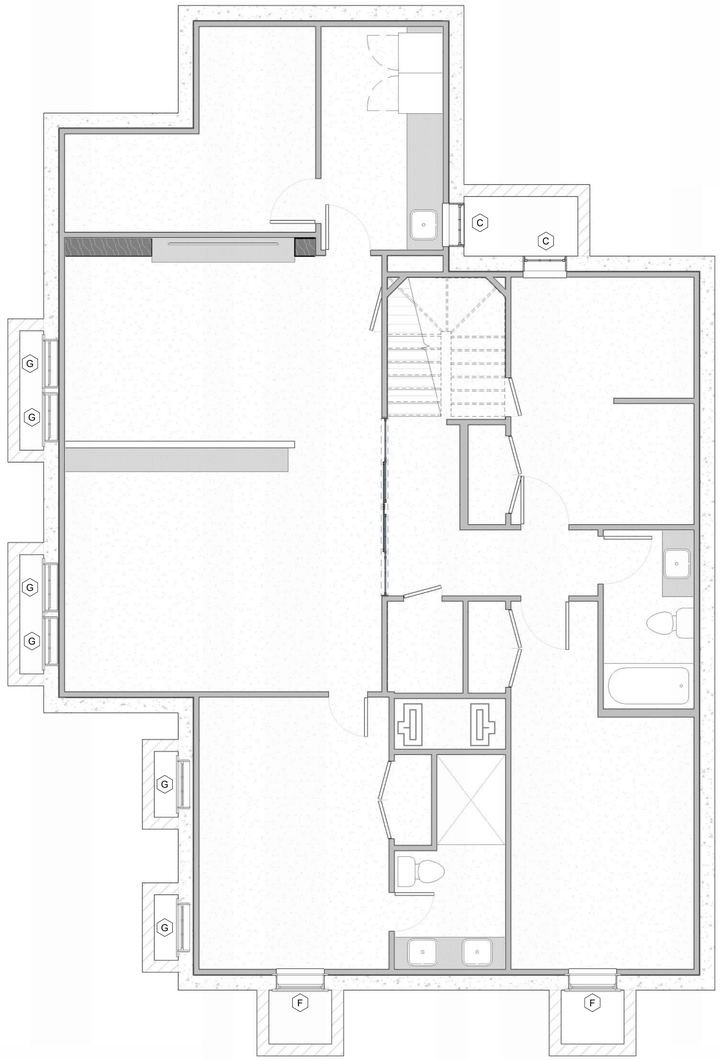
Location
35 Pleasant Street
Nantucket MA
55.4.1 / 156

Structure
Main House

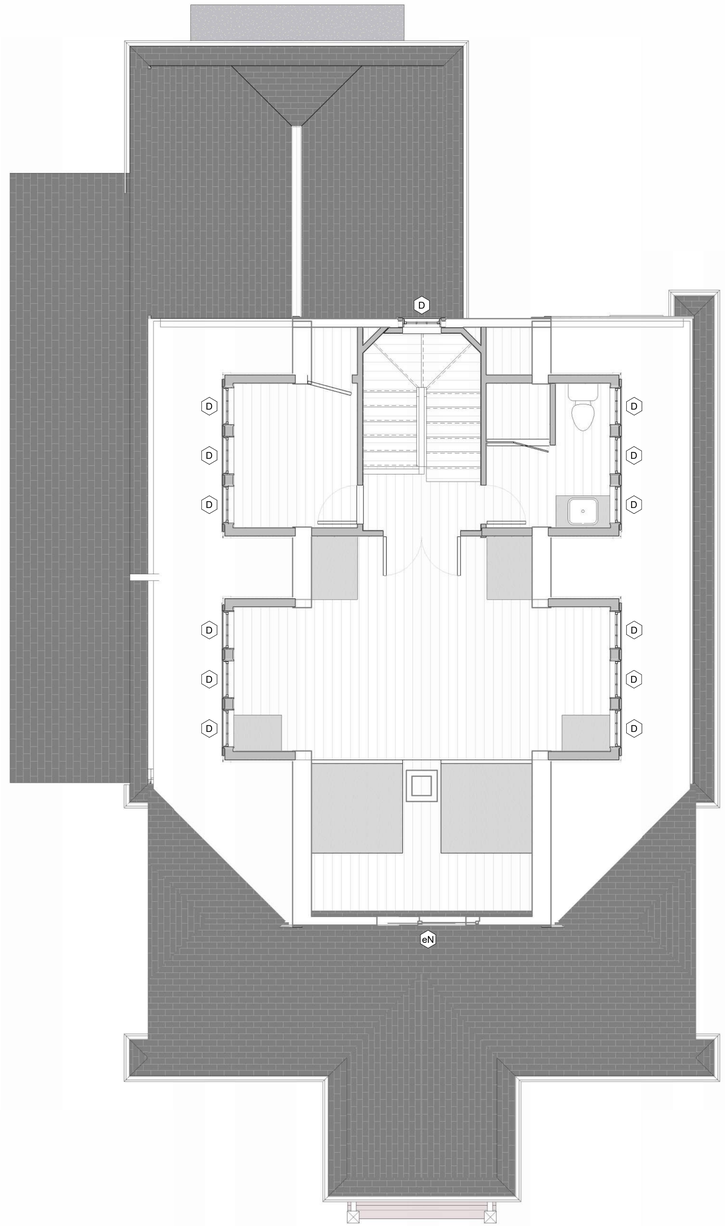
#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Plans

HDC2.3



1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
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.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020

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	$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

9589 0710 5270 0681 6383 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584

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	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

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

9589 0710 5270 0681 6383 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02196

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	$1.01
Total Postage and Fees	$5.86

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

9589 0710 5270 0681 6384 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ 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	
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

9589 0710 5270 0681 6383 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

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

9589 0710 5270 0681 6383 84

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Avon, CT 06001

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	$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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Cheyenne, WY 82001

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	$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

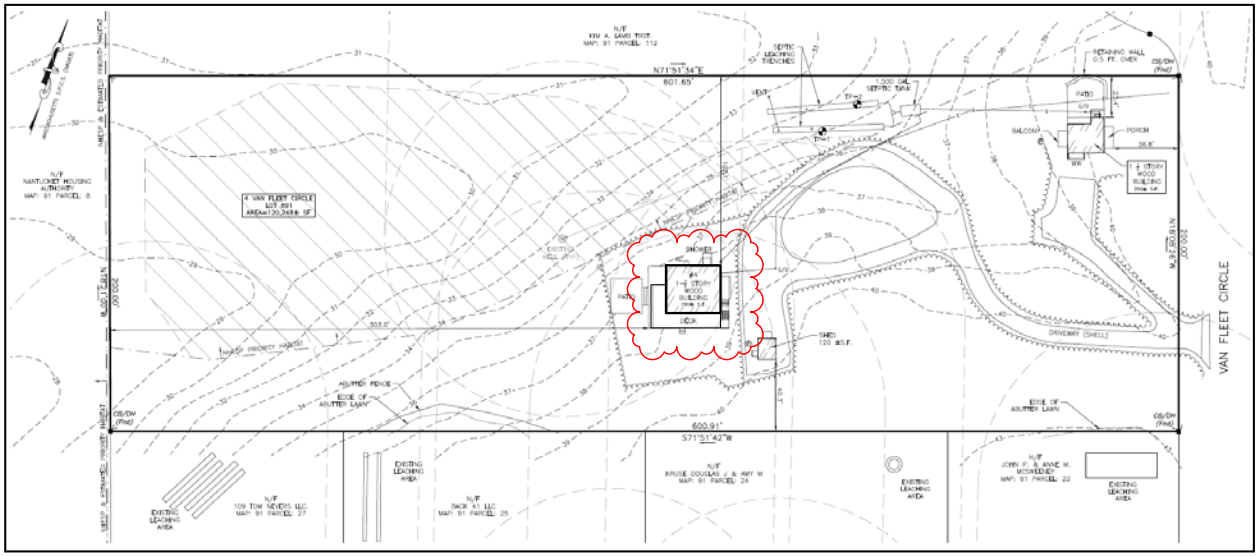
NEVER BLUE LLC

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°: 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: 20'-0" Sq. Footage 1st floor: 350 Decks/Patio: Size: 5'-0" x 12'-0" ☐ 1st floor ☑ 2nd floor
Width: 16'-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 2020

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020

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	$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

9589 0710 5270 0681 6383 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584

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	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

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

9589 0710 5270 0681 6383 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02196

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	$1.01
Total Postage and Fees	$5.86

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

9589 0710 5270 0681 6384 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ 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	
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

9589 0710 5270 0681 6383 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	
Postage	$1.01
Total Postage and Fees	

NANTUCKET POST OFFICE FEB 21 2025 0056 02 Postmark Here 02/21/2025

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

9589 0710 5270 0681 6383 84

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Avon, CT 06001

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	$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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Cheyenne, WY 82001

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	$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

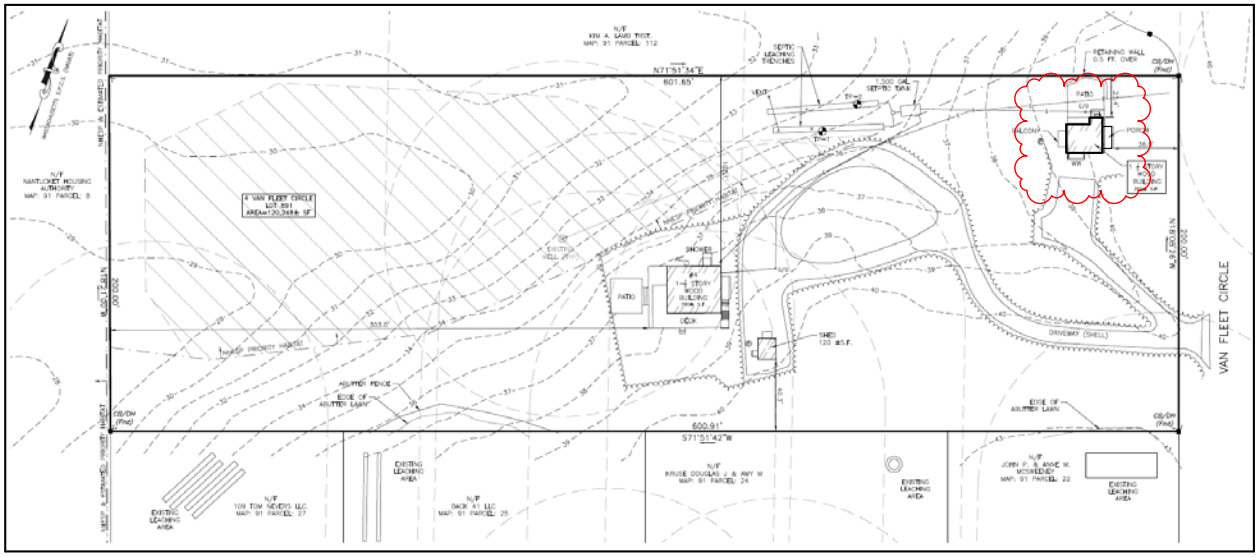
NEVER BLUE LLC

Demo/Move Existing Studio

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
HDC1 Studio Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC1

2/23/2025 12:41:10 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020

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	$ $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

9589 0710 5270 0681 6383 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584

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	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

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

9589 0710 5270 0681 6383 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02196

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	$1.01
Total Postage and Fees	$5.86

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

9589 0710 5270 0681 6384 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ 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

9589 0710 5270 0681 6383 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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
☐ 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 02 Postmark Here 02/21/2025 02584 9998

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

9589 0710 5270 0681 6383 84

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Avon, CT 06001

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	$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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Cheyenne, WY 82001

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	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 03 Postmark Here 02/21/2025 02584 9998

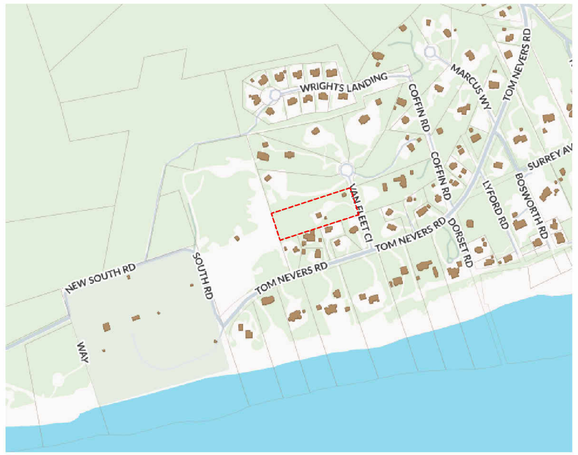
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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



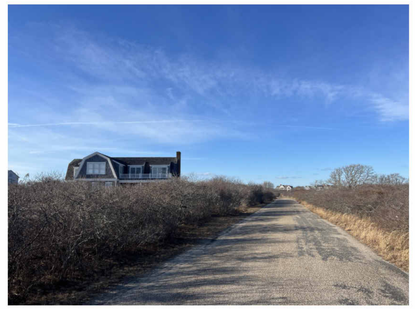
Ground Coverage Summary

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

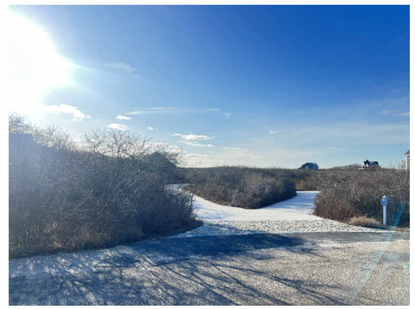




1. Turn on Van Fleet



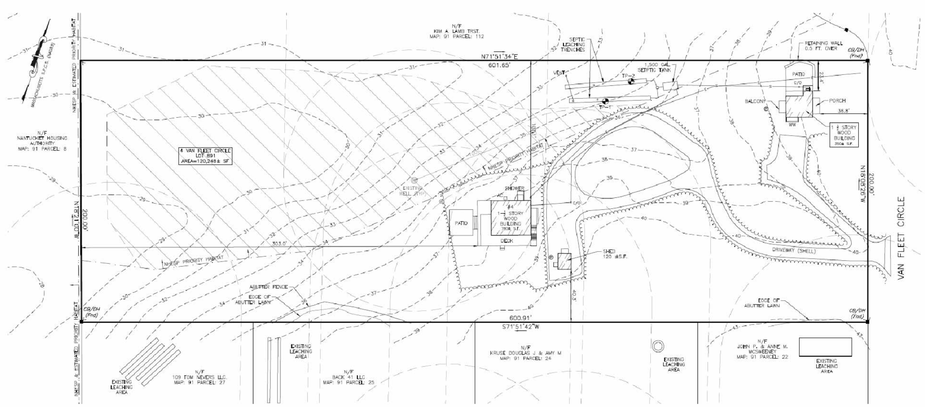
3. Existing Driveway



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

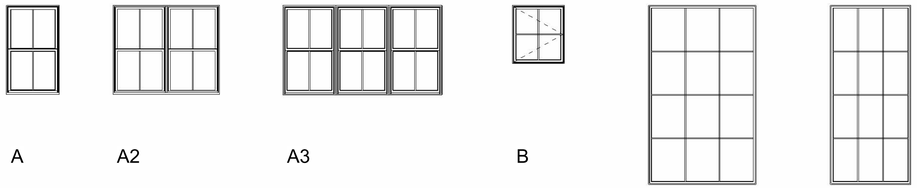
Never Blue LLC
4 Van Fleet
Main House
HDC1 Cover

#	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

2/23/2025 12:47:15 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



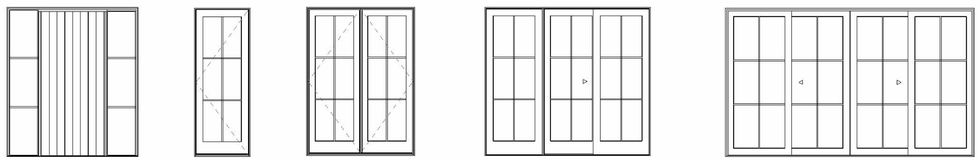
A A2 A3 B C D

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

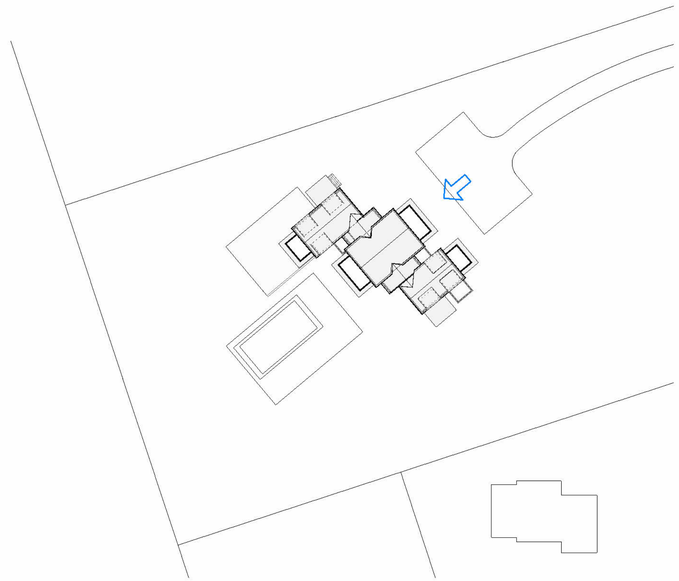
Never Blue LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	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

2/23/2025 12:47:17 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



Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

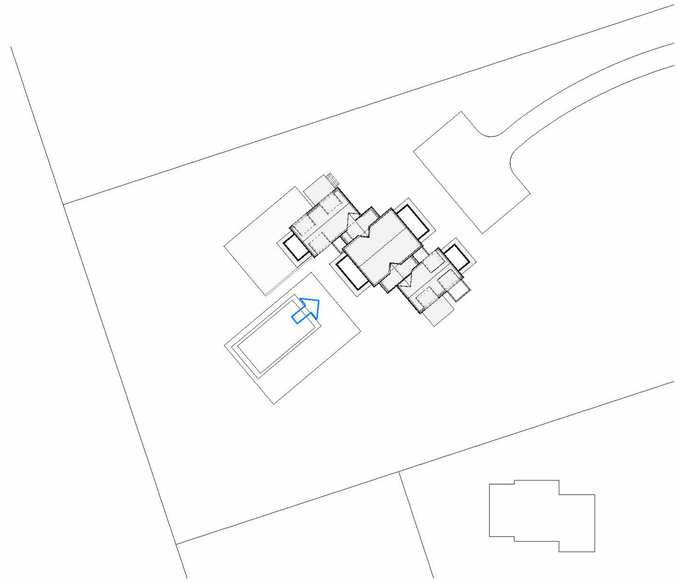
Never Blue LLC
4 Van Fleet
Main House
HDC3 East

#	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

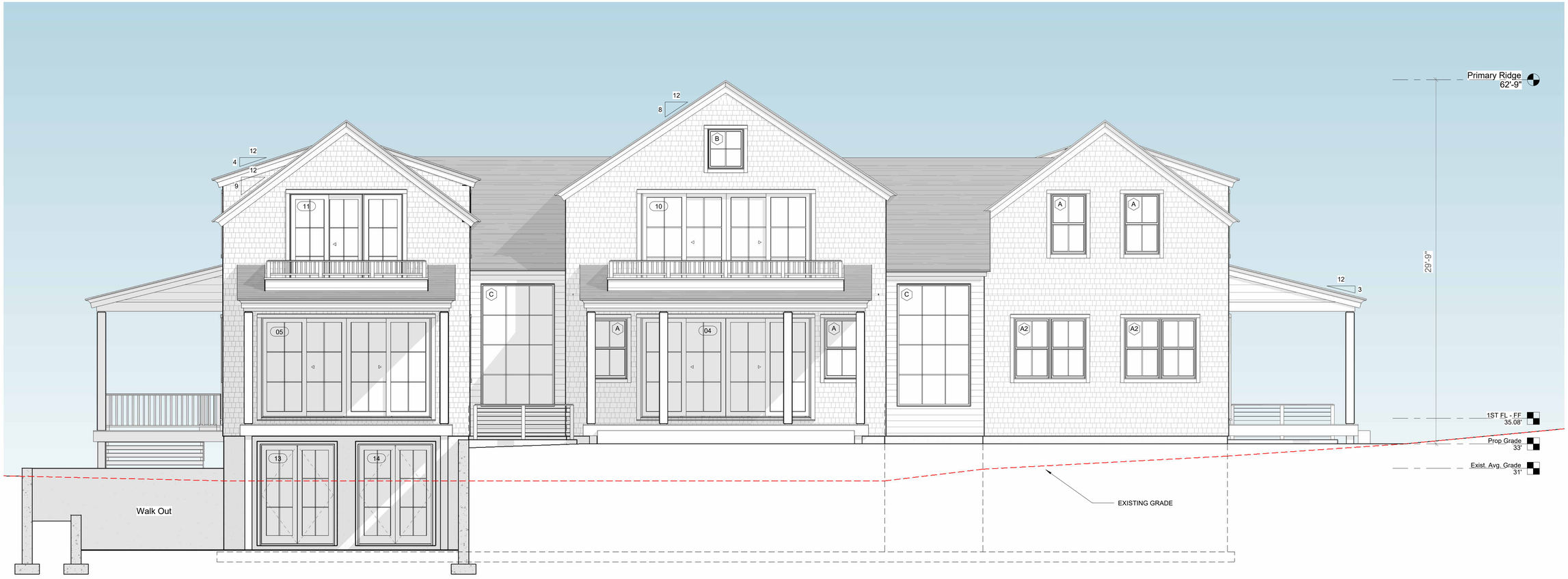
HDC3

2/23/2025 12:47:19 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



Current Submission



1 West - 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

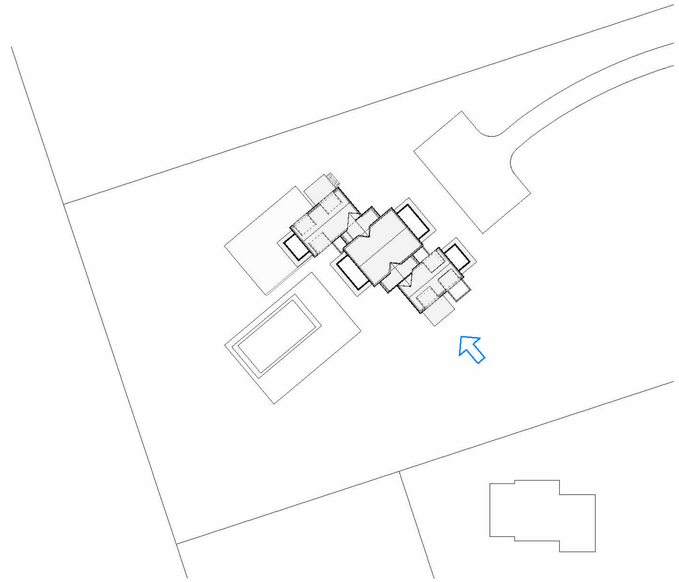
Never Blue LLC
4 Van Fleet
Main House
HDC4 West

#	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

2/23/2025 12:47:21 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



Current Submission



1 South - 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

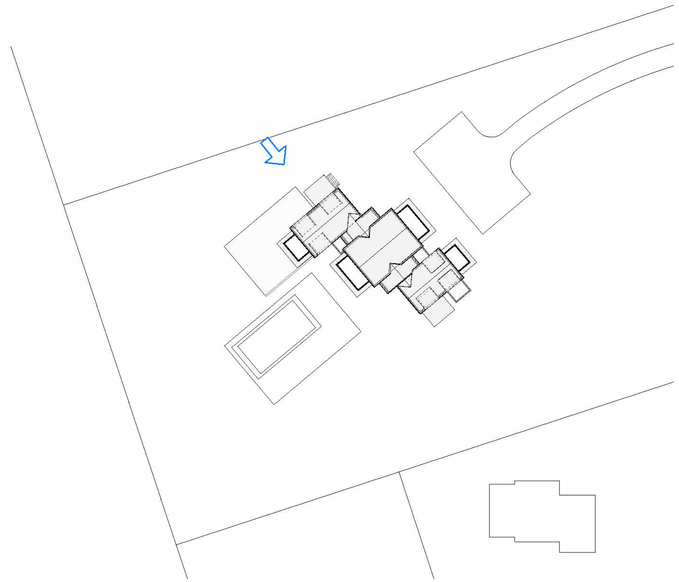
Never Blue LLC
4 Van Fleet
Main House
HDC5 South

#	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

2/23/2025 12:47:24 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



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

2/23/2025 12:47:26 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



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

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



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
HDC9 Floor 2

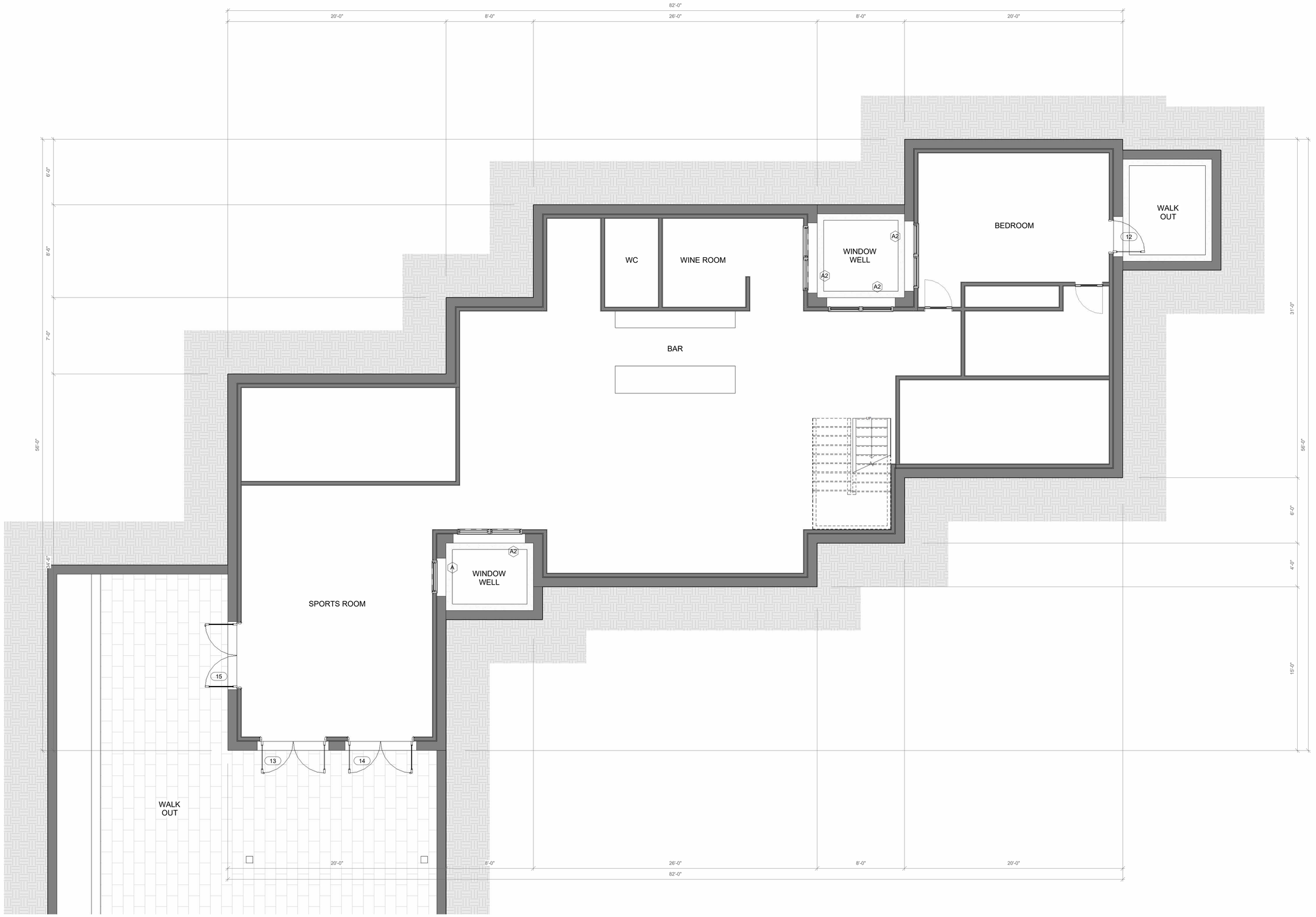
#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

HDC9

2/23/2025 12:47:31 PM

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



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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020

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	$ $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

9589 0710 5270 0681 6383 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584

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	$1.01
Total Postage and Fees	$5.86

NANTUCKET POST OFFICE 2025 0056 02 Postmark Here 02/21/2025

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

9589 0710 5270 0681 6383 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02196

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	$1.01
Total Postage and Fees	$5.86

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

9589 0710 5270 0681 6384 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ 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

9589 0710 5270 0681 6383 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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
☐ 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 02 Postmark Here 02/21/2025 02584 9998

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

9589 0710 5270 0681 6383 84

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Avon, CT 06001

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	$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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Cheyenne, WY 82001

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	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 03 Postmark Here 02/21/2025 02584 9998

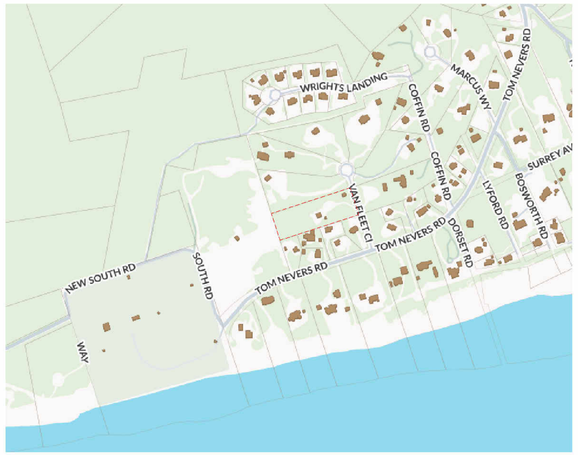
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEVER BLUE LLC

Guest House

4 Van Fleet Cl, Nantucket, MA



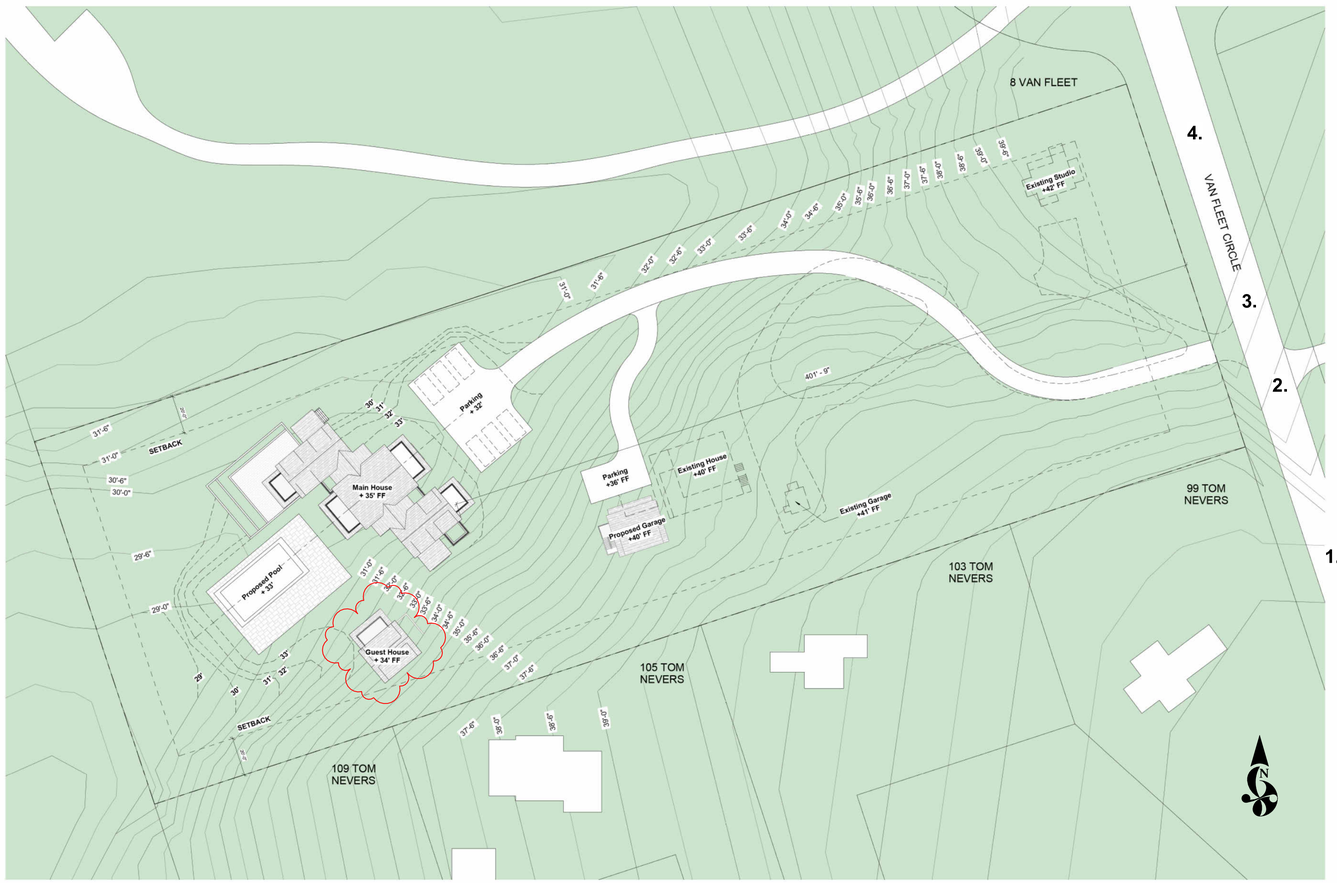
Ground Coverage Summary

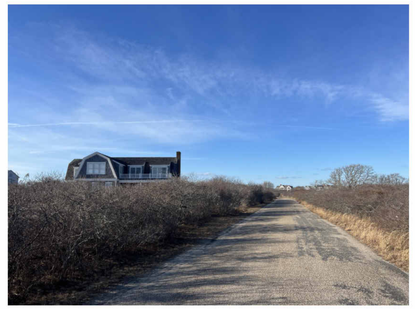
Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF

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



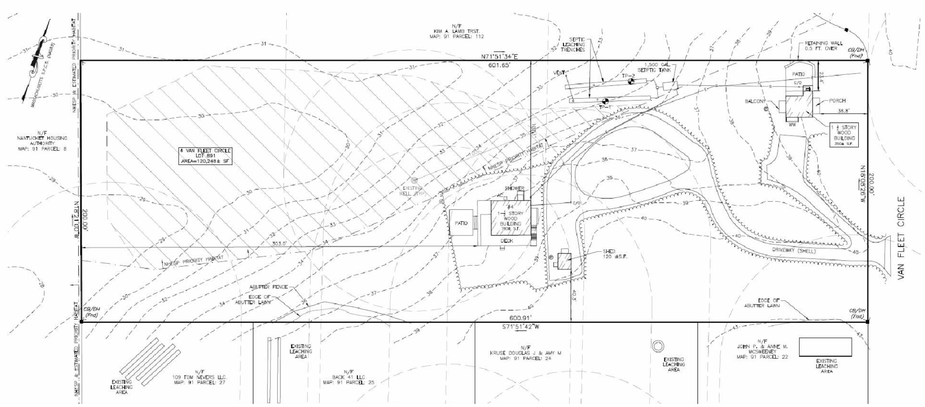
3. Existing Driveway



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

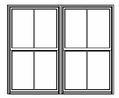
HDC1

2/23/2025 12:46:59 PM

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



A



A2

Window Legend

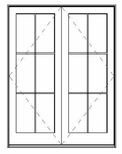
1/4" = 1'-0"

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.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

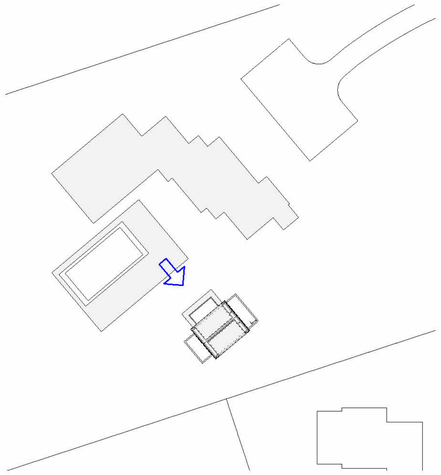
NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	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

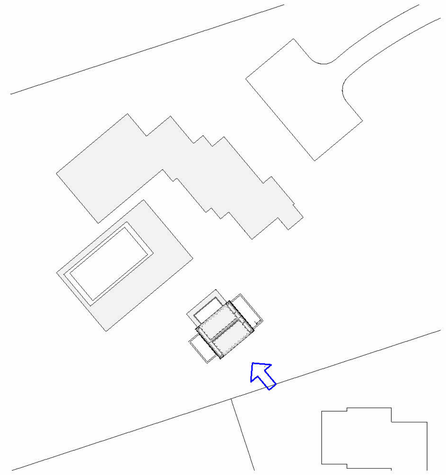
HDC2

2/23/2025 12:47:01 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



Site Plan

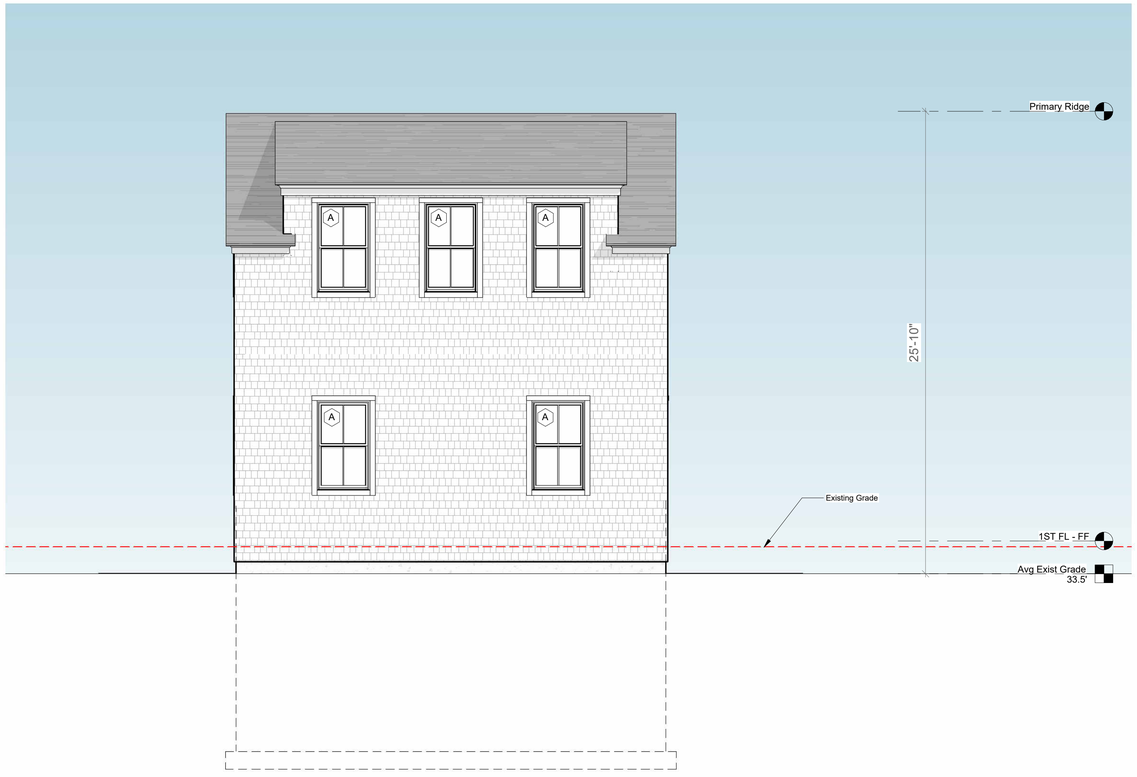


Site Plan

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

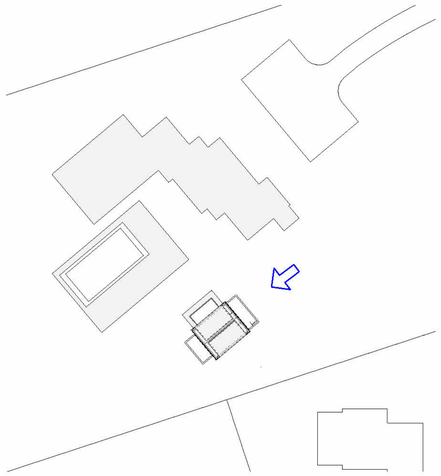
HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC3 Elevations

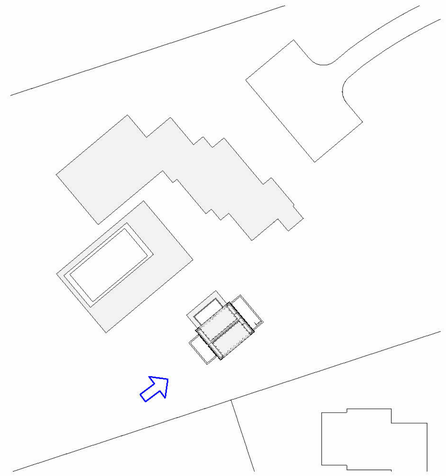
#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:03 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

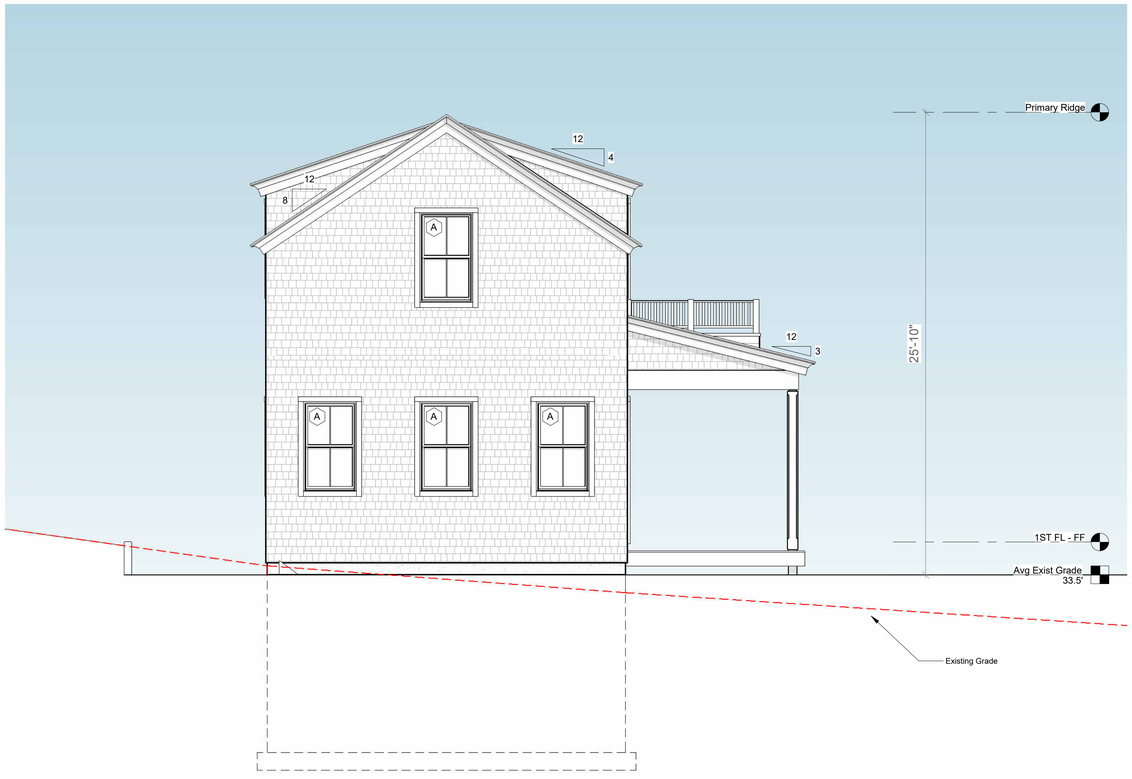


Site Plan

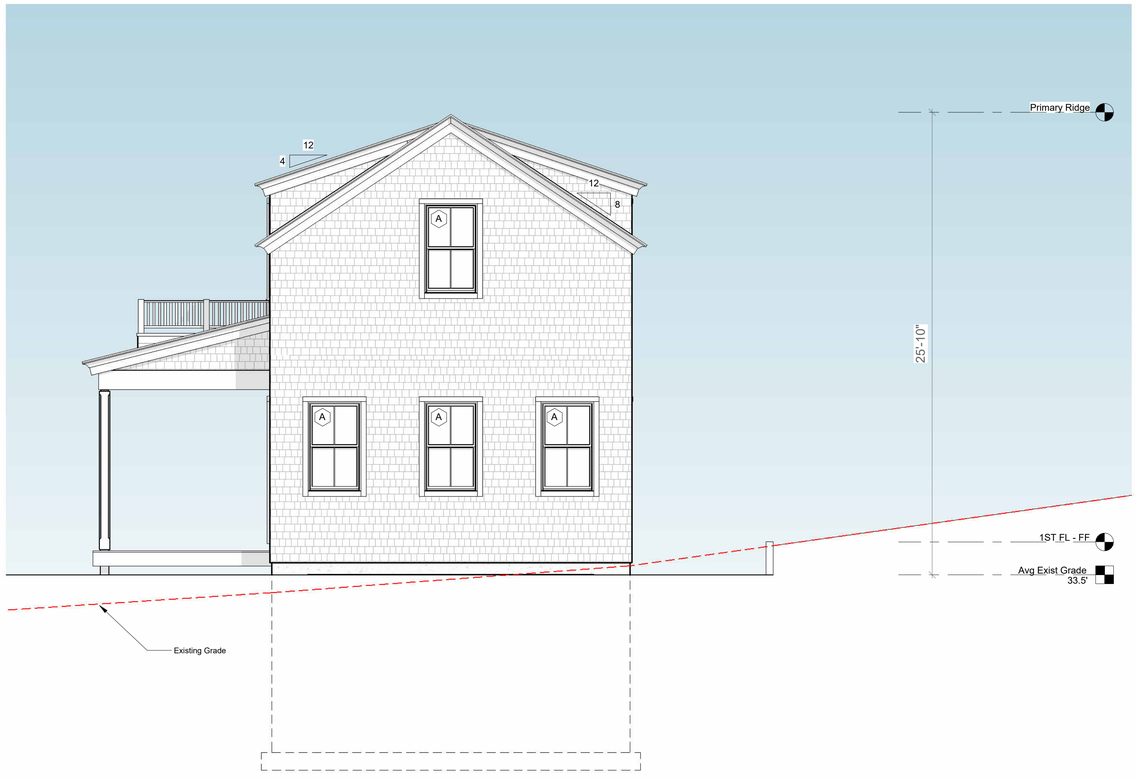


Site Plan

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

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
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

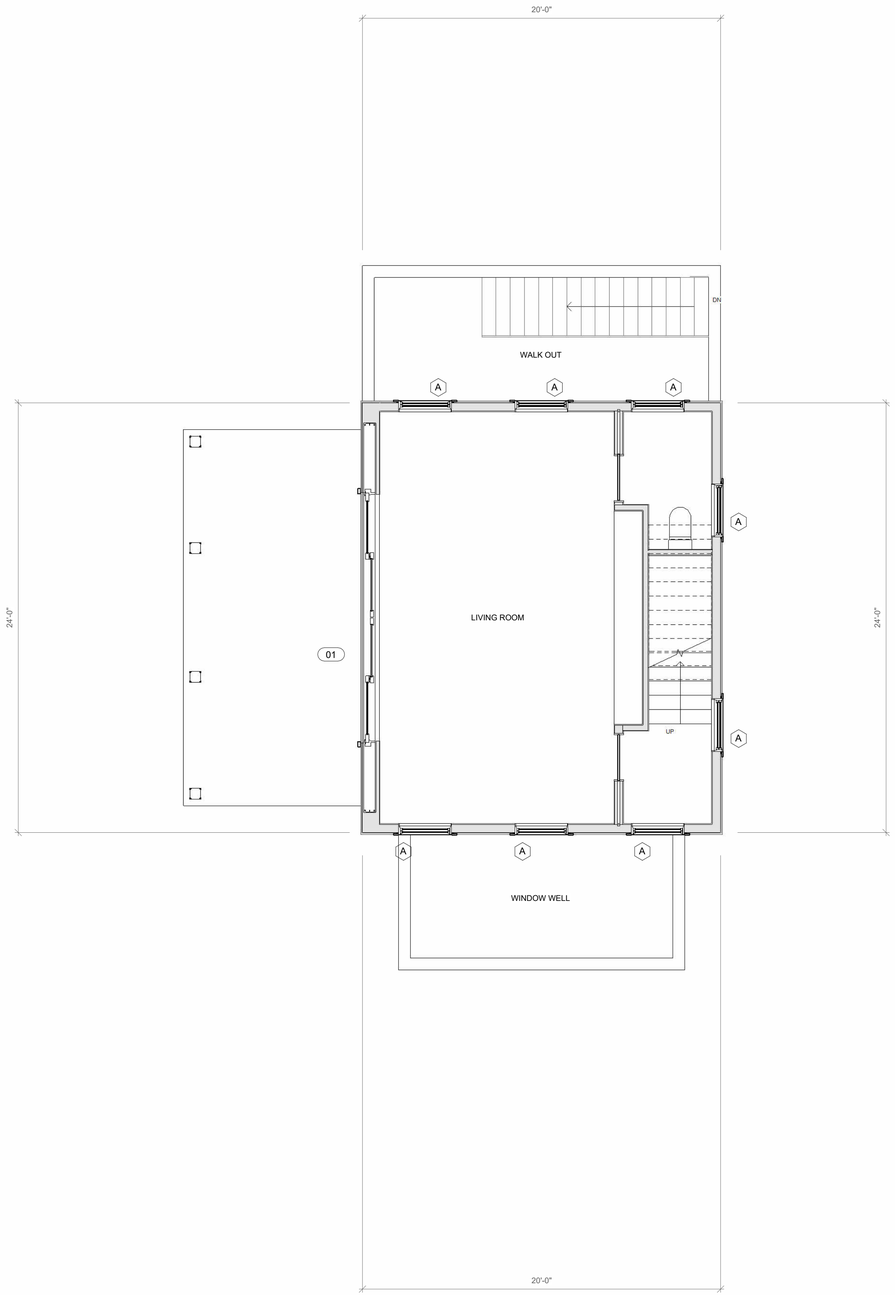
2/23/2025 12:47:05 PM

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



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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

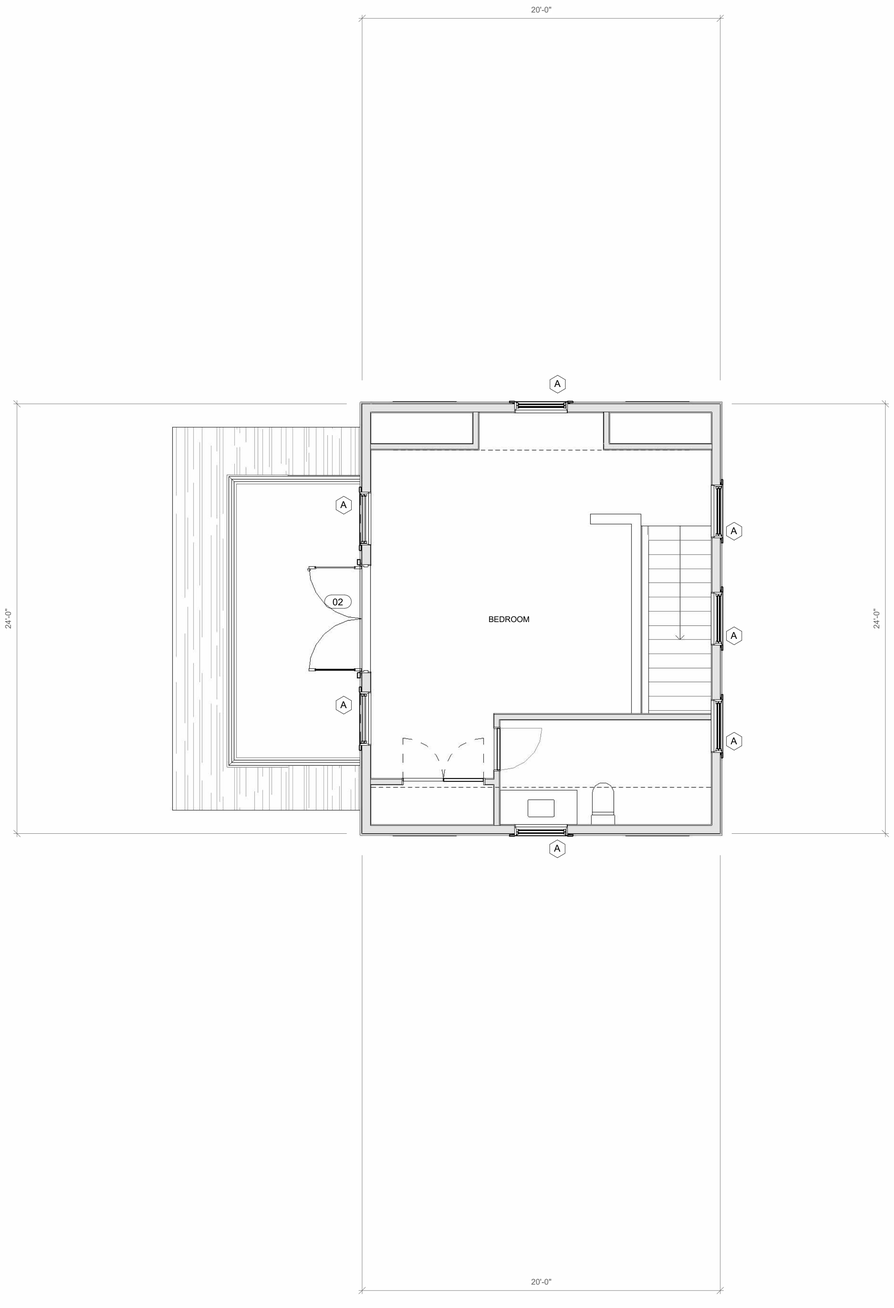
NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC5 Floor Plans

#	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

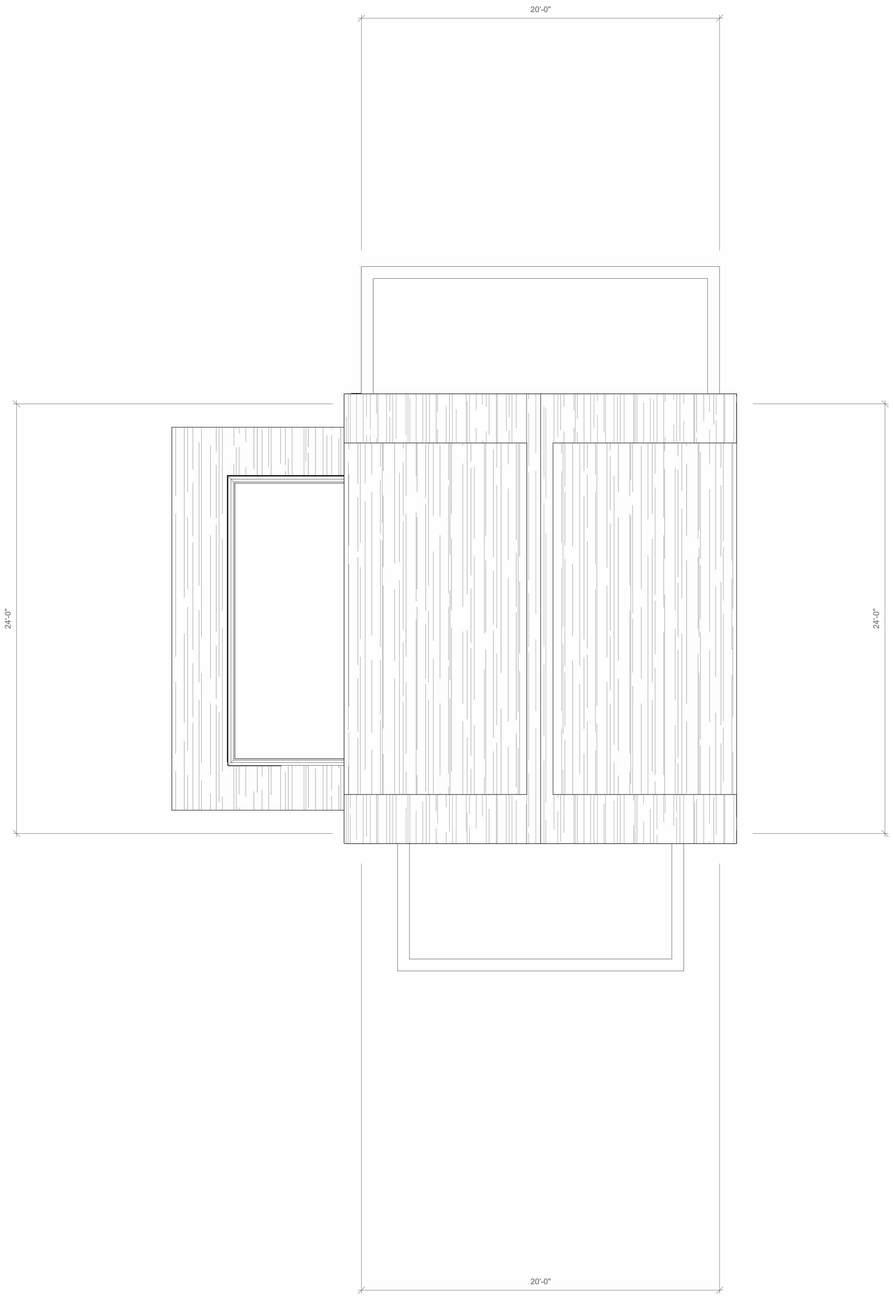
HDC5

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



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

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
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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 217

Street & Number of Proposed Work: 32 Main St.

Owner of record: NIR Retail II LLC

Mailing Address: 32 Main St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Brant Point Building & Property Management

Mailing Address: 20 Bayton Ln
Nantucket MA 02554

Contact Phone #: (508)-332-6645 E-mail: Adrian@BrantPointBuilding.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Trim color 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:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation - Trim color change

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

RECEIVED
MAR 04 2025
By _____

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 Essex Green 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 03/04/2025 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission
COLOR CHANGE 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; cash or check made out to the Town of Nantucket.
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
✓	Colors (3 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.

RECEIVED
MAR 04 2025
By

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 Adrian Rodriguez

AS AGENT FOR NIR Retail II LLC

STREET ADDRESS 32 Main St.

MAP/PARCEL 42.3.1 / 217

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/4/25

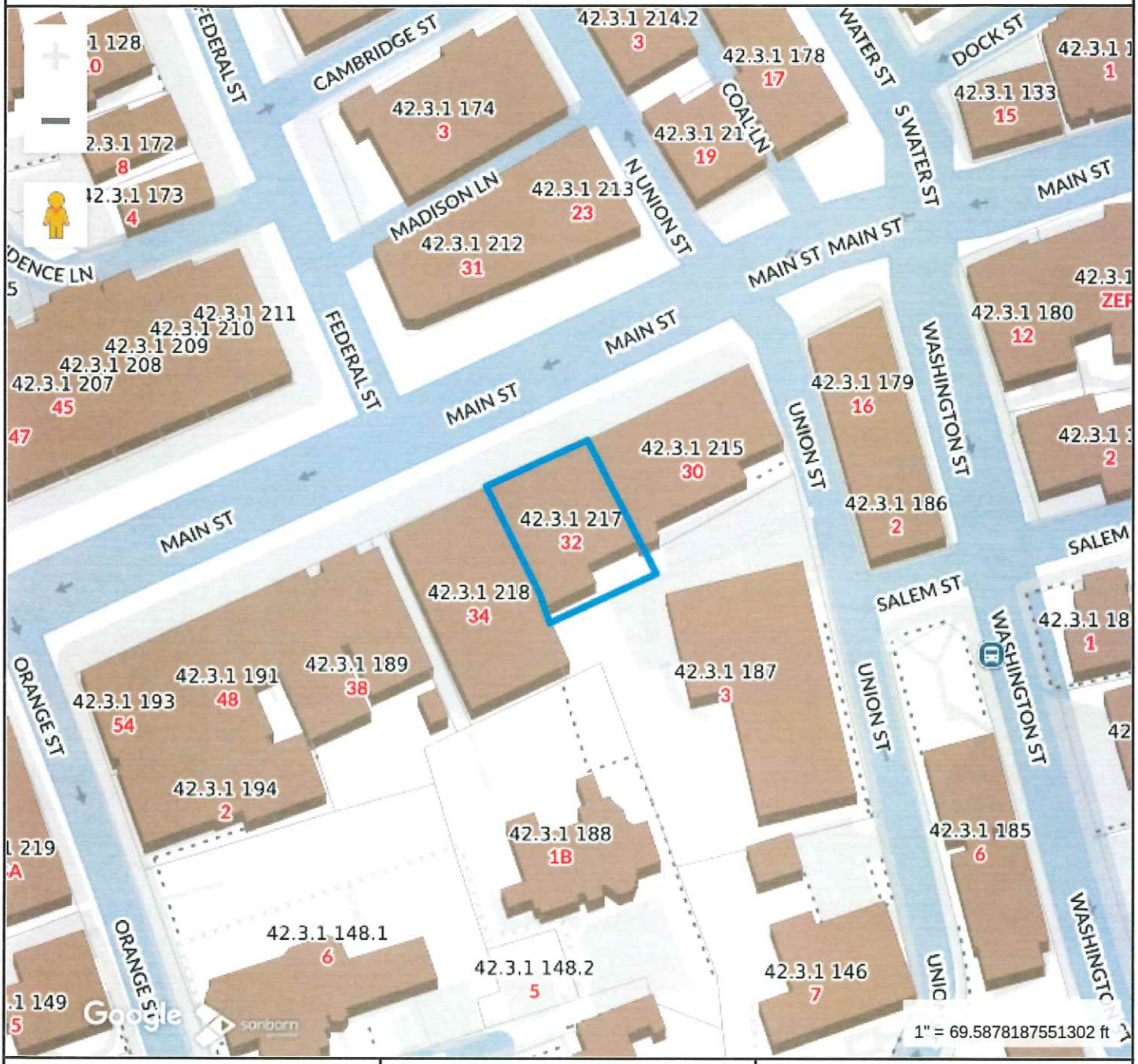
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 3/4/25
Date

RECEIVED
MAR 04 2025
By



Property Information

Property ID	9684
Location	32 MAIN ST
Owner	NIR RETAIL II 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.

RECEIVED
MAR 04 2025
By



Property Information

Property ID	9684
Location	32 MAIN ST
Owner	NIR RETAIL II 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.

RECEIVED
MAR 04 2025
By

32 MAIN ST

Location	32 MAIN ST	**Mblu**	4231/ / 217/ /
Acct#	00009684	**Owner**	NIR RETAIL II LLC
Assessment	$7,648,900	**PID**	9684
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,502,200	$6,146,700	$7,648,900

Owner of Record

Owner	NIR RETAIL II LLC
Co-Owner	C/O NEW ENGLAND DEVELOP-ACCTING DEPT
Address	75 PARK PLAZA #3 BOSTON, MA 02116

Sale Price	$15,473,000
Certificate	
Book & Page	C0021935/0
Sale Date	09/21/2005
Instrument	1N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NIR RETAIL II LLC	$15,473,000		C0021935/0	1N	09/21/2005
WINTHROP NANTUCKET 2 REALTY TR	$1,050,000		C0013/0523	UNKQ	02/11/1988

Building Information

Building 1 : Section 1

Year Built:	1847
Living Area:	5,498
Replacement Cost:	$2,145,930
Building Percent Good:	70
Replacement Cost Less Depreciation:	$1,502,200

Building Attributes	
Field	**Description**
Style:	AptovrRet/Off

RECEIVED
MAR 04 2025
By

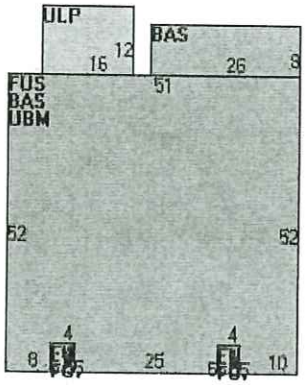
Model	Commercial
Grade	Excellent
Stories:	2
Occupancy	3.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	03
Total Baths	06
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\85\58.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9684_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,846	2,846
FUS	Upper Story, Finished	2,652	2,652
FOP	Porch, Open, Finished	40	0
UBM	Basement, Unfinished	2,612	0
ULP	Loading Platform, Unfinished	192	0
		8,342	5,498

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

RECEIVED
MAR 04 2025
By

Land Use

Use Code	3220
Description	STORE/SHP M94
Zone	CDT
Neighborhood	H55
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.07
Frontage	0
Depth	0
Assessed Value	$6,146,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,502,200	$6,146,700	$7,648,900
2024	$1,428,600	$5,854,100	$7,282,700
2023	$1,361,100	$5,676,500	$7,037,600
2022	$1,299,800	$5,160,500	$6,460,300
2021	$1,299,800	$4,487,300	$5,787,100

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

RECEIVED
MAR 04 2025
By

RECEIVED
MAR 04 2025



Existing: North Elevation

PROPOSED: NORTH ELEVATION



PROPOSED: NORTH ELEVATION



Nantucket Historic District Commission
Approvable Colors

Main Street Yellow .....PMS 120



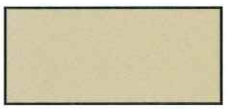
Cottage Red.....PMS 492



Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423



Chrome Green.....PMS 3302



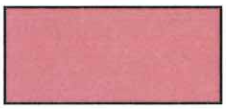
Nantucket Gray .....PMS 416



Essex Green .....PMS 5605

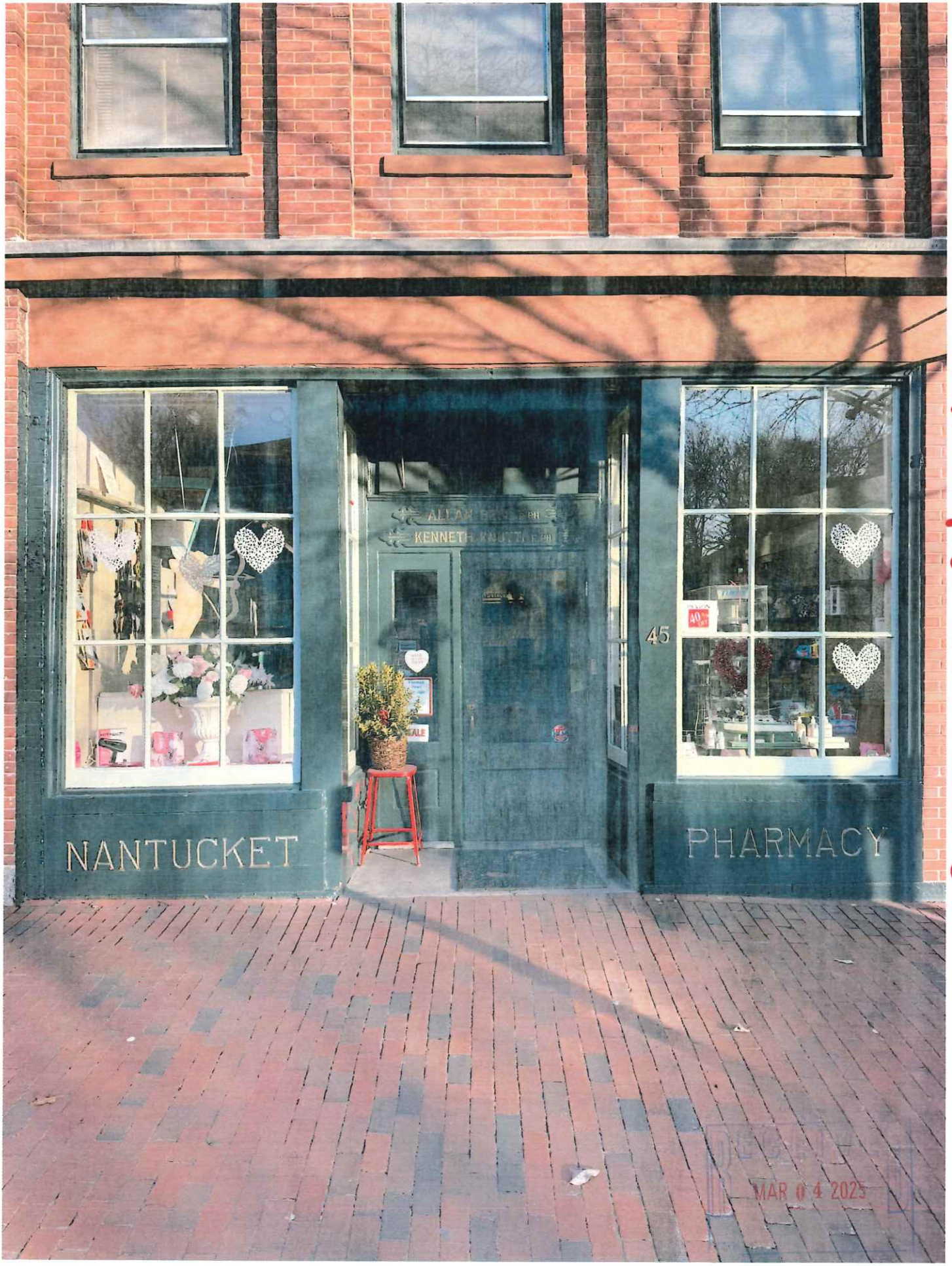


Nantucket Red.....PMS 1807

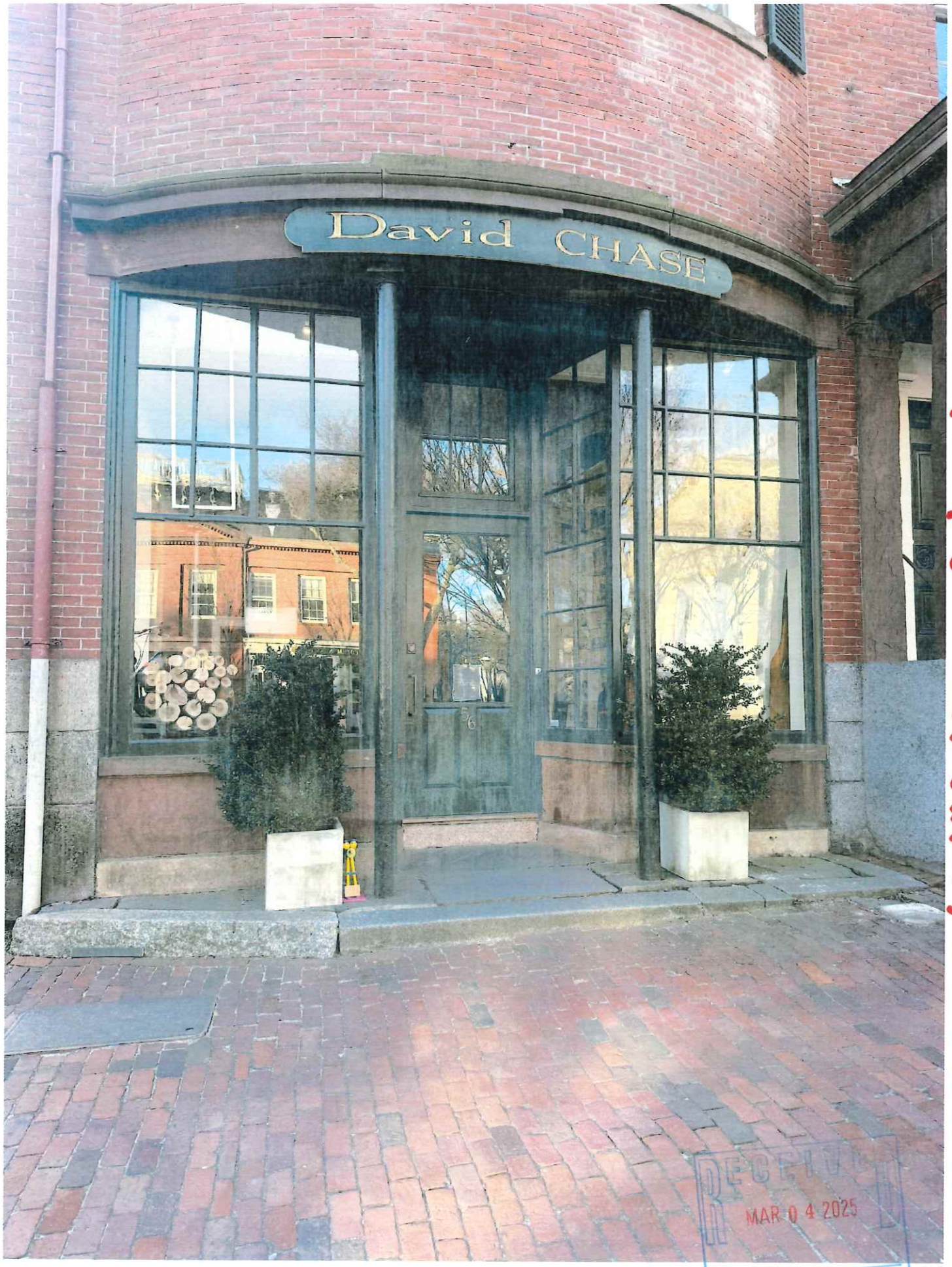


Newport Blue.....PMS 5408

RECEIVED
MAR 04 2025
By

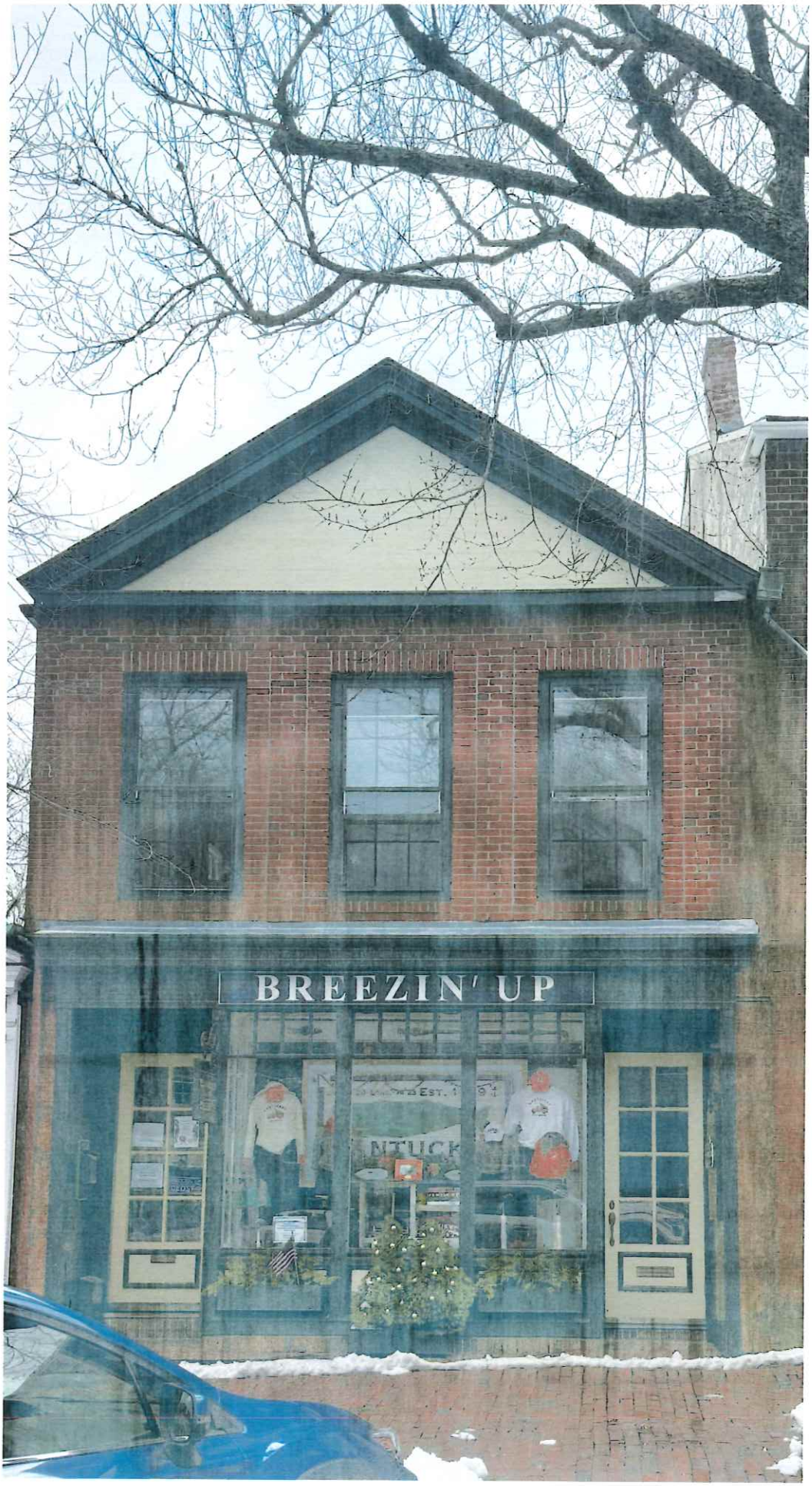


Example: 45 Main St



Example: 56 Main St

RECEIVED
MAR 04 2025
By



Example: 48 Main St

RECEIVED
MAR 04 2025
By

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 37.1

Street & Number of Proposed Work: 9 HAWKS CIRCLE

Owner of record: LBC SCONSET LLC

Mailing Address: 515 WEST 23RD STREET #7
NEW YORK NY 10011

Contact Phone #: 610 999 2525 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: 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. 2022-025636
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 384 Decks/Patio: Size: 8x17 ☐ 1st floor ☒ 2nd floor
Width: 27'-0" Sq. footage 2nd floor: 323 ± 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 22' ± 6" South 22' ± 6" East 22' ± 6" West 22' ± 6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 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 6"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /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 _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE
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 TO MATCH HOUSE
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TO MATCH HOUSE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear ANDERSEN Side ANDERSEN
Garage Door(s): Type CUSTOM OVERHEAD CEDAR Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

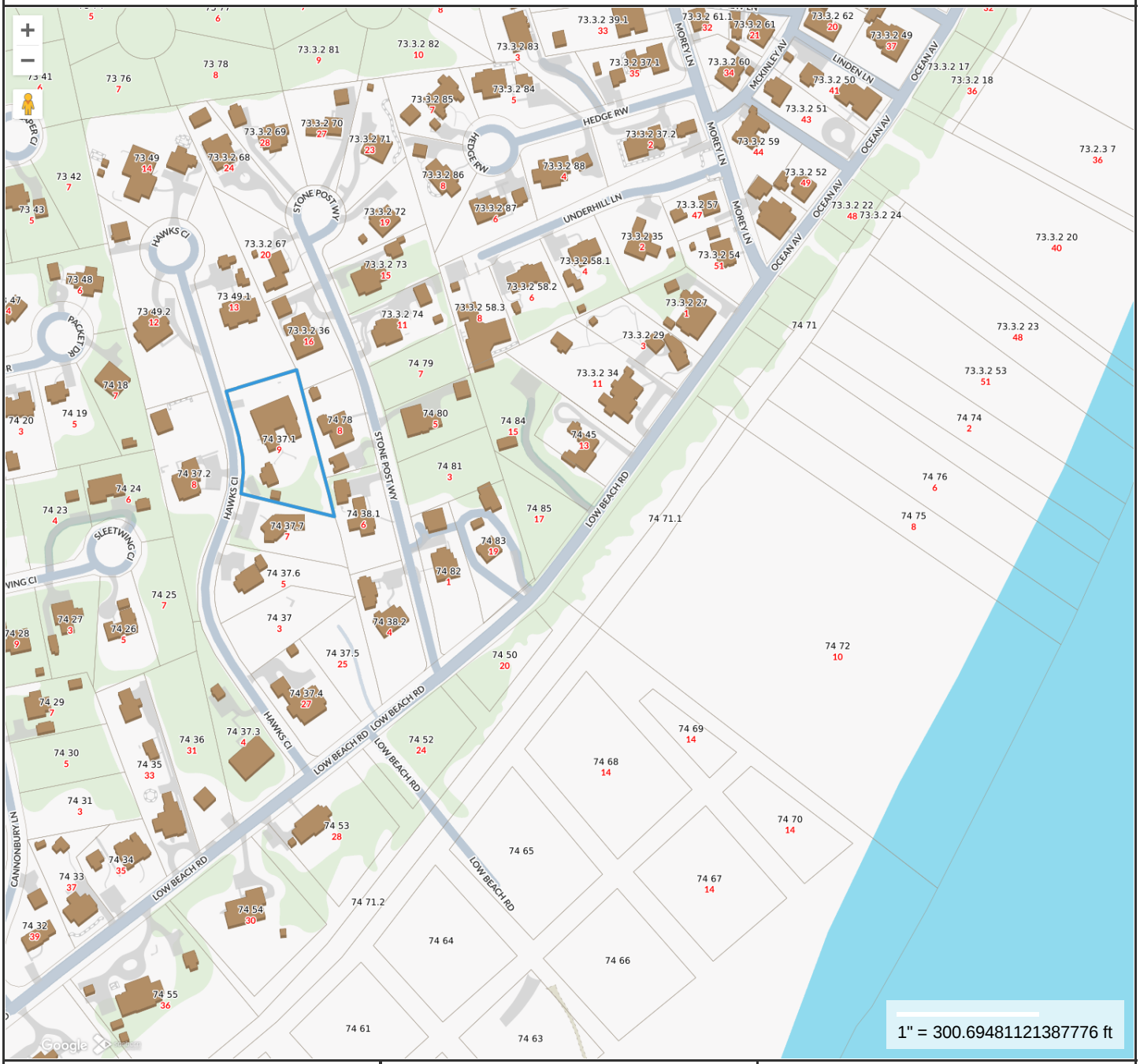
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL
Trim TO MATCH HOUSE Sash BLACK TME Doors TO MATCH HOUSE 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 2-17-2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	6965
Location	9 HAWKS CI
Owner	LBC SCONSET 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.


9

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

9 HAWKS CI

Location	9 HAWKS CI	**Mblu**	74/ / 37/1 /
Acct#	00006965	**Owner**	LBC SCONSET LLC
Assessment	$11,679,500	**PID**	6965
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$9,693,900	$1,985,600	$11,679,500

Owner of Record

Owner	LBC SCONSET LLC	**Sale Price**	$3,600,000
Co-Owner		**Certificate**	
Address	515 WEST 23RD STREET # 7 NEW YORK, NY 10011	**Book & Page**	1761/273
		Sale Date	08/31/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LBC SCONSET LLC	$3,600,000		1761/273	00	08/31/2020
HILZENRATH EUGENE B TR	$1		01735/0178	99	02/18/2020
HILZENRATH EUGENE & JANET	$291,500		00334/0191	00	11/03/1989

Building Information

Building 1 : Section 1

Year Built:	2021
Living Area:	9,717
Replacement Cost:	$8,759,416
Building Percent Good:	100
Replacement Cost Less Depreciation:	$8,759,400

Building Attributes	
Field	**Description**

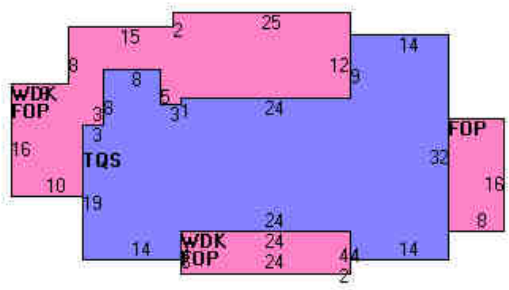
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	9
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0036\9%20hawks1_36330.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6965_8037.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,996	3,996
FUS	Upper Story, Finished	3,092	3,092
FBM	Basement, Finished	3,756	2,629
FOP	Porch, Open, Finished	1,588	0
WDK	Deck, Wood	3,008	0
		15,440	9,717

Building 2 : Section 1

Year Built:	2021
Living Area:	2,003
Replacement Cost:	$806,688
Building Percent Good:	100
Replacement Cost Less Depreciation:	$806,700

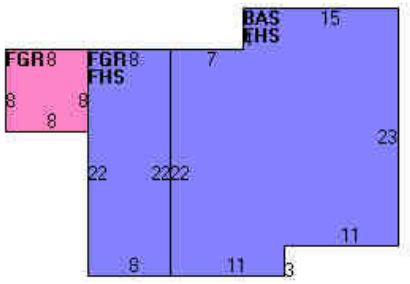
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Very Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	3
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0032\9%20hawk2_32538.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6965_8038.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	854	854
FBM	Basement, Finished	854	598
TQS	Three Quarter Story	735	551
FOP	Porch, Open, Finished	192	0
WDK	Deck, Wood	144	0
		2,779	2,003

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	FIREPLACE	2.00 UNITS	$9,600	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)	0.92
Frontage	0
Depth	0
Assessed Value	$1,985,600

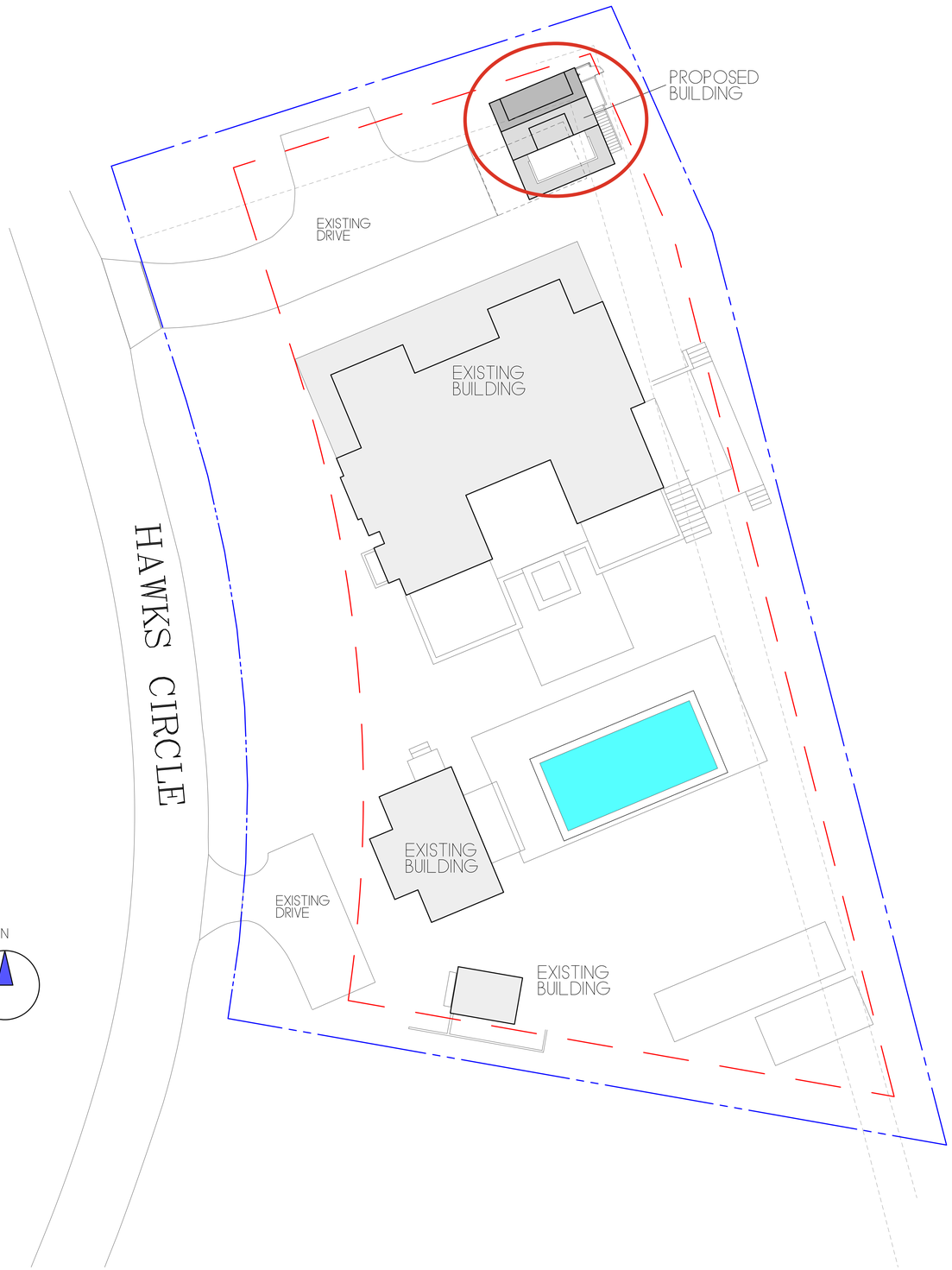
Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD2	W/LIGHTS ETC			204.00 S.F.	$7,500	1
SPL3	GUNITE			900.00 S.F.	$99,900	1
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$9,693,900	$1,985,600	$11,679,500
2024	$8,992,000	$1,857,500	$10,849,500
2023	$2,491,800	$1,649,700	$4,141,500
2022	$2,010,200	$1,128,600	$3,138,800
2021	$1,118,800	$1,231,200	$2,350,000

(c) 2025 Vision Government Solutions, Inc. All rights reserved.



ZONING CLASSIFICATION: S.R.-20
MAP: 74 PARCEL: 37.1

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%



REVISIONS:
10/21/2024: PROGRESS PRINT
1/09/2025: PROGRESS PRINT
3/4/2025: 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 GIS 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.

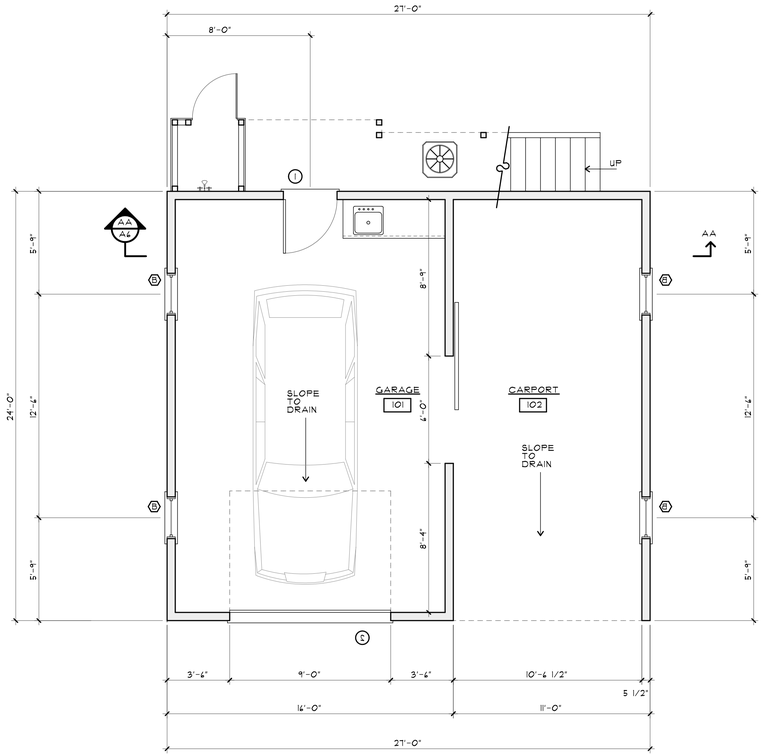
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

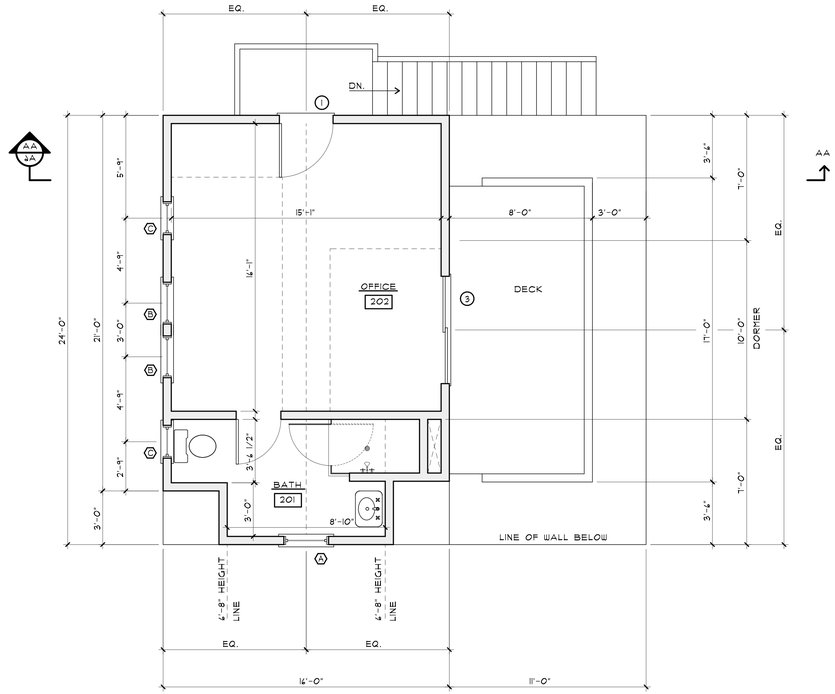
MAP: 74 PARCEL: 37.1
GARAGE H.D.C. SITE PLAN ONLY

ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/16" = 1'-0"

SHEET NO. S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 384 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 323± SF

N

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-6" X 4'-8"	1	4/4D.H. (T.M.E.)
B	ANDERSEN	2'-4" X 4'-8"	6	4/4 D.H. (T.M.E.)
C	ANDERSEN	1'-10" X 2'-4"	4	9 LT. CASEMENTS
1	ANDERSEN	3'-0" X 6'-8"	2	15 LT. EXTERIOR DOOR
2	CUSTOM	9'-0" X 8'-0"	2	CEDAR INSULATED OVERHEAD DOOR
3				
4				
5				
6				

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:
10/21/2024: PROGRESS PRINT
1/09/2025: PROGRESS PRINT
3/4/2025: 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.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow.
© Ethan McMorrow Design & Associates Inc.

LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan679@comcast.net

MAP: 74 PARCEL: 371
GARAGE PLANS
ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
10/21/2024: PROGRESS PRINT
1/09/2025: PROGRESS PRINT
3/4/2025: 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.

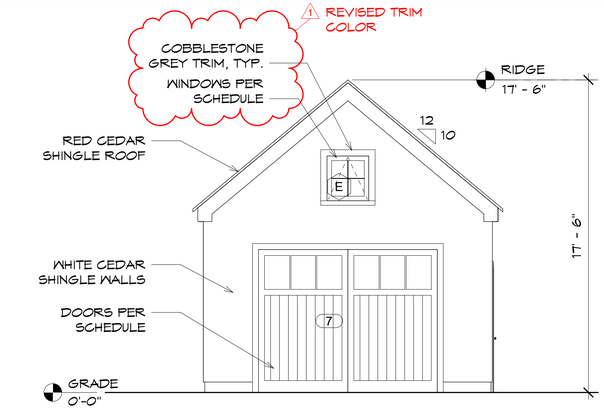
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1062
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

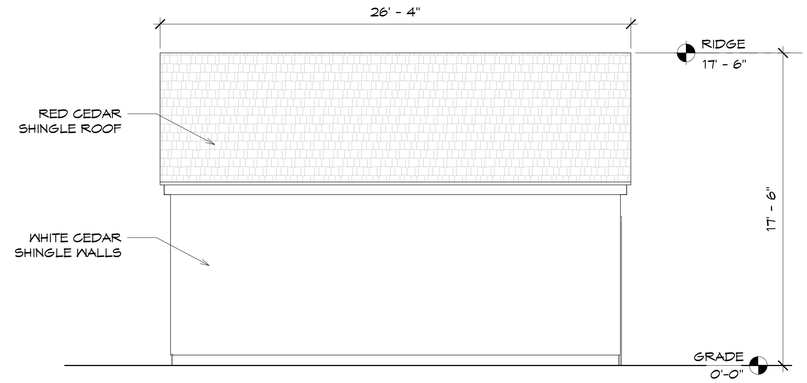
MAP: 74 PARCEL: 371
GARAGE ELEVATIONS
ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

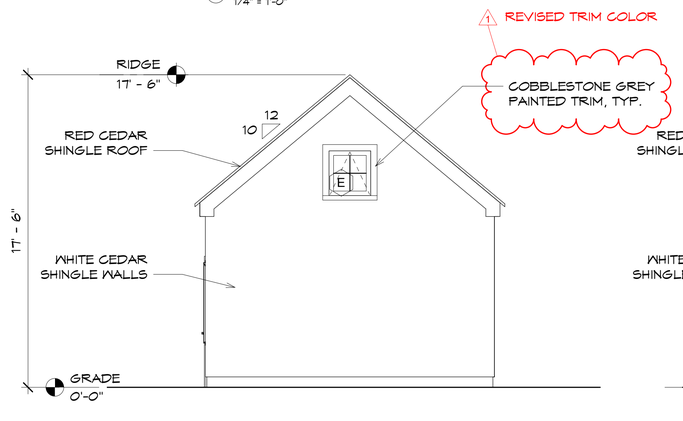
HDC APPROVED PLAN



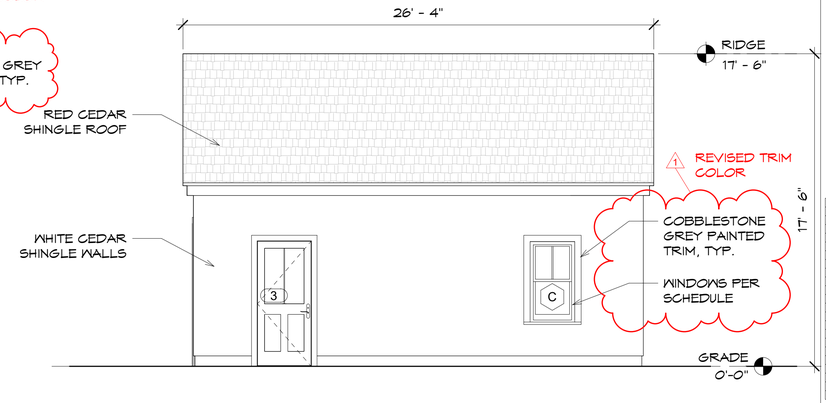
5 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

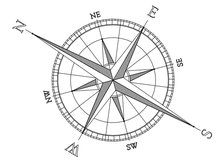
9 HAWKS CIRCLE - GARAGE

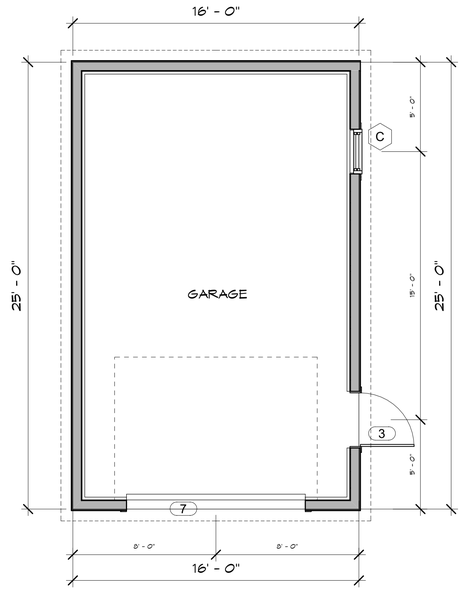
WINDOW & DOOR SCHEDULE:

	TAG	MIN. R.O. (W x H)	MODEL NO.		REMARKS
WINDOWS				UNLESS NOTED ANDERSEN WINDOW COMPANY OF BAYPOINT, MN 'E' SERIES IMPACT RESISTANT STORM MATCH	
	C	2'-6 1/2"X 4'-6 1/2"	TCLDH2646		DOUBLE HUNG W/ 2/1 P.D.L.
	E	2'-4 1/2"X 2'-6 1/2"	AAX2426		AWNING W/ 2/2 P.D.L.
EXT. DOORS					
	3	3'-0"X 6'-11"	CUSTOM		MAHOGANY WOOD DOOR, 1 LITE DOOR W/ 2 P.D.L.
	7	10'-0" X 8'-0"	CUSTOM		DOUBLE CARRIAGE HOUSE STYLE DOORS

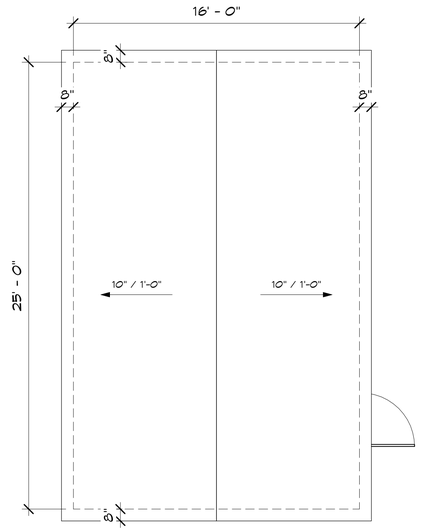
NOTES: ANDERSEN WINDOWS AND DOORS

- GLAZING TO BE: HIGH PERFORMANCE STORMWATCH 7/8" LOW E-4 INSULATING IMPACT RESISTANT GLASS
- LITE PATTERNS PER ELEVATIONS - PERFORMANCE DIVIDED LITES (PDL)
- OPERABLE WINDOWS TO COME WITH FACTORY SCREENS.
- PTD. 5/4 X 4 WOOD TRIM
- SIMULATED 2" WOOD SUB-SILL
- PVDF FLUOROPOLYMER FINISH: FINAL PAINT COLOR TO BE DETERMINED
- ALL WINDOW AND DOOR HEAD CASING TO ALIGN. G.C. TO VERFIY ALL R.O.'S BEFORE FRAMING AND/ OR ORDERING, AND NOTIFY ARCHITECT OF ANY CONFLICTS
- WINDOWS MARKED WITH "*" MEET BEDROOM EGRESS CODE
- SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR APPROVAL.





1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

J.GRAHAM GOLDSMITH ARCHITECTS
ARCHITECTURE . PLANNING . INTERIORS
7 Kilburn Street . Burlington VT 05401
86 Pocomo Road . Nantucket MA 02554
201 Grenville Road . Hobe Sound FL 33455
T: 800 862 4053 F: 802 864 8267
www.jggarchitects.com

Rev #	Description	DATE
	HDC SUBMIT	01.24.22
	FOR PERMIT	03.xx.22
1	HDC Rev 1	08.08.22

SEALS & SIGNATURES

BUILDING KEY

9
Hawks Circle
Nantucket, Mass
a project for
The Propper Family

DRAWING TITLE
GARAGE FLOOR PLANS & ELEVATIONS

SCALE	1/4" = 1'-0"
DATE	12/28/21
DRAWN	BD
JOB NUMBER	2008
SHEET	G1.0

copyright © 2021 - J. GRAHAM GOLDSMITH ARCHITECTS

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Robert Wilner

STREET ADDRESS 16 Codfish Park.

MAP/PARCEL 73.2.4 / 11

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/6/25

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.

Luke Thornewill 3/6/25

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

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and 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) JT

JT 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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°: 73.2.4 PARCEL N°. 11

Street & Number of Proposed Work: 16 CODFISH Park RD

Owner of record: Wilner Sheila TRST ETAL

Mailing Address: 306 EDGAR ROAD
Greenwich, CT. 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes RD
Nantucket, Ma.

Contact Phone #: _____ E-mail: office@thornewilldesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23-8 Sq. Footage 1st floor: 259 SQFT Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 11-9 South 11-9 East — West 11-0

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /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 _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1x Soffit (Overhang) 8" 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

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 15 light Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

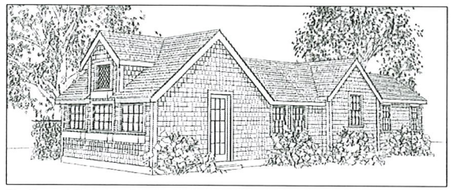
COLORS

Sidewall " Nat Clapboard (if applicable) _____ Roof Nat
Trim White Sash White Doors White
Deck Nat Foundation Nat Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/6/25 Signature of owner of record Luke Thornewill Per Wilner Sheila Trst Signed under penalties of perjury



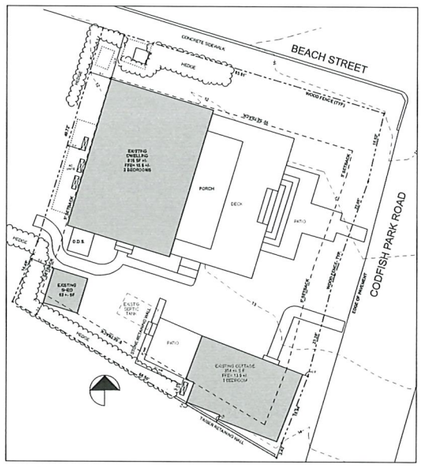
Northeast Perspective



Locus

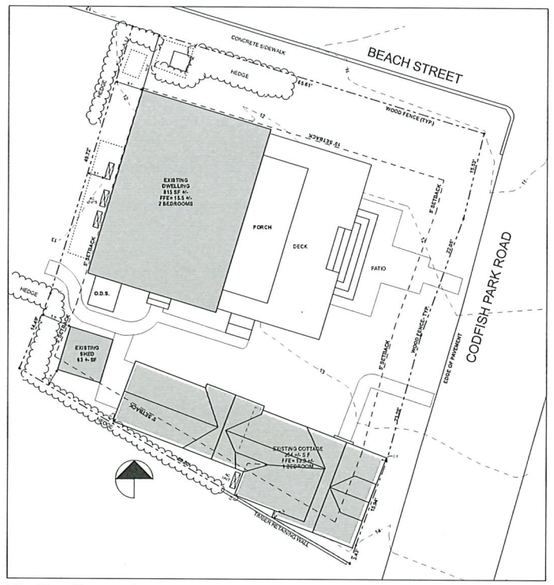
Additions & Renovations to the
Wilner Cottage

16 Codfish Park Road
Nantucket , Massachusetts



Site Plan- Existing

SCALE: 1" = 10'



Site Plan- Proposed

SCALE: 1/8" = 1'-0"

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS/ ELEVATIONS
	A1.2	W & D SCHEDULE/ PHOTOS
	A2.1	ELEVATIONS

ZONING INFORMATION
MAP 73.2.4 PARCEL 11
ZONING DISTRICT- R-1

		EXISTING
MINIMUM LOT SIZE:	5000 SF	4791.6 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	10 FT	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	30% or 1437.48 SF	86.3 %

EXISTING HOUSE AREA- 815 SF
EXISTING SHED- 63 SF
EXISTING COTTAGE AREA - 354 SF
PROPOSED COTTAGE AREA- 259 SF
TOTAL G.C. AREA = 1491 SF

MAIN HOUSE- 815 SF
PROPOSED COTTAGE- 613 SF

COTTAGE IS 20% SMALLER THAN MAIN HOUSE WHICH CONFORMS TO ZONING

ISSUES/REVISION	DATE
AS BUILTS	10/24/24
HDC 1	2/27/25

Additions & Renovations at the Wilner Cottage
16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING
This drawing is the sole property of the Thornewill Design LLC and may not be used on any project not prepared by Thornewill Design, unless permission is granted by Thornewill Design. Visual contact with these drawings shall constitute prima facie evidence of acceptance of these restrictions. © Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Project No:
Designed by: GT
Drawn by: EH
Checked by: GT

Sheet No:
A0.0
Cover Page

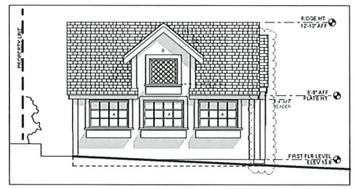
WINDOW SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
A	2	44" x 28"	OLD ADL SINGLE GLAZING, 12 LIGHT FIXED WOOD SASH
B	1	31" x 30"	OLD ADL SINGLE GLAZING, MULTI DIAMOND, FIXED WOOD SASH- SILL- 6'-8"
C	1	26" x 41"	PELLA CLAD, SDL, THERMAL PANE, 6/6 DBH

DOOR SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
1	1	2'-6" x 6'-2"	WOOD, 15 LIGHT, ADL W/ STORM SCREEN
~~2~~	~~1~~	~~2'-6" x 6'-2"~~	~~WOOD, 15 LIGHT, ADL W/ STORM SCREEN~~



East Elevation- Existing

SCALE: 1/4" = 1'-0"

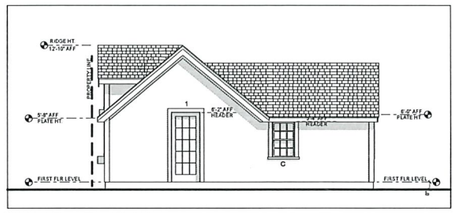


East Elevation- Proposed

SCALE: 1/4" = 1'-0"

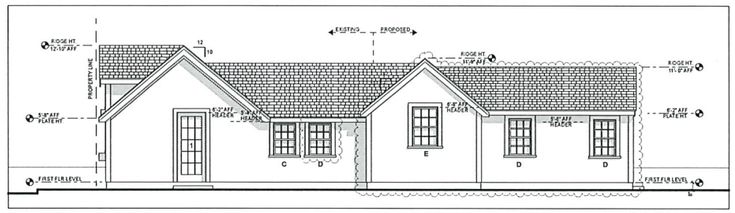
EXTERIOR MATERIALS LIST

EXT WALLS- WHITE CEDAR SHINGLES
CORNER BDS - 5/4" x 8"- PNT WHITE
DR & WIN DOW TRIM - 1 x 4- PNT WHITE
ROOF- RED CEDAR
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W.P. SHADOW BD - PTD WHITE
FOUNDATION WALL - CONCRETE BLOCK



North Elevation- Existing

SCALE: 1/4" = 1'-0"



North Elevation- Proposed

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE- ANDERSON-PROPOSED					
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS
D	3	TW20210	2'-1 5/8" x 3'-0 7/8"	2'-2 1/8" x 3'-0 7/8"	WD, 6/6 DOUBLE HUNG, MATCH WINDOW 'C'
E	2	TW2436	2'-5 5/8" x 3'-8 7/8"	2'-6 1/8" x 3'-8 7/8"	WD, 6/6 DOUBLE HUNG

WOOD SASH, THERMAL PANE, SDL, PAINT WHITE, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS
MANUFACTURER TO CONFIRM EGRESS. SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION
TEMPERED GLASS WHERE CODE REQUIRES
MINIMUM U-VALUES AND SCGC VALUES AS IDENTIFIED BY HERS RATER

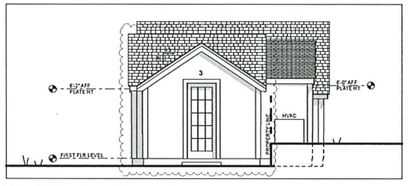
DOOR SCHEDULE- PROPOSED					
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
3	1	FWG 2668	2'-5 1/4" x 6'-7 1/2"	2'-6" x 6'-8"	15 LITE FRENCH INSWING, WD, PNT WHITE

WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL STORM/ SCREEN COMBO UNIT ON EXTERIOR



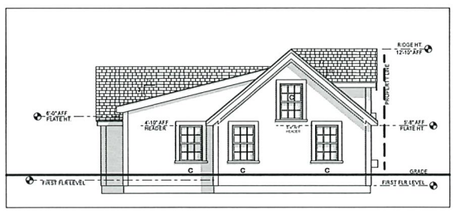
West Elevation- Existing

SCALE: 1/4" = 1'-0"



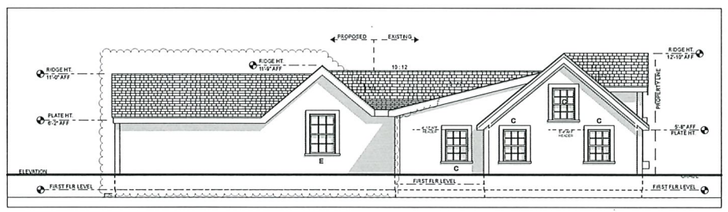
West Elevation- Proposed

SCALE: 1/4" = 1'-0"



South Elevation- Existing

SCALE: 1/4" = 1'-0"



South Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
HDC 1	2/27/25

Additions & Renovations at the
Wilner Cottage
16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the designer and may not be used on any project except as agreed to by the designer in writing. Reproduction of this drawing, in whole or in part, is prohibited without the permission of the designer. Title reserved to the Architectural Work under section 102.

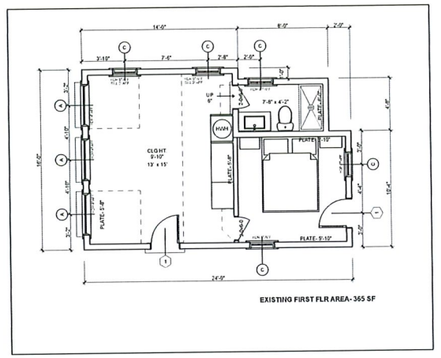
© Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PR
Checked by: LT

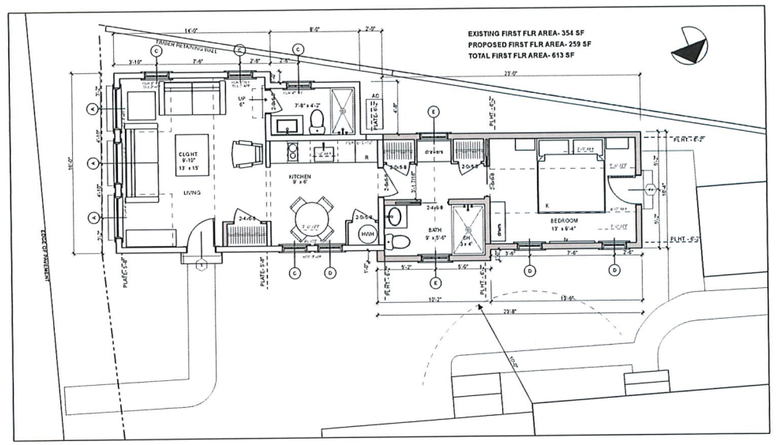
Sheet No:
A2.1

Drawing Revisions



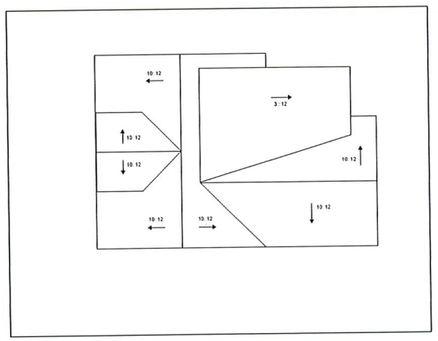
First Floor Plan- Existing

SCALE: 1/4" = 1'-0"



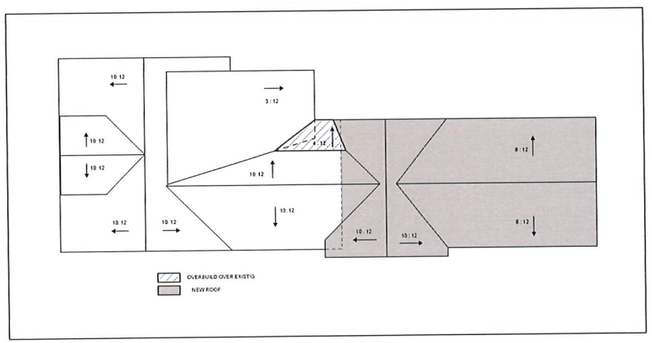
First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"



Roof Plan- Existing

SCALE: 1/4" = 1'-0"



Roof Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
HDC 1	2/27/25

Additions & Renovations at the Wilner Cottage
16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the property of the Thornwell Design LLC and is not to be used on any other work except by agreement with the Thornwell Design LLC. Drawing is not to be changed or copied in any form or manner whatsoever nor assigned to any third party without first obtaining the express written permission of the Thornwell Design LLC.

© Thornwell Design LLC 2025

Thornwell Design LLC
48 Orange Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3145

Project No: 24
Plotted By: PM
Scale as: 1/4"
Checked By: JT

Sheet No:

A1.1

# of sheets
As Plans



Shed



Main House



Main House







South Cottage



Southeast Cottage



South Cottage



North Cottage



West Cottage



West Cottage

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
MDC 1	2/18/25

Additions & Renovations at the Wilner Cottage

16 Codfish Park Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the purpose of the project and shall not be reproduced, copied or used in any other way without written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2025

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designer: JT
Drawn by: BW
Checked by: JT

Sheet No:
A0.1

Contents
Photos

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....Wilner.....

MAILING ADDRESS.....

PROPERTY LOCATION....16 Codfish Park.....

ASSESSORS MAP/PARCEL....73.2.4 / 11.....

SUBMITTED BY:....Luke.....

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.

MARCH 3, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.03 16:07:08 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 16 Codfish PARK

Tax Map Number: 73.2.4 Parcel Number: 73.11.1.4

Owner of Record: WILNER, ROBERT.

Description of Proposal: 260 SF one story addition added to the rear of existing cottage.

Anticipated HDC Submission Date: 3/6/25

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.

CURTIN GEORGE E III & SUSAN L
PO BOX 951
SIASCONSET, MA 02564

WILNER SHELIA & ROBERT TR
787 KING STREET
RYE BROOK, NY 10573

BROWN ROBERTA & DISSTON STUART
TRS
ROBERTA BROWN REVOC LIV TRUST
1 THOMAS PLACE
ROWAYTON, CT 06853

NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554

COHEN STEVEN L TR
12 CODFISH PARK ROAD TRUST
NANTUCKET, MA 02554

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC8-23
MAP/PARCEL#: 73 24-11

Recorded by: AH Date: 09/22/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 16 CODFISH PARK ROAD

2. Building Name: GONE CRAZY

3. Ownership: Private

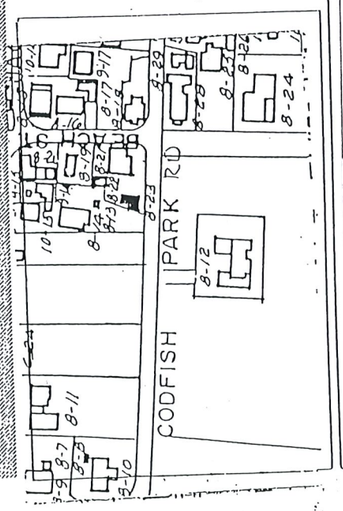
4. Present Owner: WILNER, ROBERT & SHEILA

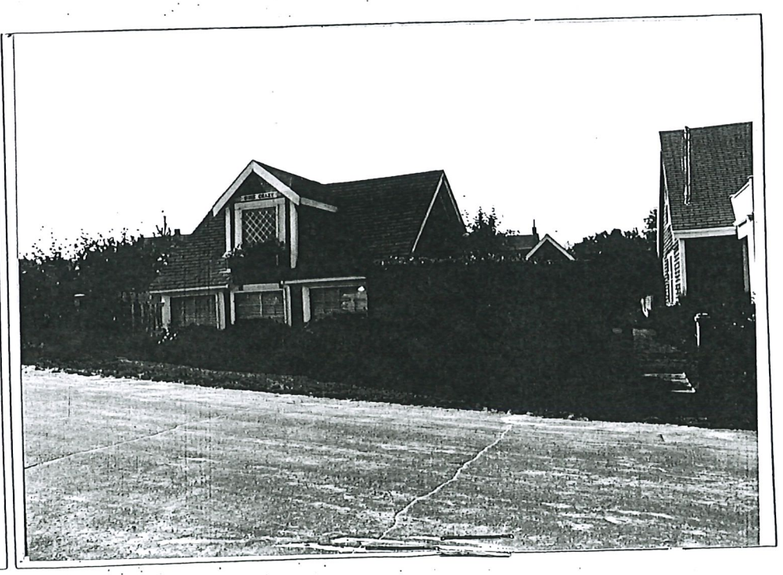
5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





ERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential
15. Related Outbuildings and Property: SC8-21,SC8-22
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
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: 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
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: By 1938
  Source: Aerial Photo 1938
    Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Aerial Photo 1938

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC8-21
MAP/PARCEL#: 7324-11

Recorded by: AH Date: 09/22/89 Organization: AGS

I. IDENTIFICATION

1. Street Name & No.: 16 CODFISH PARK ROAD

2. Building Name: CUCKOOS NEST

3. Ownership: Private

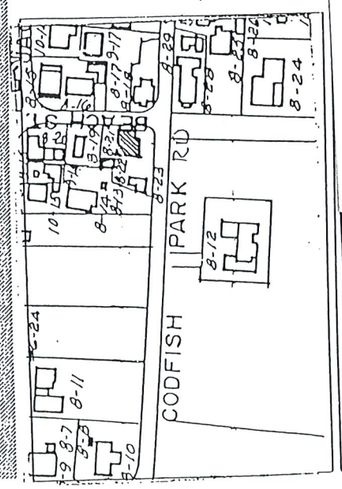
4. Present Owner: WILNER, ROBERT & SHEILA

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"





Survey/Film Roll #: SC8-21

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1983
  Source: HDC
        Architect: Unknown Builder: Unknown
44. Building Type: Box,Cross Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
        Unknown

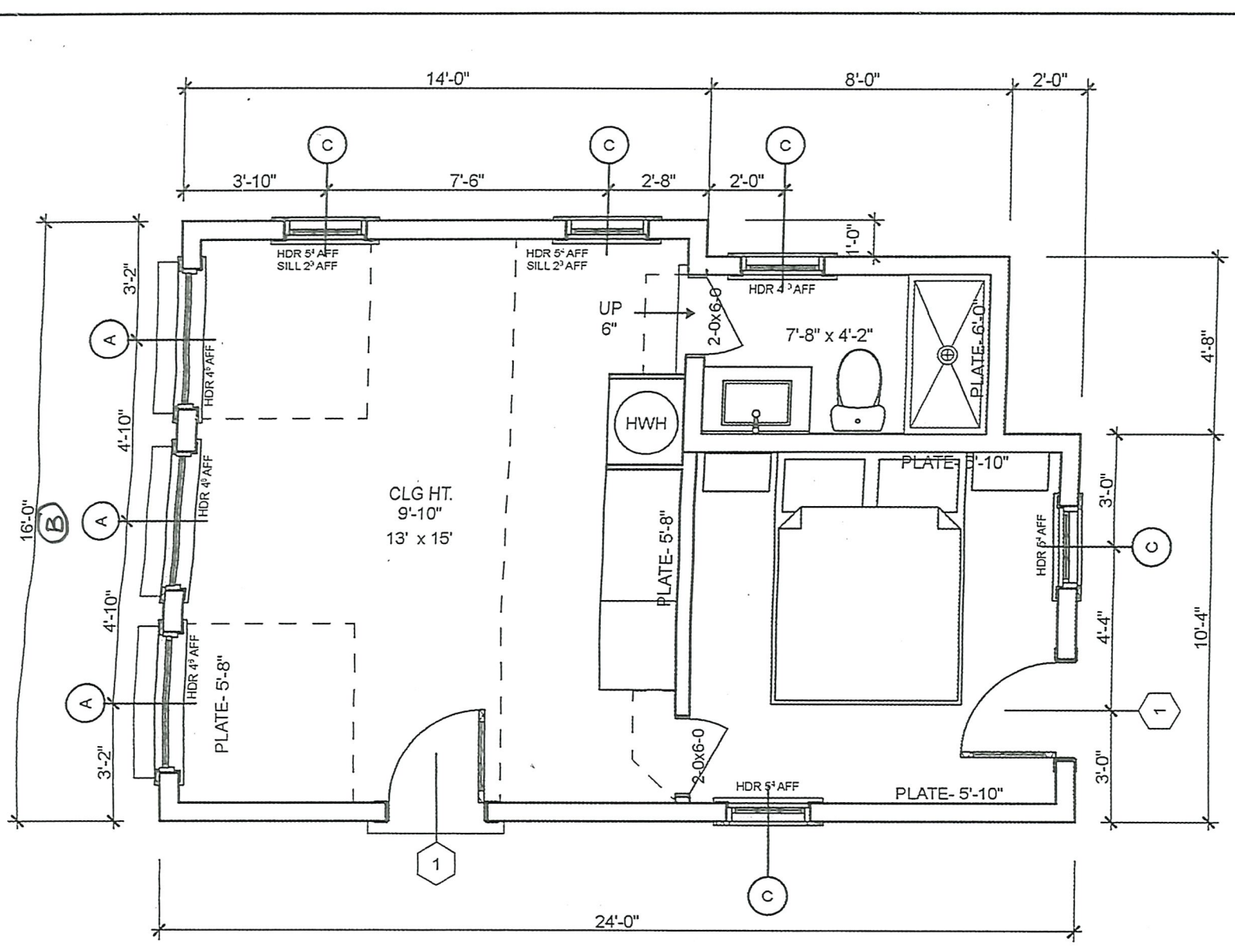
47. Sources: Historic District Commission,
    Certificate,
    #12900



COTTAGE
1938
"CONTRIBUTING"







EXISTING FIRST FLR AREA- 365 SF



EXISTING
WINDOW
SCHEDULE





(C) pella CLAD WINDOW (OR SIMILAR)
26" x 41" . DBH, THERMAL
PANE GLASS w/ FIXED MUNTIN
TO EXTERIOR.



(B)
OLD
DIAMOND WINDOW
30" x 31" SASH
WOOD, SINGLE GLAZE
ADL. PTD. WHITE





(A)
OLD
12 LIGHT FIXED
SASH. 44" x 28"
WOOD, ADL
SINGLE GLAZE
PTD WHITE

EXISTING DOOR SCHEDULE





FRONT DOOR

① 15 Light WOOD TDL
SINGLE GLAZED 3'0x6'2
w/ CLAD STORM/SCREEN UNIT



BACK DOOR

15 Light, Wood T.D.L
Single glaze 2'-6x6'2
W/CLAD STORM SCREEN UNIT.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 913

Street & Number of Proposed Work: 74 A HOOPER FARM RD.

Owner of record: NATHALIE WILSON TRUST

Mailing Address: PO BOX 2615
NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VANCOUVER DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584.

Contact Phone #: (508) 325-4319 E-mail: ackwall62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 358.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 994SF
Width: 28' Sq. footage 2nd floor: 800SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x20 ☒ 1st floor ☐ 2nd floor
PORCH Size: 4x20 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 27'-8" South 27'-8" East 27'-8" West 27'-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 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other PORCH 12:6

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening — Size — Location —

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 12"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 12" or 8"

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 4 PANEL Rear SLIDERS Side 9 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways TBD Walls N/A

* Note: Complete door and window schedules are required.

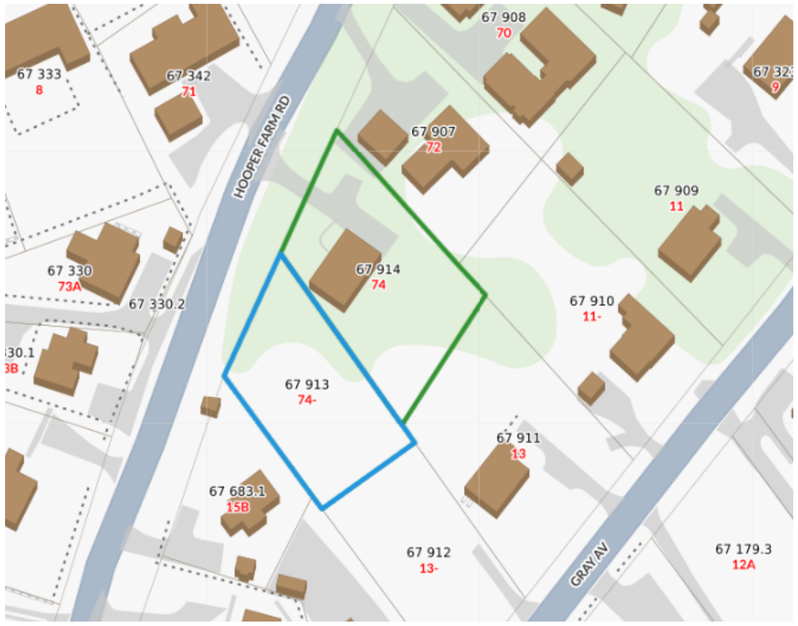
COLORS

Sidewall NW Clapboard (if applicable) — Roof BLACK
Trim NW Sash GREY Doors GREY
Deck NW 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 3/6/25 Signature of owner of record _____ Signed under penalties of perjury



CURRENT ZONING:	R-10
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% (2,759 SF)

PROPOSED NEW DWELLING (994 SF)





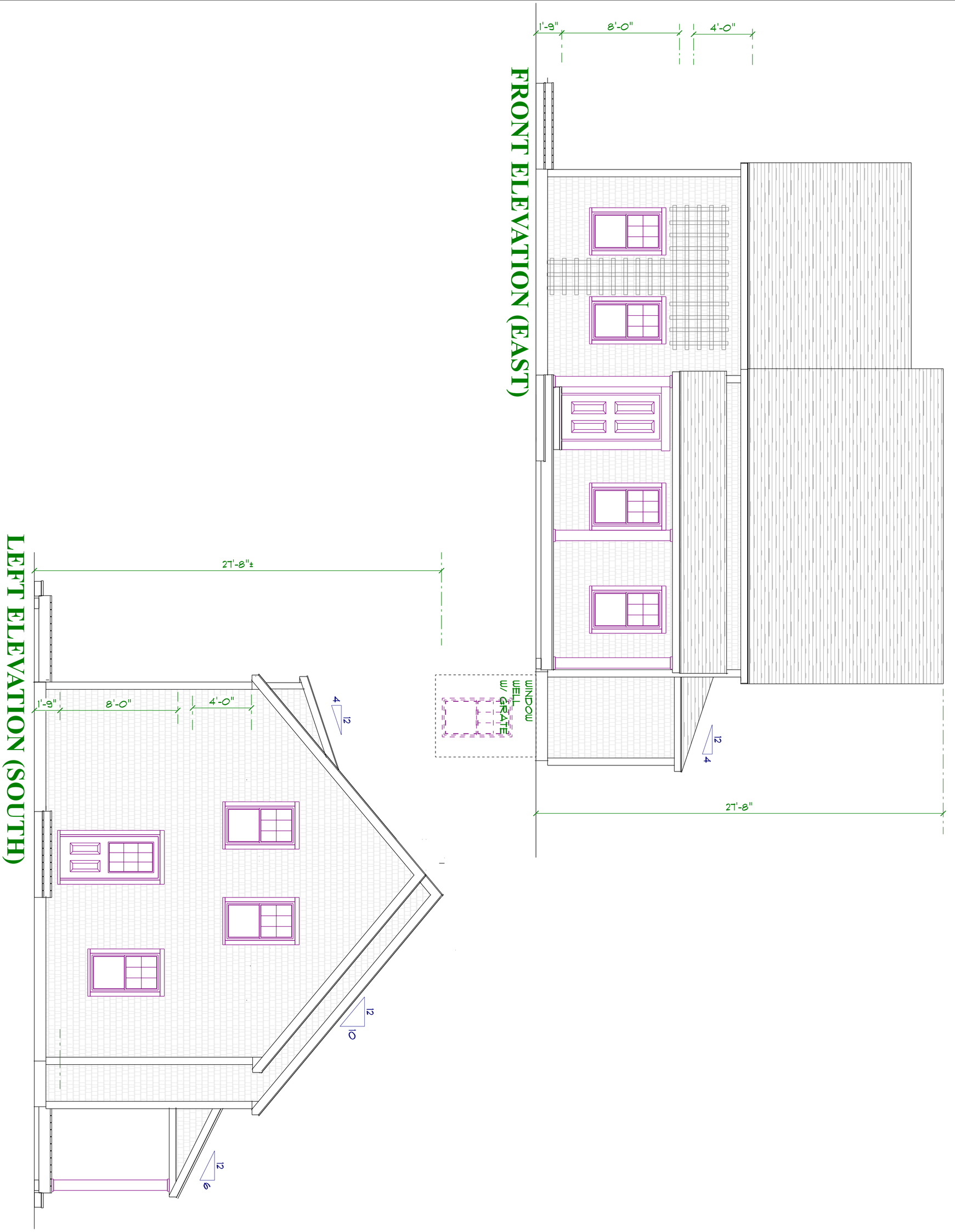
SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

74A HOOPER FARM RD
NEW DWELLING

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

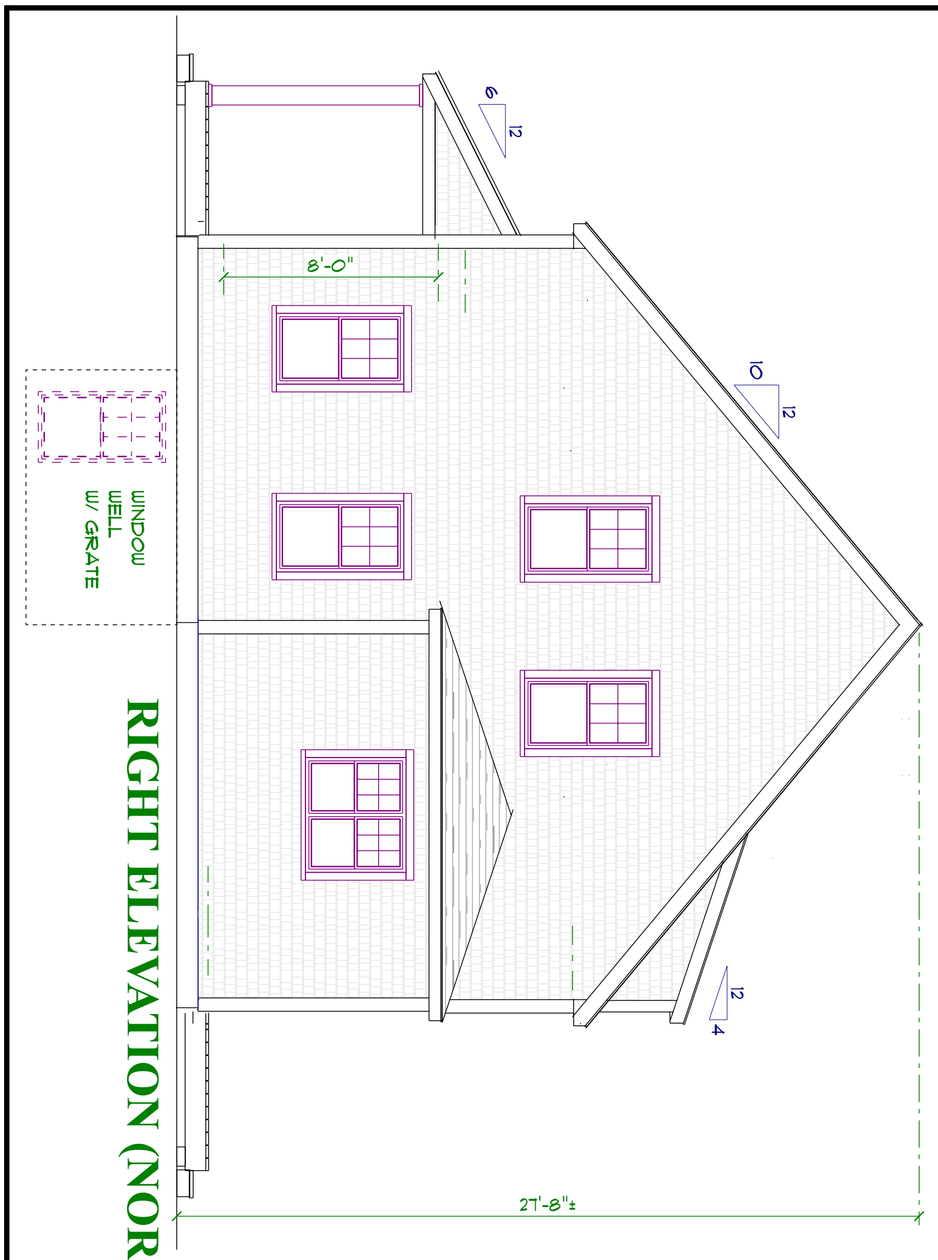
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

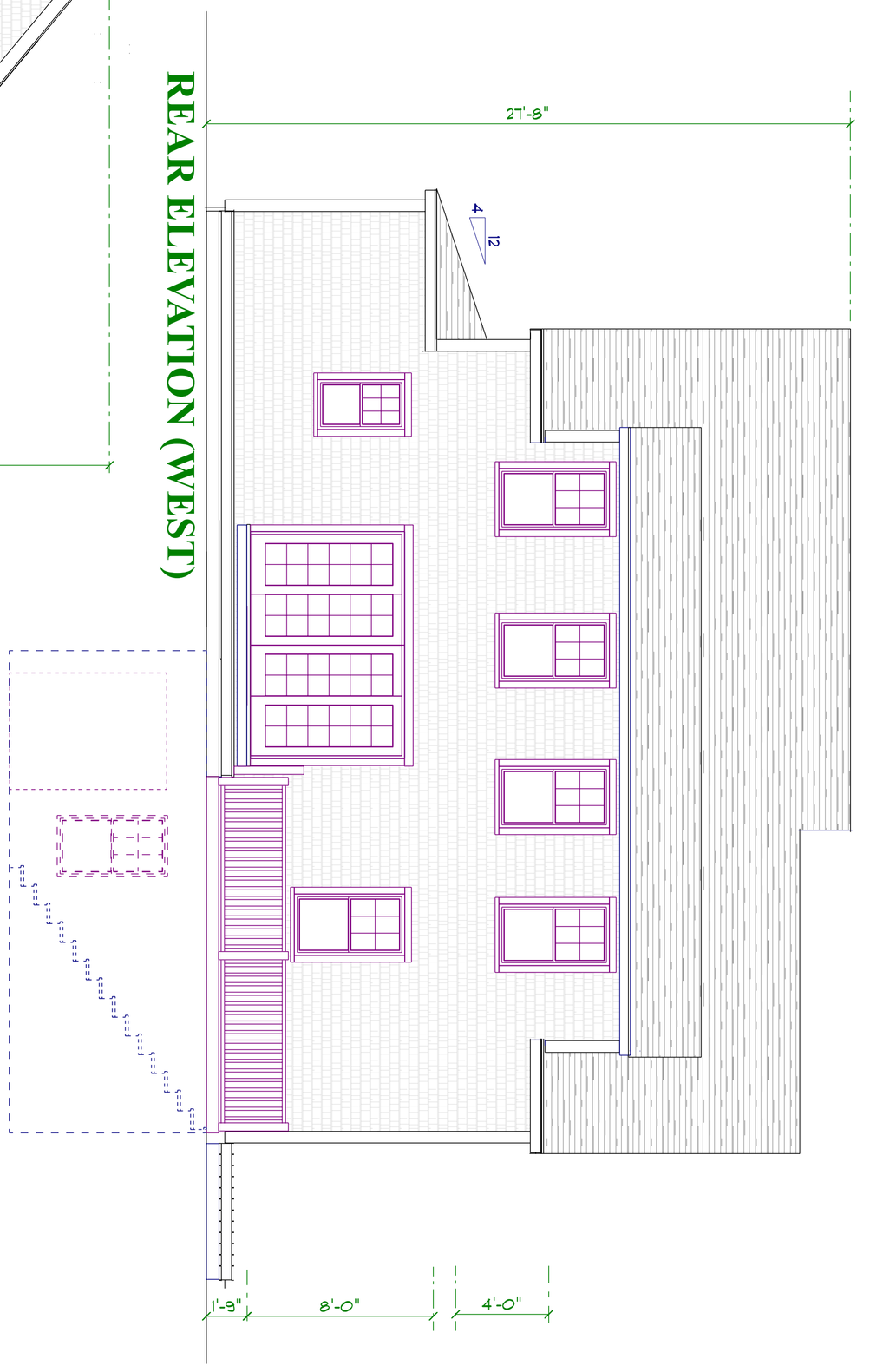
DRAWN BY: VO

DATE: 2-25-25

RIGHT ELEVATION (NORTH)



REAR ELEVATION (WEST)



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

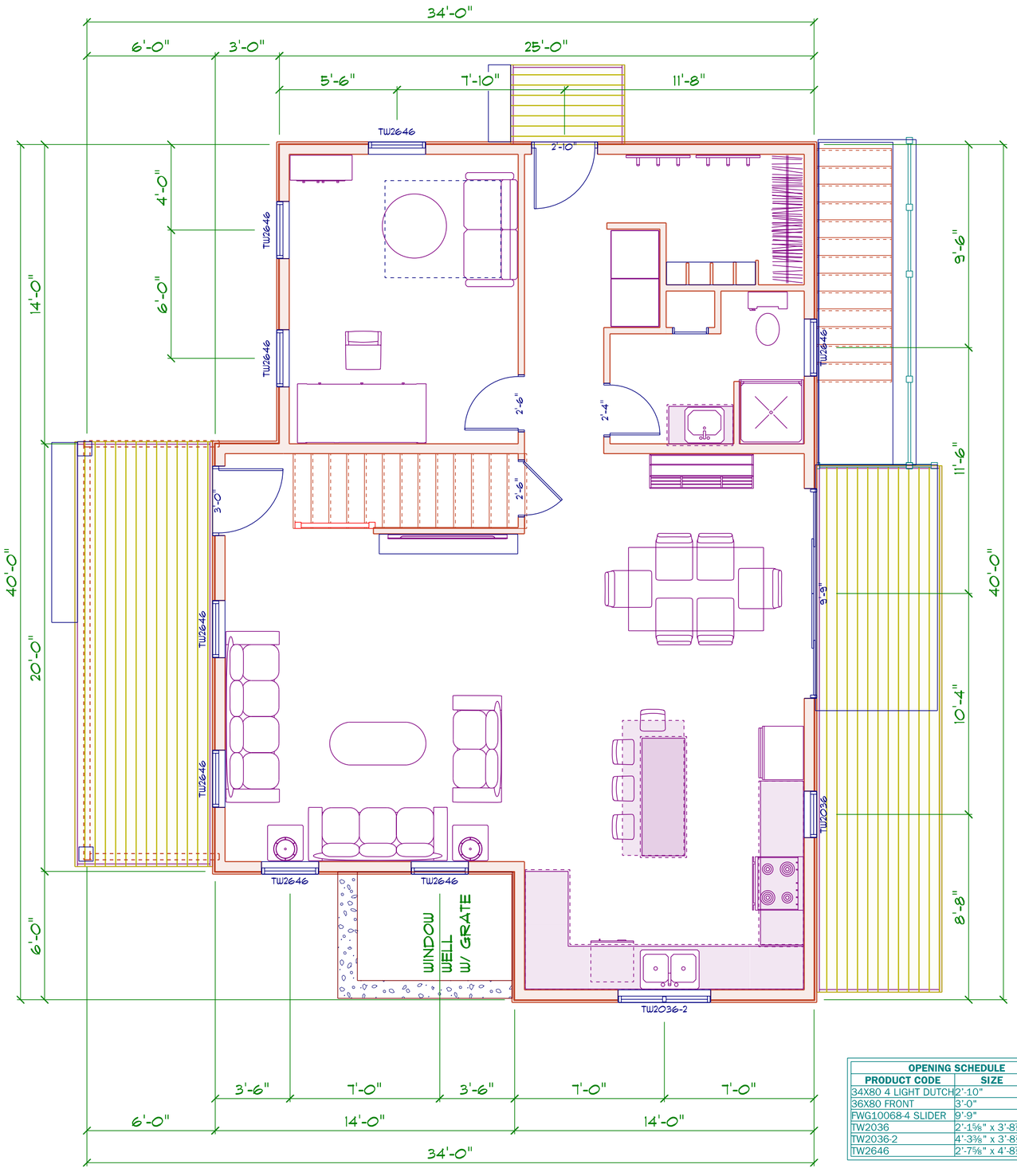
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

DRAWN BY: VO

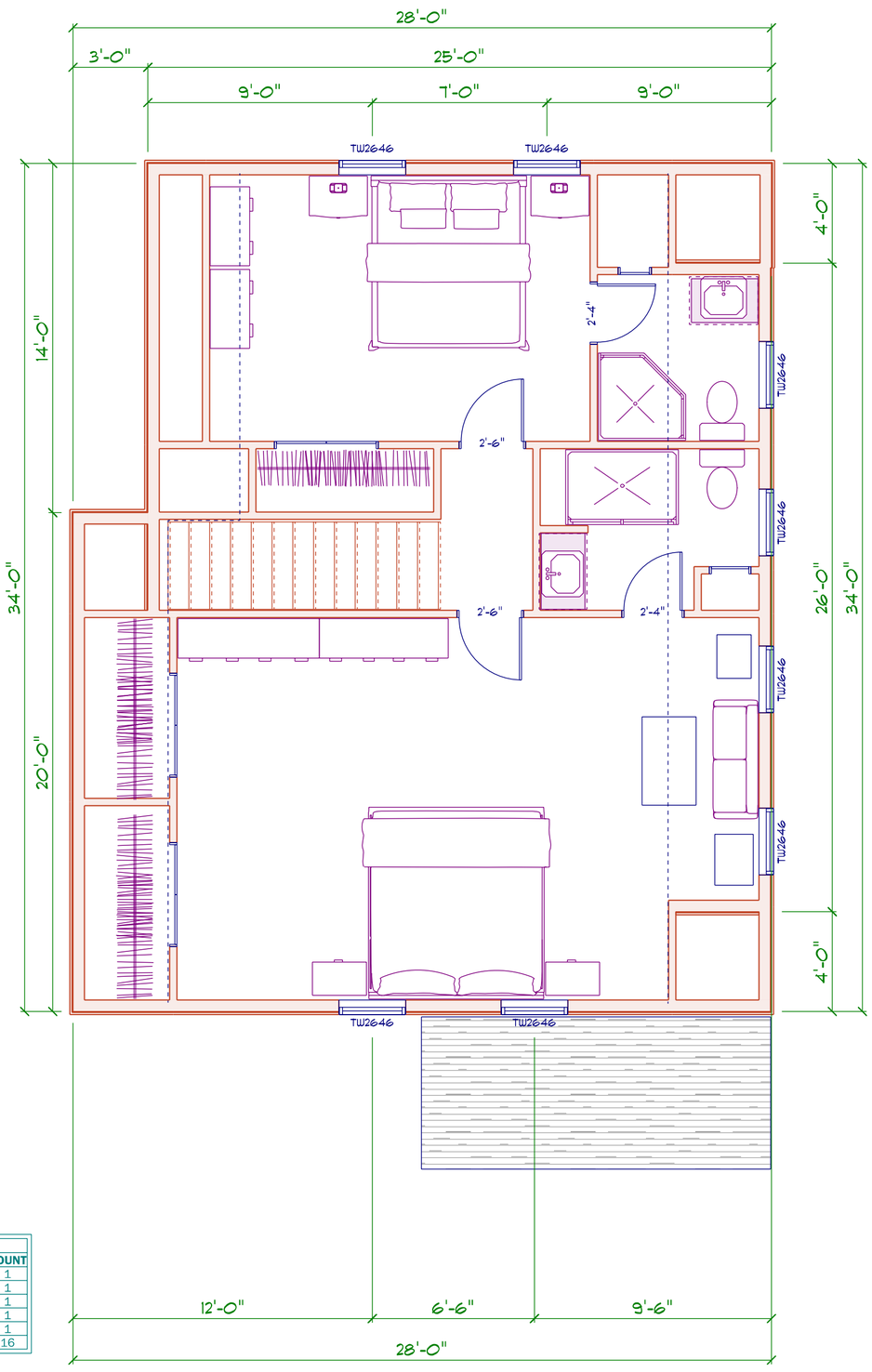
DATE: 2-25-25

FIRST FLOOR PLAN- 994 SF



OPENING SCHEDULE		
PRODUCT CODE	SIZE	COUNT
34X80 4 LIGHT DUTCH	2'-10"	1
36X80 FRONT	3'-0"	1
FWG10068-4 SLIDER	9'-9"	1
TW2036	2'-1⅝" x 3'-8⅞"	1
TW2036-2	4'-3⅜" x 3'-8⅞"	1
TW2646	2'-7⅝" x 4'-8⅞"	16

SECOND FLOOR PLAN- @ 800SF



SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

74A HOOPER FARM RD
NEW DWELLING

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 411

Street & Number of Proposed Work: 4 SPRUCE ST.

Owner of record: CRAIG RICHARD VALDO

Mailing Address: 1 GOOSE POND LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN DANIEL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 326-4319 E-mail: advaldes@aol.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 254.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32' (2ND FLR) Sq. Footage 1st floor: N/C Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' (2ND FLR) Sq. footage 2nd floor: 768SF → 1278SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 509SF →

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 29'-4" South 29'-4" East 29'-4" West 29'-4"

Additional Remarks

Historic Name:

Original Date: C1905 (ASSESSORS)

Original Builder:

REVISIONS* (describe)
1. East Elevation (1)
2. South Elevation ADD 2ND FLOOR + 3RD FLOOR ON EXISTING HOUSE (CANNOT GO OUT-SETBACKS)
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 (EXIST N/C) ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 12 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ 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) TMF Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 12" or 8"

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 9 LIGHT Rear FRENCH Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways EXIST Walls EXIST

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK
Trim GREY Sash WHITE Doors WHITE
Deck NTW Foundation GREY (PARGED) Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner of record _____ Signed under penalties of perjury

4 SPRUCE ST

Location	4 SPRUCE ST	**Mblu**	55/ / 411/ /
Acct#	00003651	**Owner**	VALERO RICHARD A & GALE L
Assessment	$1,045,600	**PID**	3651
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$394,100	$651,500	$1,045,600

Owner of Record

Owner	VALERO RICHARD A & GALE L	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	1 GOOSE POND LANE NANTUCKET, MA 02554	**Book & Page**	0513/314
		Sale Date	08/29/1996
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VALERO RICHARD A & GALE L	$0		0513/314	99	08/29/1996
VALERO RICHARD A & GALE L	$150,000		0503/199	1A	05/09/1996
VALERO RICHARD & KENNETH	$0		0503/197	99	05/09/1996
VALERO WARREN G LIFE EST	$0		0170/316	99	06/06/1979
VALERO WARREN G	$0		0126/258		07/01/1964

Building Information

Building 1 : Section 1

Year Built:	1965
Living Area:	1,768
Replacement Cost:	$478,419

Building Percent Good: 81
Replacement Cost
Less Depreciation: $387,500

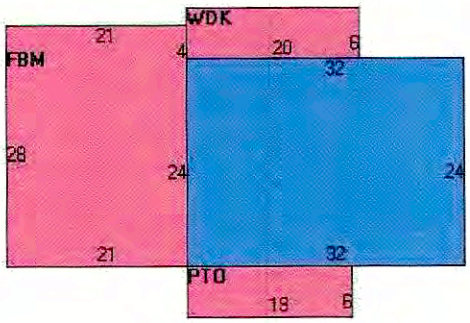
Building Attributes	
Field	**Description**
Style:	Raised Ranch
Model	Residential
Grade:	Above Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Concr/Cinder
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 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\02\65\67.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3651_430

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,356	1,356
FBM	Basement, Finished	588	412
PTO	Patio	114	0
WDK	Deck, Wood	120	0
		2,178	1,768

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL1	FIREPLACE 1 ST	1.00 UNITS	$6,600	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	RC
Neighborhood	550
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.08
Frontage	0
Depth	0
Assessed Value	$651,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

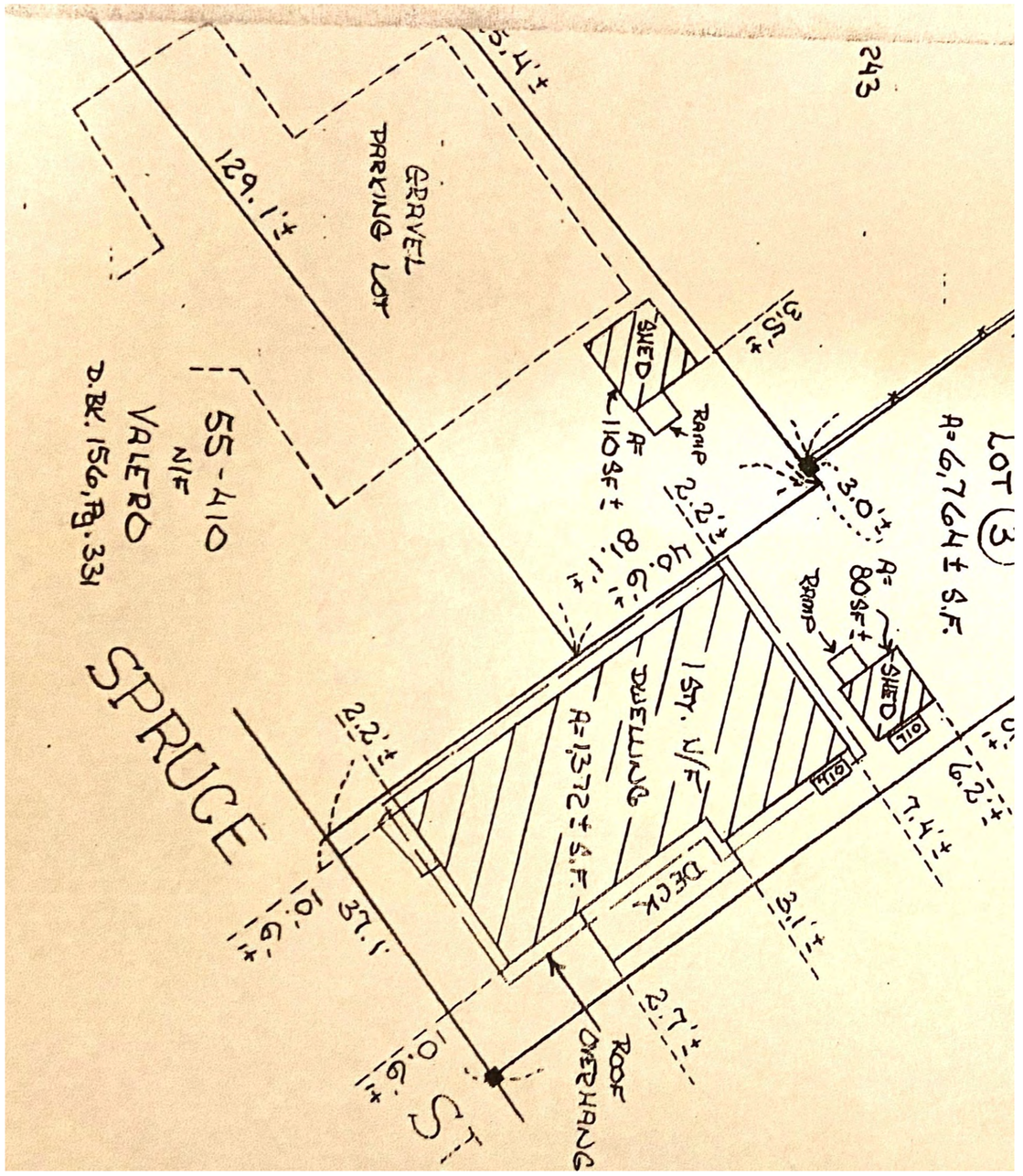
Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	$394,100	$651,500	$1,045,600
2024	$394,100	$685,800	$1,079,900
2023	$322,700	$653,100	$975,800
2022	$269,400	$544,300	$813,700
2021	$269,400	$544,300	$813,700

(c) 2025 Vision Government Solutions, Inc. All rights reserved.







EXISTING HOUSE PHOTOS







VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25





FRONT- WEST ELEVATION

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

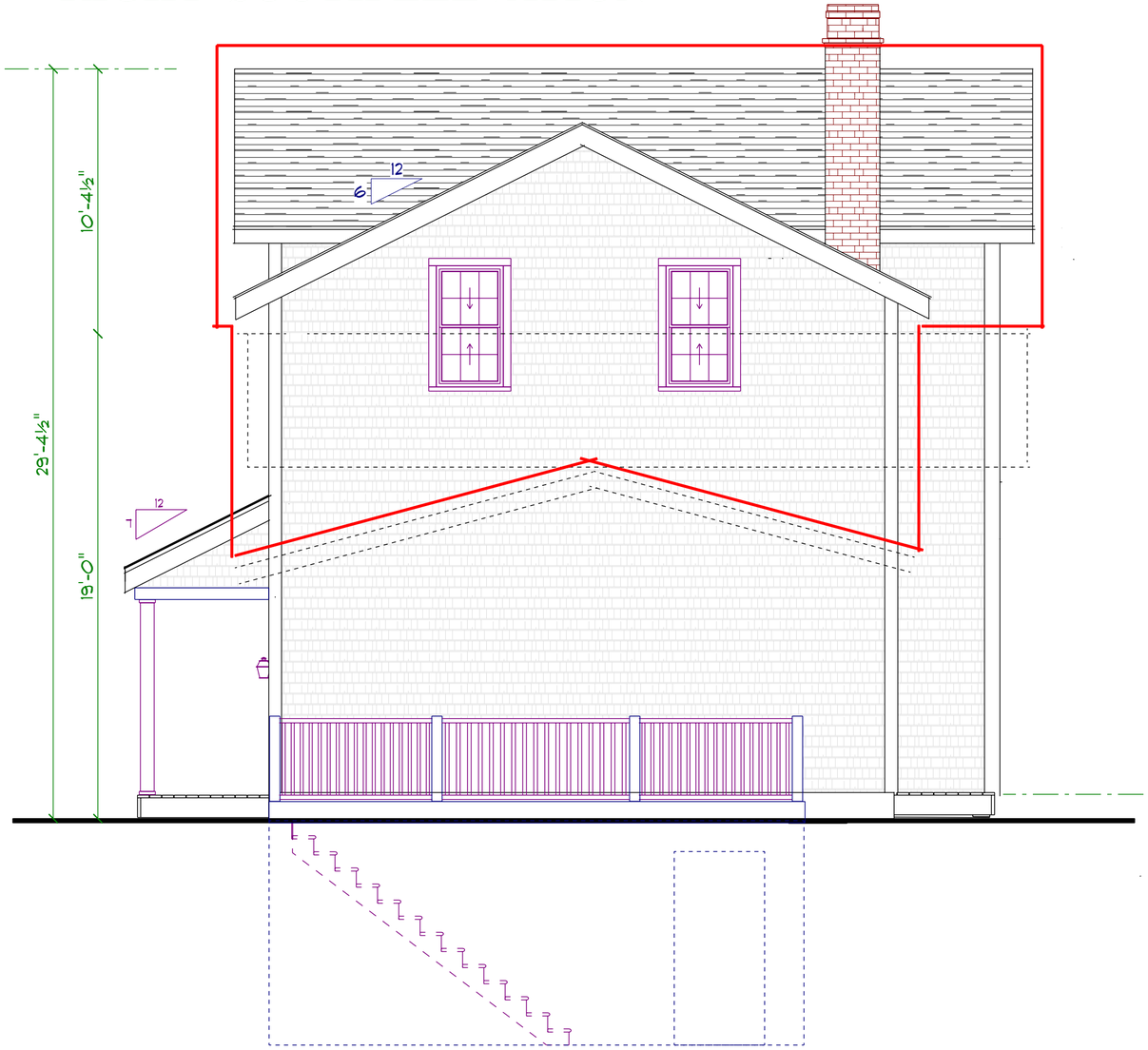
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

RIGHT- SOUTH ELEVATION









LEFT- NORTH ELEVATION

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



REAR- EAST ELEVATION



SCALE: 1/4"=1'-0"

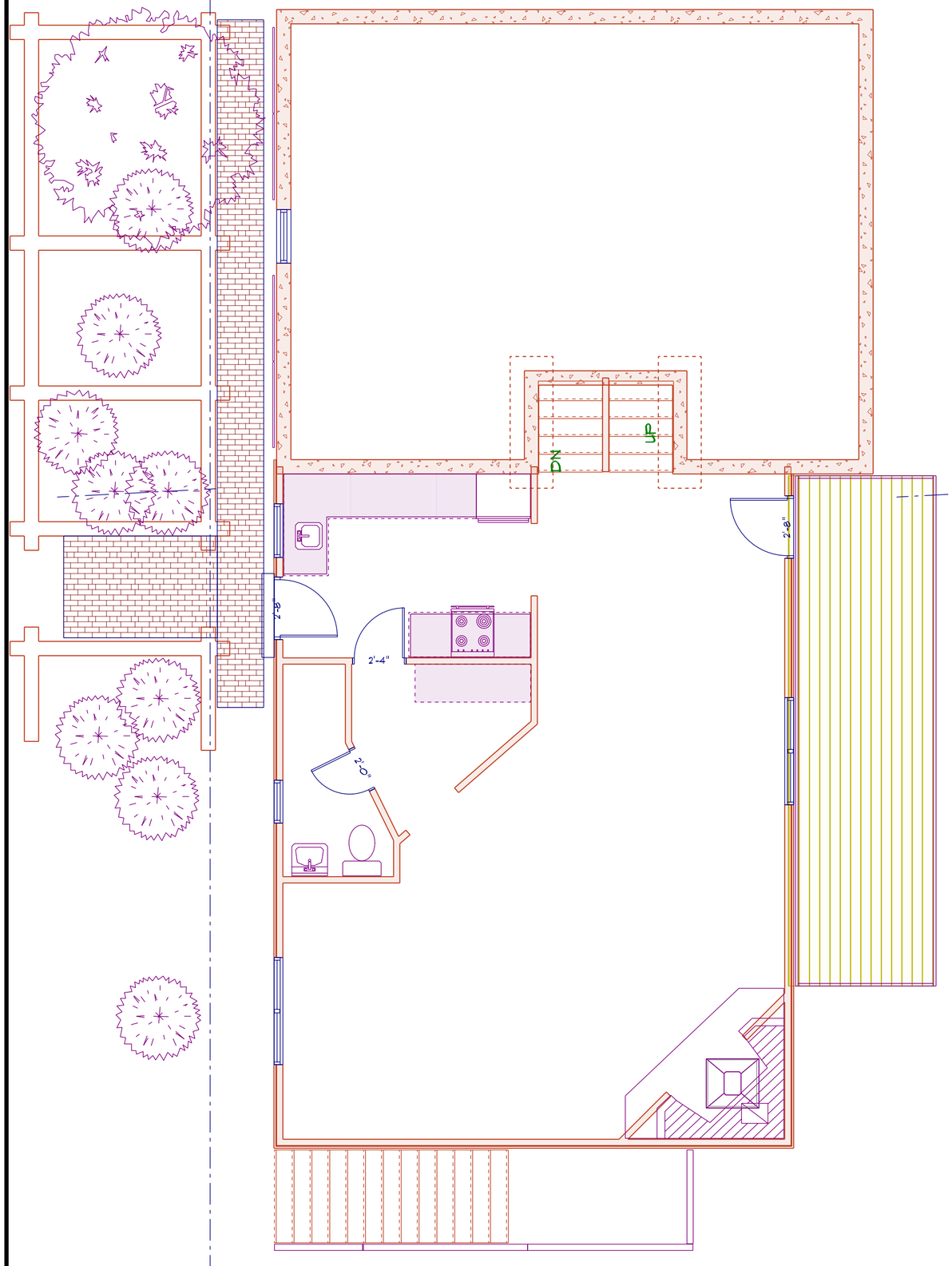
DRAWN BY: VO

DATE: 2-25-25

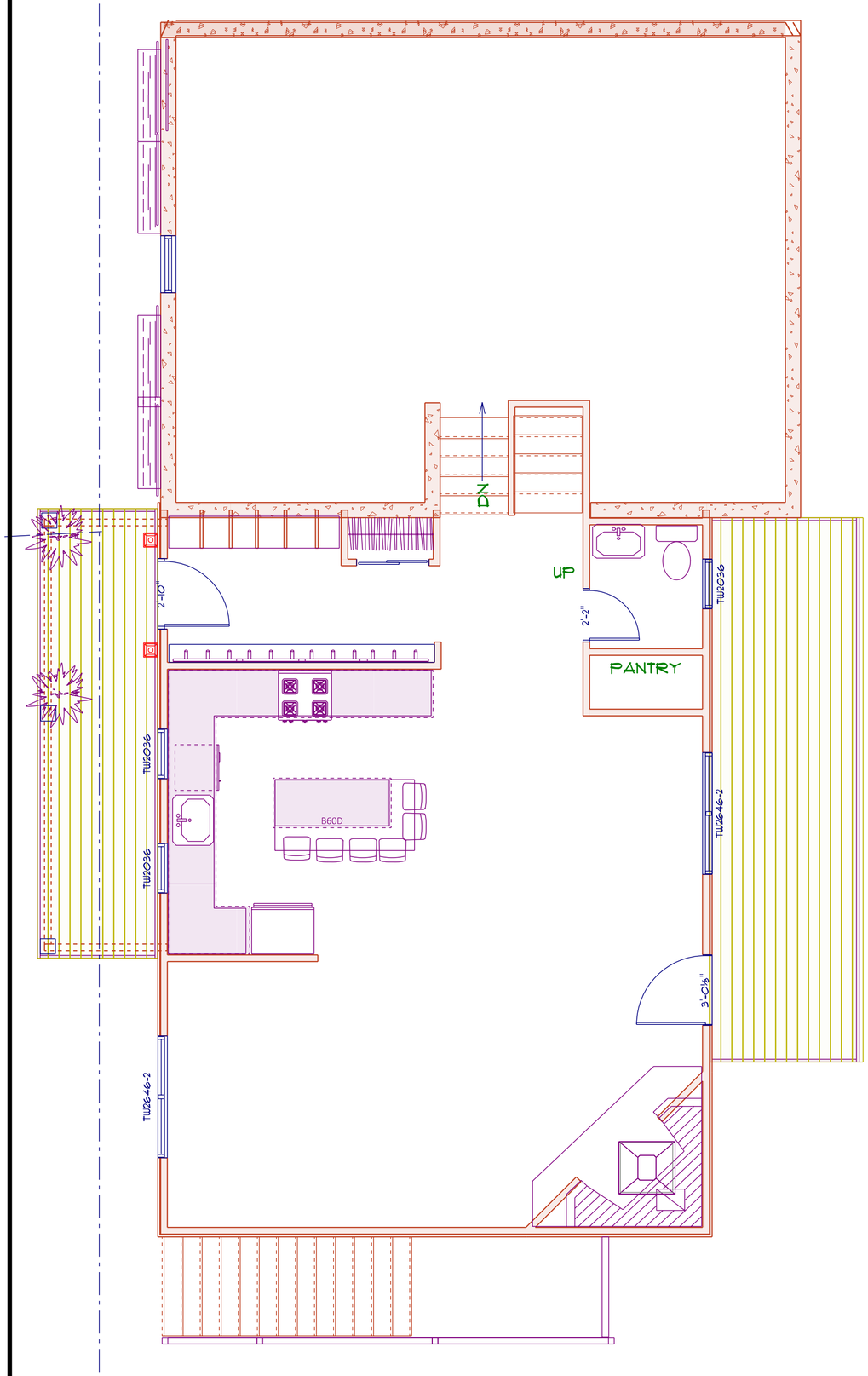
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SPRUCE STREET

SCALE: 1/4"=1'-0"

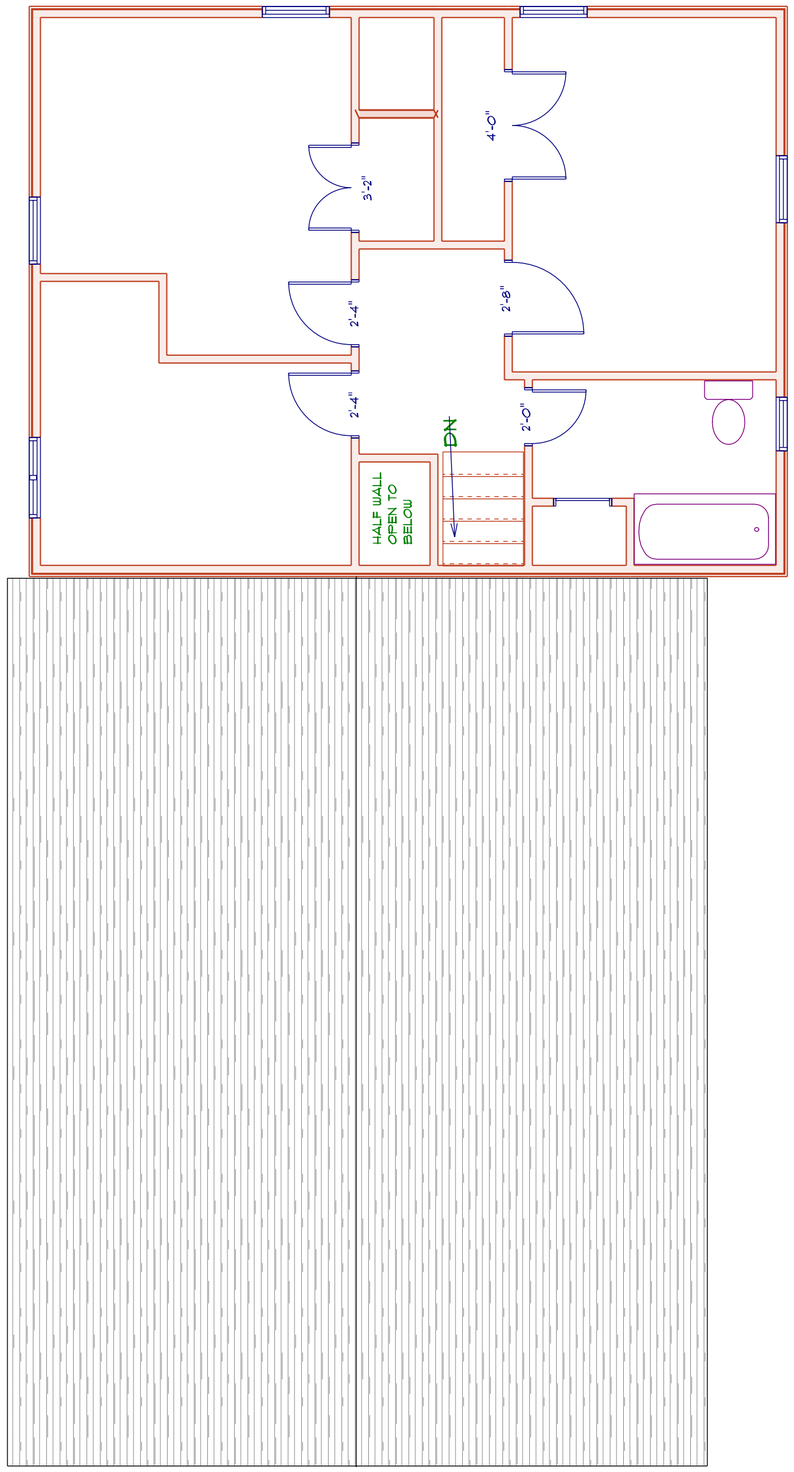
DRAWN BY: VO

DATE: 2-25-25

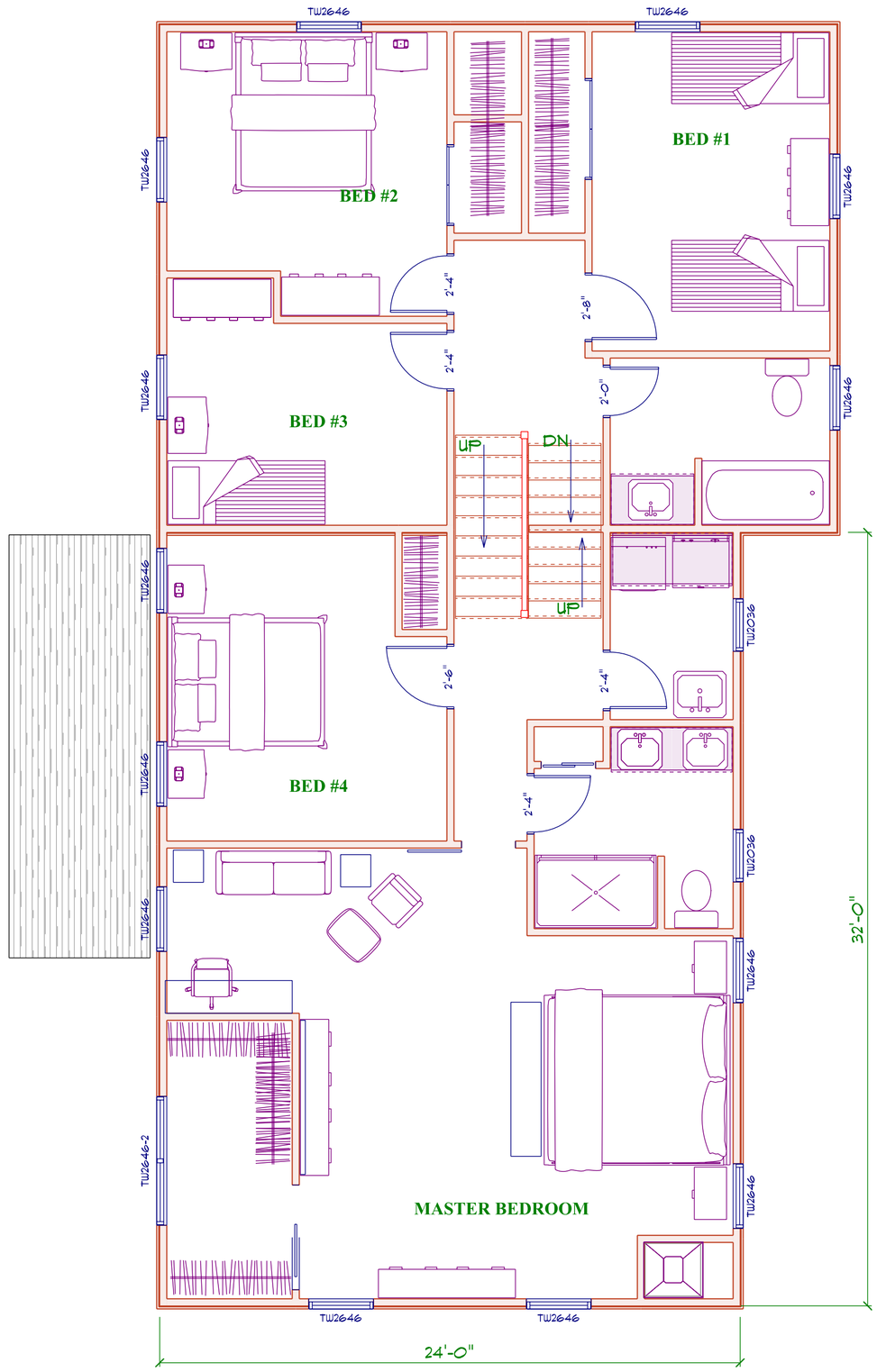
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN (768SF-ADDITION)



SCALE: 1/4"=1'-0"

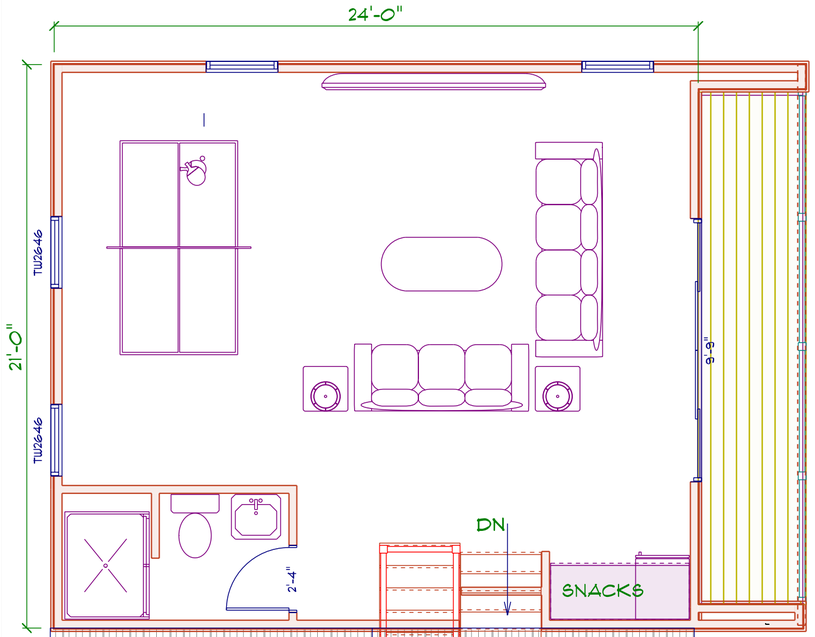
DRAWN BY: VO

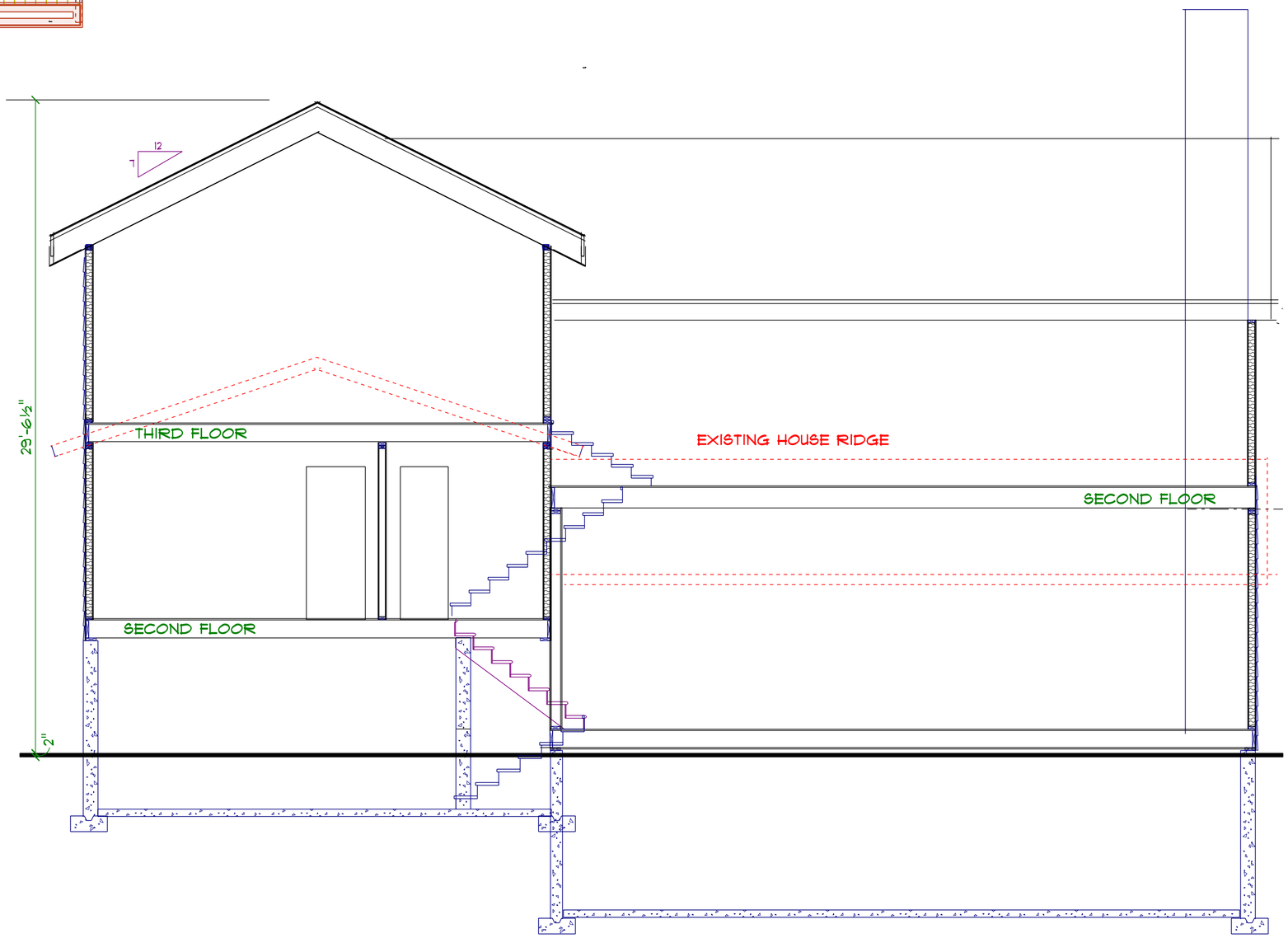
DATE: 2-25-25

VALERO- 4 SPRUCE STREET ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

PROPOSED THIRD FLOOR PLAN-ADDITION (504 SF)





SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 2-25-25

VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.1 LOT 40

Street & Number of Proposed Work: 2A Forrest Ave

Owner of record: 40 OSR, LLC

Mailing Address: BOX 23, Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: shandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@maurypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay garage w/ 2 bed/2bath apartment above (Condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 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 [redacted] 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X4/5/4 header Door Frame 1X4/5/4 header Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, fiberglass Rear V groove panel, fiberglass Side _____

Garage Door(s): overhead Type 1X6 vertical red cedar Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

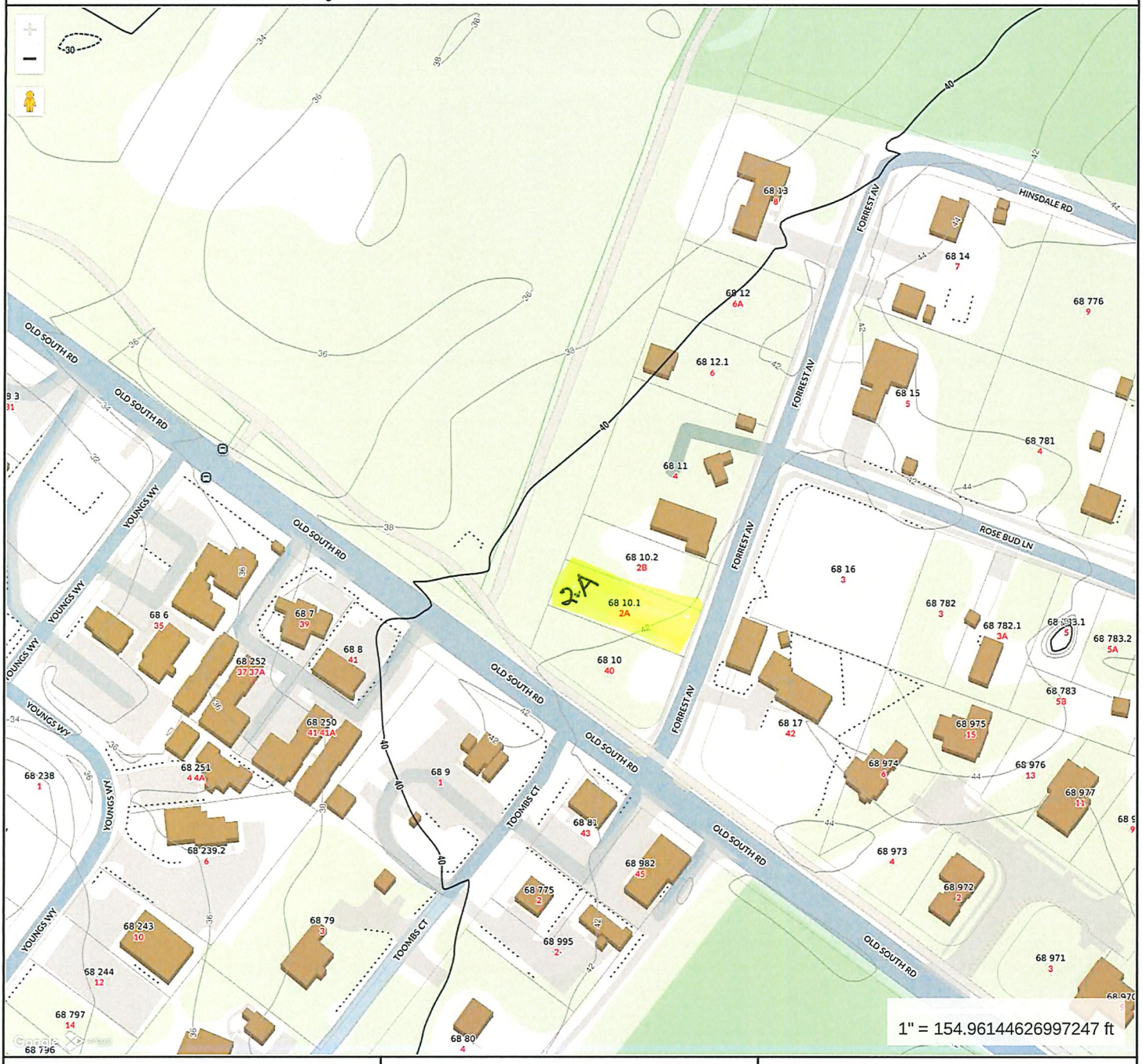
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner(s) Callie E. Coates

2A 2B Forest Ave TOPOGRAPHIC MAP

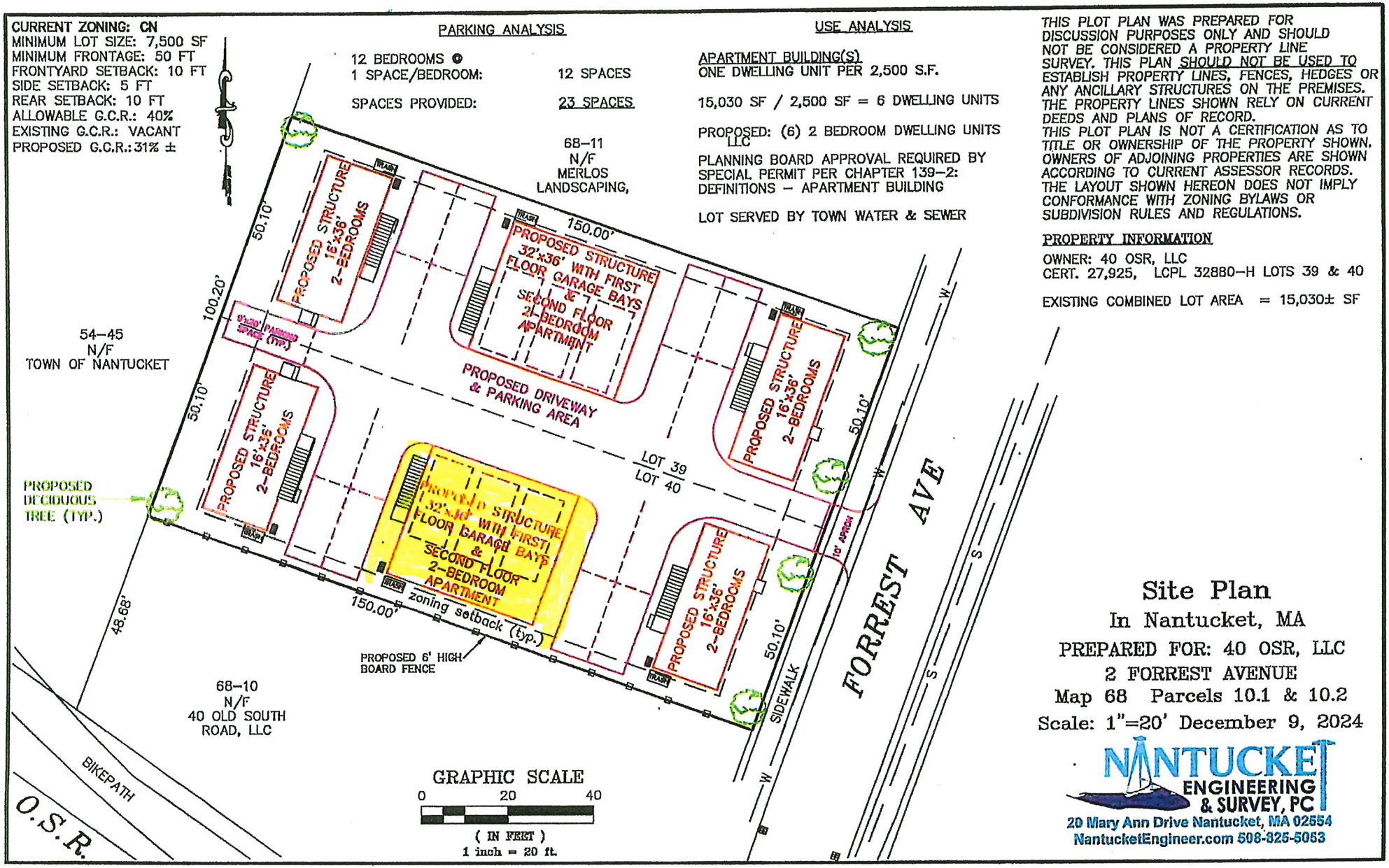


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Site Plan

In Nantucket, MA

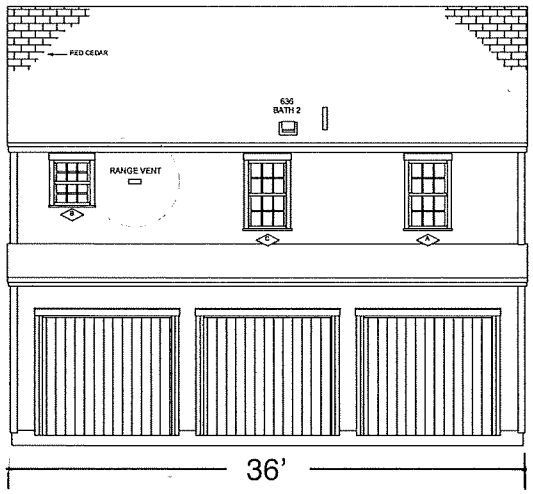
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' December 9, 2024

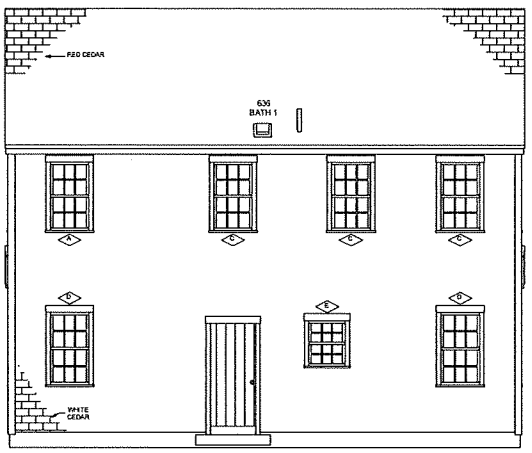
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5063



FRONT ELEVATION

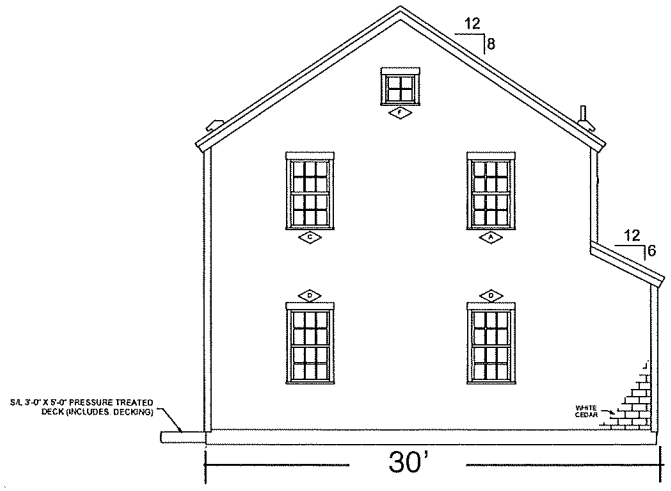
North

28'



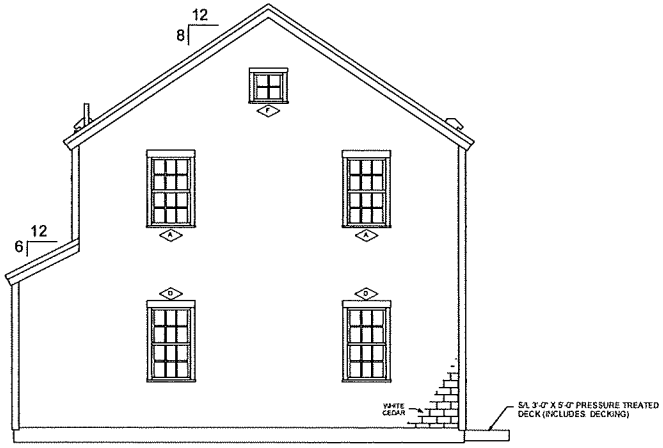
REAR ELEVATION

South



LEFT ELEVATION

East



RIGHT ELEVATION

West

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

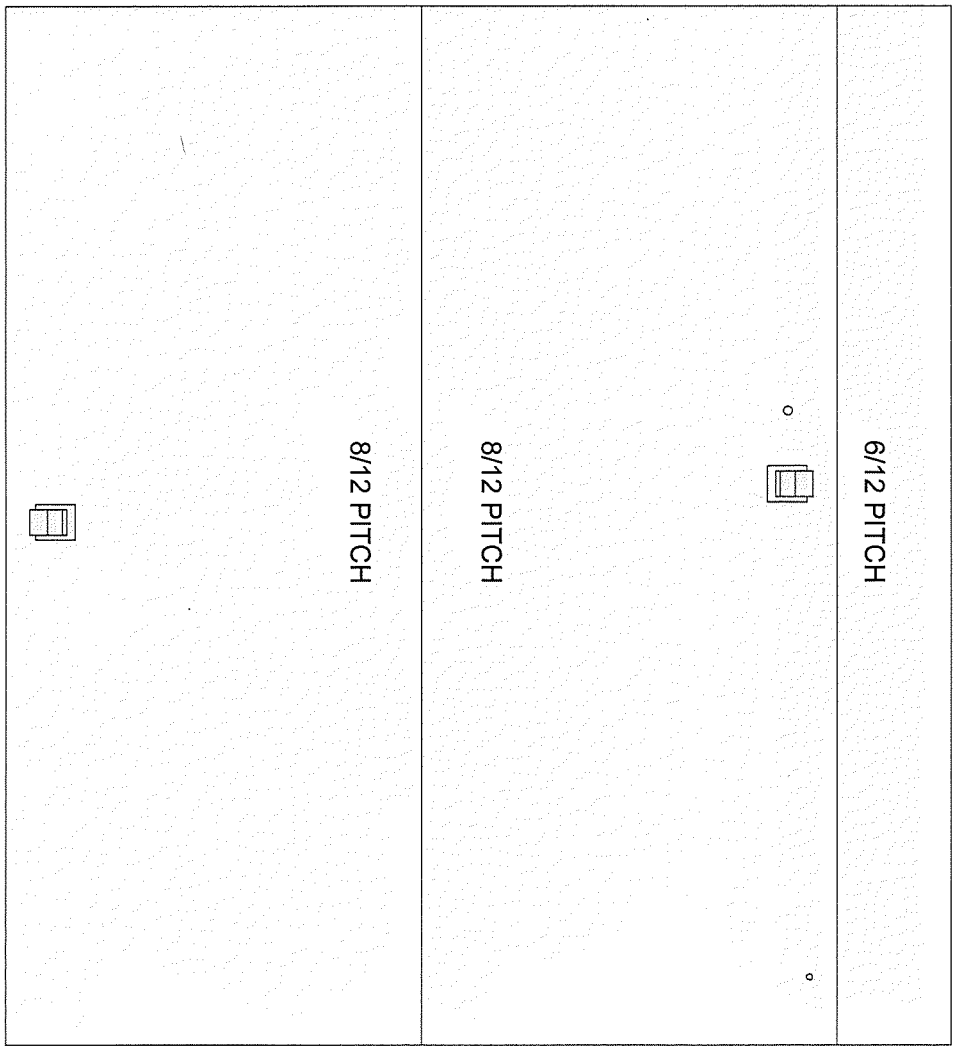
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

SCALE: 1/8" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



SCALE: 3/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

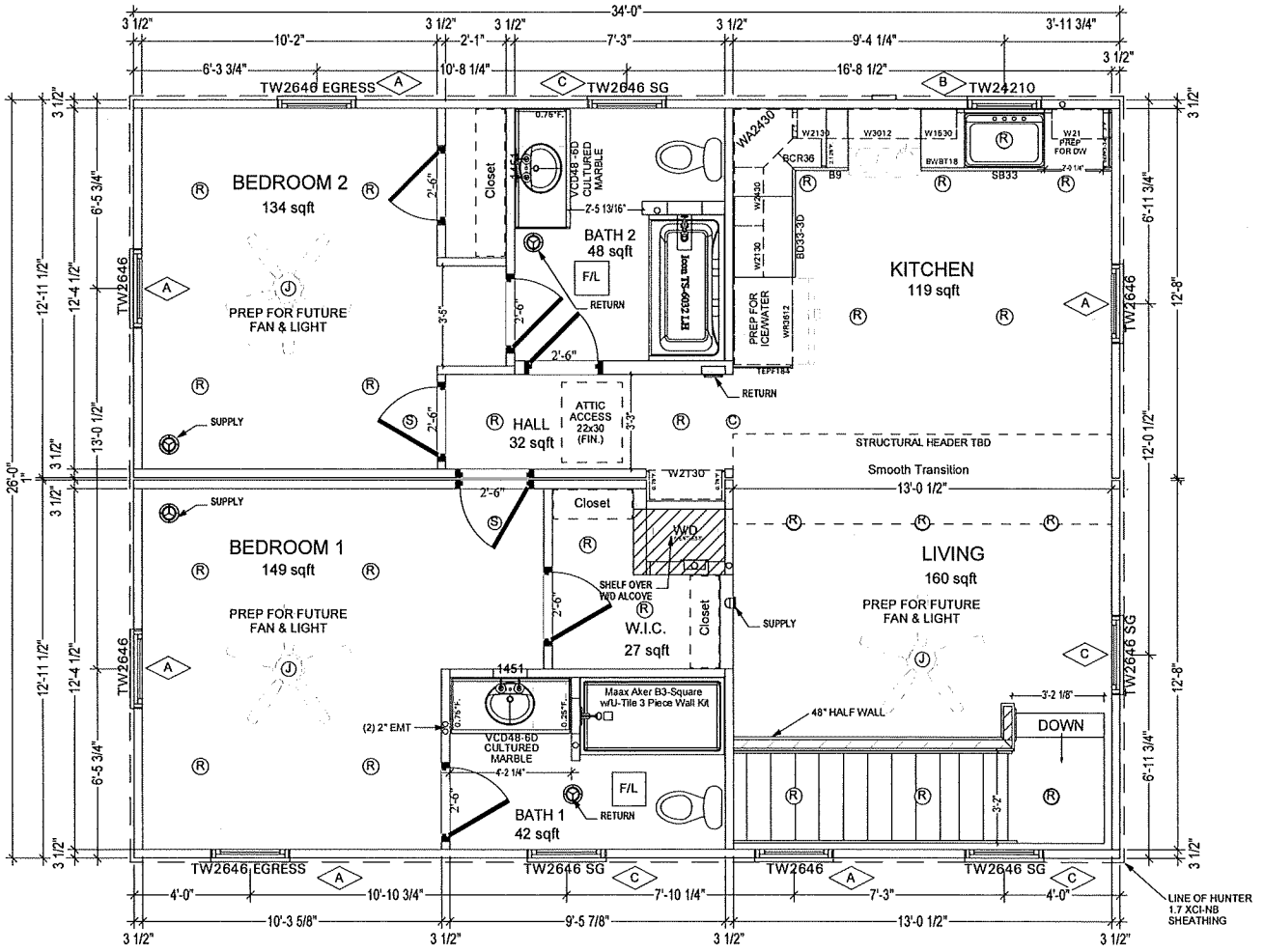
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SJF 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

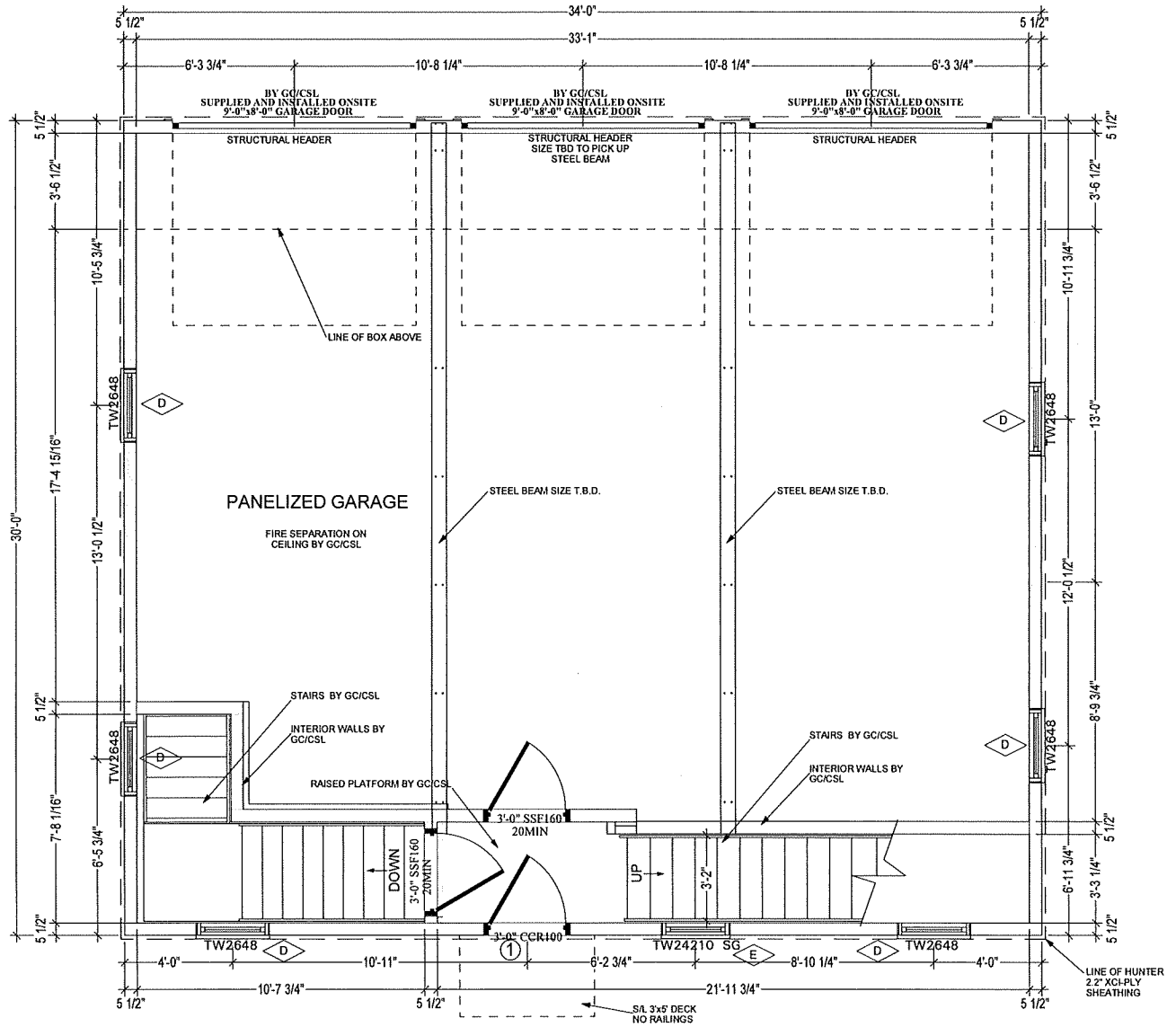
1ST FLOOR PLAN

SHEET #
P5

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

KBS Builders Inc. CUSTOM...QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-5-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

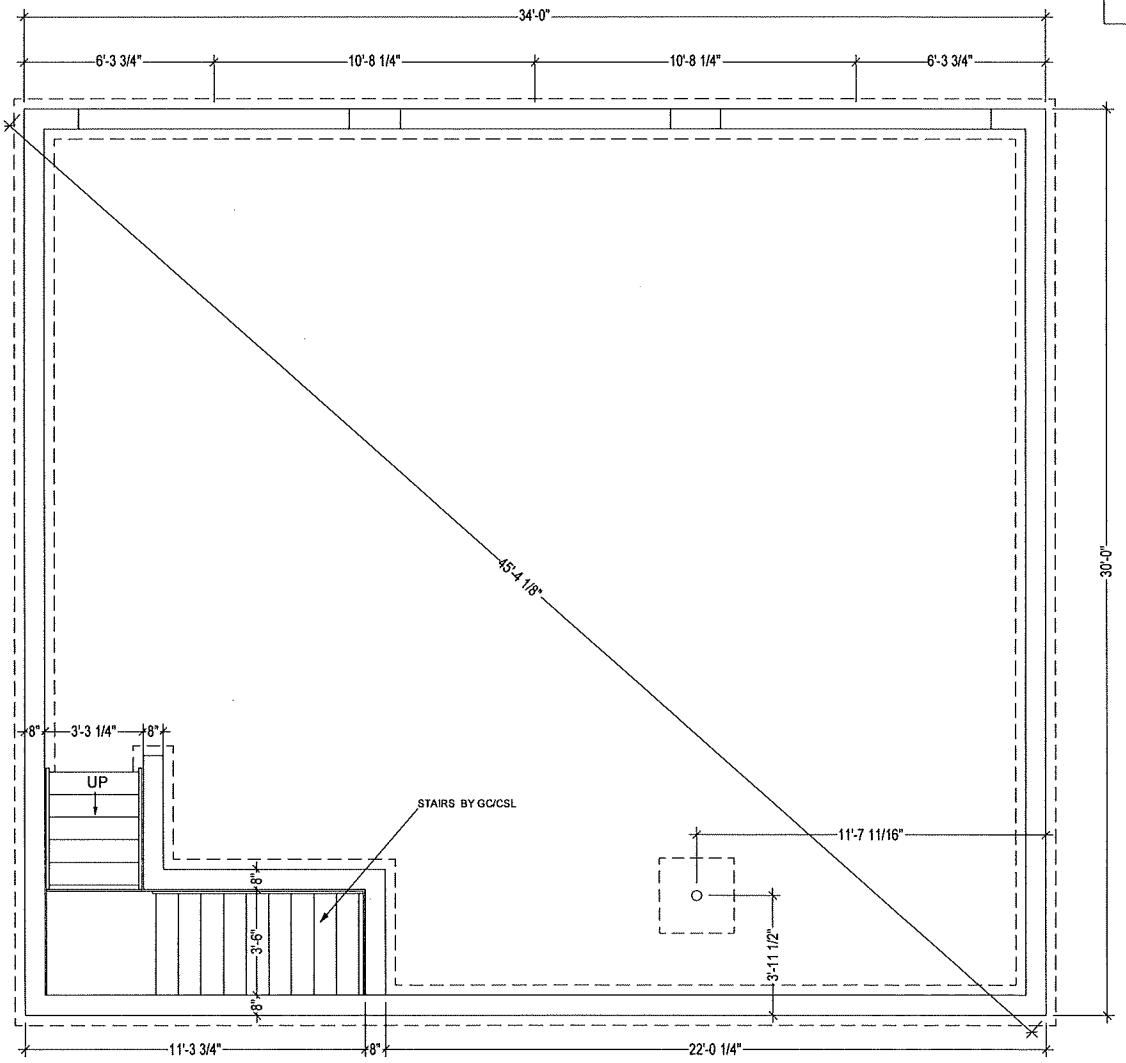
PANELIZED GARAGE

SHEET # P6

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

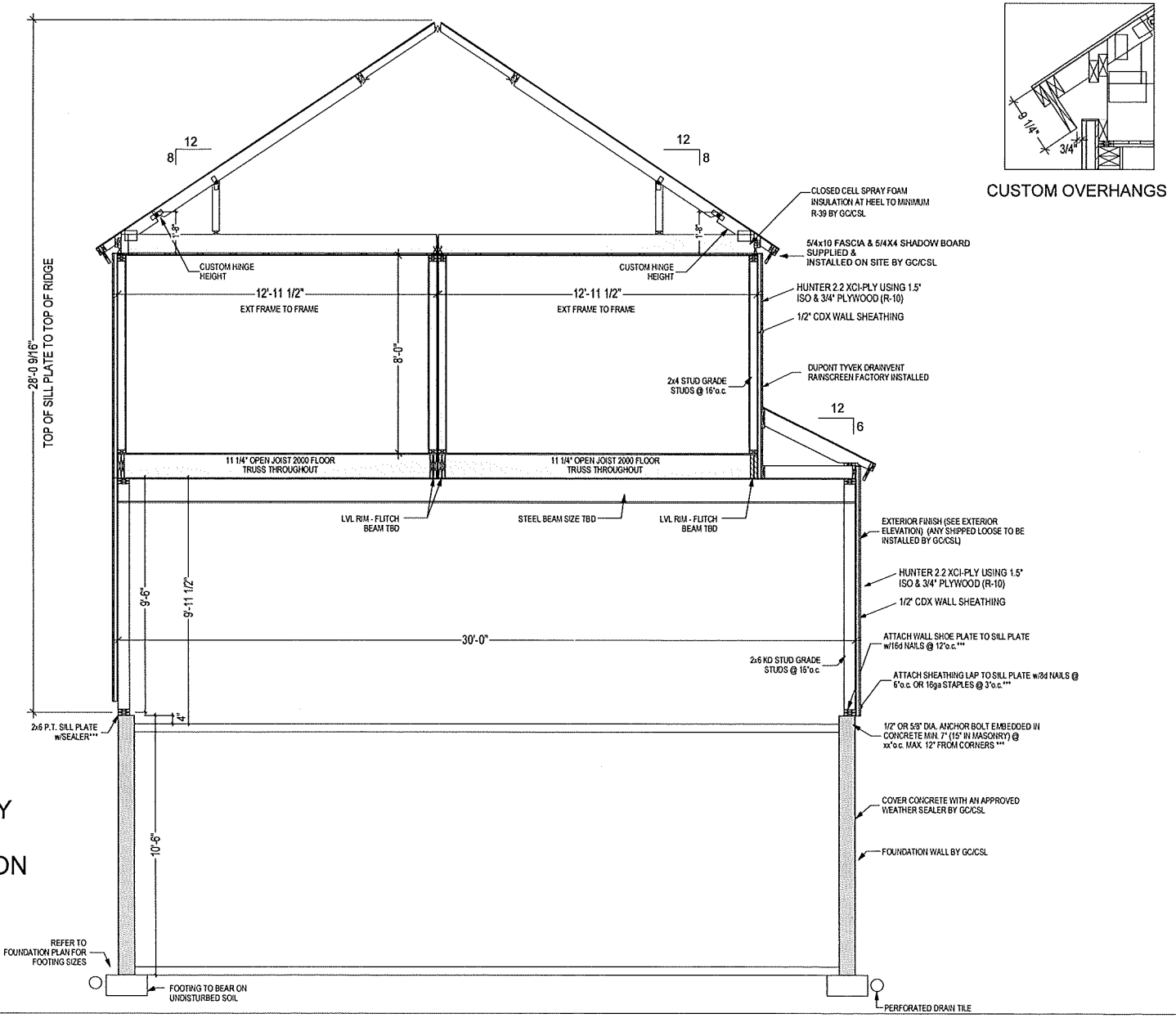
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
Nantucket, MA

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SECTIONS

SHEET #
P21

SCALE: 1/4" = 1'-0"

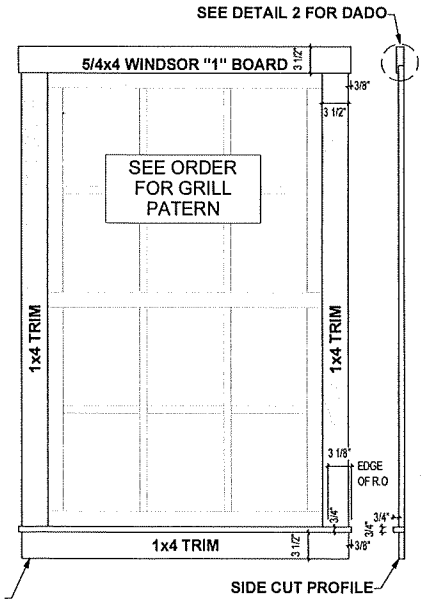
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

WINDOW SCHEDULE

WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	6	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	4	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D (S/L)	6	ANDERSEN	TW2648	31 5/8	58 7/8	1	32 5/8	59 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E (S/L)	1	ANDERSEN	TW24210 TEMP GLASS	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
F (S/L)	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

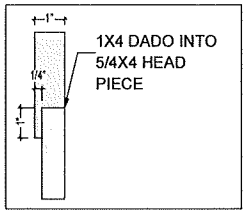
DOOR SCHEDULE

DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



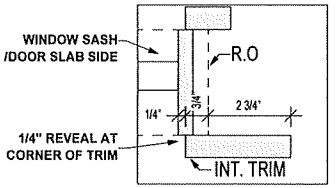
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



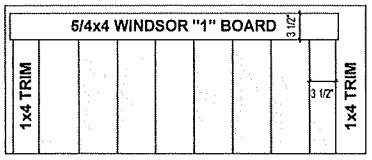
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



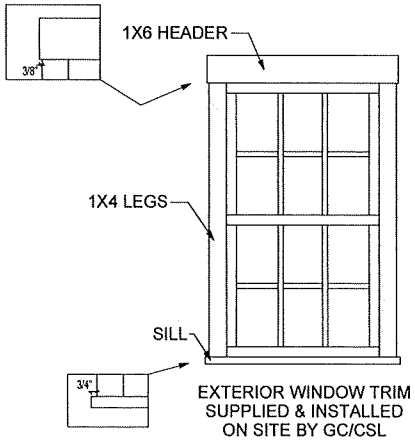
TRIM REVEAL AT CORNER

3 SCALE: N.T.S



FARMHOUSE TRIM AT A DOOR

4 SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd Nantucket, MA

PERMIT REV# DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES: Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

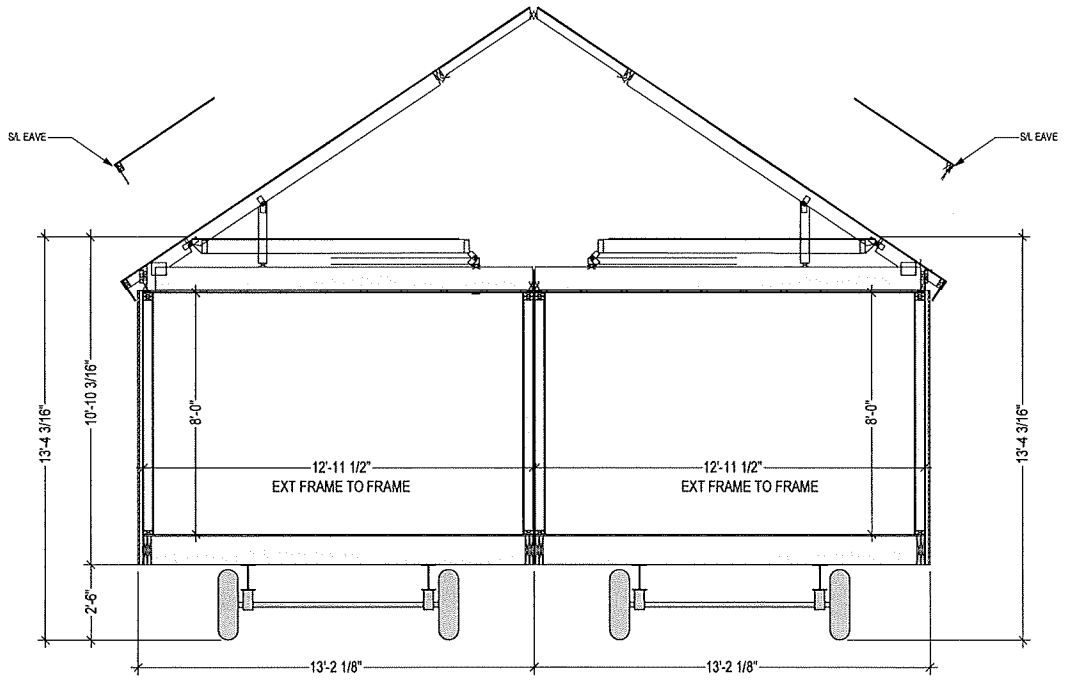
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

MA



BOX "A"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

BOX "B"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 3-25-2025
REV#/DATE: 3 SJP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 40 OSR LLC

MAILING ADDRESS..... PO BOX 23, NANTUCKET, MA 02554

PROPERTY LOCATION..... 2A FORREST AV

ASSESSORS MAP/PARCEL..... 68/10.1

SUBMITTED BY:..... WILLIAM CASSIDY

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 10, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.10 15:48:02 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.10 15:48:02 -05'00'

January 10, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing2AFor 12 KB

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OLD SOUTH ROAD LLC
22A DAFFODIL LN
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gary Winn

AS AGENT FOR 40 OSR LLC

STREET ADDRESS 2A FORREST AVE

MAP/PARCEL 68/10.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 3/7/25



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OLD SOUTH ROAD LLC
Street and Apt. No., or PO Box No. 22A DAFFODIL LN.
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To NANTUCKET TOWN OF WATER COMMISSION
Street and Apt. No., or PO Box No. 1 MILESTONE ROAD
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.2

Street & Number of Proposed Work: LOT 39 2B FORREST AVE

Owner of record: 40 OSR LLC

Mailing Address: Box 23 Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: sinandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@mawypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay Garage w/ 2 Bed | 2 Bath apartment above (condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 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 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1x4/5/4 header Door Frame 1x4/5/4 header Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, Fiberglass Rear V groove panel, Fiberglass Side _____

Garage Door(s): Type overhead Material 1x6 vertical red cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

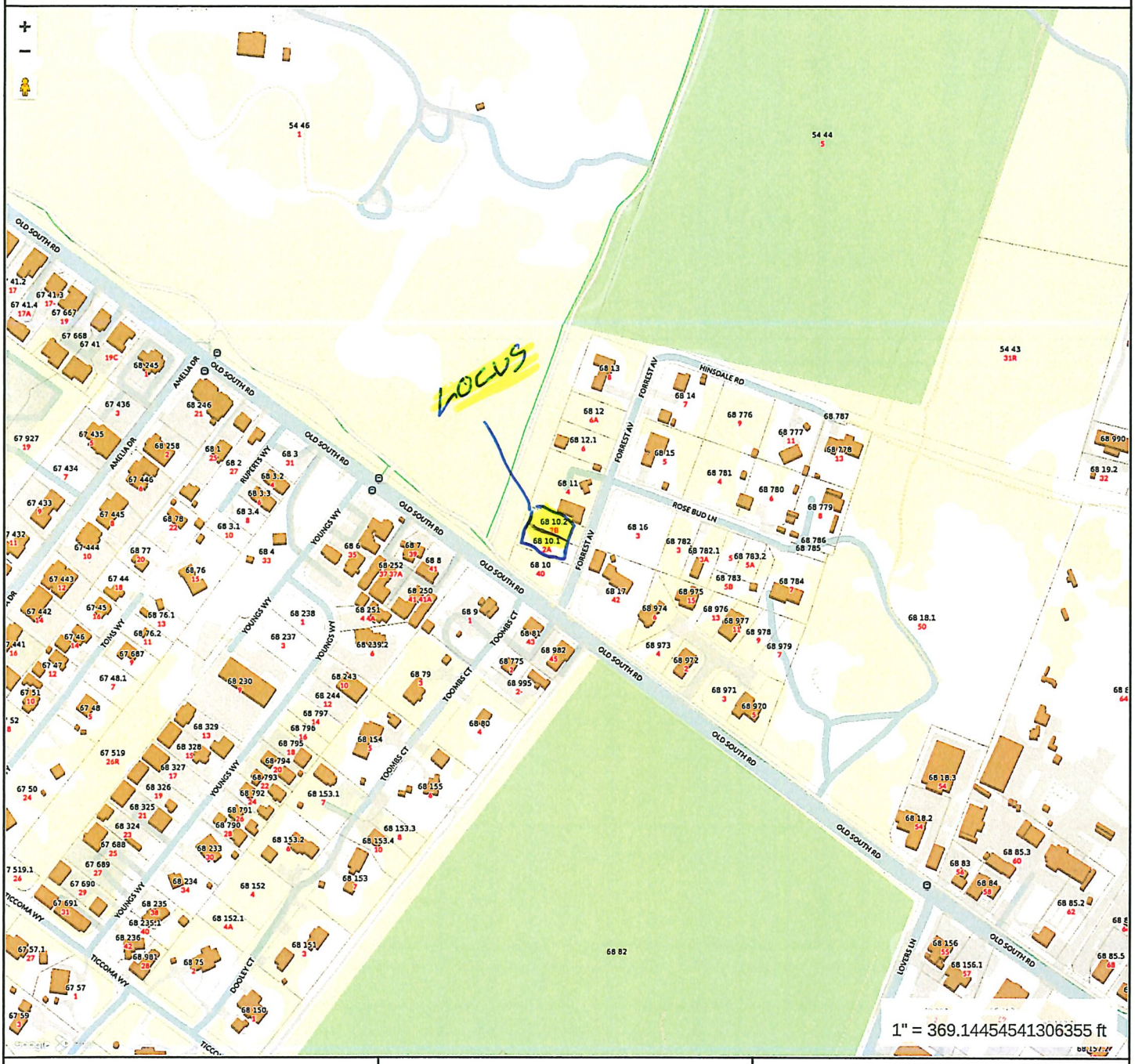
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner of record Cathy E. Cortes Signed under penalties of perjury:

2A 2B Forest Ave LOCUS MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING: CN
MINIMUM LOT SIZE: 7,500 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: VACANT
PROPOSED G.C.R.: 31% ±

PARKING ANALYSIS

12 BEDROOMS @
1 SPACE/BEDROOM: 12 SPACES

SPACES PROVIDED: 23 SPACES

USE ANALYSIS

APARTMENT BUILDING(S)
ONE DWELLING UNIT PER 2,500 S.F.

15,030 SF / 2,500 SF = 6 DWELLING UNITS

PROPOSED: (6) 2 BEDROOM DWELLING UNITS

PLANNING BOARD APPROVAL REQUIRED BY SPECIAL PERMIT PER CHAPTER 139-2: DEFINITIONS – APARTMENT BUILDING

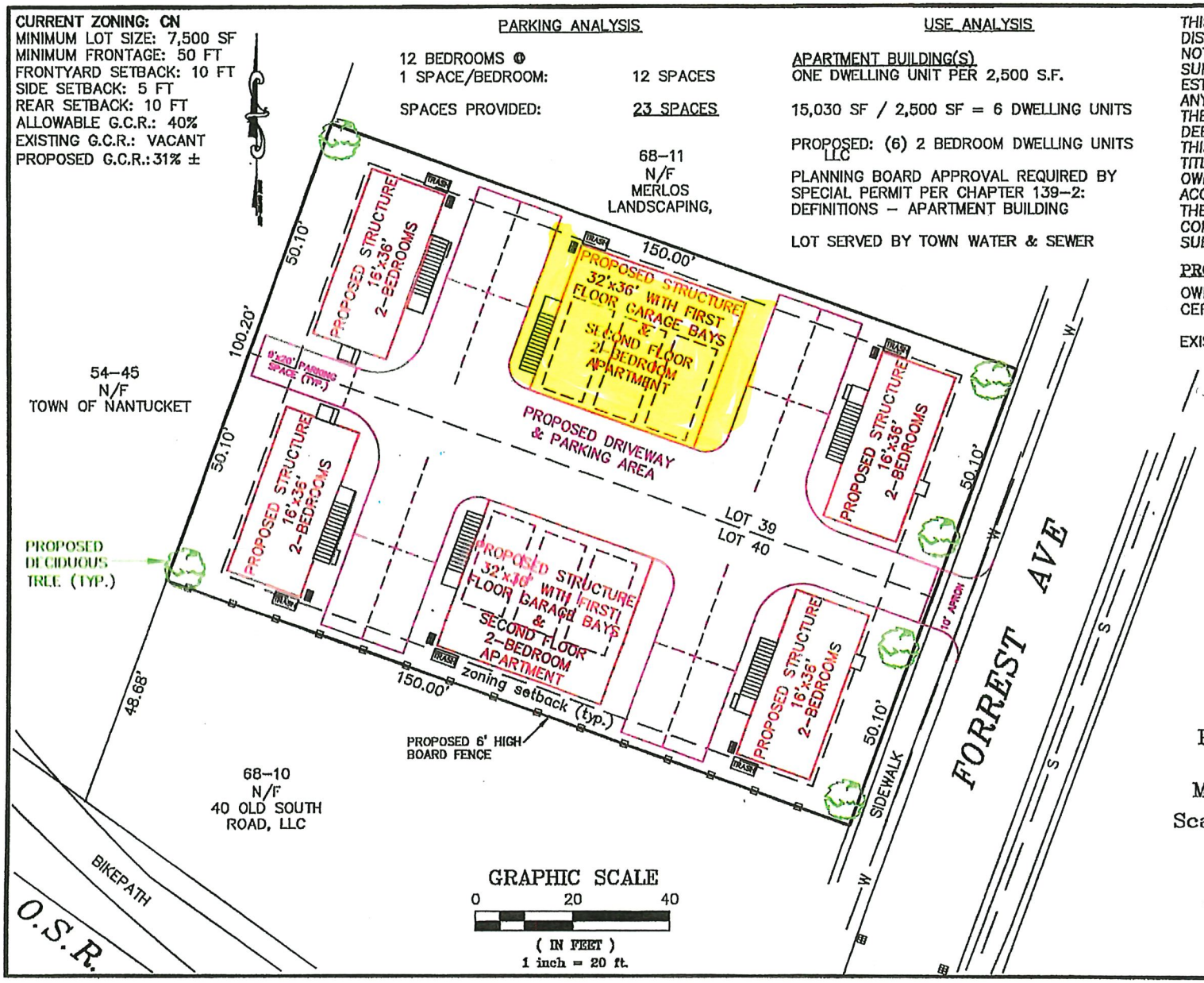
LOT SERVED BY TOWN WATER & SEWER

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

PROPERTY INFORMATION

OWNER: 40 OSR, LLC
CERT. 27,925, LCPL 32880-H LOTS 39 & 40

EXISTING COMBINED LOT AREA = 15,030± SF

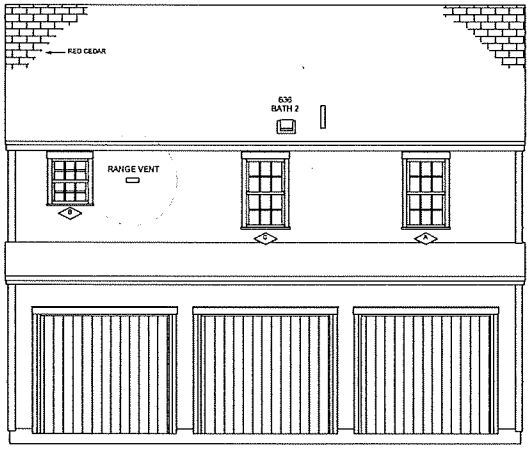


Site Plan

In Nantucket, MA

PREPARED FOR: 40 OSR, LLC
2 FORREST AVENUE
Map 68 Parcels 10.1 & 10.2
Scale: 1"=20' December 9, 2024

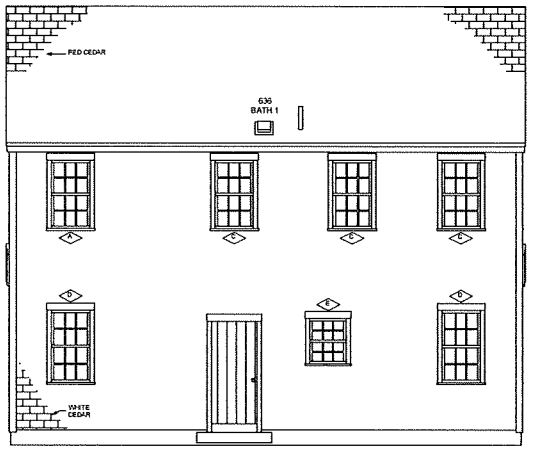
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



FRONT ELEVATION

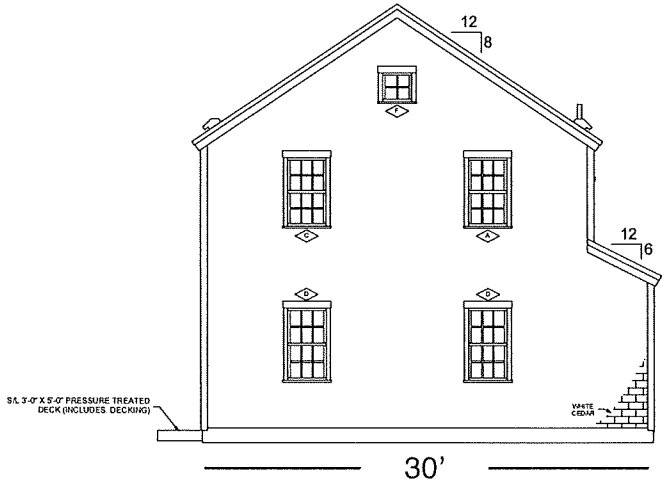
South

28'



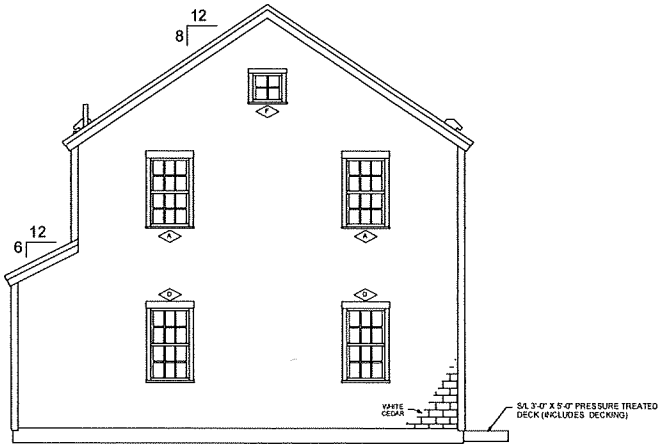
REAR ELEVATION

North



LEFT ELEVATION

West



RIGHT ELEVATION

East

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

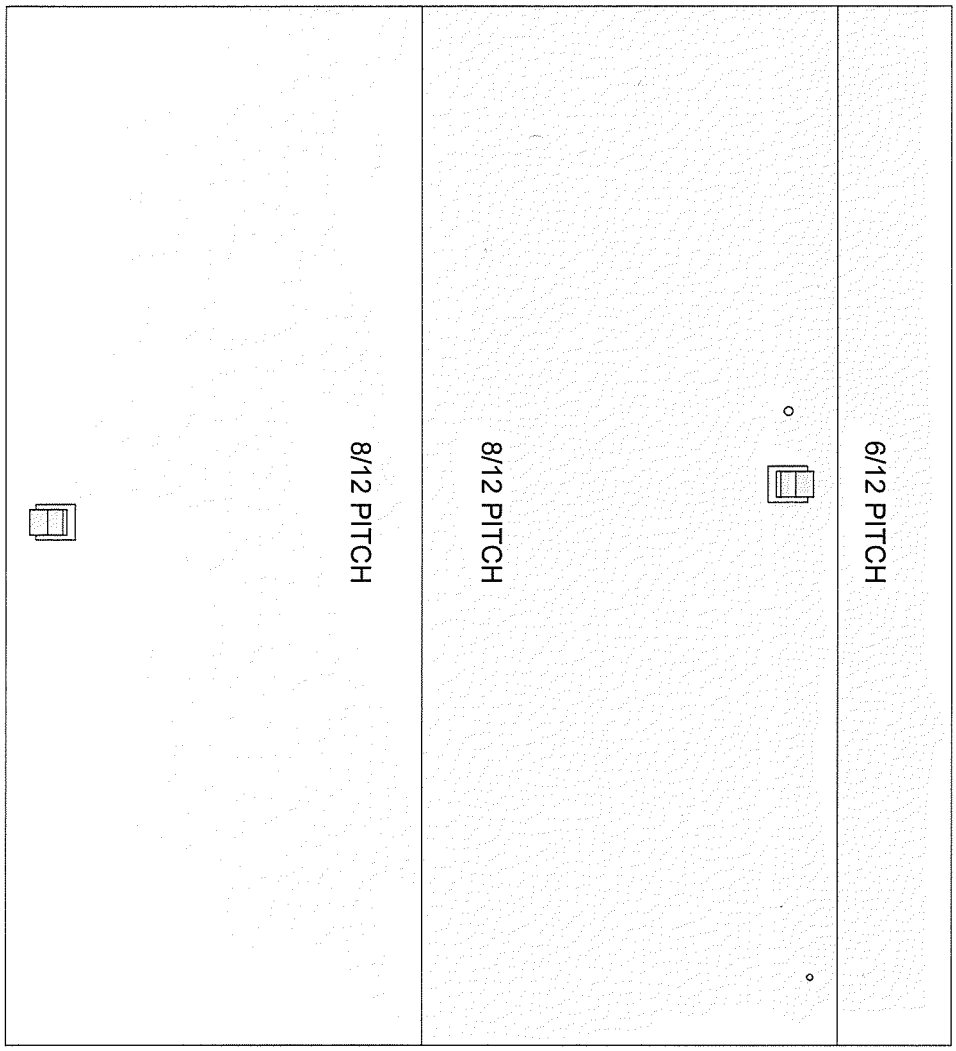
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

SCALE: 1/8" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



SCALE: 3/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME:
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

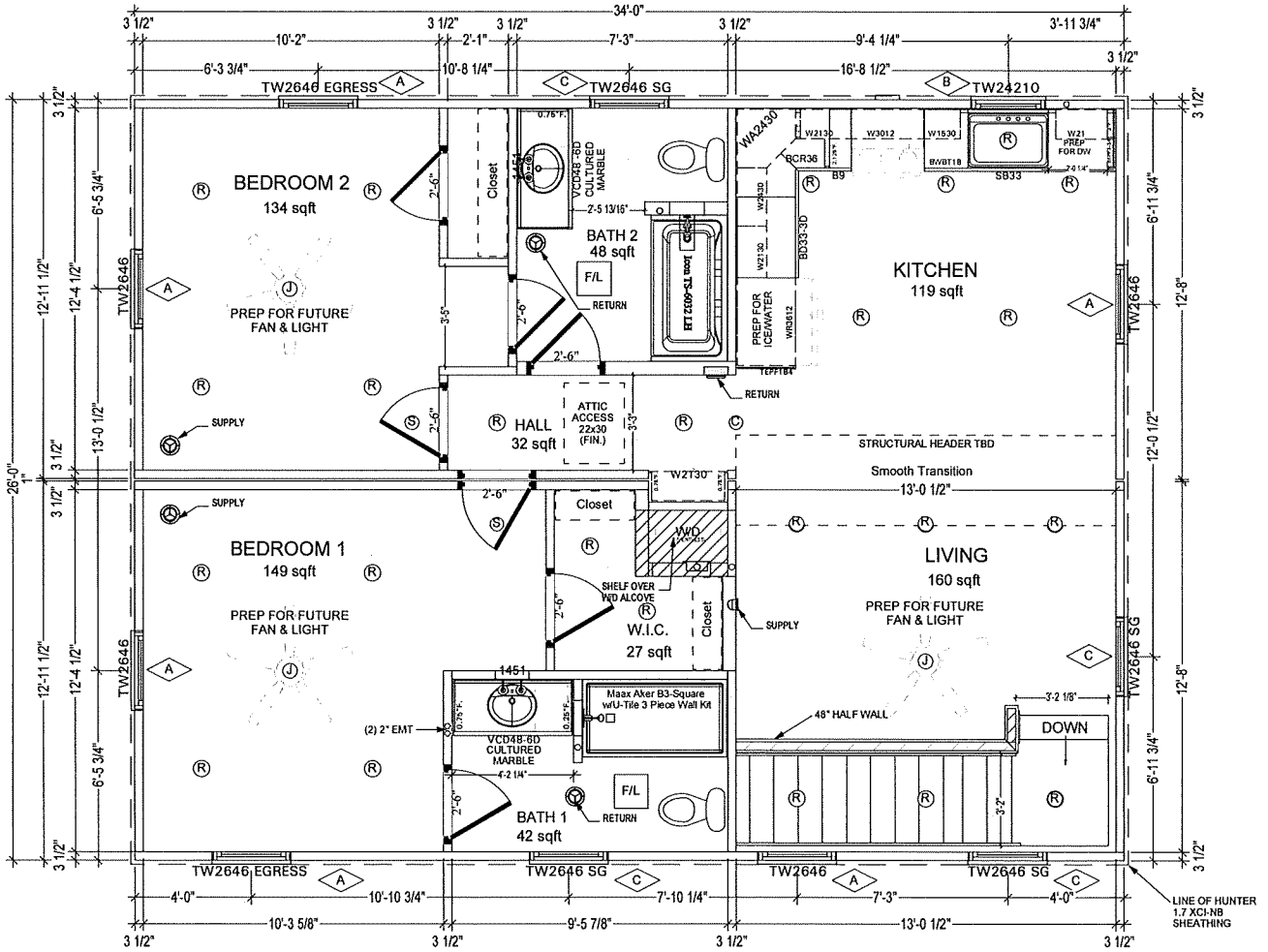
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-8-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

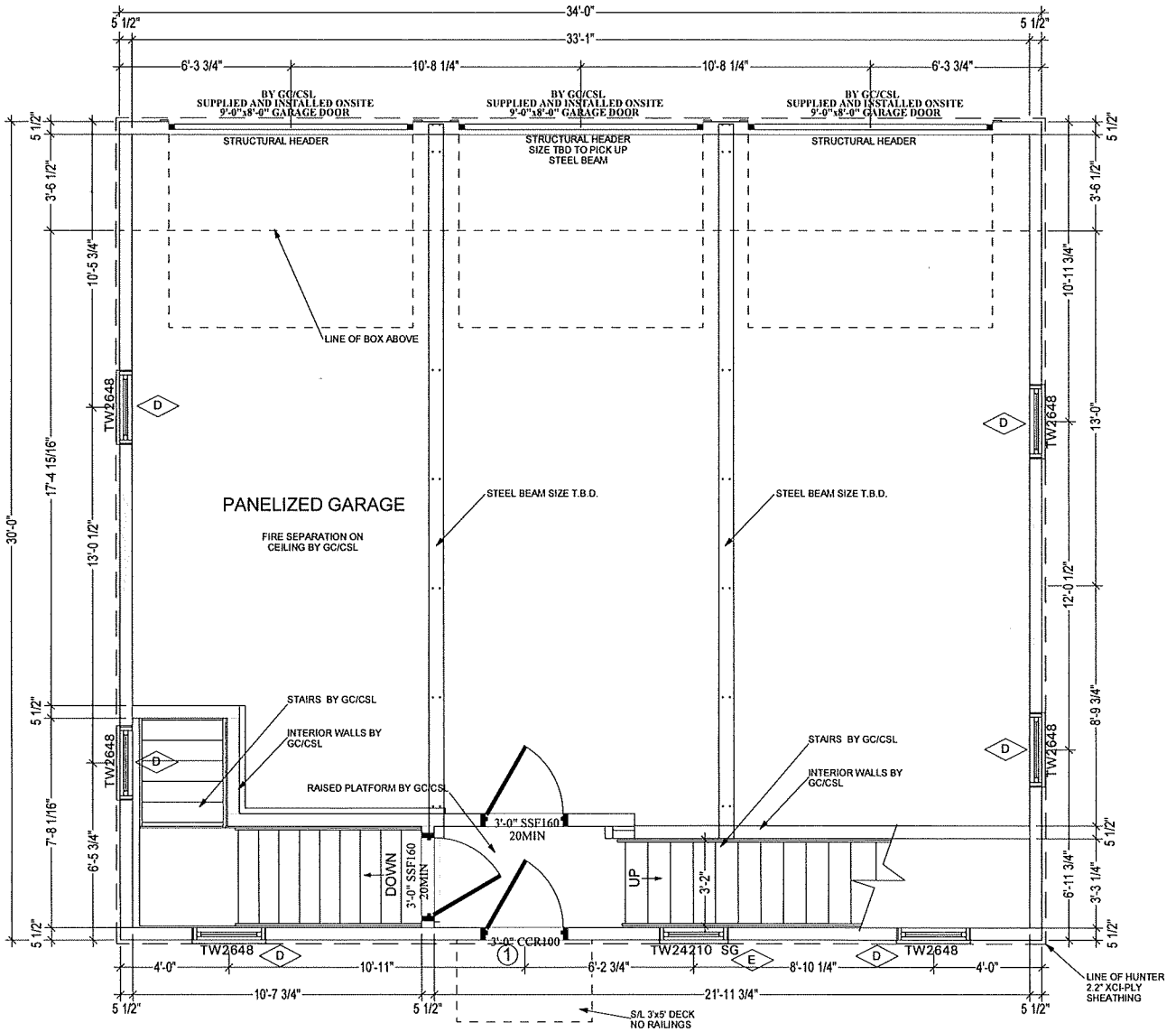
1ST FLOOR PLAN

SHEET #
P5

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-8-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

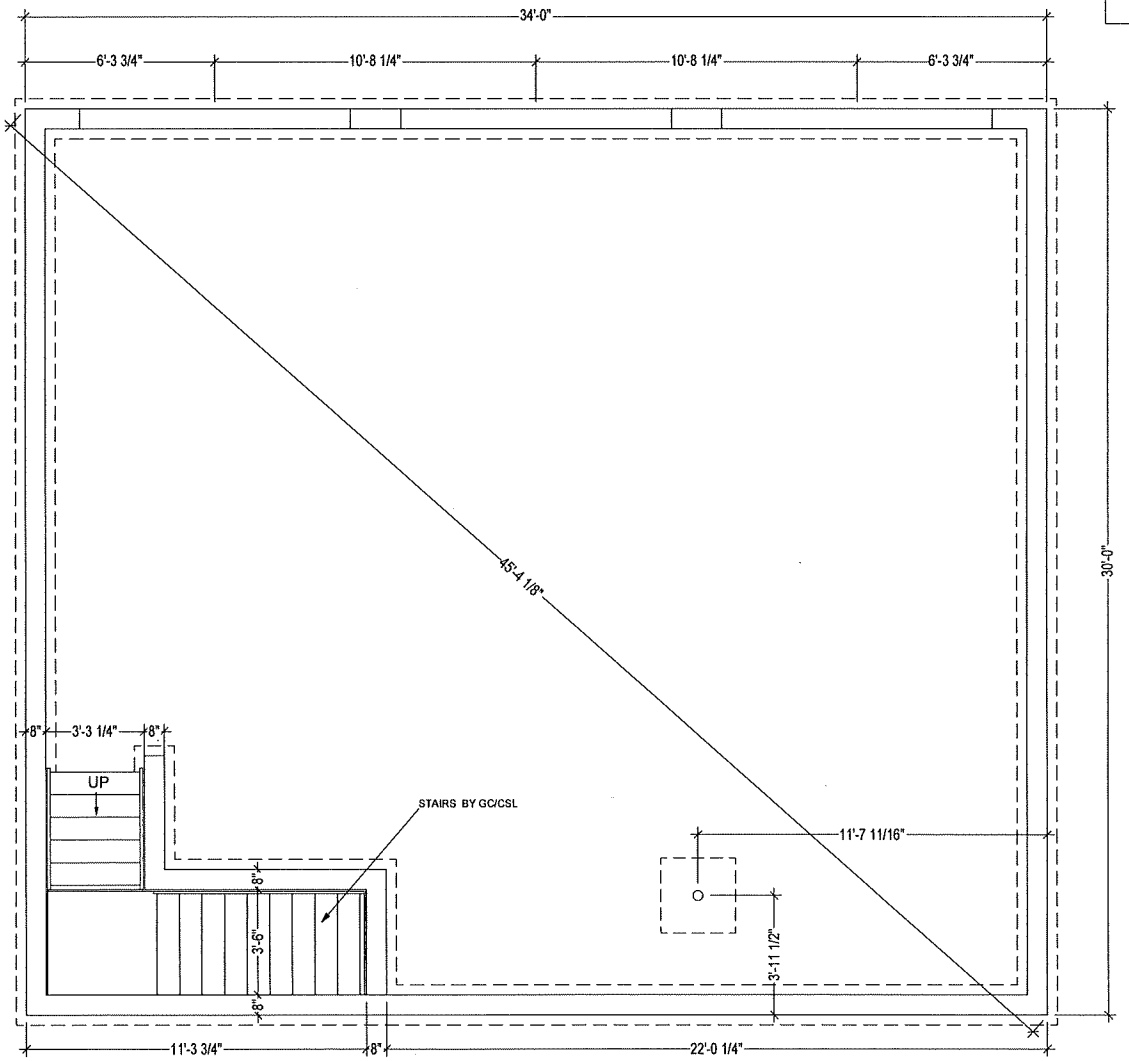
PANELIZED GARAGE

SHEET #
P6

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

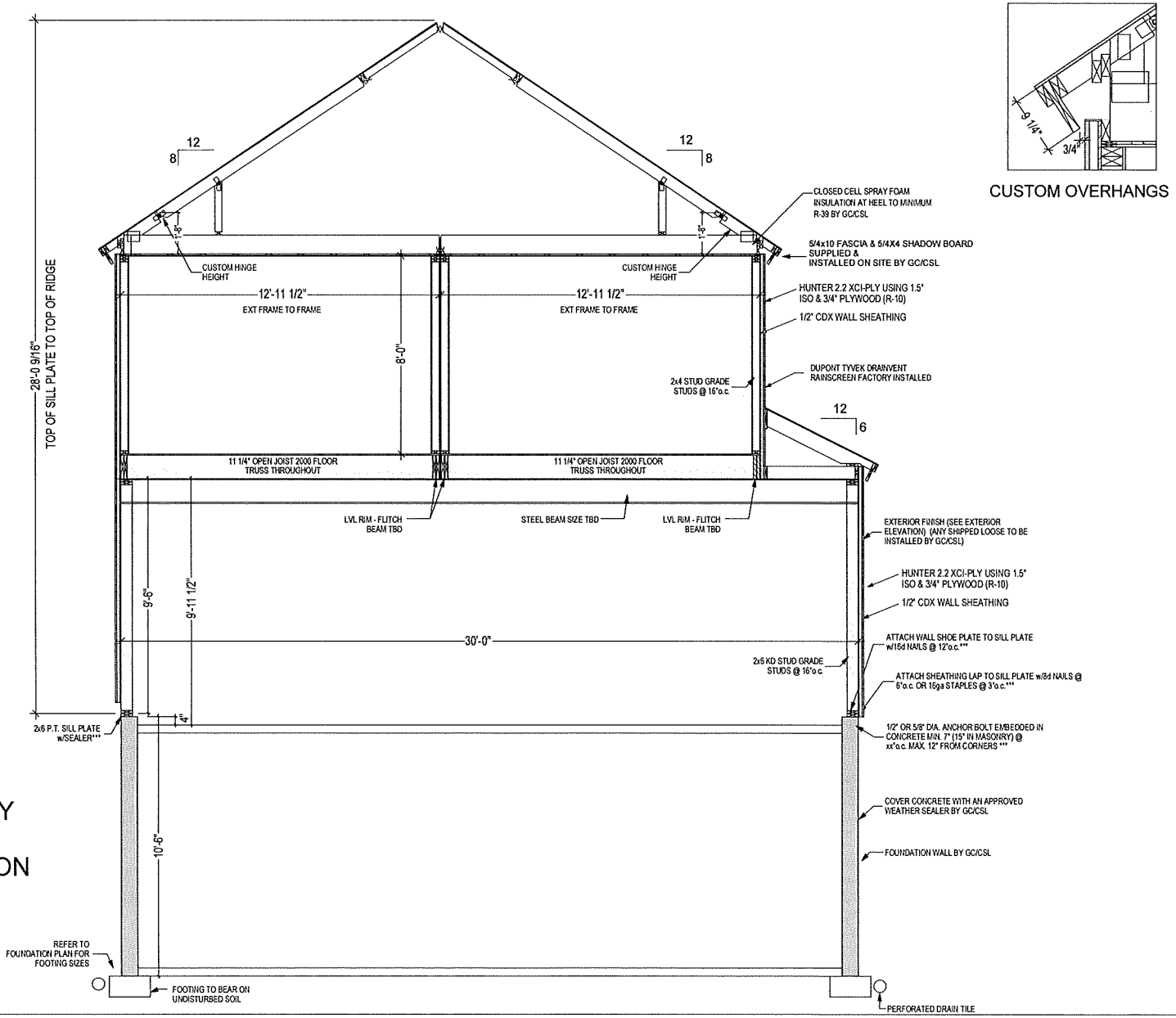
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-5-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW
SECTIONS

SHEET # P21

SCALE: 1/4" = 1'-0"

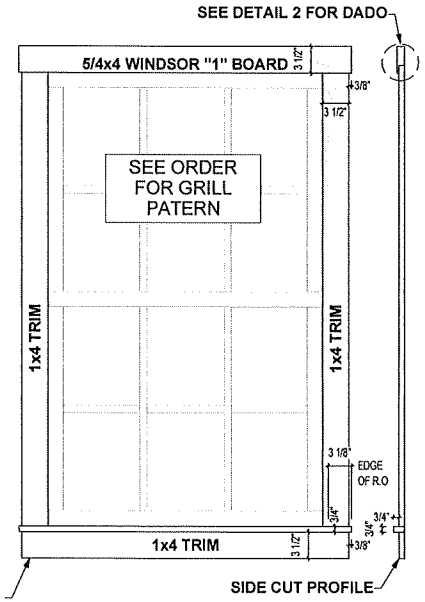
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

WINDOW SCHEDULE

WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	6	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	4	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D (S/L)	6	ANDERSEN	TW2648	31 5/8	58 7/8	1	32 5/8	59 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E (S/L)	1	ANDERSEN	TW24210 TEMP GLASS	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
F (S/L)	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

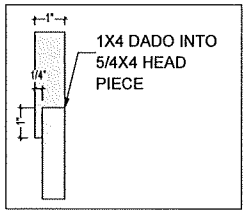
DOOR SCHEDULE

DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



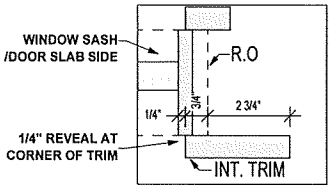
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



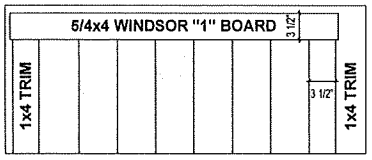
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



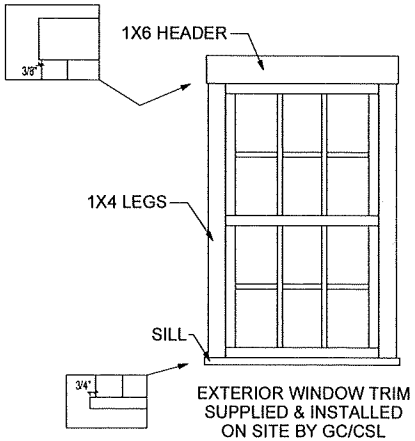
TRIM REVEAL AT CORNER

3 SCALE: N.T.S



FARMHOUSE TRIM AT A DOOR

4 SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd Nantucket, MA

PERMIT REV# DATE:
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES: Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

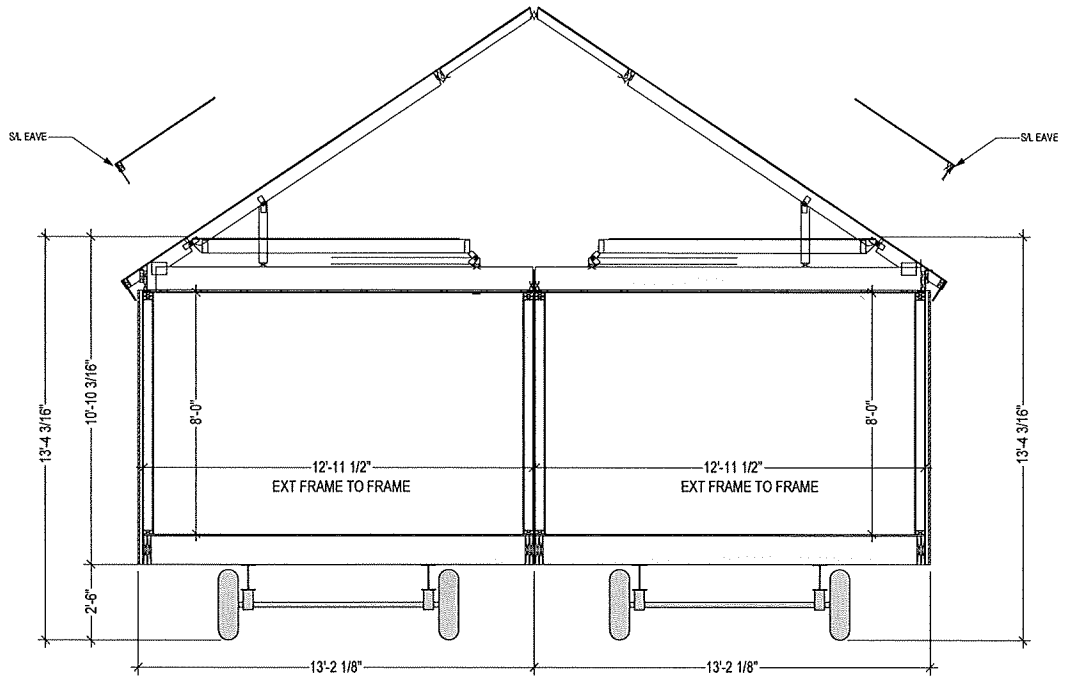
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

MA



BOX "A"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

BOX "B"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE
REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....40 OSR LLC.....

MAILING ADDRESS.....PO BOX 23, NANTUCKET, MA 02554.....

PROPERTY LOCATION.....2B FORREST AVE.....

ASSESSORS MAP/PARCEL.....68/10.2.....

SUBMITTED BY:.....WILLIAM CASSIDY.....

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 10, 2025
DATE

Mary Haley Digitally signed by Mary Haley Date: 2025.01.10 15:50:27 -05'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

MERLOS LANDSCAPING LLC
61 OLD SOUTH RD PMB 179
NANTUCKET, MA 02554

HOLDGATE CHRISTOPHER J TRST
CJH FAMILY TR
104 SOMERSET RD
NANTUCKET, MA O2554

HOLDGATE DONALD W JR & VERON
ANNMARIE
210 SUNNYSIDE DR
ST MARYS, GA 31558

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gary Winn

AS AGENT FOR 40 OSR, LLC

STREET ADDRESS 23 FORREST AVE

MAP/PARCEL 68 / 10.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 3/7/25

9589 0710 5270 1006 2187 00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Saint Marys, GA 31558

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

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

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE DONALD W. JR & VERNON ANN MARIE
Street and Apt. No., or PO Box No.: 210 SUNNYSIDE DR.
City, State, ZIP+4®: ST. MARYS, GA 31558

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2186 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

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

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA

Sent To: NANTUCKET TOWN OF WATER COMMISSION
Street and Apt. No., or PO Box No.: 1 MILESTONE ROAD
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 2186 87

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

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

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: MERLOS LANDSCAPING LLC.
Street and Apt. No., or PO Box No.: 61 OLD SOUTH ROAD PMB 179
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 2186 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

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

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE CHRISTOPHER J. TRST. / CJH FAMILY TR.
Street and Apt. No., or PO Box No.: 104 SOMERSET RD.
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2186 70

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

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

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: 40 OSR LLC
Street and Apt. No., or PO Box No.: PO BOX 23
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
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

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 03/10/2025
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**

5WR - PRIMARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - PRIMARY DWELLING

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX 128, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 120'-0" Sq. Footage 1st floor: 3,240 SF
Width: 69'-0" Sq. footage 2nd floor: 1,800 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 16'-5" X 8' ☒ 1st floor ☒ 2nd floor
Size: 18'-7" X 12' ☒ 1st floor ☒ 2nd floor

FEE: $1,008

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:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 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 VEELUX Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 1
Manufacturer _____ Rough Opening 2'-6"X3'-6" Size 2'X3' Location MASS 5

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other SHIPLAP - CEDAR

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10" Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

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 SWING (PAINTED) Rear SWING Side SWING
Garage Door(s): Type CARRIAGE Material PAINTED

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 PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

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 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

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..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

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.

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -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
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

9589 0710 5270 2355 1644 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

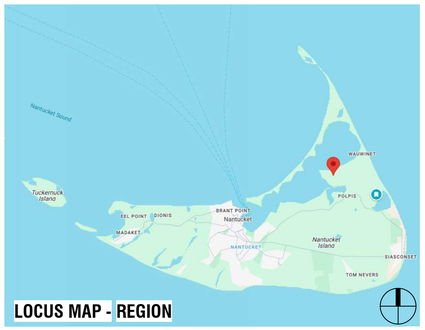
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

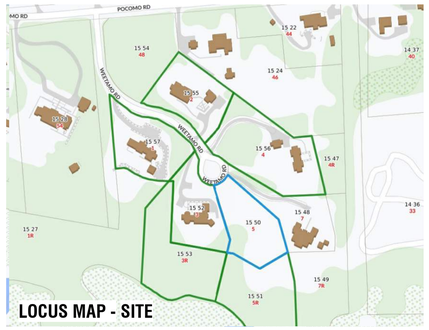




LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

SASH: GREY
TRIM: GREY

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

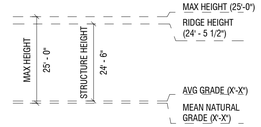
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

DRAWING INDEX

SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
WINDOW AND DOOR SCHEDULE	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

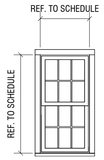
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

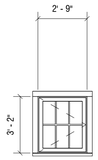
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

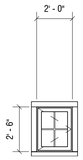
WINDOW TYPES



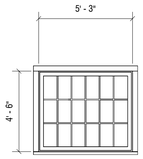
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



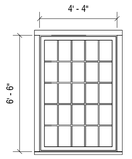
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

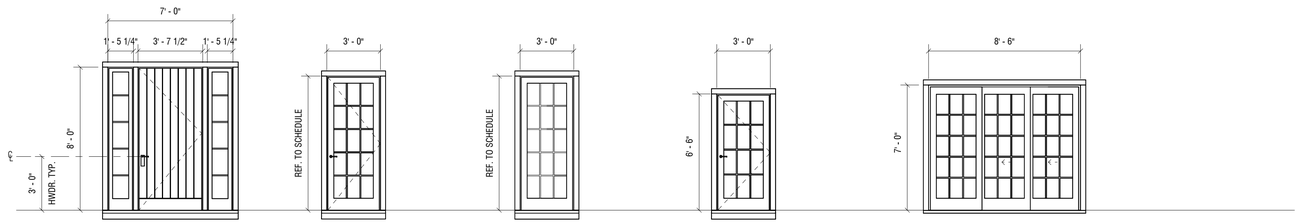


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



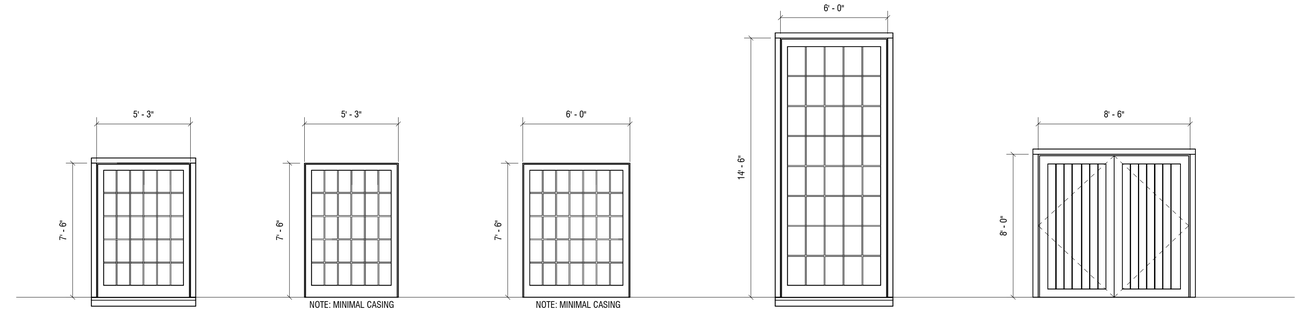
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

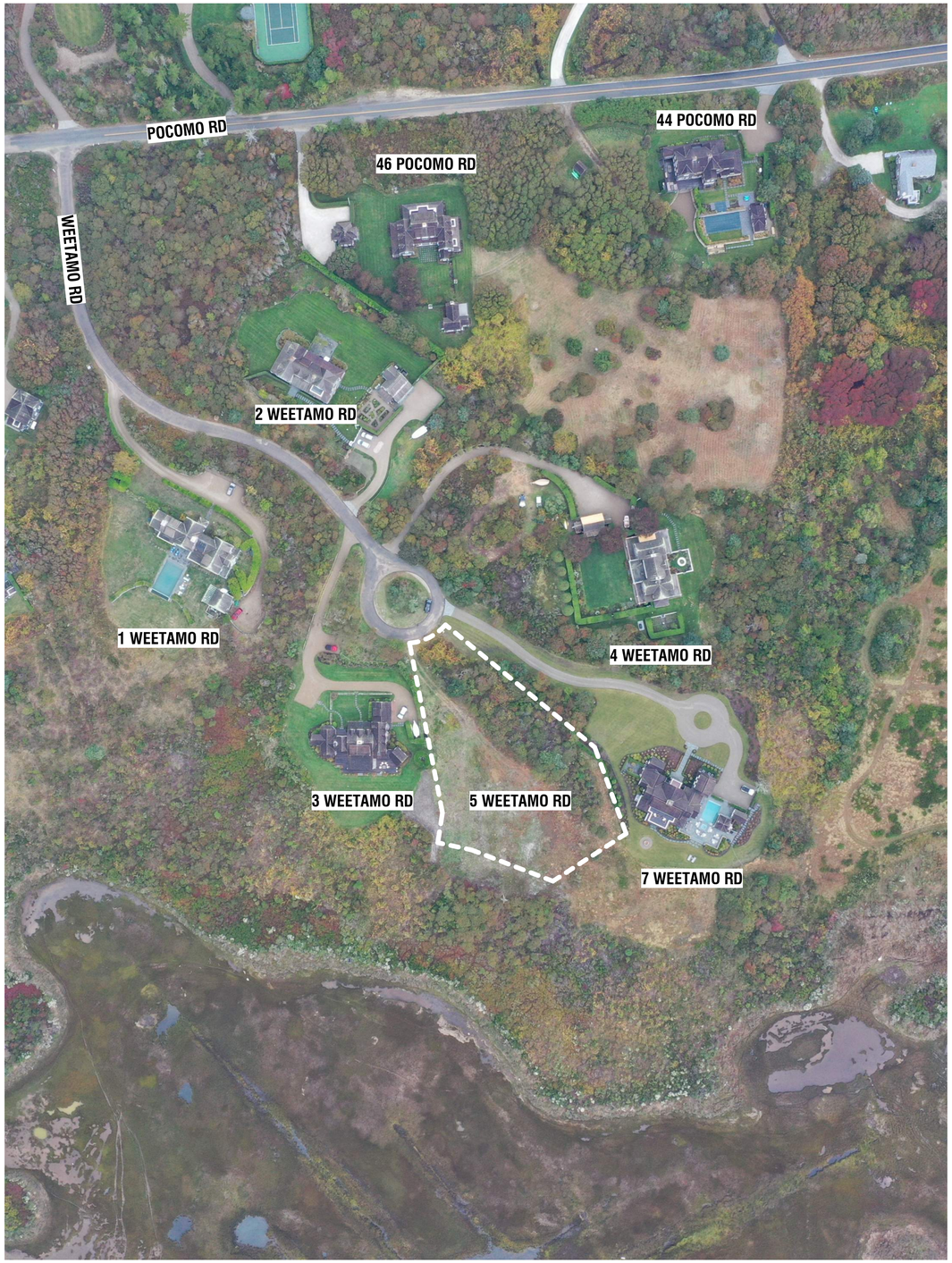
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

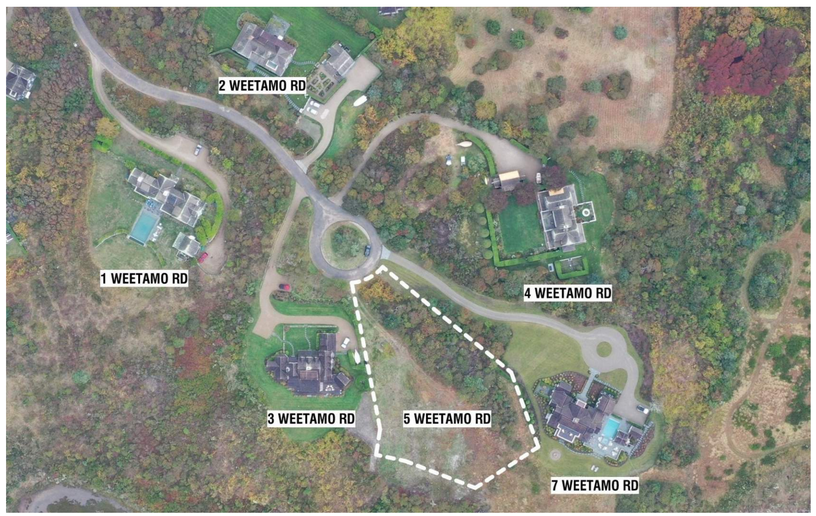
COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



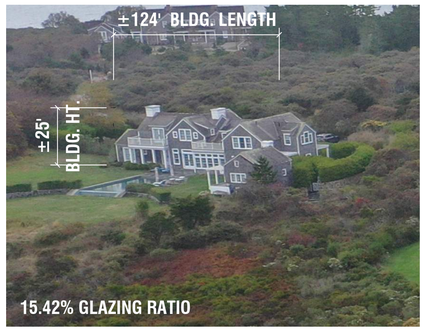
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%

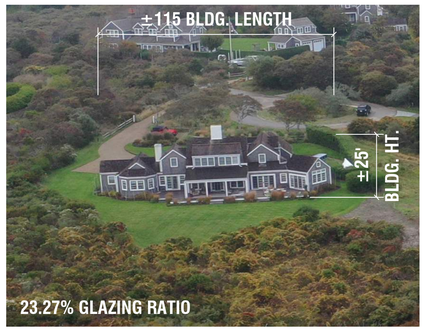


VICINITY MAP



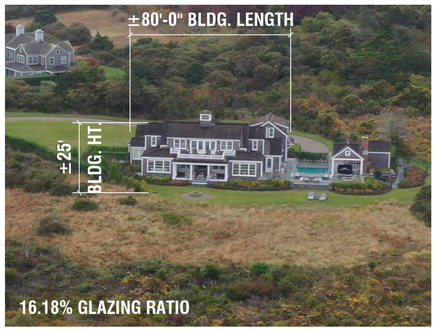
15.42% GLAZING RATIO

1 WEETAMO ROAD



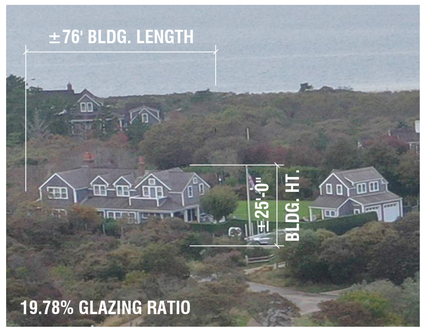
23.27% GLAZING RATIO

3 WEETAMO ROAD



16.18% GLAZING RATIO

7 WEETAMO ROAD



19.78% GLAZING RATIO

2 WEETAMO ROAD



19.04% GLAZING RATIO

4 WEETAMO ROAD



18.16% GLAZING RATIO

5 WEETAMO ROAD - PROPOSED STRUCTURE

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

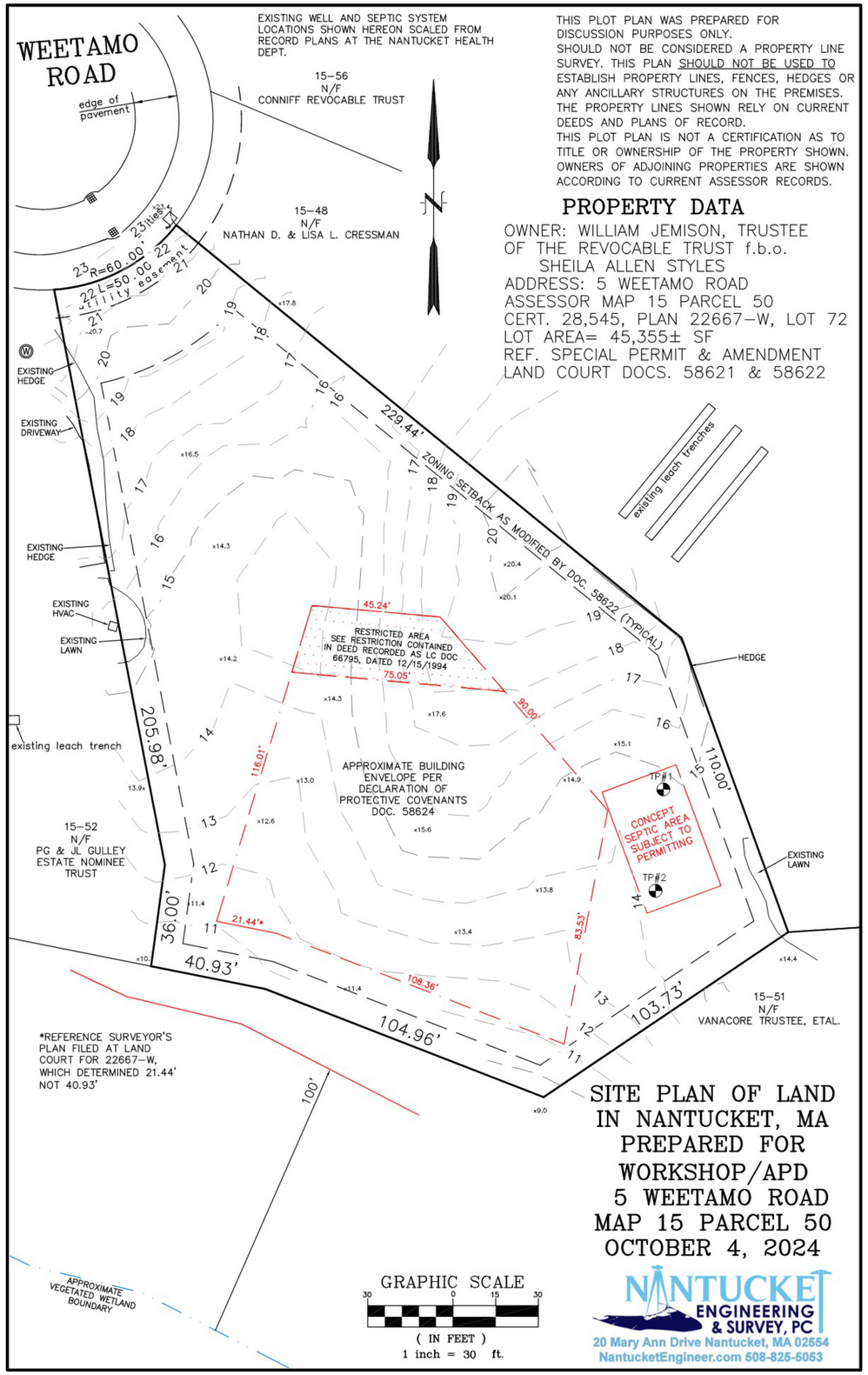
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-004

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

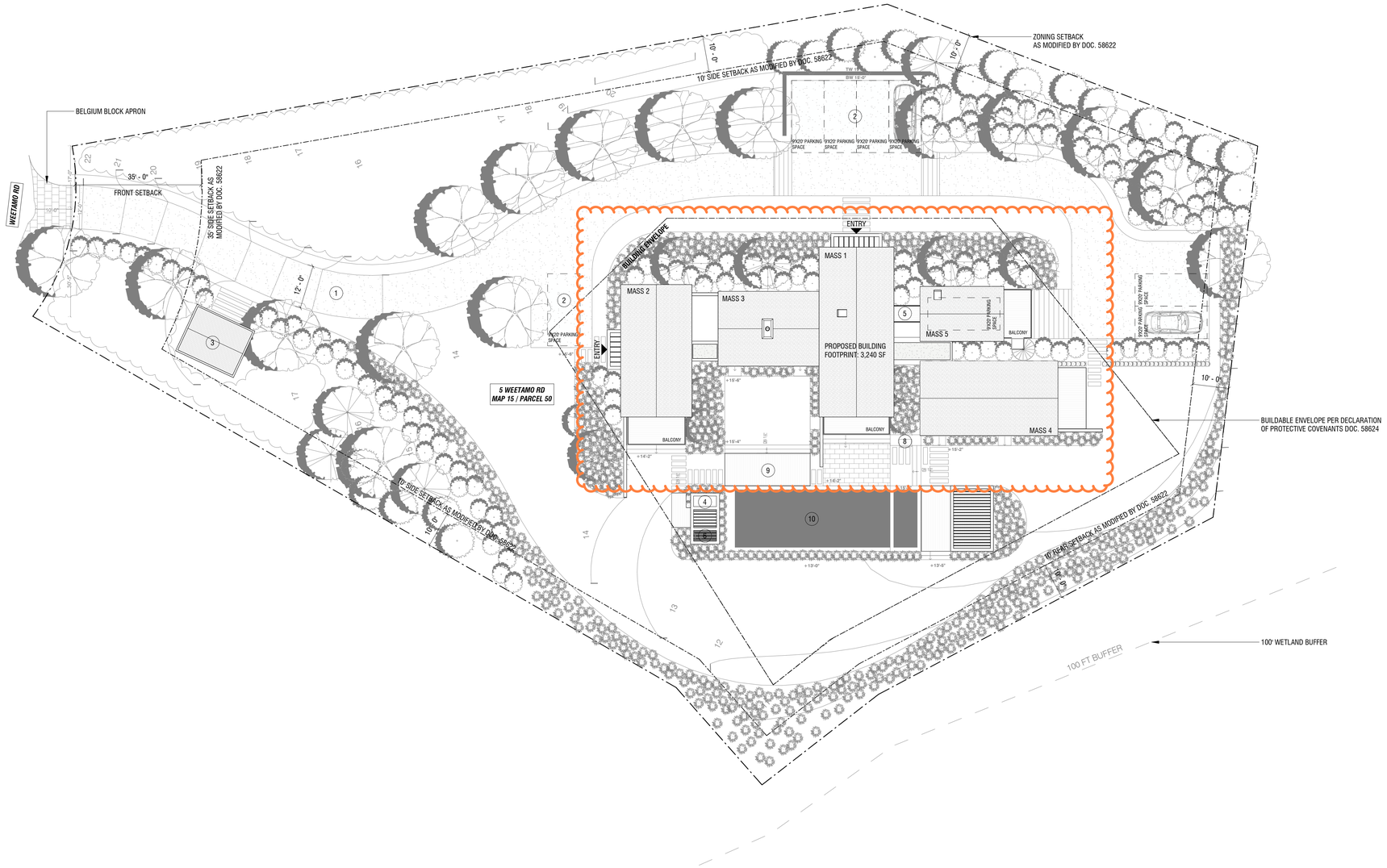
SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING



1 SITE PLAN

1/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

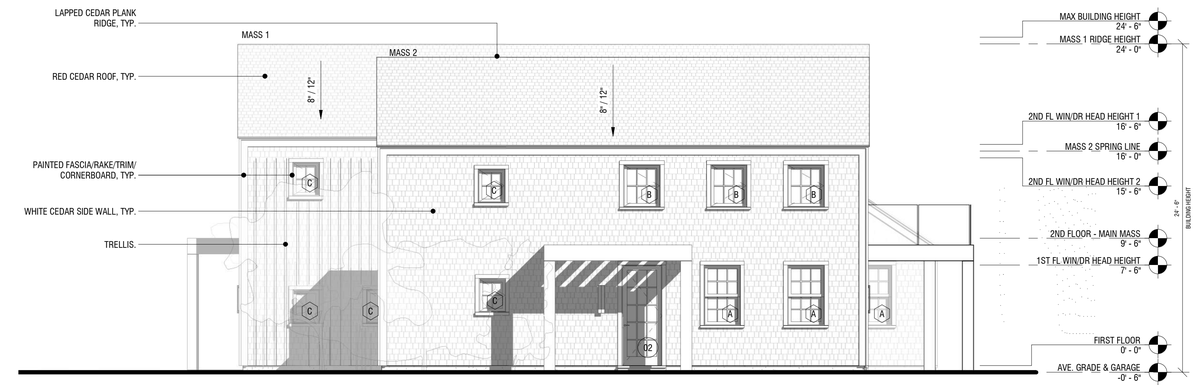
A-200

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

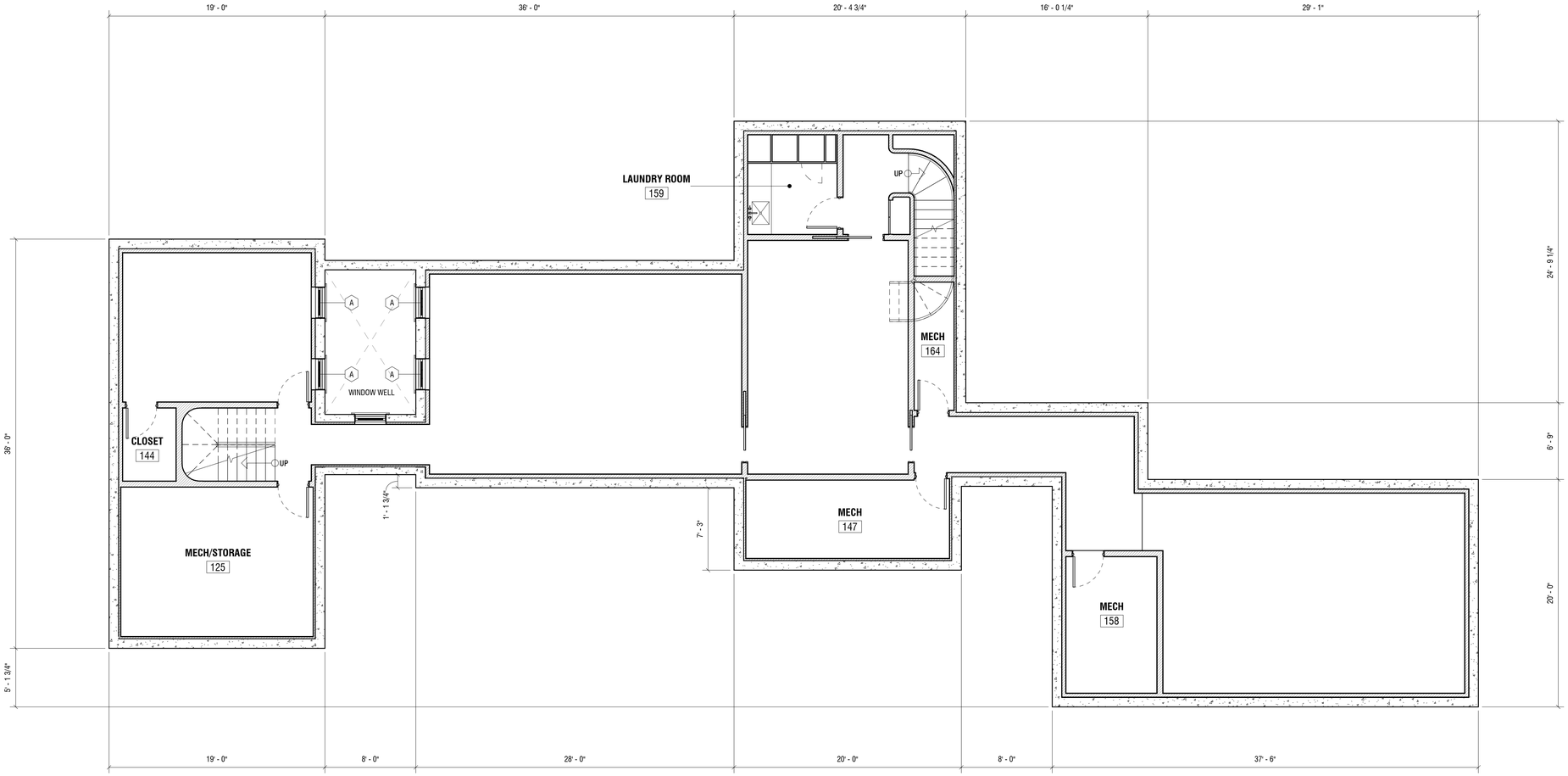
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

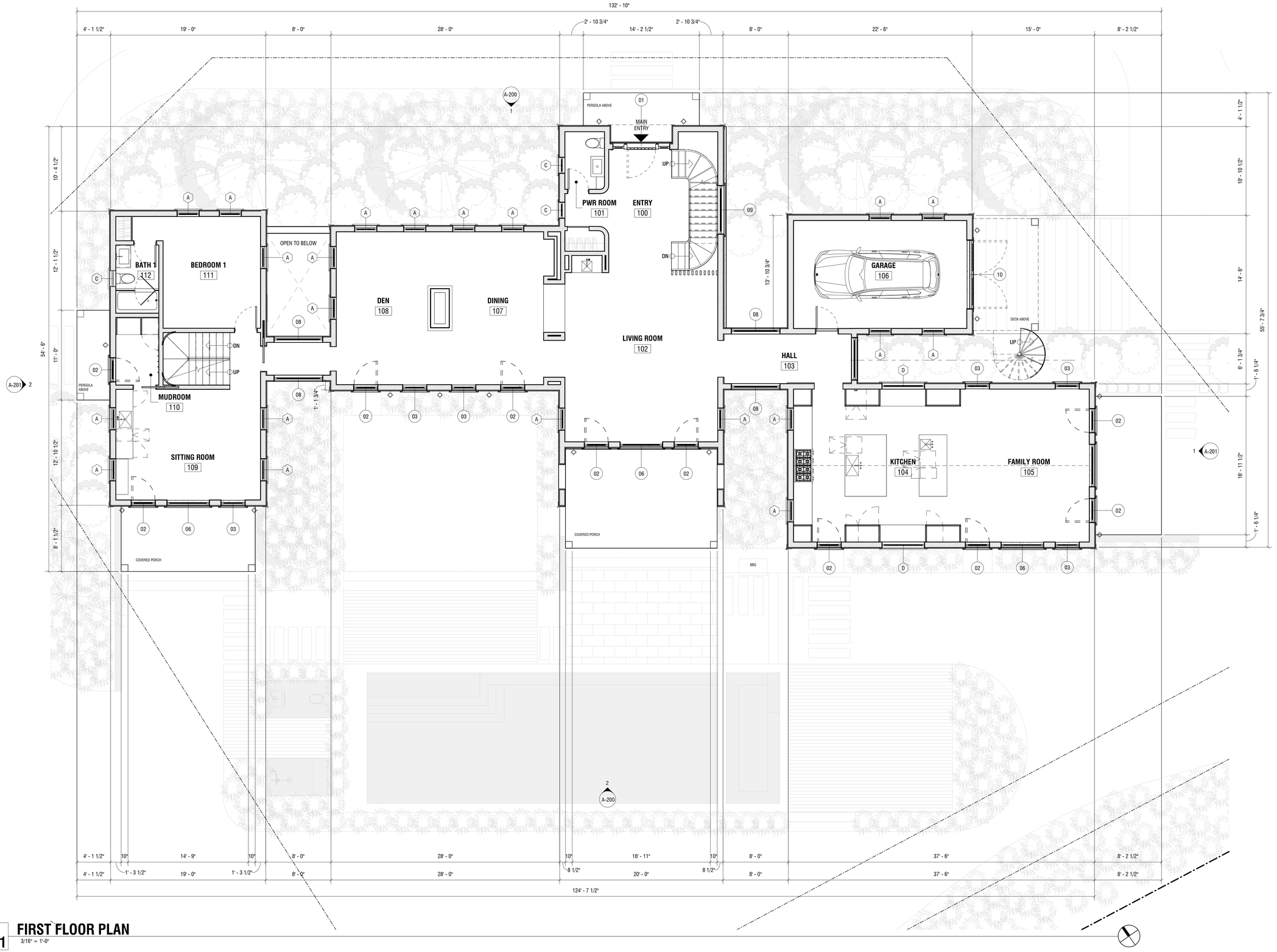
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

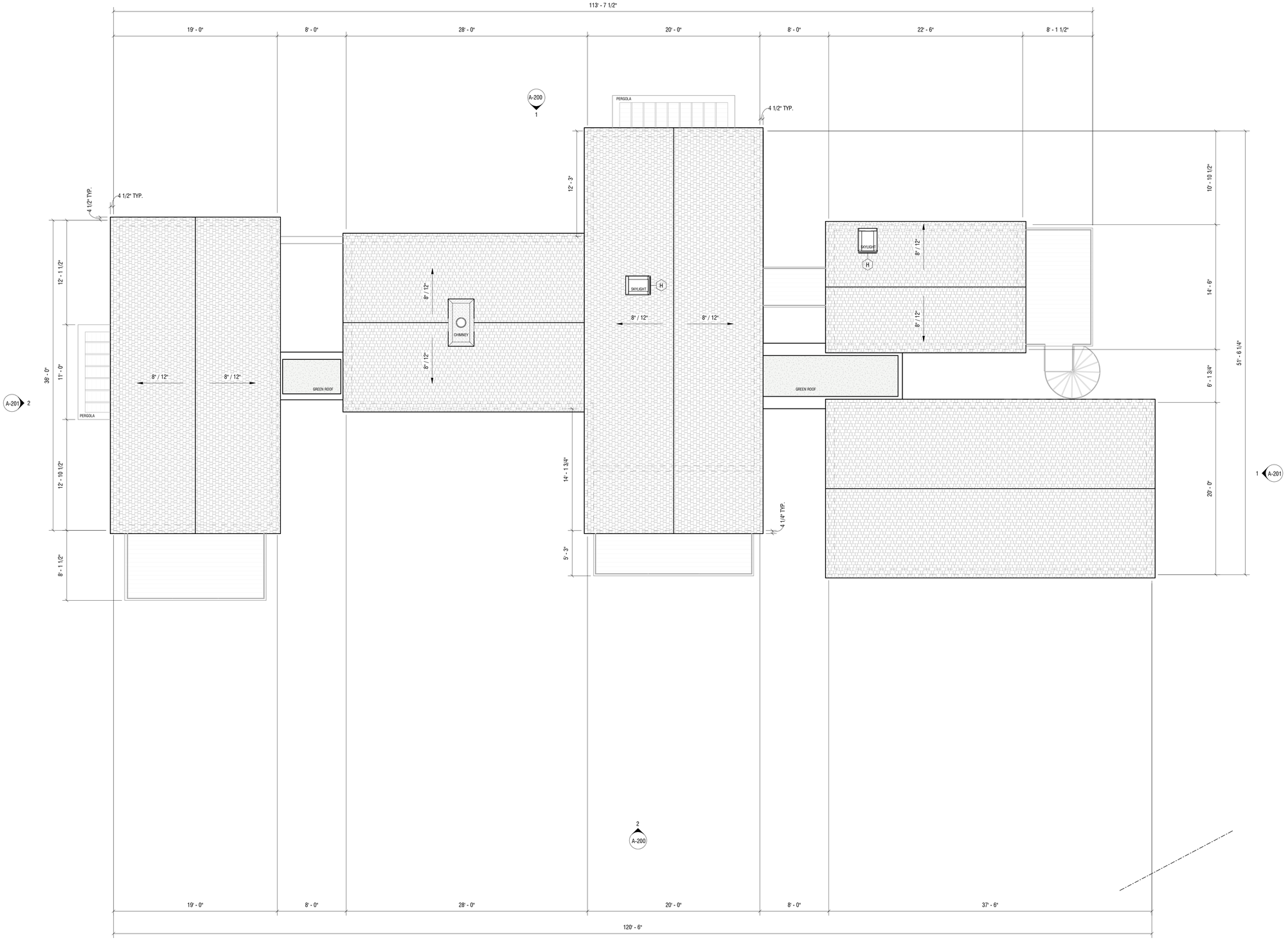
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

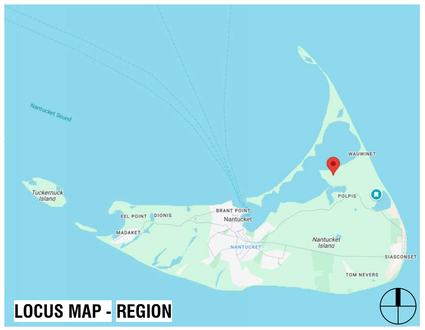
A-103

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

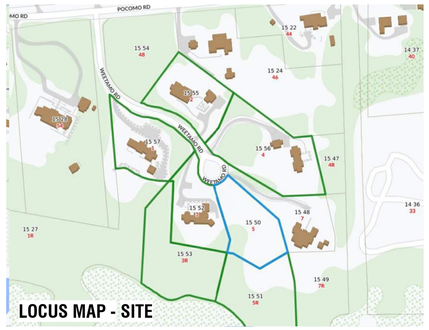




LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

SASH: GREY
TRIM: GREY

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

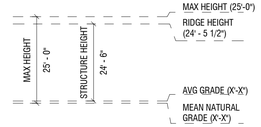
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

DRAWING INDEX

SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
WINDOW AND DOOR SCHEDULE	G-002	•
EXISTING CONDITIONS	G-003	•
EXISTING CONDITIONS	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
BASEMENT FLOOR PLAN	A-100	•
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

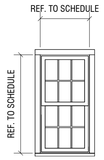
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A	2' - 9"	5' - 6"	DOUBLE HUNG		
002	A	2' - 9"	5' - 6"	DOUBLE HUNG		
003	A	2' - 9"	5' - 6"	DOUBLE HUNG		
004	A	2' - 9"	5' - 6"	DOUBLE HUNG		
005	A	2' - 9"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	2' - 9"	5' - 6"	DOUBLE HUNG		
102	A	2' - 9"	5' - 6"	DOUBLE HUNG		
103	A	2' - 9"	5' - 6"	DOUBLE HUNG		
104	A	2' - 9"	5' - 6"	DOUBLE HUNG		
105	D	5' - 3"	4' - 6"	FIXED		
106	D	5' - 3"	4' - 6"	FIXED		
107	A	2' - 9"	4' - 6"	DOUBLE HUNG		
108	A	2' - 9"	4' - 6"	DOUBLE HUNG		
109	A	2' - 9"	5' - 6"	DOUBLE HUNG		
110	A	2' - 9"	5' - 6"	DOUBLE HUNG		
111	A	2' - 9"	5' - 6"	DOUBLE HUNG		
112	A	2' - 9"	5' - 6"	DOUBLE HUNG		
113	A	2' - 9"	4' - 6"	DOUBLE HUNG		
114	A	2' - 9"	4' - 6"	DOUBLE HUNG		
115	C	2' - 0"	2' - 6"	CASEMENT		
116	A	2' - 9"	5' - 6"	DOUBLE HUNG		
117	A	2' - 9"	5' - 6"	DOUBLE HUNG		
118	A	2' - 9"	5' - 6"	DOUBLE HUNG		
119	A	2' - 9"	5' - 6"	DOUBLE HUNG		
120	A	2' - 9"	5' - 6"	DOUBLE HUNG		
121	A	2' - 9"	5' - 6"	DOUBLE HUNG		
122	A	2' - 9"	5' - 6"	DOUBLE HUNG		
123	A	2' - 9"	5' - 6"	DOUBLE HUNG		
124	A	2' - 9"	5' - 6"	DOUBLE HUNG		
125	C	2' - 0"	2' - 6"	CASEMENT		
126	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - GUEST MASS						
212	A	2' - 9"	5' - 0"	DOUBLE HUNG		
213	A	2' - 9"	5' - 0"	DOUBLE HUNG		
214	B	2' - 9"	3' - 2"	CASEMENT		
215	B	2' - 9"	3' - 2"	CASEMENT		
216	B	2' - 9"	3' - 2"	CASEMENT		
217	B	2' - 9"	3' - 2"	CASEMENT		
218	B	2' - 9"	3' - 2"	CASEMENT		
219	B	2' - 9"	3' - 2"	CASEMENT		
220	B	2' - 9"	3' - 2"	CASEMENT		
221	B	2' - 9"	3' - 2"	CASEMENT		
222	C	2' - 0"	2' - 6"	CASEMENT		
2ND FLOOR - MAIN MASS						
201	E	4' - 4"	6' - 6"	FIXED		
202	B	2' - 9"	3' - 2"	CASEMENT		
203	B	2' - 9"	3' - 2"	CASEMENT		
204	B	2' - 9"	3' - 2"	CASEMENT		
205	B	2' - 9"	3' - 2"	CASEMENT		
206	B	2' - 9"	3' - 2"	CASEMENT		
207	B	2' - 9"	3' - 2"	CASEMENT		
208	B	2' - 9"	3' - 2"	CASEMENT		
209	B	2' - 9"	3' - 2"	CASEMENT		
210	B	2' - 9"	3' - 2"	CASEMENT		
211	C	2' - 0"	2' - 6"	CASEMENT		

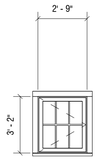
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
FIRST FLOOR						
100	01		7' - 0"	8' - 0"	SWING / FIXED	
101	09		6' - 0"	14' - 6"	FIXED	
102	08		6' - 0"	7' - 6"	FIXED	
103	10		8' - 6"	8' - 0"	DOUBLE SWING	
104	07		5' - 3"	7' - 6"	FIXED	
105	03		3' - 0"	7' - 6"	FIXED	
106	03		3' - 0"	7' - 6"	FIXED	
107	02		3' - 0"	7' - 6"	SWING	
108	06		5' - 3"	7' - 6"	FIXED	
109	02		3' - 0"	7' - 6"	SWING	
110	03		3' - 0"	7' - 6"	FIXED	
111	06		5' - 3"	7' - 6"	FIXED	
112	02		3' - 0"	7' - 6"	SWING	
113	02		3' - 0"	7' - 6"	SWING	
114	08		6' - 0"	7' - 6"	FIXED	
115	02		3' - 0"	7' - 6"	SWING	
116	06		5' - 3"	7' - 6"	FIXED	
117	02		3' - 0"	7' - 6"	SWING	
118	02		3' - 0"	7' - 6"	SWING	
119	03		3' - 0"	7' - 6"	FIXED	
120	03		3' - 0"	7' - 6"	FIXED	
121	02		3' - 0"	7' - 6"	SWING	
122	08		6' - 0"	7' - 6"	FIXED	
123	03		3' - 0"	7' - 6"	FIXED	
124	06		5' - 3"	7' - 6"	FIXED	
125	02		3' - 0"	7' - 6"	SWING	
126	02		3' - 0"	7' - 6"	SWING	
127	08		6' - 0"	7' - 6"	FIXED	
2ND FLOOR - GUEST MASS						
207	02		3' - 0"	7' - 0"	SWING	
208	03		3' - 0"	7' - 0"	FIXED	
209	02		3' - 0"	7' - 0"	SWING	
2ND FLOOR - MAIN MASS						
201	04		3' - 0"	6' - 6"	SWING	
202	04		3' - 0"	6' - 6"	SWING	
203	05		8' - 6"	7' - 0"	SLIDE	
204	02		3' - 0"	7' - 0"	SWING	
205	03		3' - 0"	7' - 0"	FIXED	
206	02		3' - 0"	7' - 0"	SWING	

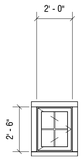
WINDOW TYPES



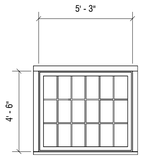
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



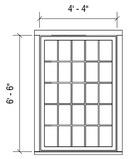
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

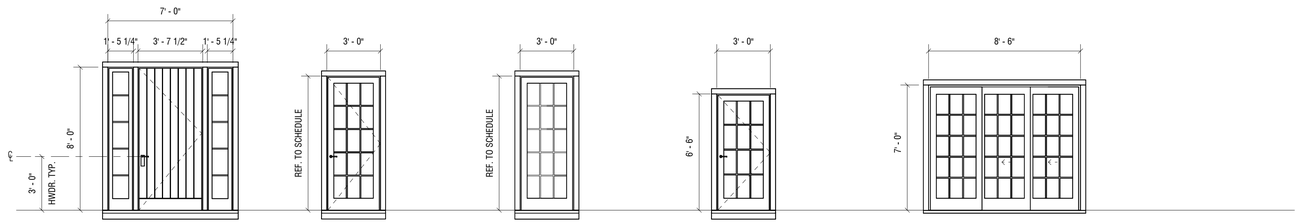


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



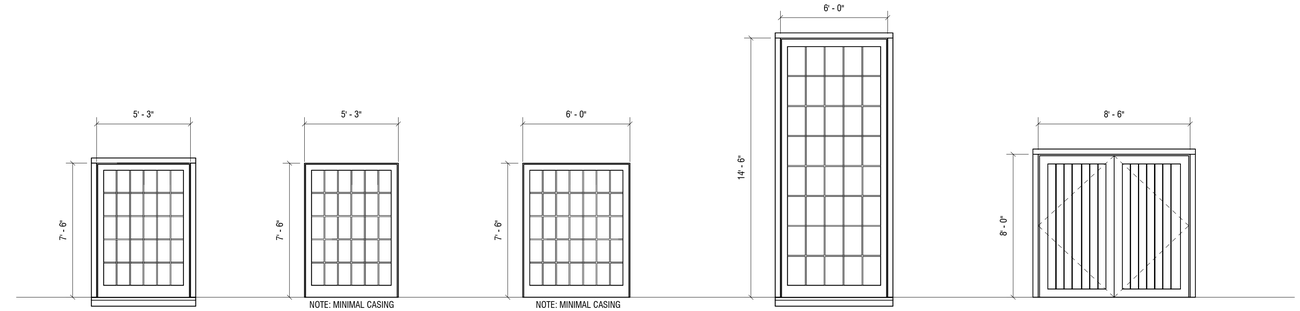
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

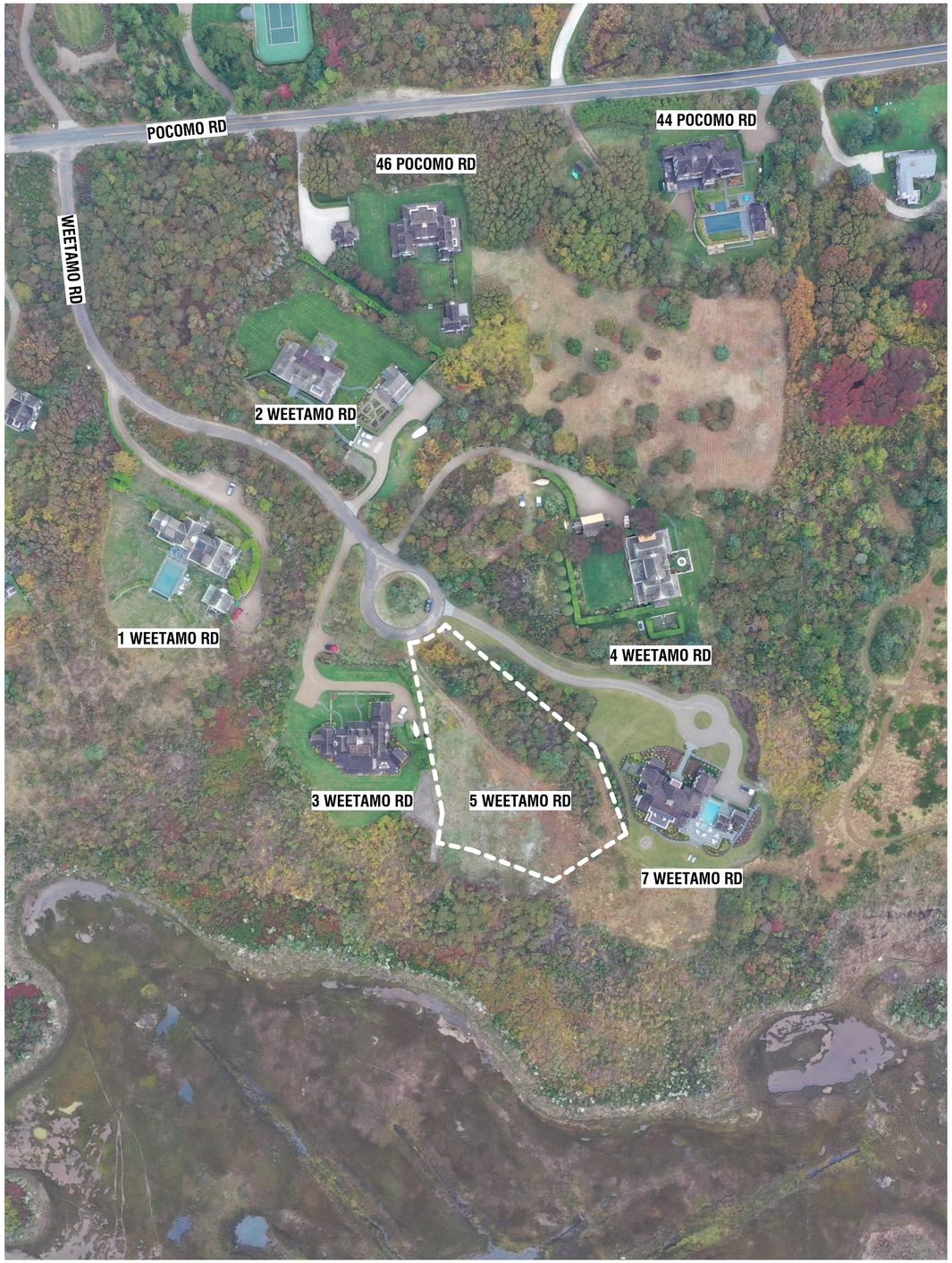
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

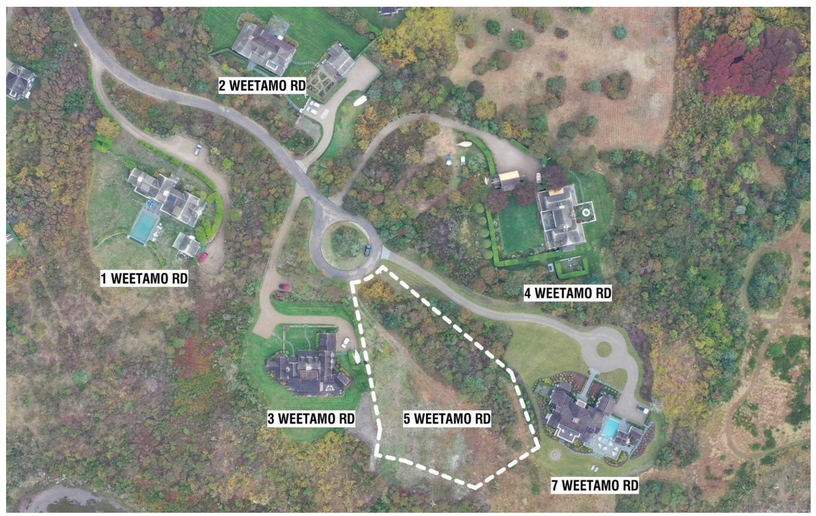
COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



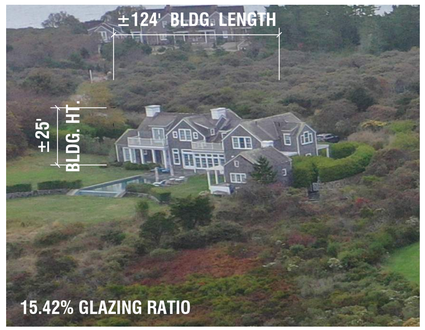
AERIAL PHOTO OF POCOMO HEAD

NOTE: ALL DIMENSIONS OF ADJACENT PROPERTIES ARE ESTIMATED

NEIGHBORING ANALYSIS - SOLID TO GLAZING RATIO				
ADDRESS	TOTAL FACADE AREA	GLAZING AREA	SOLDID AREA	SOLID TO GLAZING RATIO
1 WEETAMO RD	2,439 SF	376 SF	2,063 SF	15.42%
2 WEETAMO RD	1,415 SF	280 SF	1,135 SF	19.78%
3 WEETAMO RD	2,015 SF	469 SF	1,546 SF	23.27%
4 WEETAMO RD	1,659 SF	316 SF	1,343 SF	19.04%
7 WEETAMO RD	1,606 SF	260 SF	1,346 SF	16.18%
5 WEETAMO RD	2,142 SF	389 SF	1,753 SF	18.16%

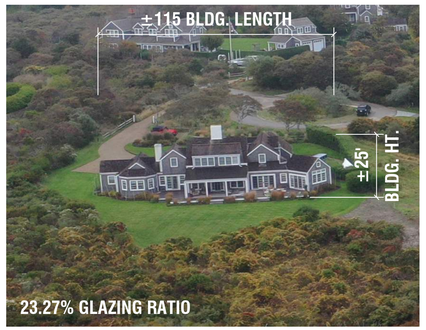


VICINITY MAP



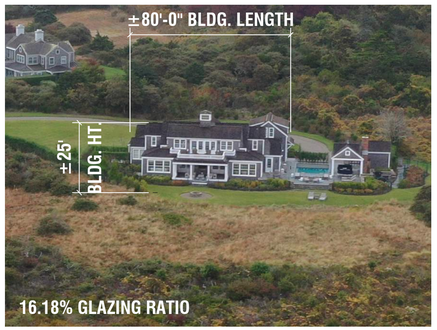
15.42% GLAZING RATIO

1 WEETAMO ROAD



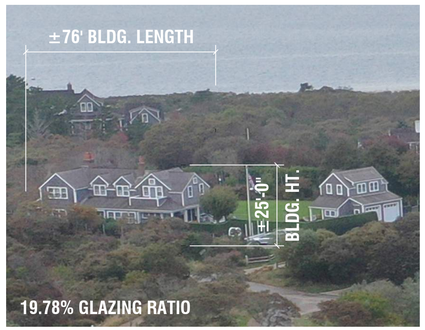
23.27% GLAZING RATIO

3 WEETAMO ROAD



16.18% GLAZING RATIO

7 WEETAMO ROAD



19.78% GLAZING RATIO

2 WEETAMO ROAD



19.04% GLAZING RATIO

4 WEETAMO ROAD



18.16% GLAZING RATIO

5 WEETAMO ROAD - PROPOSED STRUCTURE

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

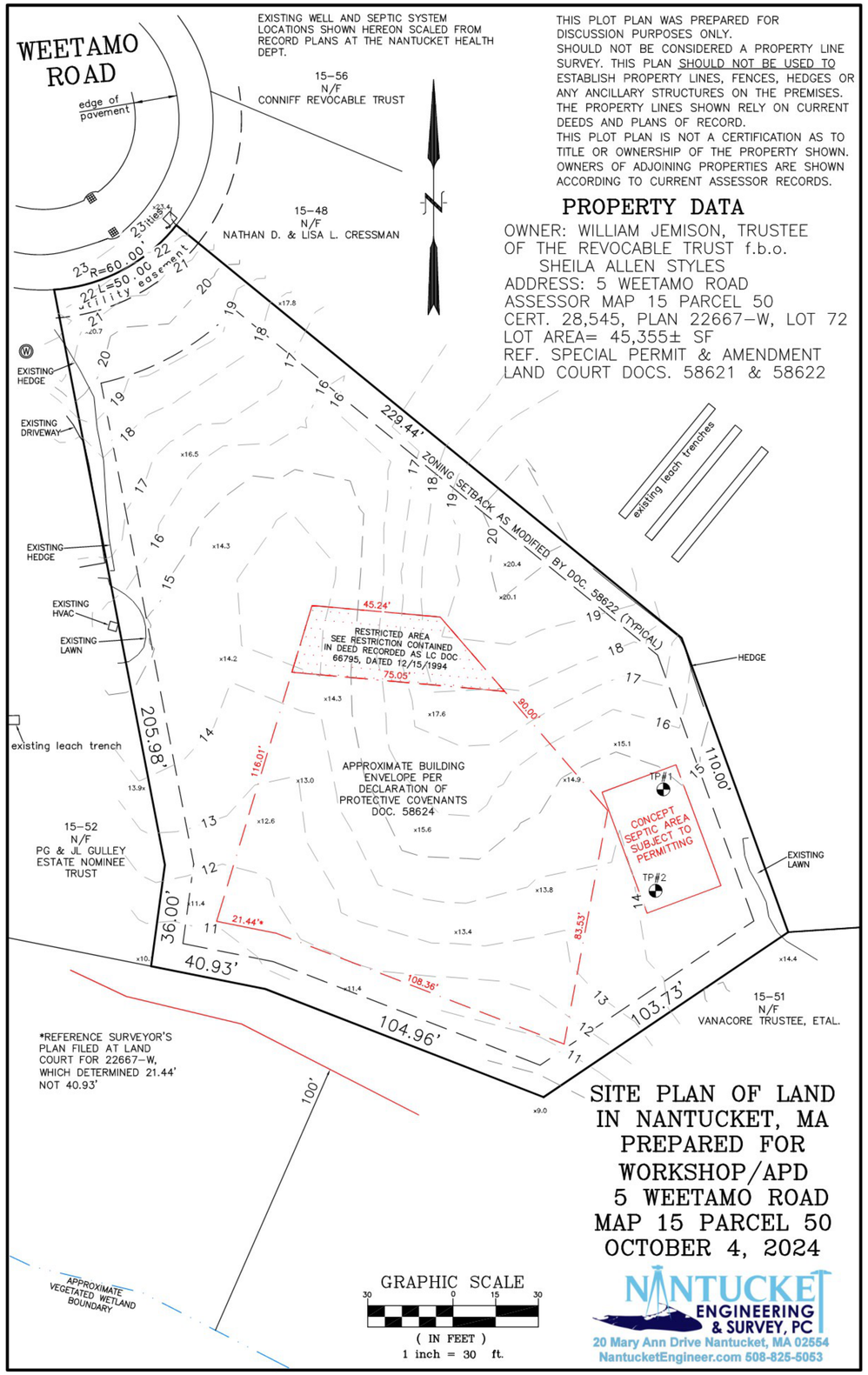
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-004

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

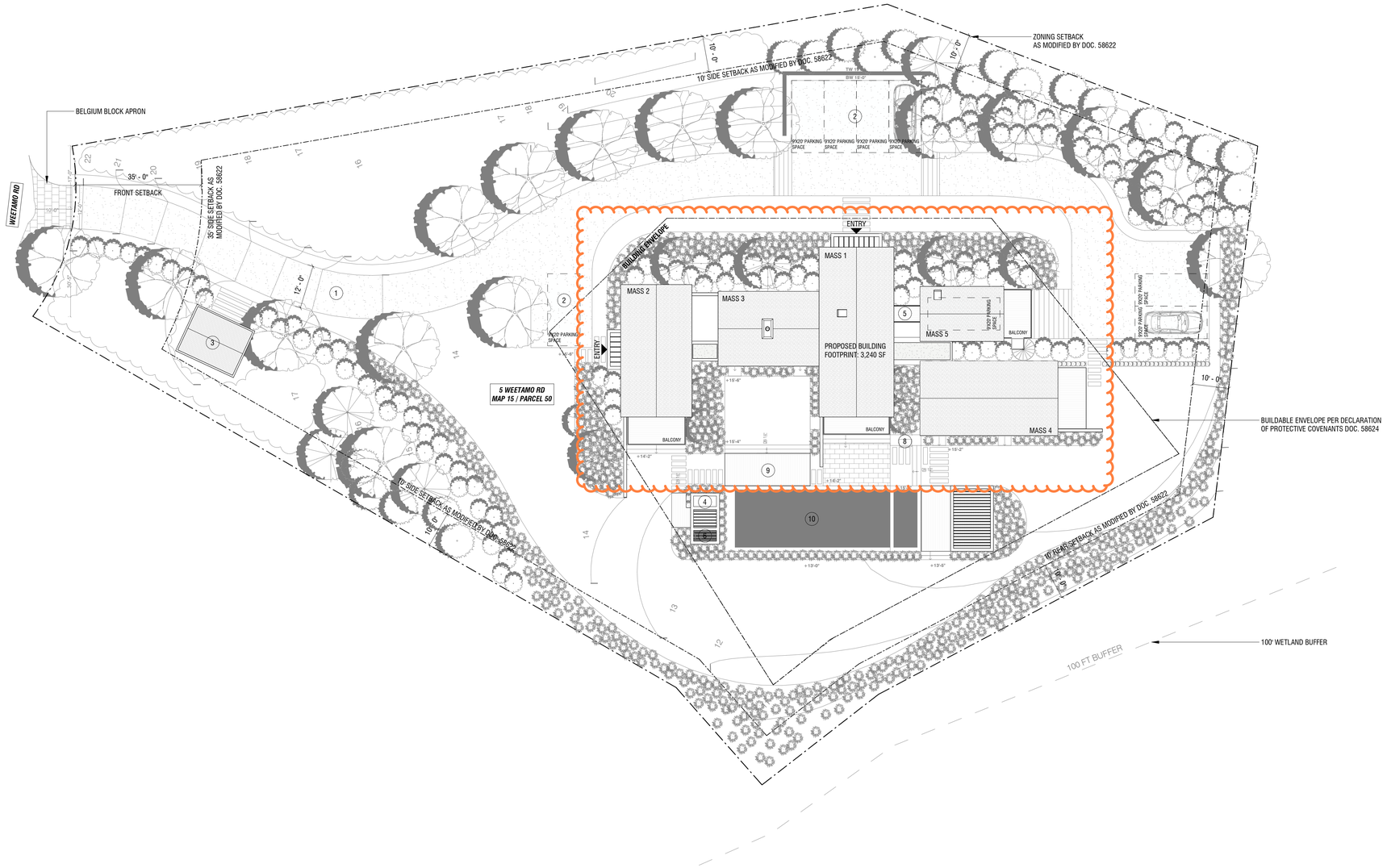
SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING



1 SITE PLAN

1/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

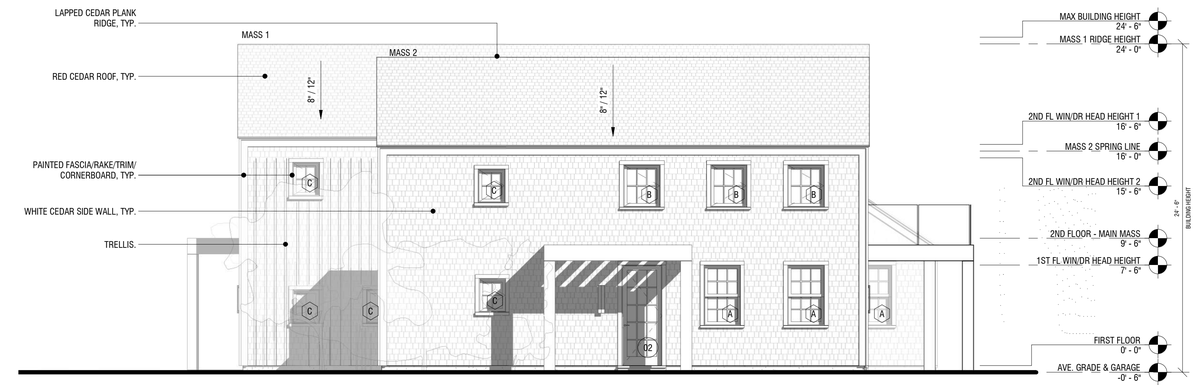
A-200

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

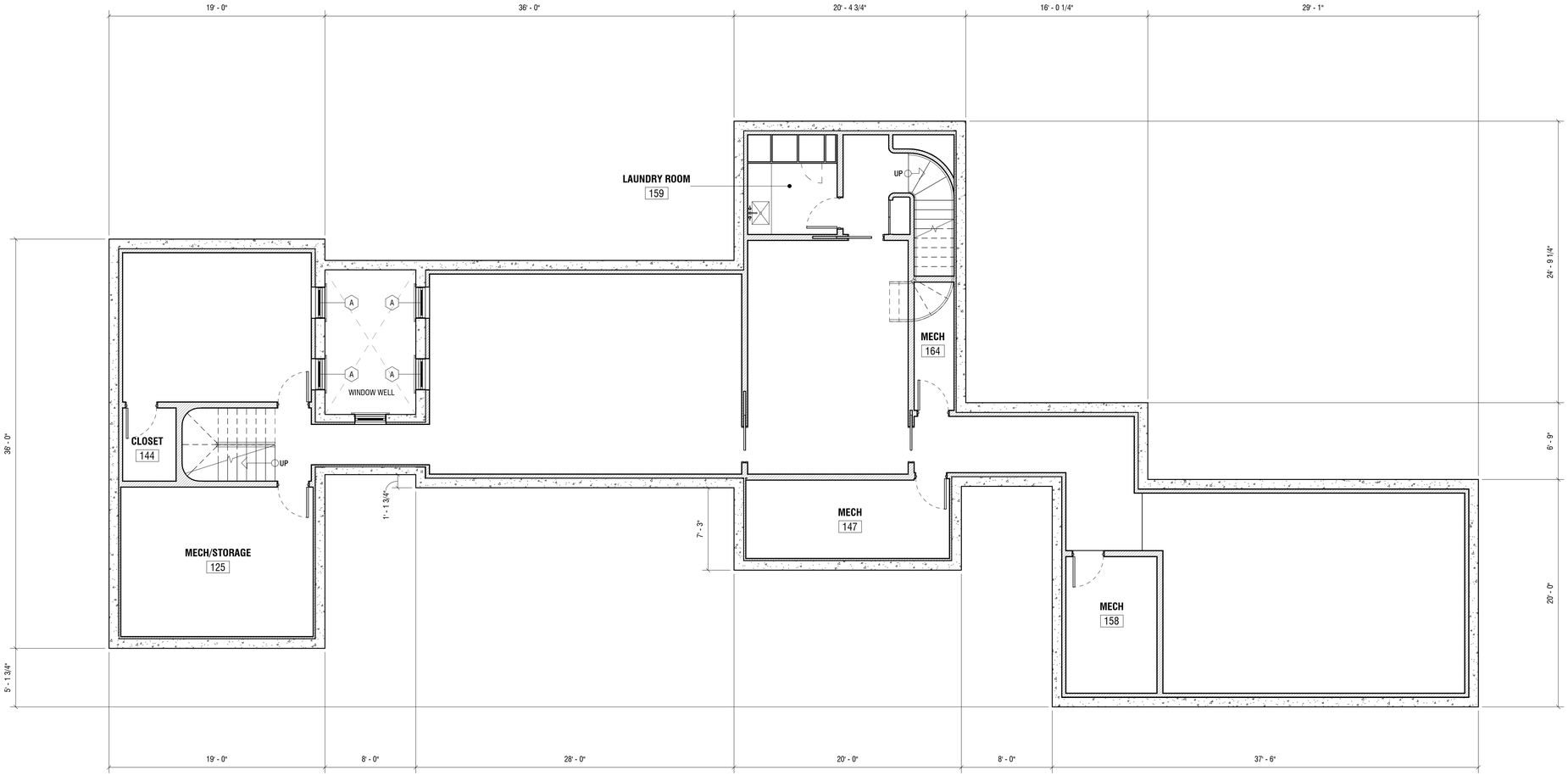
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

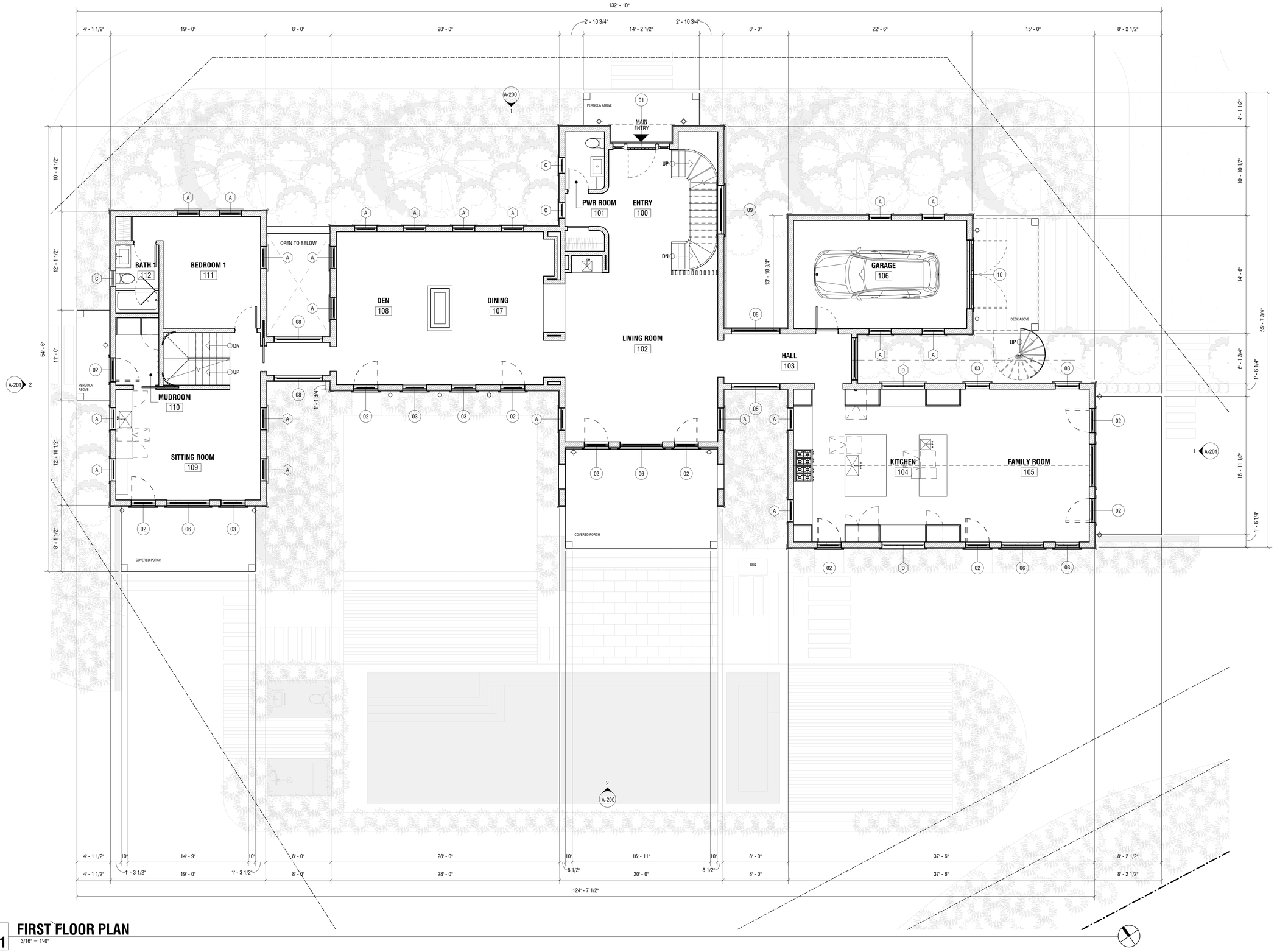
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

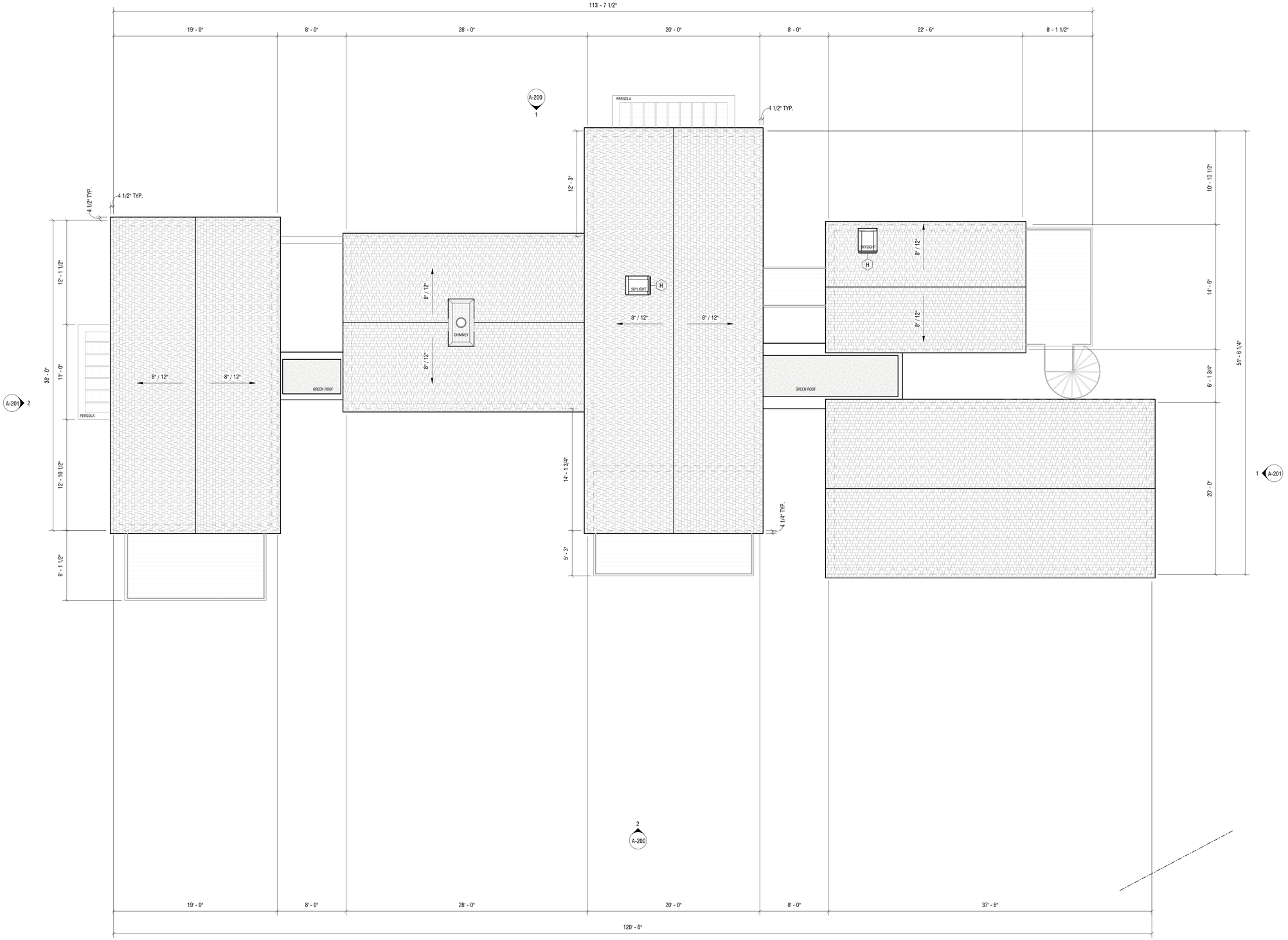
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

A-103

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

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 03/10/2025
Date

SHED CHECKLIST

5WR - SHED

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
Y	Completed Application
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
N/A	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ (AS REPRESENTATIVE OF WORKSHOP/APD) Date: 3/10/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - 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°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

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'-7 3/4" South 13'-7 3/4" East 13'-7 3/4" West 13'-7 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10 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 CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front CARRIAGE Rear _____ Side _____
Garage Door(s): Type _____ Material PAINTED

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 PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

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 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

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..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

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.

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -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
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

9589 0710 5270 2355 1644 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 89

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

GULLEY PHILIP G & JOAN L TRST
GULLEY P G & J L ESTATE NOM
TRUST
906 ORCHID POINT WAY
ORCHID, FL 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2355 1644 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
10018-USPS

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

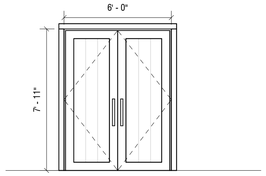
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

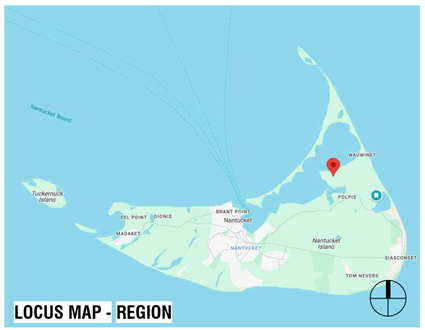
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

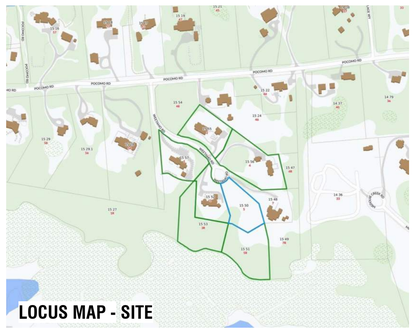
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
PHILIP & SCOTT NARDONE
--

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
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

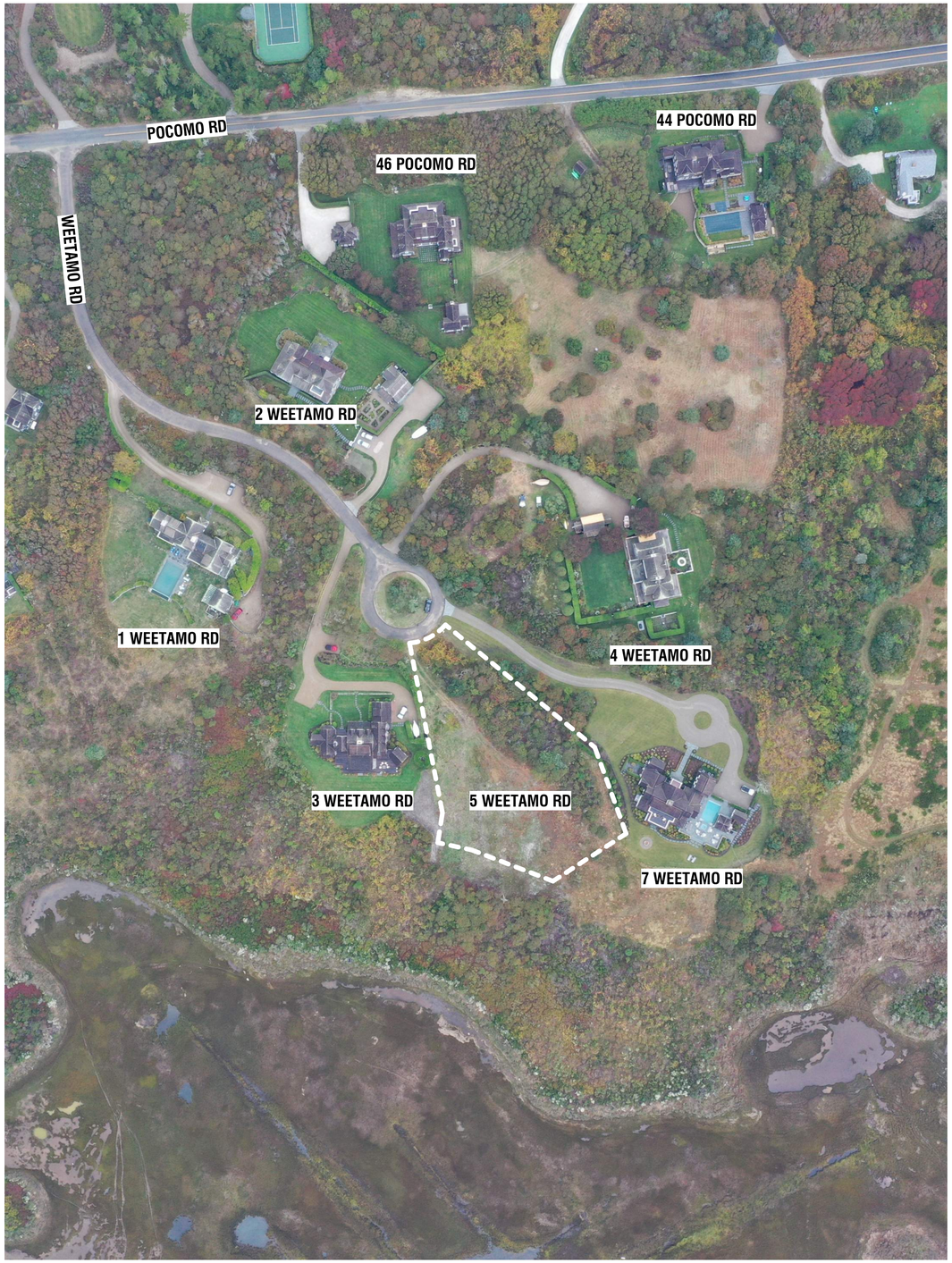
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

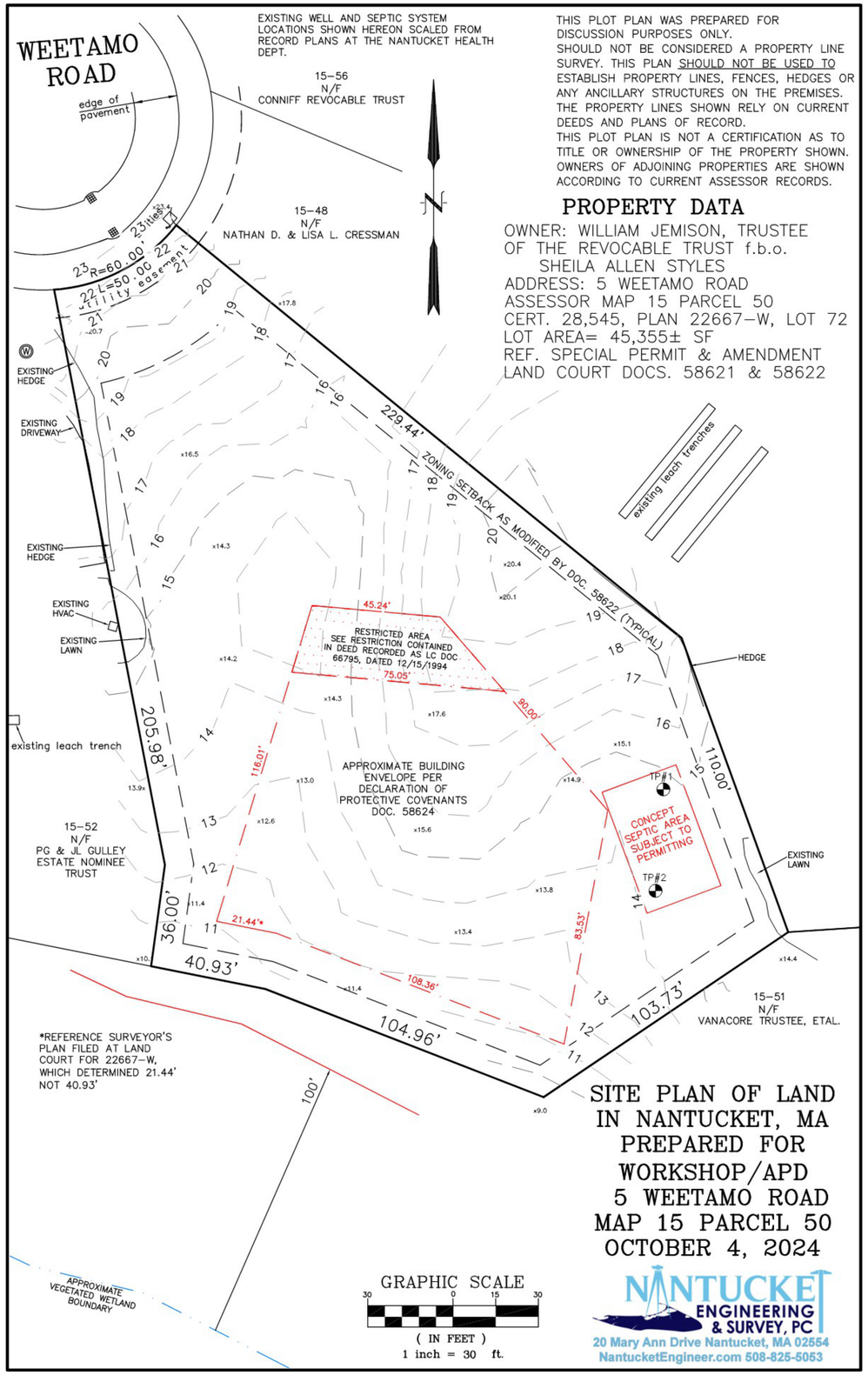
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

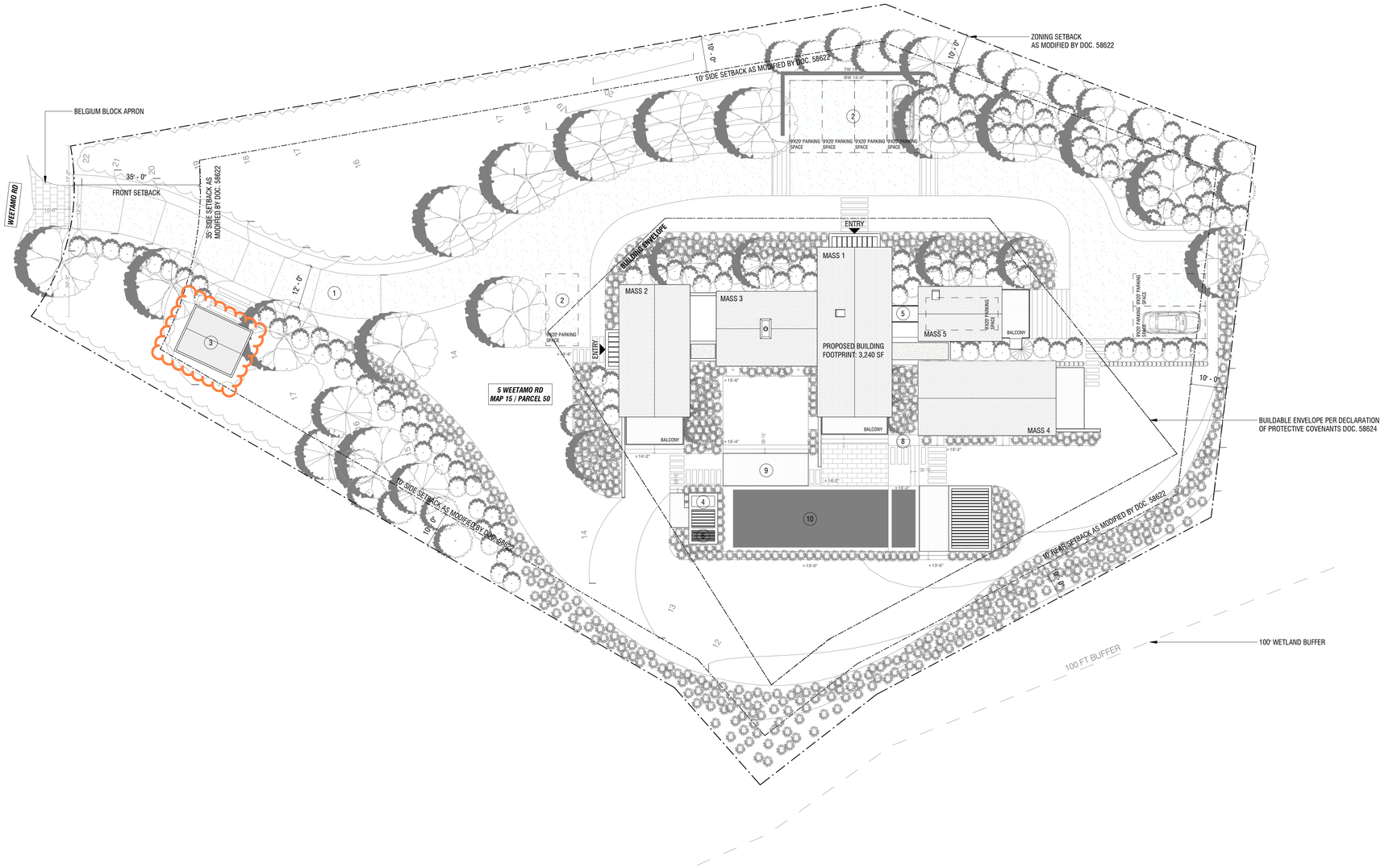
SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING



1 SITE PLAN
1/16" = 1'-0"

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

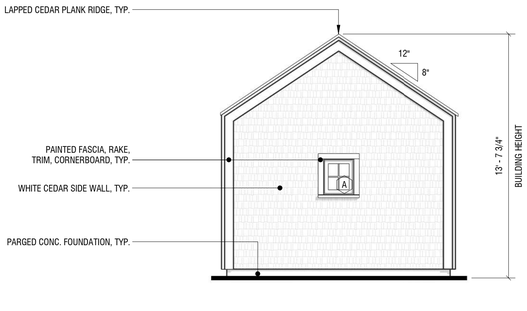
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

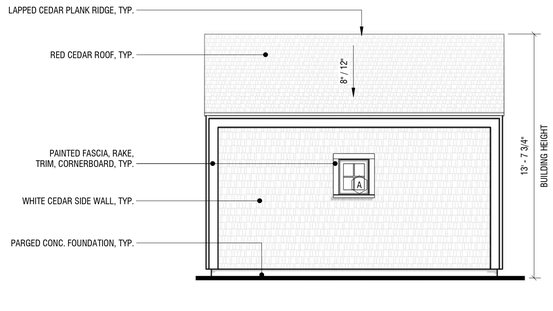
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



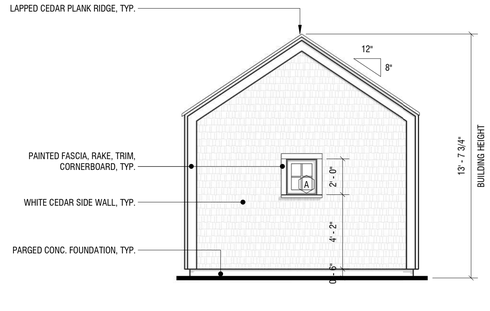
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



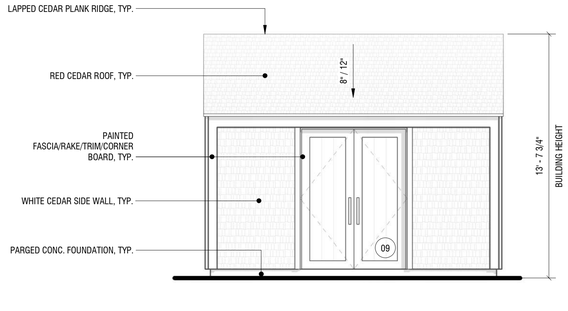
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



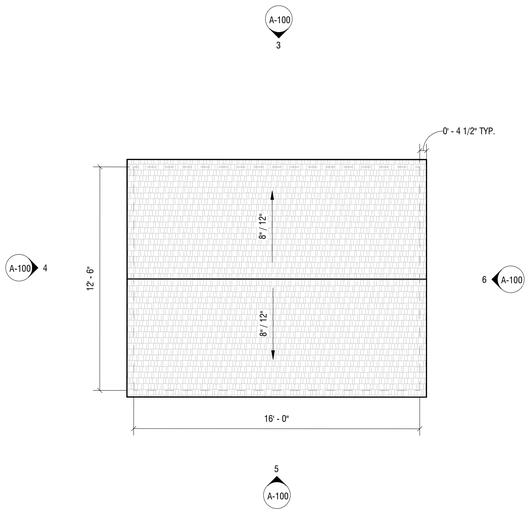
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



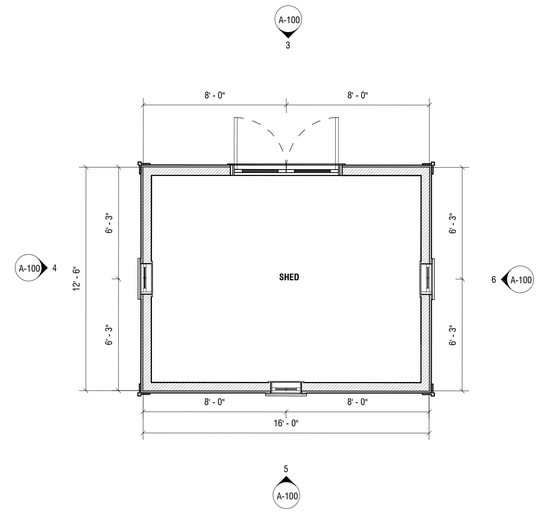
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

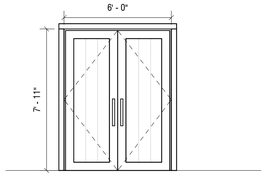
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

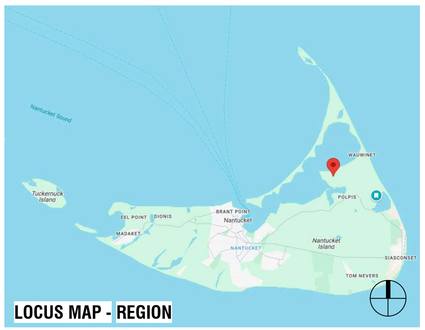
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

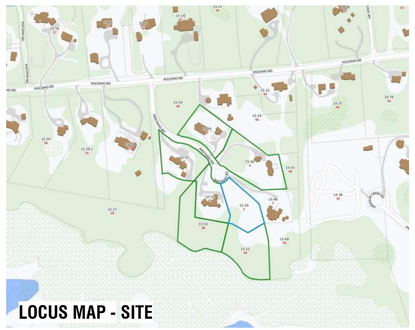
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
PHILIP & SCOTT NARDONE
--

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
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

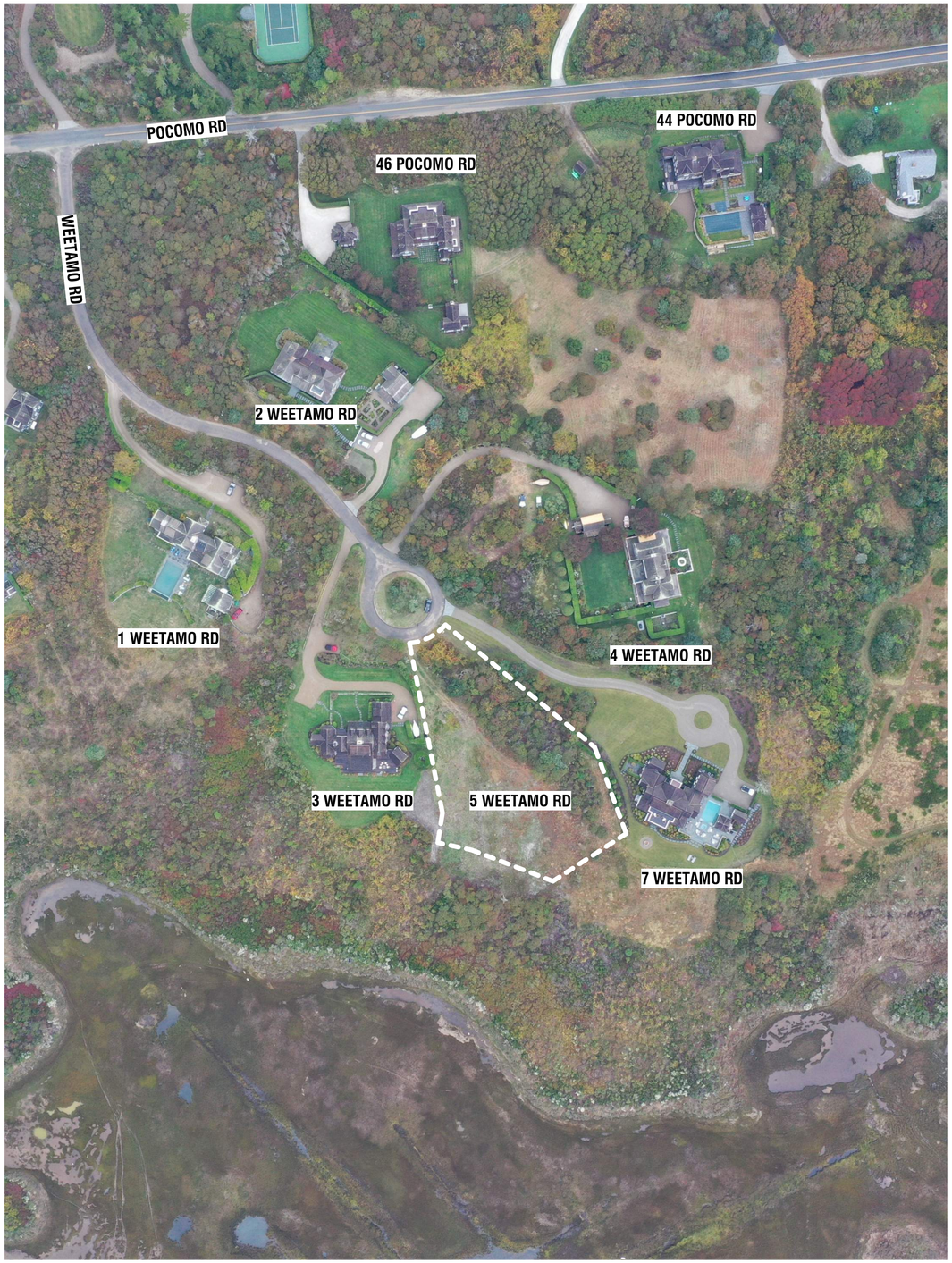
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC





1. AERIALVIEW - LOOKING SOUTH



2. AERIALVIEW - LOOKING SOUTHWEST



3. AERIALVIEW - LOOKING WEST



4. AERIALVIEW - LOOKING NORTH



5. STREET VIEW - LOOKING FROM WEETAMO RD



6. STREET VIEW - LOOKING FROM DRIVEWAY



7. EYE LEVEL VIEW - LOOKING SOUTH FROM 5 WEETAMO ROAD

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

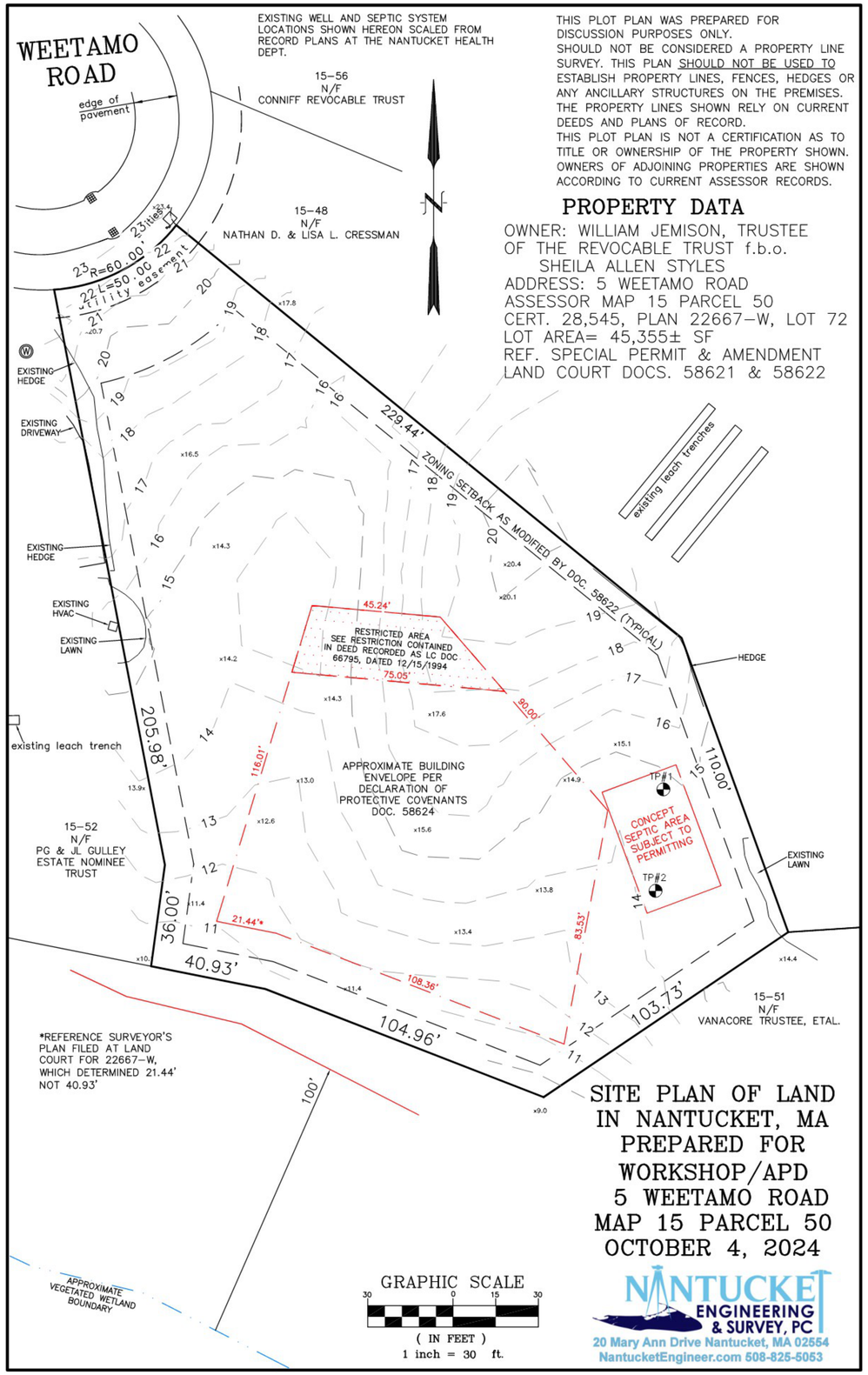
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PW/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	
PROJ. NO.	324031

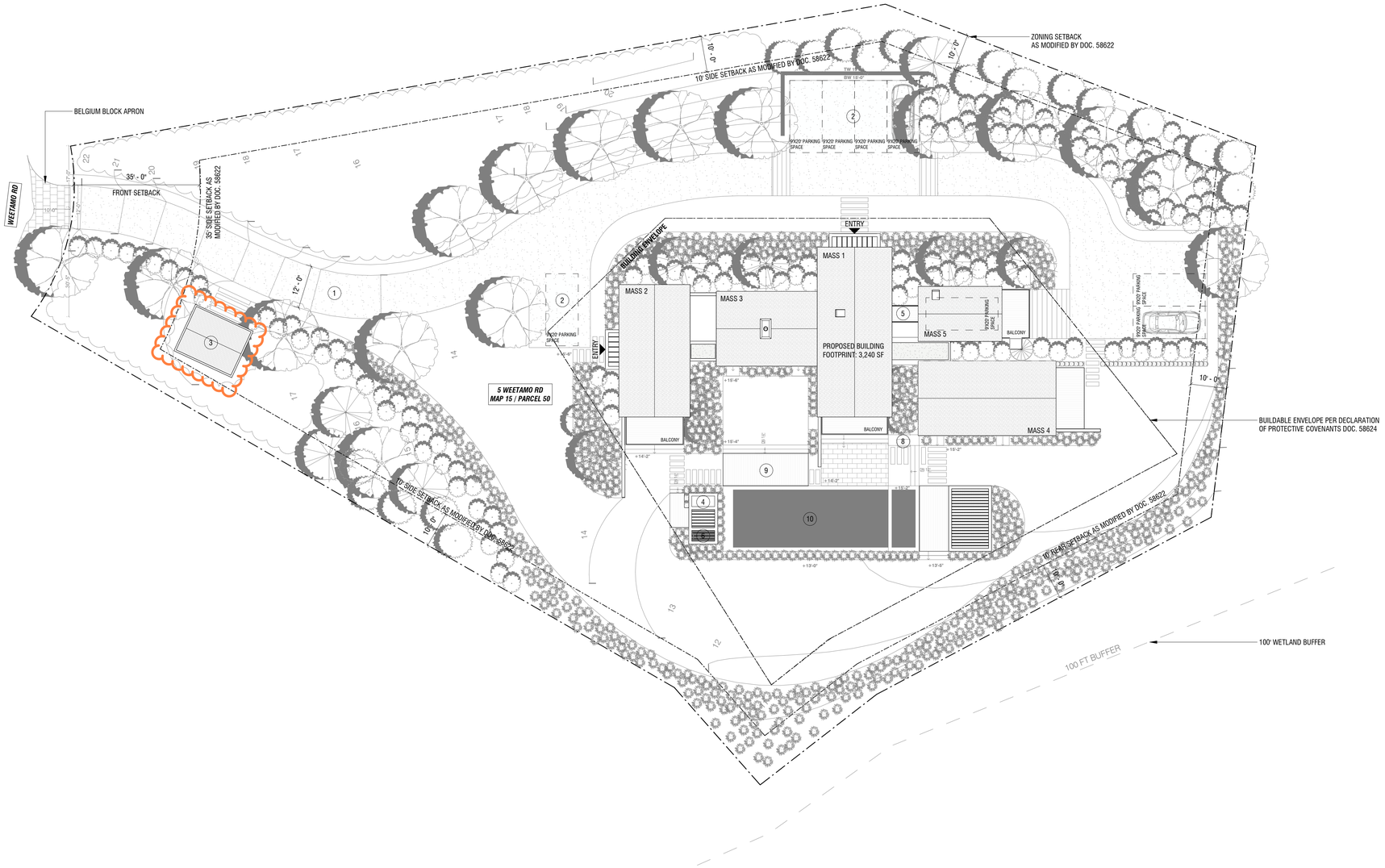
SITE SURVEY

X-000

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
4. PROPOSED CABANA BATH (FILED UNDER SEPERATE APPLICATION)
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY) (FILED UNDER SEPERATE APPLICATION)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED DINING DECK, IPE DECKING



1 SITE PLAN
1/16" = 1'-0"

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

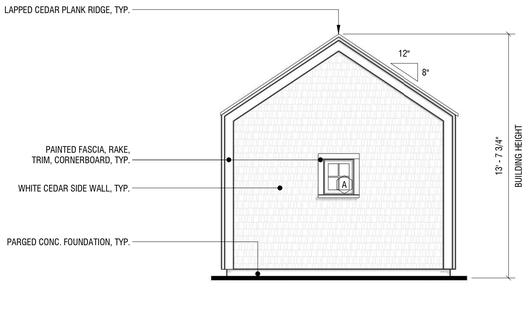
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

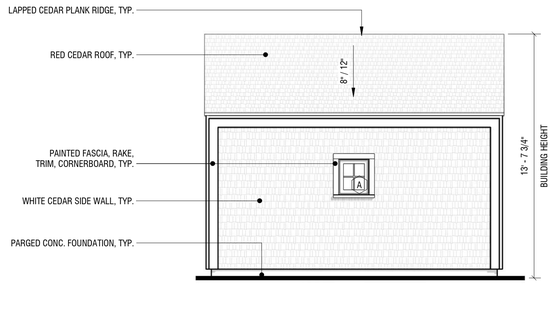
Z-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC



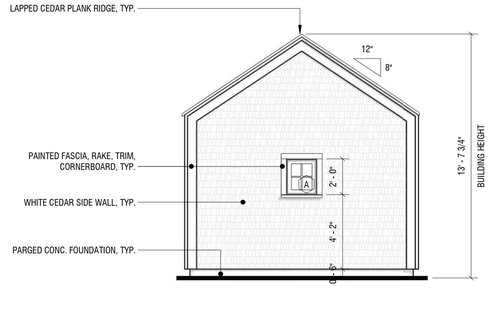
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



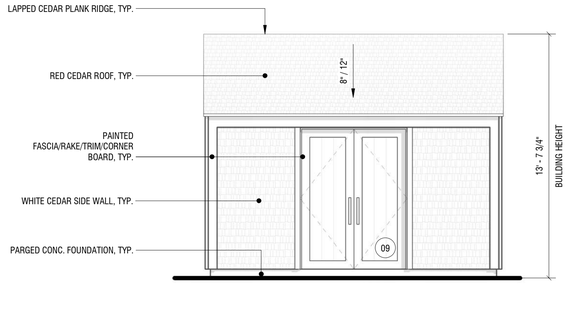
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



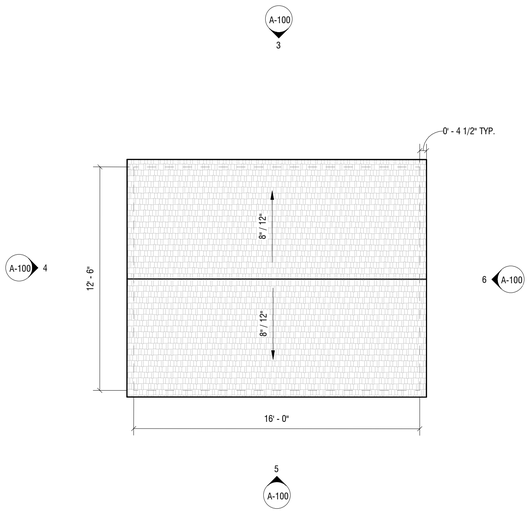
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



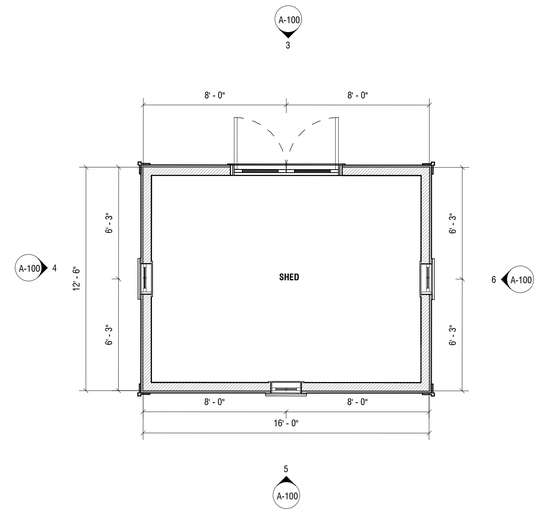
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

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

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

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 W. McInerney & Mary Rose Hannon

STREET ADDRESS 8 Copper Lane

MAP/PARCEL 42.3.3 / 134

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/24/25

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 2/24/25

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°: 42.3.3 PARCEL N°. 134

Street & Number of Proposed Work: 8 COPPER LANE

Owner of record: W. MCINERNEY & MARYROSE HANNON

Mailing Address: 312 SLEEPY HOLLOW LANE
FRANKLIN LAKES, NJ 07481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #(508)221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 20'X30' ☑ 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: 2001 (HOUSE)

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLITION OF DECK (EXISTING)
REPLACE WITH NEW 20'X30' PATIO (BLUESTONE)

Is there an HDC survey form for 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 BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

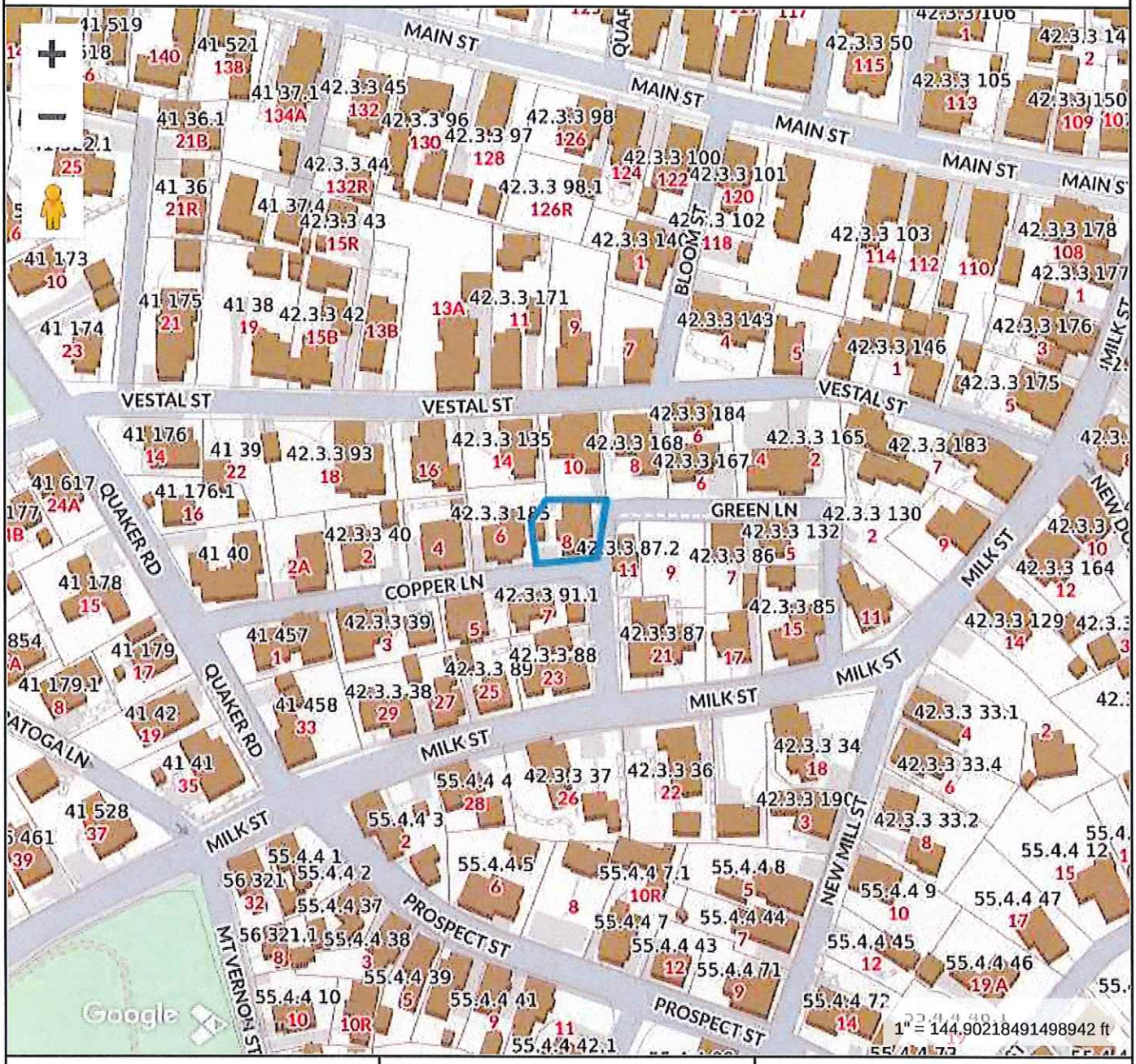
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

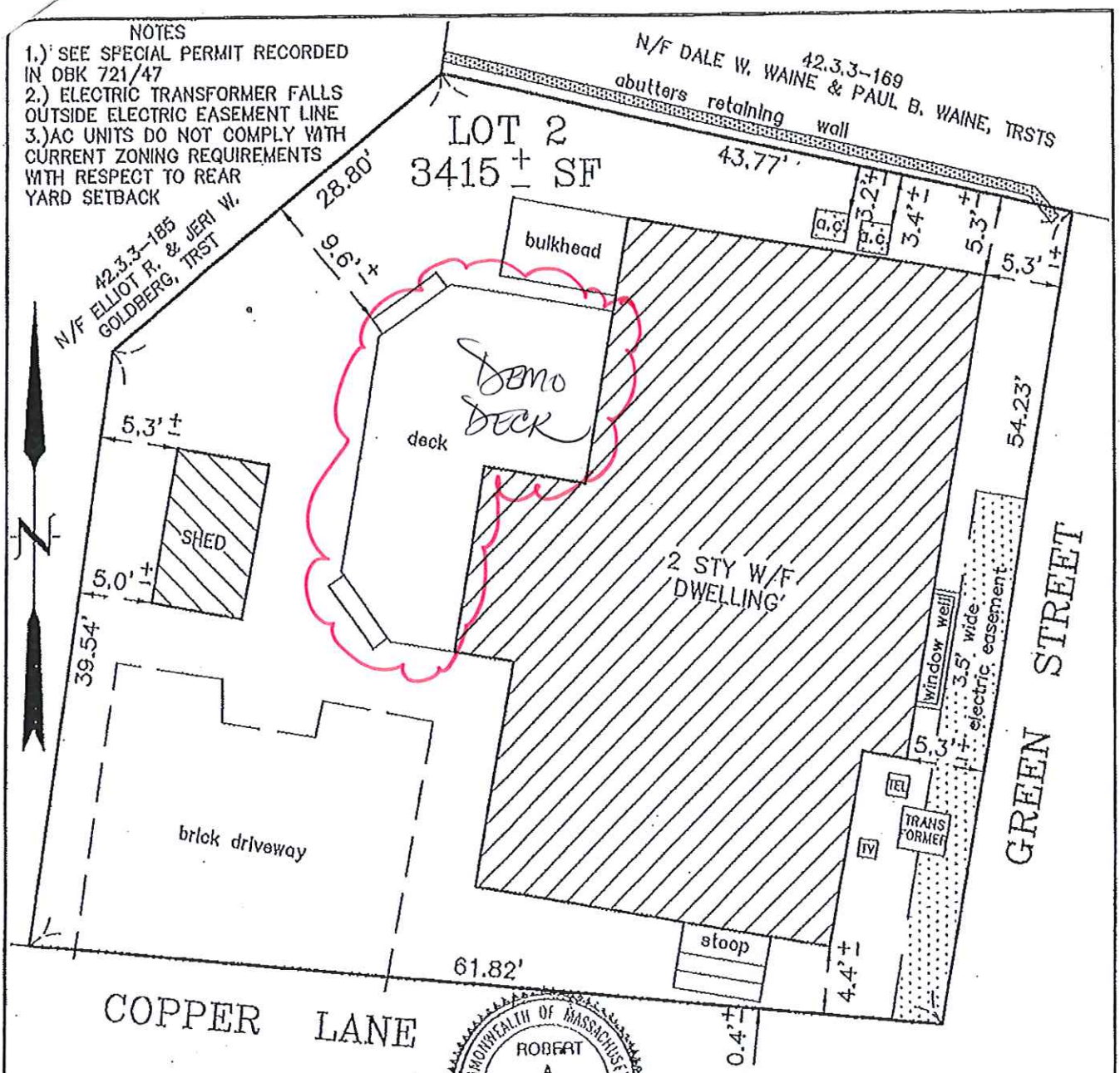
Property ID	10078
Location	8 COPPER LN
Owner	MCINERNEY WILLIAM P & MARYROSE HANNON

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 0 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50% (30% for lots < 5000 sf)
EXISTING G.C.R.: 34.9% ± EXISTING G.C.: 1190 sf ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86, REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
N.B. 21/70

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: MAY 12, 2014

DEED REFERENCE: DBK 1034, PG 112
PLAN REFERENCE: PLBK 14, PG 44
ASSESSOR'S REFERENCE:
MAP: 42.3.3 PARCEL: 134
PREPARED FOR: WILLIAM P. McINERNEY & MARYROSE HANNON McINERNEY

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1232



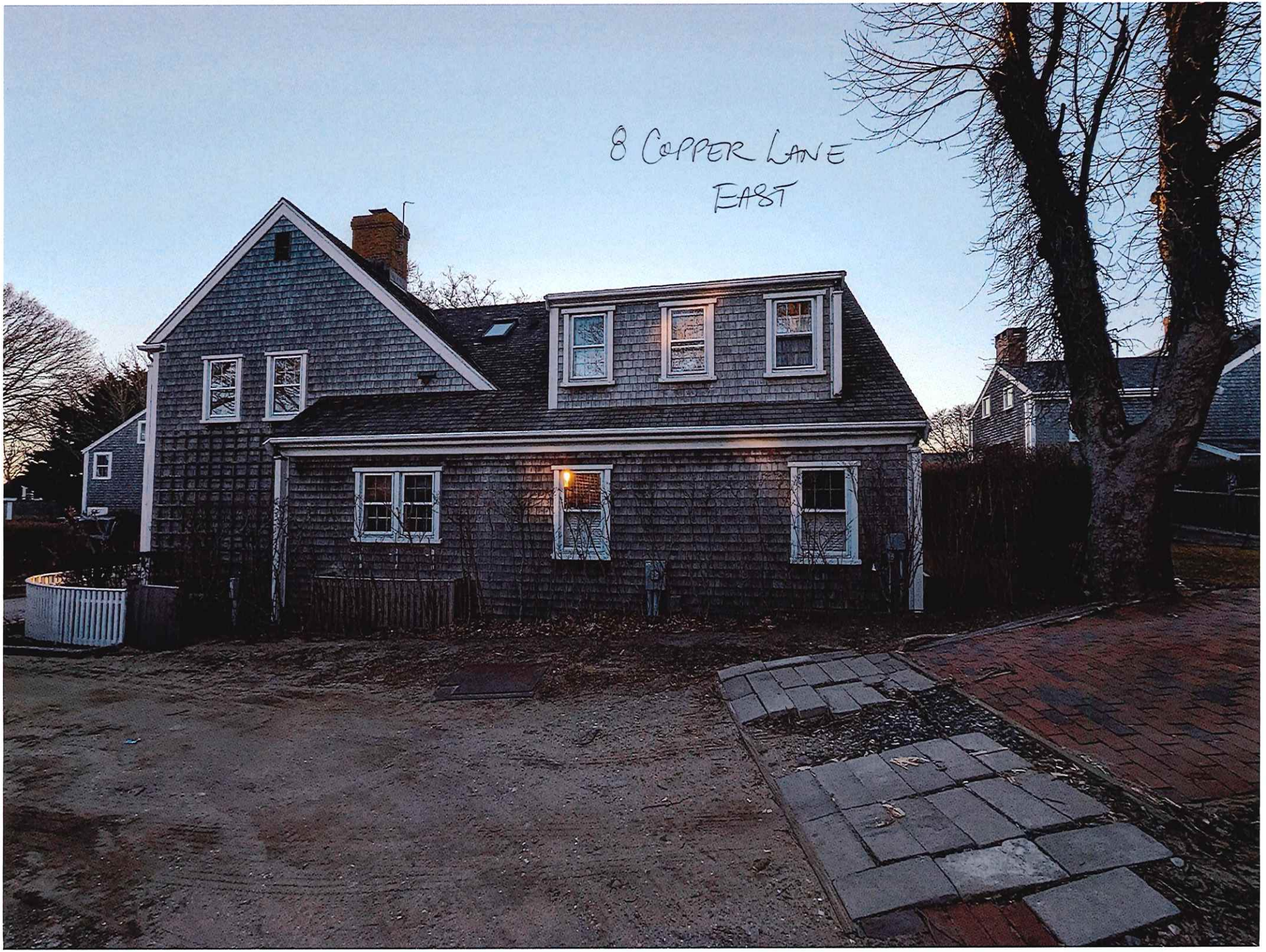
TPM ACK LLC	FRONT PATIO	REVISIONS	01
	8 COPPER LANE	MM/DD/YY / REMARKS	A

8 COPPER LANE

REPLACEMENT PATIO


8 COPPER LANE SOUTH


8 Copper Lane
West / South


8 COPPER LANE
EAST

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 W. McInerney & Mary Rose Hannon

STREET ADDRESS 8 Copper Ln

MAP/PARCEL 42-3-3 / 134

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/24/25

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.

Signature Victoria P Ewing Date 2/24/25

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 134

Street & Number of Proposed Work: 8 COPPER LN

Owner of record: W. MCINERNEY & MURRAY ROSE HANNON

Mailing Address: 312 SLEEPY HOLLOW LN

FRANKLIN LAKES, NJ 07481

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: _____ 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

ADD OUTDOOR SHOWER TO SOUTH SIDE OF SHED

6' VERTICLE BOARD CEDAR NTW

Is there an HDC survey form for 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 Clapboard (if applicable) _____ Roof _____

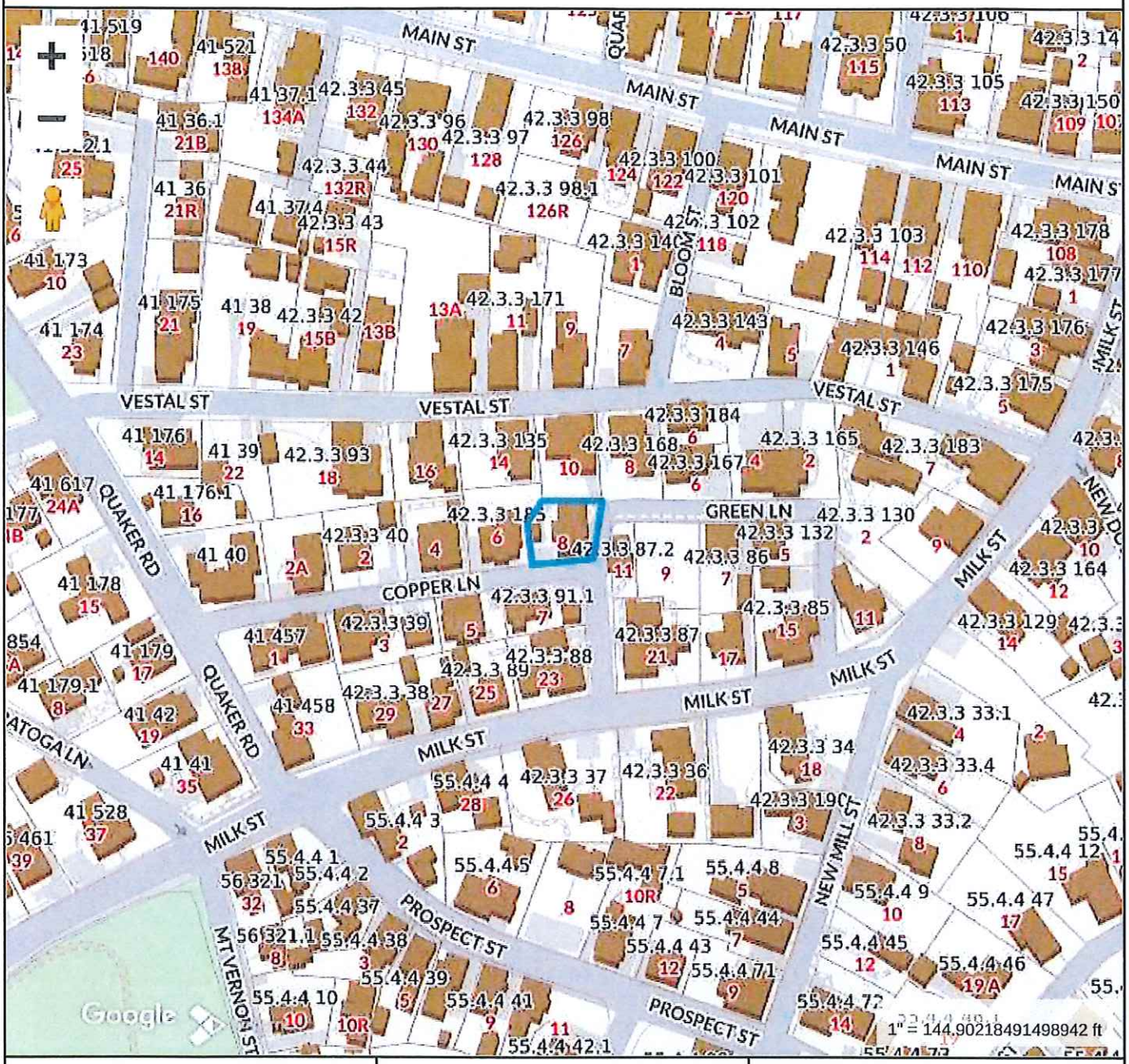
Trim NTW Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

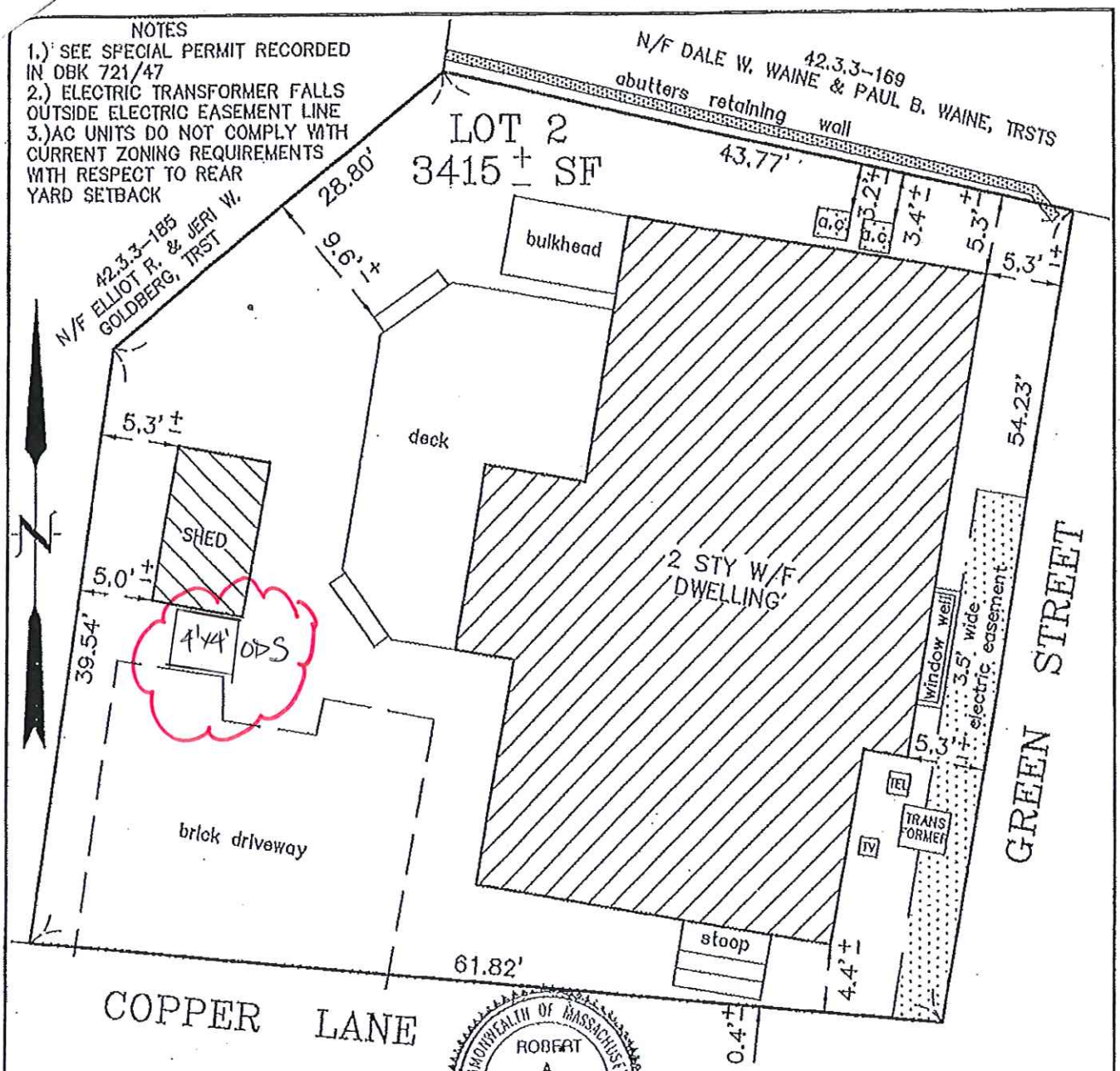
Property ID	10078
Location	8 COPPER LN
Owner	MCINERNEY WILLIAM P & MARYROSE HANNON

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: ROH
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 0 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50% (30% for lots < 5000 sf)
EXISTING G.C.R.: 34.9% ± EXISTING G.C.: 1190 sf ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

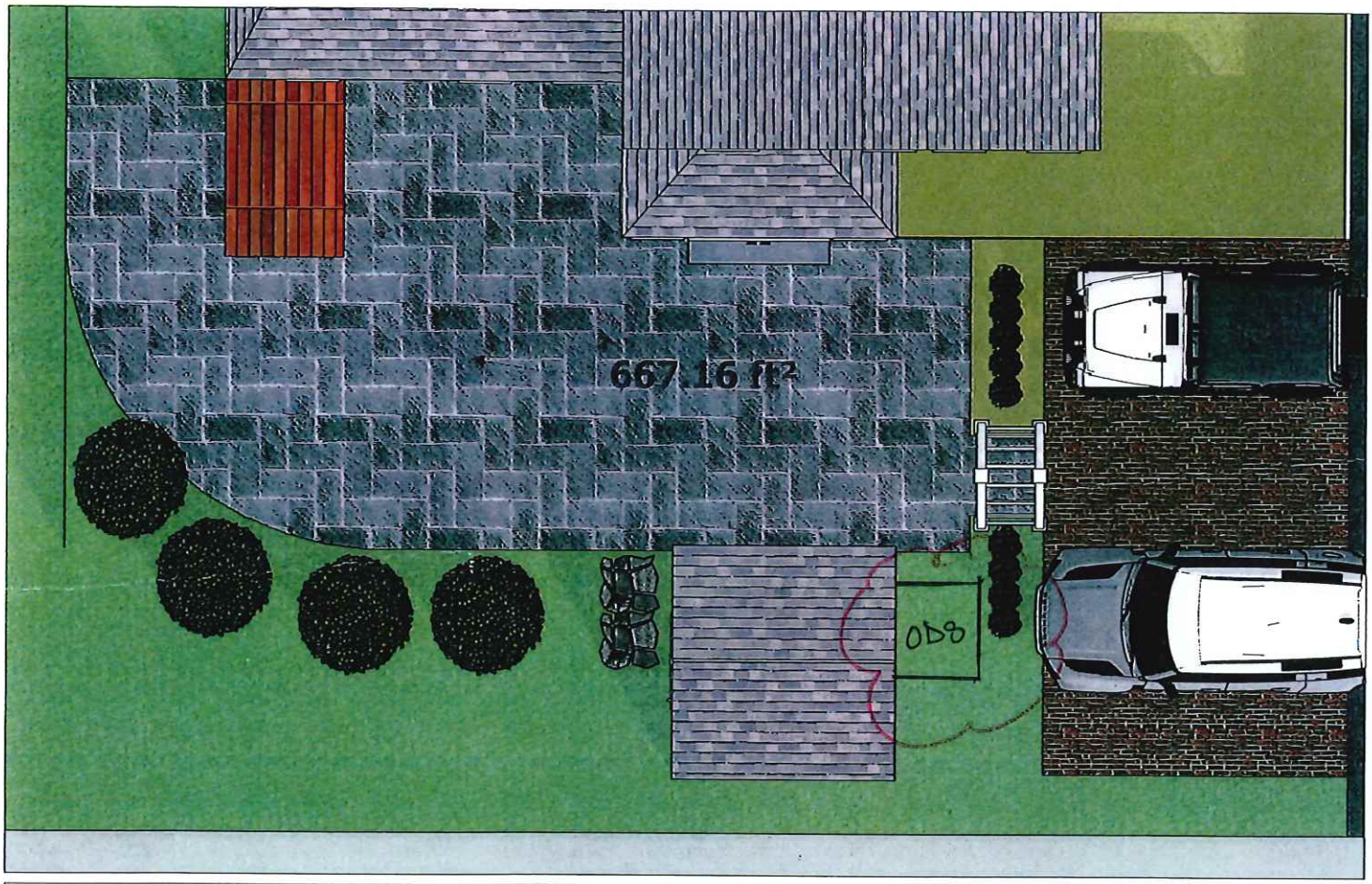
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86, REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
N.B. 21/70

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: MAY 12, 2014

DEED REFERENCE: DBK 1034, PG 112
PLAN REFERENCE: PLBK 14, PG 44
ASSESSOR'S REFERENCE:
MAP: 42.3.3 PARCEL: 134
PREPARED FOR: WILLIAM P. McINERNEY & MARYROSE HANNON McINERNEY

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1232



TPM ACK LLC	FRONT PATIO	REVISIONS NO. / DD/MM/YY / REMARKS 1 -/-/- - 2 -/-/- - 3 -/-/- - 4 -/-/- - 5 -/-/- -	01 A
	8 COPPER LANE		


LIFE IS GOOD
POSITIVELY AMERICAN
8





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 UNR, 02554

AS AGENT FOR Anne Brynn & Joshua Malitsky

STREET ADDRESS 253 Madaket Road

MAP/PARCEL 59.4 / 210

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/25

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 Victoria Ewing Date 3/10/25

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°: 59.4 PARCEL N°. 210

Street & Number of Proposed Work: 253 MADAKET ROAD

Owner of record: ANNE BRYNN, JOSHUA MALITSKY

Mailing Address: 253 MADAKET ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition *☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-02-7871

☐ 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 _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	9139
Location	253 MADAKET RD
Owner	BRYNN ANNE & MALITSKY JOSHUA

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.

STAFF

IV. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Mark Poor **01-7833**	8 Deer Run Rd	Solar ground array	57/14.3	ACK Smart
	• Due to no visibility in perpetuity				
2.	J. Malitsky & A. Bryn **02-7871**	253 Madaket rd.	New 2nd dwelling	59.4/210	LINK
	• Colors to match existing MH				

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Patten
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve through Staff per noted conditions (Coombs)**
Vote	Carried unanimously — Certificate # **HDC2023-01-(as noted)**

V. NEW BUSINESS 01/10/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Susan Genthner **02-7870**	128 Surfside Rd	New 2nd dwelling rev 10-7333	80/229.1	Val Oliver

Voting	Pohl, Welch, Coombs, Camp, Thornewill
Alternates	Patten
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Val Oliver
Public	None
Concerns	**Welch** – Concerned the structure is too close to the property line. **Thornewill** – Agrees with Welch. **Camp** – In favor of comments that were made by the board. **Coombs** – Also in favor of comments that were made by the board. **Pohl** – Believes that structure would not be viewed from the street.
Motion	Motion to Disapprove (Welch)
Vote	Not carried 1-4 // Pohl, Coombs, Camp, Thornewill opposed
Motion	**Motion to Hold for Representation and more information (Camp)**
Vote	Carried 4-1// Welch opposed — Certificate # **HDC2023-02-7870**

2.	Kerlin & Jason Hempel **01-7761**	17 Orange St	Windows chng	42.3.2/12	**Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Linda Williams
Public	**Lucy** - HSAG is against the addition of the roof walk. The third-floor mechanical equipment platform will be visible from St. Paul's and after recent discussion of retaining historic material and character HSAG believes that is a good enough reason not to allow it. HSAG thinks the chimney is historic and should not be removed. **Mr. Goduti** (abutters at 15 Orange St) – Is concerned about the roof walk and refers to previous denials by the HDC board on roof walks previously proposed on this property. Is also concerned about rear deck proposed which is on a roofline shared with his property as well the mechanical equipment platform proposed which is higher than any other such equipment in the block houses.
Concerns	**Backus** – No concerns. **Pohl** – Concerned about roof walk also due to not setting a precedence. Suggest bottom portion of third floor utility contraption should be shingled and top portion to be balustrades. **Welch** – Suggest windows on the second-floor balcony should be replaced by a single wide door. Thinks three small windows on first floor should be reworked. **Camp** – Is opposed to the roof walk, believes it would set a bad precedence. Is concerned about the third-floor equipment platform and believes windows on the second floor should be replaced by French doors on West Elevation. **Coombs** – Concerned about the roof walk and agrees with the single door on the second-floor balcony on the West Elevation. **Oliver** – Is opposed to roof walk due to not setting a precedence.
Motion	**Motion to Approve through Staff with no roof walk, the third-floor utility contraption to be partially shingled on the bottom and have typical balustrade on the top portion. On the west elevation the door on the second floor to become a single door. The deck to downsize, two feet across and two feet deep. The three small windows on the first floor to become three over three double hung. All per exhibit A. (Oliver)**
Vote	Carried unanimously — Certificate # **HDC2023-01-7761**

PROPOSED

CERTIFICATE NO: _____ DATE ISSUED: 2/14/23

HDC2023-02-7871

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 210

Street & Number of Proposed Work: 253 MADAKET RD

Owner of record: Lost-MALITSKY / Anne Brynn

Mailing Address: 253 MADAKET RD
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK Permitting & Design

Mailing Address: PO Box 01001
NANTUCKET MA 02554

Contact Phone #: (508) 221-0274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: 2/1/23 Fee Paid: $ 259.20

Must be acted on by: 2/17/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS- Colors to match existing house.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 45'+/- Sq. Footage 1st floor: 1296+/-SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 29'+/- 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 14'+/- South 14'+/- East 14'+/- West 14'+/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ 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 Andersen 400 Series

Doors* (type and material): ☐ TDL ☑ SDL Front 6LT 2PANEL Rear _____ Side 15 LT SLIDER

Garage Door(s): Type _____ Material _____ 9LT 2PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTN Clapboard (if applicable) _____ Roof MOIRE BLACK

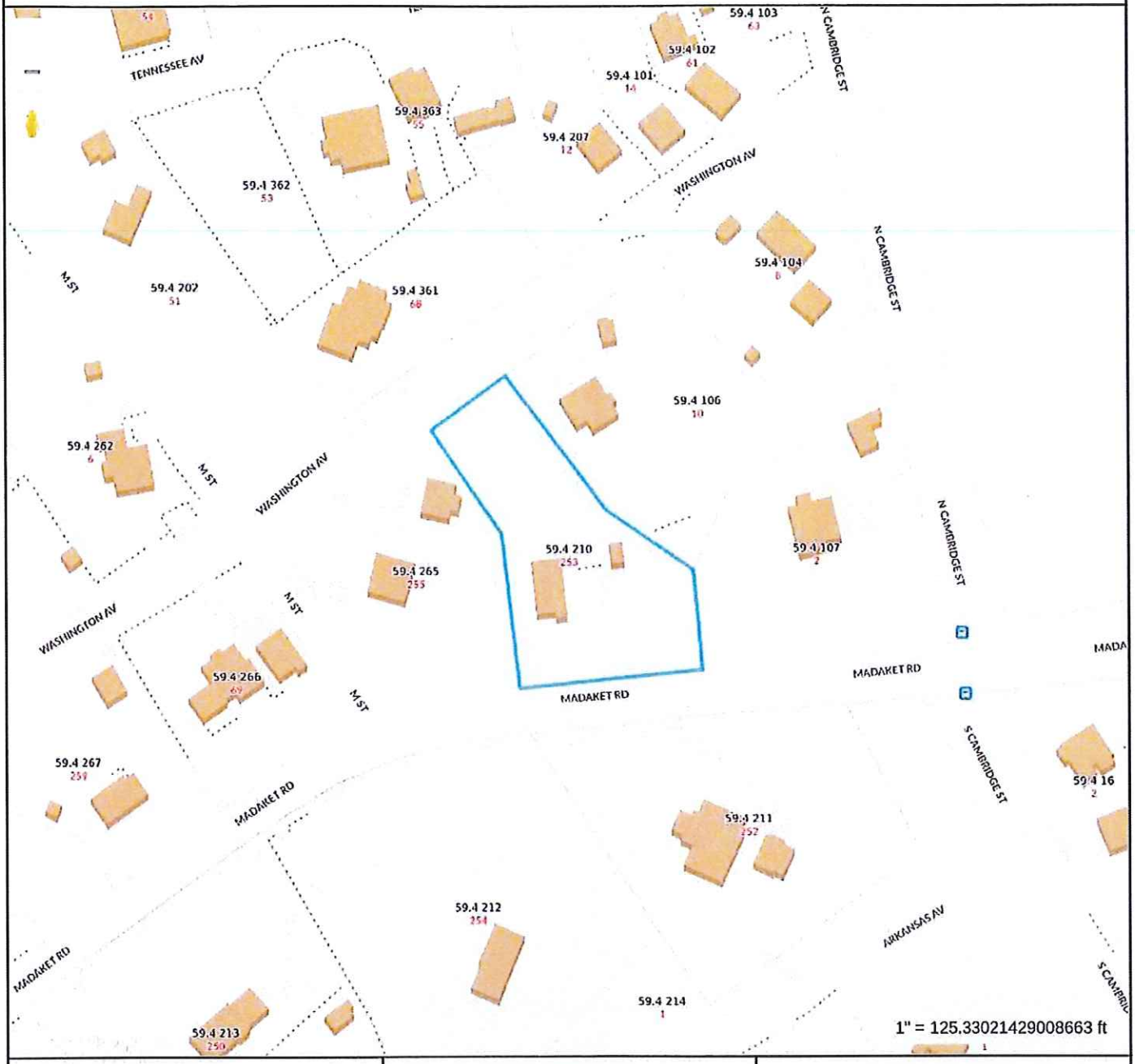
Trim TIMBERTEX (WHITE) Sash _____ Doors _____

Deck NTN Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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



Property Information

Property ID	59.4 210
Location	253 MADAKET RD
Owner	BRYNN ANNE & MALITSKY JOSHUA

RECEIVED
JAN 30 2023
By

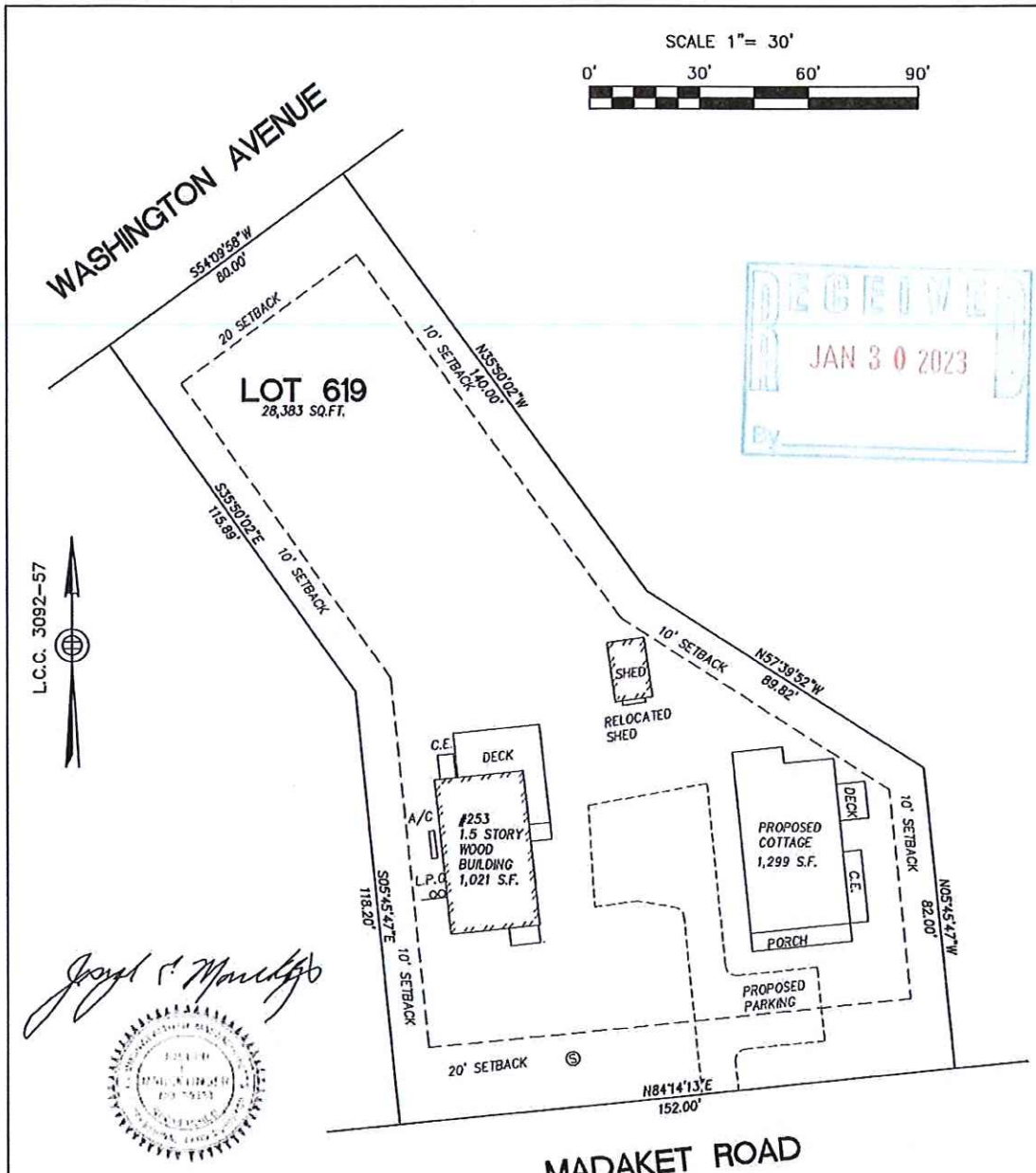
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

RECEIVED
FEB 2 2023
By



RECEIVED
JAN 30 2023
By

APPROVED
HDC 2023-02-7871

ZONING CLASSIFICATION: VR

MINIMUM LOT SIZE = 20,000 SQ. FT.
MINIMUM FRONTAGE = 100 FT.
FRONT YARD SETBACK = 20 FT.
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO = 10%

PROPOSED GROUND COVER RATIO = 8.2%

PROPOSED PERMIT
NANTUCKET, MA.
253 MADAKET ROAD
(NANTUCKET COUNTY)
SCALE 1 IN.= 30 FT
JANUARY 8, 2023

CERT.: 27076 L.C.C. 3092-57
ASSESSORS MAP 59.4, PARCEL 210

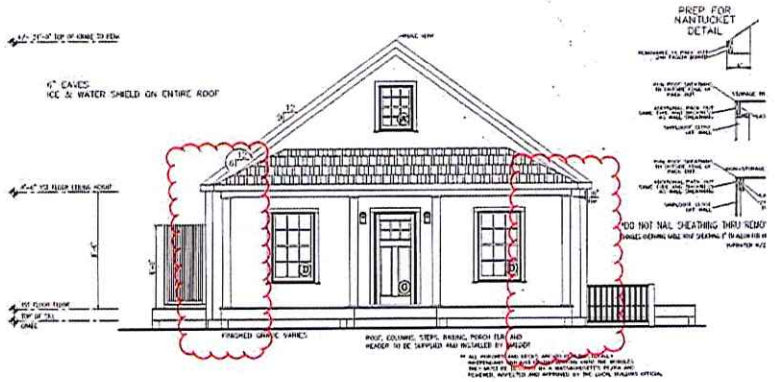
OWNERS: JOSHUA MALITSKY & ANNE BRYN

J. MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

RECEIVED
JAN 30 2023
By

FRONT ELEVATION NEW

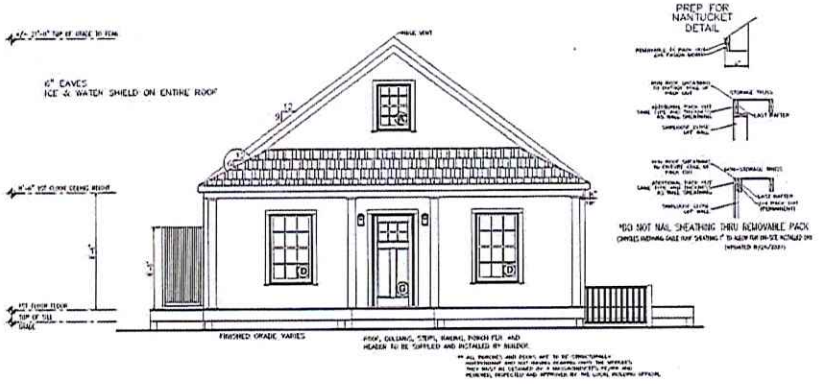
SOUTH



ADDITIONAL
HDC 2023-02-7871

FRONT ELEVATION OLD

SOUTH



NOTES:

RECEIVED
FEB 03 2023

253 MADAKET ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

253
MADAKET
ROAD

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44281
RANCH

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

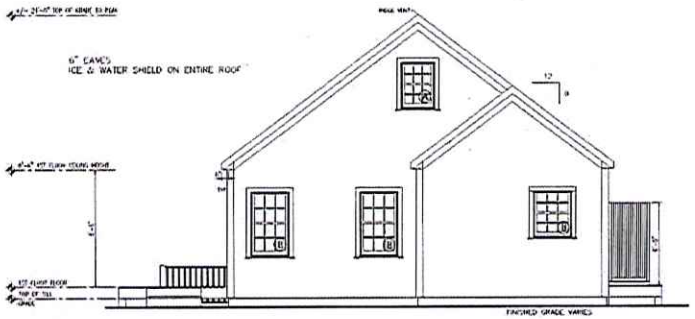
SHEET:
OLD-NEW

RECEIVED
JAN 30 2023
By

APPROVED
HDC 2023-02-7871

REAR ELEVATION

NORTH



NOTES:

253 MADAKET ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44281
RANCH

TITLE:
ELEVATIONS

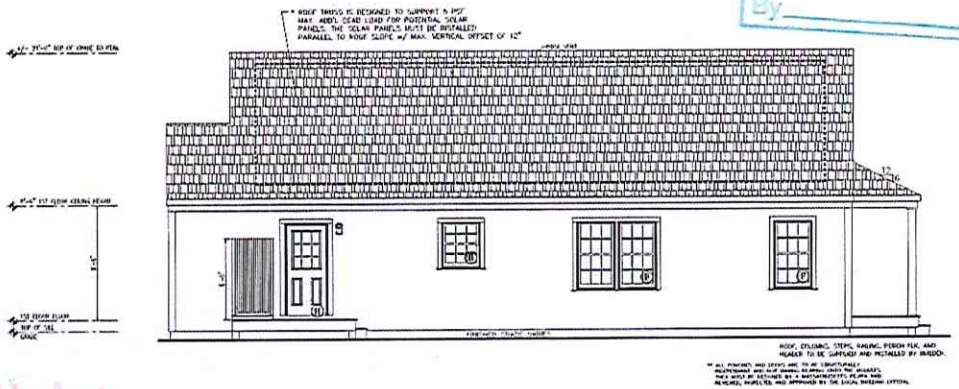
DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

SHEET:
ELEV- (1)

RECEIVED
FEB 02 2023
By

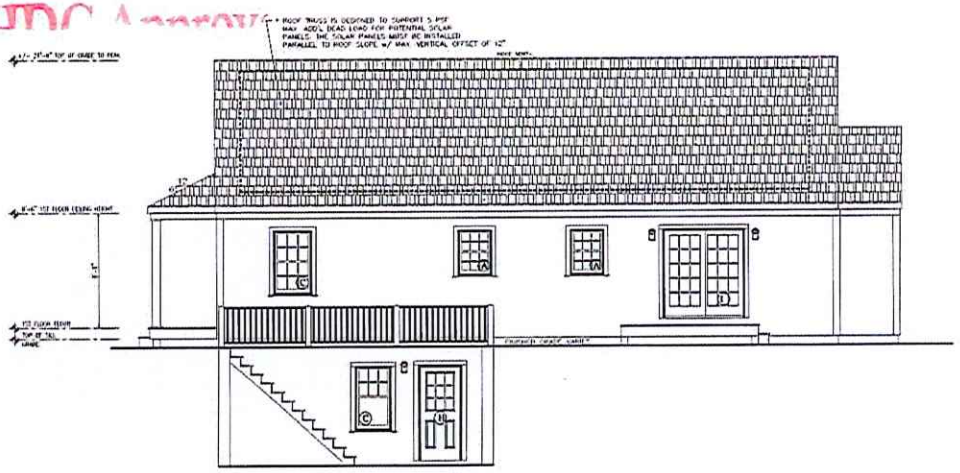
LEFT ELEVATION

WEST



RIGHT ELEVATION

EAST



NOTES:

RECEIVED
JAN 30 2023
By

APPROVED
HDC 2023-02-7871
Without HDC Approval

RECEIVED
FEB 09 2023

253 MADAKET ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER: DREAMLINE MODULAR

CUSTOMER/PROJECT: MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

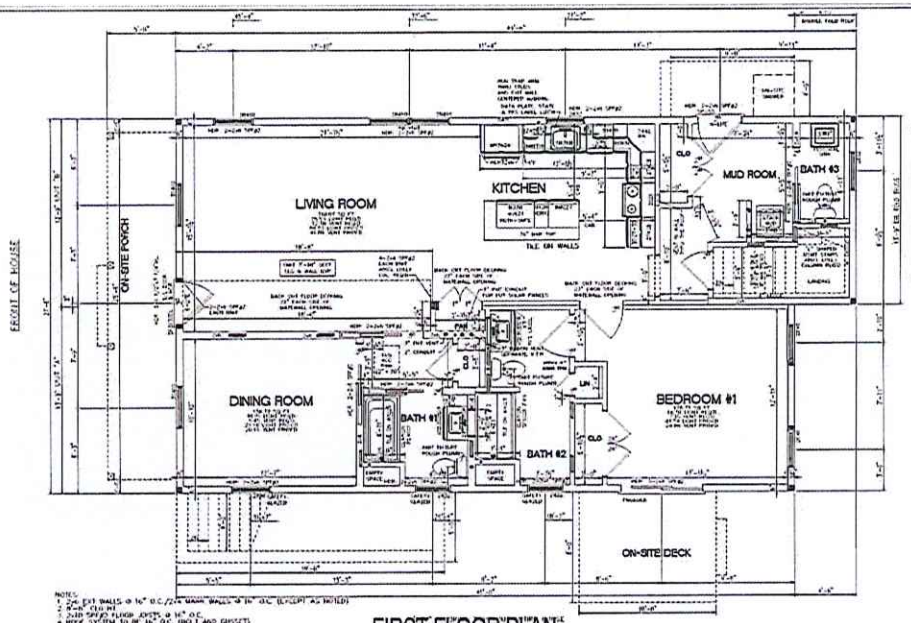
PROJECT: 44281 RANCH

TITLE: ELEVATIONS

DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

SHEET: ELEV-(2)

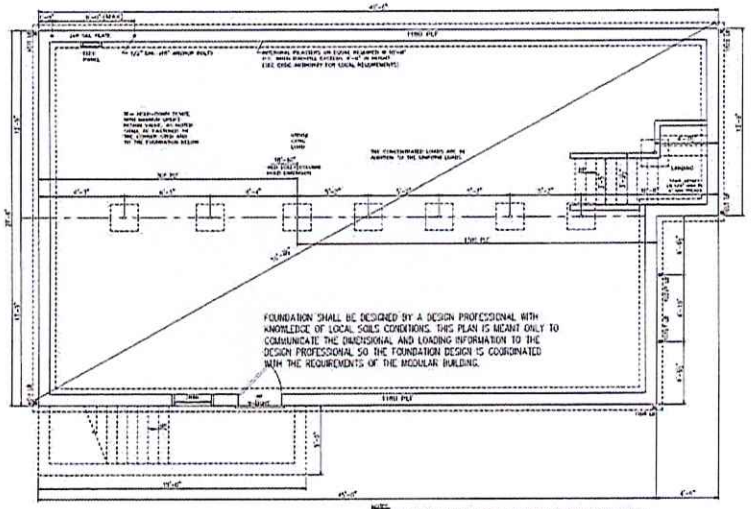
RECEIVED
JAN - 0
By



FIRST FLOOR PLAN

SQUARE FOOTAGE:	
FIRST FLOOR:	1,299 SQ. FT.
SECOND FLOOR	SQ. FT.
BONUS ROOM:	- SQ. FT.
GARAGE	- SQ. FT.
TOTAL:	1,299 SQ. FT.
OVERALL SIZE	27'-6"x48'-6"
MODEL:	RANCH

FOUNDATION



THE BUILDER'S RESPONSIBILITY IS TO DESIGN THE FOUNDATION TO THE USERD LOADS. THE FOUNDATION MUST BE INSPECTED & APPROVED BY THE LOCAL BUILDING OFFICIAL.

DOOR/WINDOW SCHEDULE

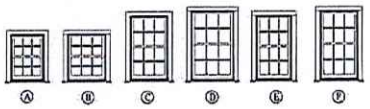
44267 DOOR/WINDOW SCHEDULE

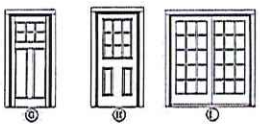
WINDOWS - ANDERSEN 400 SERIES - SIMULATED DIVIDED LITES w/ WHITE / WHITE

MARK/TYPE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"R" VALUE	TOT FT AREA	TOT FT VENT
(A)	A	35 1/8" x 41 1/8"	ANDERSEN 400	CN WINDOW	36	9.99	5.00	1.94
(B)	B	29 1/8" x 41 1/8"	ANDERSEN 400	CN WINDOW	36	8.34	5.00	1.74
(C)	C	35 1/8" x 76 1/8"	ANDERSEN 400	CN WINDOW	36	19.19	8.50	5.80
(D)	D	59 1/2" x 41 1/8"	ANDERSEN 400	CN WINDOW	36	16.81	11.41	5.20
(E)	E	71 1/2" x 76 1/8"	ANDERSEN 400	CN WINDOW	36	37.66	9.36	4.65
(F)	F	35 1/8" x 65 7/8"	ANDERSEN 400	CN WINDOW	36	16.29	9.25	5.47

DOORS

(G)	G	36 1/4"x81 3/4"	ANDERSEN WILLIAMS	36" 6-LITE DOOR	40	22.13	1.5	19.25
(H)	H	36 1/4"x81 3/4"	ANDERSEN WILLIAMS	36" HALFLITE DOOR	40	22.13	5.33	19.25
(I)	I	72" x 81"	ANDERSEN	SLIDING PATIO DOOR	50	39.38	23.99	34.32





BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
MALITSKY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
44281
RANCH

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 11/28/22
SCALE: 1/4"=1'-0"
FILENAME: 44281

SHEET:
PLAN -

30A Orange St: 42.3.2 / 200

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

n/a 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

n/a 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange St.

Owner of record: JEFFrey Greenberg

Mailing Address: 30 Orange 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. 2024-07-10837
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Replace Concrete apron w/ belgian block & Type II Picket Fence

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: n/a ☐ 1st floor ☐ 2nd floor around
Width: _____ Sq. footage 2nd floor: _____ Size: n/a ☐ 1st floor ☐ 2nd floor Heat pump
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 Replace concrete apron w/ belgian block & Type II Picket
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 CHANGE No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/25 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 Emeritus Ltd

AS AGENT FOR Jeffrey Greenberg

STREET ADDRESS 30A Orange St

MAP/PARCEL 42.3.2 / 200

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 03/3/25

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

30 Orange Street, Nantucket, MA 02554 — Nantucket Historic District Commission

July 27, 2020

Name: KIM GREENBERG

Address: 30 Orange 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 property at 30 Orange Street per our collaboration.

Thank you for your understanding.

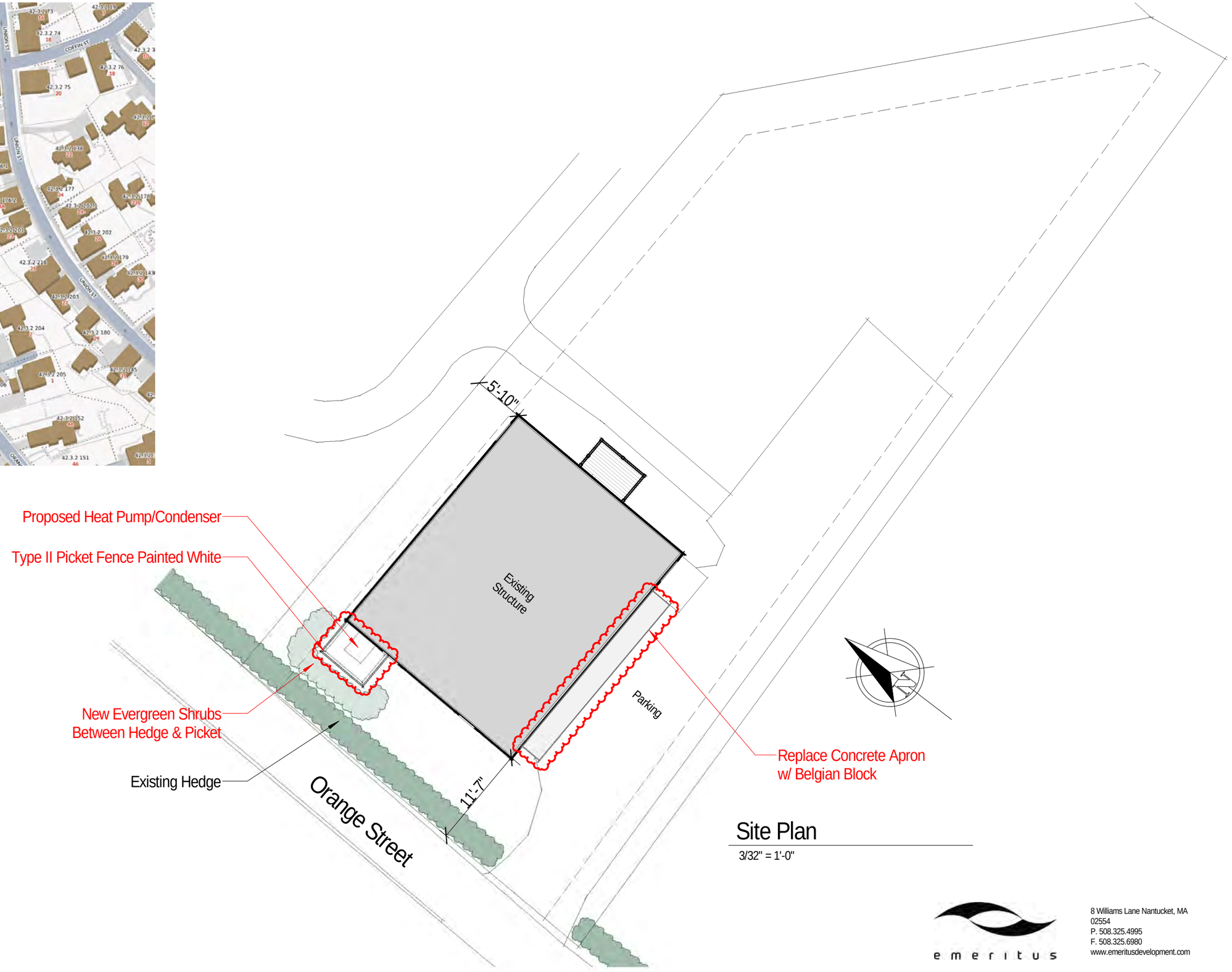
Date: July 29, 2021

Signature:



Locus Map

Not to Scale



Site Plan

3/32" = 1'-0"

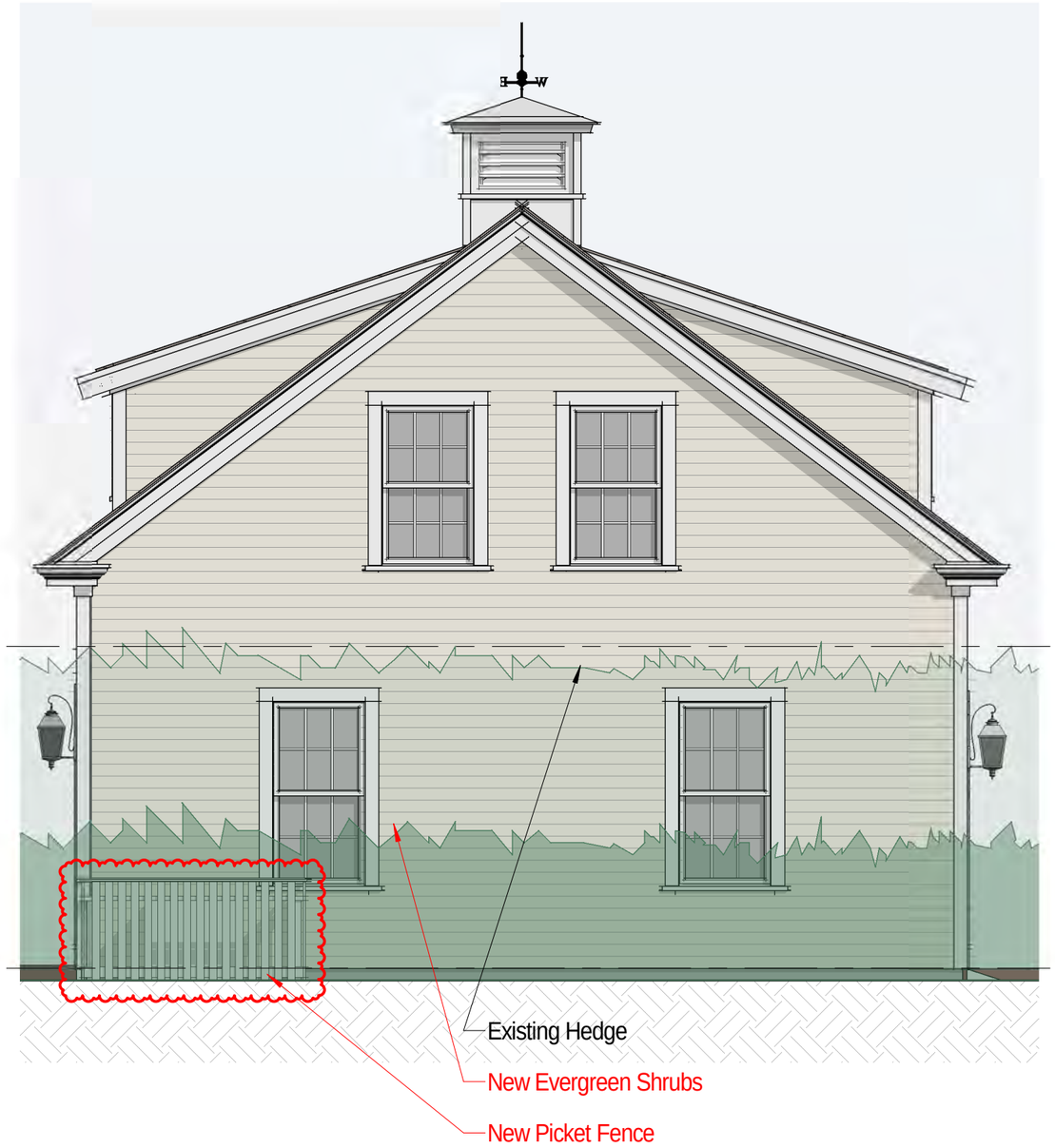
Greenberg Garage

30A Orange Street

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



Greenberg Garage
30A Orange Street
Nantucket, MA 02554

West Elevation
1/4" = 1'-0"

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



North Elevation

1/4" = 1'-0"

South Elevation

1/4" = 1'-0"

Greenberg Garage

30A Orange Street

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com









CERTIFICATE NO: —

DATE ISSUED: 8/20/24

HDC2024-07-10837

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange Street

Owner of record: Jeffrey Greenberg

Mailing Address: 30 Orange St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA

Contact Phone #: 508 325 4995 E-mail: admin@emeritus.development.com

FOR OFFICE USE ONLY 01323

Date application received: 7/15/24 Fee Paid: $ 50

Must be acted on by: 9/13/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Garage

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2021-10-4940

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Lower main roof and dormers & reduce Windows.

Size of Structure or Addition: Length: 21-2 +/- 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 21'-2" +/- South " " East " " West " "

Additional Remarks CONTINUING

Historic Name:

Original Date: GARAGE = c 1950s

Original Builder:

REVISIONS* (describe)

1. East Elevation Lower Main Roof & windows
2. South Elevation Lower main roof, dormers, & reuse windows
3. West Elevation Lower main roof & windows
4. North Elevation Lowe main roof, dormers & reuse windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural

Trim White Sash White Doors White

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

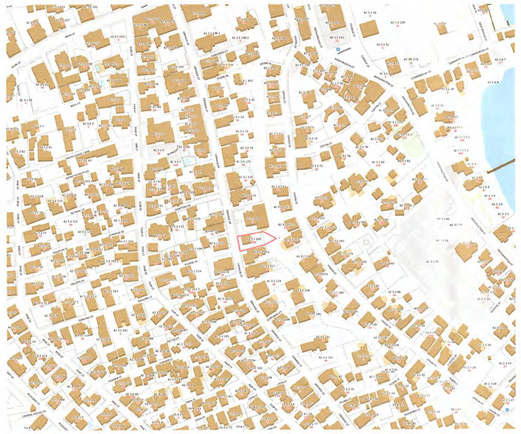
Date 7/12/24 Signature of owner of record [signature] Signed under penalties of perjury

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

08.27.24

HDC ATS Submission



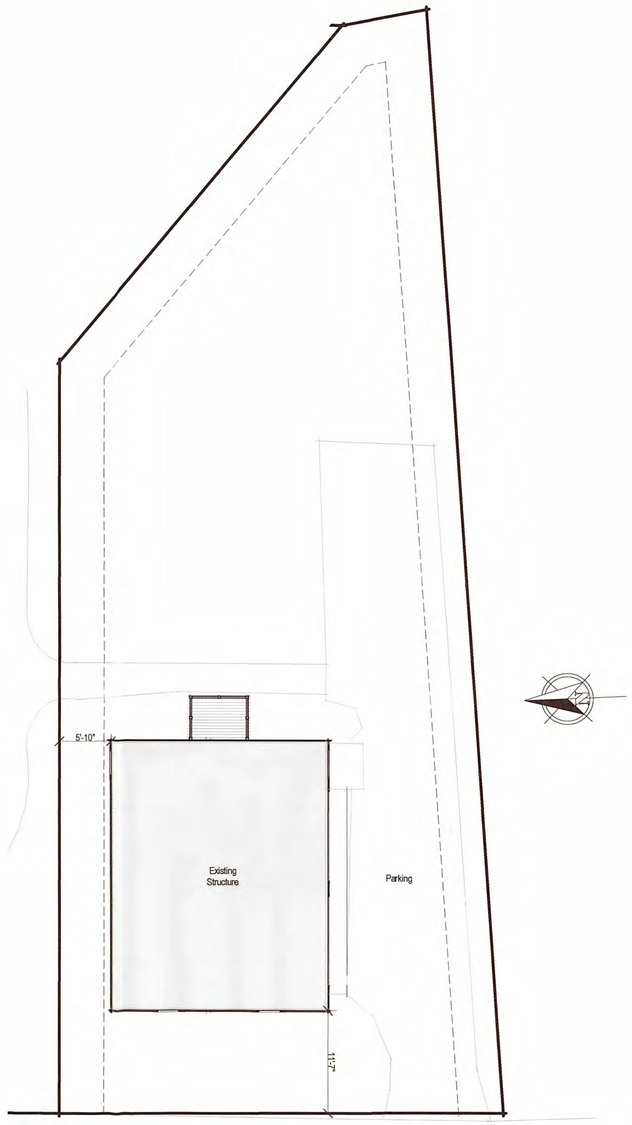
1 Locus Map
Not to Scale

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	4	2'-10" +/-	4'-8" +/-	TBD	TBD	Egress Window	≥ 30
B	2	2'-10" +/-	5'-4" +/-	**	**		≥ 30
C	7	2'-6" +/-	2'-9" +/-	**	**		≥ 30



2 Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES
1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per Prescriptive Method
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order



3 Site Plan
1/8" = 1'-0"

RECEIVED
AUG 28 2024

2120
Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.	No Change

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section
D.1.1 Interior Elevations - Kitchen/Living
D.1.2 Interior Elevations - Bedroom 1
D.1.3 Interior Elevations - Bedroom 2
D.1.4 Interior Elevations - Bathroom
D.1.5 Interior Elevations - Hallway
D.1.6 Interior Elevations - Staircase
D.1.7 Interior Elevations - Garage
D.2.1 Interior Details
D.2.2 Exterior Trim Details

APPROVED
HDC2024.07.10937
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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.

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.

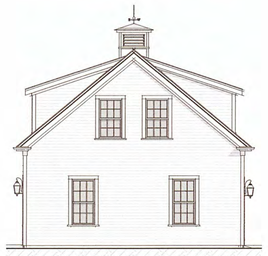
G.1.1
2120

08.27.24

HDC ATS Submission



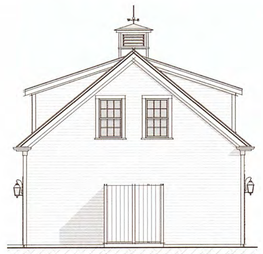
Previously Approved South Elevation
1/8" = 1'-0"



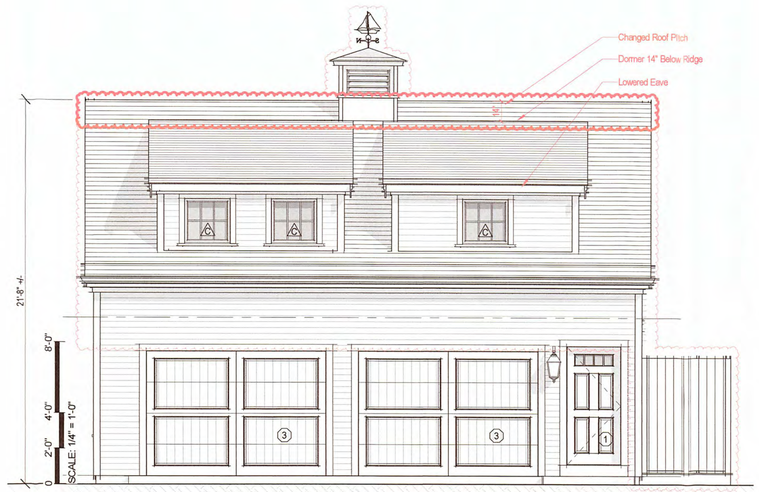
Previously Approved West Elevation
1/8" = 1'-0"



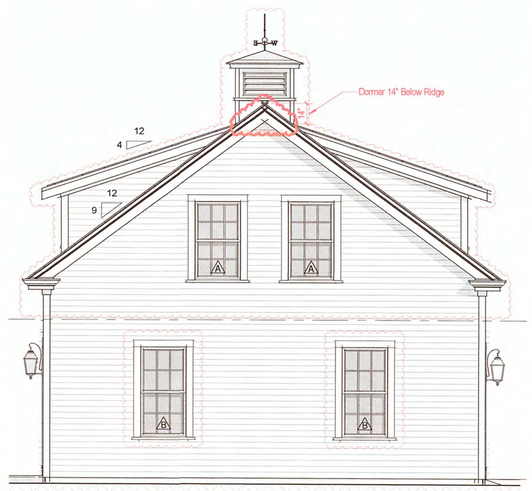
Previously Approved North Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



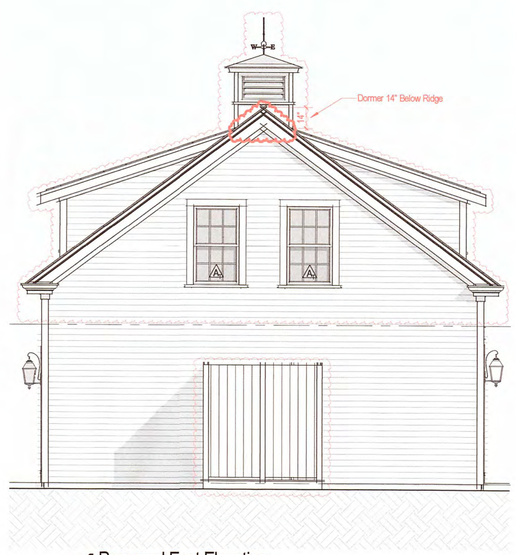
1 Proposed South Elevation
1/4" = 1'-0"



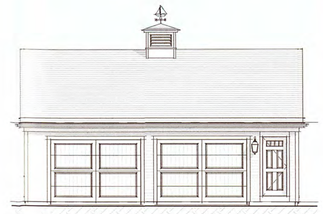
2 Proposed West Elevation
1/4" = 1'-0"



3 Proposed North Elevation
1/4" = 1'-0"



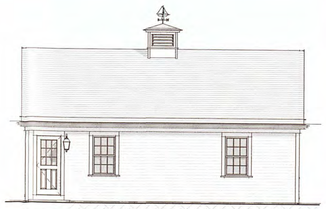
4 Proposed East Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing West Elevation
1/8" = 1'-0"



Existing North Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section
D.1.1 Interior Elevations - Kitchen/Living
D.1.2 Interior Elevations - Bedroom 1
D.1.3 Interior Elevations - Bedroom 2
D.1.4 Interior Elevations - Bathroom
D.1.5 Interior Elevations - Hallway
D.1.6 Interior Elevations - Staircase
D.1.7 Interior Elevations - Garage
D.2.1 Interior Details
D.2.2 Exterior Trim Details

APPROVED
HDC 2024.07.10837
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND IN MY 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
2120

10 White Elephant Way

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).

N/A — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A — 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A — 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A — 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 3

Street & Number of Proposed Work: 10 White Elephant Way (previous Lot 7)

Owner of record: Nantucket Island Resorts LLC

Mailing Address: c/o New England Development
75 Park Plaza, Boston, MA, 02116

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. 2023-09-9216
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Add Roofwalk Skirt

Size of Structure or Addition: Length: No change Sq. Footage 1st floor: No change 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 Roofwalk Skirt
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Change

Sidewall _____ 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 3/10/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

March 09, 2025

Name: White Elephant Hotel Residences LLC, c/o William O'Brien & Jordan Zimmermann

Address: 10 White Elephant Way

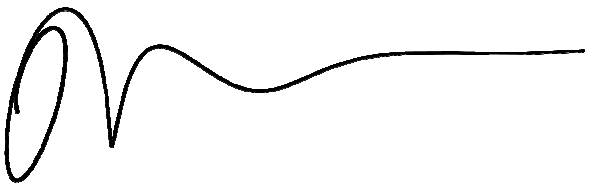
Authorization Letter

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 March 10, 2025, that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 10 White Elephant Way per our collaboration. All documents submitted will be provided to me for approval prior to signature and submission.

Thank you for your understanding.

Date: 3/9/25

Signature: 

Jordan Zimmermann, New England Development
Design Manager

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 Emeritus Ltd

AS AGENT FOR Nantucket Island Resorts LLC c/o New England Development Acct Dept

STREET ADDRESS 10 White Elephant Way

MAP/PARCEL 42.4.2 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

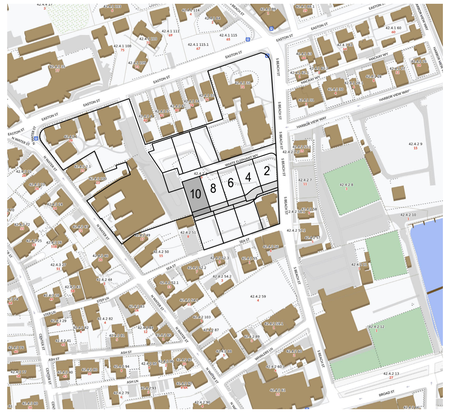
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 03/07/25

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

03.10.25



1 Locus Map .
Not to Scale



North



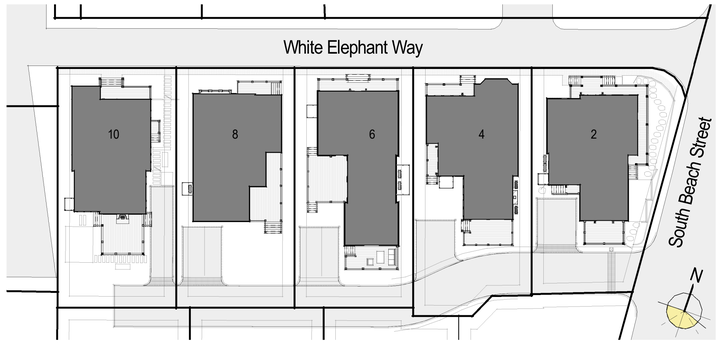
East



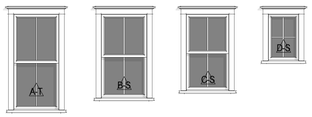
South



West



2 Overall Site Plan
1" = 30'-0"



Double Hung 2/2 Egress Window | Double Hung 2/2 Egress Window | Double Hung 2/2 | Fixed 4 Lite



Main Entry Door TDL | Single Hinged Door SDL | Double Hinged Door SDL

HDC Submission

WINDOW SCHEDULE

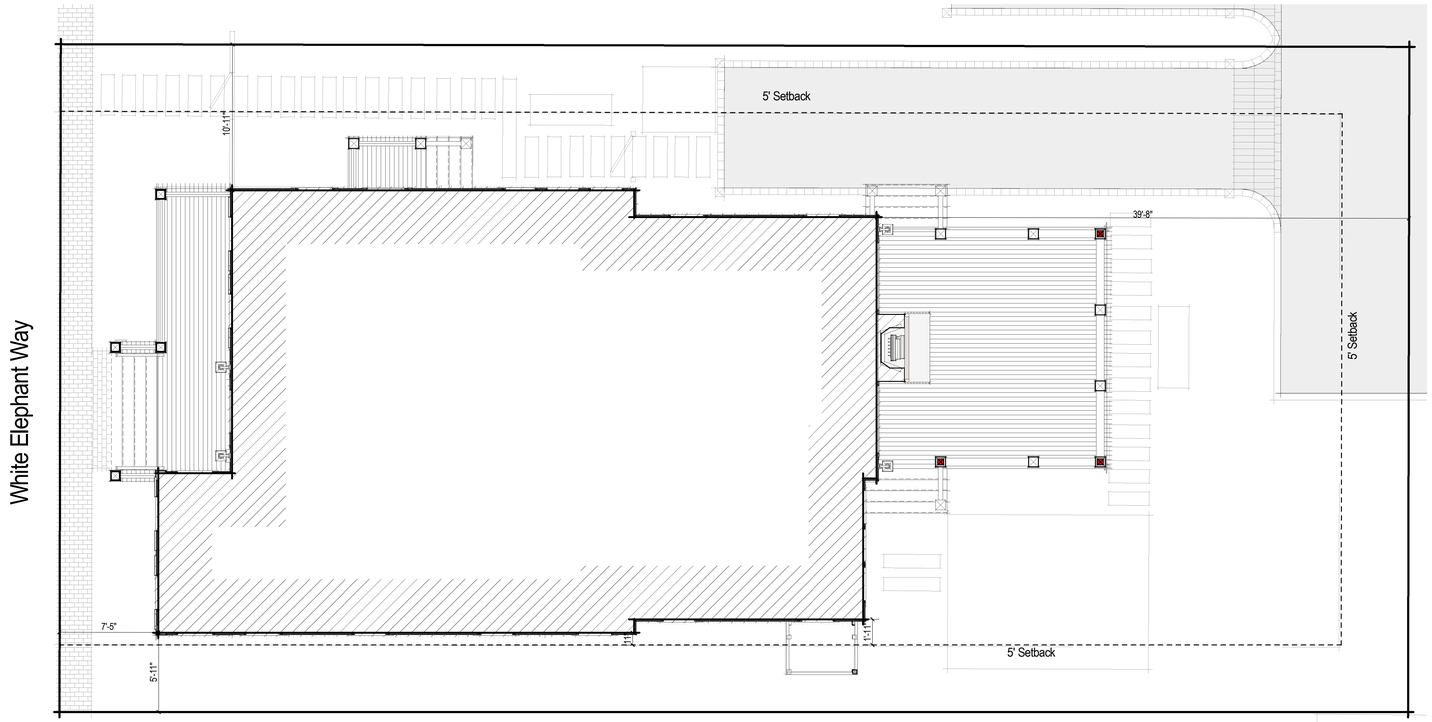
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	64"	65-1/4"	Norwood	Gray	≥30
A-T	7	32"	33"	64"	65-1/4"	" "	" "	≥30
B-S	24	32"	33"	56"	57-1/4"	" "	" "	≥30
C-S	3	30"	31"	52"	53-1/4"	" "	" "	≥30
D-S	1	22"	23"	32"	33-1/4"	" "	" "	≥30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
1-T	1	39-9/16"	40-9/16"	91"	91-3/4"	Norwood	Hamilton Blue	≥30
2-S	1	37-9/16"	38-9/16"	91"	91-3/4"	" "	Gray	≥30
3-S	2	61-3/4"	62-3/4"	91"	91-3/4"	" "	Gray	≥30

* Reference Floor Plans for Tempered Glass Locations
** Contractor to Verify All Egress Windows has At Least 20" x 24" Clear Opening And Are in Accordance w/ Massachusetts Minimum Egress Requirements

1. Contractor To Cross Reference Rough Openings With Window/Door Manufacturer's Latest Quote Prior To Construction.
2. Use Safety Glass in Areas Required by Code
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal.
4. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
5. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
6. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
7. Refer To Floor Plan For All Door Swing Directions



3 Site Plan .
3/16" = 1'-0"

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Cover Page

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation

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.

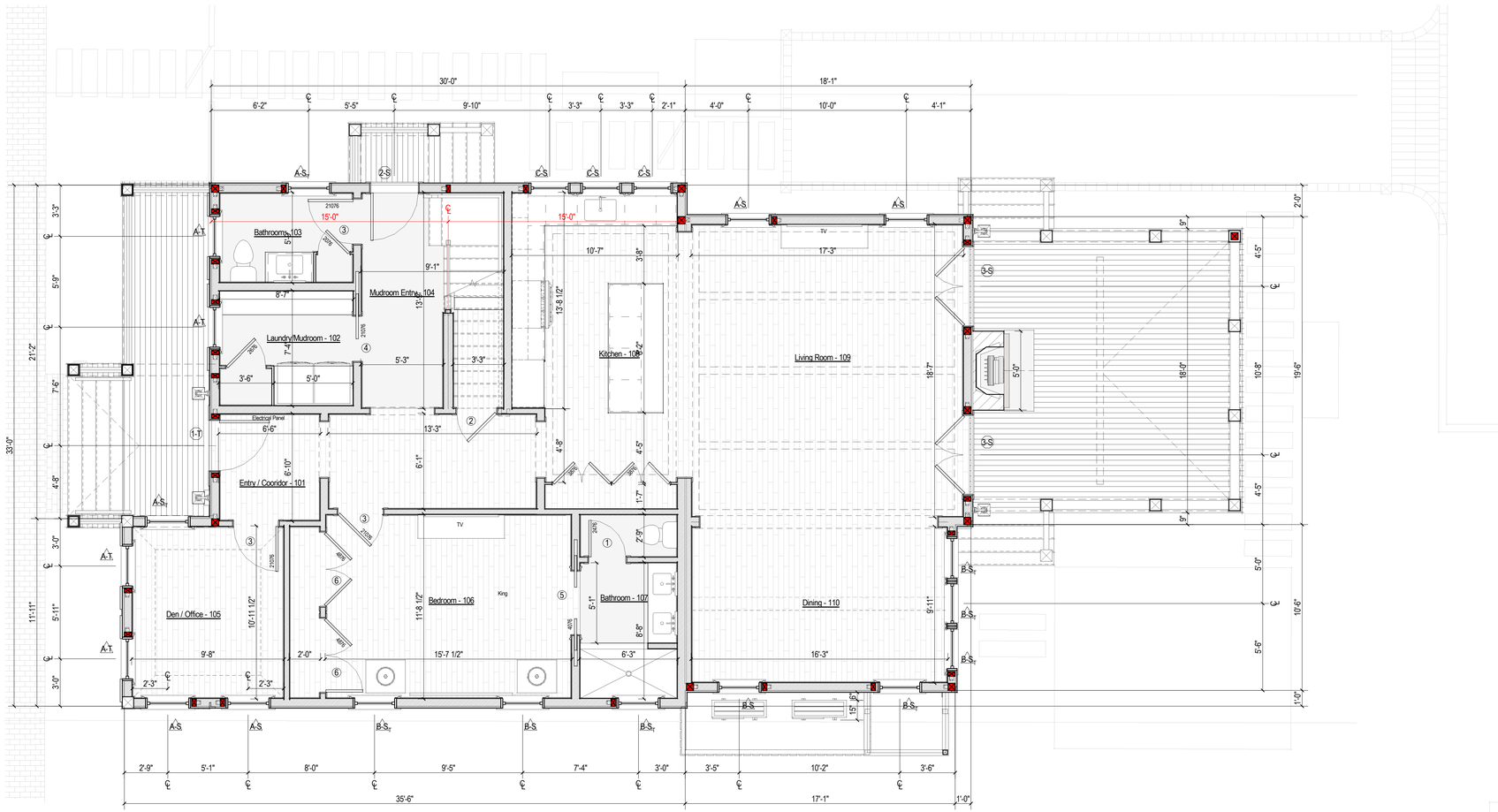
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2317

03.10.25

HDC Submission



1 First Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
101	Entry / Cooridor
102	Laundry/Mudroom
103	Bathroom
104	Mudroom Entry
105	Den / Office
106	Bedroom
107	Bathroom
108	Kitchen
109	Living Room
110	Dining
201	Hallway
202	Bedroom
203	Bath
204	Bedroom
205	Bedroom
206	Bath
207	Hallway
208	Bathroom
209	Bedroom

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation

Revisions

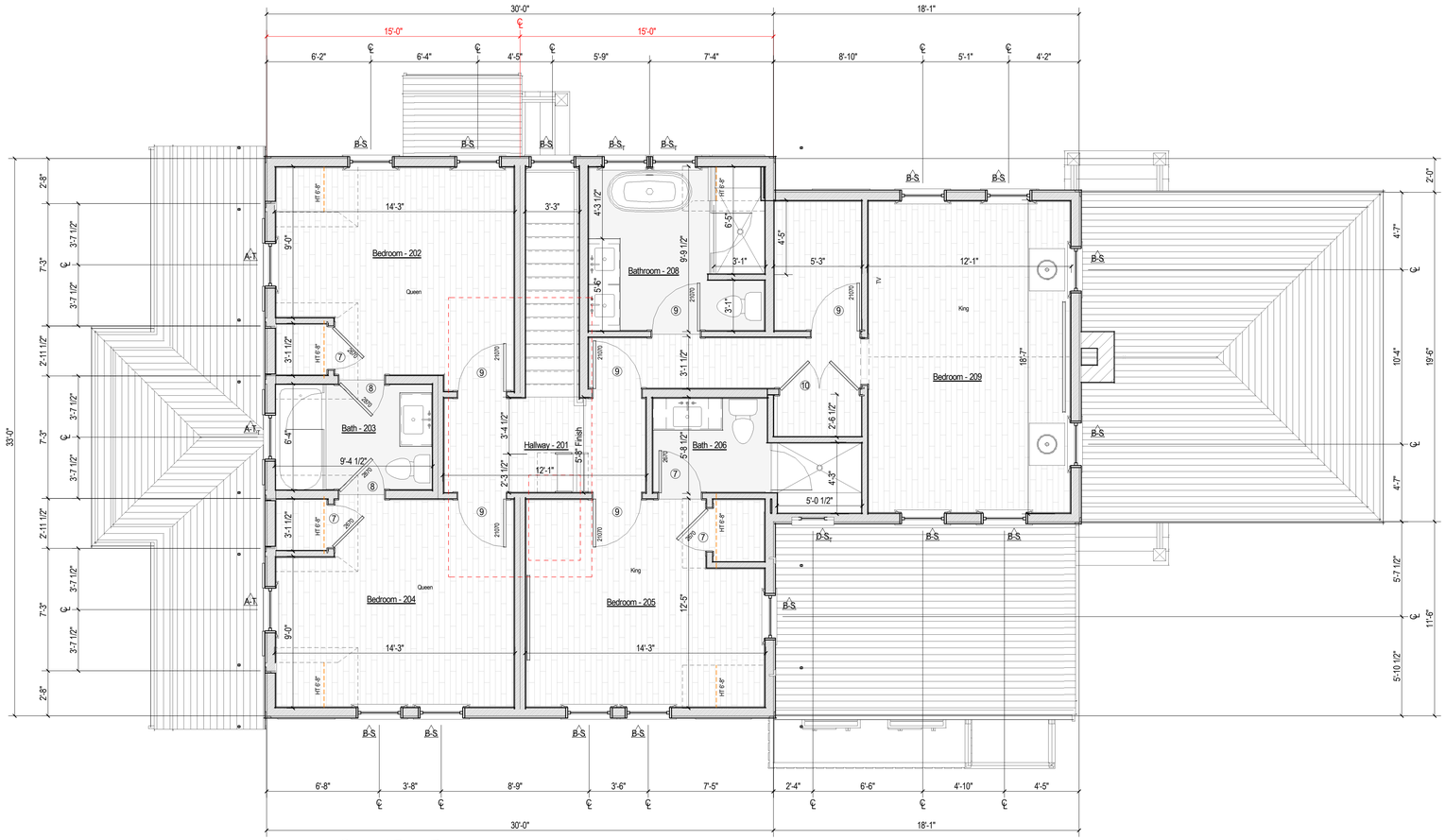
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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
2317

03.10.25

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
101	Entry / Cooridor
102	Laundry/Mudroom
103	Bathroom
104	Mudroom Entry
105	Den / Office
106	Bedroom
107	Bathroom
108	Kitchen
109	Living Room
110	Dining
201	Hallway
202	Bedroom
203	Bath
204	Bedroom
205	Bedroom
206	Bath
207	Hallway
208	Bathroom
209	Bedroom

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation

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.

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.1.2
2317

03.10.25

HDC Submission



1 Proposed North Elevation
1/4" = 1'-0"



Previous North Elevation
1/8" = 1'-0"



Previous East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

Revisions

Revision 2	03.11.24

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.

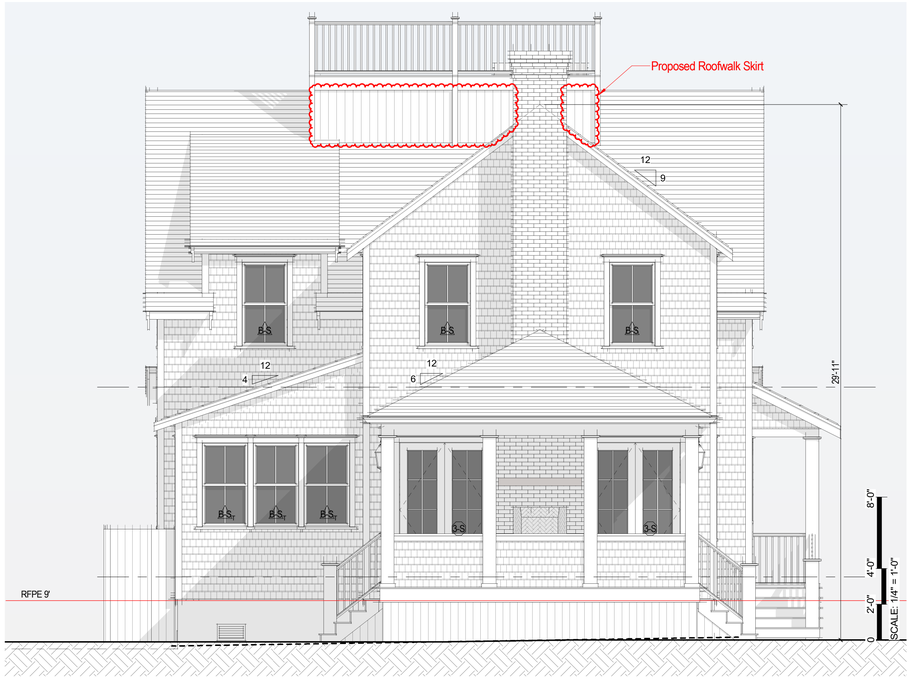
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2317

03.10.25

HDC Submission



1 Proposed South Elevation
1/4" = 1'-0"



Previous South Elevation
1/8" = 1'-0"



Previous West Elevation
1/8" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

Revisions

Revision 2	03.11.24

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

2317

03.10.25



1 Front Perspective



2 Side Perspective



3 Street Perspective

HDC Submission

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Exterior Perspectives

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

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.

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.2.3

2317

03.10.25

HDC Submission



Street Elevations

1" = 10'-0"



Overall Street Perspective

2317

White Elephant Village

10 White Elephant Way
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Street Elevation

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Page
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Elevations
A.2.2	Elevations
A.2.3	Exterior Perspectives
A.2.4	Street Elevation

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.

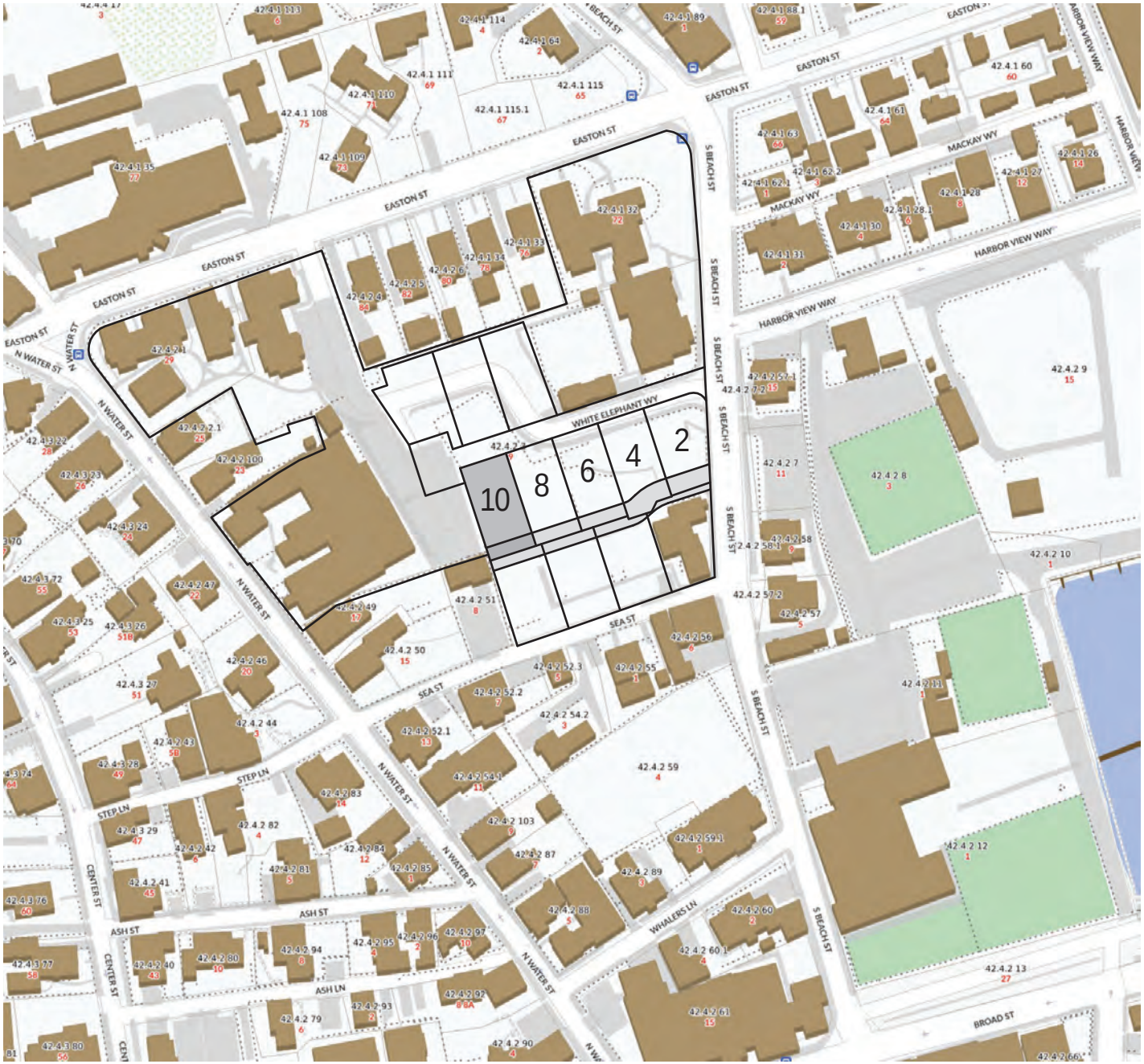
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.4

2317

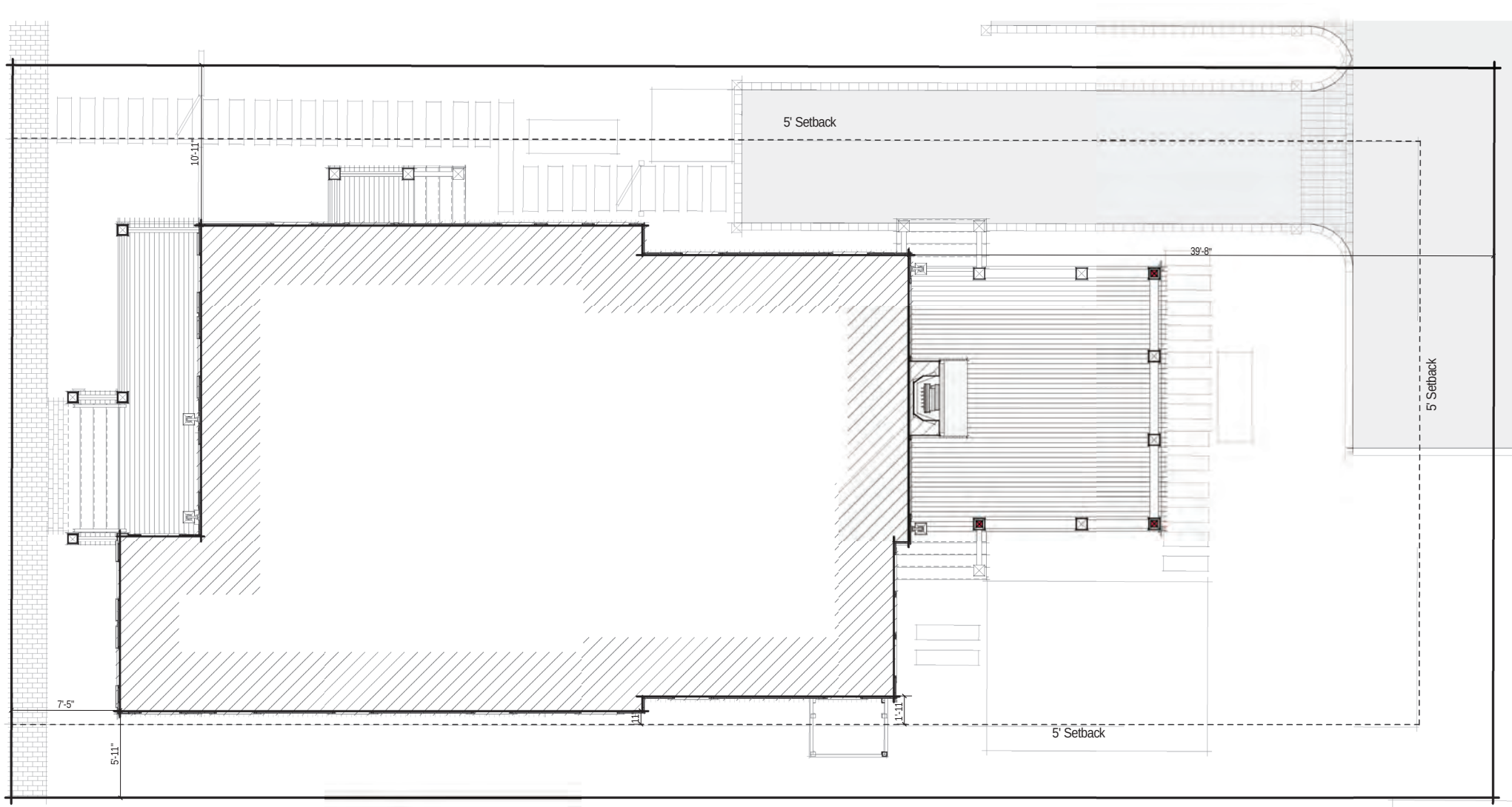




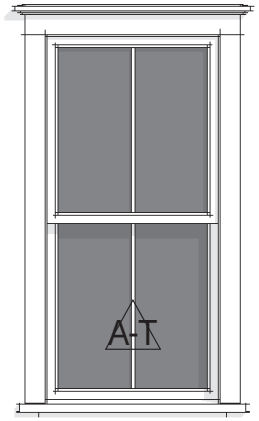


1 Locus Map .

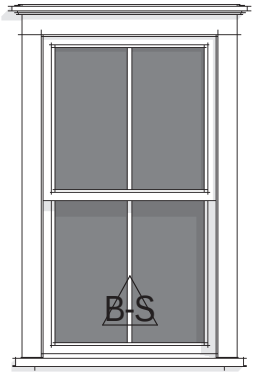
Not to Scale



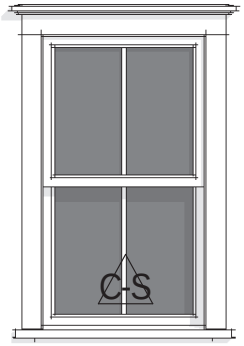
3 Site Plan .
3/16" = 1'-0"



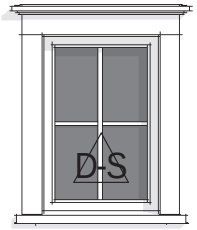
Double Hung
2/2
Egress Window



Double Hung
2/2
Egress Window



Double Hung
2/2



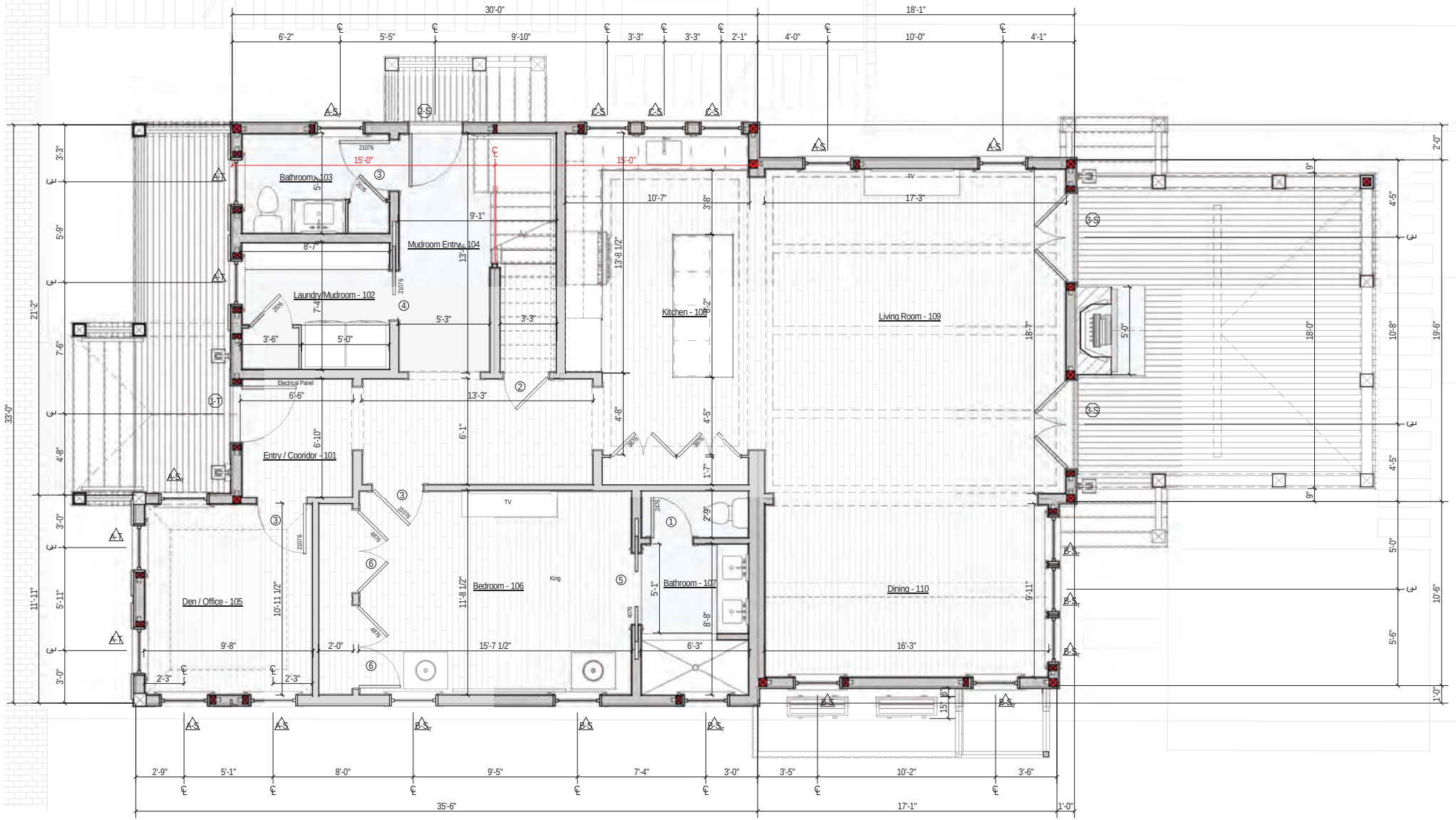
Fixed
4 Lite



Main Entry Door
TDL

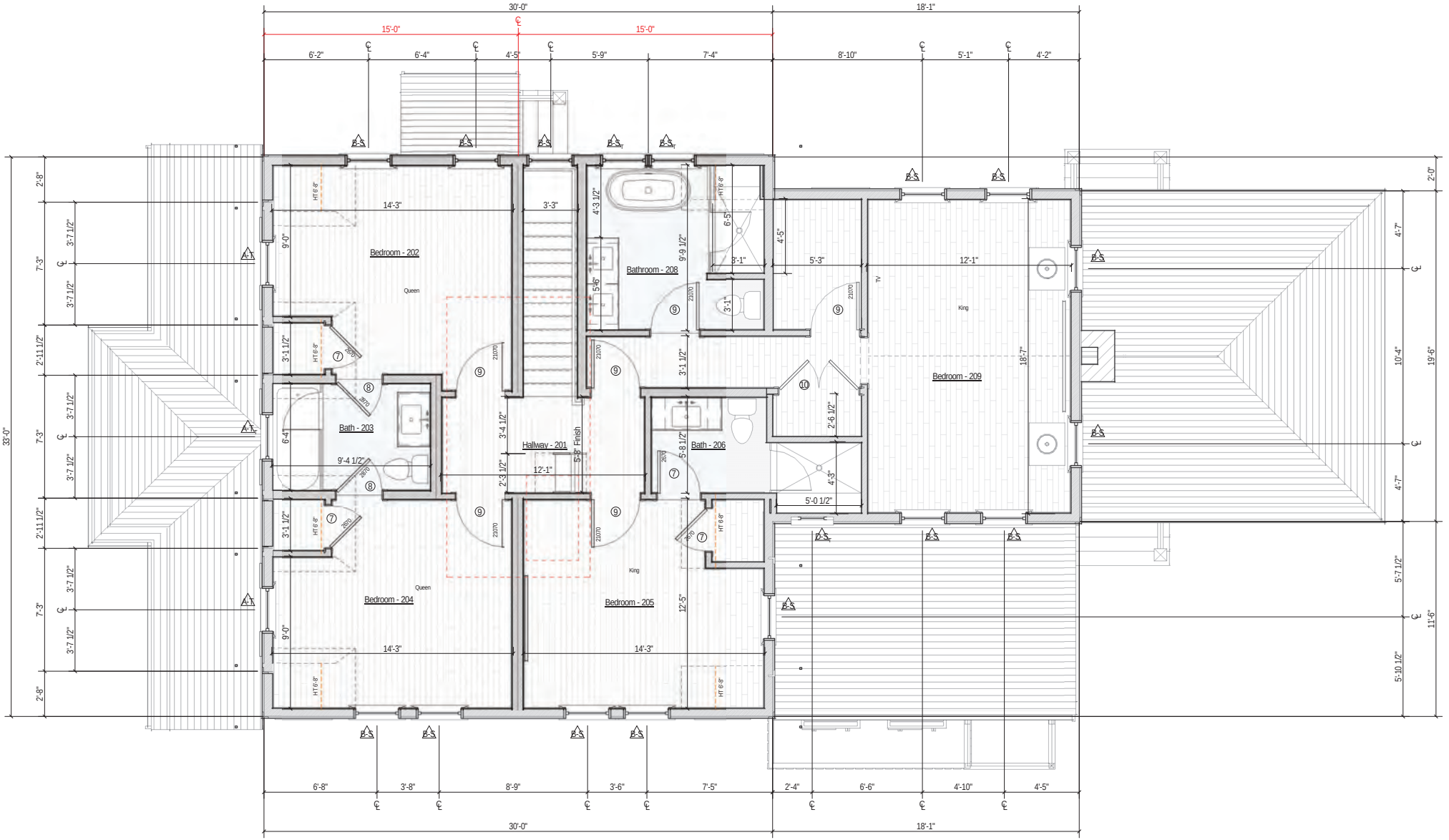
Single Hinged Door
SDL

Double Hinged Door
SDL



1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

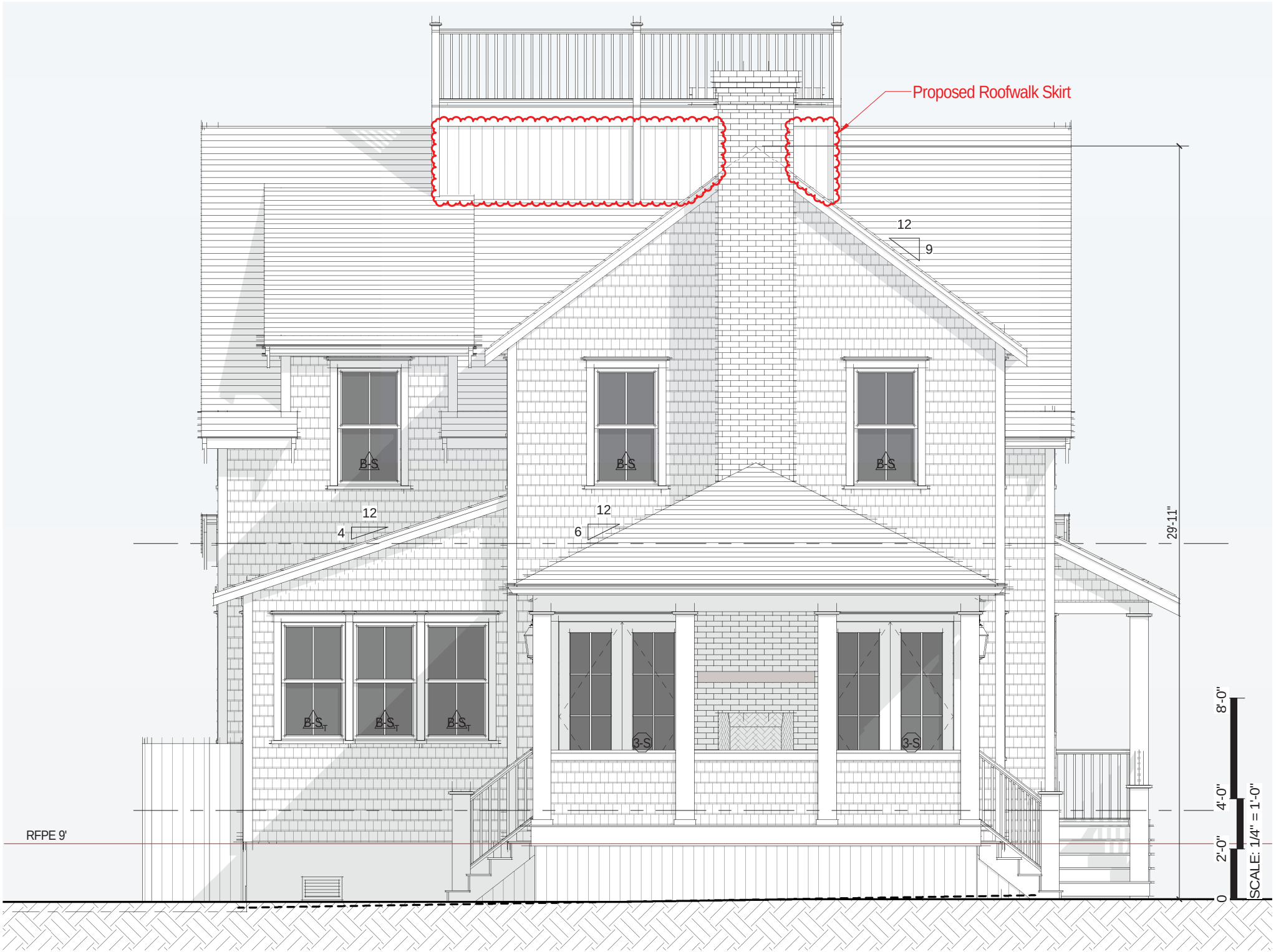


1 Proposed North Elevation

1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

CERTIFICATE NO: _____

DATE ISSUED: 12/12/23

HDC2023 09-9216

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°: 42.4.2 PARCEL N°. 3

Street & Number of Proposed Work: 19 N Water (Lot 7)

Owner of record: Nantucket Island Resorts, LLC

Mailing Address: c/o New England Development Acct Dept. 75 Park Plaza Boston, MA 02116

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: 9/27/23 Fee Paid: $ 585.00 CHK

Must be acted on by: 12/27/23 12/12/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____ 12/12/23 JP

Notes - Comments - Restrictions - Conditions

(SEE EXHIBIT)

RESILIENT NANTUCKET DESIGN GUIDELINES
ELEVATION CERT. PROVIDED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 48' Sq. Footage 1st floor: 1,585 sf

Width: 33' Sq. footage 2nd floor: 1,341 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'x18' ☑ 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 30'-8" +/- South 28'-9" +/- East 30'-8" +/- West 30'-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) Common ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 9 /12 Dormer 14 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) 8" Corner boards 6" Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

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 _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) Harbor Gray Roof Natural

Trim Gray Sash Black Doors Black + Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters Hamilton Blue

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/25/23 Signature of owner of record _____ Signed under penalties of perjury

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

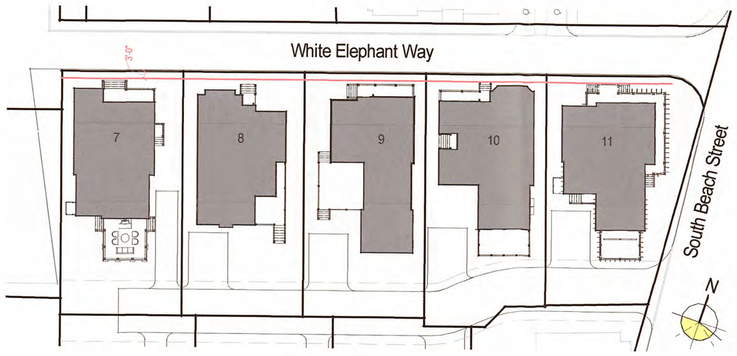
12.12.23



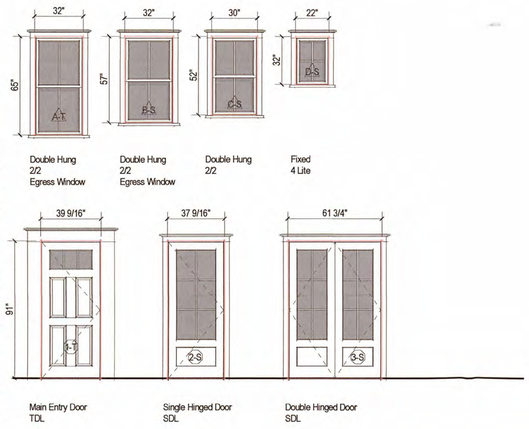
1 Locus Map
Not to Scale



North East South West



2 Overall Site Plan
1" = 30'-0"



Double Hung 2/2 Egress Window | Double Hung 2/2 Egress Window | Double Hung 2/2 | Fixed 4 Lite

Main Entry Door TDL | Single Hinged Door SDL | Double Hinged Door SDL

HDC ATS Submission

WINDOW SCHEDULE

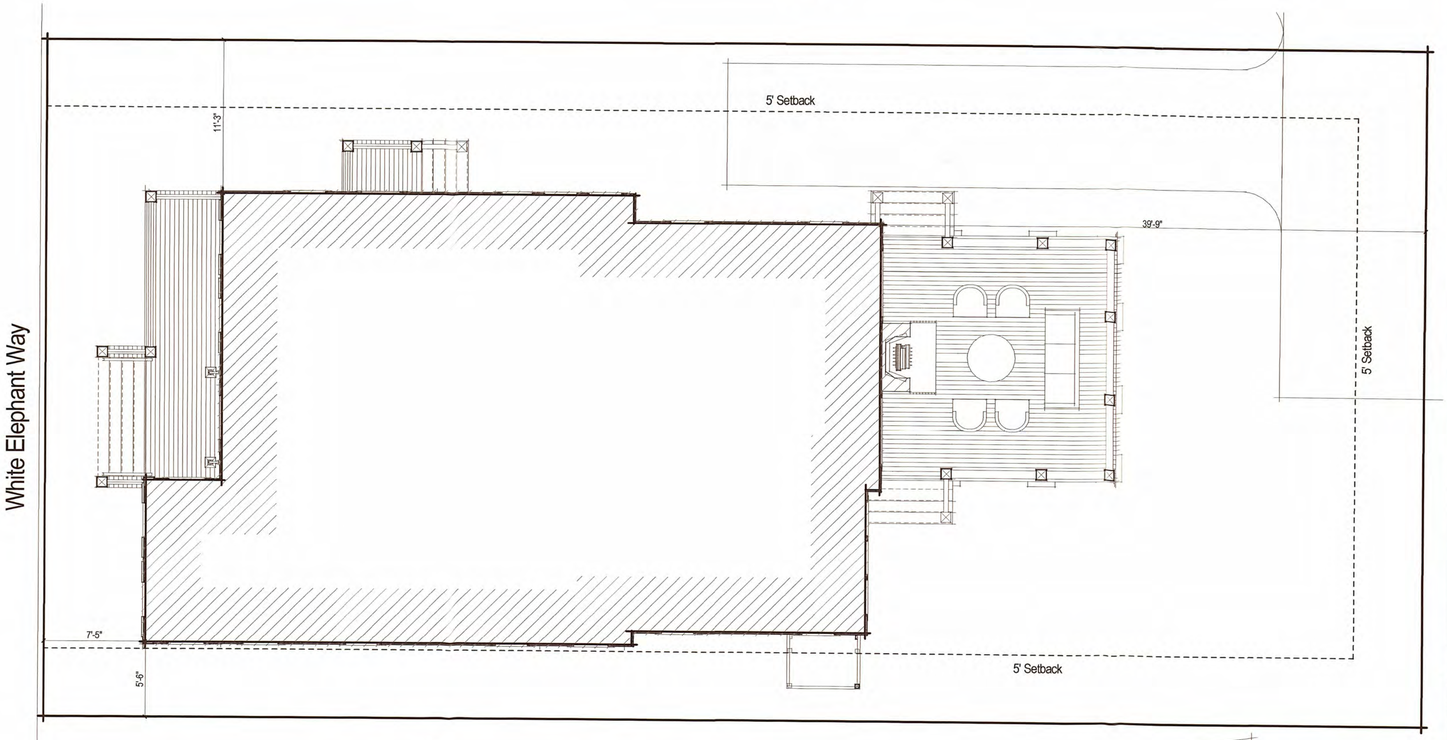
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	65"	66-1/4"	Norwood	White	≥30
A-T	7	32"	33"	65"	66-1/4"	**	**	≥30
B-S	24	32"	33"	57"	58-1/4"	**	**	≥30
C-S	3	30"	31"	52"	53-1/4"	**	**	≥30
D-S	1	22"	23"	32"	33-1/4"	**	**	≥30

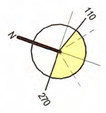
EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
1-T	1	39-9/16"	40-9/16"	91"	91-3/4"	Norwood	Hamilton Blue	≥30
2-S	1	37-9/16"	38-9/16"	91"	91-3/4"	**	White	≥30
3-S	2	61-3/4"	62-3/4"	91"	91-3/4"	**	White	≥30

* Reference Floor Plans for Tempered Glass Locations
** Contractor to Verify All Egress Windows has At Least 20" x 24" Clear Opening And Are in Accordance w/ Massachusetts Minimum Egress Requirements

1. Contractor To Cross Reference Rough Openings With Window/Door Manufacturer's Latest Quote Prior To Construction.
2. Use Safety Glass in Areas Required by Code
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal.
4. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per HERS Calculation
5. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
6. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
7. Refer To Floor Plan For All Door Swing Directions





3 Site Plan
3/16" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Page

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation
A.2.5 Reflected Ceiling Plans
S.1.1 Building Sections
S.1.2 Building Sections
D.0.1 Roofwalk Access Details
D.0.2 Stair Details
D.1.1 Interior Elevations - Entry Corridor
D.1.2 Interior Elevations - Bath & Laundry
D.1.3 Interior Elevations - Mudroom Entry
D.1.4 Interior Elevations - Den
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Kitchen
D.1.8 Interior Elevations - Living Room
D.1.9 Interior Elevations - Dining Room
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
D.2.7 Interior Elevations - Hallway 207
D.2.8 Interior Elevations - Primary Bath 208
D.2.9 Interior Elevations - Bedroom 209
D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

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.

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
2317

12.12.23

HDC ATS Submission



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,565 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation
A.2.5 Reflected Ceiling Plans
S.1.1 Building Sections
S.1.2 Building Sections
D.0.1 Roofwalk Access Details
D.0.2 Stair Details
D.1.1 Interior Elevations - Entry Corridor
D.1.2 Interior Elevations - Bath & Laundry
D.1.3 Interior Elevations - Mudroom Entry
D.1.4 Interior Elevations - Den
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Kitchen
D.1.8 Interior Elevations - Living Room
D.1.9 Interior Elevations - Dining Room
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
D.2.7 Interior Elevations - Hallway 207
D.2.8 Interior Elevations - Primary Bath 208
D.2.9 Interior Elevations - Bedroom 209
D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

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.

A.2.1
2317

12.12.23

HDC ATS Submission



1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

2317

White Elephant Village

White Elephant Way Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Elevations

Site Information

Map & Parcel:	TBD
Current Zoning:	LC
Minimum Frontage:	40 FT
Front Setback:	None
Side/Rear Setback:	5 FT
Lot Size:	5,004 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,502 SF
Proposed G.C.:	1,585 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Page
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Exterior Perspectives
A.2.4 Street Elevation
A.2.5 Reflected Ceiling Plans
S.1.1 Building Sections
S.1.2 Building Sections
D.0.1 Roofwalk Access Details
D.0.2 Stair Details
D.1.1 Interior Elevations - Entry Corridor
D.1.2 Interior Elevations - Bath & Laundry
D.1.3 Interior Elevations - Mudroom Entry
D.1.4 Interior Elevations - Den
D.1.5 Interior Elevations - Primary Bedroom
D.1.6 Interior Elevations - Primary Bathroom
D.1.7 Interior Elevations - Kitchen
D.1.8 Interior Elevations - Living Room
D.1.9 Interior Elevations - Dining Room
D.2.1 Interior Elevations - Hallway 201
D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
D.2.7 Interior Elevations - Hallway 207
D.2.8 Interior Elevations - Primary Bath 208
D.2.9 Interior Elevations - Bedroom 209
D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

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.

A.2.2

2317

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 91

Street & Number of Proposed Work: 57 Somerset Road

Owner of record: 57 Somerset Road LLC

Mailing Address: PO Box 2294
Nantucket MA 02584

Contact Phone #: 6035018798 E-mail: magdalena@hanley development.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1038 Decks/Patio: PORCH Size: 48 ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 1542 3½ STORY STOOP Size: 94 ☐ 1st floor ☐ 2nd floor
Sq. footage ~~3rd floor~~: 504 garage ~~COTTAGE 447~~

Difference 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 2/17/25 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office. $100

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

5 copies

Town and County of Nantucket, MA

January 29, 2025



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.

3 copies

Town and County of Nantucket, MA

January 29, 2025



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.

5 copies

Town and County of Nantucket, MA

January 29, 2025



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.

5 copies

Town and County of Nantucket, MA

January 29, 2025



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.

Abutters Listing

MAP	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	11		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	49 SOMERSET RD
66	93		MOSSCROP THOMAS JR & MOLLY HESS		59 SOMERSET RD	NANTUCKET	MA	02554	59 SOMERSET RD
66	92		CONWAY RONALD E TRST		REC TRUST 2012	NANTUCKET	MA	02554	65 SOMERSET RD
66	95		MORRIS FAMILY INVESTMENT TRUST		PO BOX 59	NANTUCKET	MA	02554	59 SOMERSET RD
Count:	4								

9589 0710 5270 1188 2687 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

CAPE CORAL, FL 33914 SW CAPE CORAL CPU FEB 28

Sent To Maris Family
Street and Apt. No., or PO Box No. PO BOX 58
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1188 2687 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

CAPE CORAL, FL 33914 SW CAPE CORAL CPU

Sent To RON CONWAY TRUST
Street and Apt. No., or PO Box No. PO BOX 2261
City, State, ZIP+4® Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1188 2687 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

CAPE CORAL, FL 33914 SW CAPE CORAL CPU

Sent To Thomas & Molly Mosscrop
Street and Apt. No., or PO Box No. 57 Somerset Rd
City, State, ZIP+4® Nantucket MA02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1188 2687 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

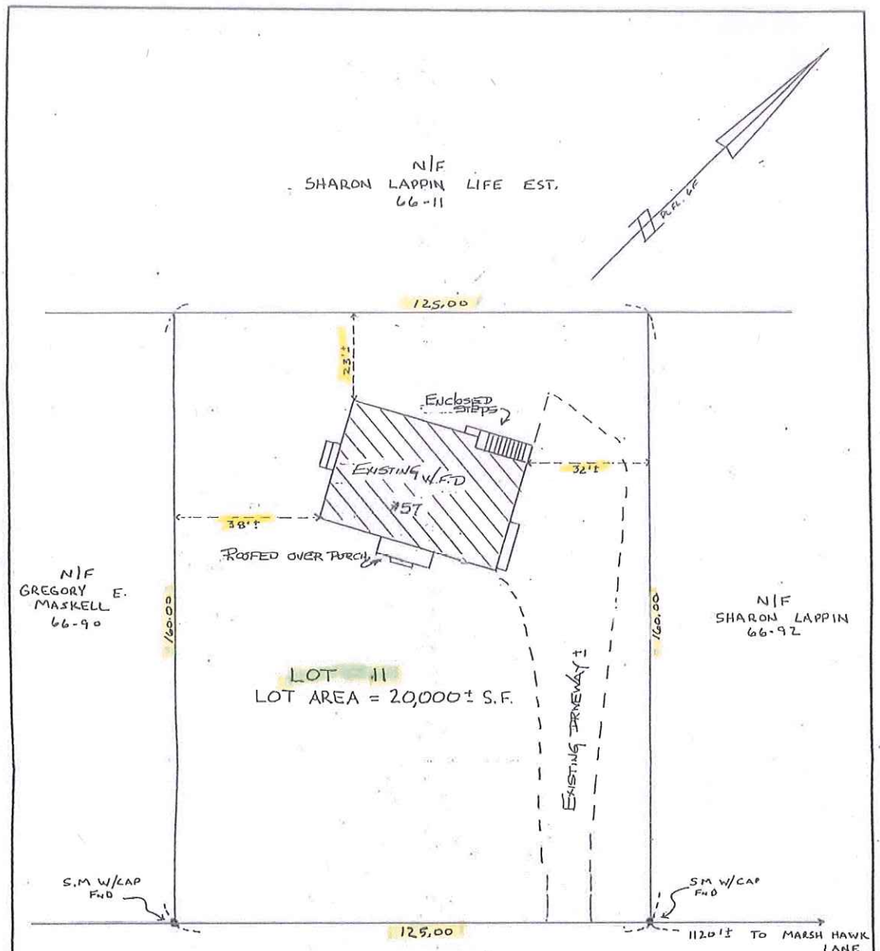
Postmark Here

CAPE CORAL, FL 33914 SW CAPE CORAL CPU

Sent To Nant Islands Land Bank
Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

3 copies



APPROVED
NANTUCKET BUILDING DEPT.
Date Sept. 12/95
By J. Matthew Sunn

CURRENT ZONING MAP: R-2
MINIMUM LOT SIZE: 20,000 S F
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5 %
EXISTING G.C.R.: 8 1/10 ±

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 163/50

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

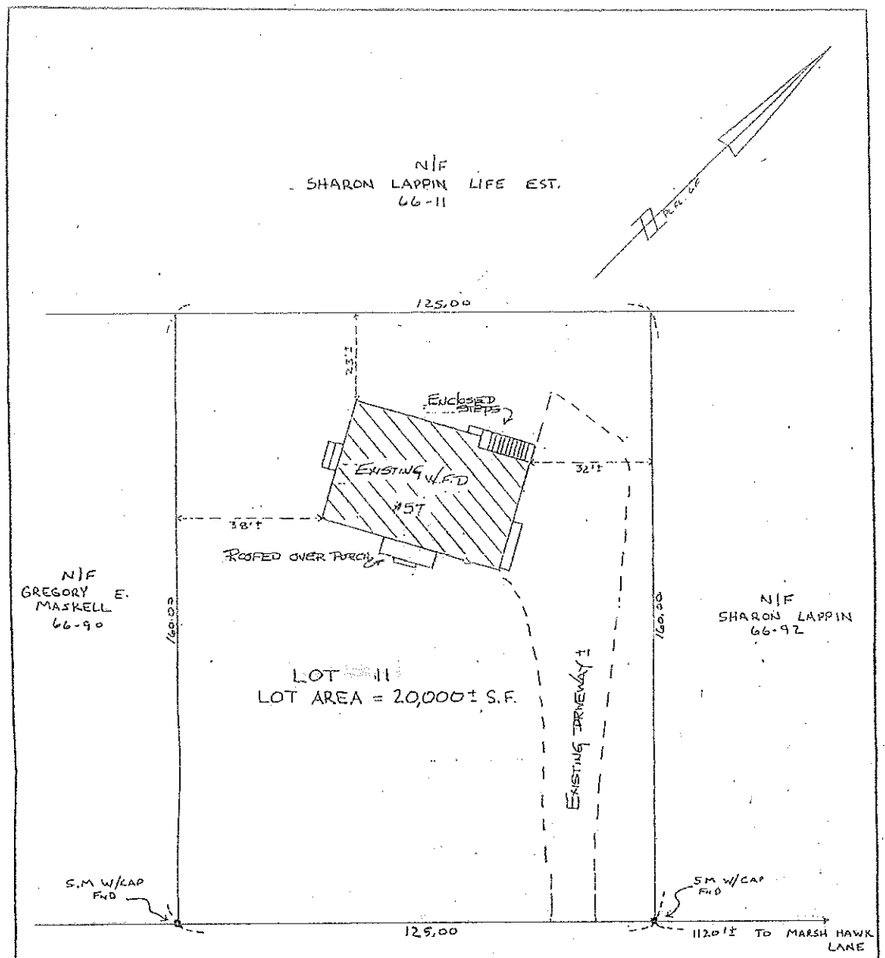
SCALE: 1"=30' DATE: Sep. 8,95
PREPARED FOR:
GEORGE SEYFERT

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

DEED REFERENCE: BK 436 PG 301
PLAN REFERENCE: PLAN FILE 6F
ASSESSOR'S MAP: 66 PCL. 91

N-4225

3 copies



APPROVED
NANTUCKET BUILDING DEPT.
Date Sept. 13/95
By

CURRENT ZONING MAP: R-2
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5 %
EXISTING G.C.R.: 8 ½

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 163/50

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

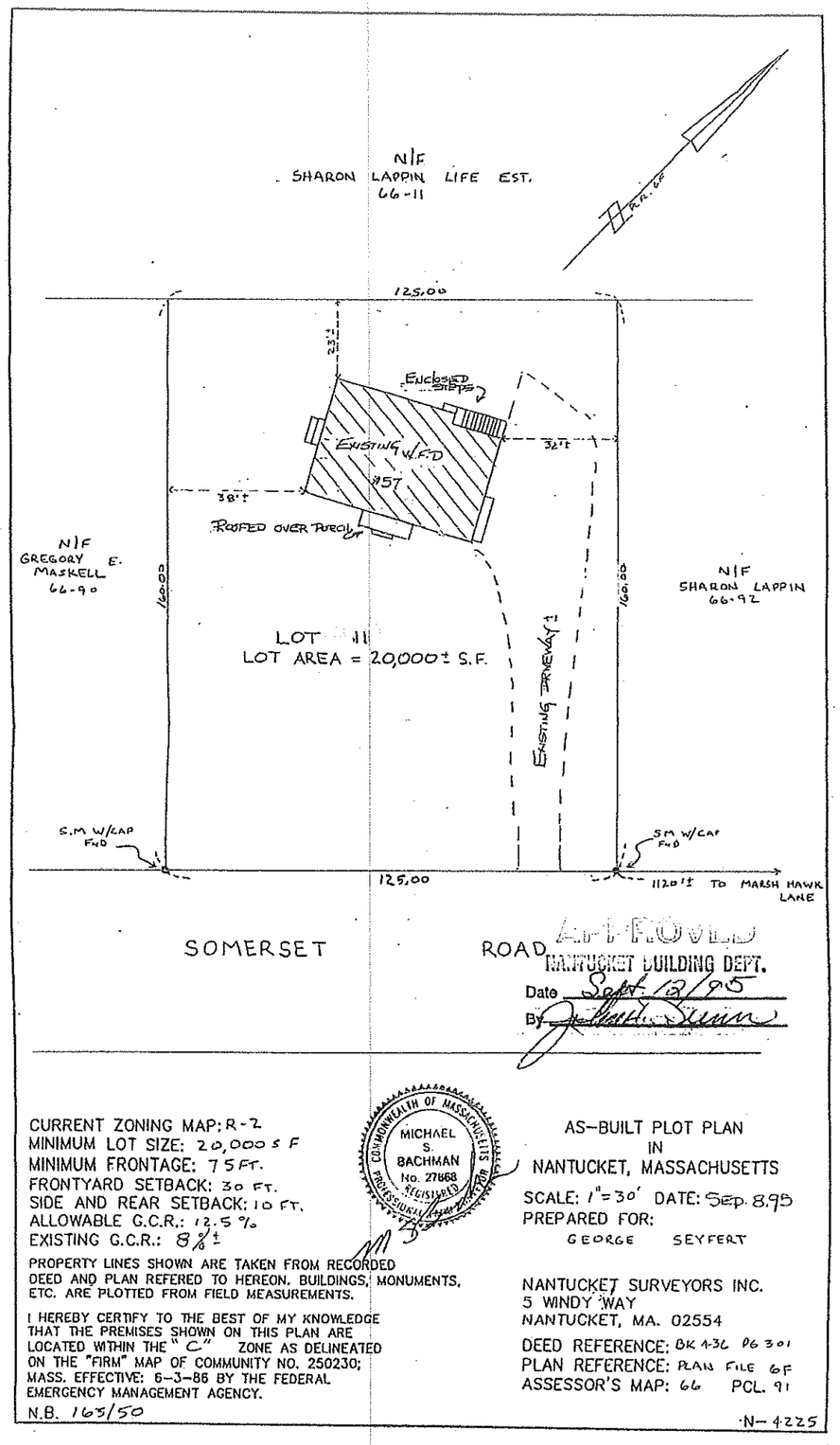
SCALE: 1"=30' DATE: Sep. 8,95
PREPARED FOR:
GEORGE SEYFERT

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

DEED REFERENCE: BK 430 PG 301
PLAN REFERENCE: PLAN FILE 6F
ASSESSOR'S MAP: 66 PCL. 91

N-4225

3 copies



APPROVED
NANTUCKET BUILDING DEPT.
Date Sept. 13/95
By

CURRENT ZONING MAP: R-2
MINIMUM LOT SIZE: 20,000 S F
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5 %
EXISTING G.C.R.: 8%±

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 163/50

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
PROFESSIONAL LAND SURVEYOR

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

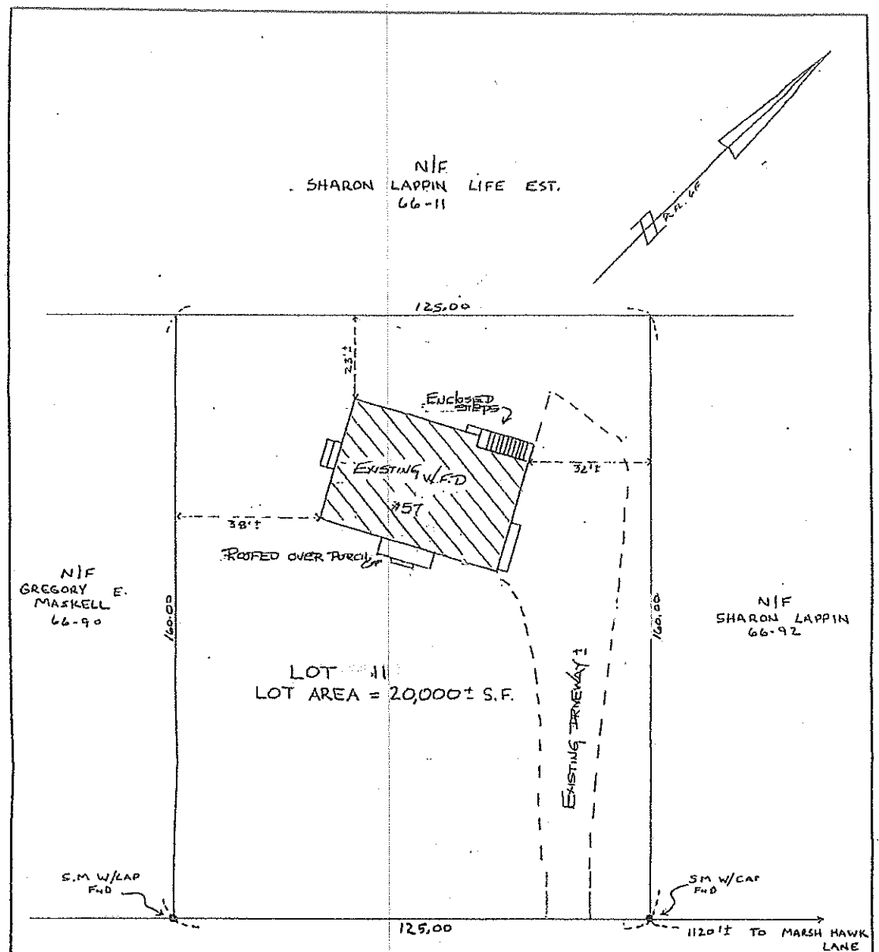
SCALE: 1"=30' DATE: Sep. 8,95
PREPARED FOR:
GEORGE SEYFERT

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

DEED REFERENCE: BK 436 PG 301
PLAN REFERENCE: PLAN FILE 6F
ASSESSOR'S MAP: 66 PCL. 91

N-4225

3 copies



APPROVED
NANTUCKET BUILDING DEPT.
Date Sept. 12/95
By

CURRENT ZONING MAP: R-2
MINIMUM LOT SIZE: 20,000 S F
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5 %
EXISTING G.C.R.: 8%±

PROPERTY LINES SHOWN ARE TAKEN FROM RECORDED DEED AND PLAN REFERED TO HEREON. BUILDINGS, MONUMENTS, ETC. ARE PLOTTED FROM FIELD MEASUREMENTS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 165/50

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
PROFESSIONAL LAND SURVEYOR

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: Sep. 8,95
PREPARED FOR:
GEORGE SEYFERT

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

DEED REFERENCE: BK 436 PG 301
PLAN REFERENCE: PLAN FILE 6F
ASSESSOR'S MAP: 66 PCL. 91

N-4225

57 SOMERSET RD

Location	57 SOMERSET RD	**Mblu**	66/ / 91/ /
Acct#	00004899	**Owner**	BARTKOWIAK ANDRZEJ & SUSAN
Assessment	$1,789,000	**PID**	4899
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,048,000	$741,000	$1,789,000

Owner of Record

Owner	BARTKOWIAK ANDRZEJ & SUSAN	**Sale Price**	$405,000
Co-Owner	C/O ANDI LA ROSA	**Certificate**	
Address	1158 26TH STREET #547 SANTA MONICA, CA 90403	**Book & Page**	0552/132
		Sale Date	10/31/1997
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BARTKOWIAK ANDRZEJ & SUSAN	$405,000		0552/132	00	10/31/1997
SEYFERT GEORGE	$68,000		0436/301	1P	01/24/1994
DAVIS JOHN A & MACVICAR LAURIE	$63,000		0262/180		12/02/1986

Building Information

Building 1 : Section 1

Year Built:	1994
Living Area:	2,195
Replacement Cost:	$1,053,708
Building Percent Good:	87
Replacement Cost Less Depreciation:	$916,700

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:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
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	

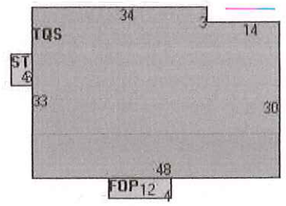
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\90\87.jpg)

Building Layout

STP[70]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4899_567

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	1,542	1,157
BAS	First Floor	1,038	1,038
FGR	Garage, Finished	504	0
FOP	Porch, Open, Finished	48	0
STP	Stoop	94	0
		3,226	2,195

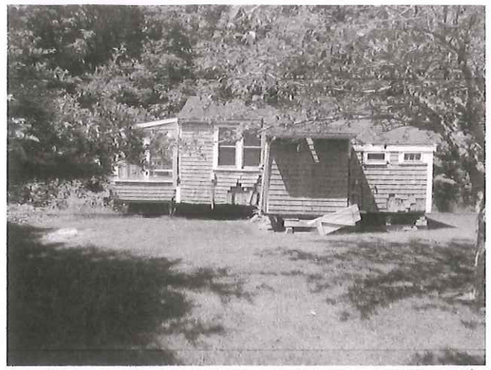
Building 2 : Section 1

Year Built: 1950
Living Area: 447
Replacement Cost: $241,349
Building Percent Good: 50
Replacement Cost Less Depreciation: $120,700

Building Attributes : Bldg 2 of 2	
Field	Description

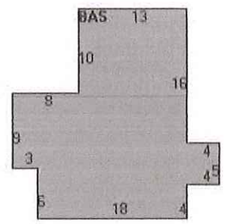
Style:	Cottage
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/57%20somers

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4899_117(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	447	447
		447	447

Extra Features

Extra Features				Leger
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$10,600	1

Land

Land Use

Use Code 1090

Land Line Valuation

Size (Acres) 0.46









Description	MULTI HSES M01	**Frontage**	0
Zone	R20	**Depth**	0
Neighborhood	450	**Assessed Value**	$741,000
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,048,000	$741,000	$1,789,000
2024	$1,034,900	$741,000	$1,775,900
2023	$706,300	$705,600	$1,411,900
2022	$556,000	$568,400	$1,124,400
2021	$556,000	$588,000	$1,144,000

(c) 2025 Vision Government Solutions, Inc. All rights reserved.

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: 57 somerset road

Tax Map Number: 66 Parcel Number: 91

Owner of Record: 57 Somerset Road LLC

Description of Proposal: demo/move off main house

Anticipated HDC Submission Date: 3/10/25

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 ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

MOSSCROP THOMAS JR & MOLLY HESS
59 SOMERSET RD
NANTUCKET, MA 02554

CONWAY RONALD E TRST
REC TRUST 2012 PO BOX 2261
NANTUCKET, MA 02584

MORRIS FAMILY INVESTMENT TRUST
PO BOX 58
NANTUCKET, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 159

Street & Number of Proposed Work: 5 Arbour Way

Owner of record: Wolpow, Robin S.

Mailing Address: c/o Andax Group – FIX
101 Huntington Ave., Boston MA 02199

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: Po Box 3153
Nantucket, MA 02584

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ 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

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 Gravel + Belgian Block Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Pergola – MTM.

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence GATE with to match trim Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2025 Signature of owner of record _____ Signed under penalties of perjury

Scanned with CamScanner

JULIE JORDIN
THE GARDEN DESIGN COMPANY

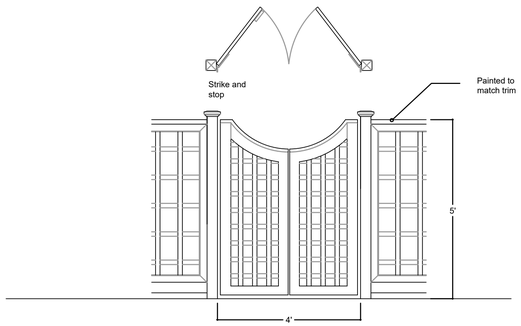
5 Arbour Way
Nantucket, MA 02554

MAP/PARCEL: 29 / 159
ZONING: R5



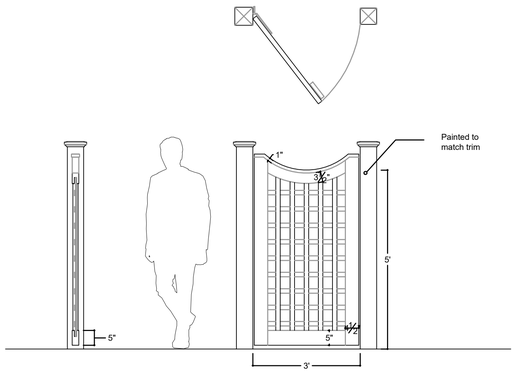
LOCUS MAP

3' WIDE TRELLIS
SINGLE GATE
PAINTED WOODEN
PILLARS
REPLACE CIRCULAR
DRIVEWAY WITH
PARKING COURT
REPLACE EXISTING 12' W
VEHICLE GATE W 14' W
VEHICLE GATE
REPLACE EXISTING
PINK BELGIAN BLOCK
W GRAY BELGIAN BLOCK
ADD PERGOLA OVER
EXISTING OUTDOOR
KITCHEN
4' WIDE TRELLIS
DOUBLE GATE
ARBOUR WAY
NORTH BEACH STREET
5 Arbour Way
7 Arbour Way
Pool House
Garage
Existing
Lawn
Boardwalk
Pea Gravel Driveway
Meadow and Native Planting
Re-enforced Turf
Proposed 8'x12' Shed
Existing Hedge
Existing Bollard
Stone Apron
Existing Tree
Ashby Turf
Fireplace Fringe
Existing Fire Hydrant
Existing Bollard
Existing Trellis
Existing Pool
Existing Planting Bed
Existing Planting Bed
Existing Shed
Existing Fence
Existing Gravel
Existing Pool
Existing Pool Shed
Existing Pool Equipment
Existing Pool Fence
Existing Pool Gate
Existing Pool Deck
Existing Pool Steps
Existing Pool Coping
Existing Pool Shallow
Existing Pool Deep
Existing Pool Diving
Existing Pool Ladder
Existing Pool Skimmer
Existing Pool Drain
Existing Pool Light
Existing Pool Heater
Existing Pool Pump
Existing Pool Filter
Existing Pool Timer
Existing Pool Switch
Existing Pool Outlet
Existing Pool Inlet
Existing Pool Valve
Existing Pool Meter
Existing Pool Gauge
Existing Pool Thermometer
Existing Pool Chlorinator
Existing Pool Acid Feeder
Existing Pool Backwash
Existing Pool Waste
Existing Pool Vacuum
Existing Pool Brush
Existing Pool Net
Existing Pool Cover
Existing Pool Reel
Existing Pool Lift
Existing Pool Ramp
Existing Pool Handrail
Existing Pool Guardrail



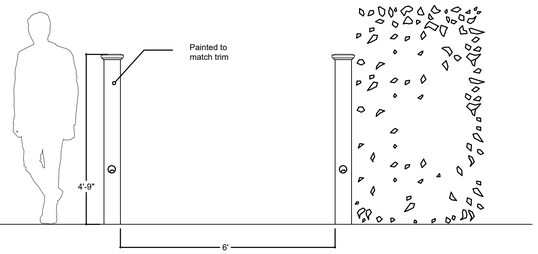
1 4' W DOUBLE GATE W TRELLIS FENCING AT POOL ENTRY

SCALE: 1/2" = 1' - 0" ELEVATION



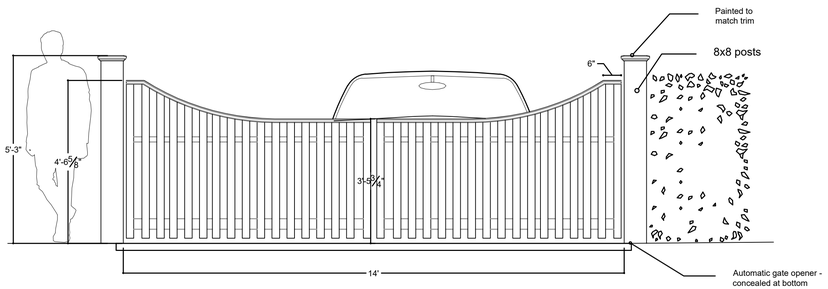
2 3' W 5' H SINGLE GATE AT VEGGIE GARDEN

SCALE: 1/2" = 1' - 0" ELEVATION



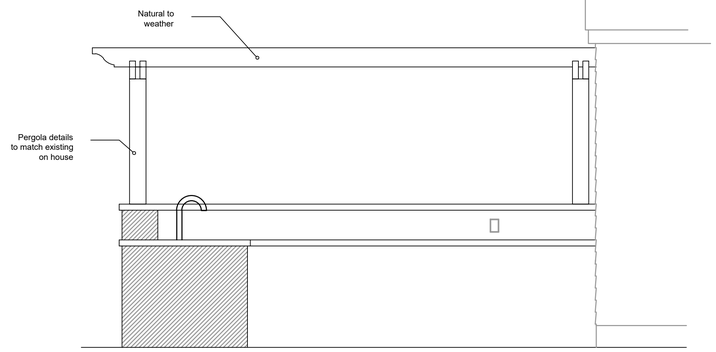
3 ENTRY POSTS W LIGHTS

SCALE: 1/2" = 1' - 0" ELEVATION



4 14' W TYPE II NANTUCKET PICKET VEHICLE GATE

SCALE: 1/2" = 1' - 0" ELEVATION



5 PERGOLA ABOVE OUTDOOR KITCHEN

SCALE: 1/2" = 1' - 0" ELEVATION

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Blackwell & Assoc.
508.228.9026

ARCHITECT
Botticelli & Pohl
508.228.5455

CONSTRUCTION NOTES

1. Drawing are based on plans provided by architects. Please notify designer of any discrepancies.
2. All work shall comply with state and local building codes and specifications; contractor responsible for obtaining all necessary permits.
3. Use landscape drawings in conjunction with architectural drawings.
4. Contractor shall verify all drawings for coordination between trades and report any discrepancies to landscape designer.
5. Contractor is responsible for constructing restrictive barriers for protection of tree roots and trunks.
6. All dimensions, spot grade elevations, and quantities are approximate.
7. Contractor to verify locations of all below grade utilities and structures before excavation.
8. Contractor to verify all dimensions in field and report any discrepancies to landscape designer.
9. All angles are assumed to be 90° unless otherwise noted.
10. Do not scale drawings.
11. Contractor to provide sleeving through all walls and beneath paving for utilities and drainage as required; allowance for subsurface drainage to be provided.
12. All dimensions given to top of wall unless otherwise noted.
13. All bottom of wall grades to be adjusted in field and approved by landscape designer.

5 Arbour Way
Nantucket, MA

DATE: 3/10/25
SCALE: Various
DRAWN BY: Julie Jordin
MAP/PARCEL: 29/157
ZONING: R5
REVISION:

L1
DETAILS

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

© 2025 The Garden Design Co.

From: **Wolpow, Marc** MWolpow@Audaxgroup.com
Subject: HDC Consent
Date: March 10, 2025 at 11:03 AM
To: Julie Jordin julie@juliejordin.com

MW

To whom it may concern,

Julie Jordin and The Garden Design Company have our permission to submit to HDC on our behalf.

Thank You,

Marc and Robin Wolpow

Marc B. Wolpow
Co-Founder
Co-Chief Executive Officer

Exec Asst:
mbwea@audaxgroup.com

25 Audax Group
NEW YORK | BOSTON | SAN FRANCISCO | LONDON

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 918 "building A fairgrounds"

Street & Number of Proposed Work: 6 Fairgrounds Rd

Owner of record: Town of Nantucket - HK Piccoma LLC designated developer

Mailing Address: _____

Contact Phone #: Jeffrey Morgan E-mail: _____

AGENT INFORMATION (if applicable)

Name: ACKSmart

Mailing Address: 61 Old South Rd #300 Nantucket, Mass 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@acksmart.com caroline wallace - director of operations

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (54) all black solar pv modules to roof top of building A Fairgrounds

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 March 10th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

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 Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

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 Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 67 / 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/5/25

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 3/5/25
Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

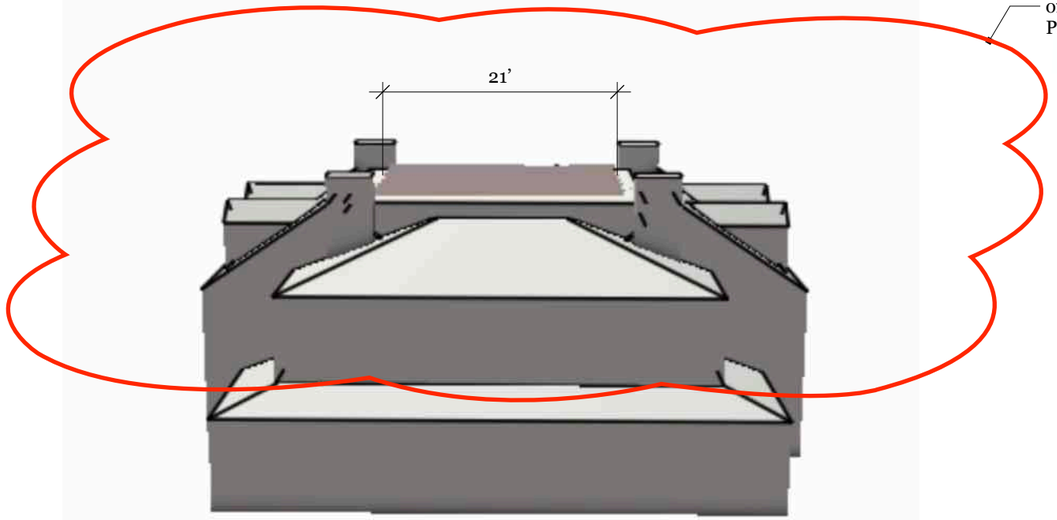
ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

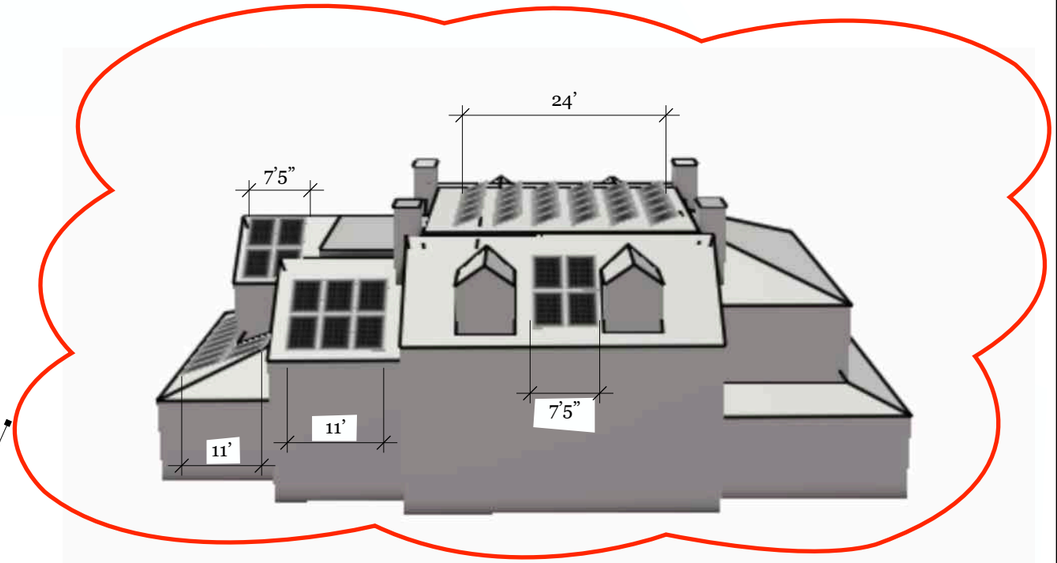
REVISIONS

	MM/DD/YY	REMARKS
1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

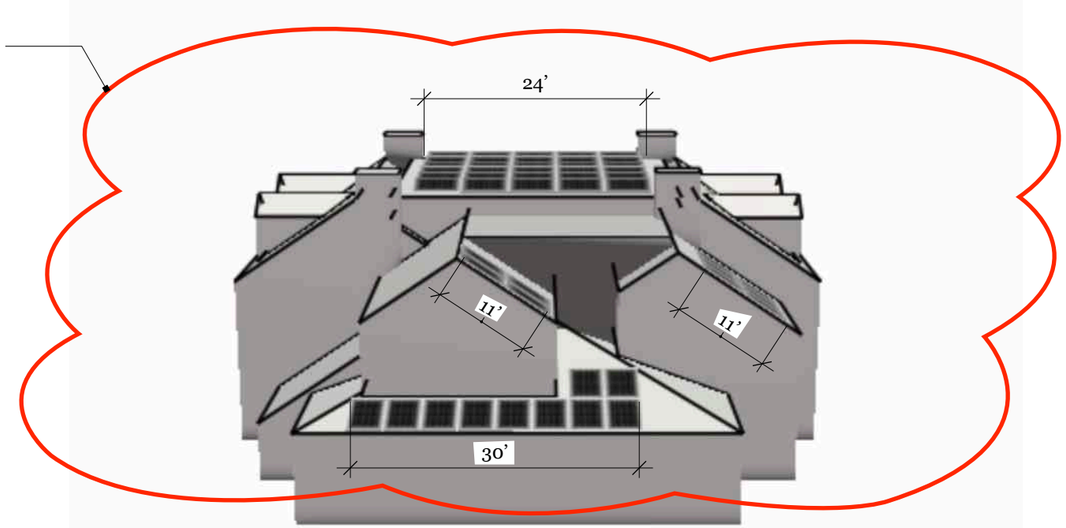
PV 01



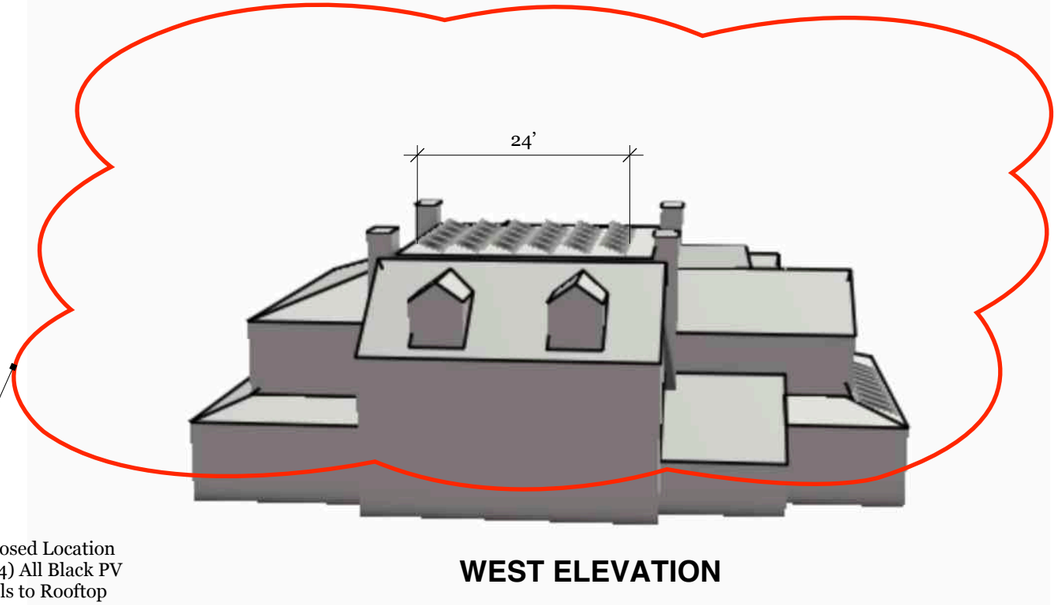
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



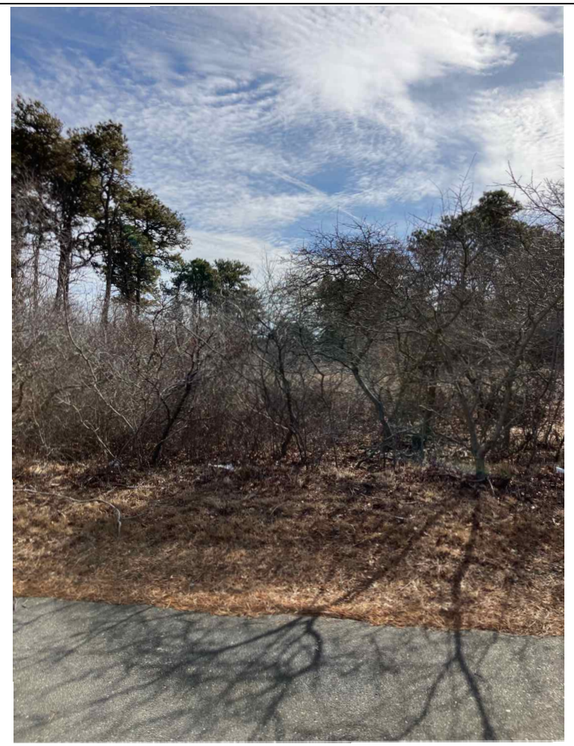


PHOTO A

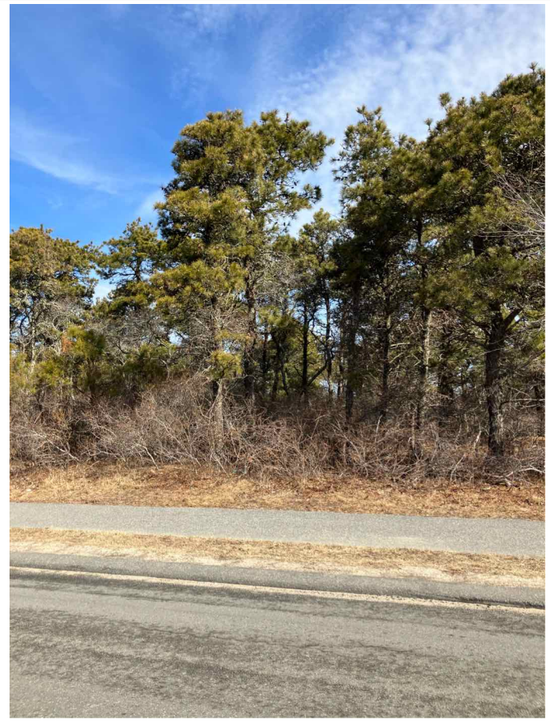


PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % 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 22.5 %.

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

415 - 440 Wp | 108 Cells
22.5 % 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 22.5 %.

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

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	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°: 67 PARCEL N°. 918

Street & Number of Proposed Work: 6 Fairgrounds Rd "building B fairground"

Owner of record: Town of Nantucket - designated developer HK Tiicoma LLC

Mailing Address: _____

Contact Phone #: Jeffrey Morgan E-mail: _____

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 6d Old South Rd #500 Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@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 (36) all black solar panel modules to roof top of "building B Fairground"

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 March 6th, 2025 Signature of owner of record Caroline T. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

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 Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

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 Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 67 / 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/5/25

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…

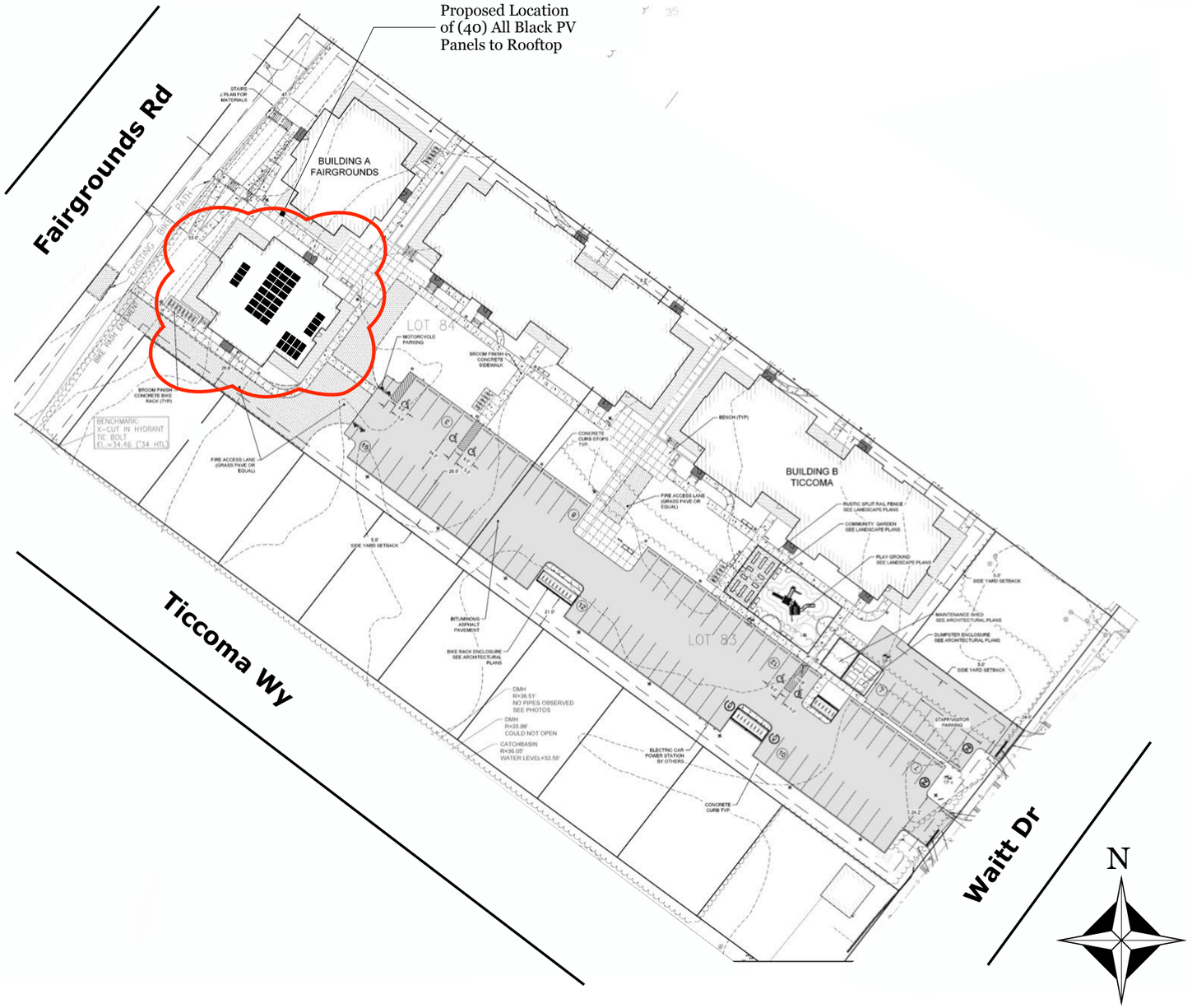
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/5/25
Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

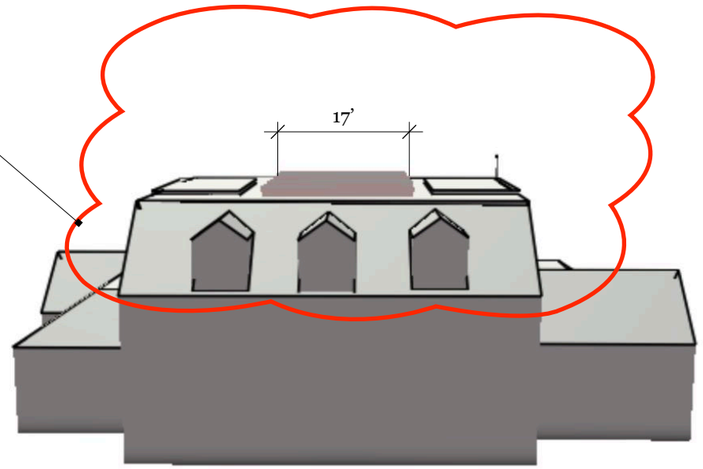
Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

	MM/DD/YY	REMARKS
1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

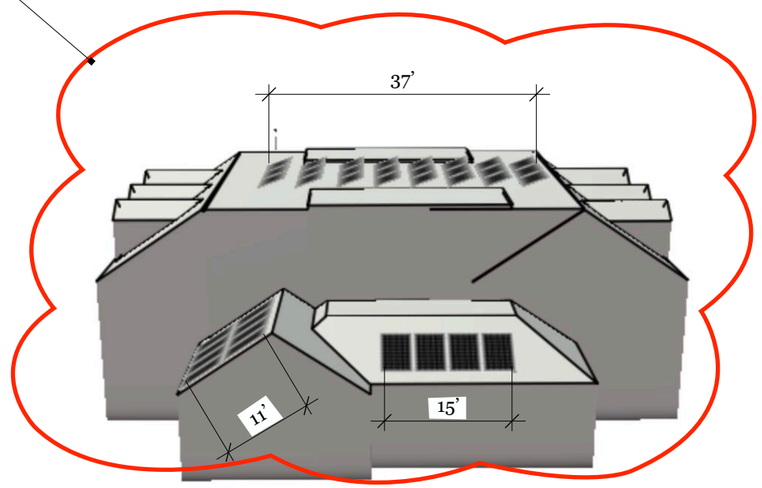
PV 01

Proposed Location
of (40) All Black PV
Panels to Rooftop



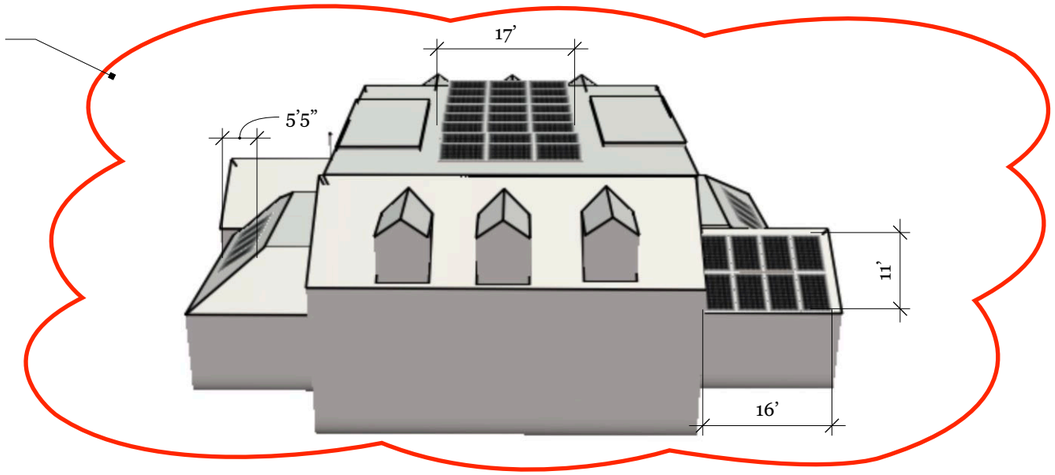
NORTH ELEVATION

Proposed Location
of (40) All Black PV
Panels to Rooftop



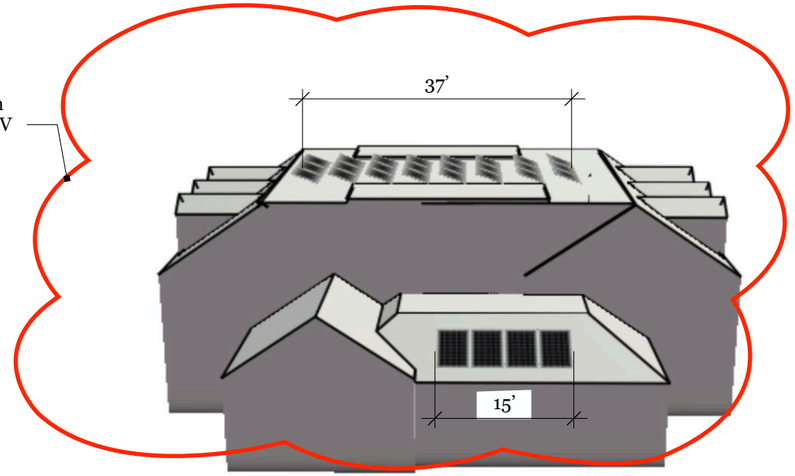
EAST ELEVATION

Proposed Location
of (40) All Black PV
Panels to Rooftop



SOUTH ELEVATION

Proposed Location
of (40) All Black PV
Panels to Rooftop



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

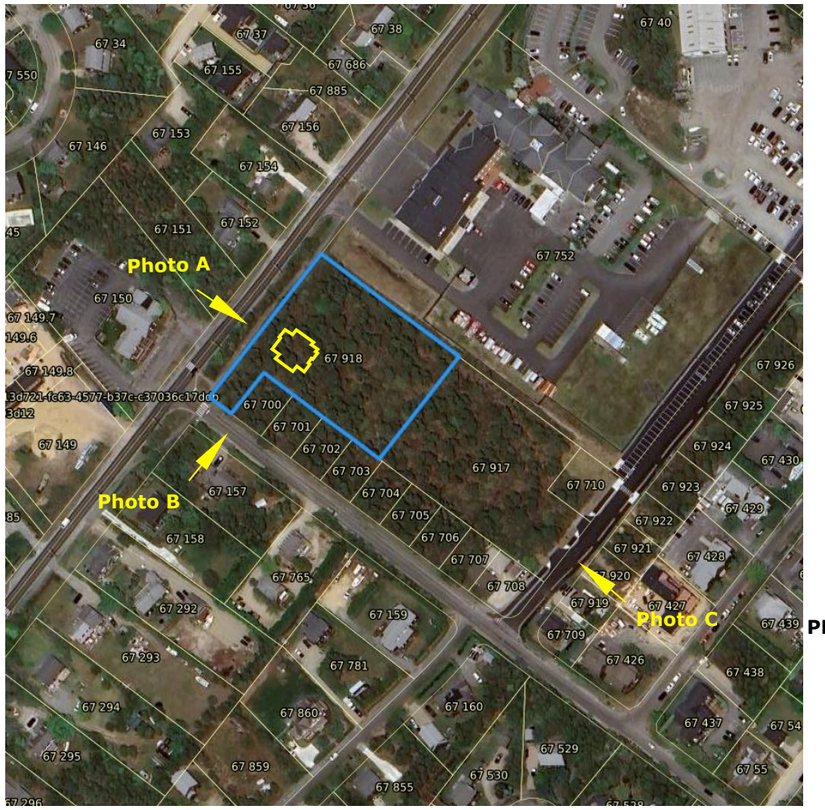




PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % 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 22.5 %.

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)

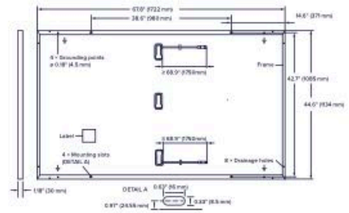
The ideal solution for:

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

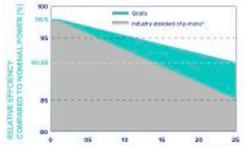


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / -0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[1]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[1]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[1]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[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

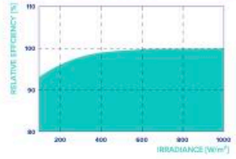


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL na.support@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2024-08_Rev04_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	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°: 67 PARCEL N°. 918

Street & Number of Proposed Work: 6 Fairgrounds Rd "building A Ticcoma"

Owner of record: Town of Nantucket - designated developer HK Ticcoma LLC

Mailing Address: _____

_____

Contact Phone #: Jeffrey Morgan E-mail: _____

AGENT INFORMATION (if applicable)

Name: JackSmart

Mailing Address: 61 Old South Rd #300

Nantucket, Mass 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@jacksmart.com

caroline wallace - director of operations

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (136) all black solar pr modules to rooftop of "building A Ticcoma"

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 March 10th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

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 Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

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 Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 68/ 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/5/25

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.

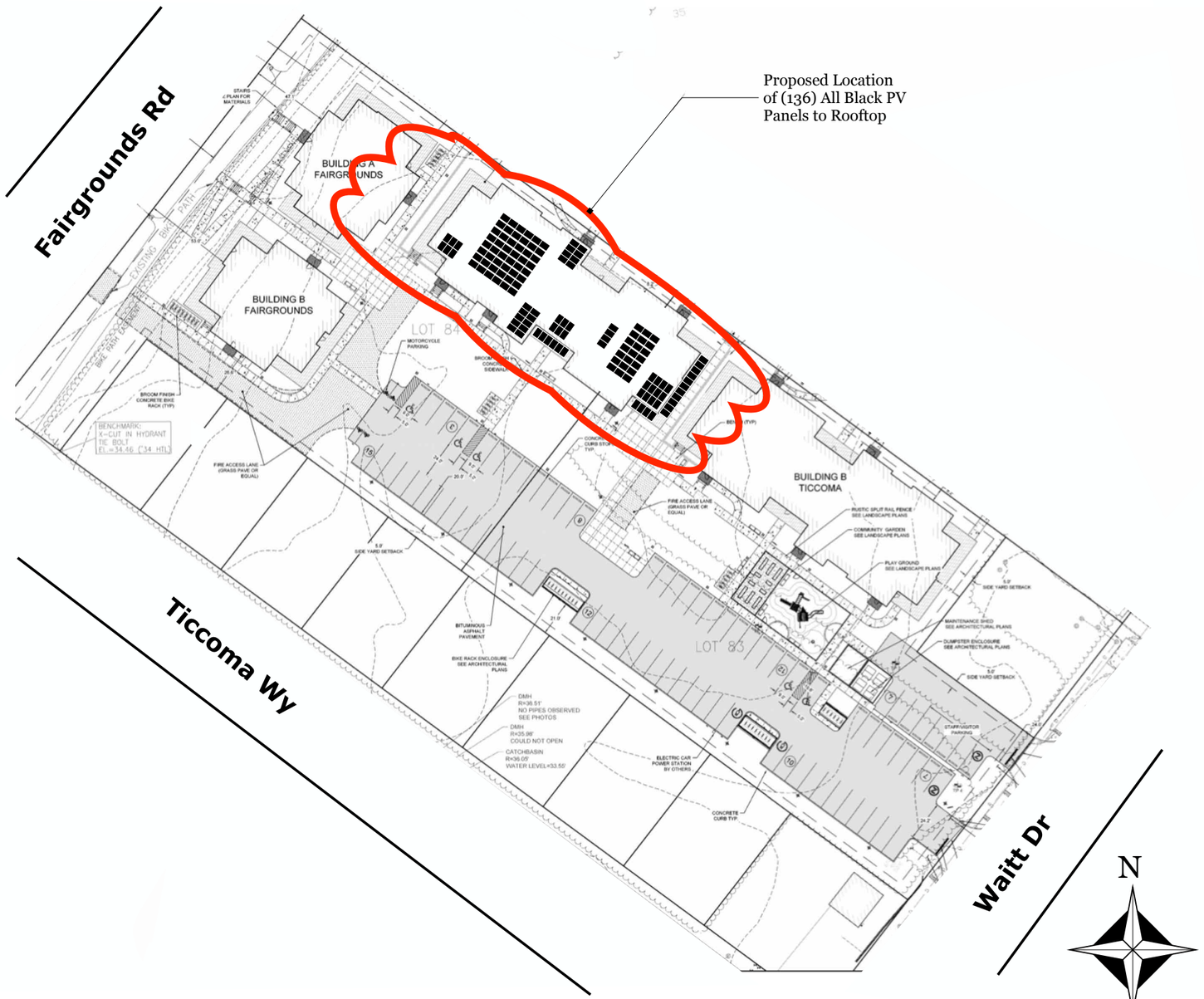
Caroline F. Wallace — 3/5/25

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

GIS & SITE PLAN

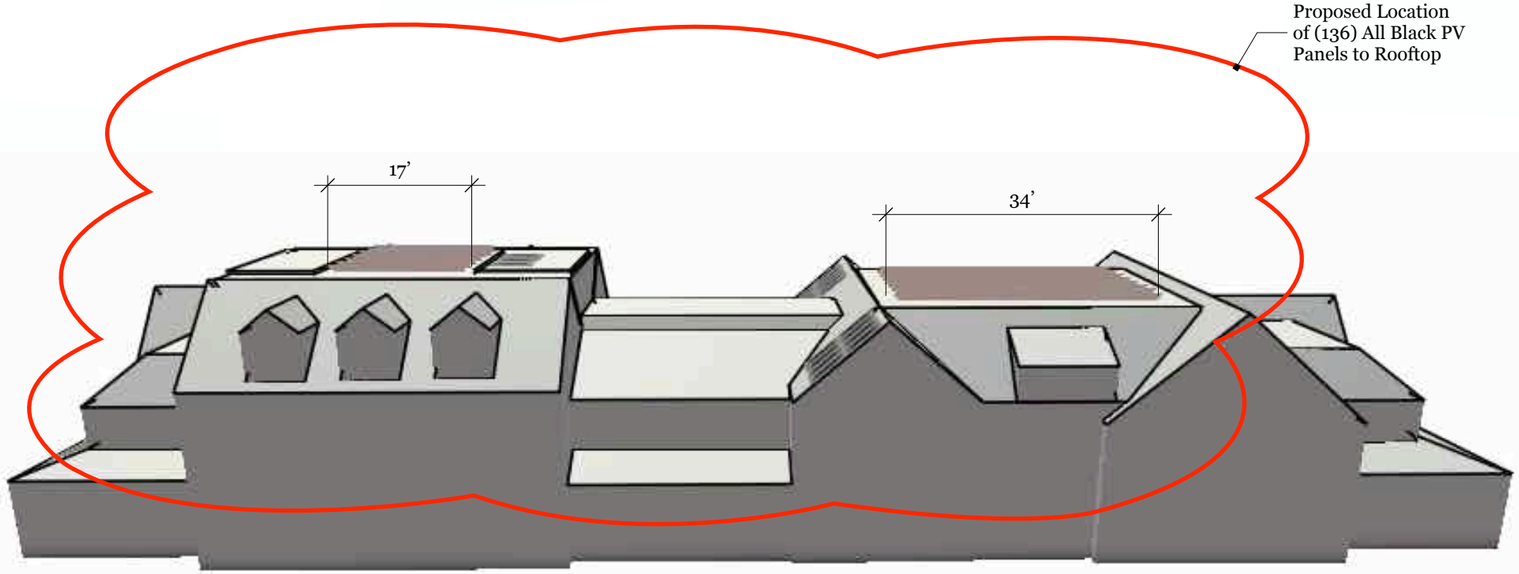
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

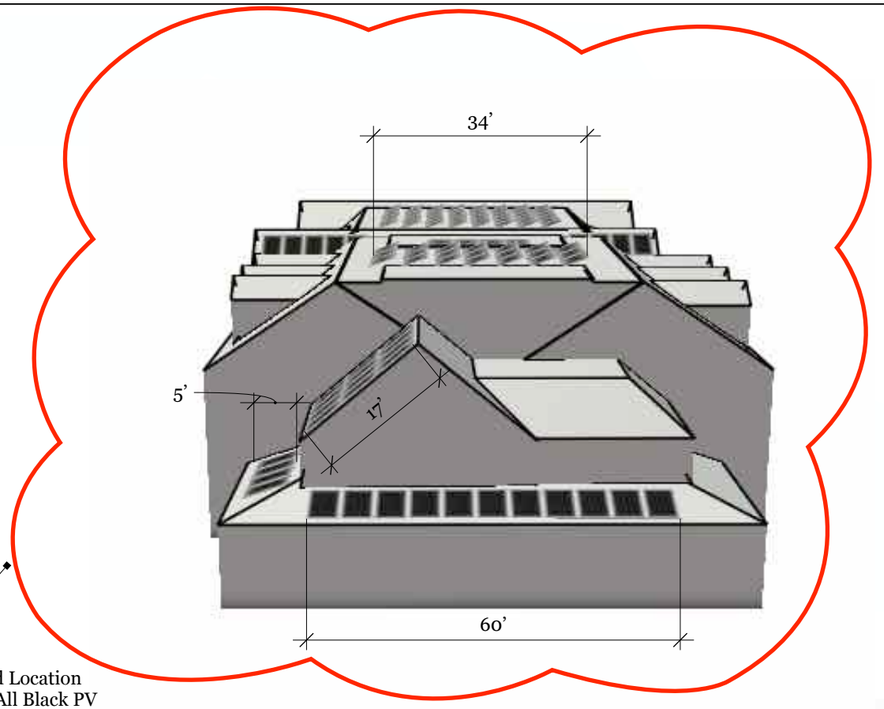
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

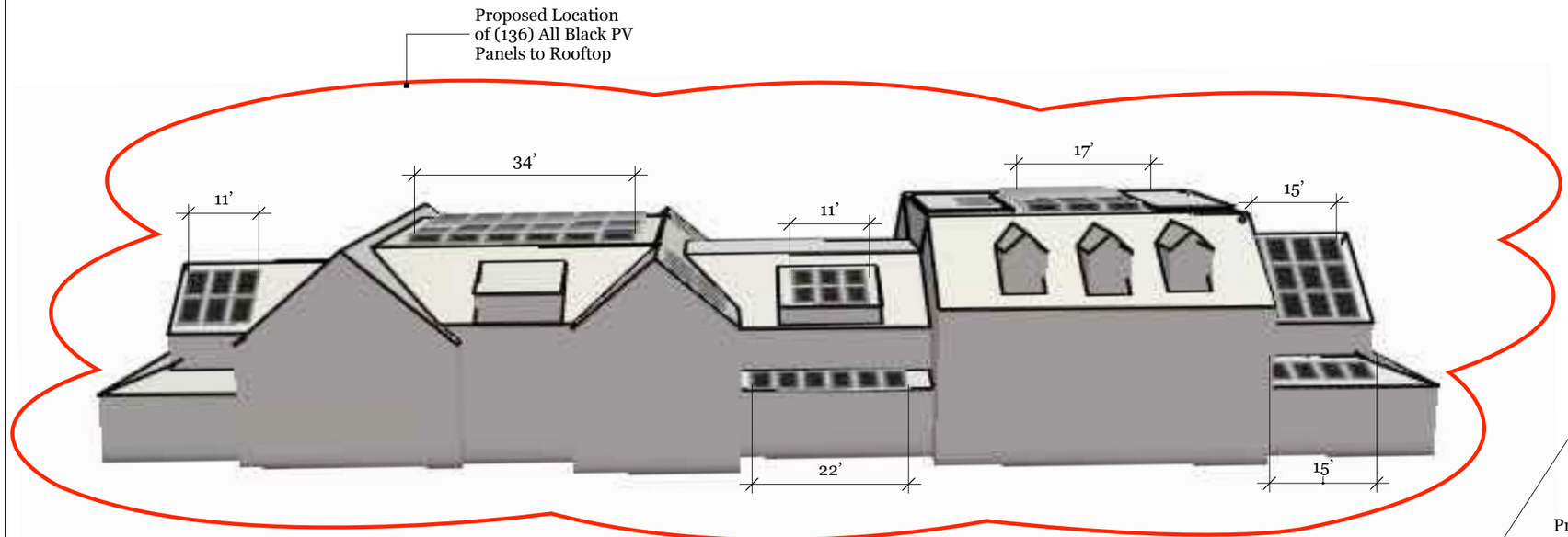
PV 01



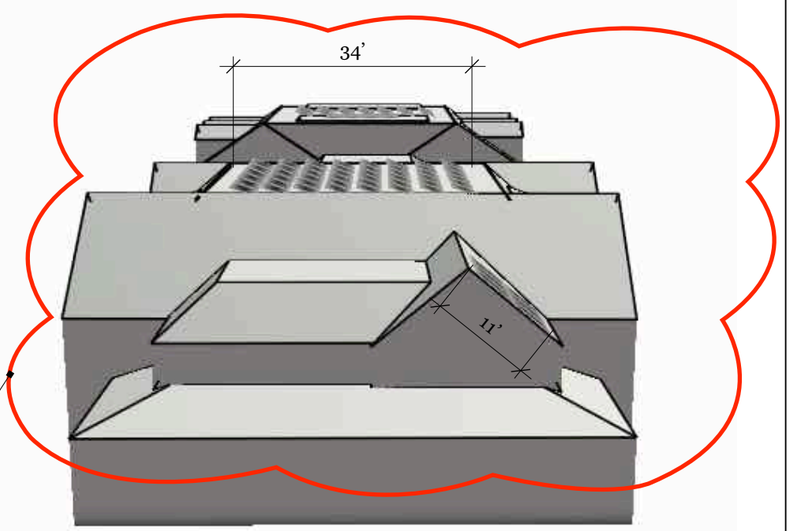
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

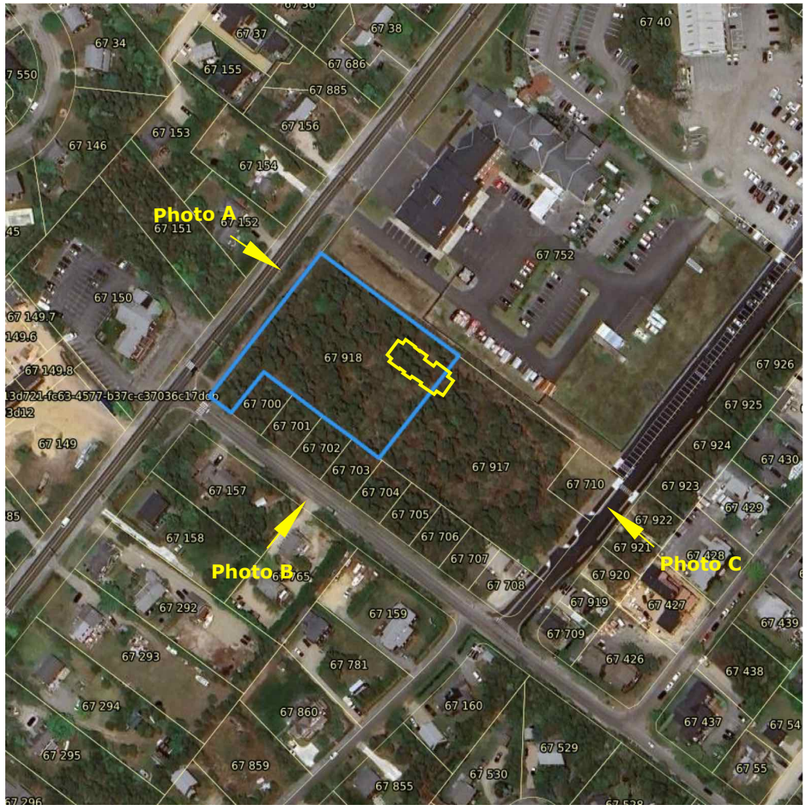
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



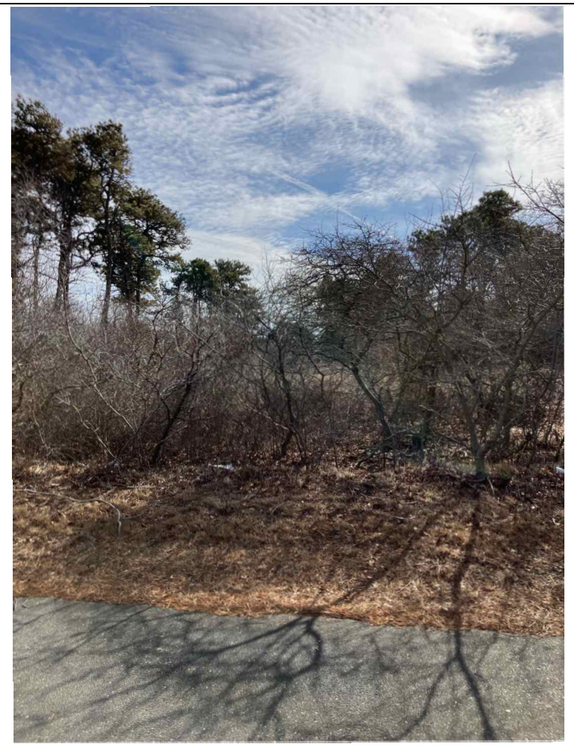


PHOTO A

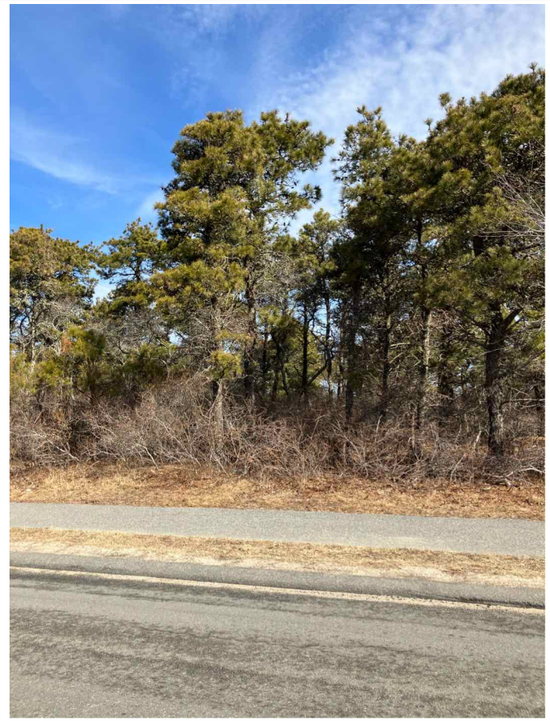


PHOTO B



PHOTO C

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % 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 22.5 %.

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)

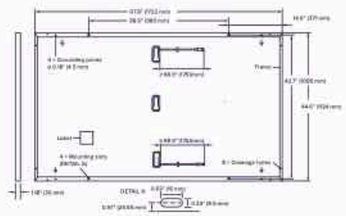
The ideal solution for:

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

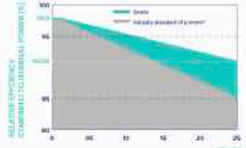


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[4]		[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. 300 Spectrum Center Drive, Suite 500, Irvine, CA, 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2021-08_Rev04_EN

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	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°: 67 PARCEL N°. 917

Street & Number of Proposed Work: 4 Wauwinet Dr "building B Ticcoma"

Owner of record: Town of Nantucket - designated developer HK Ticcoma LLC

Mailing Address: _____

_____

Contact Phone #: Jeffrey Morgas E-mail: _____

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 161 Old South Rd #500

Nantucket Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@ackgmart.com

caroline Wallace - director of operations

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (136) all black solar pv modules to rooftop of "building B Ticcoma"

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 March 14, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

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 Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

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 Town of Nantucket

STREET ADDRESS 4 Waitt Dr

MAP/PARCEL 67 / 917

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/5/25

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 3/5/25

Signature Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

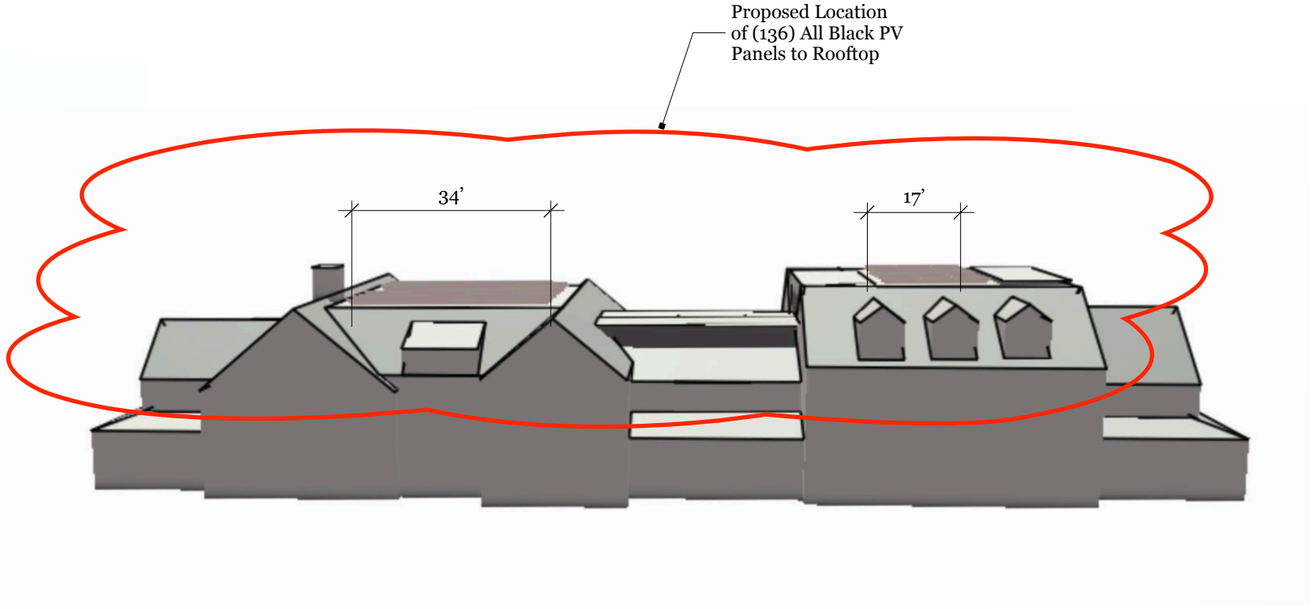
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

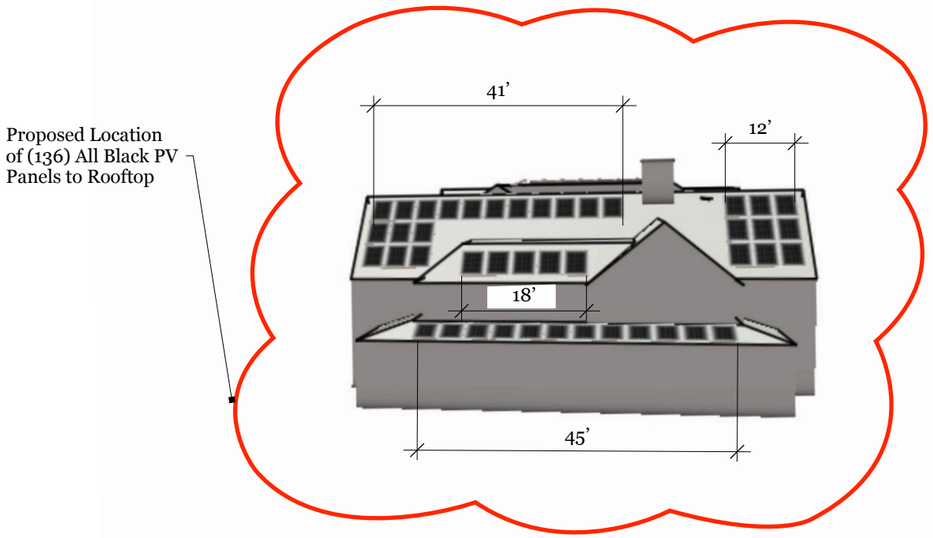
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

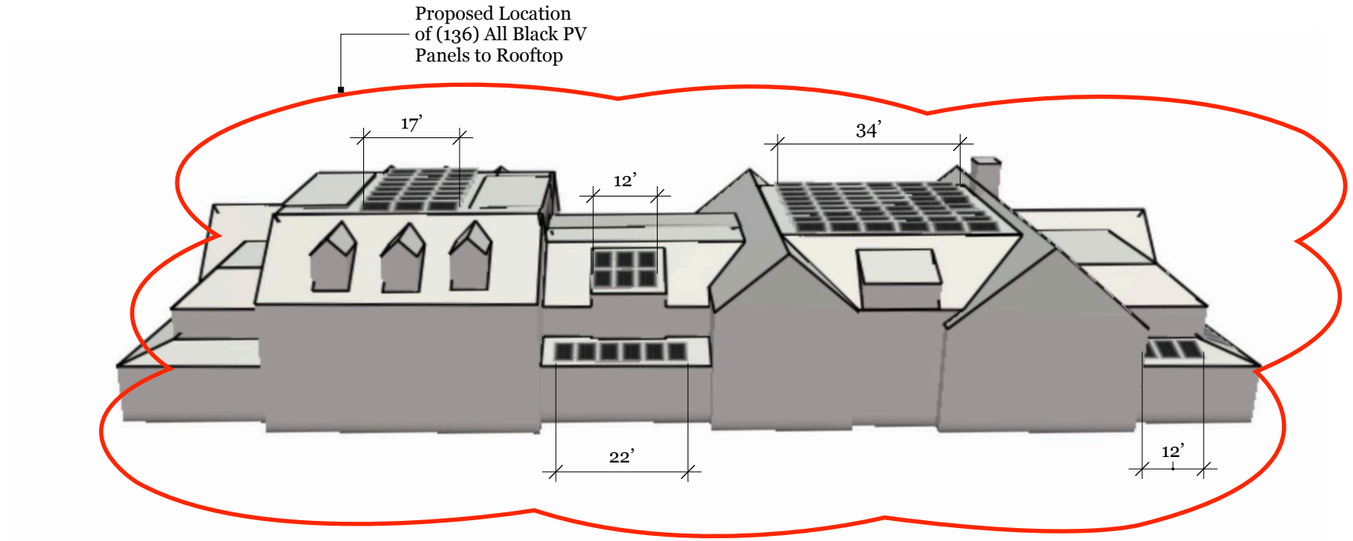
PV 01



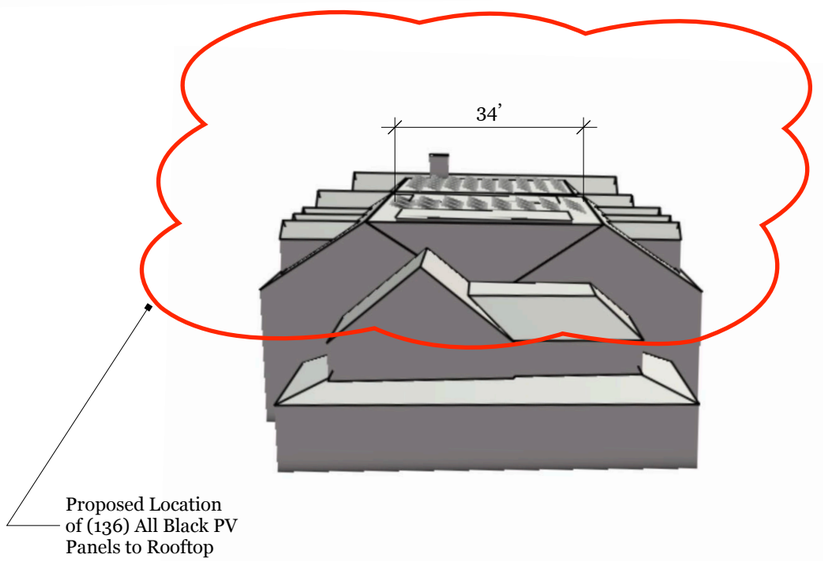
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02





PHOTO A



PHOTO C



PHOTO B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % 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 22.5 %.

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)

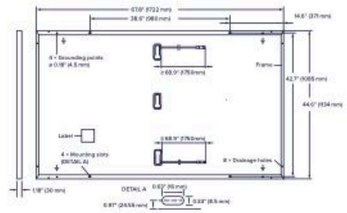
The ideal solution for:

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

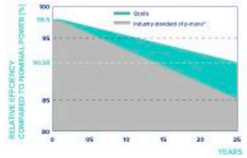


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[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

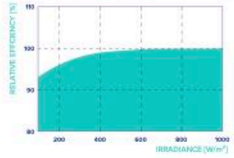


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL na.support@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2024-08_Rev04_NA

qcells

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04