1. CONSENT

    Documents:

        31 BREWSTER RD-REV 72672- ENC PORCH-UPDATED 03.20.25.PDF

2. SIGNS

    Documents:

        53 MAIN ST_PROJECTING SIGN REV_HOT HAUS.PDF
        5 BAYBERRY CT_WALL SIGN_YALE APPLIANCE.PDF
        8B SALROS RD_WALL SIGN_YALE APPLIANCE.PDF
        31 EASY ST_PROJECTING SIGN 1_EASY ST RESTARAUNT.PDF
        31 EASY ST_PROJECTING SIGN 2_EASY ST RESTARAUNT.PDF
        1 HOOPER FARM RD_PROJECTING SIGN_NANTUCKET AESTHETICS.PDF
        1 HOOPER FARM RD_WALL SIGN_NANTUCKET AESTHETICS.PDF
        2 WASHINGTON ST_ WALL SIGN_MILLY GRACE.PDF
        10-12 DAVKIM LN _ALL SIGN SMARTSTOP_ SELF STORAGE.PDF
        2 BROAD ST_WALL SIGN_NANTUCKET CRISPS THE STORE.PDF
        2 BROAD ST_PROJECTING SIGN_NANTUCKET CRISPS THE STORE.PDF

3. NEW BUSINESS 2/4/2025

    Documents:

        3 MILES CT SOLAR.PDF

4. NEW BUSINESS 2/18/2025 VIEW

    Documents:

        4R JEFFERSON MH REV 10045.PDF
        117 ORANGE.PDF
        10 POLLIWOG.PDF
        1 CHERRY.PDF
        117 ORANGE STREET - HDC LANDSCAPE PLAN - UPDATED.PDF
        1 CHERRY STREET - HDC LANDSCAPE PLAN - UPDATED.PDF

5. NEW BUSINESS 2/18/2025

    Documents:

        25 INDIA ROOF WALK REAPAIR.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

6. NEW BUSINESS 3/4/2025 VIEW

Documents:

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

7. 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
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

8. 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
30A ORANGE ST APRON CHANGE REV 10837.PDF
10 WHITE ELEPHANT WAY ADD ROOFWALK SKIRT.PDF
57 SOMERSET RD - MOVE OFF- DEMO UPDATED 03.27.25.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

9. NEW BUSINESS 4/1/2025

Documents:

5 WEETAMO POOL.PDF
13R EVERGREEN WAY GARAGE.PDF
12 HANABEA LN NEW BUILDING.PDF
12 HANABEA LN HARDSCAPE.PDF
45 SURFSIDE RD FENCE AS BUILT.PDF
26 QUIDNET PATH ALTERATION GUEST HOUSE REV 9671.PDF
20 BROAD ST ROOF.PDF
21 RIDGE LN MOVE SHED ON SITE.PDF
10 LEWIS CT SHED.PDF
5 BAXTER RD DEMO CHIMNEY.PDF
26 HONEYSUCKLE DR GARAGE STUDIO.PDF
26 HONEYSUCKLE DR PARKING.PDF
8 JEFFERSON AVE ALTERATION MH REV 11626.PDF
8 JEFFERSON AVE ALTERATION GARAGE REV 11627.PDF
6 BRINDA LN LK ROOF.PDF
7 FOLGER LN PERGOLA COMPLETE.PDF
7 FOLGER LN PERGOLA DRAWINGS.PDF
2 HONEYSUCKLE DR POOL REV 11302.PDF
4 HONEYSUCKLE POOL REV 11303.PDF
11 PLEASANT ST GARAGE N STUDIO.PDF
11 PLEASANT ST ADDITION.PDF
7 BARNABAS LN NEW DWELLING REV 7289.PDF
7 BARNABAS LN GARAGE REV 7689.PDF
15 DEER RUN RD MOVE OFF SHED.PDF
18 MOUNT VERNON ST SHED.PDF
18 MOUNT VERNON ST GARAGE STUDIO.PDF
18 MOUNT VERNON ST HARDSCAPE.PDF
49 MEADOWVIEW DRIVE GATE.PDF
36 POCOMO ROAD WINDOW REV.PDF
VESPER LANE SHED.PDF
8 FEDERAL ST COLOR CHANGE AAN.PDF
38 LOVERS LN ALTERATION REV 12061.PDF
68 SHAWKEMO RD NEW DWELLING.PDF
8 MAINE REV 8513- EXPAND DECK.PDF
35 PINE CREST DR SOLAR.PDF
8 BEVERLY CT MOVE ON.PDF
6 AMELIA DR ROOF.PDF
5 COFFIN RD FENCE.PDF
1 N SWIFT ROCK RD PERGOLA.PDF
1 CAROLINE WAY FENCE N GATE.PDF
1-5 VIOLET PLACE COMMERCIAL BUILDING.PDF
4 HONEYSUCKLE DR ALTERATION REV 11304.PDF

2 HONEYSUCKLE CEDAR TRIM REVISION.PDF
61 SPARKS HARDSCAPE.PDF
5 CALIFORNIA AVE- DECK-STAIRCASE-UPDATED 03.20.25.PDF
2 NOBADEER WAY ACCESSORY DWELLING UNIT.PDF
32 CANNONBURY LN ALTERATION REV 11225.PDF
62 WANOMA WAY FENCE.PDF
5 WEETAMO RD PERGOLA.PDF
5 WEETAMO RD CABANA.PDF
33 UNION ST SOLAR.PDF
16 CHERRY ST SOLAR.PDF
36 BASSETT RD- RASIE STRUCTURE-BSMNT WALKOUT.PDF
4 VAN FLEET NEW DWELLING.PDF
44 ESSEX RD ROOF ALTERATION.PDF
68 SHAWKEMO_MOVE DEMO SHED_03.24.25.PDF
68 SHAWKEMO_MOVE DEMO GARAGE_3.24.25.PDF
68 SHAWKEMO RD_GARAGE_HDC NEW_03.24.25.PDF
7 SQUARE RIGGER RD NEW BUSINESS.PDF
7 SQUARE RIGGER GARAGE DOOR CHANGE.PDF
9 BROADWAY ALTERATION REV 72381.PDF
19 WAUWINET RD ROOF ALTERATION.PDF
1 BEACH GRASS DRIVEWAY.PDF
32 MEADOW VIEW DR WINDOWS.PDF
32 SANKATY RD_HDC_03242025.PDF
32 SANKATY RD HDC HISTORIC DETERMINATION.PDF
14 GREEN MEADOWS_FENESTRATION_HDC_03242025.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2025-03-12214

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 172

Street & Number of Proposed Work: 31 BREWSTER RD

Owner of record: DAVID & JEAN MOHLER (TEARDOWN LLC)

Mailing Address: 3 W. IRVING ST

CHEVY CHASE, MD 20815

Contact Phone #: 202-329-1306 E-mail: dtmohler1@gmail.com

AGENT INFORMATION (if applicable)

Name: SHUKRAT AZIEV

Mailing Address: 11 GOLD STAR DR

NANTUCKET MA 02554

Contact Phone #: 508-360-8234 E-mail: ashukhrat@hotmail.com

FOR OFFICE USE ONLY

Date application received: 03/11/25 Fee Paid: $ 51.2 8108

Must be acted on by: 05/31/25

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. 72672

☐ Pool (Zoning District _____) ☐ Roof ☐ Other ENCLOSING SIDE OF EXISTING COVERED PORCH - N/E SIDE

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 256' Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 8' 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 - REVISION TO N/E SIDE ENCLOSING EXISTING COVERED PORCH

*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 PAINTED

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

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

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

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other REVISED RELOCATING EXISTING BROSCO SINGLE PANE DOUBLE HUNG ONE ADDITIONAL TO MATCH IN REAR -

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLE 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 _____ 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 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

____ (initial to indicate read and understand)

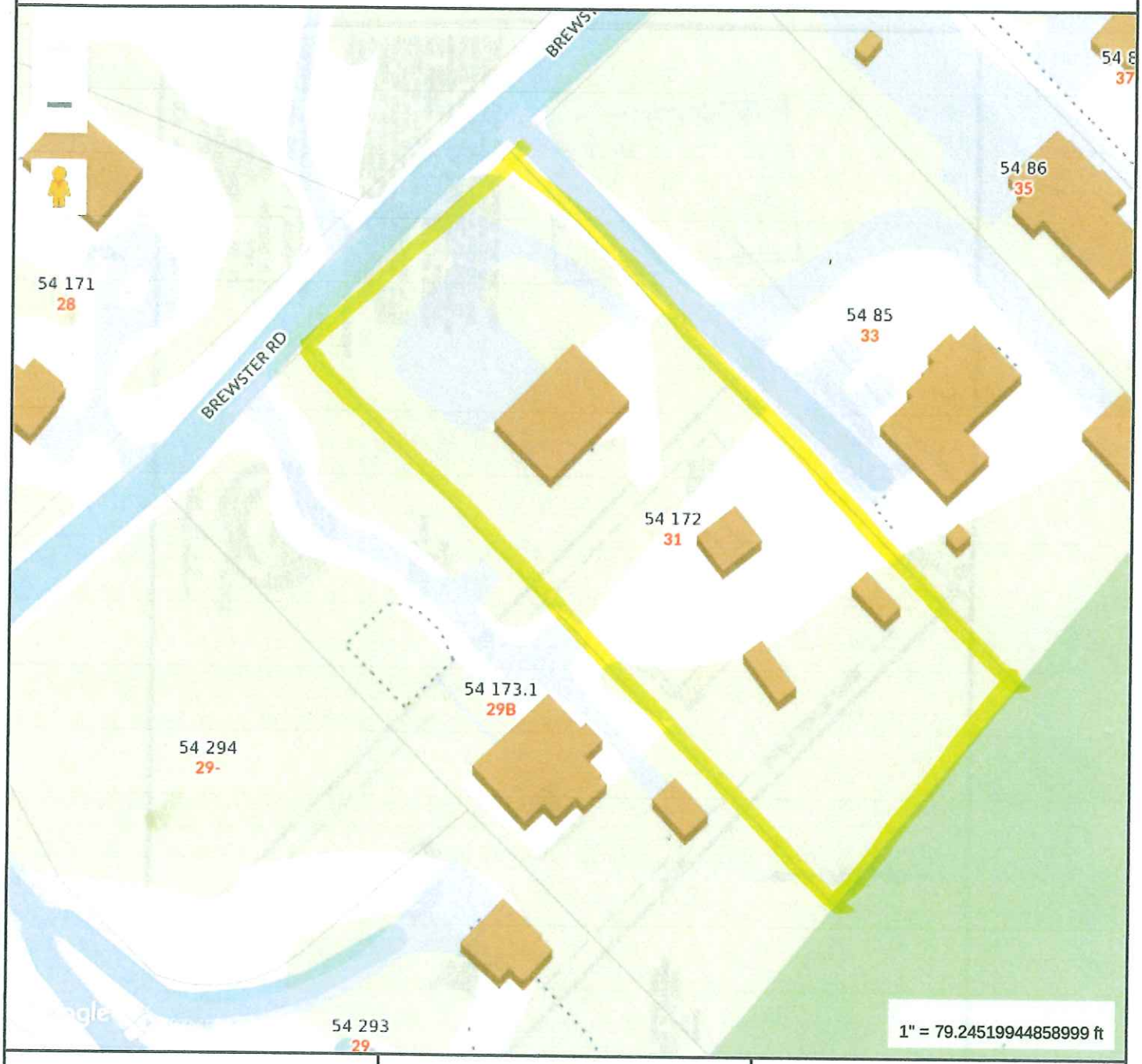
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

Town and County of Nantucket, MA

March 7, 2025

31 Brewster Rd



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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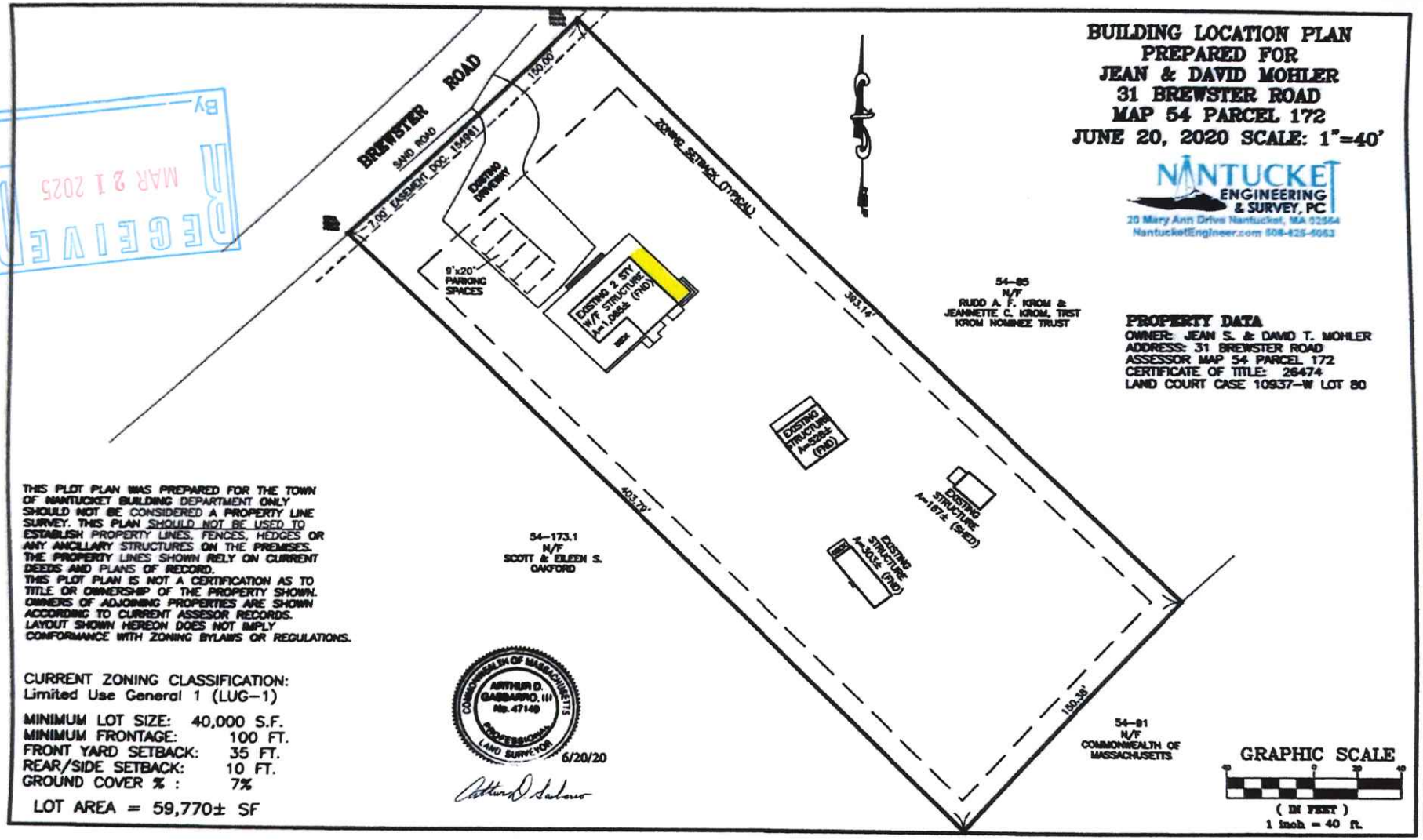
MAR 10 2025
By


BUILDING LOCATION PLAN
PREPARED FOR
JEAN & DAVID MOHLER
31 BREWSTER ROAD
MAP 54 PARCEL 172
JUNE 20, 2020 SCALE: 1"=40'
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-425-4053
BREWSTER ROAD
SAND ROAD
150.00'
7.00' EASEMENT DOC. 15498
EXISTING DRIVEWAY
9'x20' PARKING SPACES
EXISTING 2 STY. W/F STRUCTURE A=1,085± (FND)
ZONING SETBACK (TYPICAL)
383.14'
403.79'
150.36'
54-85
N/F
RUDD A. F. KROM & JEANNETTE C. KROM, TRST
KROM NOMINEE TRUST
54-173.1
N/F
SCOTT & EILEEN S. OAKFORD
54-81
N/F
COMMONWEALTH OF MASSACHUSETTS
EXISTING STRUCTURE A=528± (FND)
EXISTING STRUCTURE A=187± (SHED)
EXISTING STRUCTURE A=303± (FND)
PROPERTY DATA
OWNER: JEAN S. & DAVID T. MOHLER
ADDRESS: 31 BREWSTER ROAD
ASSESSOR MAP 54 PARCEL 172
CERTIFICATE OF TITLE: 26474
LAND COURT CASE 10937-W LOT 80
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR REGULATIONS.
CURRENT ZONING CLASSIFICATION:
Limited Use General 1 (LUG-1)
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 7%
LOT AREA = 59,770± SF
COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GABBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR
6/20/20
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
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31 BREWSTER RD

1/4" = 1' FT

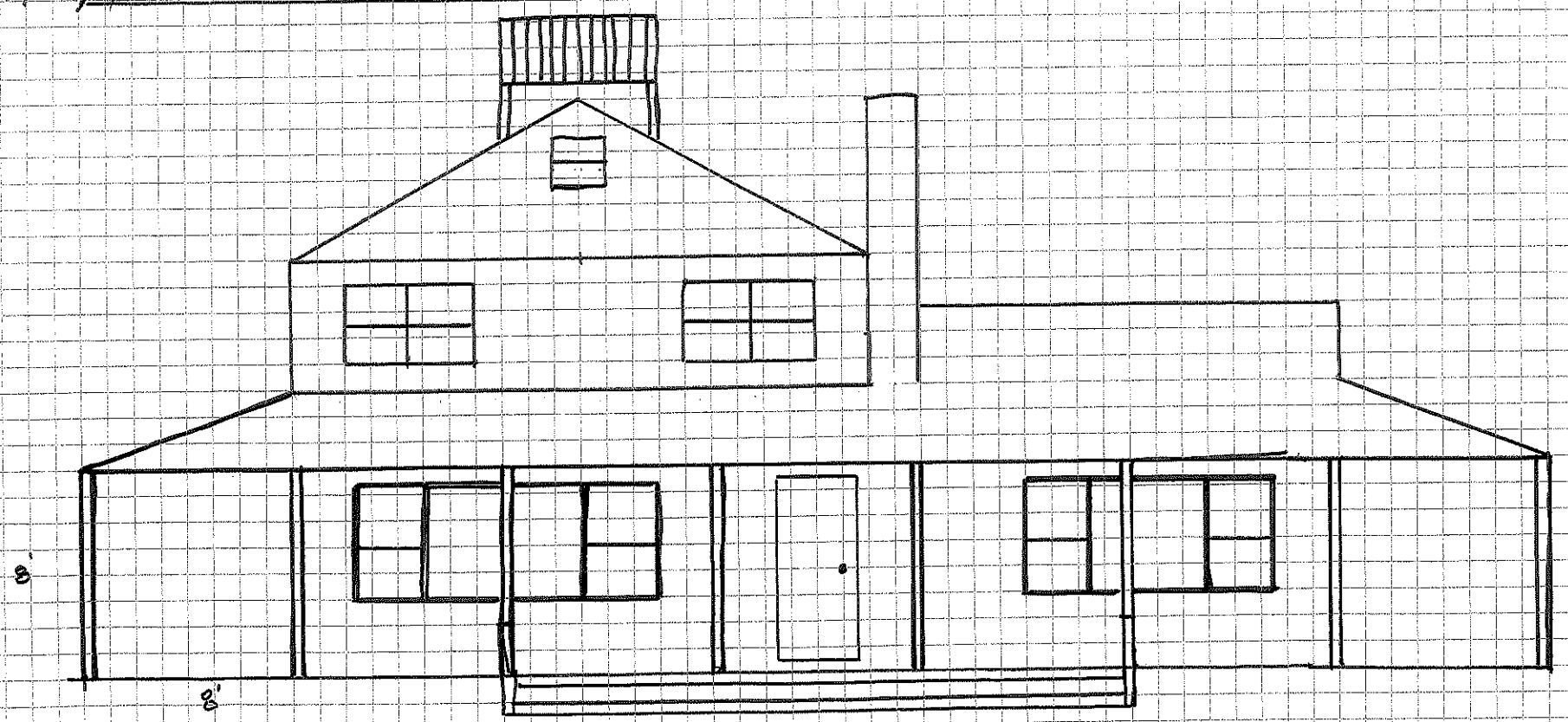
E S N W

EXISTING

N/W ELEVATION

FRONT OF HOUSE

N/E ← 56' → S/W



31 BREWSTER RD

1/4" = 1'

E S N W

PROPOSED

N/W ELEVATION

FRONT OF HOUSE

N/E ←

→ S/W

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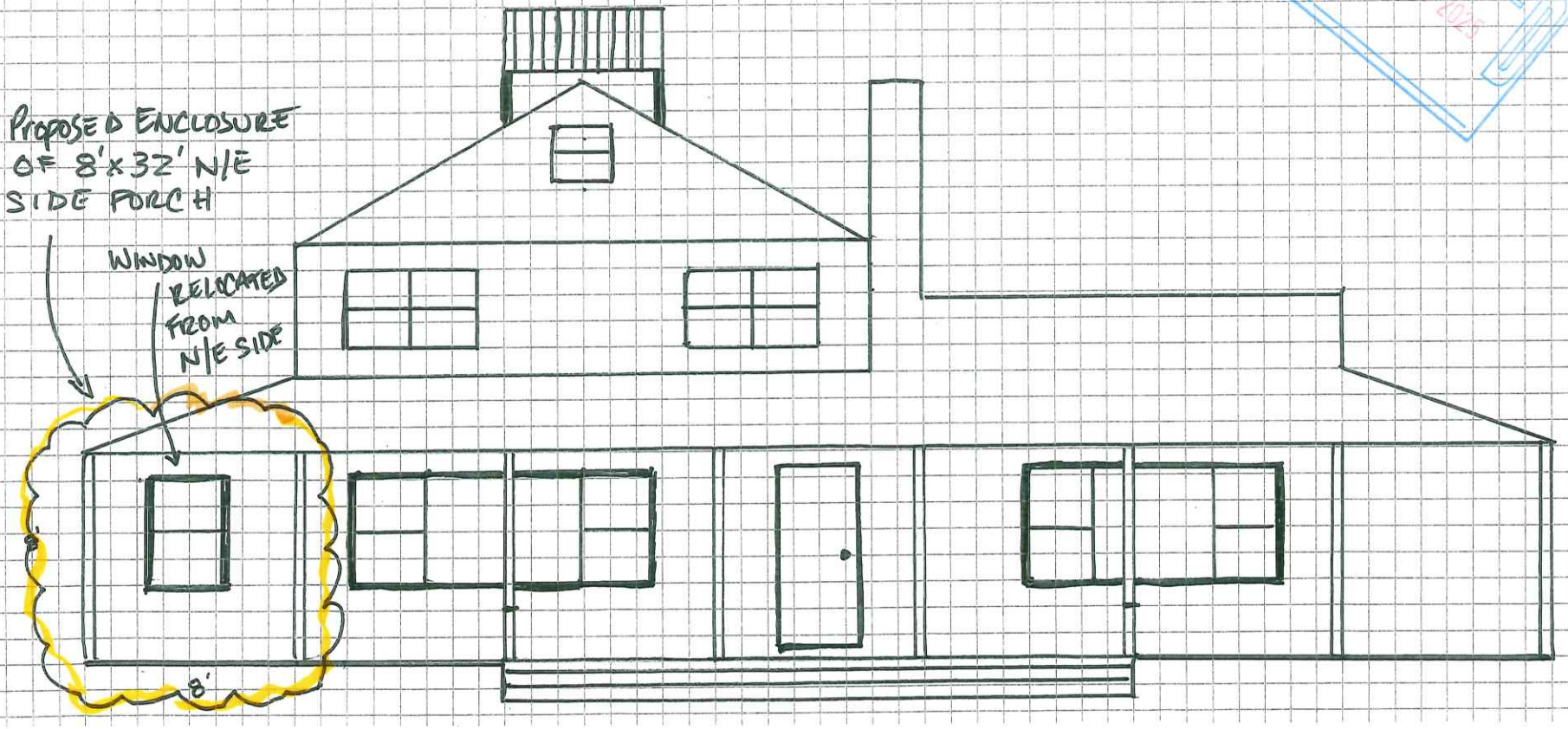
BY

PROPOSED ENCLOSURE OF 8'x32' N/E SIDE PORCH

WINDOW RELOCATED FROM N/E SIDE



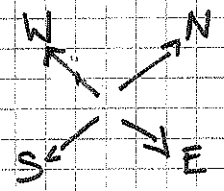
31 BREWSTER RD

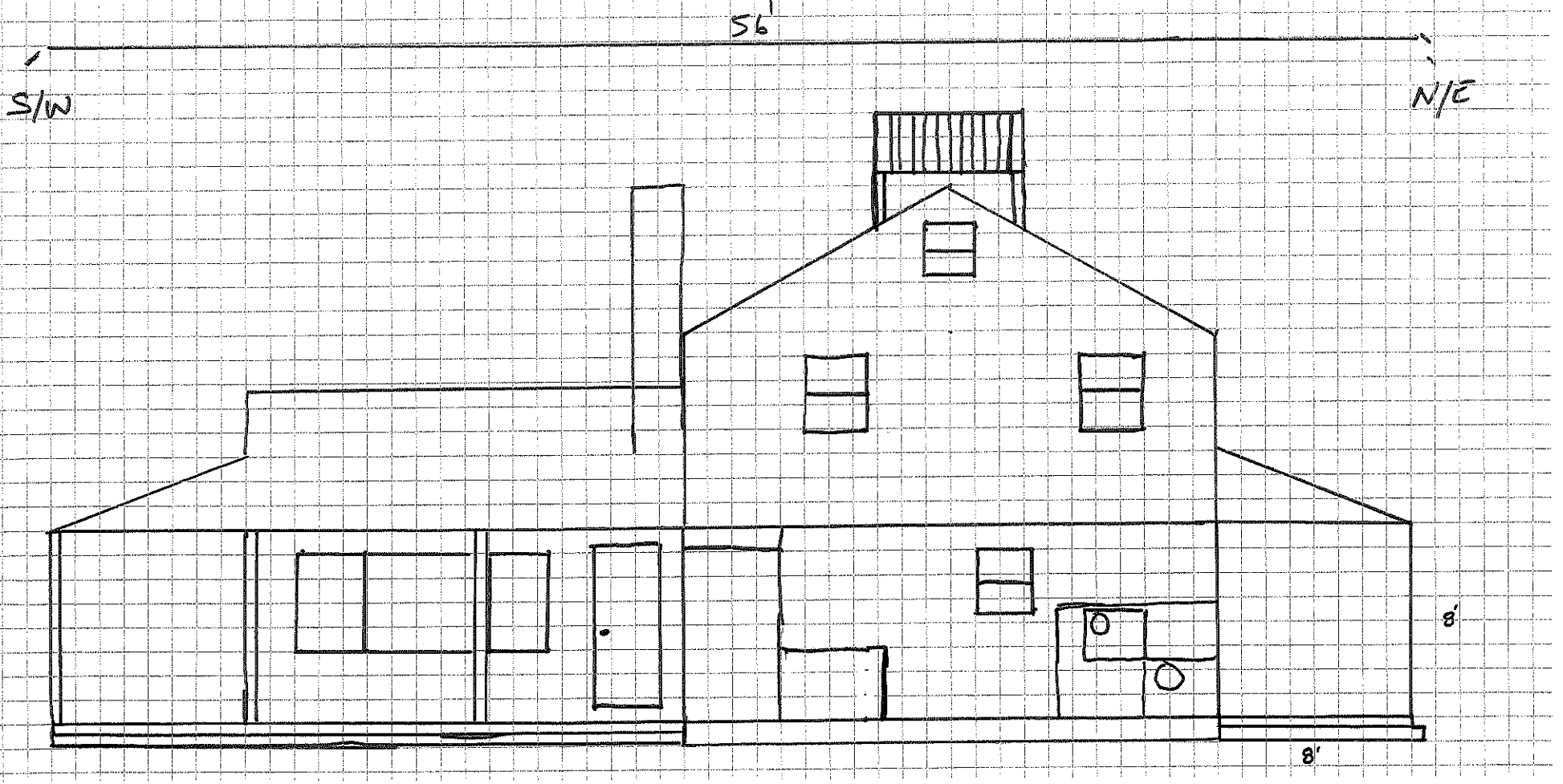
1/4" = 1'

EXISTING

S/E ELEVATION

REAR OF HOUSE





31 BREWSTER RD
1/4" = 1'

W N S E

PROPOSED
S/E ELEVATION
REAR OF HOUSE

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BY

56'

S/W

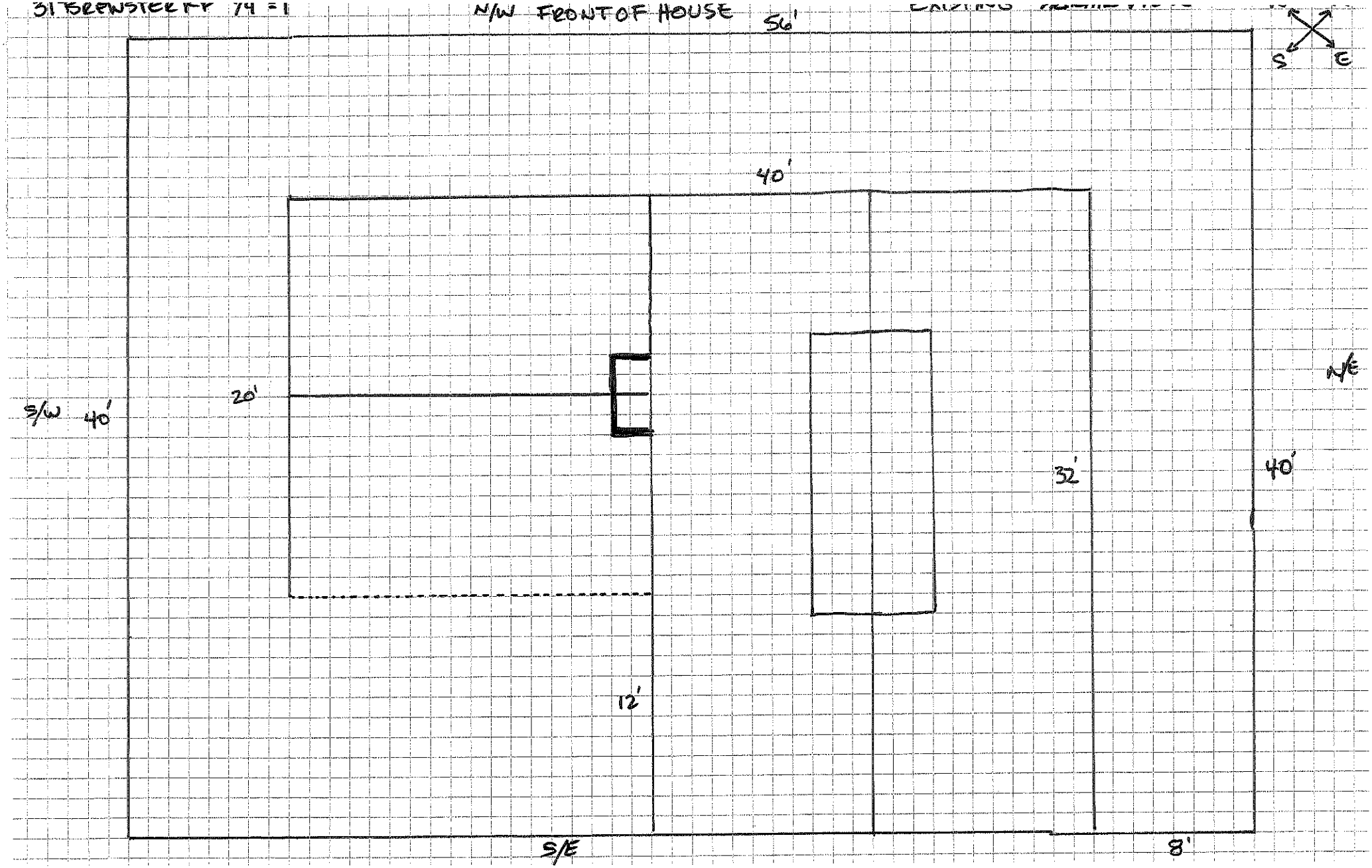
N/E

PROPOSED ENCLOSURE OF 8' X 32' N/E SIDE PORCH

NEW BROSCO DOUBLE HUNG WINDOW

8'

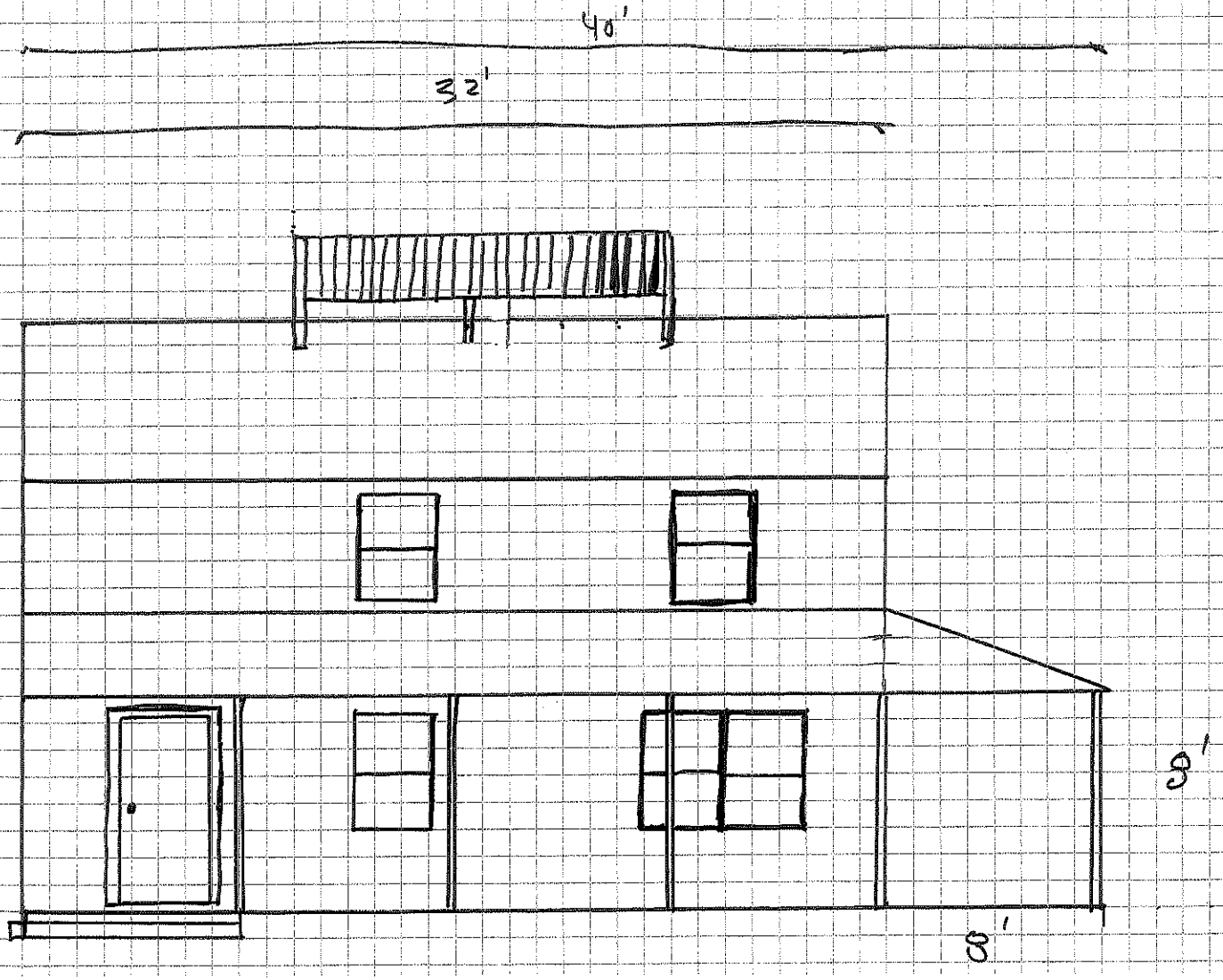
8'


31 BREWSTER PL 1/4 = 1
N/W FRONT OF HOUSE
56'
S
E
40'
20'
S/W 40'
N/E
32'
40'
12'
S/E
8'

31 BREWSTER RD
1/4" = 1'

S W E N

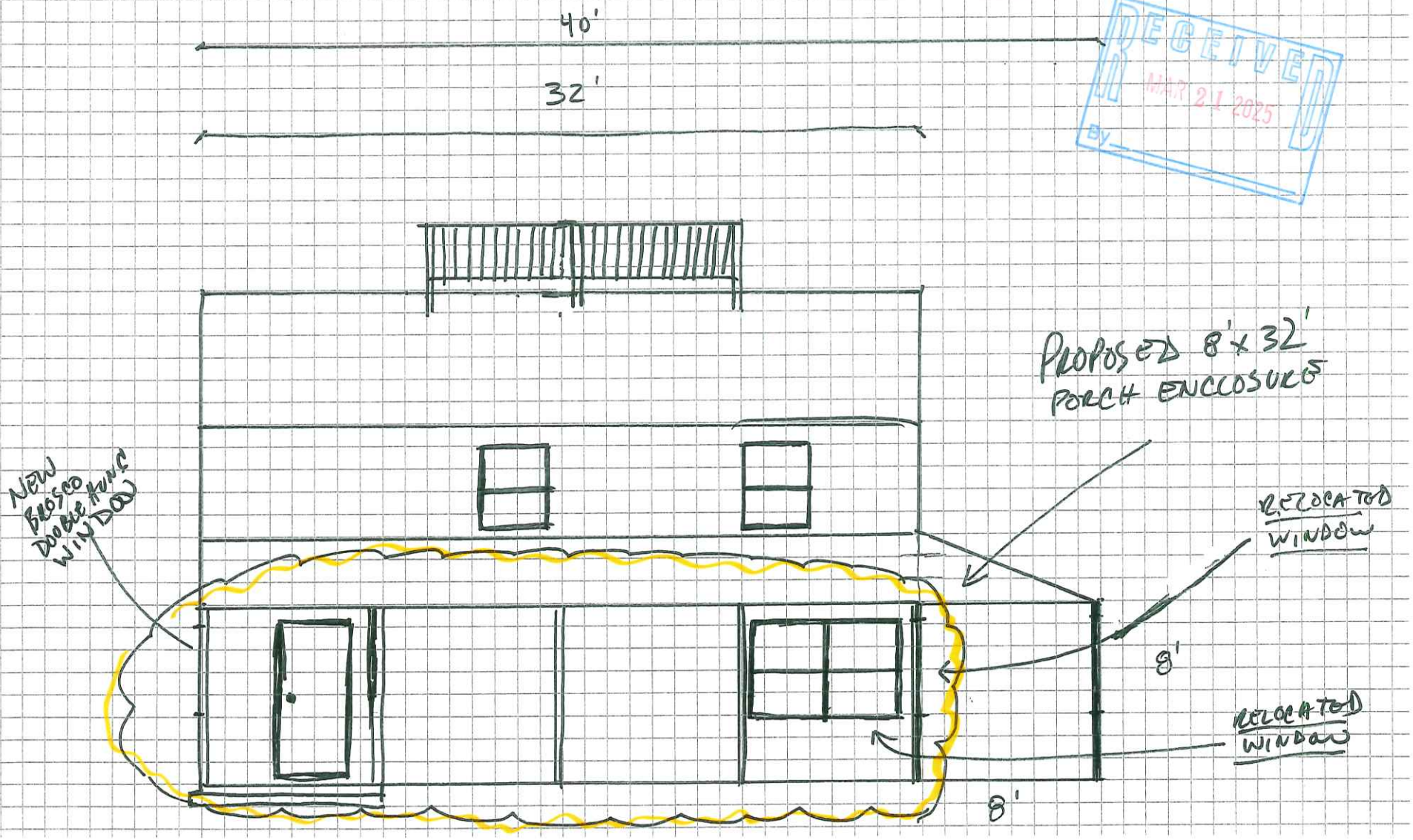
EXISTING
N/E ELEVATION
SIDE WHERE PORCH WILL BE ENCLOSED.

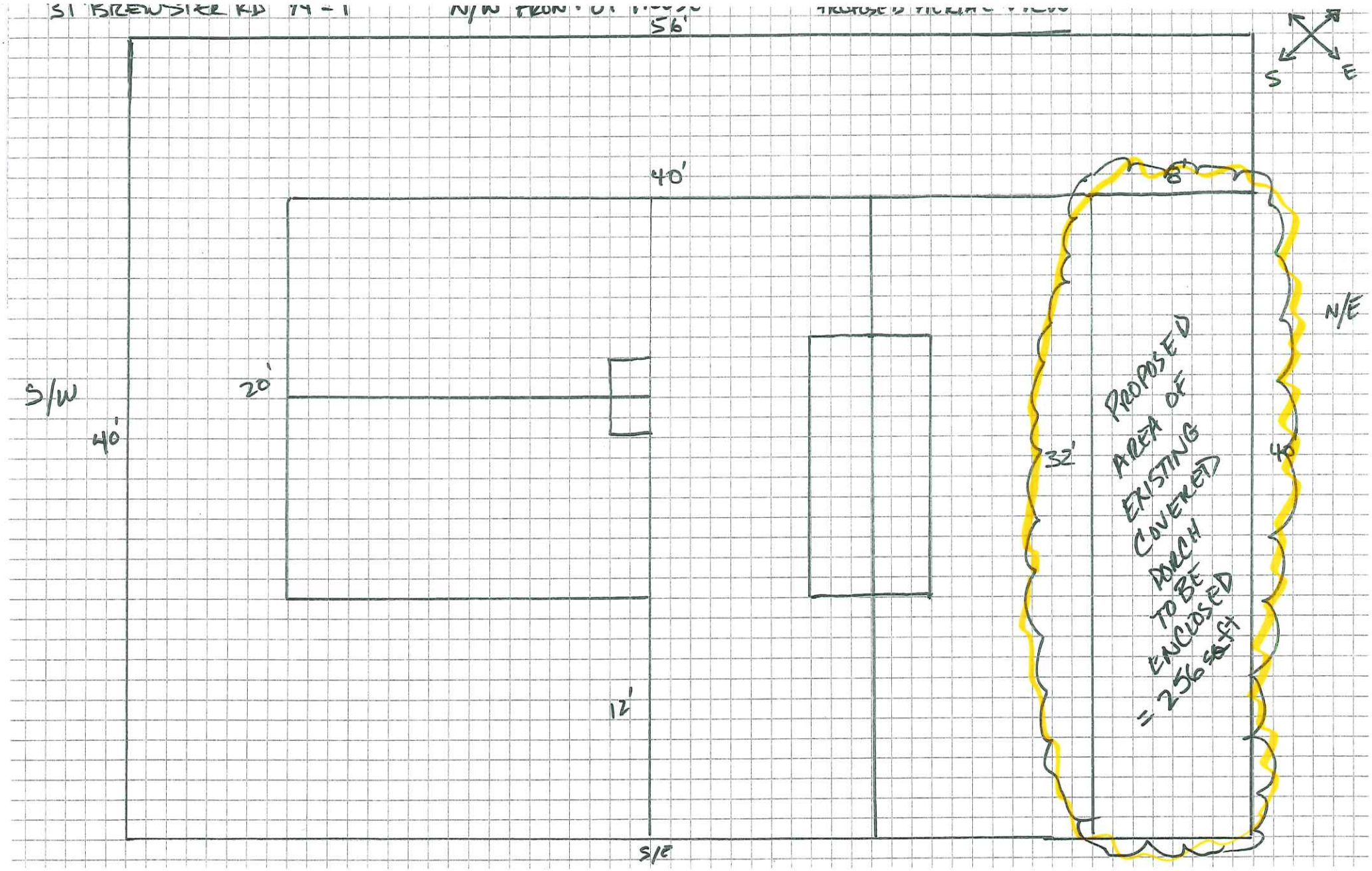


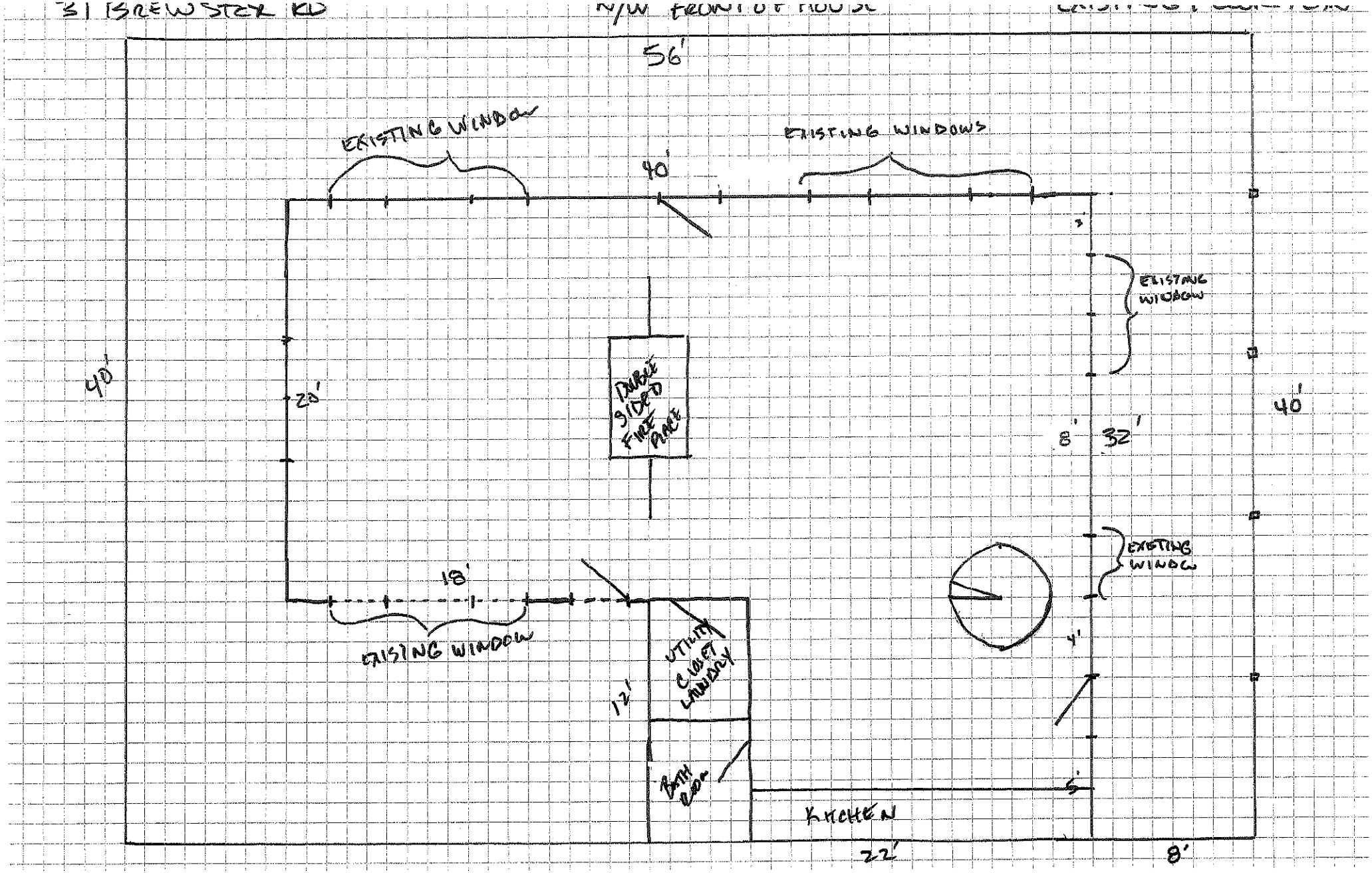
31 BREWSTER RD
1/4" = 1'

PROPOSED
N/E ELEVATION
PROPOSED ENCLOSURE OF COVERED PORCH

RECEIVED
MAR 21 2025
BY

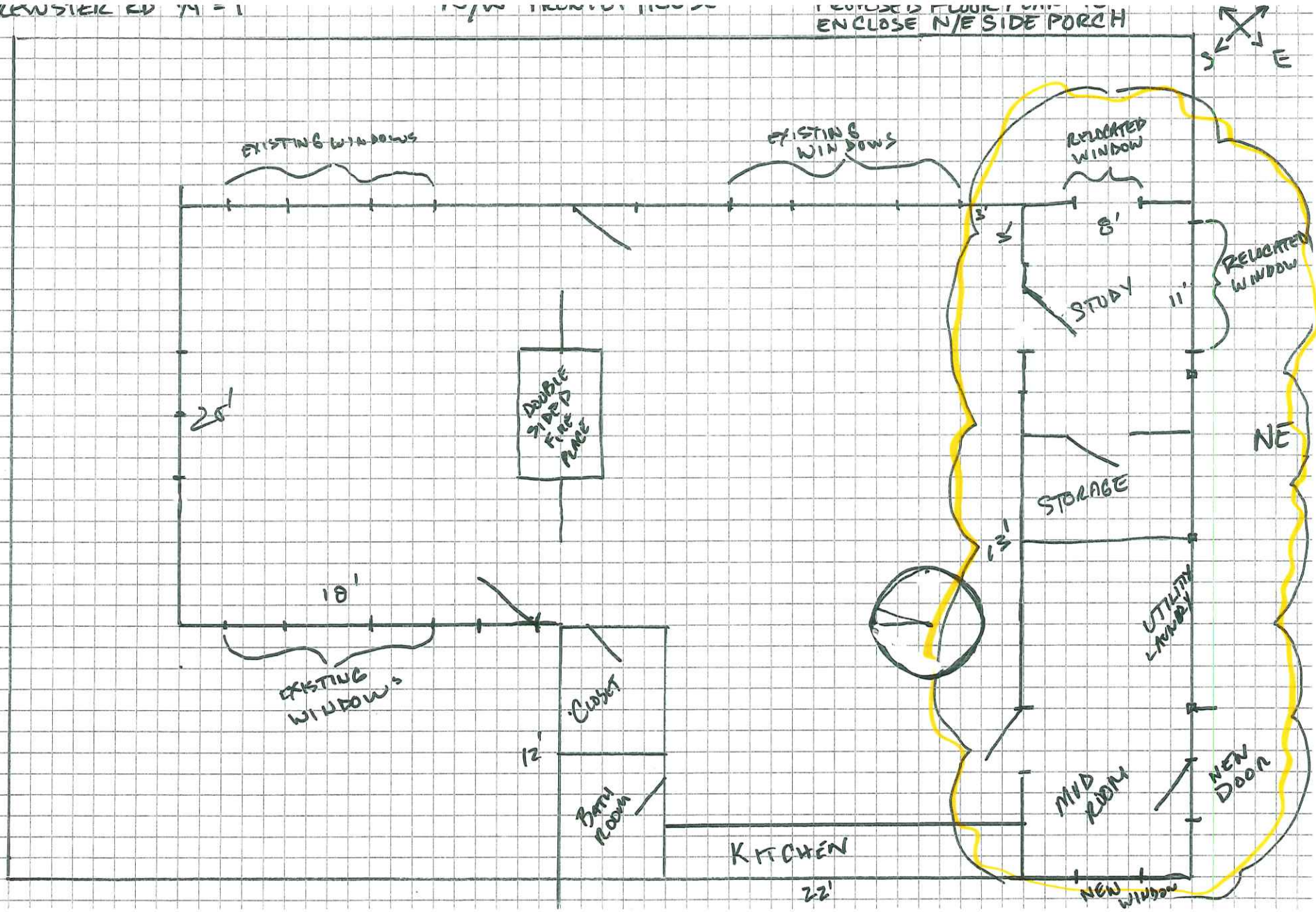



51 BREWSTER RD
N/W
56'
S
E
40'
8'
N/E
S/W
20'
40'
32'
40
PROPOSED AREA OF EXISTING COVERED PORCH TO BE ENCLOSED = 256 SQ FT
12'
S/E


31 BREWSTER RD
N/W FRONT OF HOUSE
56'
EXISTING WINDOW
40'
EXISTING WINDOWS
EXISTING WINDOW
40'
20'
INSIDE SIDED FIRE PLACE
8'
32'
40'
18'
EXISTING WINDOW
EXISTING WINDOW
UTILITY CLOSET LAUNDRY
12'
4'
BATH ROOM
KITCHEN
22'
8'

51 BREWSTER RD 1/4 = 1'

ENCLOSE N/E SIDE PORCH




31















CERTIFICATE NO: 72672 DATE ISSUED: 7/9/19

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°: 172

Street & Number of Proposed Work: 31 BREWSTER RD

Owner of record: DAVID & JEAN MOHLER

Mailing Address: 3 W. IRVING ST
CHEVY CHASE, MD 20815

Contact Phone #: 202-329-1306 E-mail: dtmohler1@gmail.com

AGENT INFORMATION (if applicable)

Name:

Mailing Address:

Contact Phone #: E-mail:

FOR OFFICE USE ONLY

Date application received: 6/24/19 Fee Paid: $ 50

Must be acted on by: 9/6/19

Extended to:

Approved: Disapproved

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: Sq. Footage 1st floor: Decks/Patio: Size: 158' ☒ 1st floor ☐ 2nd floor
Width: Sq. footage 2nd floor: Size: 8' ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor:

Difference between existing grade and proposed finish grade: North 1.5' South 1.5' East 1.5' West 1.5

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 4.5/12 Dormer /12 Other

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

Fence: Height:
Type:
Length:

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

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

Leaders (material and size):

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single 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 CEDAR SHINGLE NATURAL TO WEATHER Clapboard (if applicable) Roof 3 GRAYS
Trim White Sash Doors
Deck NATURAL TO WEATHER Foundation Fence Shutters

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

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

Date 6/22/19 Signature of owner of record

Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~
Tuesday, July 9, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:30 p.m. and announcements by Mr. Pohl
Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Welch, Watterson, Dutra
Absent Members: Oliver
Late Arrivals: Watterson, 4:32 p.m.; Camp, 4:37 p.m.; Welch, 4:43 p.m.
Early Departures: McLaughlin, 8:46 p.m.
Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. High Garden Holdings, LLC - 72649	40 Jefferson Avenue	Rev. 72428: windows	30-119	Emeritus
2. High Garden Holdings, LLC – 72650	40 Jefferson Avenue	Rev. 72360: cabana bsmt/ODS	30-119	Emeritus
3. High Garden Holdings, LLC – 72651	40 Jefferson Avenue	Rev. 72461: gym bsmt/ODS	30-119	Emeritus
4. High Garden Holdings, LLC – 72652	38 Jefferson Avenue	Demo pool	30-119	Emeritus
5. Polvere, Tina – 72653	83 Hummock Pond Road	New fence	56-310.2	Self
6. Bowman, Jennifer – 72654	14 Starbuck Road	Shed door change	60-114	Ethan McMorrow
7. Levy, Joyce – 72655	84 West Chester	Door change	41-343	Rowland & Assoc.
8. Brown, Josh – 72656	4 The Grove	Roof change	38-140	Self
9. Booms, Jeff – 72657	14 Woodland Drive	Demo hoop barn	79-203	Self
10. Dussault, Mike – 72658	3 Sun Island Road	Fence	69-270.1	Self
11. Fredrickson, Ashelee – 72659	48 Skyline Drive	Shed	79-45	Structures Ultd
12. Riolo, Peter – 72660	5 Woodbury Lane	Fence/gate	41-553	Greyson Keller
13. Heasley, Philip – 72661	116 Polpis Road	Rev. 72313: inc foundation	44-4	Emeritus
14. Sea & Sky, LLC – 72662	120 Tom Nevers Road	Hardscaping	91-43	Sconset Gardener
15. Crowley, James – 72663	8 Wall Street	Move/demo	82-79	V-B Architects
16. Munn, Douglas – 72664	6 Sconset Avenue	Shutters/front door	49.3.2-12	Self
17. Bralower, Michael – 72665	1 Hamblin Road	Rev. 71444: door change	30-192	Emeritus
18. Boys & Girls Club – 72666	67 Sparks Avenue	Rev. 71495: relocate, windows	55-139.3	Emeritus
19. Wodynski, Michael – 72667	32 Fairgrounds Road	Roof change	67-158	James Lydon
20. Jane Amanda Tanner Trs – 72668	22 Miacomet Road	Roof change	67-336.3	James Lydon
21. 262 Polpis N.T. – 72669	262 Polpis Road	New dwelling	25-1	M.C. Architecture
22. Hale, Joseph – 72670	3 Parson Lane	Color change	75-144	Hristo Rashkov
23. Reardon, Robert – 72671	3 Parker Lane	New dwelling	67-319.1	Linda Williams
24. Mohler, Jean – 72672	31 Brewster Road	Porch addition	54-172	Self
25. Nantucket Island Land Bank – 72673	63 Madaket Road	Wooden boardwalks	41-480.1	Leedora Zola
26. Fernandes, Antone – 72674	35 Tennessee Avenue	Roof chng	59.4-247	Self
27. Rowland, Mickey – 72675	2 Cottage Court	Rev. 72302: garage/shed	55.4.1-91	Rowland & Assoc.
28. Rowland, Mickey – 72676	2 Cottage Court	Historic determination-garage	55.4.1-91	Rowland & Assoc.
29. Garland, Greg – 72677	19 New Street 'Sconset	Door chang/move outdr shwr	73.4.2-13	Self
30. Garland, Greg – 72678	19 New Street 'Sconset	Hardscape	73.4.2-13	Self

Voting: Pohl, Coombs, McLaughlin, Dutra
Alternates: None
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: No concerns.
Motion: **Motion to Approve. (Coombs)**
Vote: Carried 3-0//McLaughlin abstain
Certificate #: 72649 to 72678

Scale 1/4" = 1'-0" 31 BREWSTER RD CURRENT N/W FRONT ELEVATION

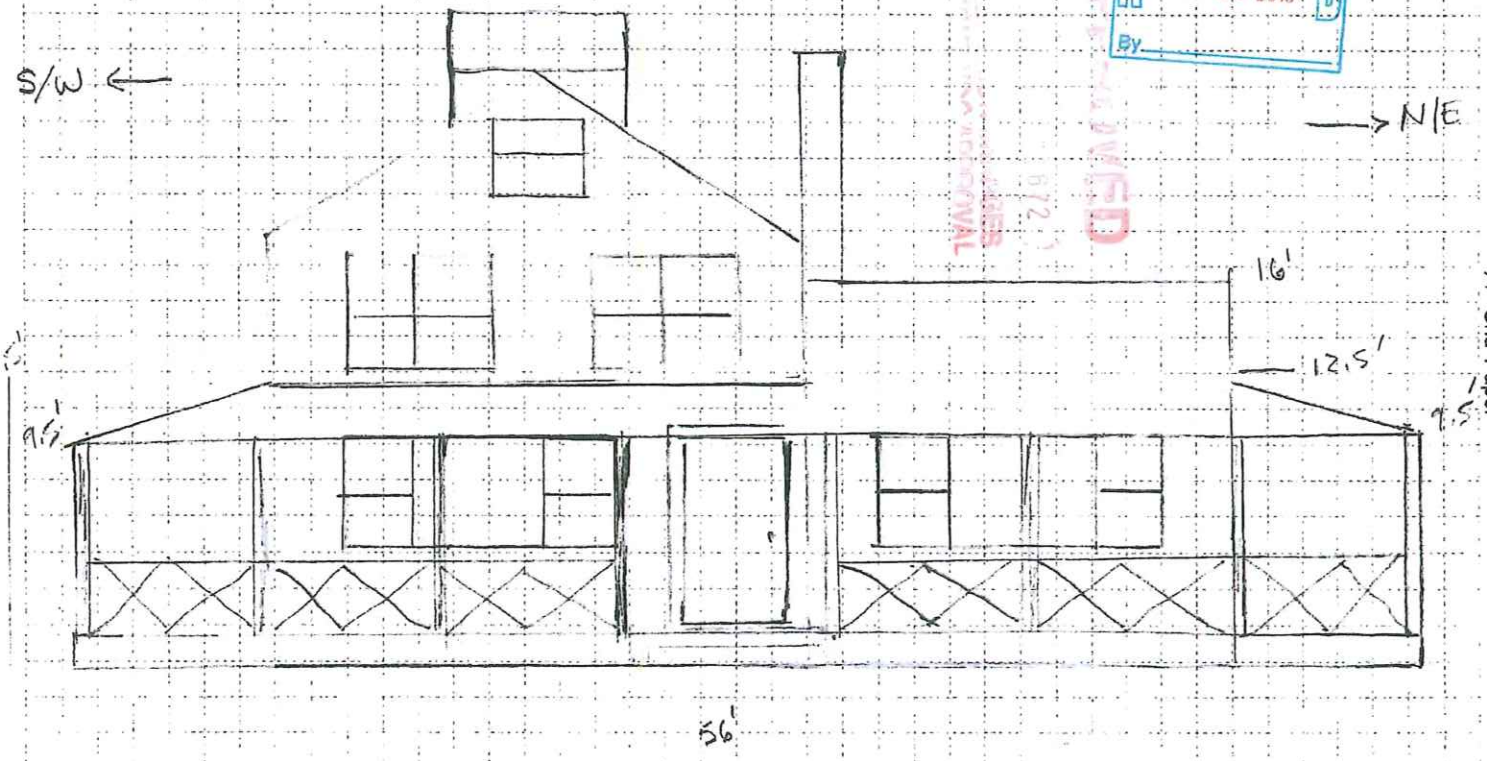
RECEIVED
JUN 25 2019
By



1/4" Grid Paper

Scale 1/4 = 1.5' 31 BREWSTER RD Proposed N/W Front Elevation

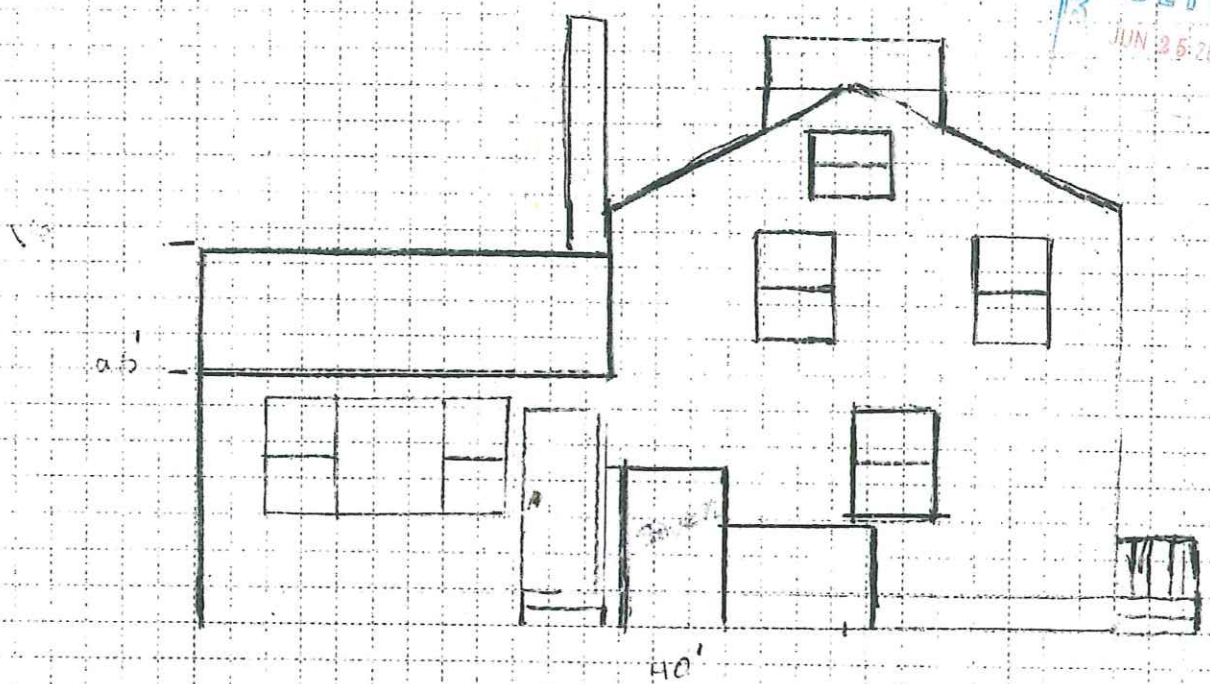
RECEIVED
JUN 25 2019
By



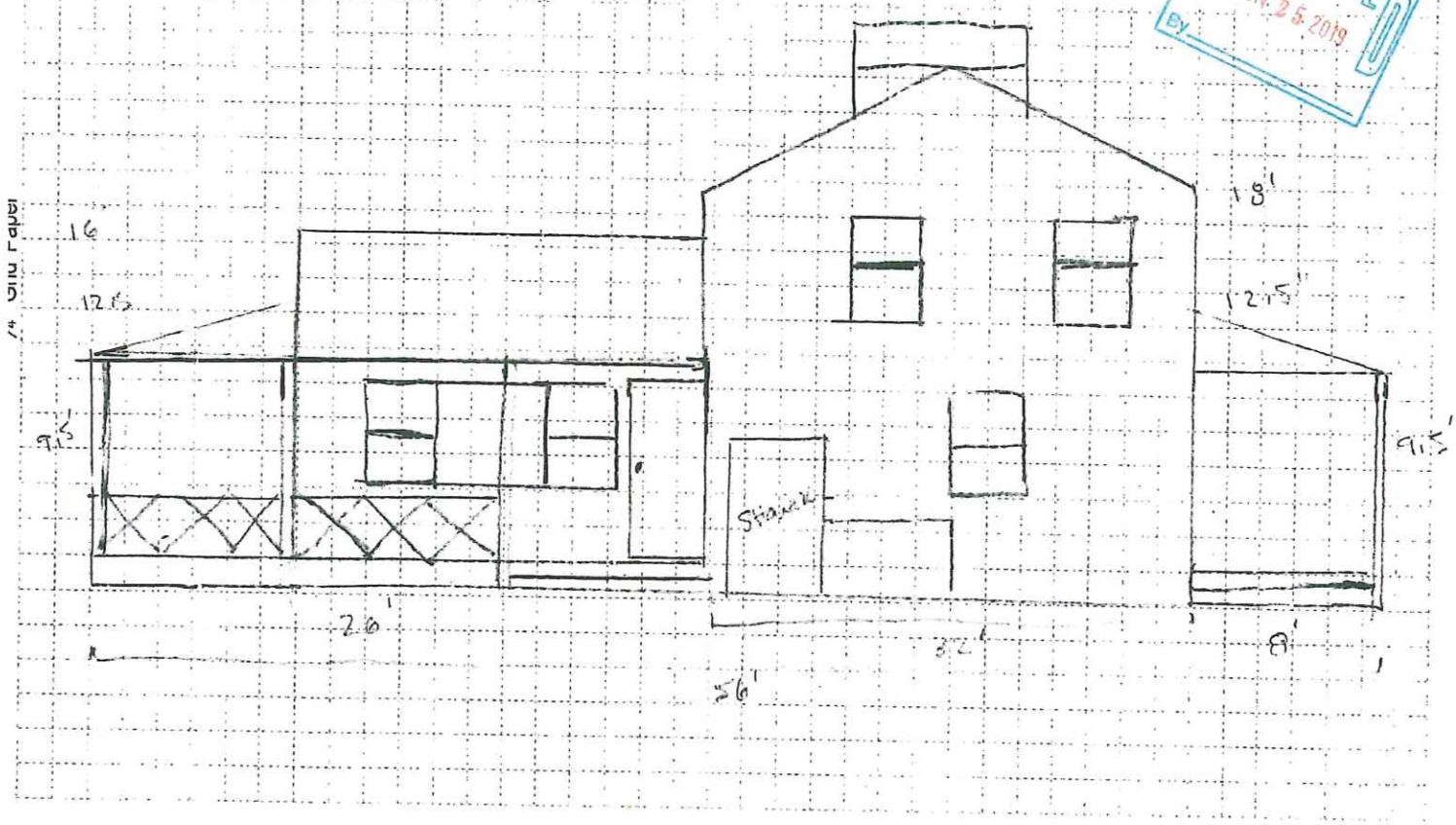
1/4" Grid Paper

Scale 1/4" = 1'-0" 31 BRENSTER RD. [illegible]

RECEIVED
JUN 25 2019

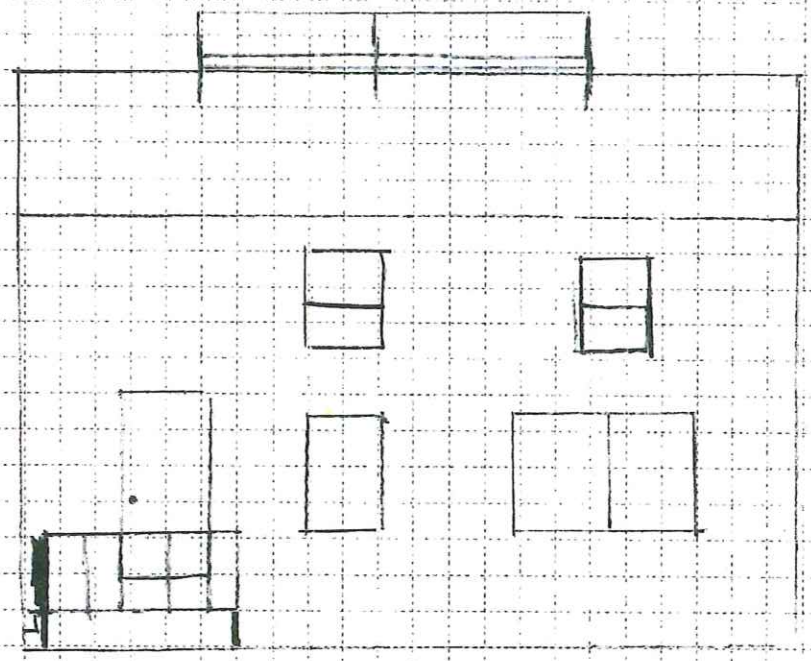


Scale 1/4" = 1.5' 31 BREWSTER RD PROPOSED S/E REAR ELEVATION



Scale 1/4" = 1.0' 31 BREWSTER RD. ORRENT S/W SIDE ELEVATION

RECEIVED
JUN 25 2019
By

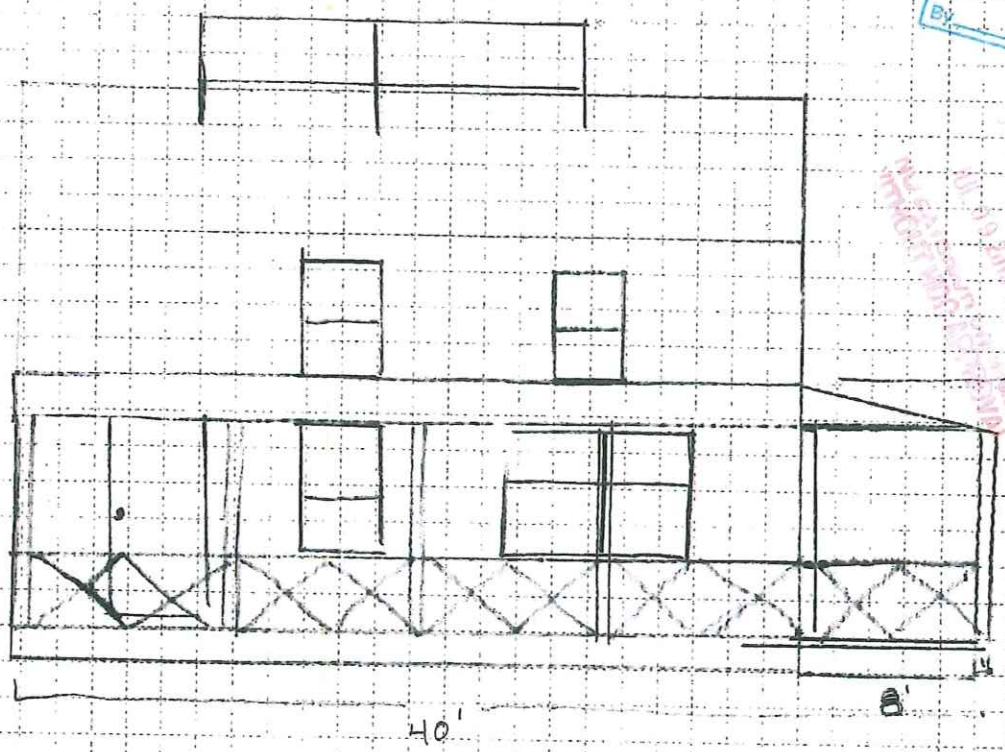


S/E

N/W

Scale 1/4" = 1.5' 31 BREWSTER RD PROPOSED S/W SIDE ELEVATION

RECEIVED
JUN 25 2019
BY:



Scale 1/4" = 1.5' 51 BEWSTER RD CURRENT N/E SIDE ELEVATION

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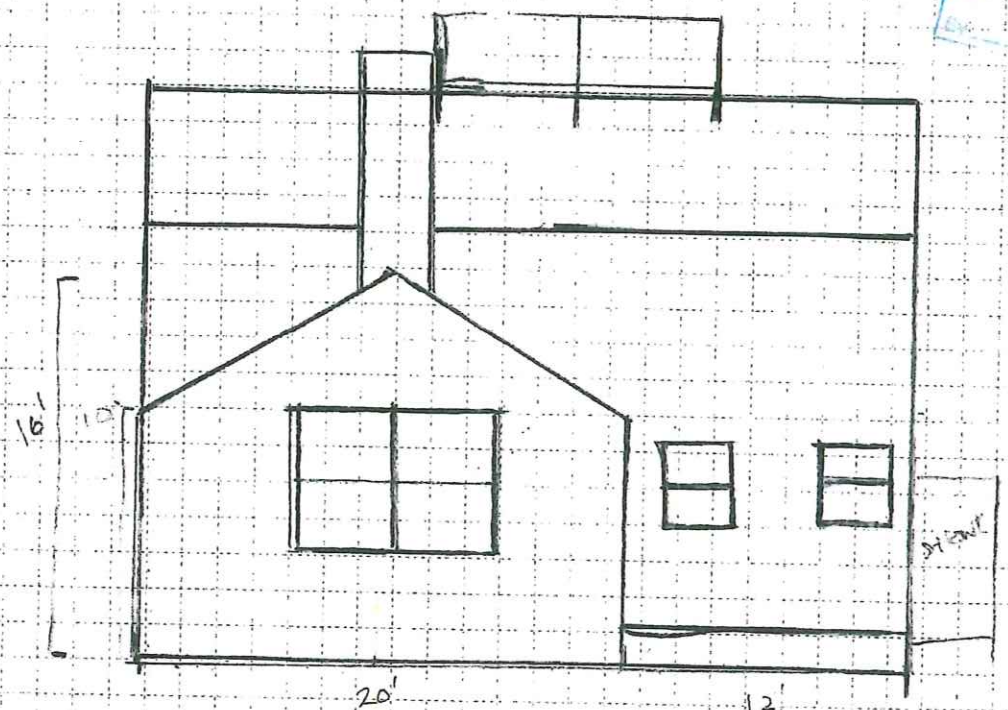
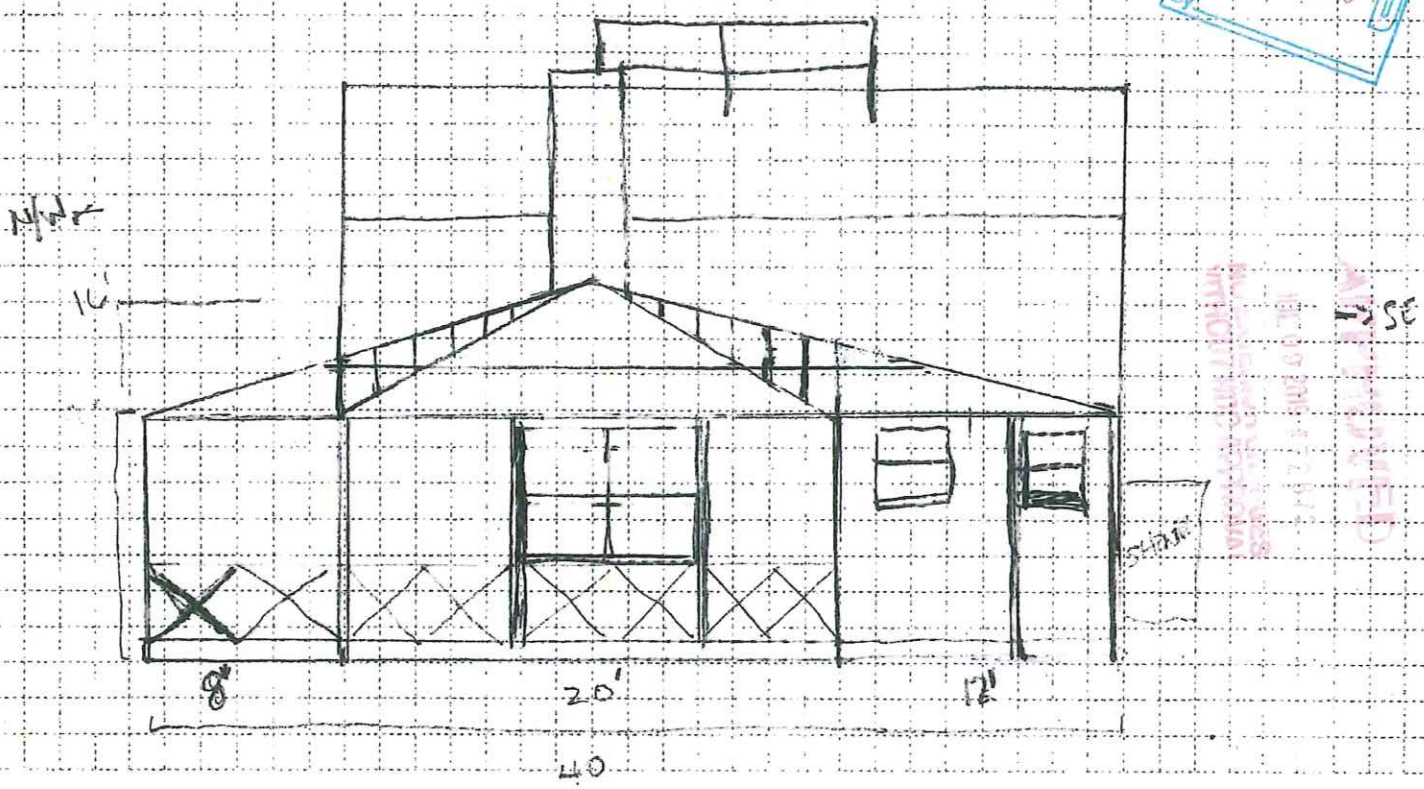
JUN 25 2019



4 Grid Paper

Scale 1/4 x 1/2 31 BREWSTER RD Proposed N/E SIDE ELEVATION

RECEIVED
JUN 25 2019
By:



APPROVED
WITHOUT FIRE EXTENSION

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 223
Street & Number of Proposed Sign: 53 Main St
Owner of Building: [redacted]
Mailing Address: [redacted]

Telephone: _____ Email: [redacted]

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

[redacted]
Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

Name: Sign Here Nantucket
Mailing Address: 45 Old South Rd Nantucket, MA 02554

Telephone: _____ Email: _____

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

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

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

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

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

F. COLOR(S)
1. Lettering white
2. Ground navy
3. Edgebanding white
4. Moulding _____

G. WORDING ON SIGN
HOTHAUS
Infrared Heated Pilates & Yoga

H. SIZE OF SIGN 18" x 40"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
next to entrance

K. TYPE OF SUPPORT BRACKETS
new - attached

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

Date: _____ Signature of Applicant [redacted] Signed under penalties of perjury

VTT PROPERTY MANAGEMENT

To Whomever It May Concern,

1) VTT On Main LLC c/o VTT Management Inc. owns the building at 53 Main St, Nantucket, MA 02554.
2) Lauren Kessler will be leasing the space from us beginning March 1, 2025
3) On behalf of VTT On Main LLC c/o VTT Management Inc., we give Lauren Kessler permission to apply for a business sign at 53 Main St.

VTT On Main LLC
Anthony Odoardi

1 CLARKS HILL RD, SUITE 100, FRAMINGHAM, MA 01702
PHONE 508.202.9372



Property Information

Property ID	9695
Location	53 MAIN ST
Owner	VTT ON MAIN LLC

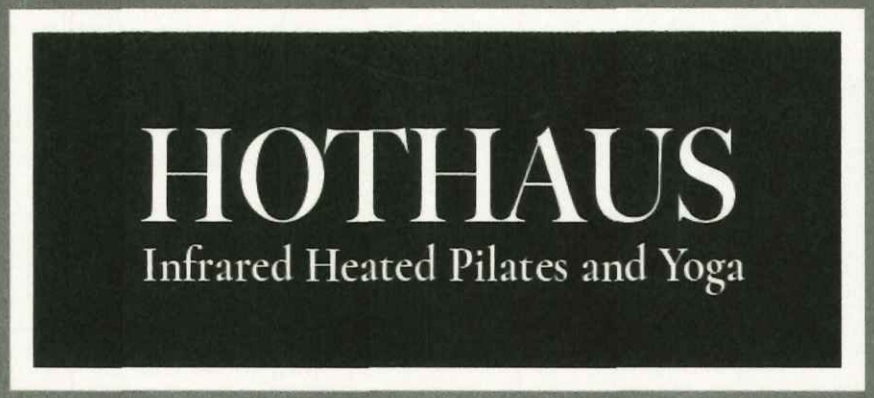
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

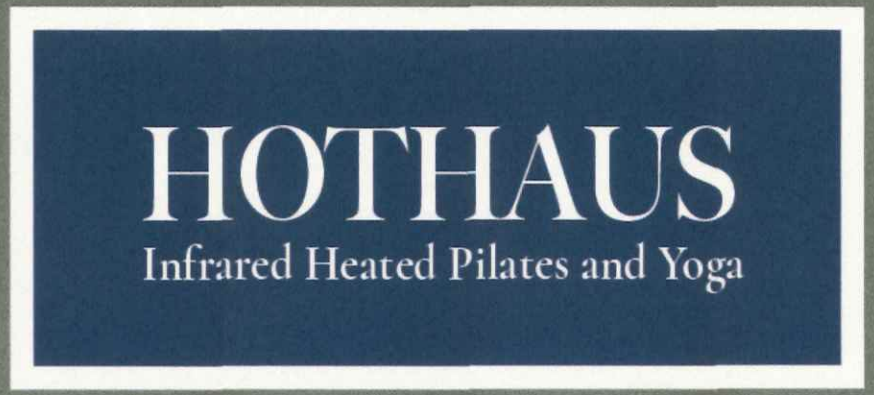
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

18 x 40
Double Sided
Projecting Sign
Carved and Painted



black/cream

18 x 40
Double Sided
Projecting Sign
Carved and Painted

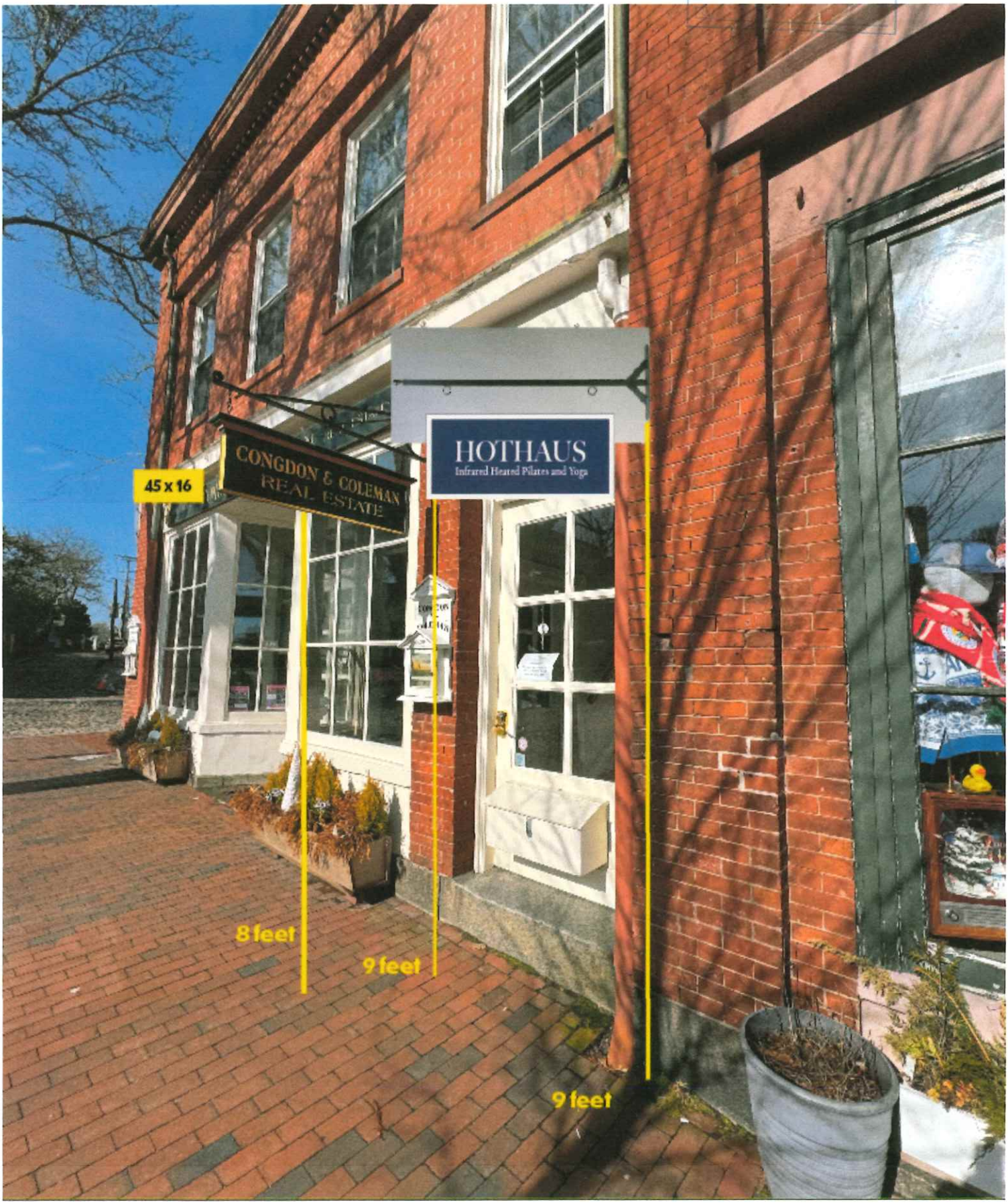


navy/cream

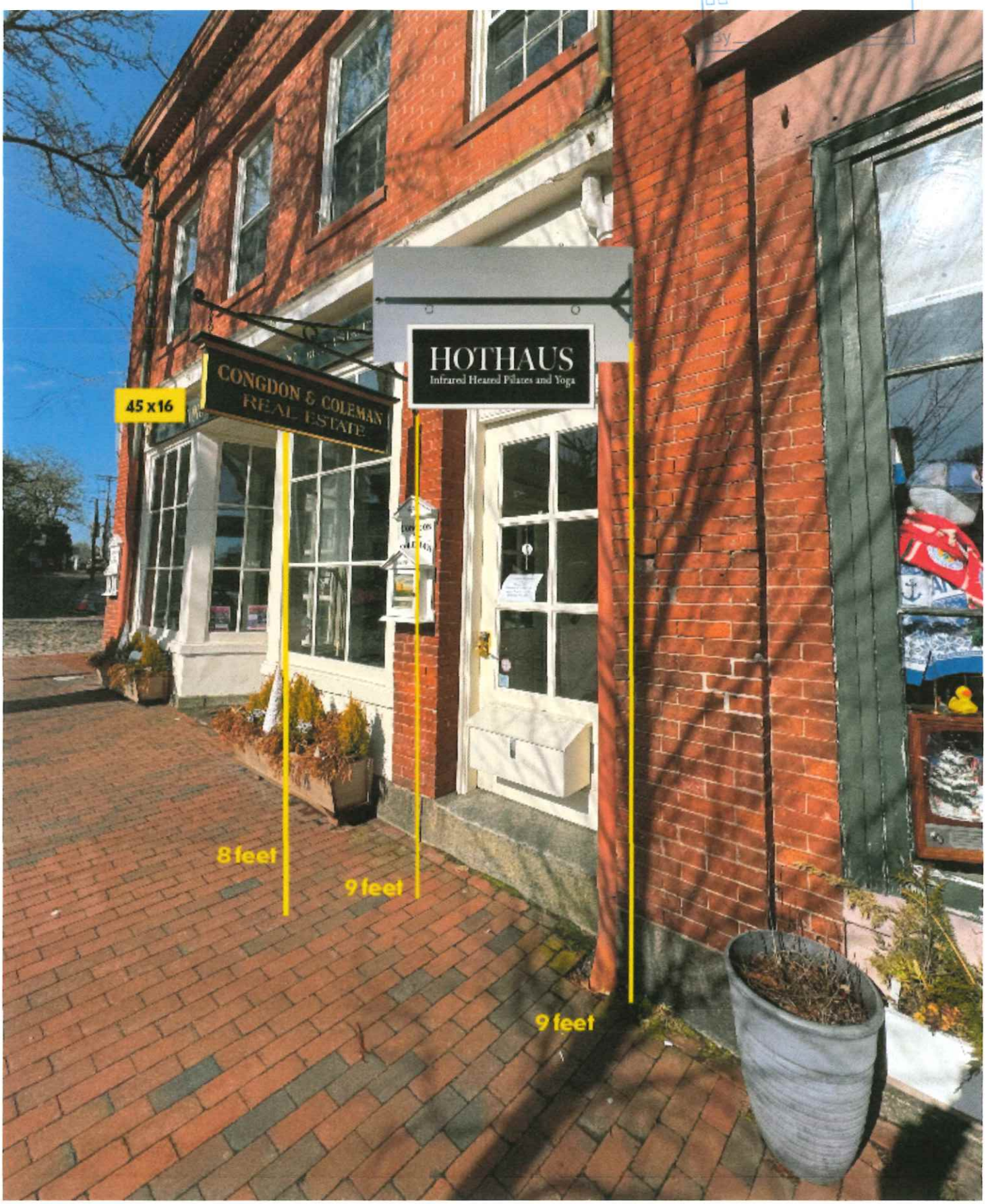
REVISION

MAR 1 1 2025

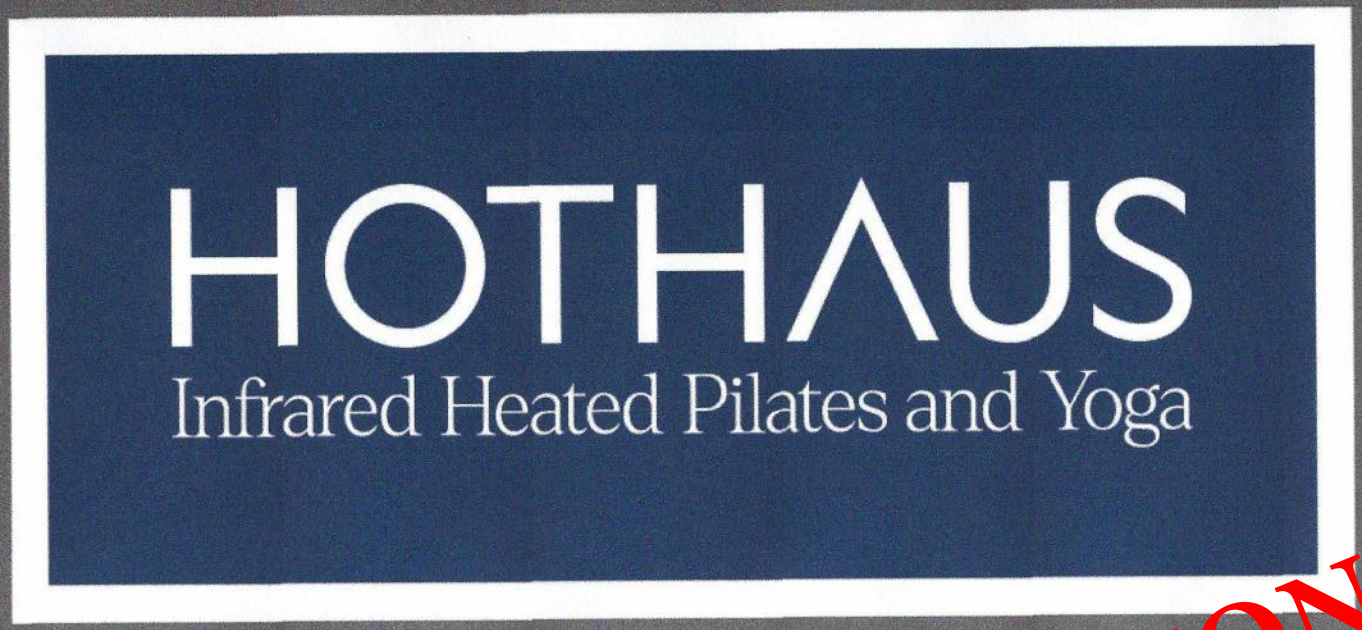
MAR 1 1 2025


45 x 16
CONGDON & COLEMAN
REAL ESTATE
HOTHAUS
Infrared Heated Pilates and Yoga
8 feet
9 feet
9 feet

RECEIVED
MAR 11 2025



18 x 40
Double Sided
Projecting Sign
Carved and Painted



PREVIOUS SUBMISSION


CONGDON &
CONGDON & COLEMAN
REAL ESTATE


REAL ESTATE
CONGDON & COLEMAN
REAL ESTATE
REAL ESTATE
CONGDON
&
COLEMAN
Est 1931


& COLEMAN
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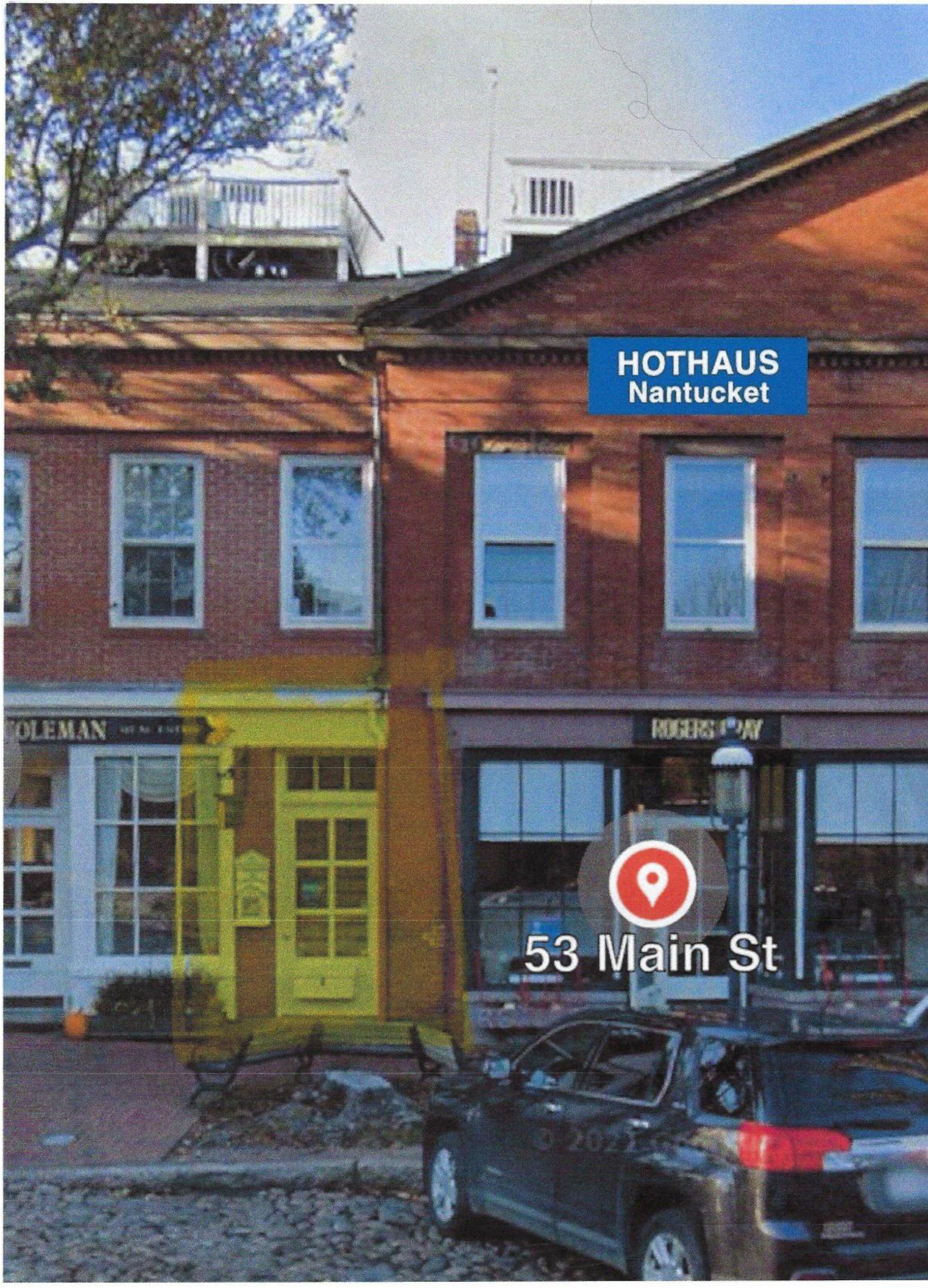
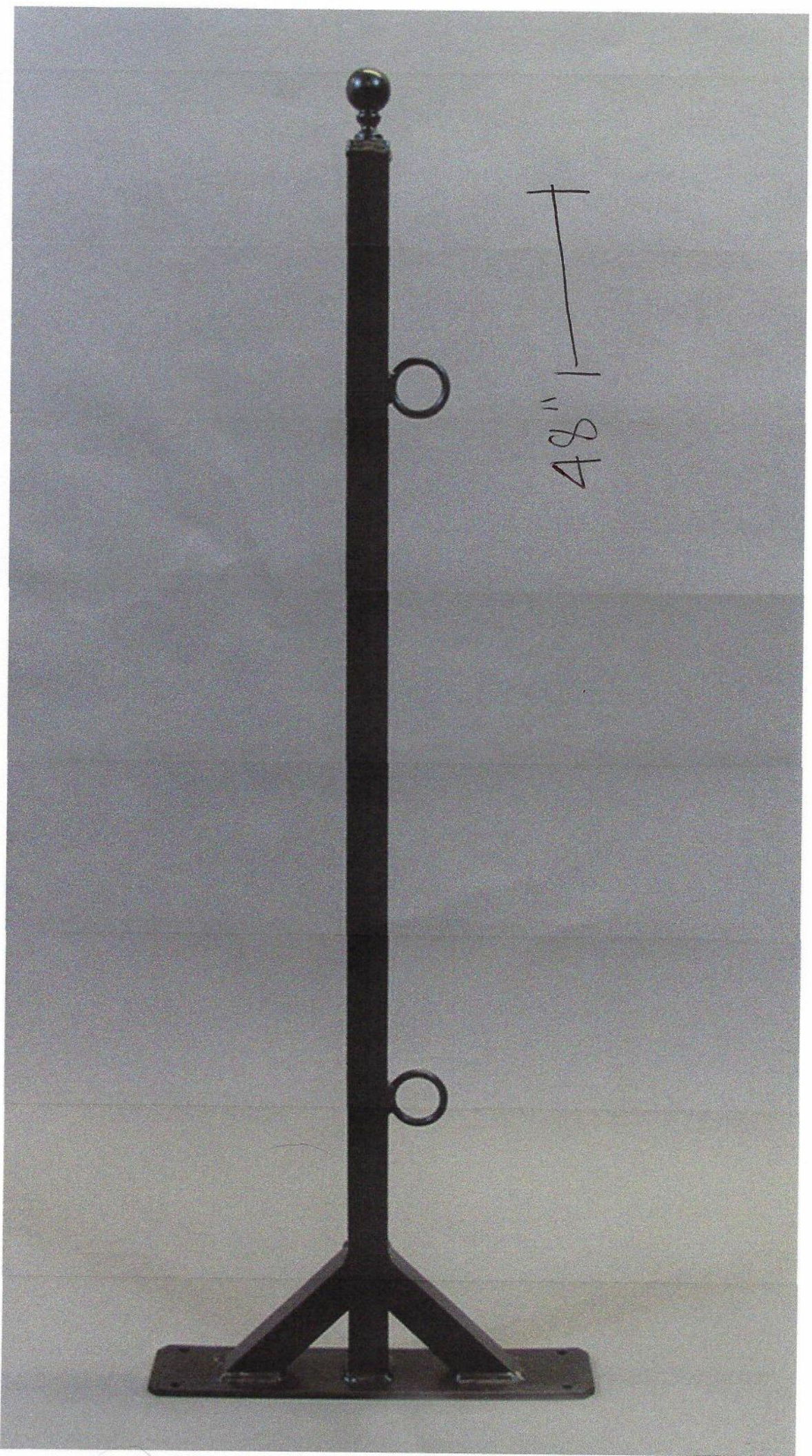
COLEMAN


LEMAN
REAL ESTATE
CONGDON & COLEMAN


HOTHAUS
Nantucket
53 Main St


HOTHAUS
Infrared Heated Pilates and Yoga
CONGDON & COLEMAN
REAL ESTATE
45 x 16
8 feet
9 feet
13 feet


48"

Certificate No. HDC2025-03-12294 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED MAR 24 2025

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

TAX MAP #: 55 PARCEL #: 75
Street & Number of Proposed Sign: 5 Bayberry Ct
Owner of Building: MARINE LUMBER OPERATOR, INC.
Mailing Address: 134 ORANGE STREET NANTUCKET, MA 02554
Telephone: 508.228.0980 Email: WALTSPOKOWSKI@MARINEHOME2U.COM

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Walter Spokowski
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: 03/24/25 Fee Paid: $ 50.00
Must be acted on by: 05/31/25
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: SHN
Mailing Address: 45 Old South Road Nantucket, MA
Telephone: _____ Email: _____

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

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

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

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

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

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

G. WORDING ON SIGN
Yale Appliance

H. SIZE OF SIGN 45" x 18"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
above main entrance

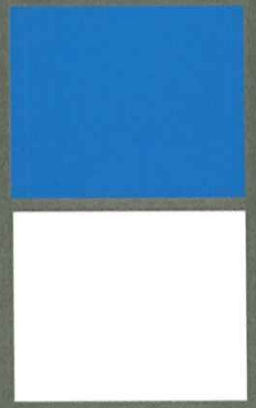
K. TYPE OF SUPPORT BRACKETS
N/A

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

Date: 3/10/25 Signature of Applicant _____ Signed under penalties of perjury


YALE
APPLIANCE
5
36"
HEMI 5.7L

45" x 18"
Single Sided
Wall Sign
Carved and Painted





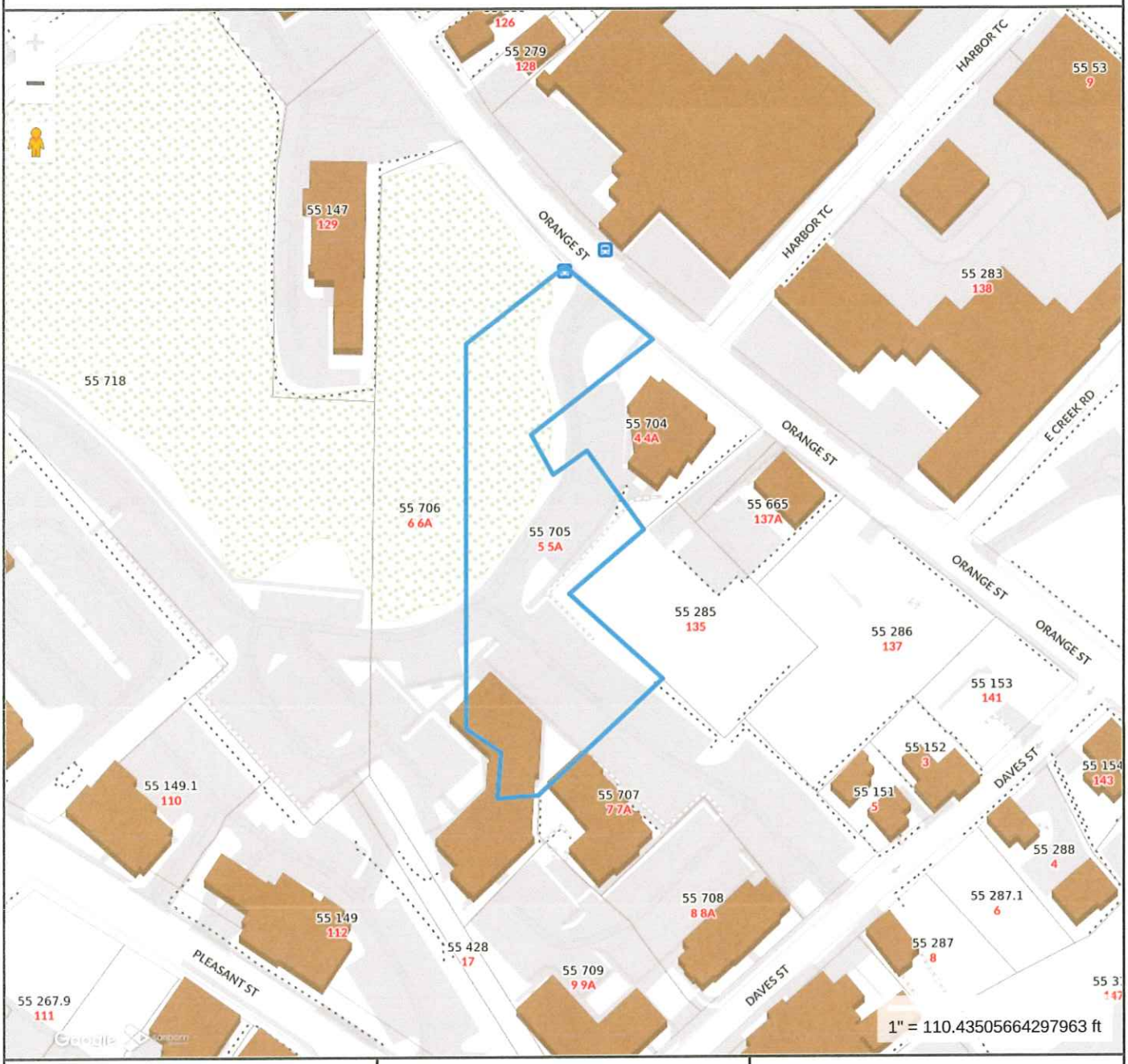
Patriot Blue

2064-20

A classic dark blue that brings a versatile anchor to the room.

LRV ⓘ

8.24



Property Information

Property ID	114570
Location	5 5A BAYBERRY CT
Owner	

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
MAR 24 2025
By


PRIVATE
CUSTOMERS &
RESIDENTS
ONLY
PARKING

Main Entry, Front Facade
Green door 36"W for scale



Side Entry, "pilots lounge"
second view




Secondary Entrance, "pilots lounge"
Green door 36"W for scale

Rear Entry,
Green door
36"W for scale


5
HEMI 5.7L

Certificate No. HDC 2025-03-12291 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

8 B Salros #2 **SIGN**

RECEIVED MAR 24 2025 BY

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

TAX MAP #: 67 PARCEL #: 106.2

Street & Number of Proposed Sign: 8 B Salros Rd #2

Owner of Building: NCHWJU LLC

Mailing Address: 42 Leonard Street Norton MA 02766

Telephone: _____ Email: AP@yaleappliance.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

Agent/Owner of Business

Name: SHN

Mailing Address: 45 old sauth Rd signnerenantucketa

Telephone: _____ Email: yahoo.com

FOR OFFICE USE ONLY 6802

Date application received: 03/24/25 Fee Paid: $ 50.00

Must be acted on by: 05/31/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

G. WORDING ON SIGN
Yale Appliance

H. SIZE OF SIGN 12" x 84"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
above entrance

K. TYPE OF SUPPORT BRACKETS
N/A

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

Date: 2/27/25 Signature of Applicant _____ Signed under penalties of perjury


YALE APPLIANCE

12" x 84" (7 feet)
Single Sided
Wall Sign
Carved and Painted



YALE APPLIANCE

Patriot Blue

2064-20

A classic dark blue that brings a versatile anchor to the room.

LRV ⓘ

8.24



Property Information

Property ID	5384
Location	8 SALROS RD
Owner	BUTLER DAVID E

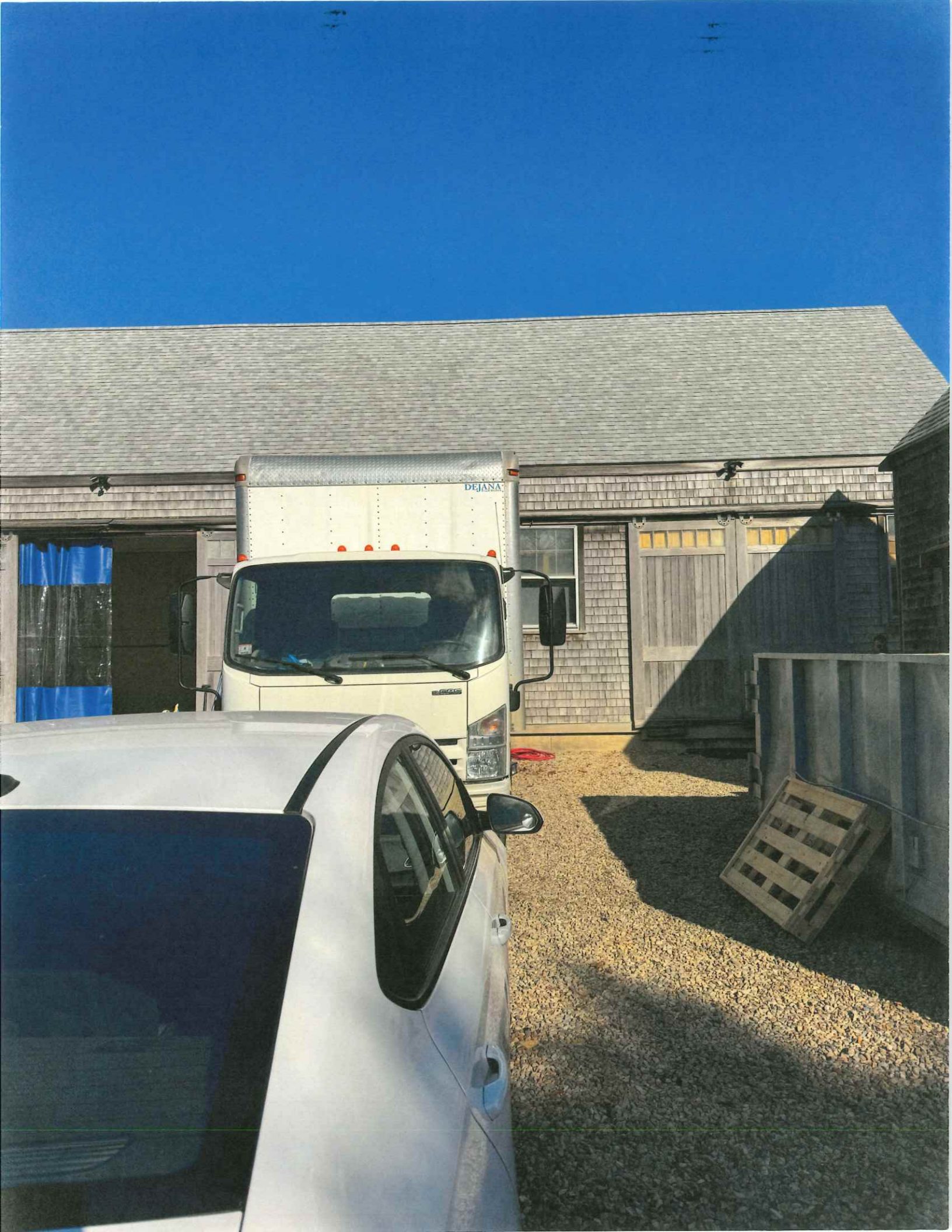
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

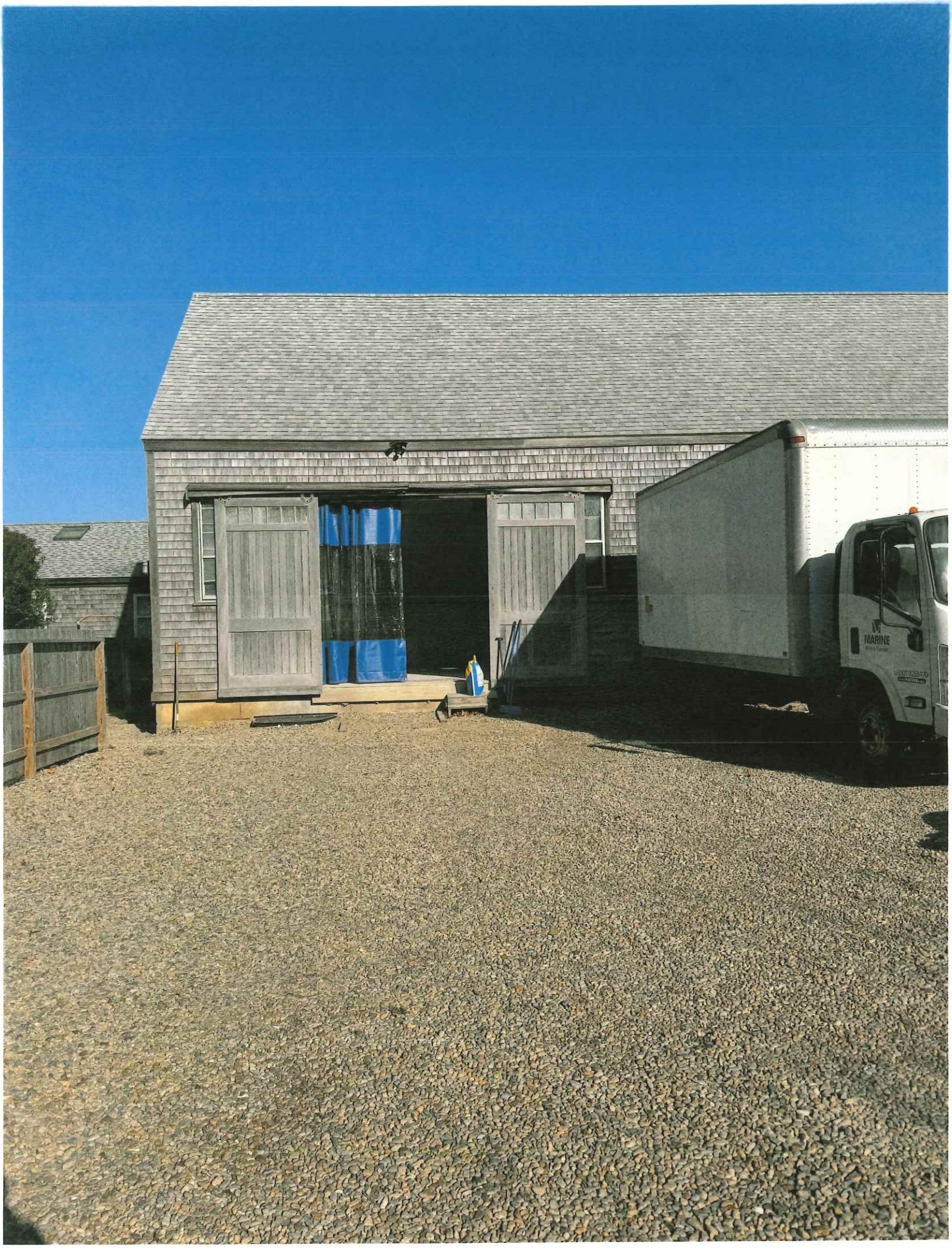
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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 24 2025
By


DEJANA


MARINE


128" (~10')



Certificate No. HDC2025-03-12285 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED MAR 24 2025

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

TAX MAP #: 42.4.2 PARCEL #: 16
Street & Number of Proposed Sign: 31 easy street
Owner of Building: Joe Amo Trust
Mailing Address: 6 Yangsway, Nantucket MA 02554
Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

[signature]
Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

Name: Milan Basnet
Mailing Address: 2 Hancock St, Quincy MA 02171 Apt 1017
Telephone: _____ Email: _____

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

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

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

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

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

F. COLOR(S)
1. Lettering Blue – Navy
2. Ground ~~white~~ Blue
3. Edgebanding Blue – Navy
4. Moulding _____

G. WORDING ON SIGN
Easy street Restaurant

H. SIZE OF SIGN 30" H x 24" I

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
exsisting bracket
~~steamboat wharf~~

K. TYPE OF SUPPORT BRACKETS
exsisting

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

Date: 3/24/25 Signature of Applicant [signature] Signed under penalties of perjury

Form LCE-S-3. 4M-11-58-923970

8594 E

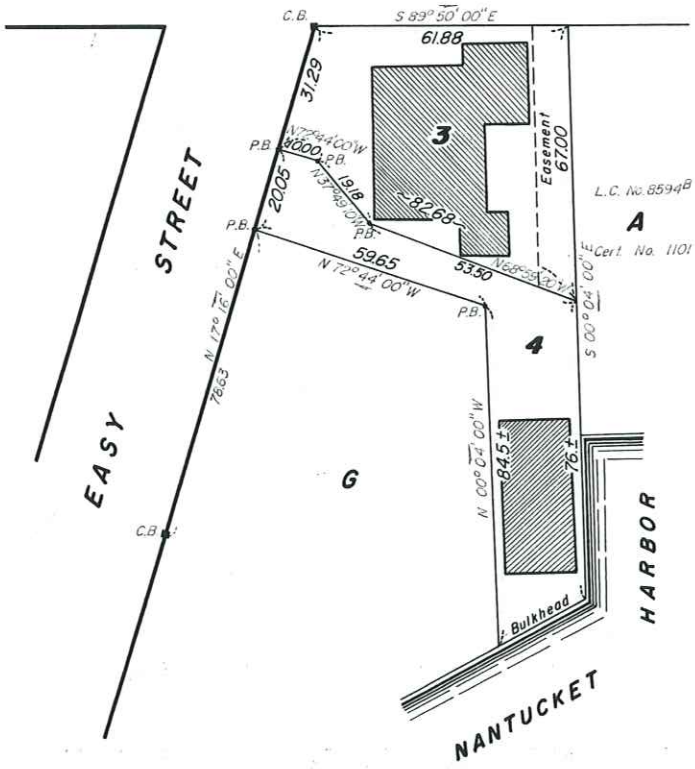
SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Surveyor

May 16, 1963



New Bedford, Marthas Vineyard & Nantucket Steamboat Co.



This plan filed with Certificate No. 4810

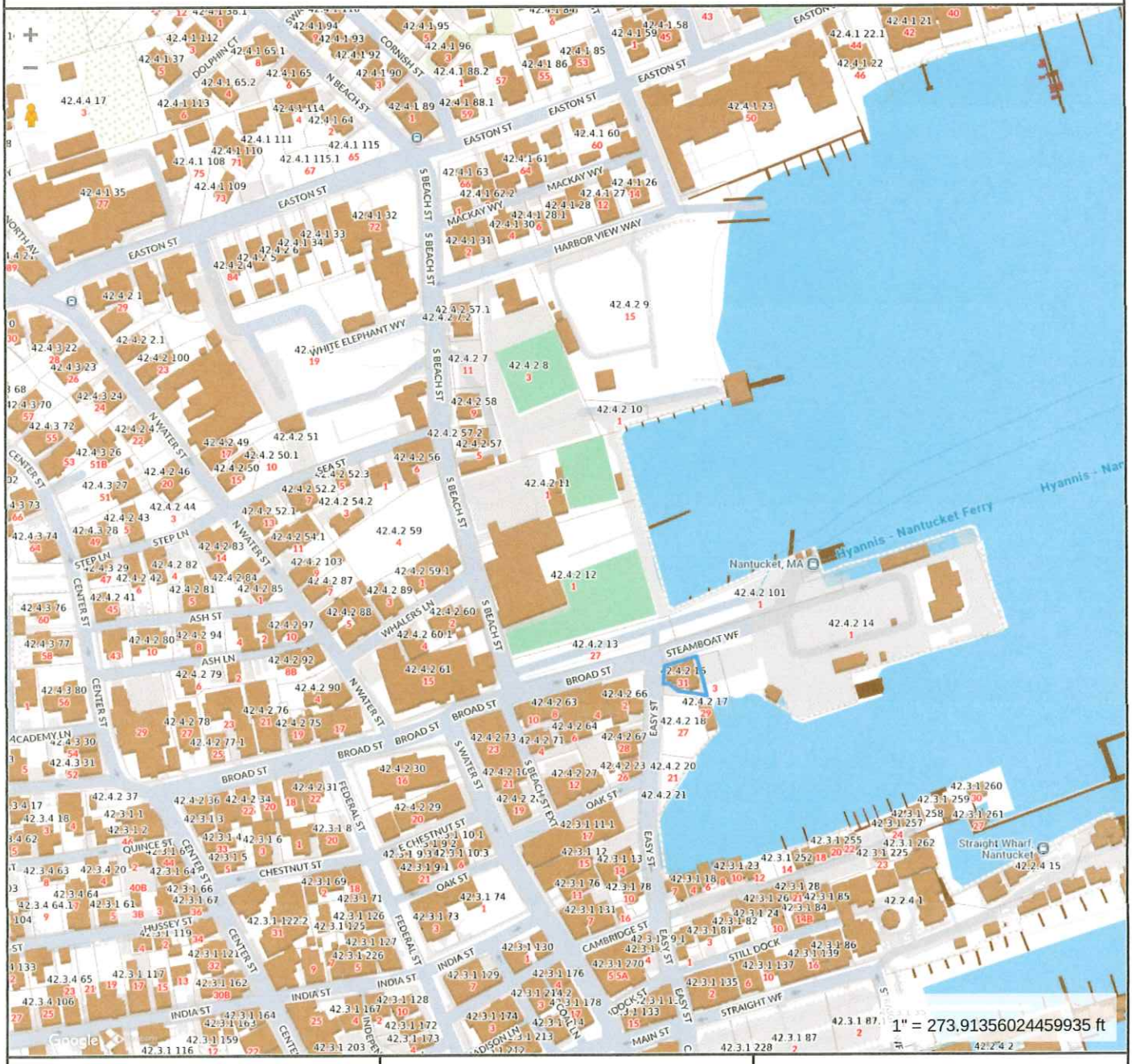
Subdivision of Lot H
Shown on Plan 8594C
Filed with Cert. of Title No. 2650
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as lots 3 and 4 By the Court.

May 24, 1963 Margaret M. Daley Recorder.

Copy of part of plan filed in LAND REGISTRATION OFFICE May 24, 1963
Scale of this plan 30 feet to an inch
C.M. Anderson, Engineer for Court.

RECEIVED
MAR 24 2025
By



Property Information

Property ID	10404
Location	31 EASY ST
Owner	ARNO JOSEPH V TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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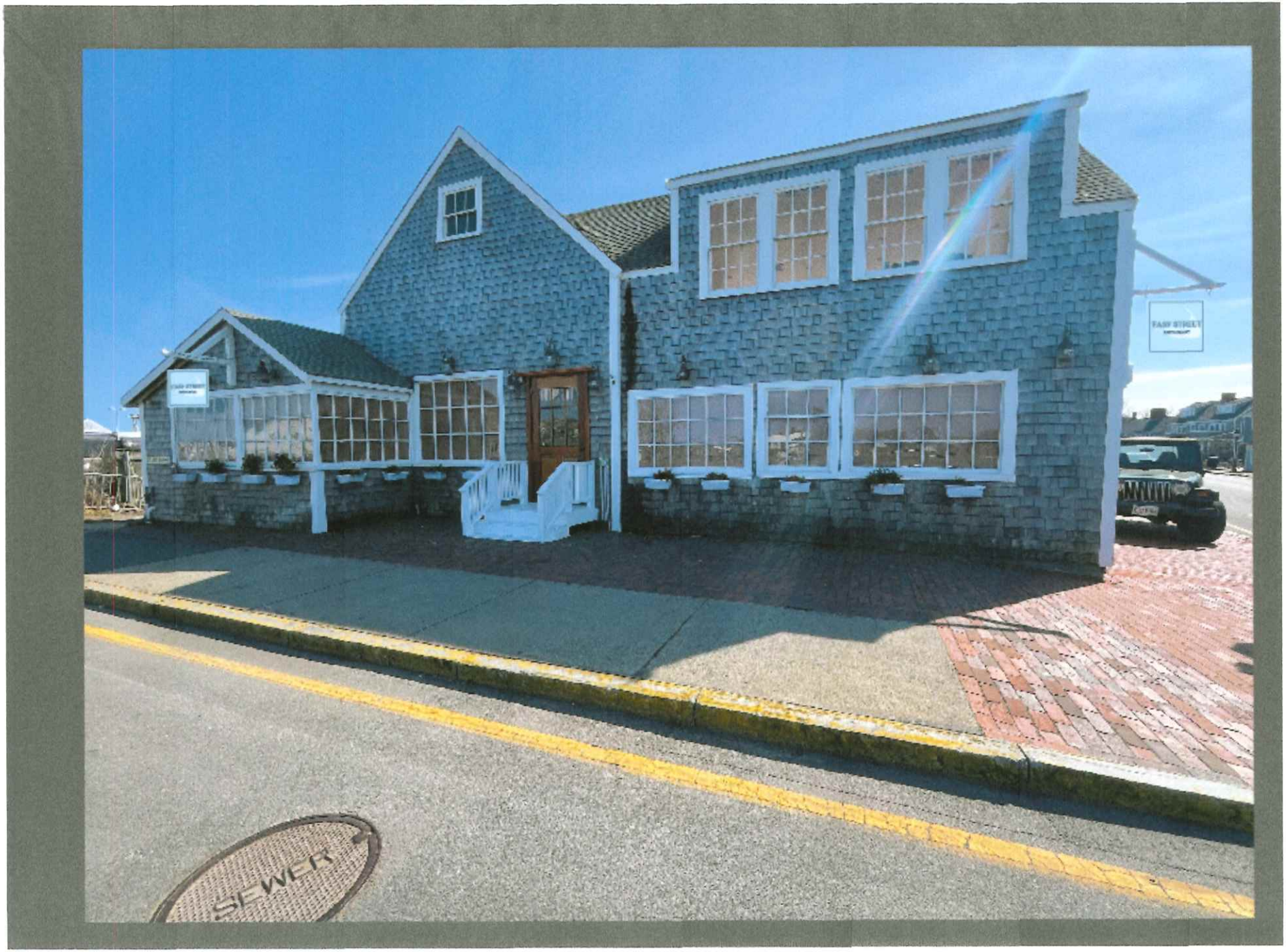
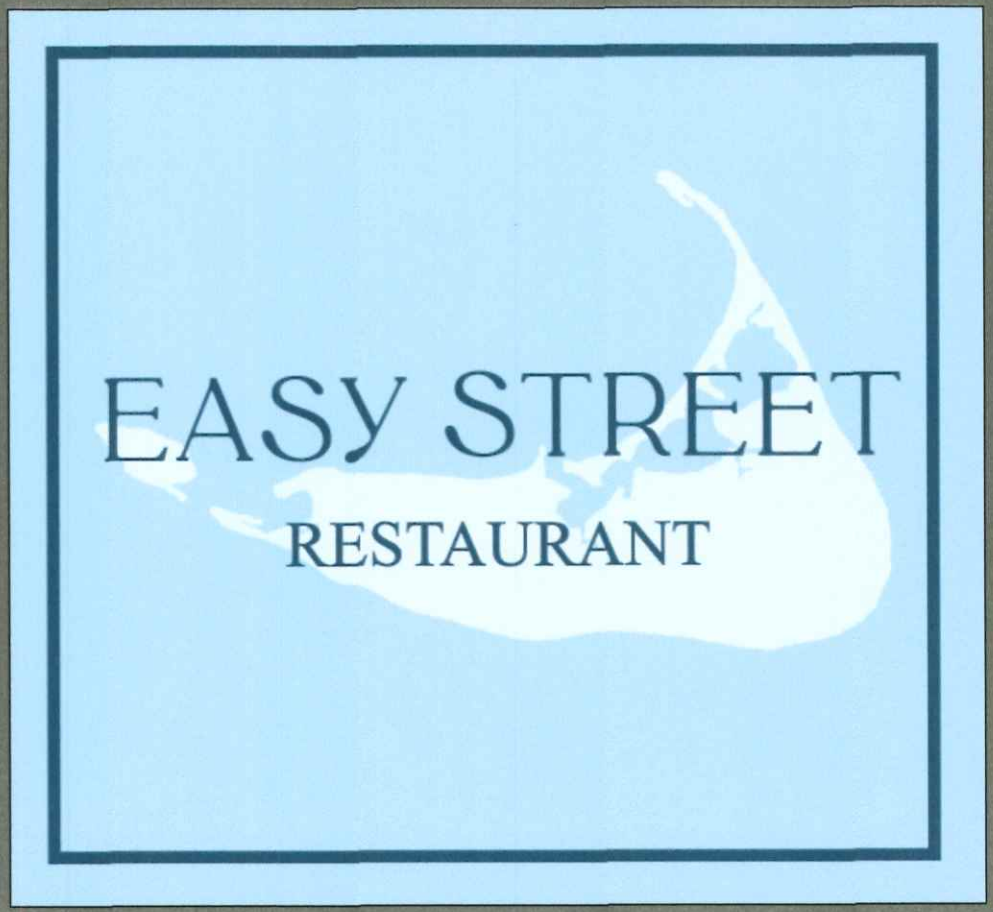
RECEIVED
MAR 24 2025
By

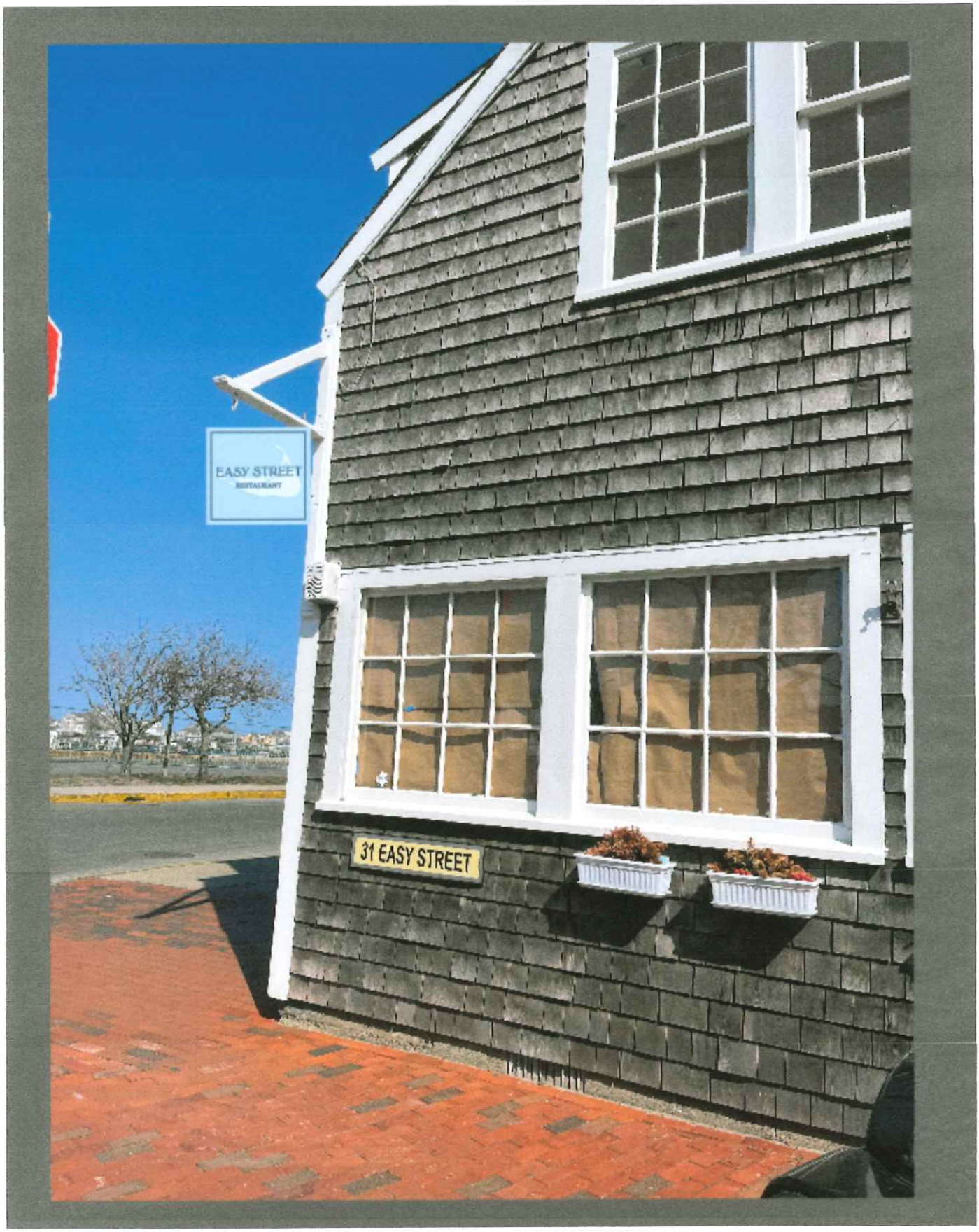

SEWER


31 EASY STREET


SEWER



PROJECTING SIGN
CARVED AND PAINTED
DOUBLE SIDED
30″ x 24″


EASY STREET
RESTAURANT
31 EASY STREET

Certificate No: HDC2025-03-12284 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED MAR 24 2025 BY

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

TAX MAP #: 42.4.2 PARCEL #: 16
Street & Number of Proposed Sign: 31 Easy st
Owner of Building: Joe Arno Trust
Mailing Address: 6 Youngs Way, Nantucket, MA 02554
Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

Agent/Owner of Business

Name: Milan Basnet
Mailing Address: 2 Hancock st, Quincy MA 02171 Apt 1017
Telephone: 6178003837 Email: Milan@tamandco.ca

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering Blue - Navy
2. Ground ~~White~~ Blue
3. Edgebanding Blue - Navy
4. Moulding _____

G. WORDING ON SIGN
Easy street Restaurant

H. SIZE OF SIGN
30 W x 24H

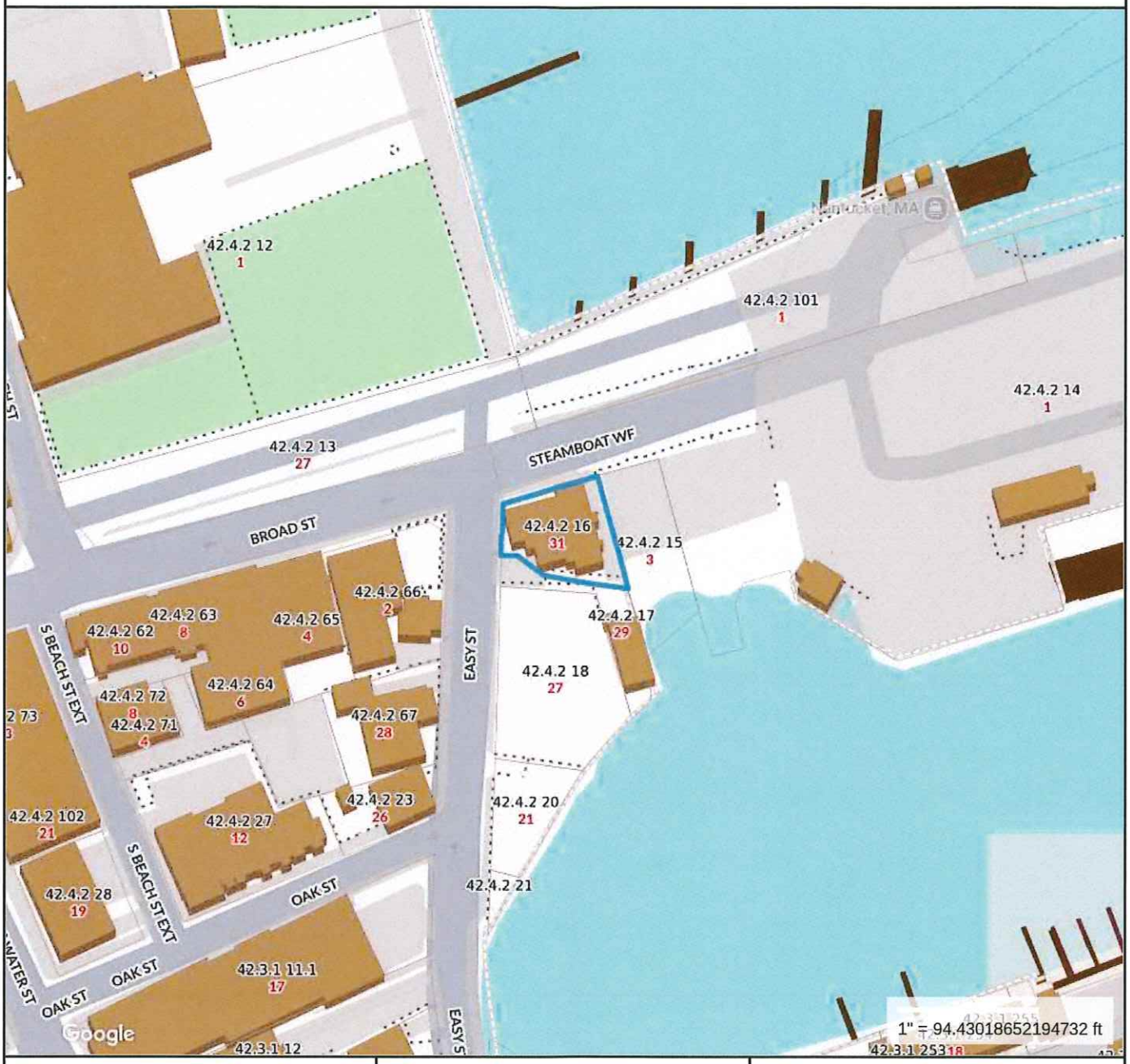
I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
- 31 easy st, Nantucket
- ~~Steam boat wharf (Grandfathered building)~~

K. TYPE OF SUPPORT BRACKETS
existing

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

Date: 2/27/25 Signature of Applicant _____ Signed under penalties of perjury



Property Information

Property ID	10404
Location	31 EASY ST
Owner	ARNO JOSEPH V TRST ETAL

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

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RECEIVED
MAR 24 2025

Form LCE-S-3. 4M-11-58-923970

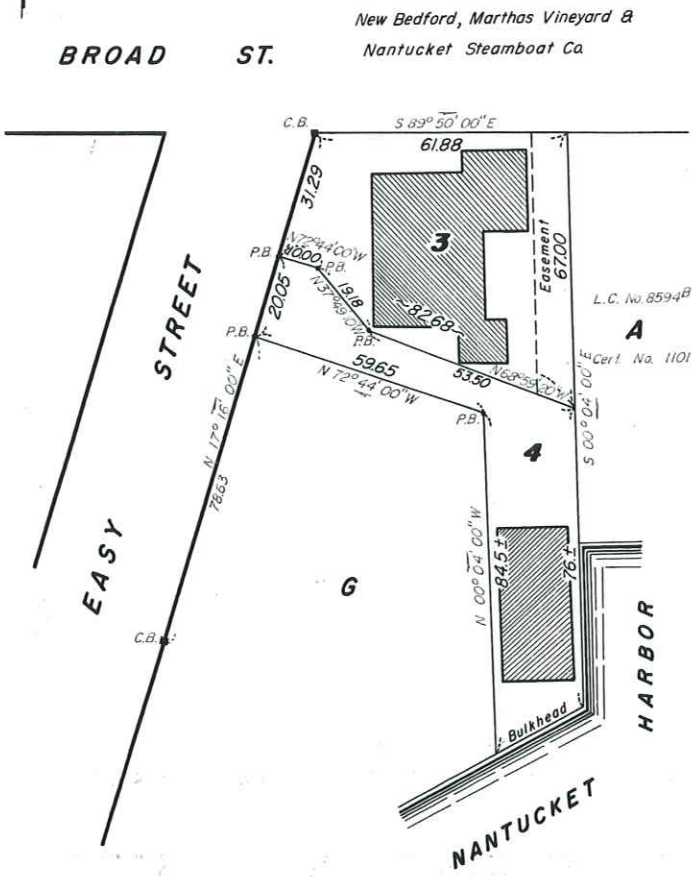
8594 E

SUBDIVISION PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Surveyor

May 16, 1963





This plan filed with Certificate No. 4810

RECEIVED
MAR 24 2025
By

Subdivision of Lot H
Shown on Plan 8594C
Filed with Cert. of Title No. 2650
Registry District of Nantucket County

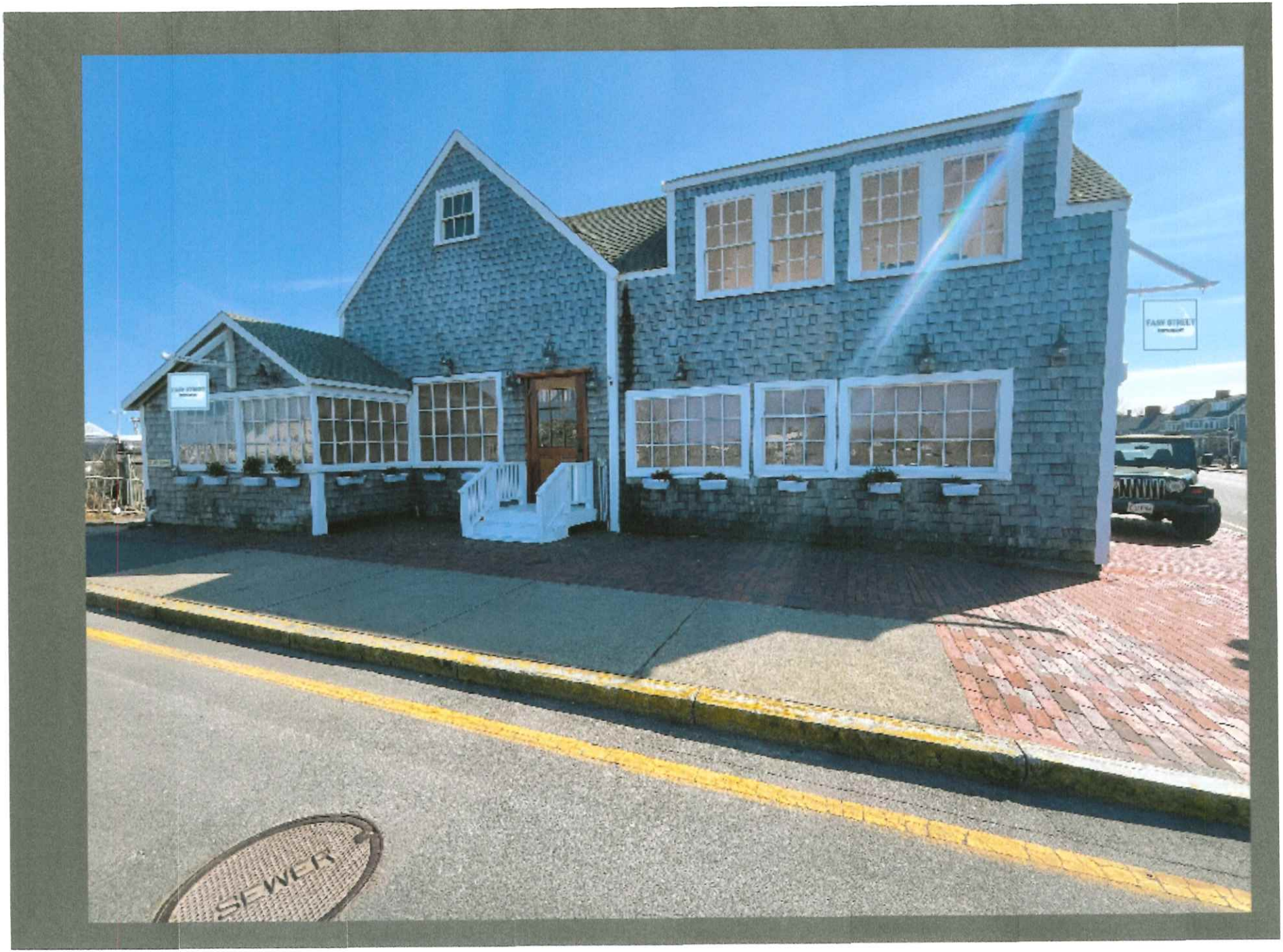
Separate certificates of title may be issued for land shown hereon as lots 3 and 4 By the Court.

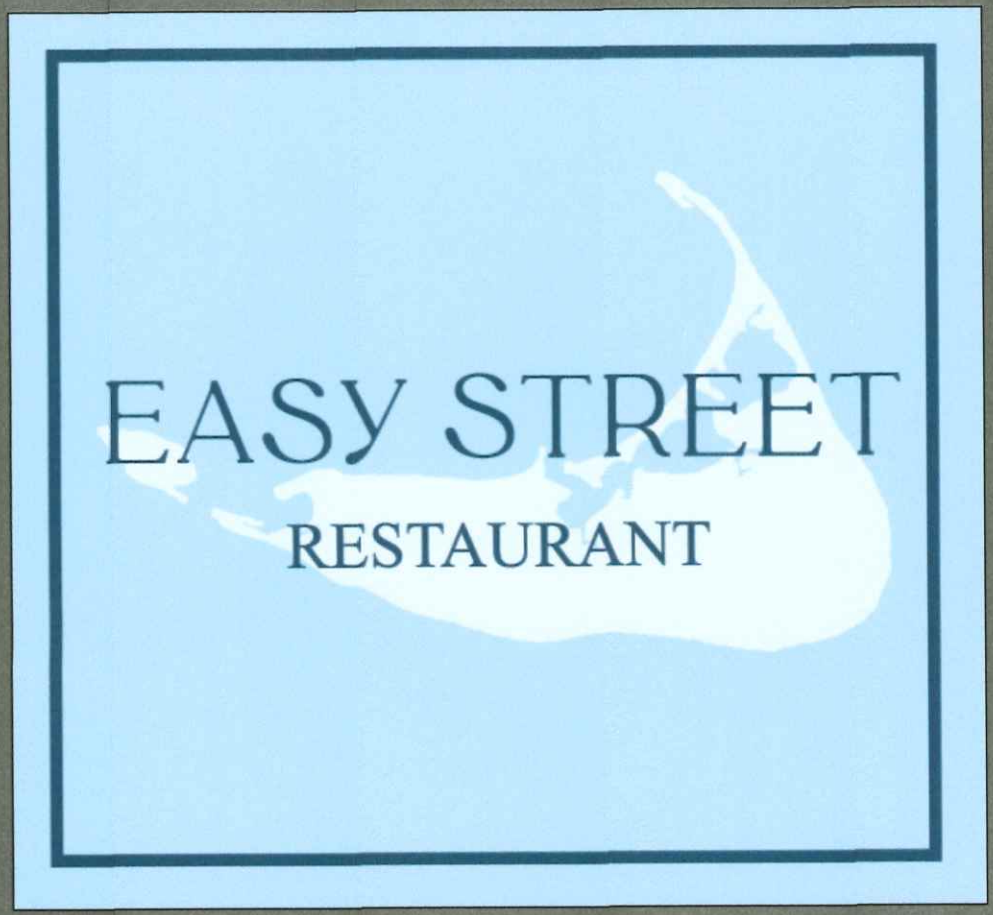
May 24, 1963 Margaret M. Daly Recorder.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
May 24, 1963
Scale of this plan 30 feet to an inch
C.M. Anderson, Engineer for Court

SEWER


Timeless


SEWER



PROJECTING SIGN
CARVED AND PAINTED
DOUBLE SIDED
30″ x 24″

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 228
Street & Number of Proposed Sign: 1 Hooper Farm
Owner of Building: Michael Wilson
Mailing Address: P.O. Box 3754 Nantucket MA

Telephone: 508 228-1929 Email: mjw@mjwilsonlaw.com
I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Michael Wilson
Signature of Owner of Record

Agent/Owner of Business

Name: Robin Manning
Mailing Address: P.O. Box 2598
Nantucket, MA 02584
Telephone: 508 221-4705 Email: nantucketaesthetics@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:

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

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

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

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

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

F. COLOR(S)
1. Lettering white with teal logo
2. Ground # 84c7c6
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
Nantucket Aesthetics

H. SIZE OF SIGN
either 1.5 x 1.5 or 2 x 2
1.5 - 2 x 1.5 - 2

I. SHAPE OF SIGN
square

J. LOCATION OF SIGN ON BUILDING
hanging on left corner front of building

K. TYPE OF SUPPORT BRACKETS
metal offset sign bracket

L. TYPE OF LIGHTING AND LOCATION (if any)
none

Date: 3/19/25 Signature of Applicant Robin Manning Signed under penalties of perjury

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Nantucket Aesthetics
508 221-4705

Right side of building

Nantucket Aesthetics

Front hanging

Nantucket

Aesthetics


Nantucket
Aesthetics

1 Hooper Farm



Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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TAX MAP #: 55 PARCEL #: 228

Street & Number of Proposed Sign: Michael Wilson

Owner of Building: 1 Hooper Farm Road

Mailing Address: ~~80~~ 3754 Nantucket 02554
P.O. Box 3754

Telephone: 508 228-1929 Email: mjw@mjwilsonlaw.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Michael Wilson
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Robin Manning - Nantucket Aesthetics

Mailing Address: P.O. Box 2598
Nantucket, MA 02584

Telephone: 508 221-4705 Email: nantucketaesthetics@gmail.com
gmail.com

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

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

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

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

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

F. COLOR(S)
1. Lettering White and Aqua #84c7c6
2. Ground
3. Edgebanding
4. Moulding

G. WORDING ON SIGN
Nantucket Aesthetics

H. SIZE OF SIGN
1 ft x 3 ft

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
Right side of building

K. TYPE OF SUPPORT BRACKETS
screws

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

Date: 3/19/25 Signature of Applicant Robin Manning Signed under penalties of perjury

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

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

Nantucket Aesthetics

1 Hooper Farm



Nantucket Aesthetics
508 221-4705

Right side of building



Front hanging



Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 182

Street & Number of Proposed Sign: 2 Washington Street

Owner of Building: NB Retail LLC

Mailing Address: c/o NEW ENGLAND DEVELOPMENT 75 PARK PLAZA, BOSTON, MA 02554

Telephone: 508.228.7501 Email: cpiper@nedevelopment.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Corey A Piper
OFFICE MGR

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Emily Hollister / Milly + Grace

Mailing Address: 2 Washington St / PO Box 1401 Nantucket, MA 02554

Telephone: 508.332.0159 Email: emilyatthollister@gmail.com

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

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

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

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

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

F. COLOR(S) Benjamin Moore
1. Lettering Charcoal Slate HC-178
2. Ground Pleasant Pink 2094-60
3. Edgebanding Charcoal Slate - HC 178
4. Moulding _____

G. WORDING ON SIGN
MILLY + GRACE

H. SIZE OF SIGN
6 feet x 9.75 inches

I. SHAPE OF SIGN
rectangle with inverted round corner cut outs

J. LOCATION OF SIGN ON BUILDING
over window facing Washington Street

K. TYPE OF SUPPORT BRACKETS
none - fastened flush to wall

L. TYPE OF LIGHTING AND LOCATION (if any)
none

Date: 3/20/2025 Signature of Applicant Emily Hollister Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

2 WASHINGTON ST

Location	2 WASHINGTON ST	**Mblu**	4231/ / 182/ /
Acct#	00009639	**Owner**	NIR RETAIL LLC
Assessment	$4,807,500	**PID**	9639
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	$1,617,000	$3,190,500	$4,807,500

Owner of Record

Owner	NIR RETAIL LLC	**Sale Price**	$55,000,000
Co-Owner	NEW ENGLAND DEVELOP-ACCTING DEPT	**Certificate**	
Address	75 PARK PLAZA #3 BOSTON, MA 02116	**Book & Page**	CC021819/0
		Sale Date	06/22/2005
		Instrument	1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NIR RETAIL LLC	$55,000,000		CC021819/0	1N	06/22/2005
HALLERAN ARTHUR J ETAL TRS	$0		00578/0151	1J	06/03/1998
HALLERAN ARTHUR J ETAL TRS	$0		00398/0034	99	09/28/1992
HESS WALTER R TR	$0		00268/0228	99	02/25/1987

Building Information

Building 1 : Section 1

Year Built:	1968
Living Area:	4,940
Replacement Cost:	$1,970,203
Building Percent Good:	82
Replacement Cost Less Depreciation:	$1,615,600

Building Attributes

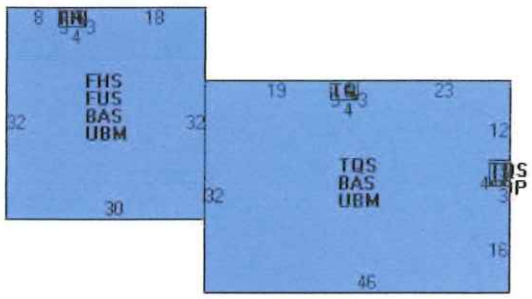
Field	Description
Style:	AptovrRet/Off
Model	Commercial
Grade	Excellent
Stories:	2.5
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	4
Total Baths	4
1st Floor Use:	0322
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\88\17.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9639_110

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,396	2,396
TQS	Three Quarter Story	1,472	1,104
FUS	Upper Story, Finished	960	960
FHS	Half Story, Finished	960	480
FOP	Porch, Open, Finished	36	0
UBM	Basement, Unfinished	2,396	0
		8,220	4,940

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	0322
Description	STORE/SHP M94
Zone	CDT
Neighborhood	H50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.10
Frontage	0
Depth	0
Assessed Value	$3,190,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			154.00 S.F.	$1,400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,617,000	$3,190,500	$4,807,500
2024	$1,537,800	$3,038,700	$4,576,500
2023	$1,535,700	$2,762,400	$4,298,100
2022	$1,466,500	$2,511,200	$3,977,700
2021	$1,466,500	$2,183,600	$3,650,100

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Property Information

Property ID	9639
Location	2 WASHINGTON ST
Owner	NIR RETAIL LLC

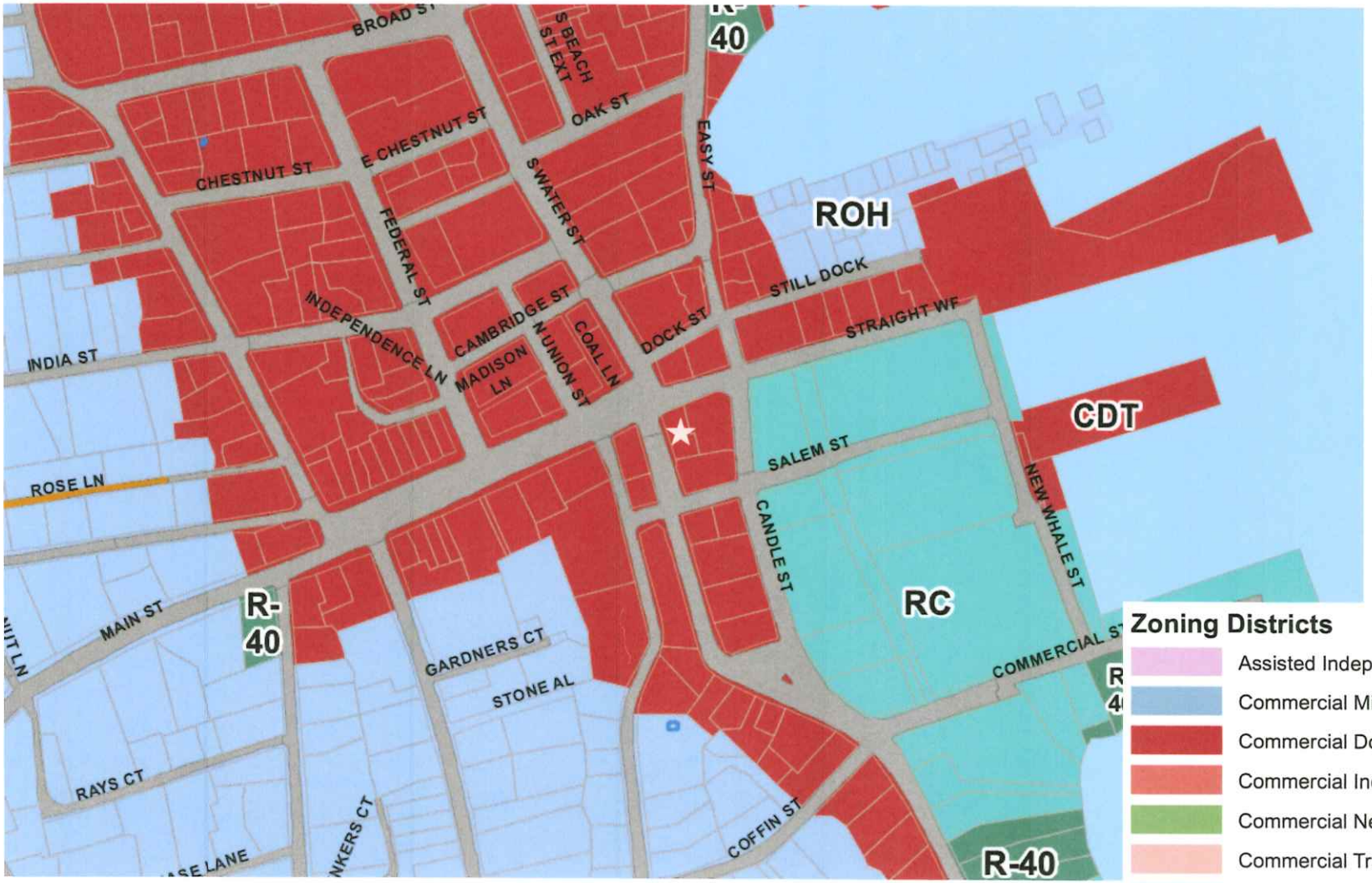
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

LOCUS MAP



MILLY & GRACE
2 Washington Street

Zoning Districts

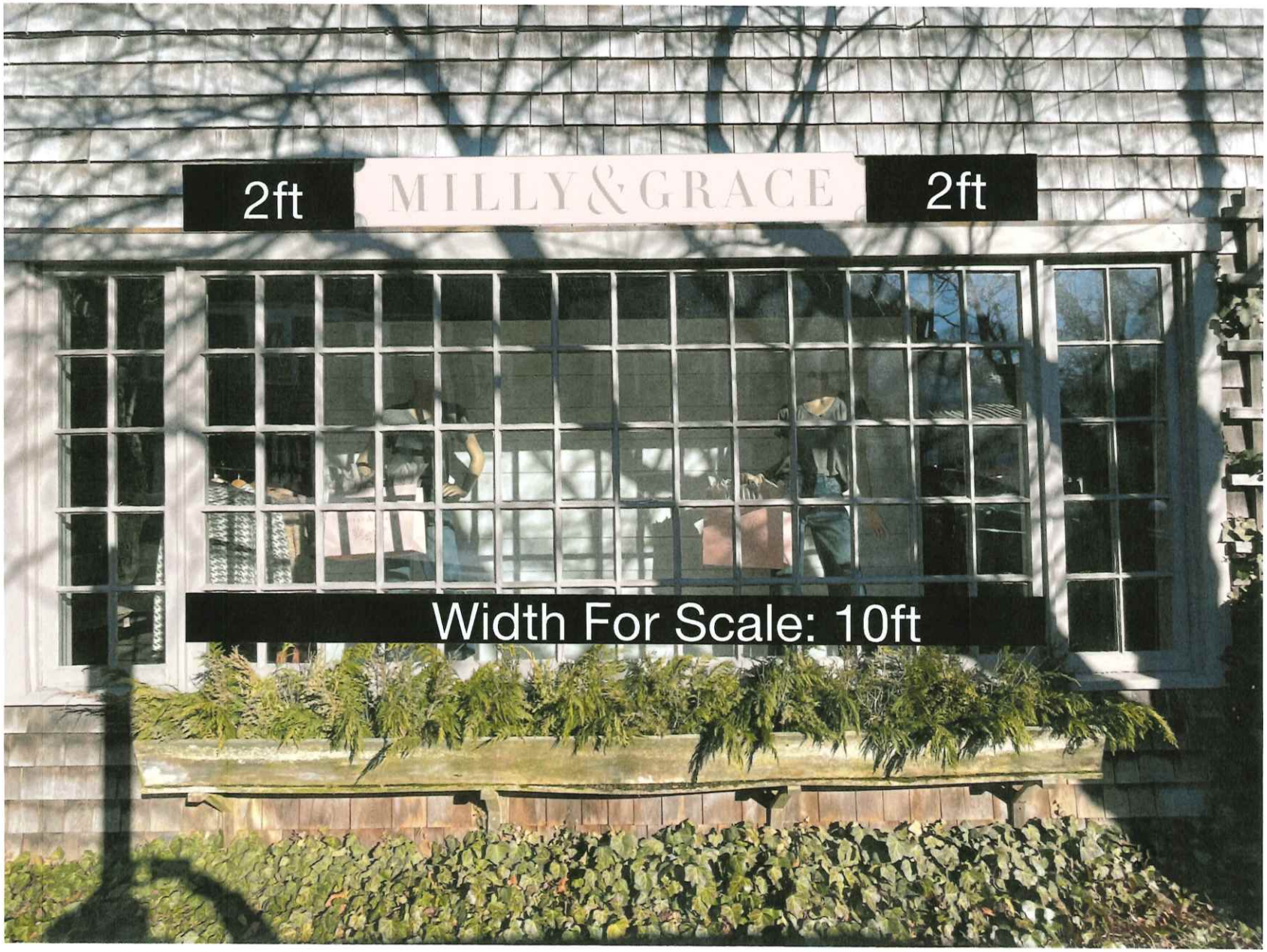
- Assisted Independent Living Community: ALC
- Commercial Mid-Island: CMI
- Commercial Downtown: CDT
- Commercial Industrial: CI
- Commercial Neighborhood: CN
- Commercial Trade Entrepreneurial Craft: CTEC
- Historic: ROH; SOH

MEASURED DRAWINGS/CLEAR PHOTO TO SCALE



SIGN MEASUREMENTS | Width: 6 feet Height: 9.75 inches

VISUAL SCALE



SIGN MEASUREMENTS | Width: 6 feet Height: 9.75 inches

WALKING FROM CANDLE STREET TO FRONT ENTRANCE



FRONT ENTRANCE



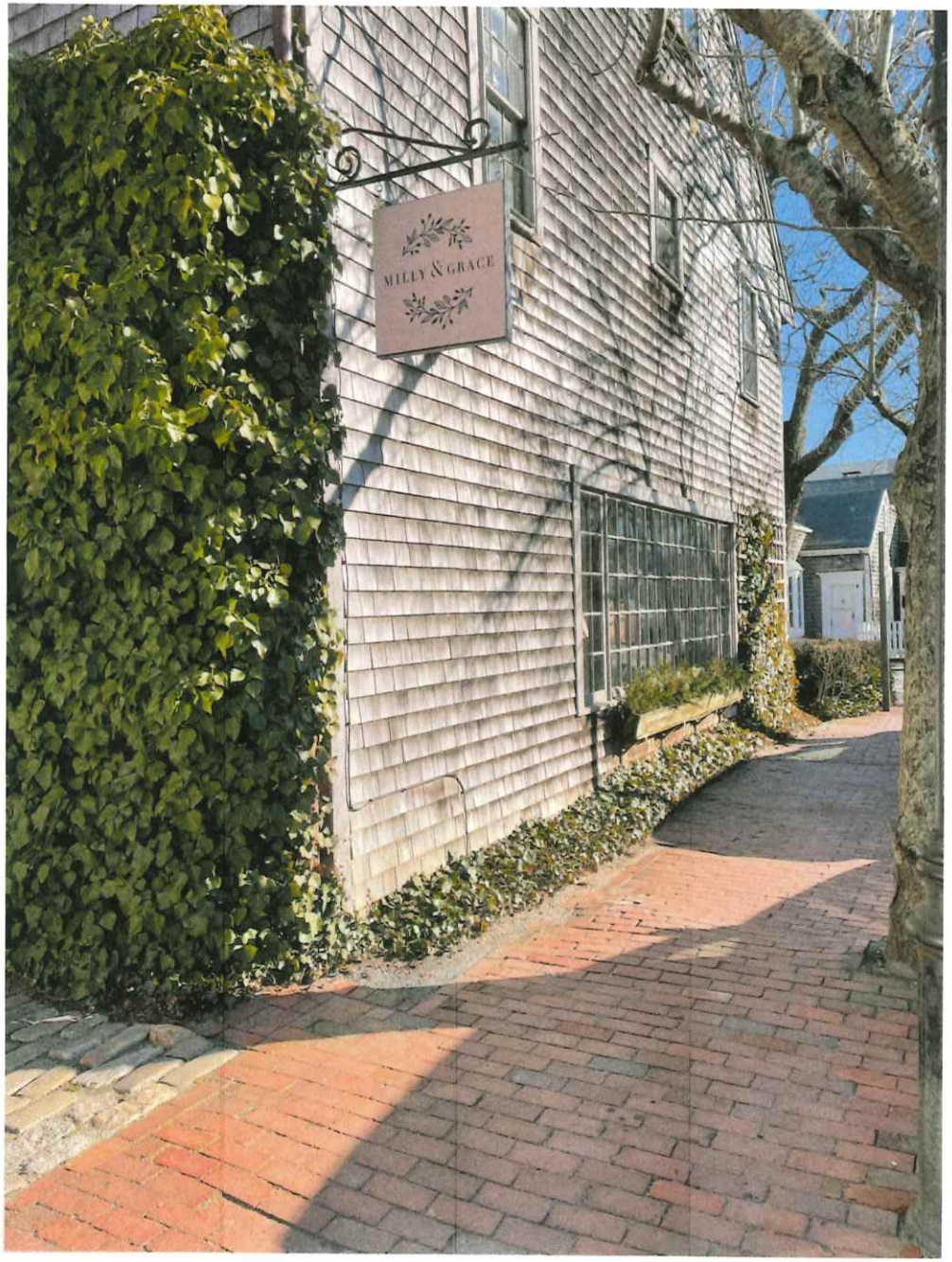
SIDE FACADE | WASHINGTON STREET



BACK ENTRANCE | SALEM STREET



PICTURES OF EXISTING SIGNS





SCALED DRAWINGS

MILLY & GRACE

SCALE | 1 inch = 1 ft

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 182
Street & Number of Proposed Sign: 2 Washington Street
Owner of Building: NB Retail LLC
Mailing Address: c/o New England Development
75 Park Plaza, Boston, MA 02554
Telephone: 508-228-7501 Email: cpierce@nedevelopment.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Corey A. Piper
Office Mgr.
Signature of Owner of Record

Agent/Owner of Business

Name: Emily Hollister / Milly + Grace
Mailing Address: 2 Washington St / PO Box 1401
Nantucket, MA 02554
Telephone: 508.332.0159 Email: emilyatthollister@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:

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

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

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

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

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

F. COLOR(S) Benjamin Moore
1. Lettering Charcoal Slate HC-178
2. Ground Pleasant Pink 2094-60
3. Edgebanding Charcoal Slate - HC 178
4. Moulding _____

G. WORDING ON SIGN
MILLY + GRACE

H. SIZE OF SIGN
6 feet x 9.75 inches

I. SHAPE OF SIGN
rectangle with inverted round corner cut outs

J. LOCATION OF SIGN ON BUILDING
over window facing Washington Street

K. TYPE OF SUPPORT BRACKETS
none - fastened flush to wall

L. TYPE OF LIGHTING AND LOCATION (if any)
none

Date: 3/20/2025 Signature of Applicant Emily Hollister Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

✓	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
✓	Sign up for a New Business Meeting at Front Desk
✓	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
✓	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
✓	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
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✓	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
✓	Paint Sample: of proposed colors.

2 WASHINGTON ST

Location	2 WASHINGTON ST	**Mblu**	4231/ / 182/ /
Acct#	00009639	**Owner**	NIR RETAIL LLC
Assessment	$4,807,500	**PID**	9639
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	$1,617,000	$3,190,500	$4,807,500

Owner of Record

Owner	NIR RETAIL LLC	**Sale Price**	$55,000,000
Co-Owner	NEW ENGLAND DEVELOP-ACCTING DEPT	**Certificate**	
Address	75 PARK PLAZA #3 BOSTON, MA 02116	**Book & Page**	CC021819/0
		Sale Date	06/22/2005
		Instrument	1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NIR RETAIL LLC	$55,000,000		CC021819/0	1N	06/22/2005
HALLERAN ARTHUR J ETAL TRS	$0		00578/0151	1J	06/03/1998
HALLERAN ARTHUR J ETAL TRS	$0		00398/0034	99	09/28/1992
HESS WALTER R TR	$0		00268/0228	99	02/25/1987

Building Information

Building 1 : Section 1

Year Built:	1968
Living Area:	4,940
Replacement Cost:	$1,970,203
Building Percent Good:	82
Replacement Cost Less Depreciation:	$1,615,600

Building Attributes

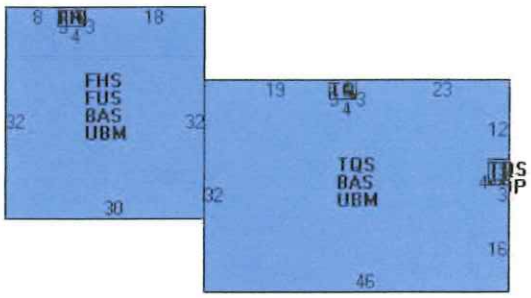
Field	Description
Style:	AptovrRet/Off
Model	Commercial
Grade	Excellent
Stories:	2.5
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	4
Total Baths	4
1st Floor Use:	0322
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\88\17.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,396	2,396
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FUS	Upper Story, Finished	960	960
FHS	Half Story, Finished	960	480
FOP	Porch, Open, Finished	36	0
UBM	Basement, Unfinished	2,396	0
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Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	0322
Description	STORE/SHP M94
Zone	CDT
Neighborhood	H50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.10
Frontage	0
Depth	0
Assessed Value	$3,190,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			154.00 S.F.	$1,400	1

Valuation History

Assessment			
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Property Information

Property ID	9639
Location	2 WASHINGTON ST
Owner	NIR RETAIL LLC

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Geometry updated 10/16/2024
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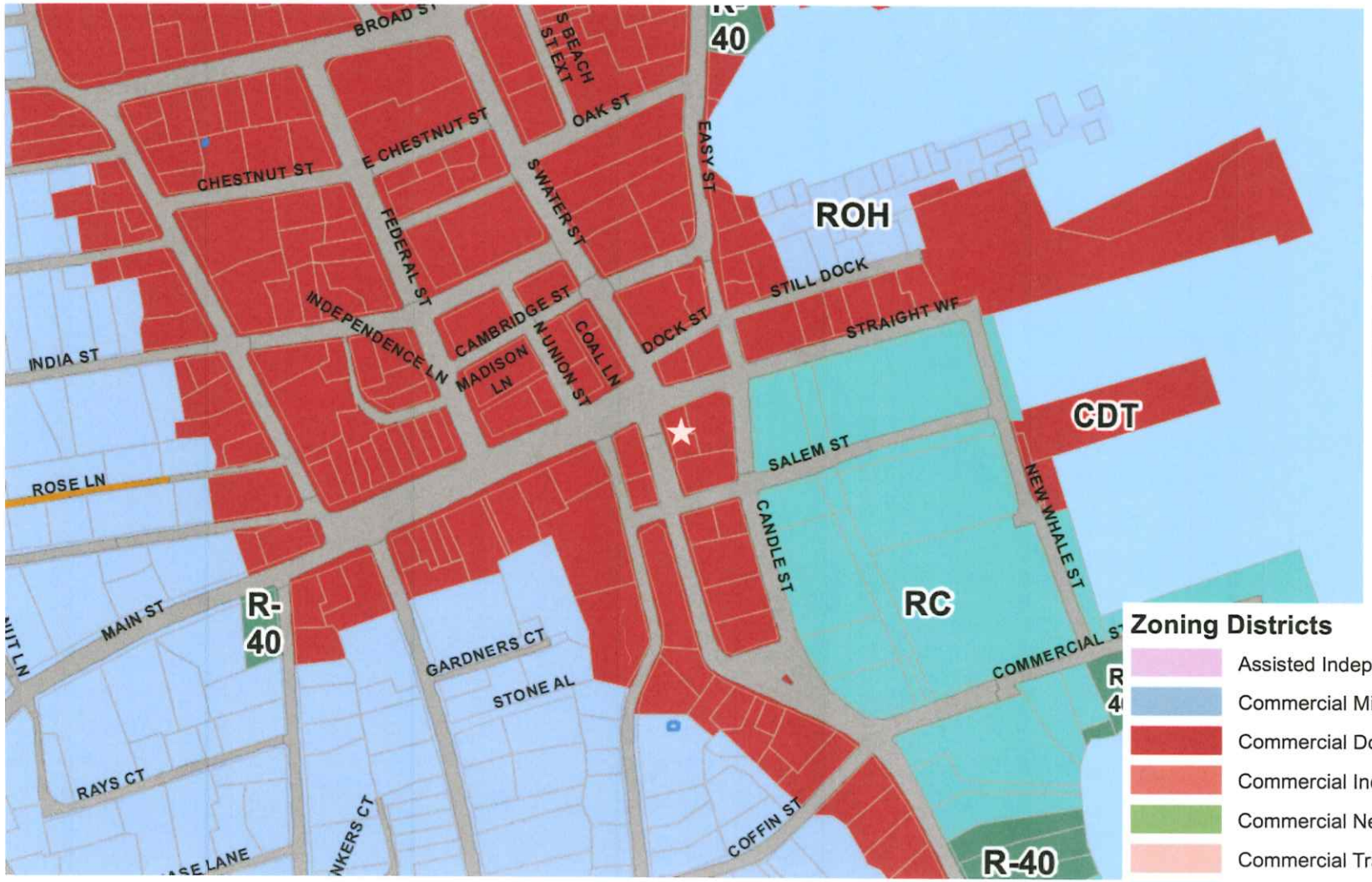

MILLY & GRACE
2 Washington Street

Zoning Districts

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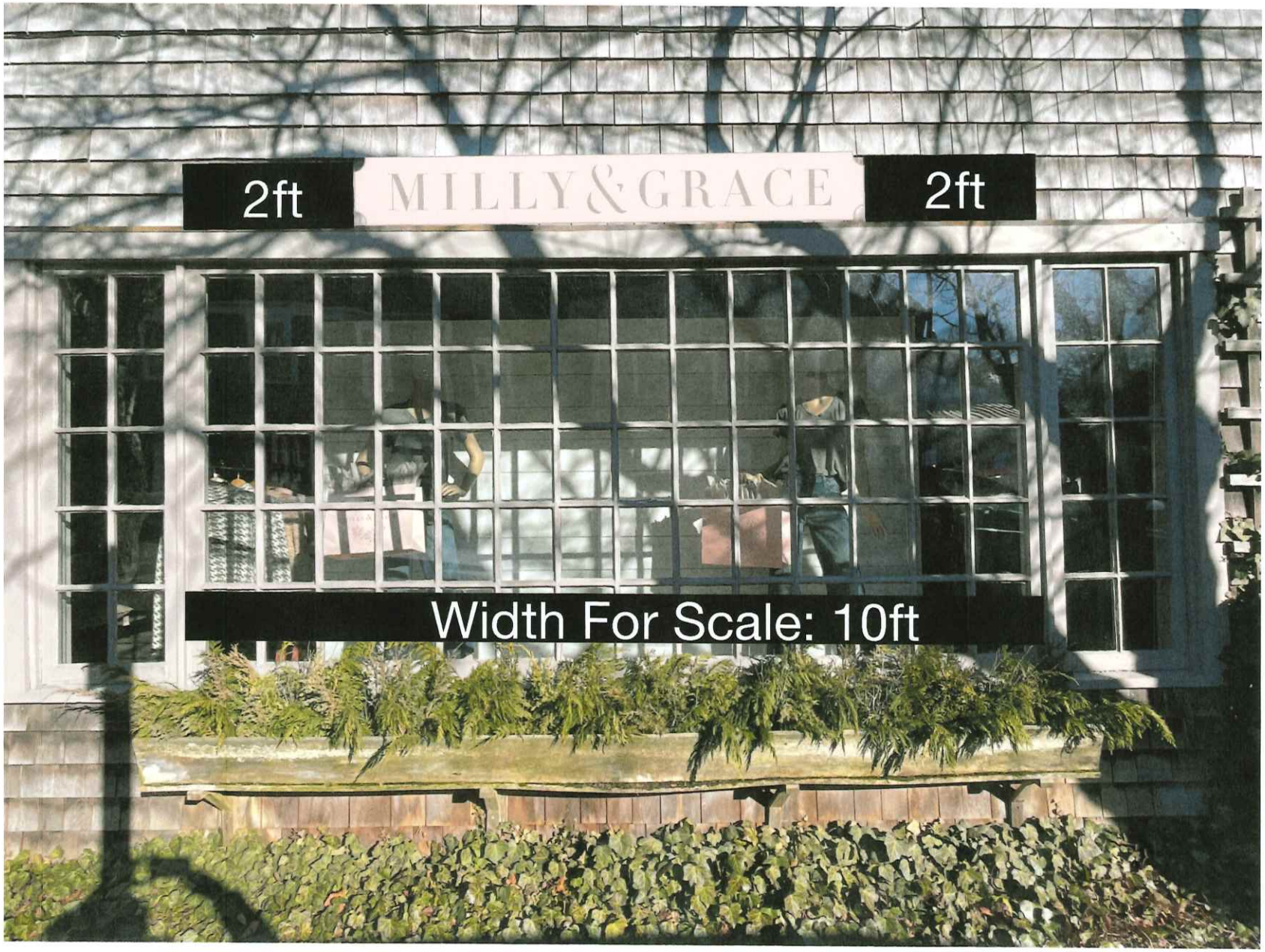
- Commercial Downtown: CDT
- Commercial Industrial: CI
- Commercial Neighborhood: CN
- Commercial Trade Entrepreneurial Craft: CTEC
- Historic: ROH; SOH

MEASURED DRAWINGS/CLEAR PHOTO TO SCALE



SIGN MEASUREMENTS | Width: 6 feet Height: 9.75 inches

VISUAL SCALE



SIGN MEASUREMENTS | Width: 6 feet Height: 9.75 inches

WALKING FROM CANDLE STREET TO FRONT ENTRANCE



FRONT ENTRANCE



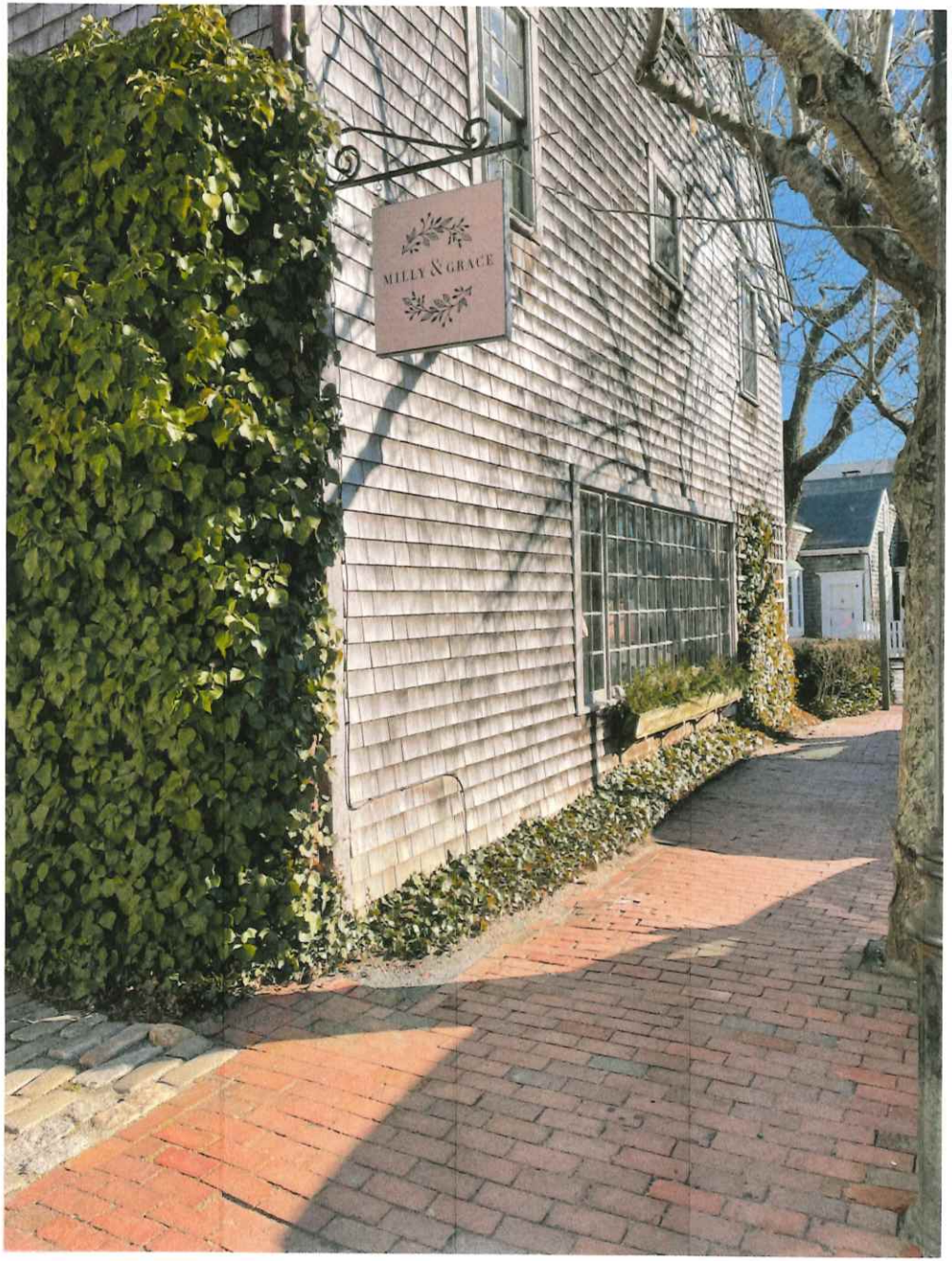
SIDE FACADE | WASHINGTON STREET



BACK ENTRANCE | SALEM STREET



PICTURES OF EXISTING SIGNS





SCALED DRAWINGS

MILLY & GRACE

SCALE | 1 inch = 1 ft

10-12 Davkim Lane Map 68 / Parcel 61/62

Historic District Commission

SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

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X	Sign up for a New Business Meeting at Front Desk
X	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
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X	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
X	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
X	Paint Sample: of proposed colors. As Noted - Blue & White

Historic District Commission
SIGN CHECKLIST

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

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: March 24, 2025

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a

SIGN

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

TAX MAP #: 68 PARCEL #: 61/62
Street & Number of Proposed Sign: 10-12 Davkim Lane
Owner of Building: DXD SS Fund II Nantucket Propco LLC
Mailing Address: PO Box 92137 Albuquerque NM 87199
Telephone: 508 325 4995 (on island) _____ (off island)

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

Agent/Owner of Business
Name: Emeritus LTD
Mailing Address: 8 Williams Lane Nantucket MA 02554
Telephone: 508 325 4995 (on island) _____ (off island)

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

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

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

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

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

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

F. COLOR(S)
1. Lettering Blue
2. Ground White
3. Edgebanding Blue
4. Moulding _____

G. WORDING ON SIGN
SmartStop Self Storage

H. SIZE OF SIGN
1'-6" X 13'-4" 20 SF Max

I. SHAPE OF SIGN
Rectangle w Rouded Edges

J. LOCATION OF SIGN ON BUILDING
Located @ North & West Facades

K. TYPE OF SUPPORT BRACKETS

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: 3/24/25 Signature of Applicant _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR DXD SS Fund II Nantucket Propco LLC

STREET ADDRESS 10-12 Davkim Lane

MAP/PARCEL 68 / 61

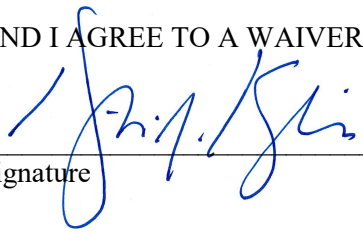
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 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.



Signature

March 24, 2025

Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 10-12 Davkim Lane on the following statement:

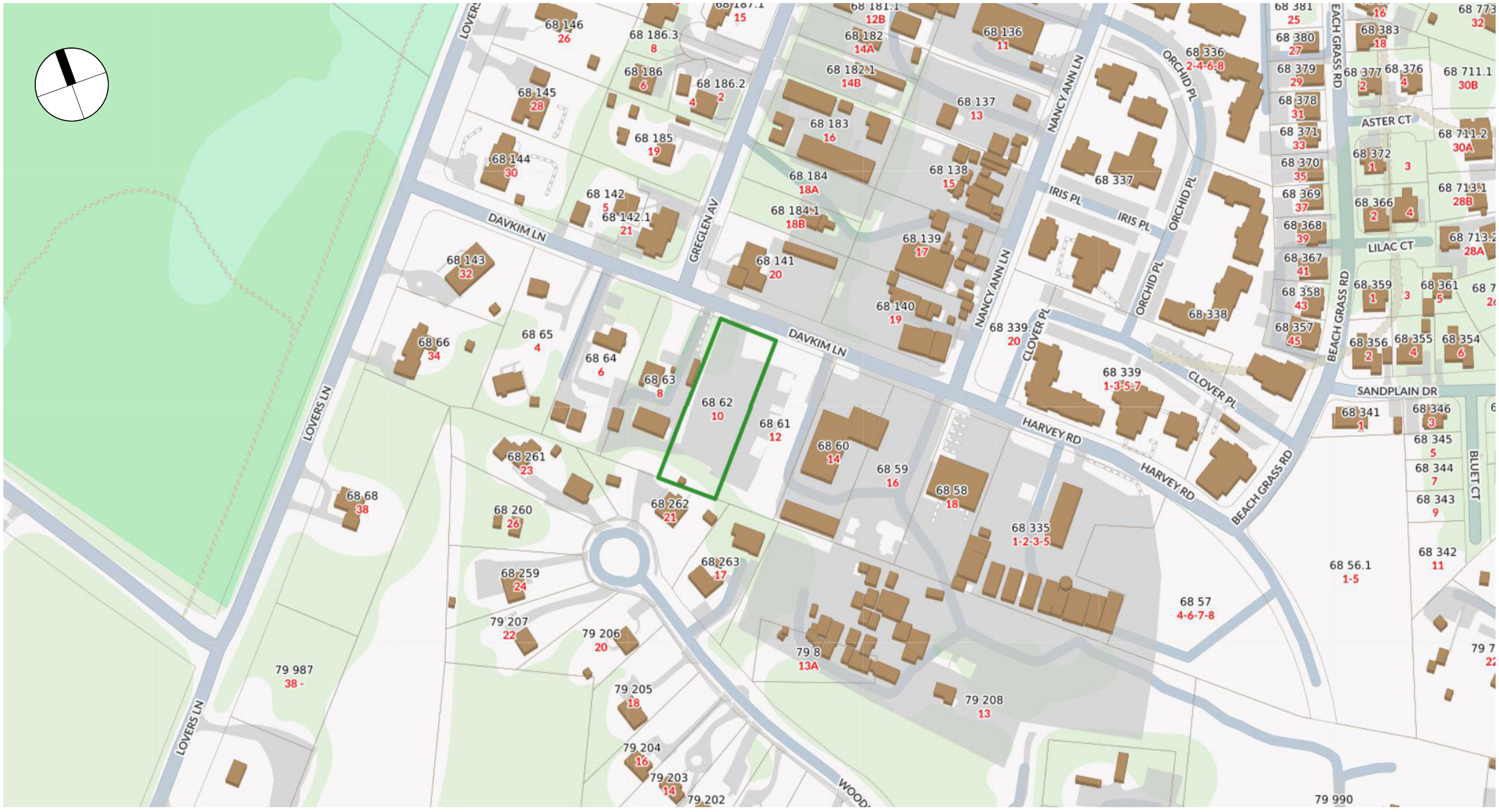
I Scott Hughes, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Scott Hughes Digitally signed by Scott Hughes DN: C=US, E=scott@dxd-capital, O=DXD Capital, OU=Managing Director, CN=Scott Hughes Date: 2024.10.23 08:56:10-04'00' October 23, 2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



DXD SS Fund II Nantucket Propco LLC

10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

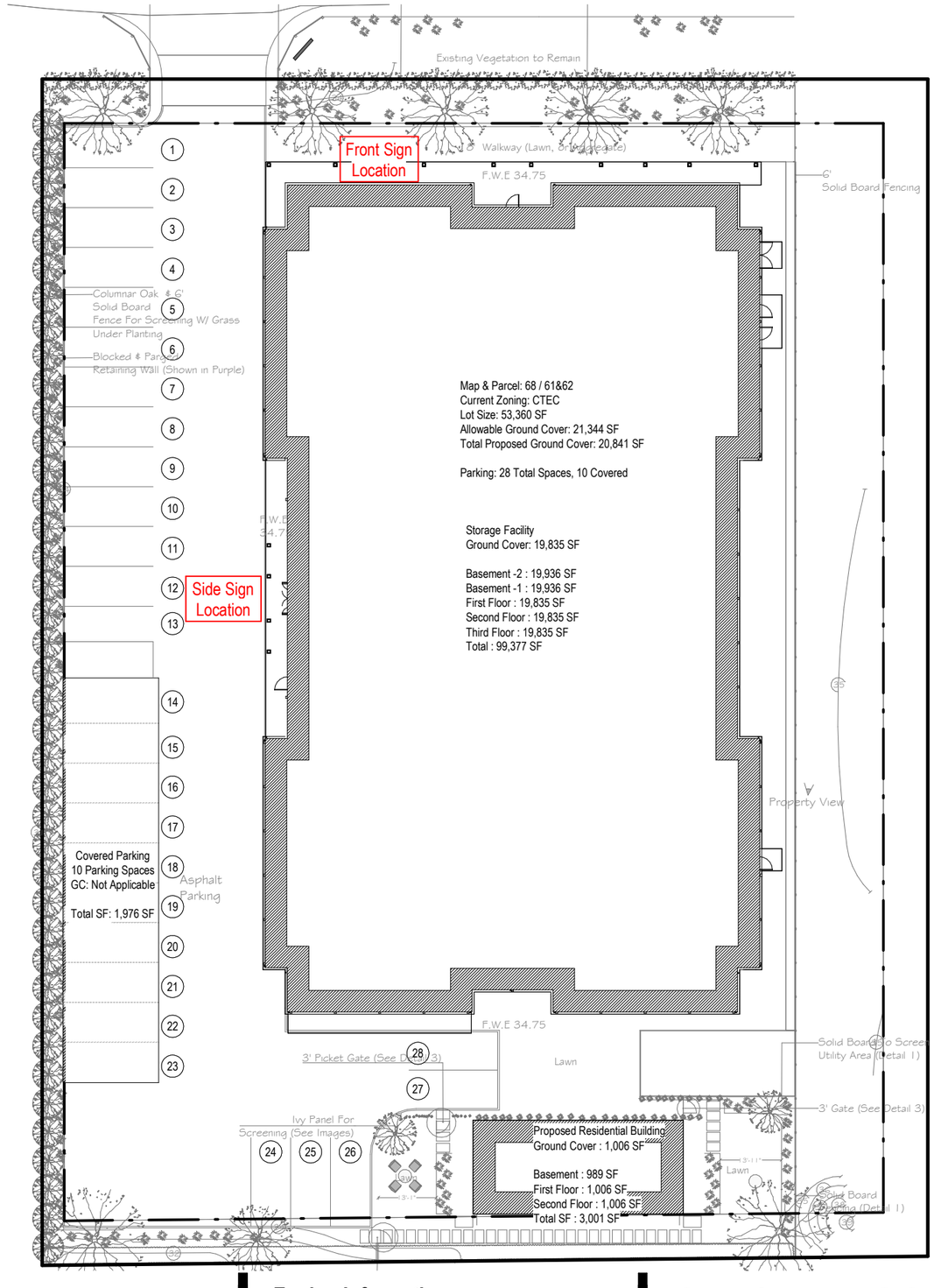
Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Locus Map - HDC Sign Submission

03.24.25

emeritus

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



DXD SS Fund II Nantucket Propco LLC

10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Site Plan - HDC Sign Submission

1" = 30'-0"

03.24.25

emeritus

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



North Elevation



West Elevation

DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Elevations - HDC Sign Submission
1/16" = 1'-0"
03.24.25

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



DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Wall Sign Detail - HDC Submission
1" = 1'-0"
03.24.25

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



DXD SS Fund II Nantucket Propco LLC

10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Example Signage - HDC Submission

03.24.25

emeritus

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



DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

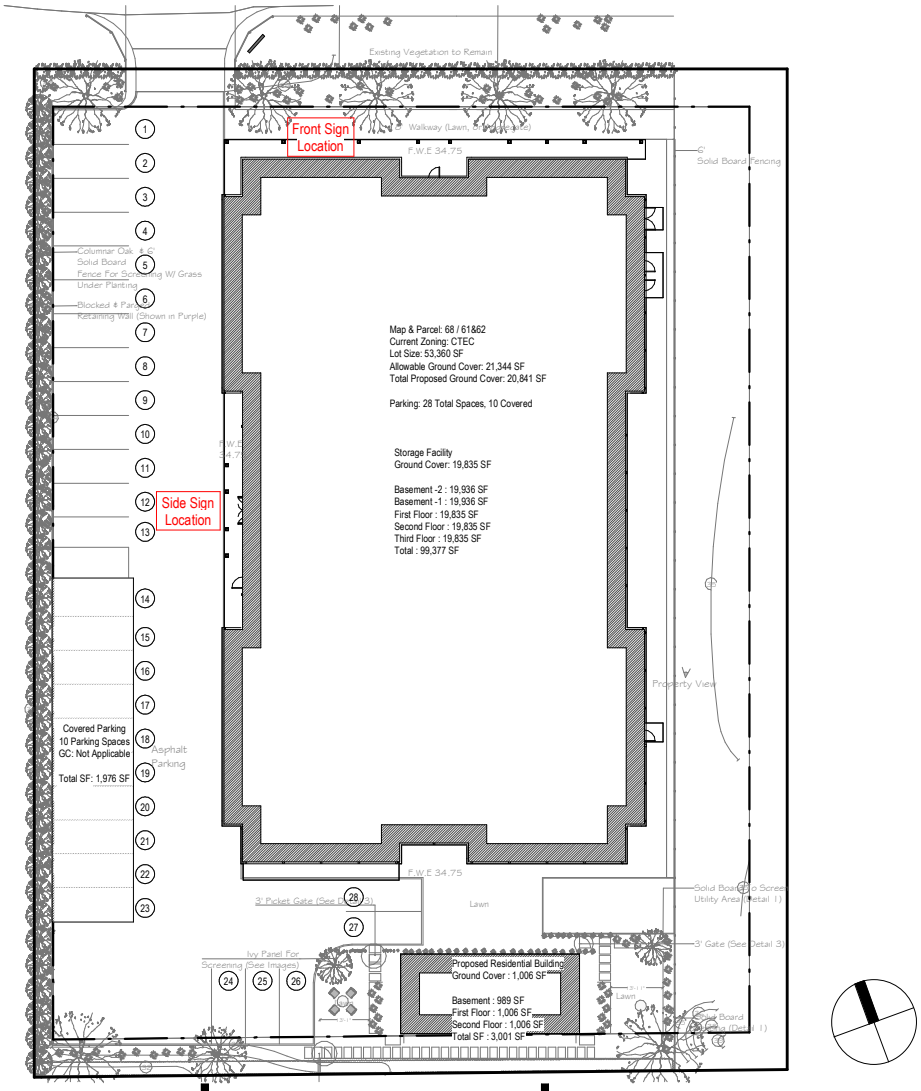
Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Locus Map - HDC Sign Submission

03.24.25

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



DXD SS Fund II Nantucket Propco LLC

10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Site Plan - HDC Sign Submission

1" = 30'-0"

03.24.25

emeritus

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



North Elevation



West Elevation

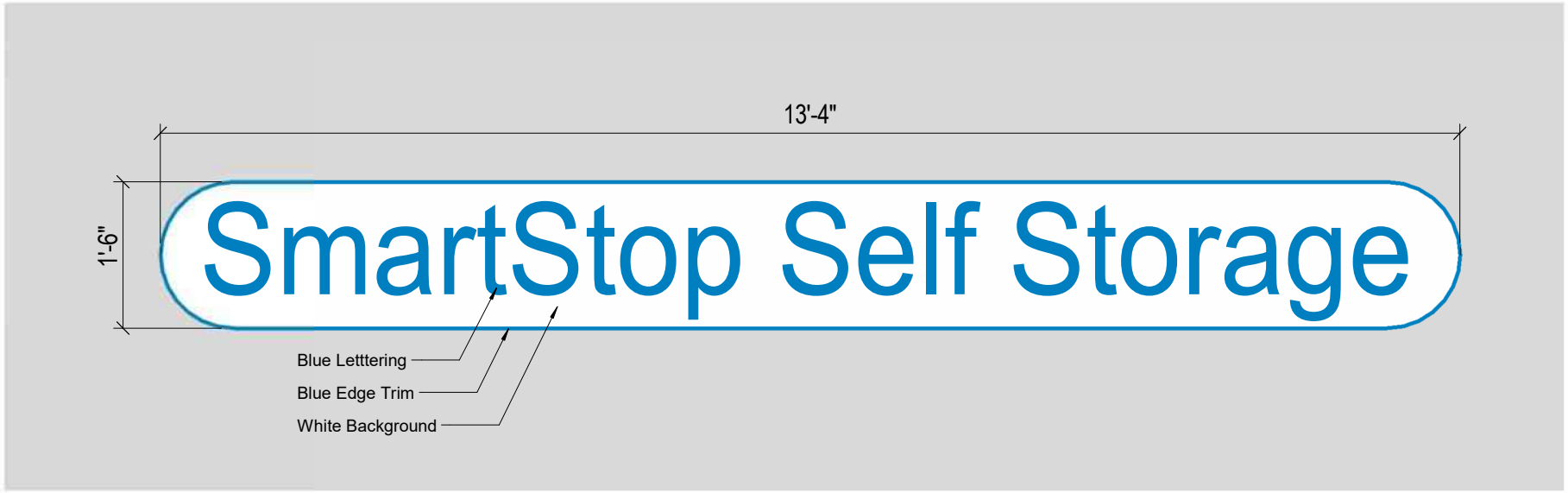
DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Elevations - HDC Sign Submission
1/16" = 1'-0"
03.24.25

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



DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Wall Sign Detail - HDC Submission
1" = 1'-0"
03.24.25

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



DXD SS Fund II Nantucket Propco LLC
10-12 Davkim Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 61&62
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'

Example Signage - HDC Submission

03.24.25

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

Certificate No. HDC 2025-03-12288

Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

Nantucket Crisps **SIGN**

RECEIVED MAR 25 2025 By _____

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

TAX MAP #: 10450 PARCEL #: 424266

Street & Number of Proposed Sign: 2 Broad St

Owner of Building: Charles River Realty

Mailing Address: 1461 VFW #1 Boston, MA

Telephone: 617 327 8100 Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Hayden Arnot

Mailing Address: 6 New St Nantucket, MA 02554

Telephone: 646-209-3009 Email: hayden@nantucketcrisps.com

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

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

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

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

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

F. COLOR(S)
1. Lettering Red
2. Ground _____
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
Nantucket Crisps
The Store

H. SIZE OF SIGN
28 x 20.5

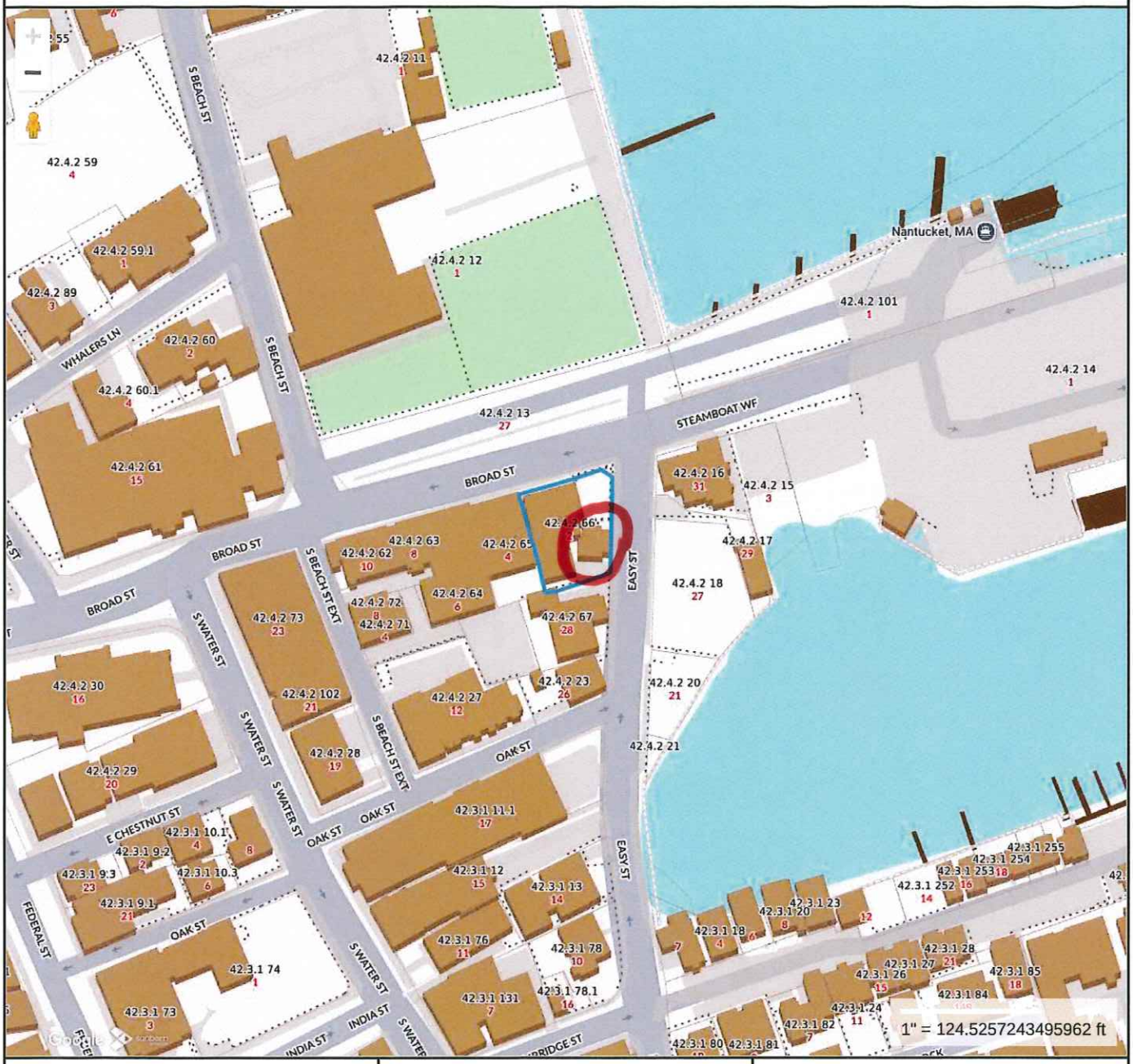
I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
Side of Building facing the harbor

K. TYPE OF SUPPORT BRACKETS
None

L. TYPE OF LIGHTING AND LOCATION (if any)
None

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



Property Information

Property ID	10450
Location	2 BROAD ST
Owner	CENTRE AMA REALTY VENTURES 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 25 2025
By

white (true white) and red
(485C)

Nantucket Crisps®

RECEIVED
MAR 25 2025
By

THE STORE

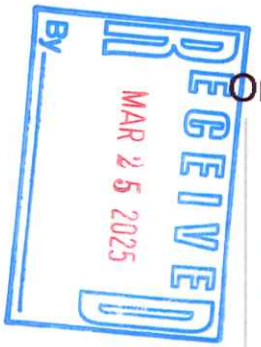

RECEIVED
By
MAR 25 2025
Nantucket
Crisps
THE STORE
Nantucket
Crisps
THE STORE

to me, Justin, Al, Matthew

Approved
Sent from my iPhone
Michael Argiros
Charles River Realty
781-948-4682 Dir
617-974-1070 Cell

On Mar 24, 2025, at 10:30 AM, Hayden Arnot <hayden@nantucketcrisps.com> wrote:

Looping in Matt!



On Mon, Mar 24, 2025 at 10:28 AM Hayden Arnot <hayden@nantucketcrisps.com> wrote:

Hey team!

I'm finalizing the signage design for our new store and need to submit it to the Historic District Commission (HDC) by noon today. Your quick review and approval would be incredibly helpful! All that is needed is a yes to the below for the signs going up on the store.

Please take a moment to look at the design below and let me know if it meets your expectations. Your feedback is truly valued.

Thank you so much for your time and assistance!

Certificate No. HDC2024-04-10257 Date Issued 4-30-2024

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED APR 08 2024

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

TAX MAP #: 42.3.1 PARCEL #: 130.2
Street & Number of Proposed Sign: ZERO INDIA ST. LLC
Owner of Building: 1 CAMBRIDGE ST
Mailing Address: _____

Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

FOR OFFICE USE ONLY 1037

Date application received: 4/8/24 Fee Paid: $ 50
Must be acted on by: 5/24/24
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:
REMOVE COPYRIGHT LOGO

Agent/Owner of Business

Name: Sara Jemison
Mailing Address: 101 Beacon St #4 Boston MA 02116
Telephone: 4242690043 Email: sara@nantucketcrisps.com

PREVIOUS APPROVAL

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

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

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

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

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

F. COLOR(S)
1. Lettering Red, Heritage Red
2. Ground White
3. Edgebanding White
4. Moulding White

G. WORDING ON SIGN
Nantucket Crisps
The store

H. SIZE OF SIGN
28" x 20.5"

I. SHAPE OF SIGN
Rectangle

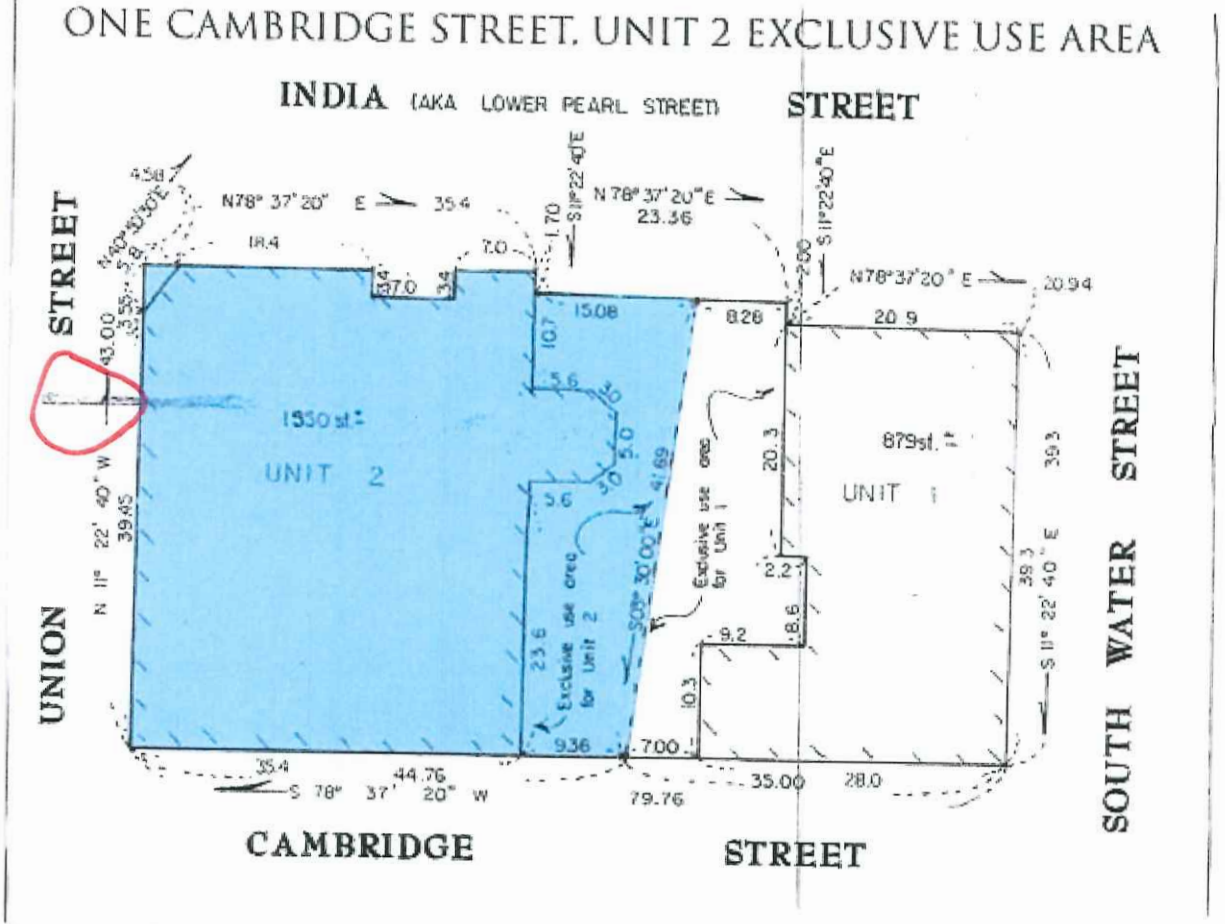
J. LOCATION OF SIGN ON BUILDING
Right side of building

K. TYPE OF SUPPORT BRACKETS

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: 3/27/2024 Signature of Applicant _____ Signed under penalties of perjury

ONE CAMBRIDGE STREET. UNIT 2 EXCLUSIVE USE AREA



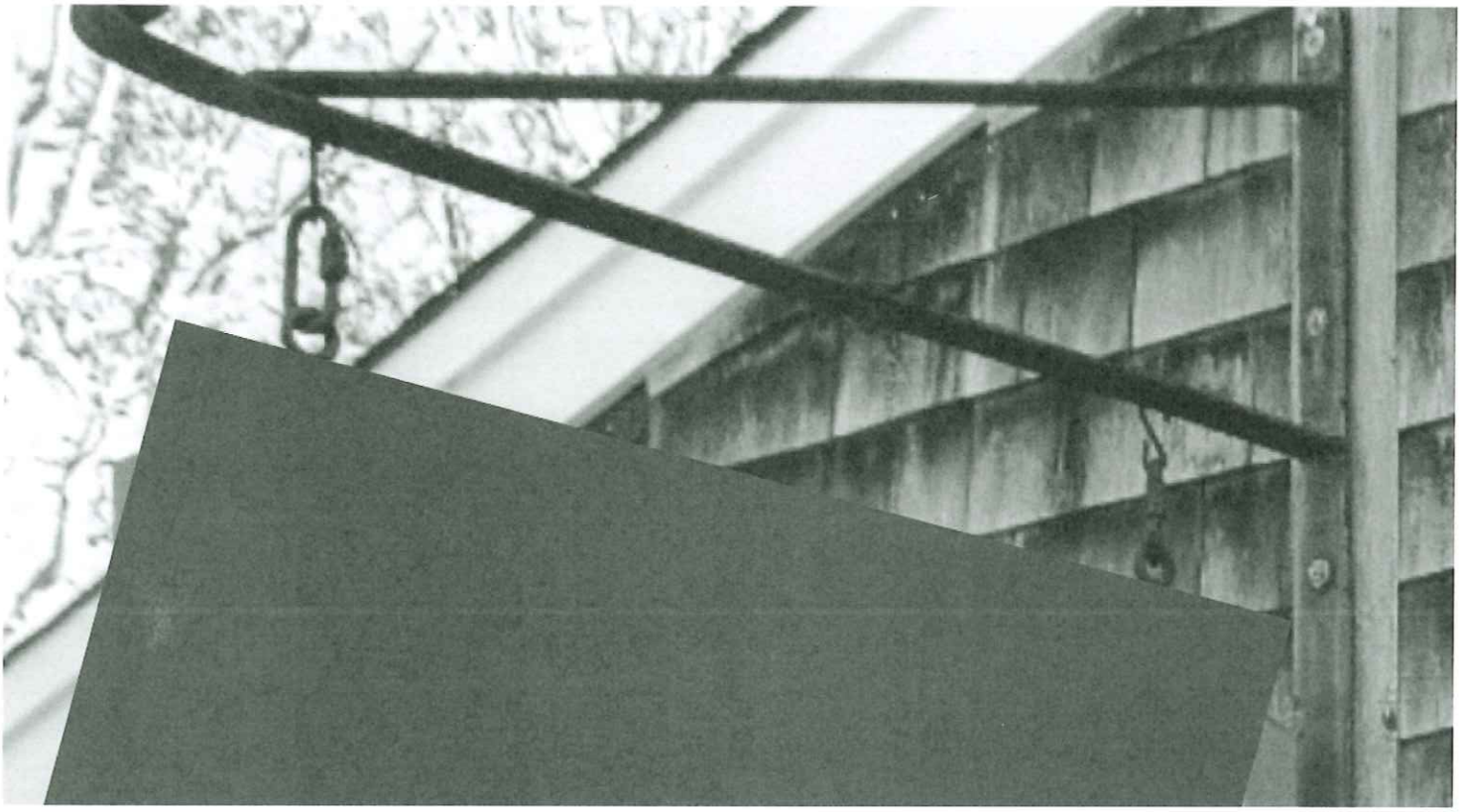
APPROVED
HDC 2024-04-10257
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Nantucket Crisps

← COPYRIGHT REMOVED

APPROVED
HDC2024-04-10257
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

THE STORE



APPROVED
HDC2024-04-10257
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


Nantucket
Crisps
THE STORE

Gmail

Sara Jemison <sara@nantucketcrisps.com>

Fwd: Zero India - Sign

Tamara Greenman <tamara@jpfco.com> Mon, Mar 4, 2024 at 7:49 PM
To: Hayden Arnot <hayden@nantucketcrisps.com>, Sara Jemison <sara@nantucketcrisps.com>

Consent below.

Tamara B. Greenman

Agent | J Pepper Frazier Real Estate
JPFCO.com | @NantucketHouses
Cell: 516-359-9013

Begin forwarded message:

From: Dalton Frazier <dalton@jpfco.com>
Date: March 4, 2024 at 5:57:06 PM EST
To: Tamara Greenman <tamara@jpfco.com>
Subject: Fwd: Zero India - Sign

Dalton T. Frazier | Principal Broker
J Pepper Frazier Company
19 Centre Street, Nantucket, MA
508.360.6517 c | dalton@jpfco.com
jpfco.com

Begin forwarded message:

From: Michael Stines <michael.stines@caidanllc.com>
Date: March 4, 2024 at 5:24:27 PM EST
To: Dalton Frazier <dalton@jpfco.com>
Subject: Re: Zero India - Sign

Yes, below is ok.

Sent from my iPhone

On Mar 4, 2024, at 9:29 AM, Dalton Frazier <dalton@jpfco.com> wrote:

Hi Mike,

Can you reply back that the below is okay?

Thanks,

Dalton

Dalton T. Frazier | Principal Broker

J Pepper Frazier Company
19 Centre Street, Nantucket, MA
508.360.6517 c | dalton@jpfco.com
jpfco.com

Begin forwarded message:

From: Tamara Greenman <tamara@jpfco.com>
Date: March 4, 2024 at 9:04:32 AM EST
To: Dalton Frazier <dalton@jpfco.com>
Subject: Re: Zero India - Sign

An email stating they approve the Nantucket Crisps sign design and authorize Tenant to install on their building. Mockup below. TY!



Tamara B. Greenman

Agent | J Pepper Frazier Real Estate
JPFCO.com | @NantucketHouses
Cell: 516-359-9013

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Certificate No. HDC 2025-03-122187 Date Issued _____

RECEIVED MAR 25 2025 By _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

Nantucket Crisps

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

TAX MAP #: 10450 PARCEL #: 42.2.16
Street & Number of Proposed Sign: 2 Broad St
Owner of Building: Charles River Realty
Mailing Address: 141 VFW Rd
Boston, MA
Telephone: 617-327-[illegible] Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

Agent/Owner of Business

Name: Hayden Amet
Mailing Address: 6 New St
Nantucket, MA 02554
Telephone: 646-764-3[illegible] Email: hayden@nantucketcrisps.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

F. COLOR(S)
1. Lettering Red
2. Ground _____
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
Nantucket Crisps
The Store
Nantucket Crisps the Store

H. SIZE OF SIGN
28 X 20.5

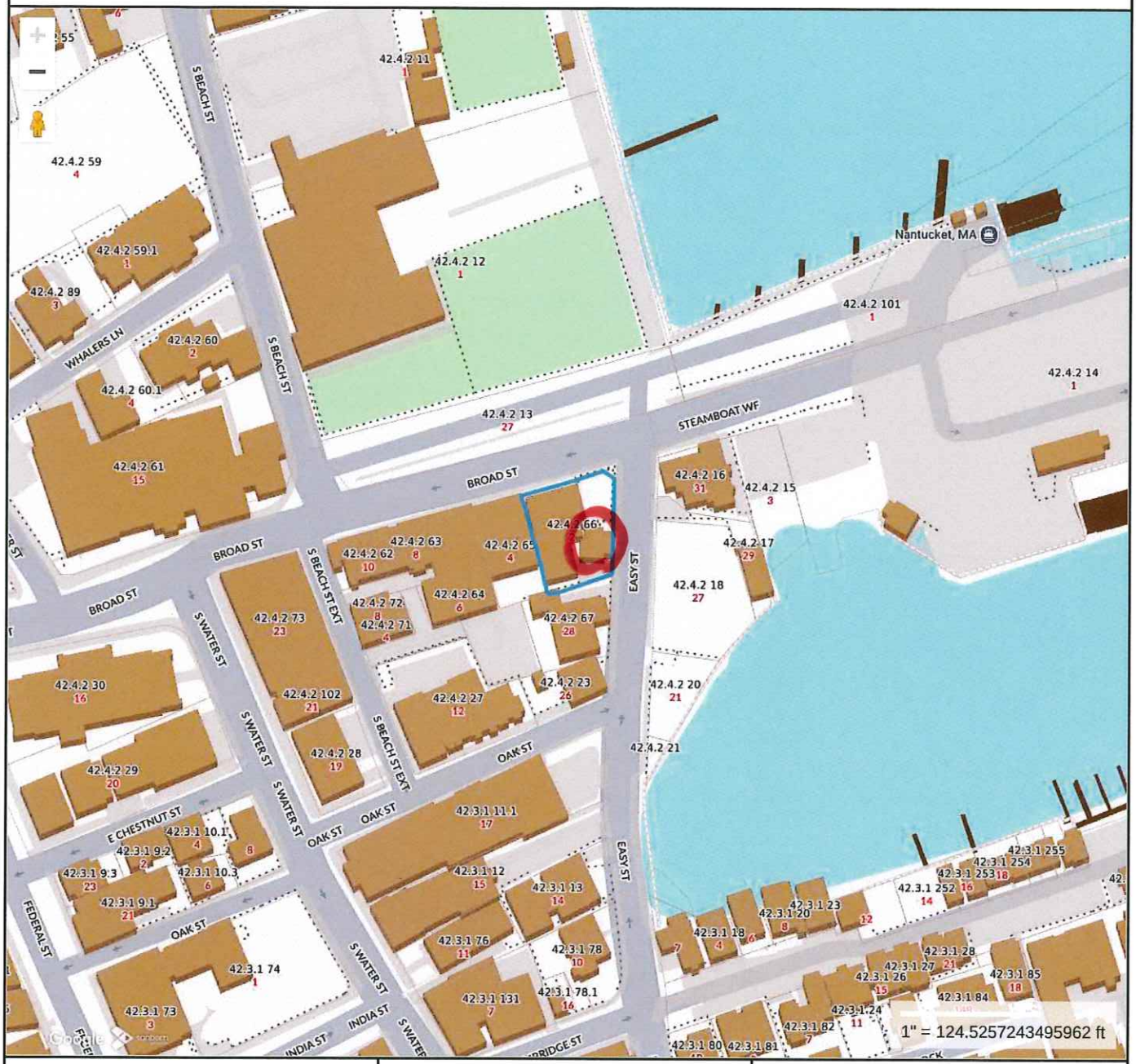
I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
Entrance

K. TYPE OF SUPPORT BRACKETS _____

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

Date: 3/24/25 Signature of Applicant _____ Signed under penalties of perjury



Property Information

Property ID	10450
Location	2 BROAD ST
Owner	CENTRE AMA REALTY VENTURES LLC

RECEIVED BY MAR 25 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.

white (true white) and red
(485C)

Nantucket Crisps®

RECEIVED
MAR 25 2025
By

THE STORE


RECE
MAR 25 2025
By
Nantucket
Crisps
THE STORE
Nantucket
Crisps
THE STORE

to me, Justin, Al, Matthew

Approved
Sent from my iPhone
Michael Argiros
Charles River Realty
781-948-4682 Dir
617-974-1070 Cell



On Mar 24, 2025, at 10:30AM, Hayden Arnot <hayden@nantucketcrisps.com> wrote:

Looping in Matt!

On Mon, Mar 24, 2025 at 10:28AM Hayden Arnot <hayden@nantucketcrisps.com> wrote:

> Hey team!
>
> I'm finalizing the signage design for our new store and need to submit it to the Historic District Commission (HDC) by noon today. Your quick review and approval would be incredibly helpful! All that is needed is a yes to the below for the signs going up on the store.
>
> Please take a moment to look at the design below and let me know if it meets your expectations. Your feedback is truly valued.
>
> Thank you so much for your time and assistance!

Certificate No. HDC2024-04-10257 Date Issued 4-30-2024

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

RECEIVED APR 08 2024

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

TAX MAP #: 42.3.1 PARCEL #: 130.2
Street & Number of Proposed Sign: ZERO INDIA ST. LLC
Owner of Building: 1 CAMBRIDGE ST
Mailing Address: _____

Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

FOR OFFICE USE ONLY 1037

Date application received: 4/8/24 Fee Paid: $ 50
Must be acted on by: 5/24/24
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:
REMOVE COPYRIGHT LOGO

Agent/Owner of Business

Name: Sara Jemison
Mailing Address: 101 Beacon St #4 Boston MA 02116
Telephone: 4242690043 Email: sara@nantucketcrisps.com

PREVIOUS APPROVAL

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

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

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

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

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

F. COLOR(S)
1. Lettering Red, Heritage Red
2. Ground White
3. Edgebanding White
4. Moulding White

G. WORDING ON SIGN
Nantucket Crisps
The store

H. SIZE OF SIGN
28" x 20.5"

I. SHAPE OF SIGN
Rectangle

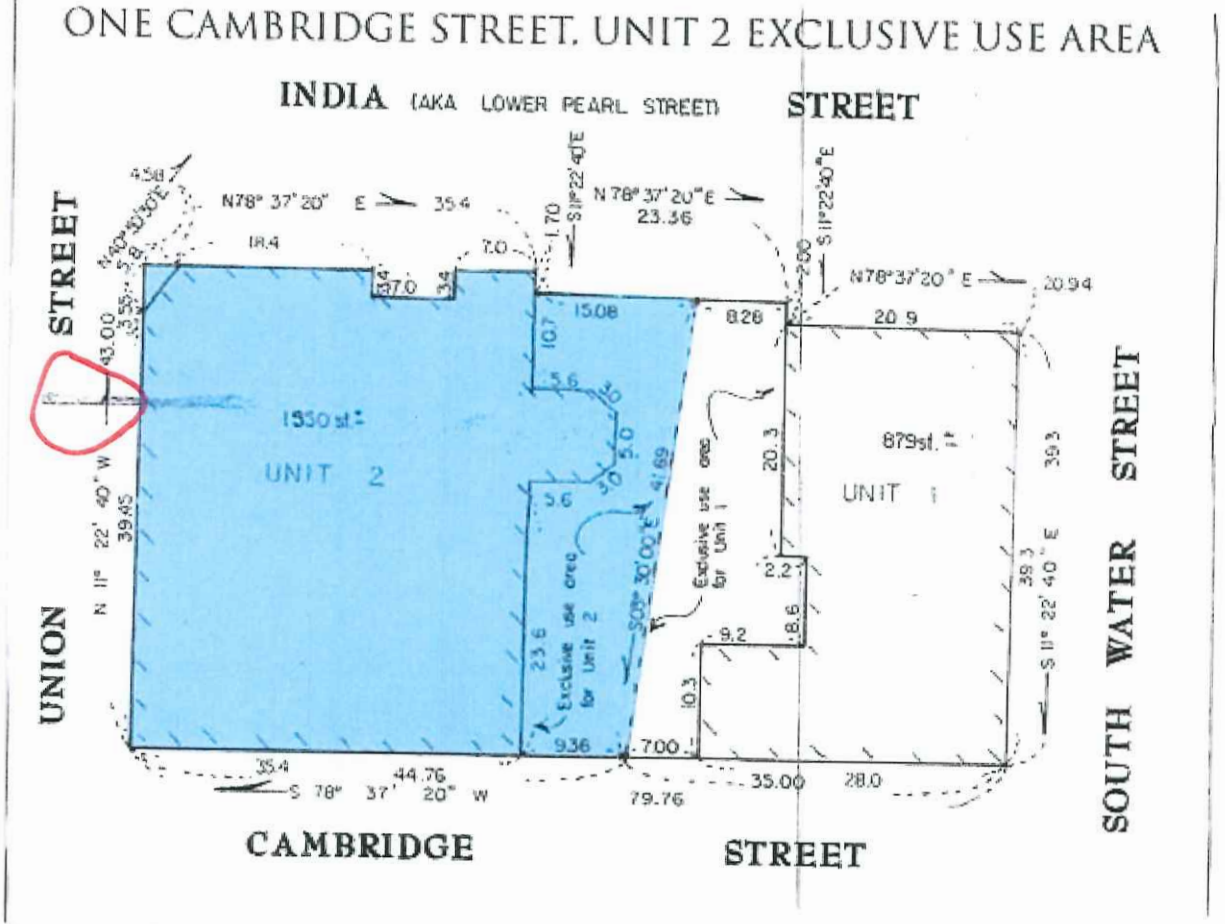
J. LOCATION OF SIGN ON BUILDING
Right side of building

K. TYPE OF SUPPORT BRACKETS

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: 3/27/2024 Signature of Applicant _____ Signed under penalties of perjury

ONE CAMBRIDGE STREET. UNIT 2 EXCLUSIVE USE AREA



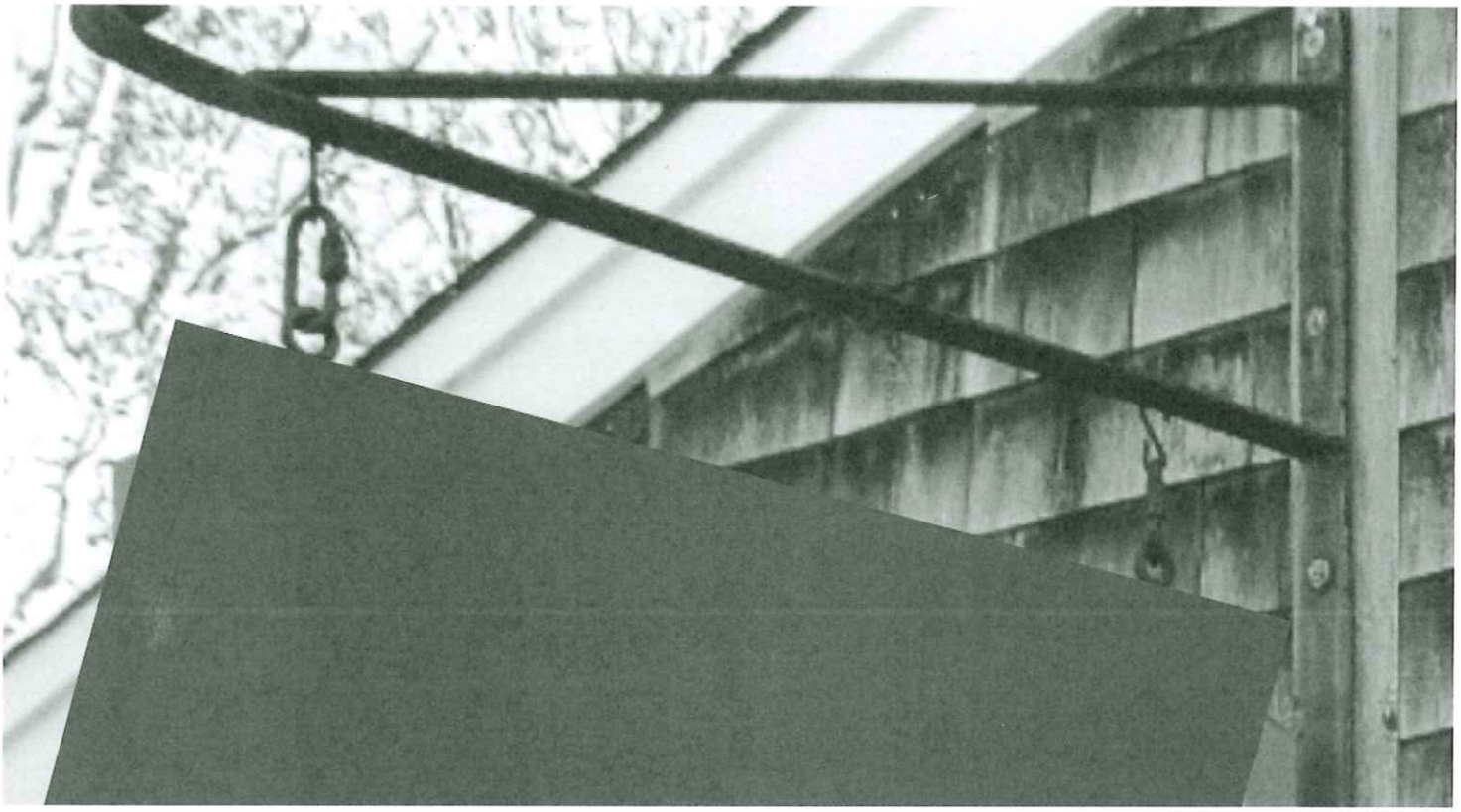
APPROVED
HDC 2024-04-10257
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Nantucket Crisps

← COPYRIGHT REMOVED

APPROVED
HDC2024-04-10257
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

THE STORE



APPROVED
HDC2024-04-10257
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


Nantucket
Crisps
THE STORE

Gmail

Sara Jemison <sara@nantucketcrisps.com>

Fwd: Zero India - Sign

Tamara Greenman <tamara@jpfco.com> Mon, Mar 4, 2024 at 7:49 PM
To: Hayden Arnot <hayden@nantucketcrisps.com>, Sara Jemison <sara@nantucketcrisps.com>

Consent below.

Tamara B. Greenman

Agent | J Pepper Frazier Real Estate
JPFCO.com | @NantucketHouses
Cell: 516-359-9013

Begin forwarded message:

From: Dalton Frazier <dalton@jpfco.com>
Date: March 4, 2024 at 5:57:06 PM EST
To: Tamara Greenman <tamara@jpfco.com>
Subject: Fwd: Zero India - Sign

Dalton T. Frazier | Principal Broker
J Pepper Frazier Company
19 Centre Street, Nantucket, MA
508.360.6517 c | dalton@jpfco.com
jpfco.com

Begin forwarded message:

From: Michael Stines <michael.stines@caidanllc.com>
Date: March 4, 2024 at 5:24:27 PM EST
To: Dalton Frazier <dalton@jpfco.com>
Subject: Re: Zero India - Sign

Yes, below is ok.

Sent from my iPhone

On Mar 4, 2024, at 9:29 AM, Dalton Frazier <dalton@jpfco.com> wrote:

Hi Mike,

Can you reply back that the below is okay?

Thanks,

Dalton

Dalton T. Frazier | Principal Broker

J Pepper Frazier Company
19 Centre Street, Nantucket, MA
508.360.6517 c | dalton@jpfco.com
jpfco.com

Begin forwarded message:

From: Tamara Greenman <tamara@jpfco.com>
Date: March 4, 2024 at 9:04:32 AM EST
To: Dalton Frazier <dalton@jpfco.com>
Subject: Re: Zero India - Sign

An email stating they approve the Nantucket Crisps sign design and authorize Tenant to install on their building. Mockup below. TY!



Tamara B. Greenman

Agent | J Pepper Frazier Real Estate
JPFCO.com | @NantucketHouses
Cell: 516-359-9013

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

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

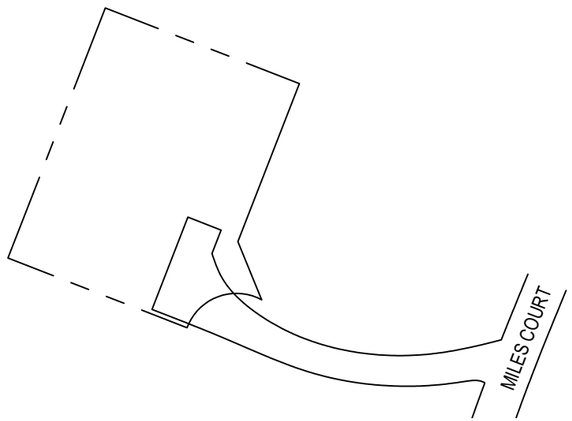
SCOPE OF WORK

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



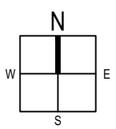
01 AERIAL PHOTO

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.

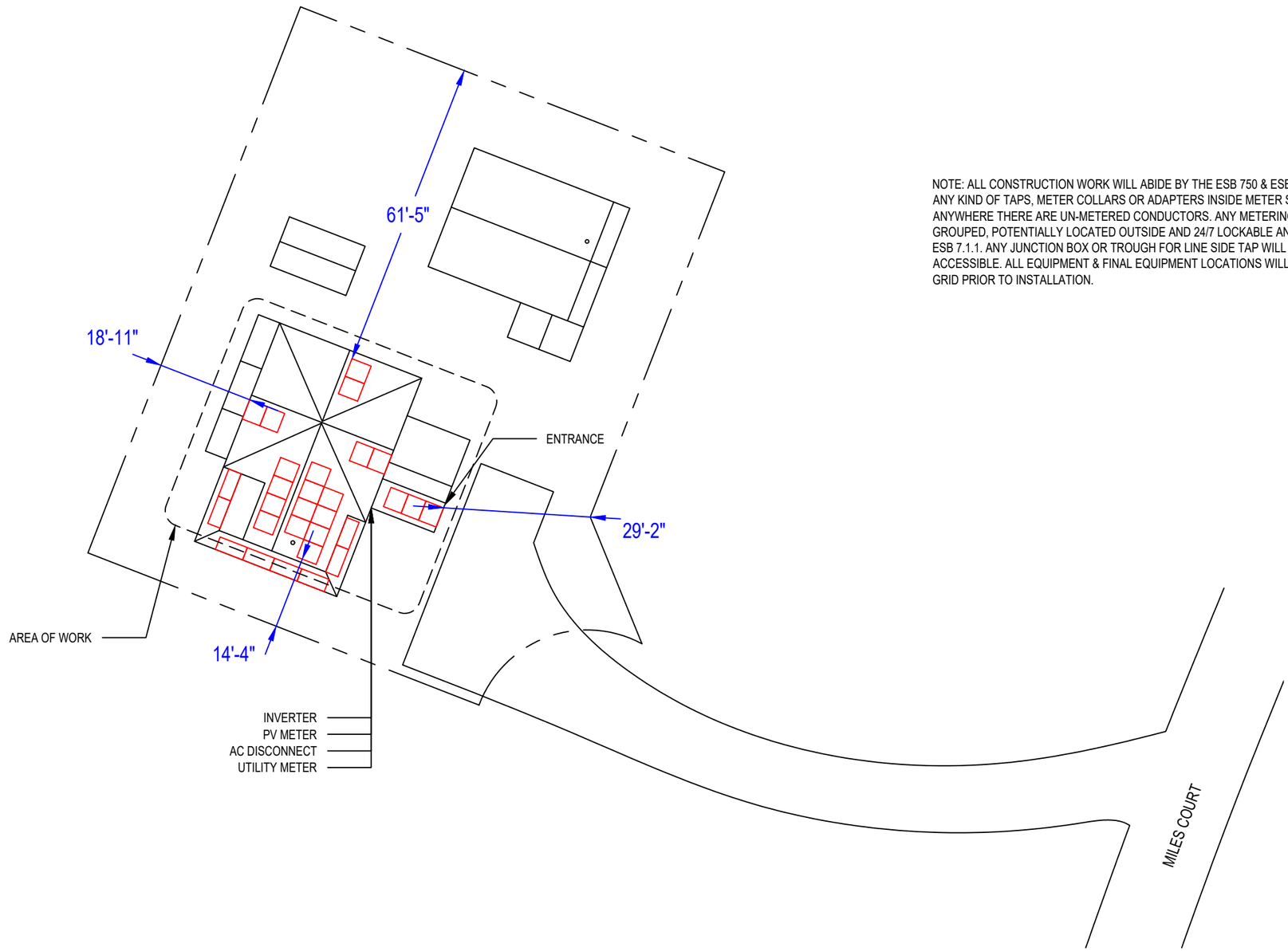
REVISIONS

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.:
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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

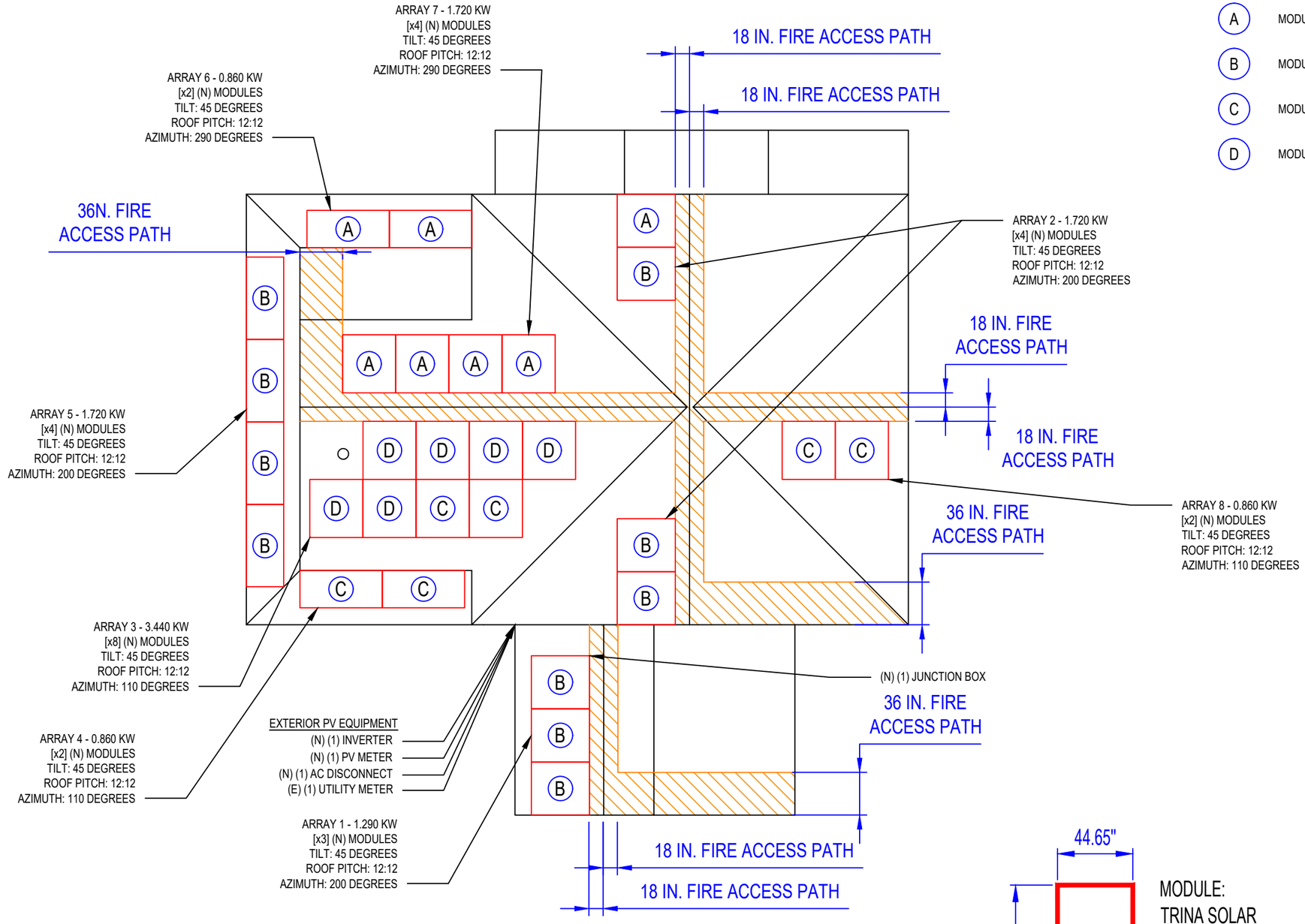
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

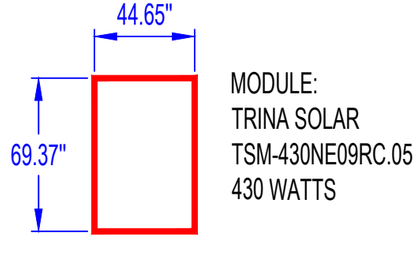
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL PLAN

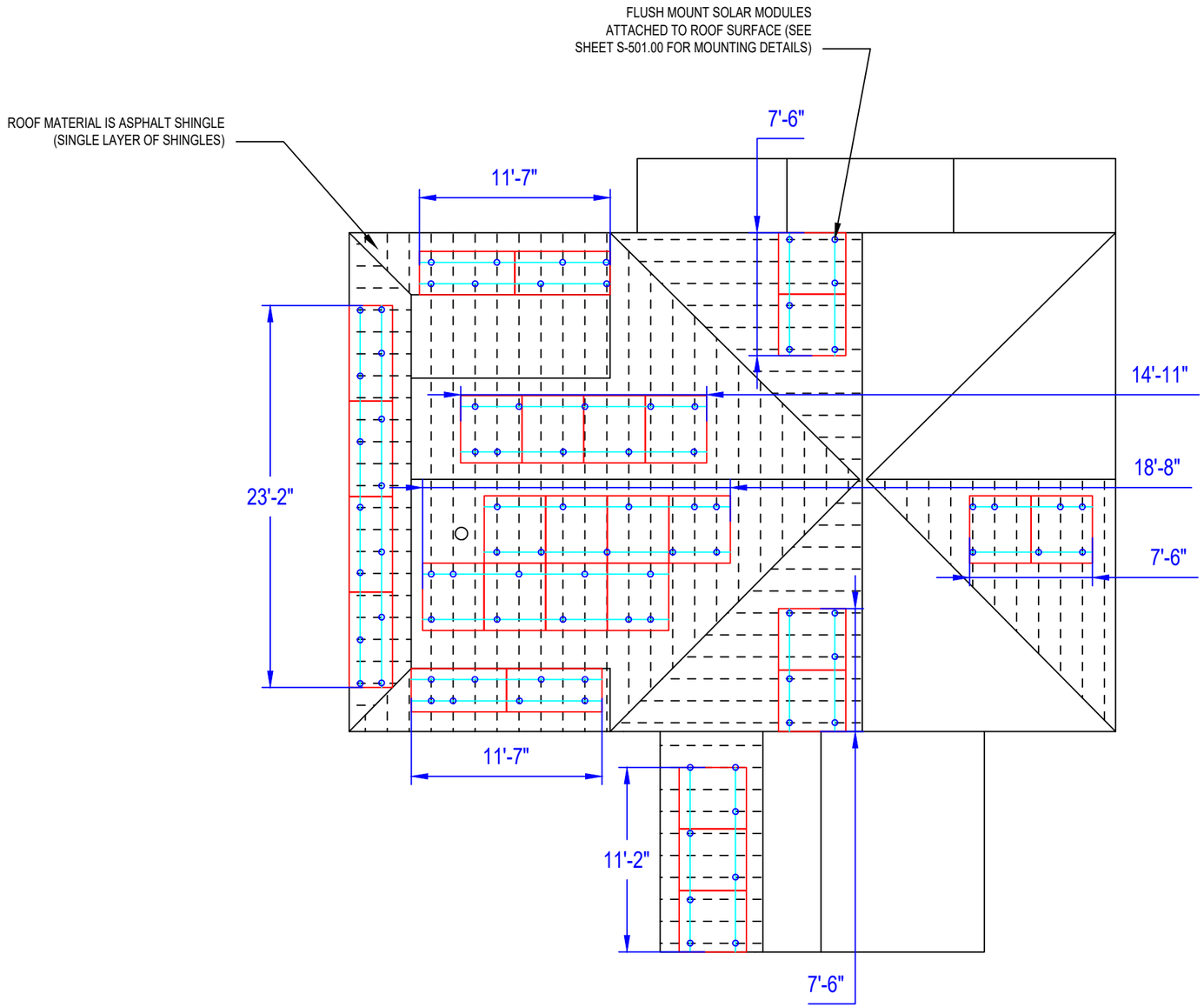
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

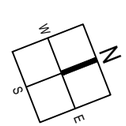
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

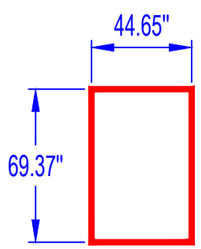
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





MODULE:
TRINA SOLAR
TSM-430NE09RC.05
430 WATTS

CONTRACTOR

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NEW PV SYSTEM: 12.470 kWp

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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

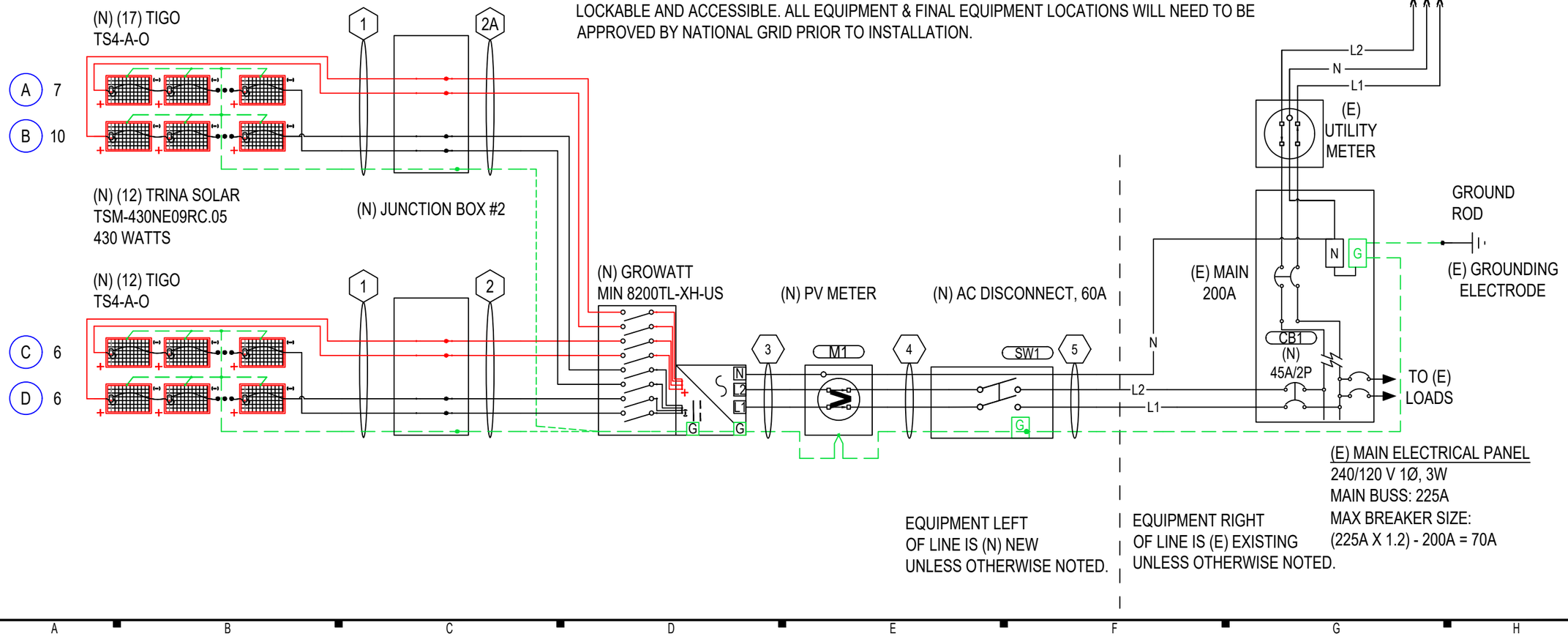
B MODULE STRINGING

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

LINE DIAGRAM

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

SYSTEM SUMMARY				
	INVERTER #1			
	MPPT #1	MPPT #2	MPPT #3	MPPT #4
MODULES IN SERIES	7	10	6	6
ARRAY VMP	305.2V	436V	261.6V	261.6V
ARRAY IMP	9.87A	9.87A	9.87A	9.87A
ARRAY VOC	362.6V	518V	310.8V	310.8V
ARRAY MAX VOC	398.3V	569V	341.4V	341.4V
ARRAY ISC	10.5A	10.5A	10.5A	10.5A
ARRAY STC POWER	12,470W			
ARRAY PTC POWER	11,871W			
MAX AC CURRENT	35A			
MAX AC POWER	8,200W			
DERATED (CEC) AC POWER	8,200W			

MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-29	29	TRINA SOLAR TSM-430NE09RC.05	430W	409.36W	10.5A	9.87A	51.8V	43.6V	-0.124V/°C (-0.24%/°C)	25A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1	1	GROWATT MIN 8200TL-XH-US	240V	FLOATING	45A	8200W	35A	4x13.5A	600V	97.5%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	SQUARE D DU222RB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	45A	240VAC

ASHRAE EXTREME LOW	-16.1°C (3.0°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)
ASHRAE 2% HIGH	27°C (80.6°F), SOURCE: NANTUCKET MEM (41.25°; -70.06°)

BILL OF MATERIALS

CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	TRINA SOLAR	TSM-430NE09RC.05	PM1-29	29	PIECES	1	TRINA SOLAR TSM-430NE09RC.05 430W 120 HALF-CUT CELLS, MONOCRYSTALLINE SILICON
INVERTER	GROWATT	MIN 8200TL-XH-US	I1	1	PIECE	1	GROWATT MIN 8200TL-XH-US 8200W INVERTER
DISCONNECT	SQUARE D	DU222RB	SW1	1	PIECE	1	SQUARE D DU222RB, NON FUSED, 2-POLE, 60A, 240VAC OR EQUIVALENT
PRODUCTION METER	GENERIC MANUFACTURER	GEN-METER-80A	M1	1	PIECE	1	ELECTRICAL METER, OWNER APPROVED
WIRING		GEN-10-AWG-PV-WIRE-CU	WR1	360	FEET	1	10 AWG PV WIRE, COPPER (POSITIVE AND NEGATIVE)
WIRING		GEN-6-AWG-BARE-CU	WR1	180	FEET	1	6 AWG BARE, COPPER (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-RD	WR2	320	FEET	1	10 AWG THWN-2, COPPER, RED (POSITIVE)
WIRING		GEN-10-AWG-THWN-2-CU-BLK	WR2	320	FEET	1	10 AWG THWN-2, COPPER, BLACK (NEGATIVE)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR2	80	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-8-AWG-THWN-2-CU-RD	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, RED (LINE 1)
WIRING		GEN-8-AWG-THWN-2-CU-BLK	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, BLACK (LINE 2)
WIRING		GEN-8-AWG-THWN-2-CU-WH	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIRING		GEN-8-AWG-THWN-2-CU-GR	WR3-5	30	FEET	1	8 AWG THWN-2, COPPER, GREEN (GROUND)
WIREWAY		GEN-PVC-40-0.75" DIA	WW2-5	110	FEET	1	PVC-40 CONDUIT, 0.75" DIA
OCPD	GENERIC MANUFACTURER	GEN-CB-45A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 45A, 240VAC
TRANSITION BOX	GENERIC MANUFACTURER	GEN-AWB-TB-4-4X	JB1-2	2	PIECES	1	TRANSITION/PASS-THROUGH BOX, WITH 4 TERMINAL BLOCKS

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

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HIC. NO.:
ELE. NO.:

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

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)

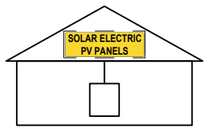
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

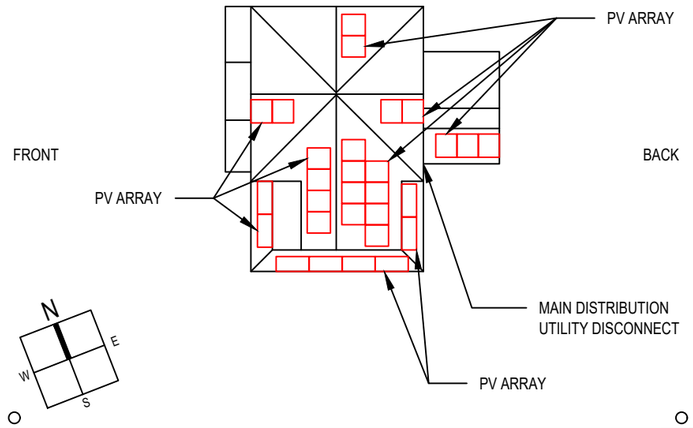
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

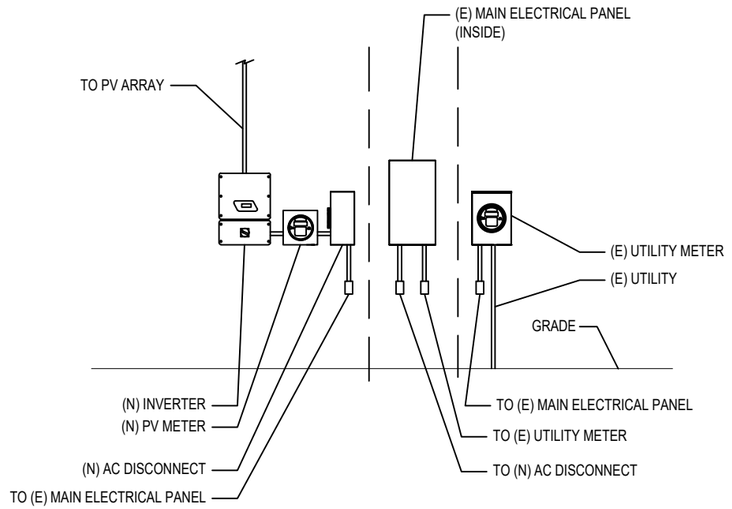
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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

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HIC. NO.:
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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

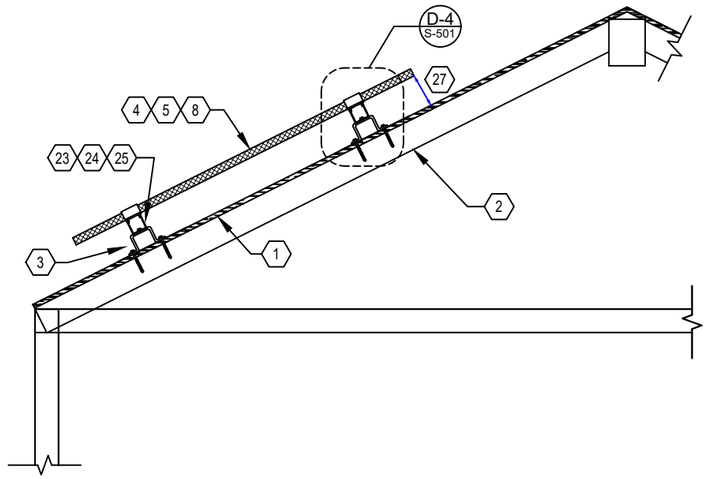
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 01.18.2025
DESIGN BY: E.K.
CHECKED BY: M.M.

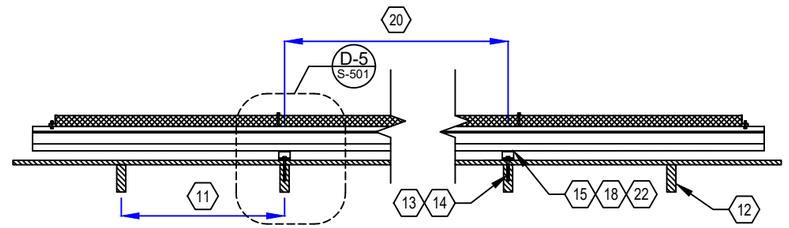
REVISIONS

E-603.00



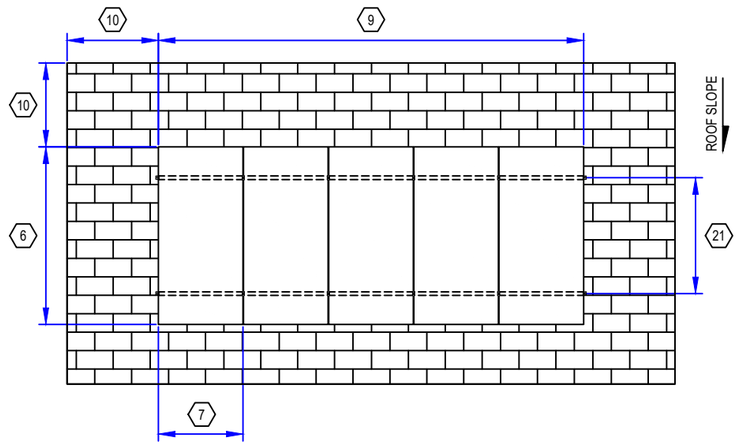
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



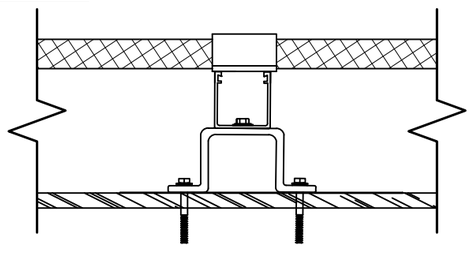
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



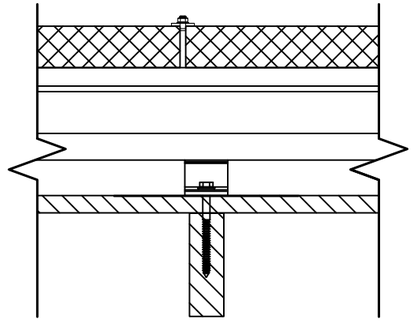
D3 RACKING DETAIL (TOP)

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.

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ENGINEER OF RECORD

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ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

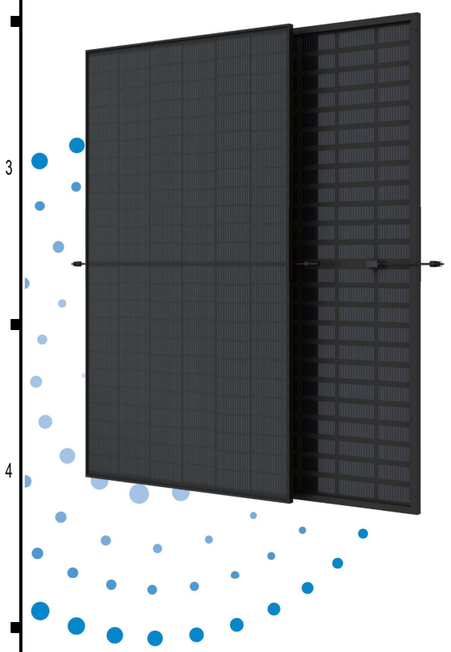
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

- Up to 430W, 21.5% module efficiency with high density interconnect technology
- Reduce installation cost with higher power bin and efficiency
- Boost performance in warm weather with low temperature coefficient and operating temperature

High Reliability

- Innovative non-destructive cutting for improved mechanical resistance and strength
- Excellent fire rating, weather resistance, salt spray, sand dust, ammonia performance which is fully applicable in coastal, high temperature, humidity area and harsh environment

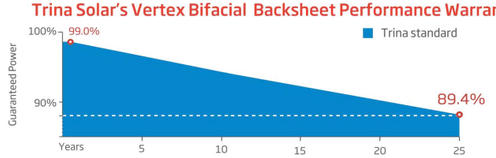
Ultra-low Degradation, longer warranty, higher output

- First-year degradation 1% and annual degradation at 0.4%
- Up to 25 years product warranty and 25 years power warranty

Universal solution for residential and C&I rooftops

- Easy for integration, designed for compatibility with existing mainstream inverters and diverse mounting systems
- Perfect size and low weight for handling and installation
- Most valuable solution on low load capacity rooftops (weight similar to backsheet version)
- Mechanical performance up to 6000 Pa positive load and 4000 Pa negative load

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



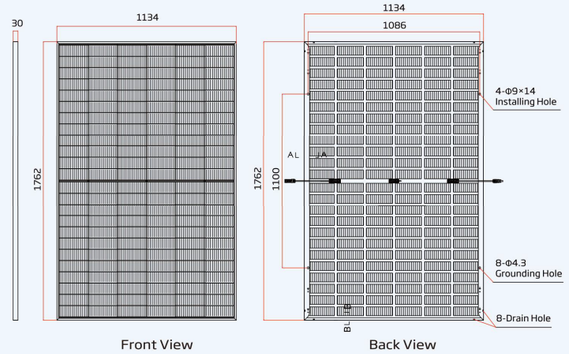
Comprehensive Products and System Certificates

IEC61215/IEC61730/IEC61701/IEC62716/UL61730
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse Gases Emissions Verification
ISO45001: Occupational Health and Safety Management System

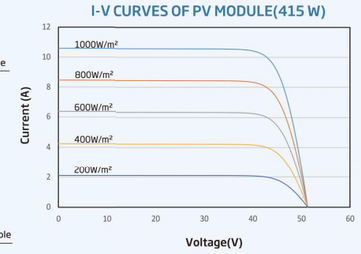
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

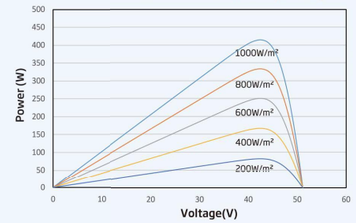
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp)*	400	405	410	415	420	425	430
Power Tolerance-PMAX (W)	0 ~ +5						
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	9.68	9.71	9.73	9.77	9.80	9.84	9.87
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.30	10.33	10.37	10.40	10.43	10.47	10.50
Module Efficiency η m (%)	20.0	20.3	20.5	20.8	21.0	21.3	21.5

STC: Irradiance 1000W/m2, Cell Temperature 25°C, Air Mass AM1.5. *Measuring tolerance: ±3%.

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power -PMAX (Wp)	426	431	437	442	447	453	458
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	10.31	10.34	10.36	10.41	10.44	10.48	10.51
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.97	11.00	11.04	11.08	11.11	11.15	11.18
Irradiance ratio (rear/front)	10%						

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

Maximum Power-PMAX (Wp)	312	308	312	316	319	324	328
Maximum Power Voltage-VMPP (V)	38.6	39.0	39.3	39.7	40.0	40.4	40.7
Maximum Power Current-IMPP (A)	7.88	7.91	7.93	7.96	7.98	8.01	8.04
Open Circuit Voltage-VOC (V)	46.6	47.0	47.5	47.8	48.2	48.7	49.1
Short Circuit Current-ISC (A)	8.30	8.32	8.36	8.38	8.41	8.44	8.46

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Topcon Bifacial
No. of cells	144cells
Module Dimensions	1762×1134×30 mm (69.37×44.65×1.18 inches)
Weight	21.3kg (47.0 lb)
Front Glass	3.2 mm (0.12inches), High Transmission, Tempered Glass
Encapsulant material	POE/EVA
BackSheet	Black Grid Transparent Backsheet
Frame	30mm (1.18 inches) Anodized Aluminium Alloy, Black
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²) Landscape:N 1100 mm/ P1100 mm(43.31/43.31 inches)
Connector	MC4 EVO2
Fire Type	Type 1 or Type2

TEMPERATURE RATINGS

NOCT(Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of PMAX	- 0.30%/°C
Temperature Coefficient of VOC	- 0.24%/°C
Temperature Coefficient of ISC	0.04%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
Max Series Fuse Rating	25 A

WARRANTY

25 year Product Workmanship Warranty
25 year Power Warranty
1% first year degradation
0.4% Annual Power Attenuation

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box: 36 pieces
Modules per 40' container: 792 pieces
Pallet dimensions (L x W x H): 1800 x 1135 x 1259 mm
Pallet weight: 829 kg (1827 lb)

Trinasolar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

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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

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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

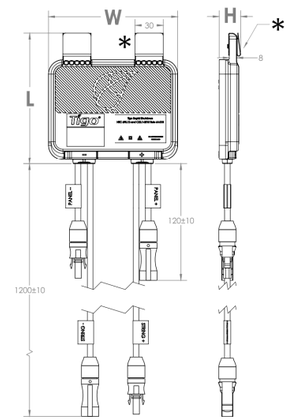
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

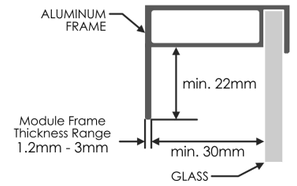
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. 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



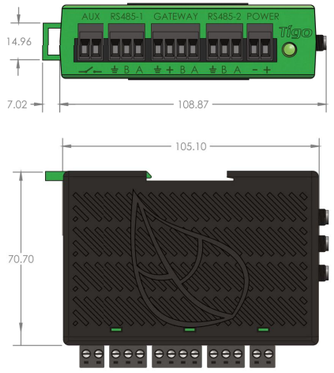
Cloud Connect Advanced (CCA) and Accessories Kit

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



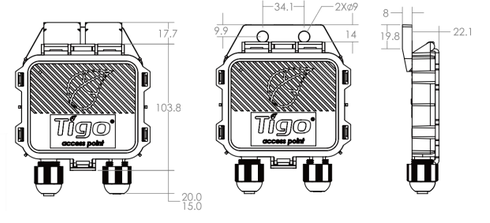
TAP

- 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.:

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

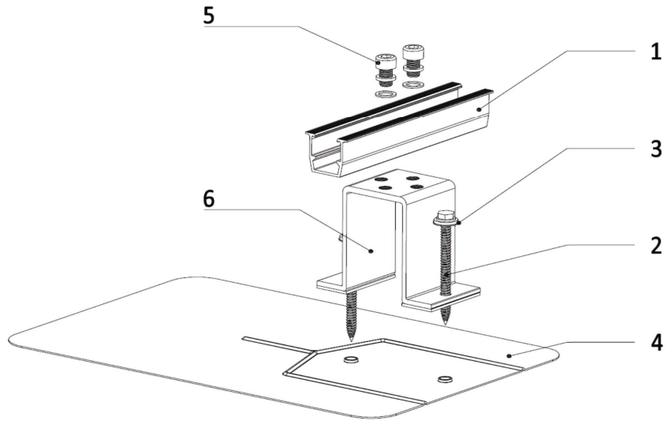
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

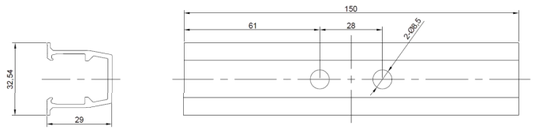
REVISIONS

R-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

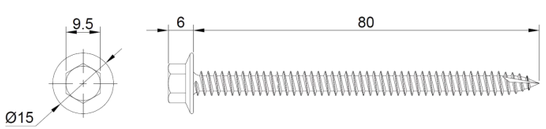
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

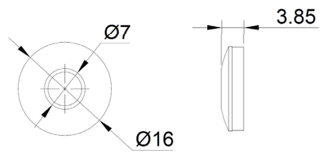
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



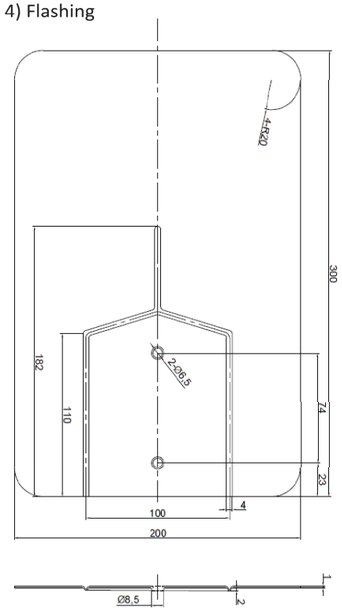
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



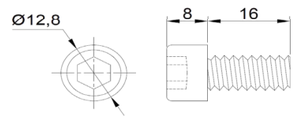
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



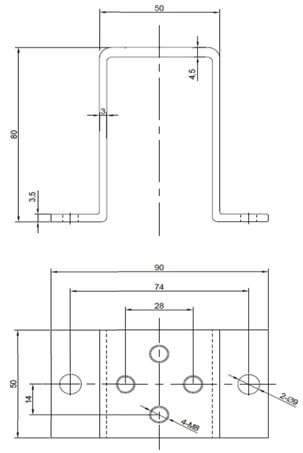
Property	Value
Material	Aluminum
Finish	Mill

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.:

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APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
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Terms
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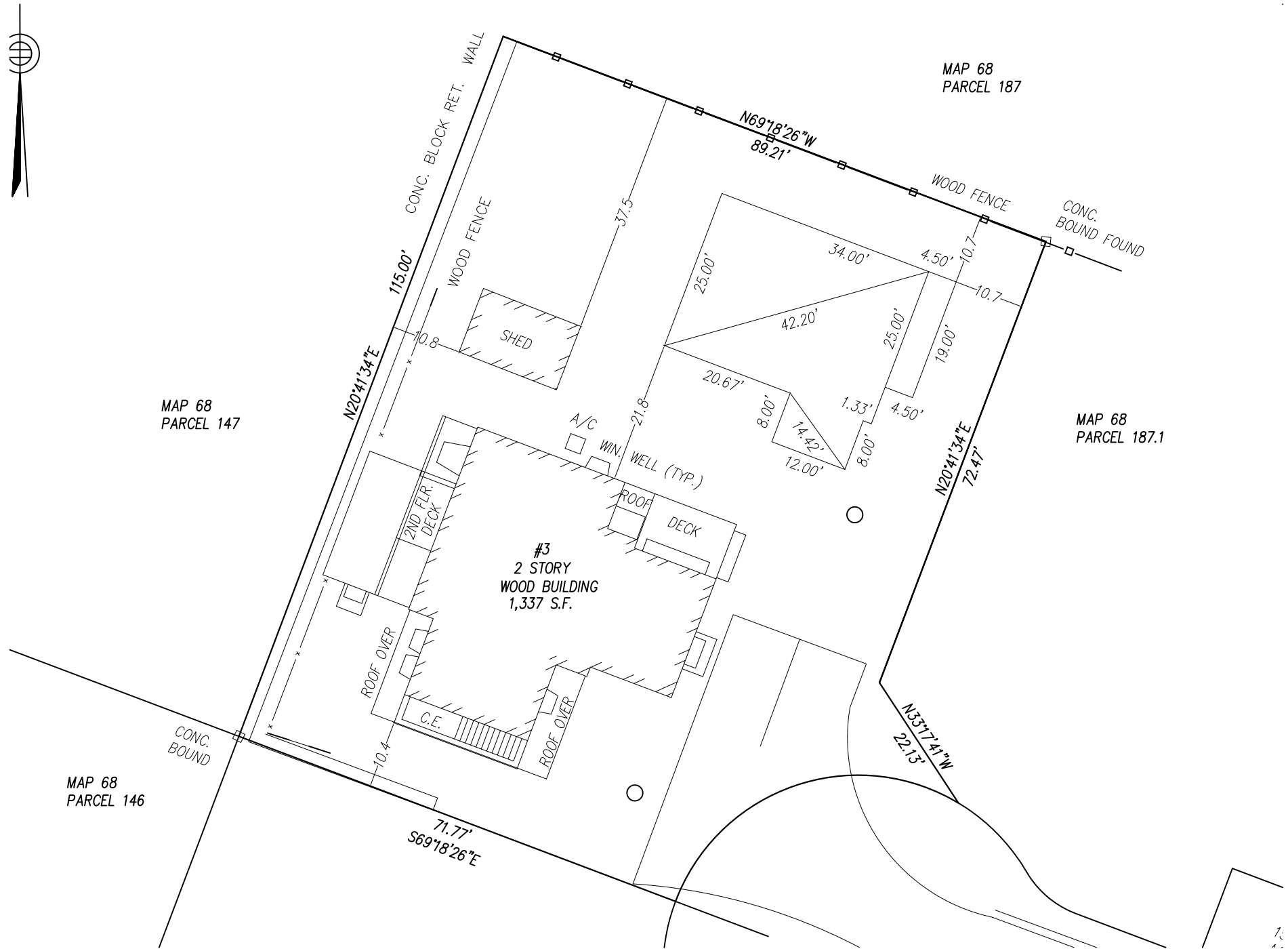

MAP 68
PARCEL 187
N69°18'26"W
89.21'
WOOD FENCE
CONC.
BOUND FOUND
CONC. BLOCK RET. WALL
WOOD FENCE
115.00'
N20°41'34"E
37.5
10.8
SHED
34.00'
4.50'
10.7
10.7
25.00'
42.20'
25.00'
19.00'
20.67'
21.8
8.00'
14.42'
1.33'
4.50'
12.00'
8.00'
A/C
WIN.
WELL (TYP.)
MAP 68
PARCEL 147
MAP 68
PARCEL 187.1
N20°41'34"E
72.47'
2ND FLR.
DECK
ROOF
DECK
#3
2 STORY
WOOD BUILDING
1,337 S.F.
ROOF OVER
C.E.
ROOF OVER
10.4
CONC.
BOUND
MAP 68
PARCEL 146
71.77'
S69°18'26"E
N33°17'41"W
22.13












15
15



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

Garage/main House

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 48.1

Street & Number of Proposed Work: 48 Jefferson Avenue

Owner of record: Mark Gotwald Family Trust

Mailing Address: 326 Lynton Lane
Richmond, Va 23221

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design, LLC

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10045
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: No Change From ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks Contributing

Historic Name: N/A

Original Date: +/-1923 (extensive history on file)

Original Builder: Unknown (Historic Determination on file)

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation (north) – change window from G2 to B2
4. North Elevation (east) – change garage doors to 6 LT

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type 6 Light Batten Material MAHOGANY

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors Robin's Egg Blue
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 1/27/25 Signature of owner of record _____ Signed under penalties of perjury

4R JEFFERSON AVENUE



Property Information

Property ID [redacted]
Location [redacted]
Owner [redacted]

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

TOPHAM DESIGN

Esmeralda Martinez
Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 2/4 Jefferson Ave. M 29 /P 138

Dear Esmeralda,

I hereby authorize Joseph Topham of Topham Design, LLC to provide signature and representation as the "Agent" on the applications to your office for proposed work by the Owner at the above referenced location.

Thank you,

Mark Gottwald
326 Lynton Lane
Richmond ,VA 23221

TOPHAM DESIGN llc
architecture

4R JEFFERSON AVENUE
Garage





TOPHAM DESIGN llc.
architecture





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patton

Joe Paul

STAFF

Nicky Sheriff
Land Use Specialist
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

August 15, 2024

Address: 4R Jefferson Avenue, Nantucket, MA 02554
Map/Parcel: 29/ 48.1
Property Owner: Gottwald Family Trust

Dear Nantucket Building Commissioner,

At its March 26, 2024, meeting, the Nantucket Historic District Commission (HDC) approved a request for historic determination for the building (c.1923 outbuilding convert to cottage) located at 4R Jefferson Avenue (formerly Nantucket, Massachusetts.

The HDC considered the following relevant evidence and information:

- As-built conditions vs. proposed changes;
- Current photographs of the structure;
- 1938 Aerial photo of the locus; Courtesy of the Town of Nantucket;
- 1940 Aerial photos of the locus, Courtesy of Nantucket Historical Association (AP1940-108 & -109);
- 1971 Aerial photo of the locus, Courtesy of Nantucket Historical Association (AP1971-1);
- 1923 & 1949 Sanborn Insurance Maps;
- The building is identified as a contributing historic resource within the National Historic Landmark designation for the Nantucket Historic District, which is listed in the National Register of Historic Places;
- The building is identified as a contributing historic resource within the Nantucket Historic District, which is listed in the Massachusetts State Register of Historic Places; and,
- The building is identified as a contributing historic resource in the Nantucket Island Architectural and Cultural Resources Survey (March 1989 Inventory #NAN.217.)
-

Based on this evidence, the HDC finds that 4R Jefferson Ave (formerly known as 70 Jefferson Ave) (c.1923 outbuilding to cottage) is a historic building under R105.3.1.1 of Massachusetts Building Code, as it has been designated as historic under national, state, and local historic preservation programs that are approved by the U.S. Department of the Interior. Furthermore, while this garage will be renovated into a cottage, following the HDC's Resilient Nantucket Design Guidelines, this building will continue to be a historic building after the proposed work is completed.

Please let me know if you have any questions.
Sincerely,

Holly E. Backus,
Preservation Planner
Local CLG Coordinator

REF: HDC2024-03-10046; HDC2024-03-10047

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.216
Historic Name:	
Common Name:	
Address:	70 Jefferson Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-048; BP7-36;
Year Constructed:	
Architectural Style(s):	No style;
Use(s):	Out Building;
Significance:	Architecture; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood;
Demolished	No

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

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Thursday, December 14, 2023 at 9:52 AM

NAN.216

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

SURVEY/
FILM ROLL #: BP7-36
MAP/PARCEL#: 29-048

216

Recorded by: BW Date: 03/16/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 70 JEFFERSON AVE

2. Building Name: N/A

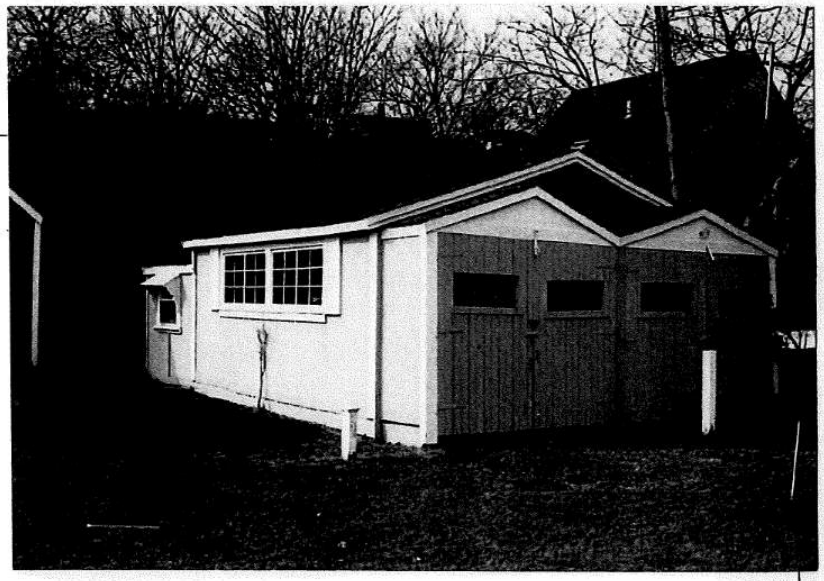
3. Ownership: Private

4. Present Owner: HAMBLIN, ROBERT S.

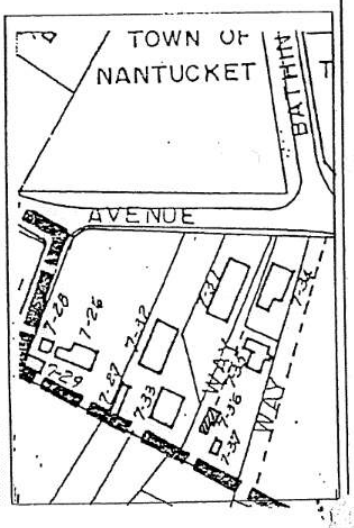
5. Ownership History:
Unknown

6. Use: Original: Garage Present: Garage
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A



8. MAP -- 3X2"



Revised 5/89

NAN.216

Survey/Film Roll #: BP7-36

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 0
12. Setback from Street (ft.):400 or less feet
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP7-35,BP7-37
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Plywood
20. Exterior Wall Material, Side Elevations: Plywood
21. Exterior Wall Material, Rear Elevation: Plywood
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: N/A
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: N/A
35. Window Sash Type(s) - Front Facade: N/A

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

SIGNIFICANCE

42. Role the Building Plays: National Register: Unknown
43. Date of Initial Construction: ND
  Source: Unknown
    Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Assessors Records

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

INDEX

1) General Information on 4R Jefferson Avenue. Sometimes referred to as 70 North Beach Street or as part of 4 Jefferson Avenue prior to recent subdivision.
   a. Property photos
   b. Locus Map
   c. Most recent Site Plan showing new subdivision to 4R
   d. Assessors Property Cards, (3; one current for 4R, one for 4R obtained from the Assessors Office when GIS was down, one for 4 Jefferson Avenue with info on the Cottage prior to subdivision to 4R).

2) Sanborn Maps for 1923, 1949
   a. 1923, pages 19 and 21, both show a structure in approximately the same locus.
   b. 1949, pages 19 and 21, both show a structure in approximately the same locus.

3) MACRIS/Nantucket Island Architectural Survey for the property once known as 70 Jefferson Avenue, now known as part of 4R Jefferson Avenue. The Cottage is deemed to be Contributing, perhaps because it is listed as being built in 1923.

4) Nantucket Historical Association's Aerial photographs which show structures on the property (1940, 1971, 1993).

5) A history of Site Plans showing the property currently owned by the Gottwalds, (1993, 1994, 1995).

6) Photographs obtained from the Nantucket Historical Association.

7) Inquirer & Mirror Property Transfer showing purchase by the Gottwalds.

The Garage
at
4R Jefferson Avenue
Map 29 / Parcel 48.1

8) An Order of Conditions issued October 17, 2023 permitting the renovation, relocation, and elevation of the two structures on 4R Jefferson Avenue, and the restoration associated grading, landscaping and utilities within Land Subject to Coastal Storm Flowage and the buffer zones to Coastal Bank and Bordering Vegetated Wetland. Waivers are required for this project.

9) Massachusetts Registry of Deeds, history of ownership.

10) Worcester Polytechnic Institute (WPI), Project Report: Managing Flooding in Nantucket, December 2020.

11) WPI Data Sheet on island area flooding during the "Perfect Storm" of October 30, 1991

12) The Nantucket Island Architectural and Cultural Resources Surveys for the abutters.

GOTTWALD RESIDENCE
ADDITIONS & ALTERATIONS
HDC SUBMISSION
4R JEFFERSON AV, NANTUCKET, MA, 02554



L

4R JEFFERSON AV LOCUS MAP

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

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

MARK	DATE	DESCRIPTION
	/ /	

LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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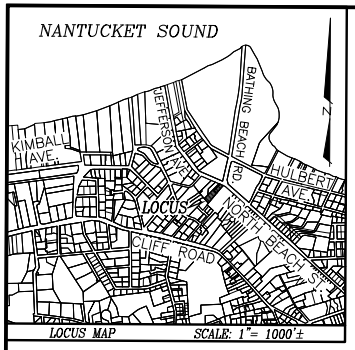
HDC-0.1



OWNER INFORMATION

THOMAS E. GOTTWALD, TRUSTEE
THE MARK H. GOTTWALD FAMILY TRUST
Deed Bk./Pg.: 1308/322
Deed Bk./Pg.: 1308/325
Plan No.: 2022-60, LOT C
ASSESSOR'S MAP 29-48.1
#4R JEFFERSON AVENUE

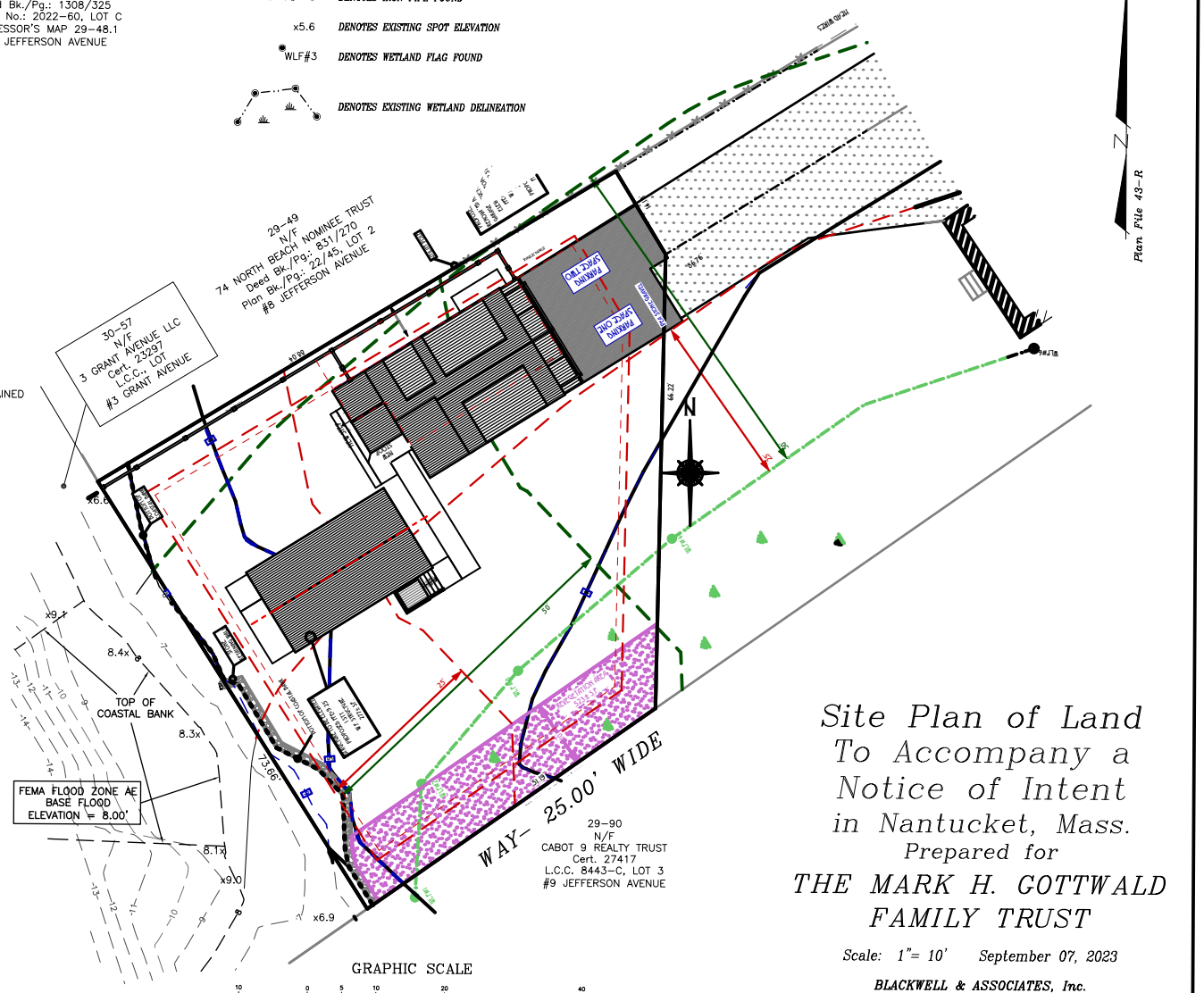
LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
IP FD ○	DENOTES IRON PIPE FOUND
x5.6	DENOTES EXISTING SPOT ELEVATION
WLF#3	DENOTES WETLAND FLAG FOUND
	DENOTES EXISTING WETLAND DELINEATION

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	5,221± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30%	15% ±

NOTE: ZONING BYLAW 139-16(C)3
FOR R-1 ZONING DISTRICT- 10' SETBACK TO BE MAINTAINED FROM ALL WAYS, WHETHER CONSRTUCTED OR NOT.



Site Plan of Land
To Accompany a Notice of Intent
in Nantucket, Mass.
Prepared for
THE MARK H. GOTTWALD FAMILY TRUST

Scale: 1"= 10' September 07, 2023

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

B8286

T:\LUCAS JOB 5

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

MARK	DATE	DESCRIPTION
	/ /	

BLACKWELL & ASSOCIATES, INC. - PROPOSED HDC SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE
4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING - R-1	ALLOWABLE G.C.:30.0%

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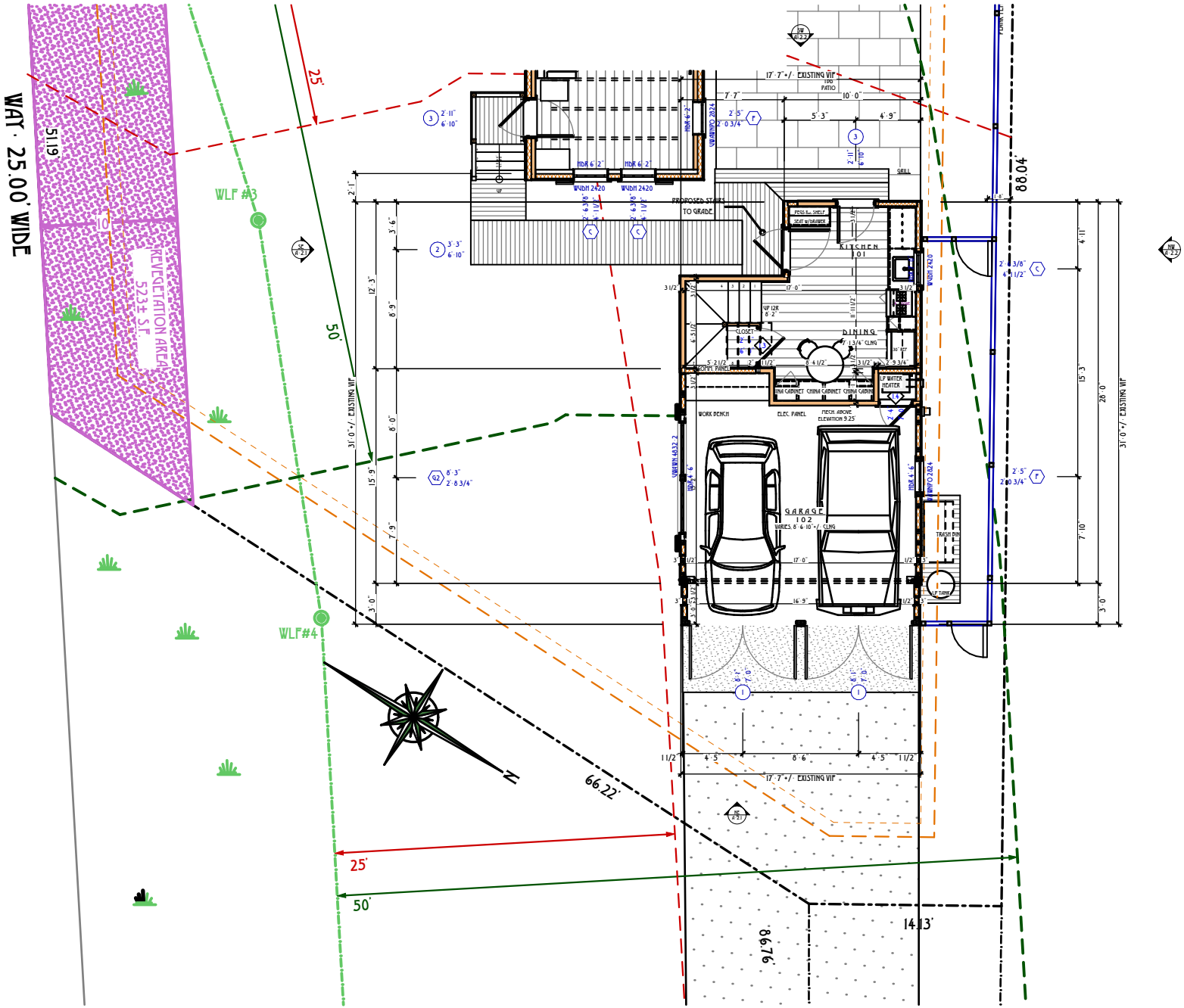
HDC - 0.2

S

BLACKWELL & ASSOCIATES, INC. PROPOSED SITE PLAN

SCALE: 1" = 10'



1 PROPOSED MAIN HOUSE FIRST FLOOR PLAN · 503.0 S.F+/·

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN · 503.0 S.F+/·

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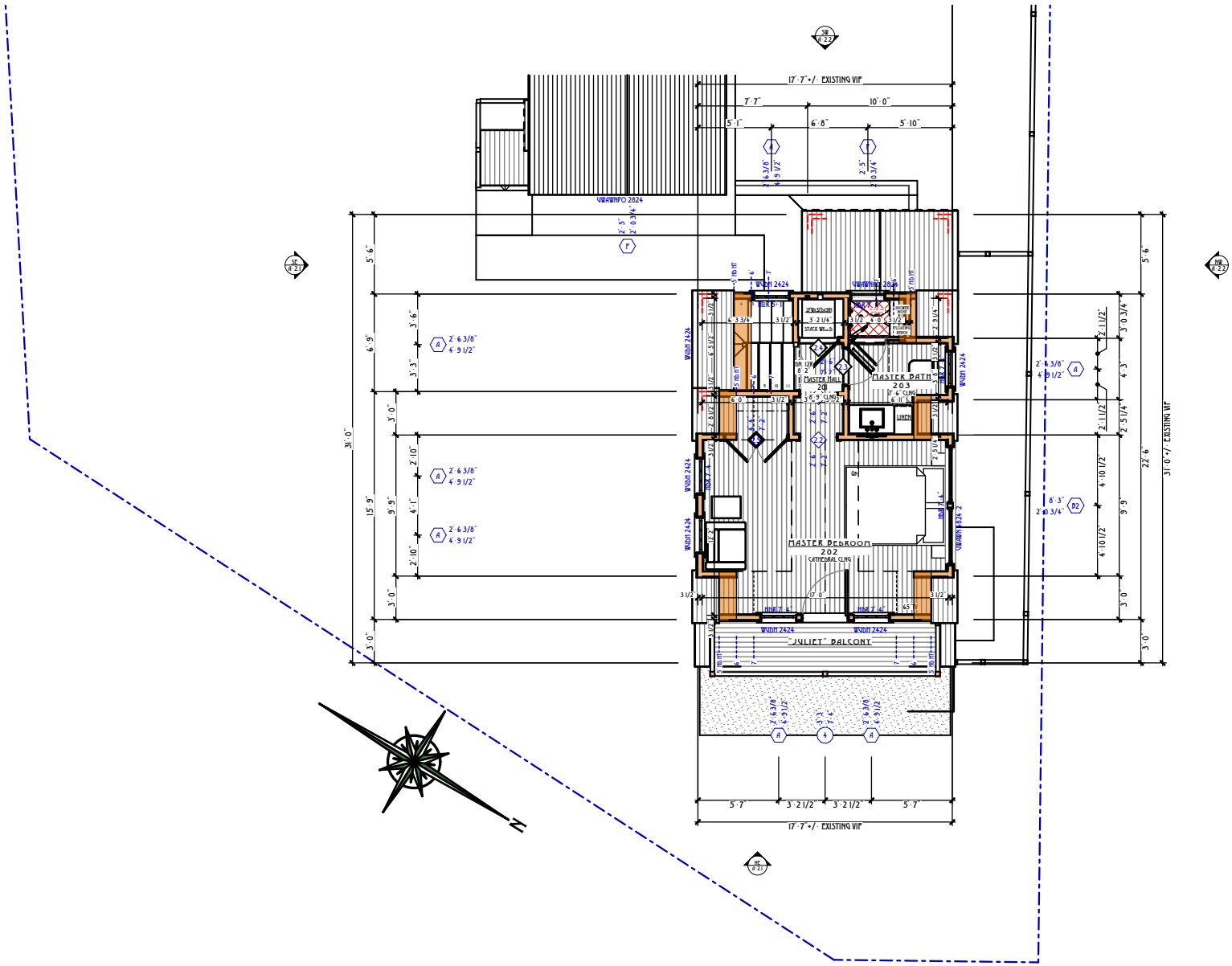

2 PROPOSED MAIN HOUSE SECOND FLOOR PLAN · 400.0 S.F+/·

SCALE: 3/32" = 1'-0"

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18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN · 400.0 S.F +/·

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024
HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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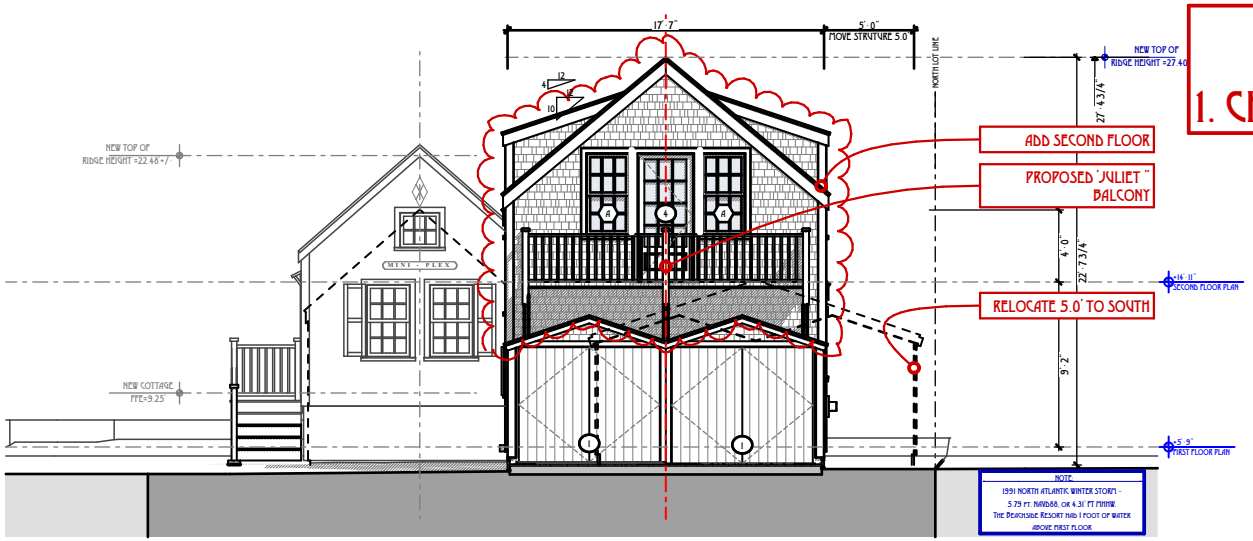
HDC-1.2

REVISIONS: 16 JAN 2025

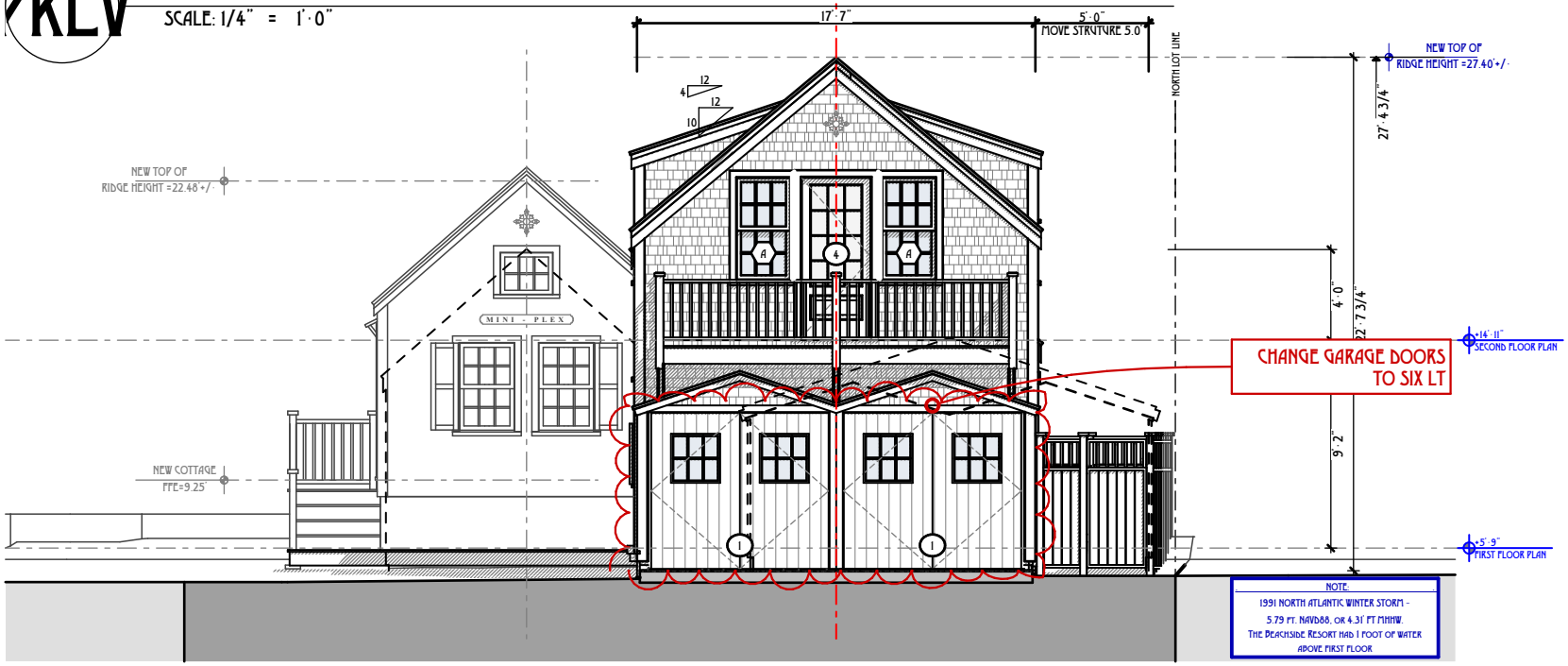
1. CHANGE GARAGE DOORS TO SIX LT



PREV

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

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



NE

PROPOSED MAIN HOUSE NORTHEAST ELEVATION

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

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

MARK	DATE	DESCRIPTION
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PROPOSED MAIN HOUSE NORTHEAST ELEVATION

BUILDING PERMIT NO.:

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NANTUCKET, MA 02554

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1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
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HDC - 2.1



PREV

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

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



SE

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

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

REVISIONS: 16 JAN 2025

1. NO CHANGE

TOPHAM DESIGN, LLC
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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE SOUTHEAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
ZONING : R-1	ALLOWABLE G.C.:30.0%

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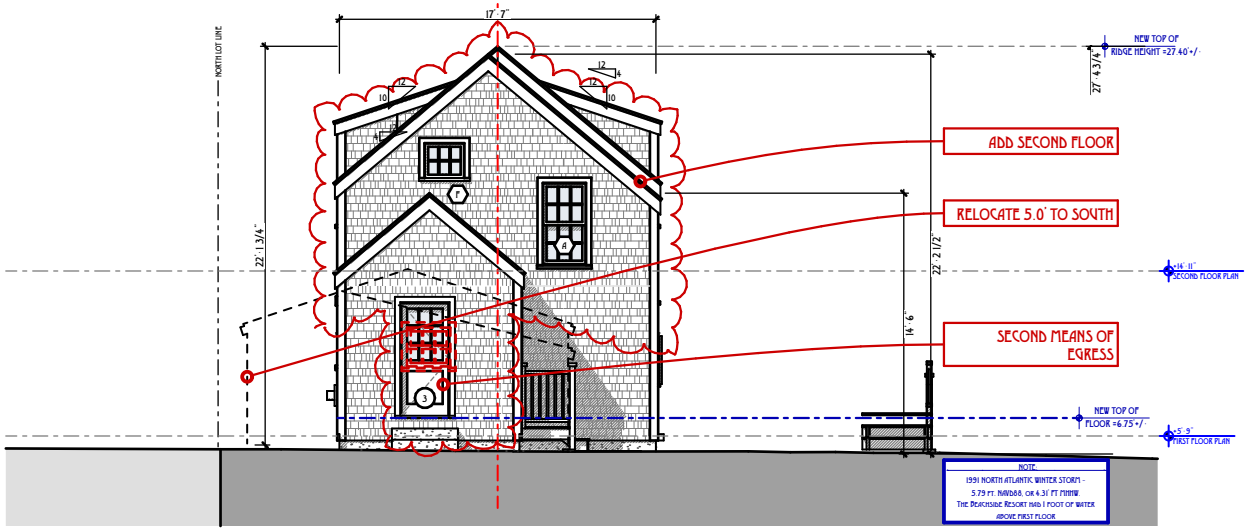
HDC-2.2

REVISIONS: 16 JAN 2025

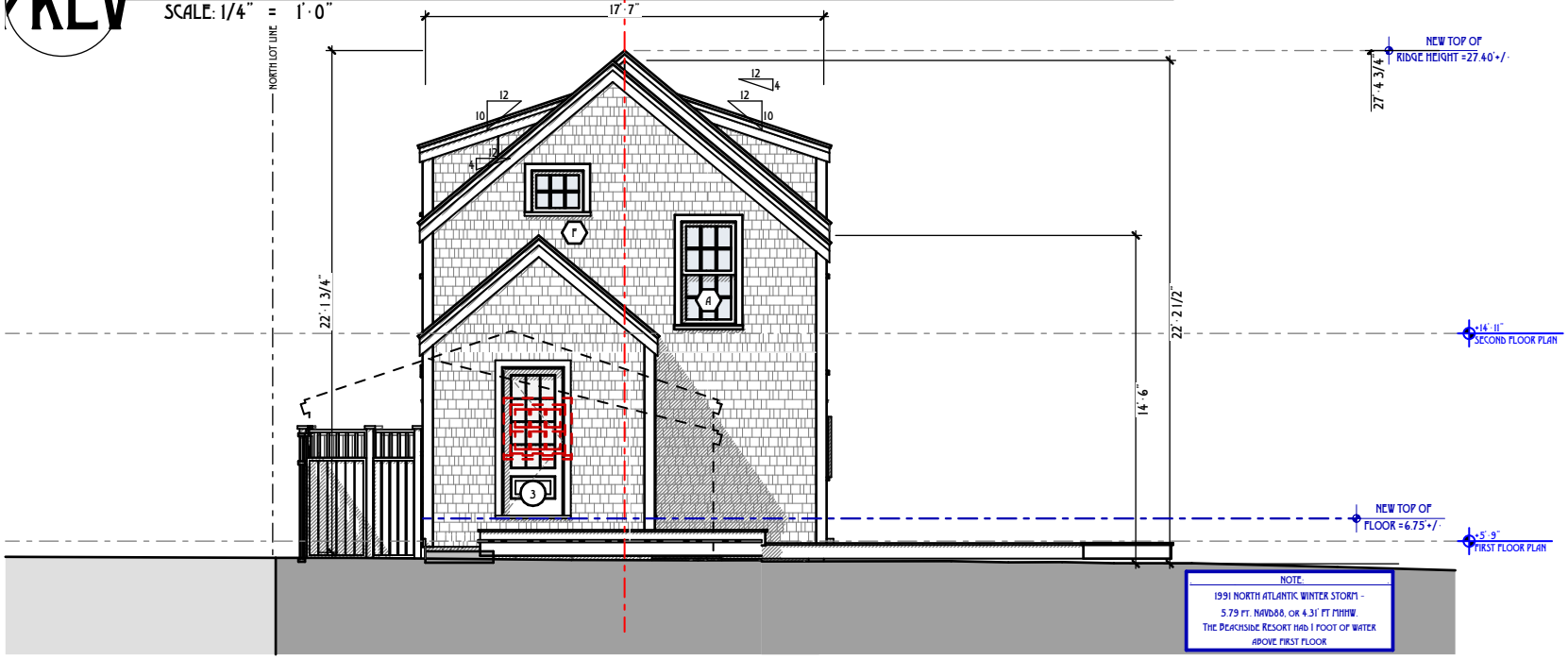
1. NO CHANGE



PREV

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

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



SW

PROPOSED MAIN HOUSE SOUTHWEST ELEVATION

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

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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
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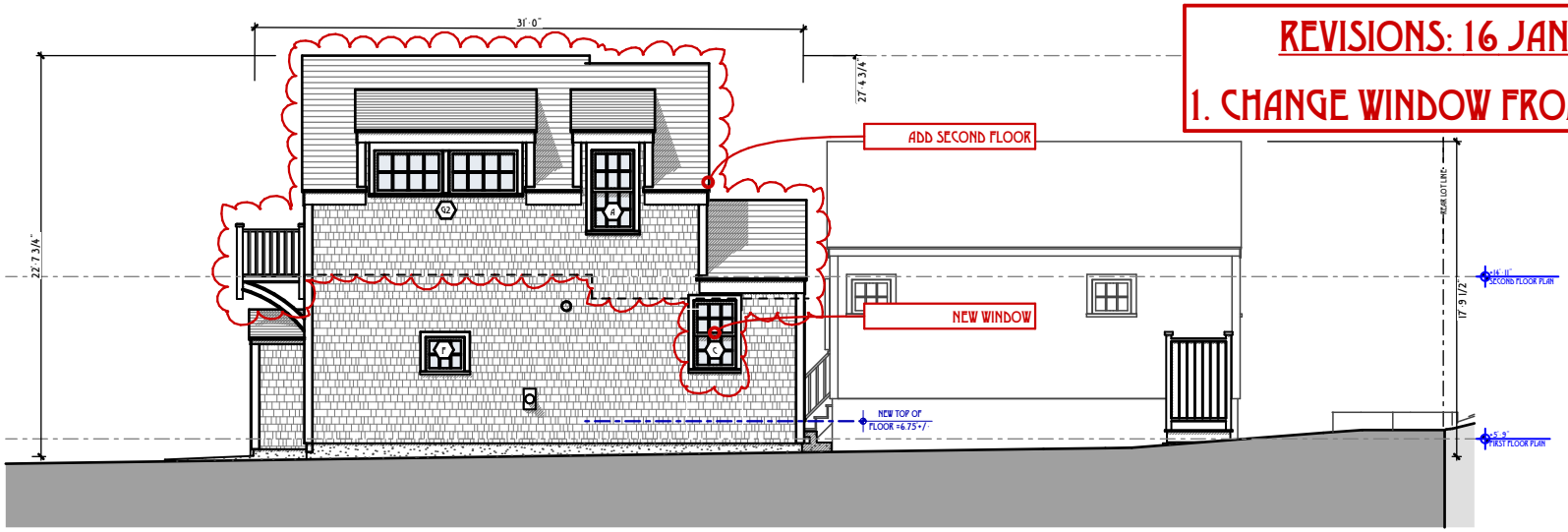
HDC-2.3

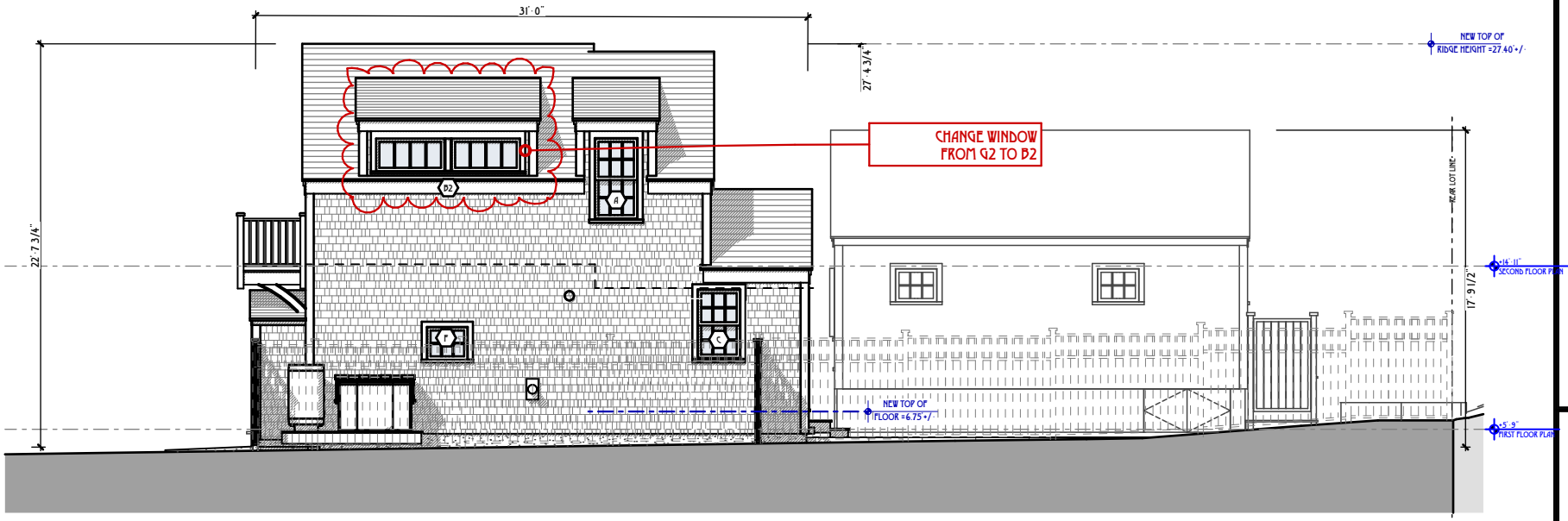
REVISIONS: 16 JAN 2025

1. CHANGE WINDOW FROM G2 TO B2



PREV PROPOSED MAIN HOUSE NORTHWEST ELEVATION

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



NW PROPOSED MAIN HOUSE NORTHWEST ELEVATION

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

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE NORTHWEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 26 JAN 2024

HDC APPROVAL: XX MONTH 2023 HDC CERTIFICATE NO.:

GOTTWALD RESIDENCE

4R JEFFERSON AV
NANTUCKET, MA 02554

HDC SUBMISSION
1/16/2025

PROJECT NO:2024-01

MAP NO.:29	MAP NO.: 48.1
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HDC-2.4

GOTTWALD RESIDENCE, 4R JEFFERSON AVENUE, NANTUCKET, MA 02554

MARVIN WINDOW & EXTERIOR DOOR SCHEDULE

WINDOW SCHEDULE — 1/13/2025

"ALL WINDOWS TO BE MARVIN · ULTIMATE DOUBLE HUNG, FIXED OR AWNING STYLE UNITS AS NOTED PER SCHEDULE. ALL UNITS TO BE WHITE 7/8"" SIMULATED DIVIDED LIGHT W SPACER BAR. DOUBLE HUNGS TO HAVE WHITE, SASH LOCKS ONLY, NO FINGER OR SASH PULLS. AWNINGS TO HAVE

NO.	TYPE	MANUF	FRAME SIZE	ROUGH OPENING	LIGHTS	COMMENTS
A	DOUBLE·HUNG	MARVIN	2'·5 3/8" X 4'·9"	2'·6 3/8" X 4'·9 1/2"	6 OVER 6	WUDH 2424
B	RESERVED	-	-	-	-	
C	DOUBLE·HUNG	MARVIN	2'·5 3/8" X 4'·1"	2'·6 3/8" X 4'·1 1/2"	6 OVER 6	WUDH 2420
D	RESERVED	-	-	-	-	
E	RESERVED	-	-	-	-	
F	AWNING	MARVIN	2'·4" X 2'·0 1/16"	2'·5" X 2'·0 3/4"	6 LIGHT	UWAWNPO 2824
G2	AWNING	MARVIN	(2) 4'·0" X 2'·0 1/16"	8'·3" X 2'·0 3/4"	4 LIGHT	UWAWN 4824

EXTERIOR DOOR SCHEDULE

"MARVIN EXTERIOR DOORS, SWING PER PLAN. ALL EXTERIOR SURFACES TO BE PAINTED ROBIN'S EGG BLUE, BENJAMIN MOORE. HINGED DOORS TO HAVE BALDWIN, SWINGING MULTI POINT LOCKING HARDWARE, IN STAINLESS STEEL. ALL UNITS INTERIOR TO BE PAINTED WHITE. HINGED DOORS

NO.	LOCATION/TYPE	MANUF	SLAB SIZE	ROUGH OPENING	LIGHTS	COMMENTS
1	MH · OUTSWING GARAGE	SEE COMMENTS	(2) 3'·11" X 6'·11"	8'·1" X 7'·0"	6 LT BATTEN	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
2	MH – SIDE DOOR	SEE COMMENTS	3'·0" X 6'·8"	3'·3" X 6'·10"	1 LT BATTEN	STORM DOOR, MAIN SLAB TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
3	MH · REAR DOOR	SEE COMMENTS	2'·8" X 6'·8"	2'·11" X 6'·10"	9 LT/1 PNL	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
4	MH · 2ND FLR DOOR	SEE COMMENTS	3'·0" X 7'·2"	3'·3" X 7'·4"	12 LT/1 PNL	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY
3	COTTAGE – ENTRY DOOR	SEE COMMENTS	3'·0" X 6'·8"	3'·3" X 6'·10"	9 LT/1 PNL	TO BE UPSTATE DOORS OR NANTUCKET MILLWORKS, INC, MAHOGANY

GENERAL NOTES

1	CONTRACTOR AND LUMBER COMPANY SHALL REVIEW ALL TEMPERED GLASS REQUIREMENTS AND TO INCORPORATE INTO WINDOW ORDER AS REQUIRED BY CODE.
2	CONTRACTOR WILL VERIFY ALL ROUGH OPENING SIZES AND QUANTITIES ON SITE DURING ROUGH FRAMING, &, BEFORE PLACING WINDOW ORDER.
3	ALL WINDOWS AND DOORS WILL BE DOUBLE GLAZED W/5/8" SDL BY MARVIN WINDOW CO. PROVIDE LOW E STORM GLASS PANEL, TYP. MUNTIN CONFIG. AS SHOWN ON DRAWINGS. MIN. U·VALUE OF .29 AND DP30 RATED.
4	WOOD MOUNTED STORM SCREEN UNITS ON BLIND STOP.
5	PROVIDE ALL WINDOWS, INCLUDING SIDELIGHTS, TRANSOMS, AND FIXED WINDOWS, WITH STORM/SCREENS BY MARVIN COLOR TO MATCH NOTE ABOVE.
6	UPSTATE DOORS OR NANTUCKET MILLWORKS, INC. ENTRY DOOR WILL BE FLAT PANEL, 1 3/4" THICK MAHOGANY (SINGLE GLAZE) WITH MAHOGANY THRESHOLD. OIL THRESHOLDS AFTER INSTALLATION.
7	SIZES WITH EQUAL SASH THAT MEET OR EXCEED CLEAR OPENING AREA OF 3.7 SQ. FT., CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24".
8	ALL EXTERIOR DOORS WILL BE PROVIDED WITH CUSTOM MAHOGANY STORM SCREEN DOORS (EXCEPT FRONT ENTRY DOOR), INCLUDING FRENCH DOORS.
9	NO FINGER JOINTS ON CASINGS OR SILL. BACK PRIMED JAMB, CASING AND SILL.
10	MINIMUM ROUGH OPENING DIMENSIONS MAY NEED TO BE INCREASED TO ALLOW FOR USE OF BUILDING WRAPS, FLASHING, SILL PANNING, BRACKETS, FASTENERS OR OTHER ITEMS.

REVISIONS: 00/00/2024

GOTTWALD WINDOW & DOOR SCHEDULE

SCALE: 1:50.53

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

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

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HDC SUBMISSION
1/16/2025

PROJECT NO:2024·01

MAP NO.:29 MAP NO.: 48.1

ZONING · R·1 ALLOWABLE G.C.:30.0%

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HDC · W&

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 117 ORANGE STREET

Owner of record: CALLEN MILLER INC

Mailing Address: 117 ORANGE ST
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 24'± Sq. Footage 1st floor: 397 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16'± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: PORTION TO REMAIN 1854 ±

Original Builder:

REVISIONS* (describe)

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

PARTIAL MOVE OFF OF NEWER ADDITION (BUILT AFTER 1930's) SEE PLANS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/5/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3609
Location	117 ORANGE ST
Owner	CALLEN MILLER INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

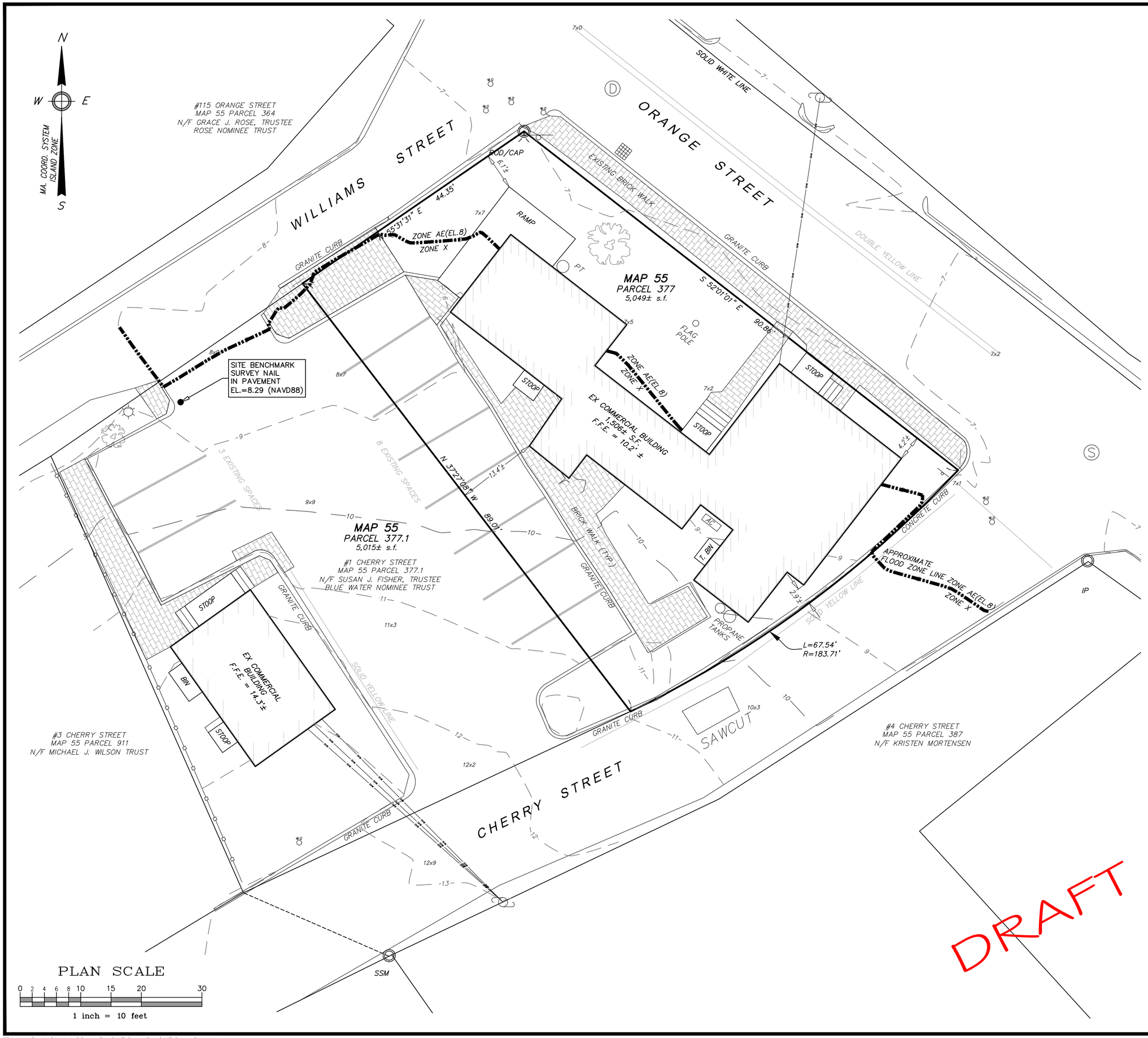
REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's 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:

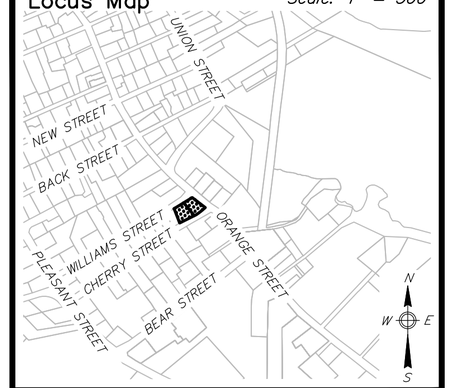
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior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



Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #117 ORANGE ST
   MAP 55 PARCEL 377
2. OWNER: BLOOM, CHRISTOPHER PHILLIP
   PO BOX 2100
   NANTUCKET, MA 02584
3. DEED REF: Bk 1457 Pg 262
4. PLAN REF: Bk 22 Pg 97
5. A PORTION OF LOCUS DOES FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. LOCUS SUBJECT TO:
   SPECIAL PERMIT; SEE BOOK 382 PAGE 91
   PARKING EASEMENT; SEE BOOK 367 PAGE 174
   VARIANCE SEE BOOK; 353 PAGE 270
   ELECTRIC EASEMENT; SEE BOOK 182 PAGE 88

ZONE: CMI

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,049± s.f.
FRONTAGE:	50'	202.75'
FRONT YARD:	0'	4.2'±
SIDE/REAR YARD:	0'	2.9'±/13.4'±
GROUND COVER:	50% (MAX) (2,524 s.f.)	29.8± s.f. (1,506 s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

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

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

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

ISAIAH TRUYMAN

#117 ORANGE STREET

MAP 55 PARCEL 377

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
AUGUST 25, 2020	CJS/BEI	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\Orange Street\117 Orange Street\117 Orange Street.dwg

117 ORANGE ST

Location	117 ORANGE ST	**Mblu**	55/ / 377/ /
Acct#	00003609	**Owner**	CALLEN MILLER INC
Assessment	$1,418,650	**PID**	3609
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,400	$686,250	$1,418,650

Owner of Record

Owner	CALLEN MILLER INC	**Sale Price**	$875,000
Co-Owner		**Certificate**	
Address	117 ORANGE ST NANTUCKET, MA 02554	**Book & Page**	1774/30
		Sale Date	10/20/2020
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CALLEN MILLER INC	$875,000		1774/30	1O	10/20/2020
BLOOM PHILIP CHRISTOPHER	$717,000		01457/0262	00	10/30/2014
YOUNG BRENT B & JULIE A	$0		/0		08/27/2010
YOUNG BRENT B & JULIE A	$80,000		00239/0066	N	11/15/1985

Building Information

Building 1 : Section 1

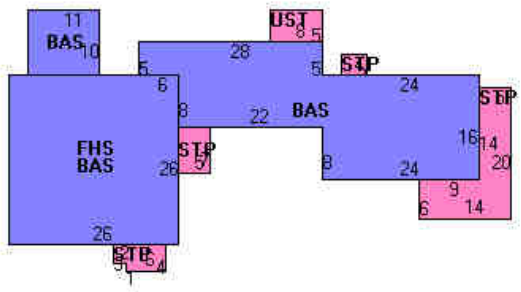
Year Built:	1854
Living Area:	1,879
Replacement Cost:	$816,145
Building Percent Good:	85
Replacement Cost Less Depreciation:	$693,700

Building Photo

Building Photo (https://images.vgsi.com/photos/NantucketMAPhotos//\0035\100_0069_35021.JPG)

Building Attributes	
Field	**Description**
Style:	Store
Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Laminate
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Heat Pump
Struct Class	
Use:	STORE/SHP M94
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3220
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	0.00

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3609_4259.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,528	1,528
FHS	Half Story, Finished	702	351
UST	Utility, Storage, Unfinished	40	0
WDK	Deck, Wood	222	0
		2,492	1,879

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$8,700	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,000	1
SAU	SAUNA	1.00 UNITS	$6,900	1

Land

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1000.00 S.F.	$1,800	1
PAT2	PATIO-GOOD			175.00 S.F.	$3,500	1
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$732,400	$686,250	$1,418,650
2023	$669,700	$623,857	$1,293,557
2022	$423,100	$567,143	$990,243
2021	$528,400	$493,100	$1,021,500
2020	$436,600	$493,100	$929,700

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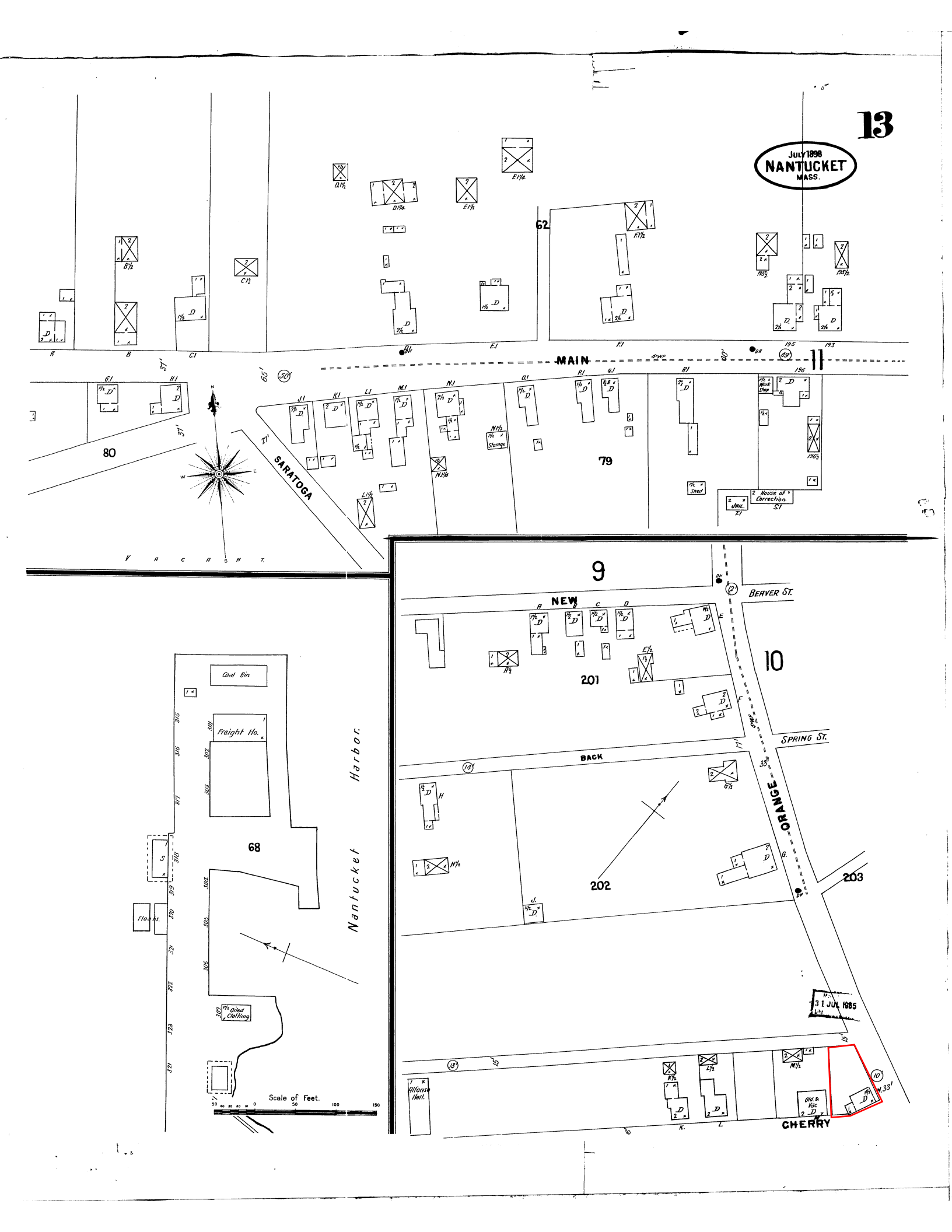
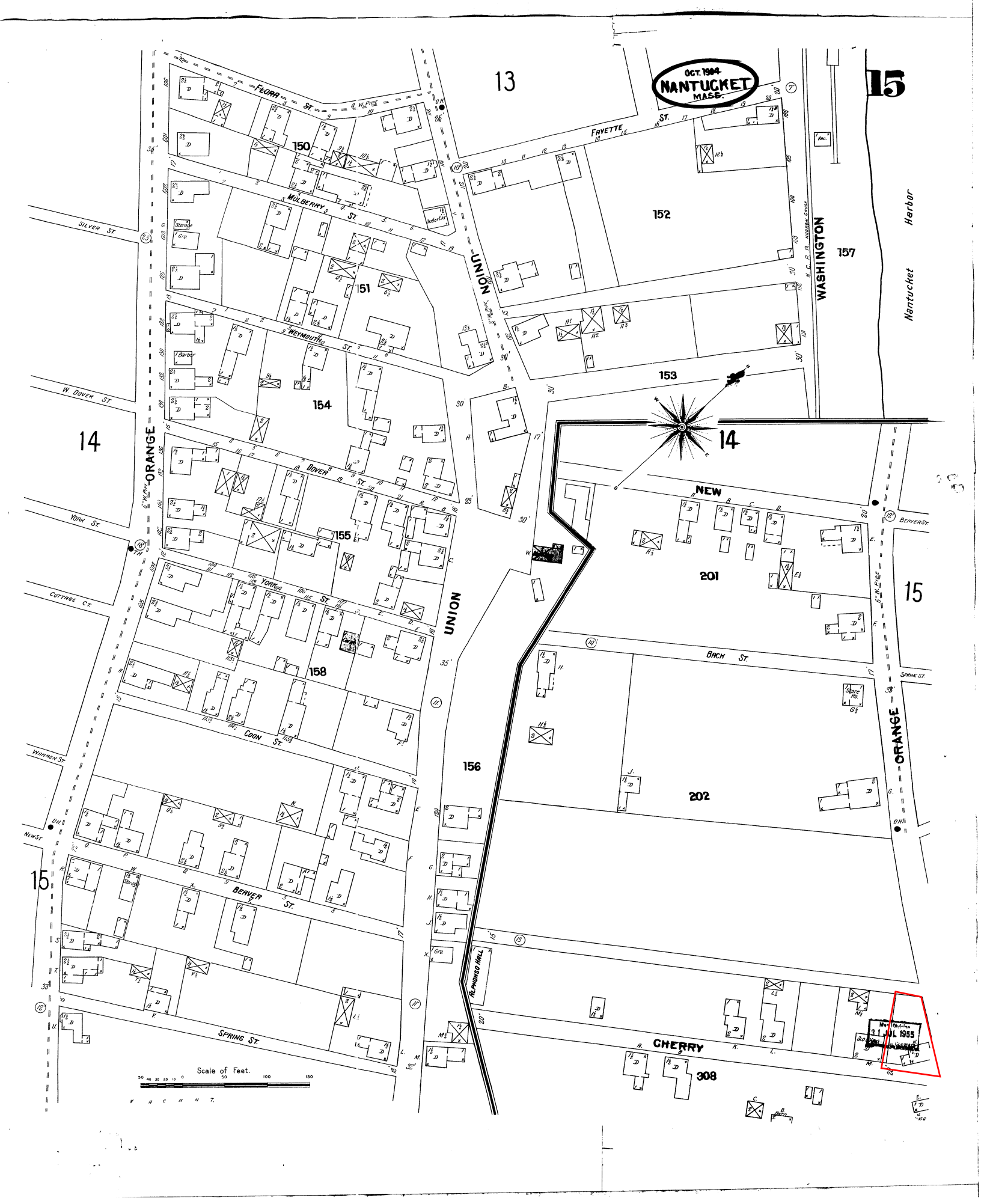
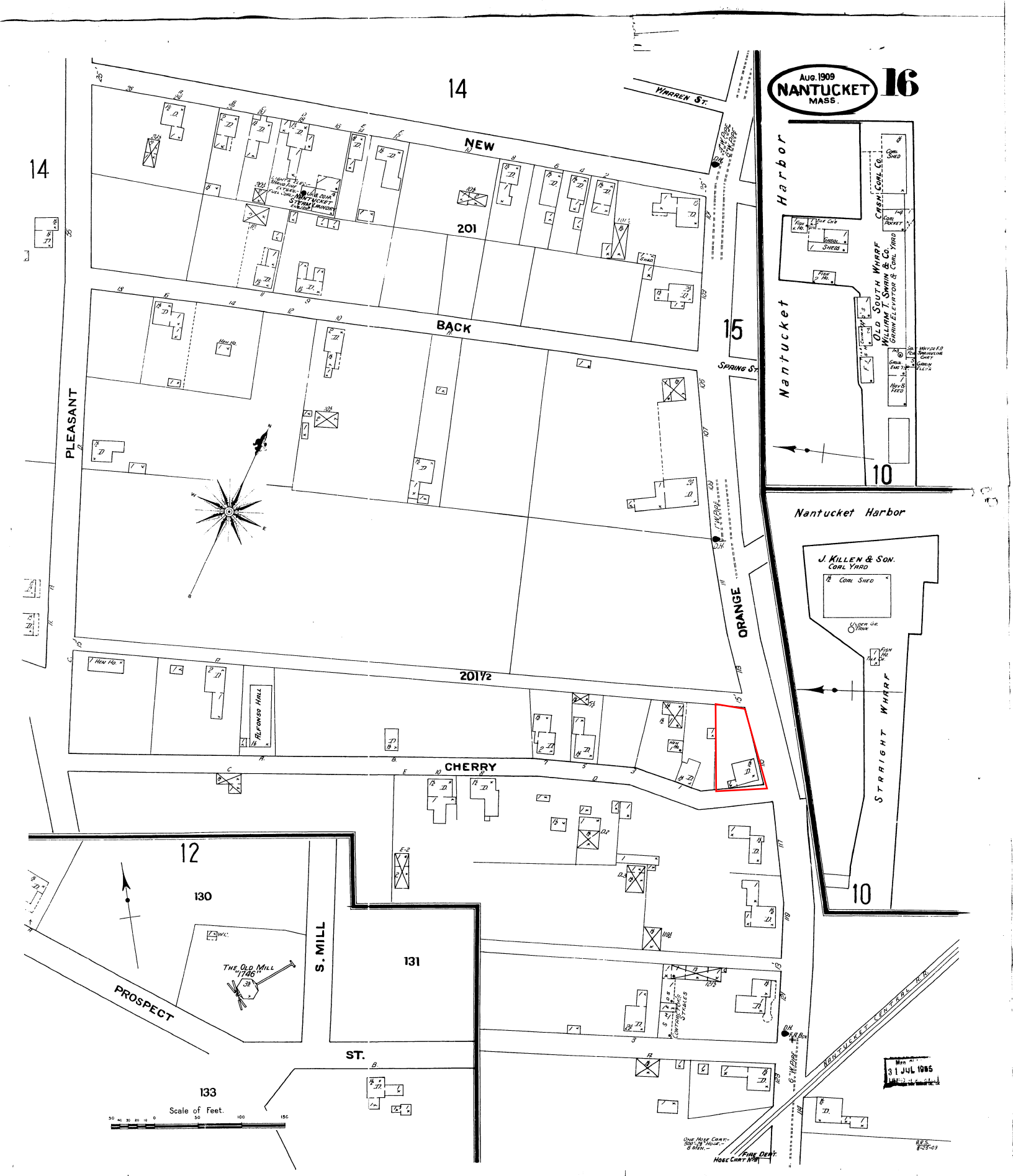
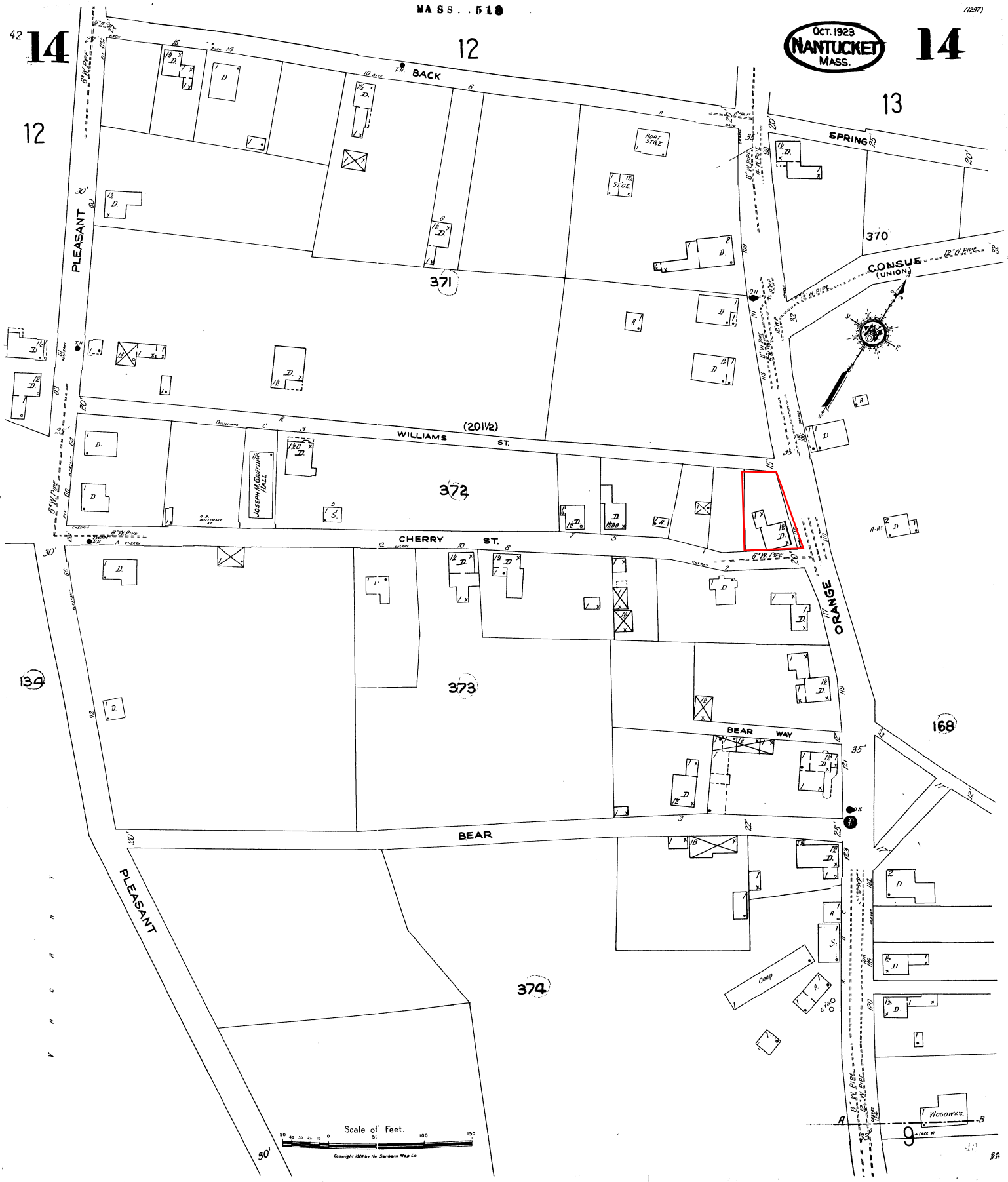

13
JULY 1898
NANTUCKET
MASS.
MAIN
SARATOGA
VACANT
62
80
79
11
9
10
NEW
BEAVER ST.
SPRING ST.
BACK
ORANGE
CHERRY
201
202
203
Coal Bin
Freight Ho.
68
Floats
Oiled Clothing
Nantucket Harbor.
Scale of Feet.
Alfonso Hall.
Old. & Vac
31 JUL 1985

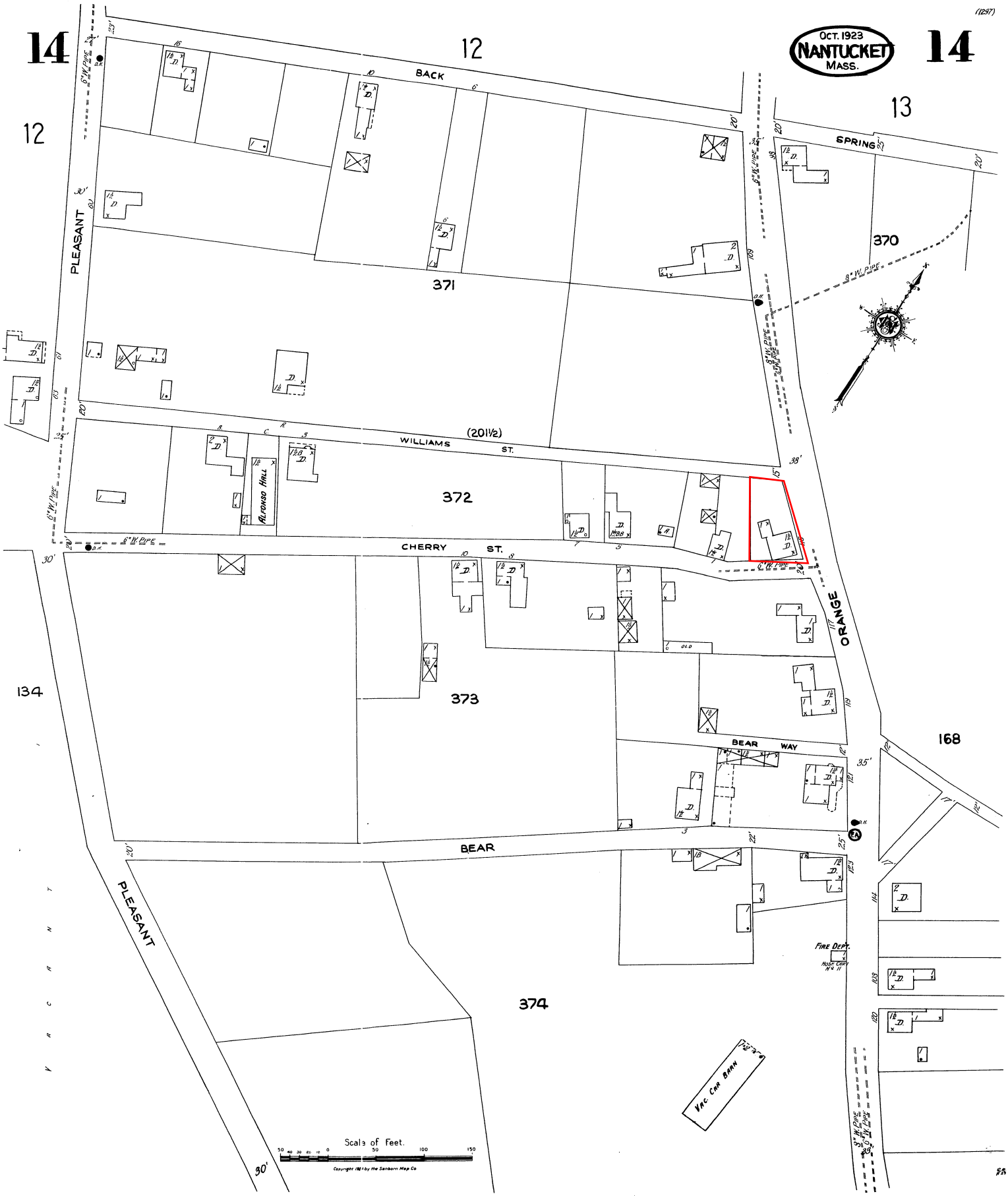


OCT. 1904
NANTUCKET
MASS.
15
13
14
15
FLORA ST.
FAYETTE ST.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
BACK ST.
CHERRY
SILVER ST.
W. DOVER ST.
YORK ST.
COTTAGE CT.
WARREN ST.
NEW ST.
ORANGE
UNION
WASHINGTON
NEW
ALPHONSO HALL
Nantucket Harbor
150
151
152
153
154
155
156
157
158
201
202
308
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
16
14
NEW
BACK
201
201½
PLEASANT
ORANGE
CHERRY
PROSPECT
ST.
S. MILL
130
131
133
12
15
10
WARREN ST.
SPRING ST.
Nantucket Harbor
CASH COAL CO.
OLD SOUTH WHARF
WILLIAM T. SWAIN & CO.
GRAIN ELEVATOR & COAL YARD
J. KILLEN & SON.
COAL YARD
COAL SHED
STRAIGHT WHARF
ALFONSO HALL
THE OLD MILL "1746"
NANTUCKET CENTRAL R.R.
FIRE DEPT.
HOSE CART No. 8
Scale of Feet.
31 JUL 1965


MASS. 518
(1297)
42 14
OCT. 1923
NANTUCKET
MASS.
14
12
13
BACK
SPRING
PLEASANT
370
371
CONSUE (UNION)
WILLIAMS ST. (20 1/2)
372
JOSEPH M. GRIFFIN HALL
CHERRY ST.
ORANGE
373
BEAR WAY
168
134
BEAR
PLEASANT
374
Coop
WOODWKS.
9
Scale of Feet.
50 40 30 20 10 0 50 100 150
Copyright 1926 by the Sanborn Map Co.



14
12
OCT. 1923
NANTUCKET
MASS.
14
13
BACK
SPRING
PLEASANT
371
370
8" W. PIPE
(201½)
WILLIAMS ST.
372
ALFONSO HALL
CHERRY ST.
ORANGE
134
373
168
BEAR WAY
BEAR
PLEASANT
FIRE DEPT.
374
VAC. CAR BARN
Scale of Feet.




ONE WAY
ONE WAY
WILLIAMS ST


4EZO ATHLETIC CLUB
4x4




EZIA ATHLETIC CLUB
X72-870
6523
4693
JETTA

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: MARCH 2025

Address: 117 ORANGE ST

* **Historic info:** PUT INFO ON COA!
C. 1850S 3 BAY W/ ADDITIONS - OLD VIDEO STORE, FORMER JOHN MCLAUGHLINS HOUSE + EDWARD BACKUS' HOUSE

Scope of Work: HARDSCAPE (FOR 117 ORANGE ST BLDG)

Staff Comments: THIS APPLICATION WAS IN RESPONSE TO THE BOARD'S REVIEW OF THE MOVE-OFF OF THE C.1930S SECTION OF THE HISTORIC BUILDING (PENDING FROM JAN. 28.) THE BOARD HAD CONCERNS WITH THE VISUAL IMPACT OF BOTH THE REMOVAL AND THE PROPOSED HARDSCAPING NOW BEFORE YOU.

Staff Recommendations:

* THE PROPOSED PLAN INCLUDES REMOVAL OF MORE OF THE HISTORIC BUILDING, TO ACCOMODATE PARKING FOR THE NEW BUILDING AT 1 CHERRY - THIS IS HIGHLY INNAPROPRIATE TO THE CHARACTER + SETTING OF THE HISTORIC DISTRICT + THE NEIGHBORHOOD. (SEE ATTACHED FROM JAN 28TH REVIEW)

* THE PLAN INCLUDES CONCRETE PAVERS FOR THE PARKING LOT + BELGIAN BLOCK APRON OFF CHERRY ST. BELGIAN APRON W/ ASPHALT OR SHELL IS MORE APPROPRIATE.

STAFF REVIEW

Staff: _____

Date: _____

Address: _____

Historic info: _____

_____

_____

_____

Scope of Work: _____

_____

Staff Comments: SINCE THE PLAN IS TO REMOVE MORE OF THE HISTORIC STRUCTURE, THE PENDING APP. FOR MOVE OFF/DEMO SHOULD COME BACK AND THE PLANS SHOULD BE CLEAR ON INTENT., AS THE ELEVATIONS DO NOT INDICATE DEMO. ALONG W/ HISTORY OF THESE CONTRIBUTING ELLS.

* BLUESTONE SURROUNDING THE ENTIRE PARKING IS NOT APP, NOR IS THE 4' CEDAR BOARD GATE.

Staff Recommendations:

① REDUCE THE HARDSCAPING + CHANGE MATERIALS.

② SUBMIT OUD BUSINESS APPLICATION W/ ALL APPLICATIONS (4 TOTAL) TO TRACK.

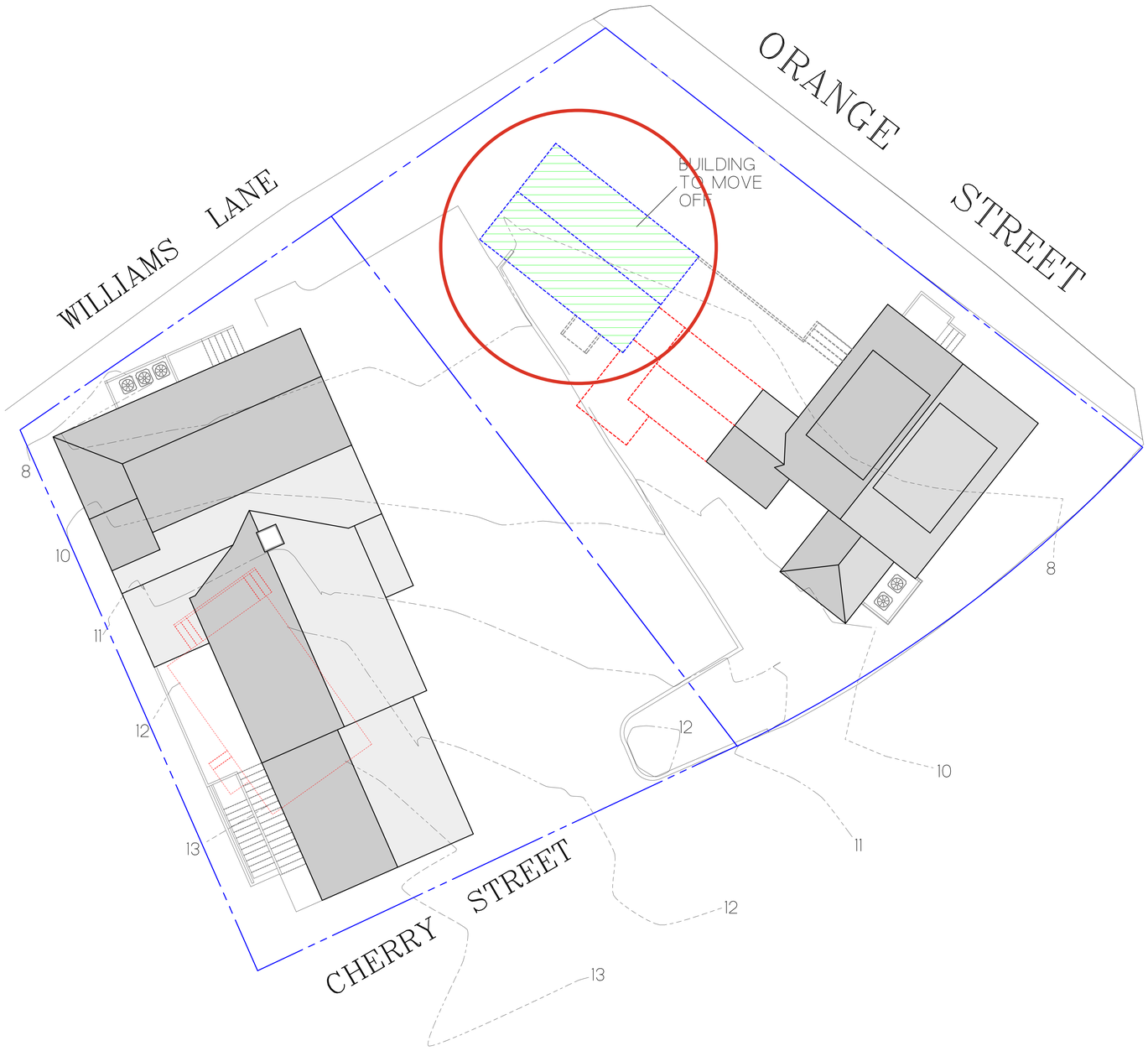
③ EXISTING VEGETATION TO BE RETAINED/REMOVED SHOULD BE CLEARLY IDENTIFIED.

Draft Minutes from January 28, 2025 meeting:

3. NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
Truyman Isaiah	117 Orange St	Move off Building	55/377	EMDA

Sitting: Welch, Pohl, Oliver, Camp, MacLeod
Alternates: Paul
Representative: Ethan McMorrow
Presentation: Diane Coombs would like to have the building remain on the site if it was possible.
Public Comment:
Holly Backus: this is a circa 1850s 3-bay house that has had various additions over the years, including one from the 1920s or 1930s. The house is a contributing resource within a historic district. Holly expresses concern about altering this historic property, as any changes could impact its character and the setting of the district.

BOARD DISCUSSION: While there is general support for moving the addition, concerns remain about its replacement and the overall impact on the historic site.
MOTION: Motion is made to hold off on a decision until the applicant can provide further details about the site's future use and the visual impact of removing the addition made by Angus – Carried Macleod, Pohl, Oliver, Camp, Welch (aye)



ZONING CLASSIFICATION: C.M.I.
MAP: 55 PARCEL: 337

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



REVISIONS:

12/8/2020:	AS-BUILT MEASURING
12/29/2020:	AS-BUILT PLANS
6/5/2024:	HDC PRINT
7/28/2024:	HDC PRINT
11/05/2024:	PROGRESS PRINT
11/12/2024:	HDC MOVE OFF

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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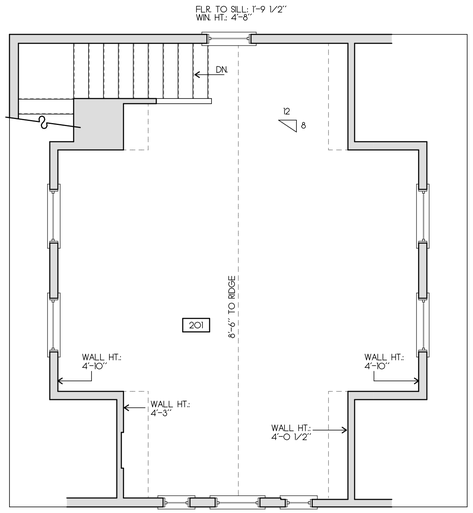
EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

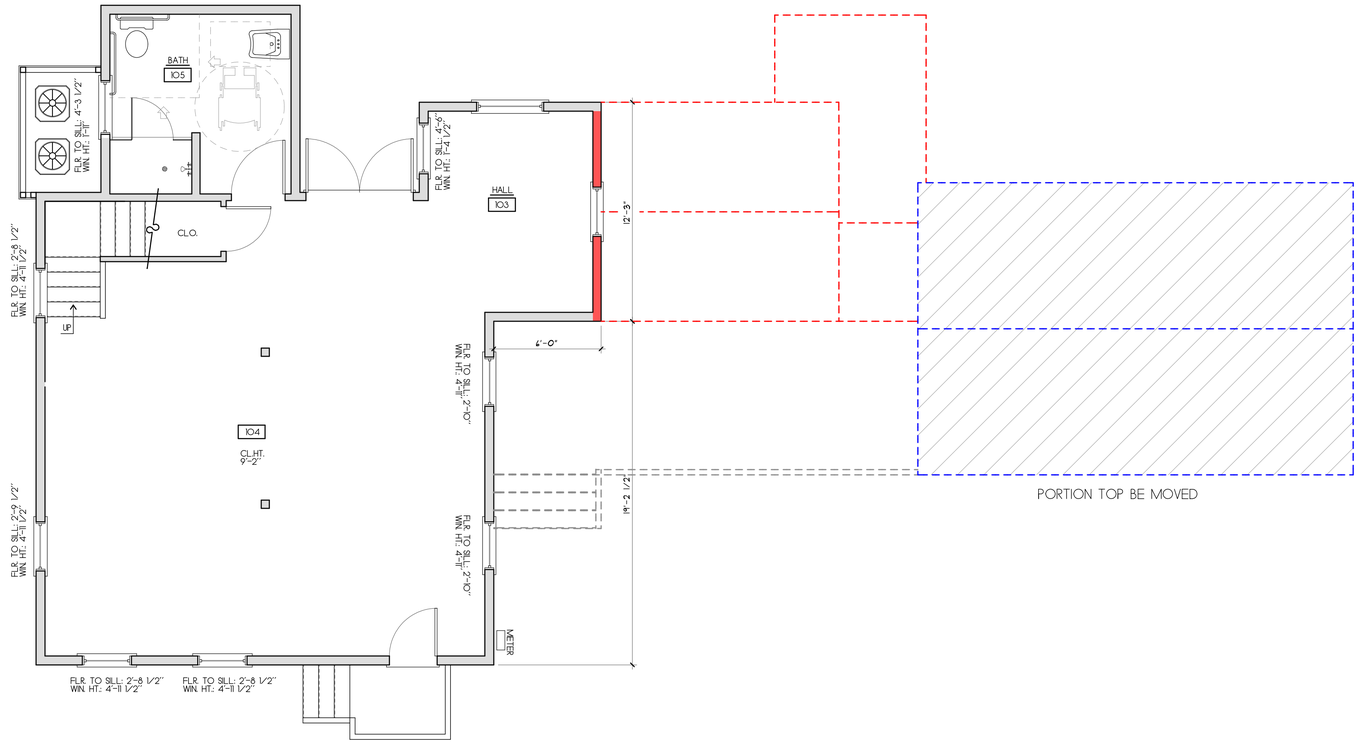
MAP: 55 PARCEL: 377
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
117 ORANGE STREET NANTUCKET, MA 02554	11/12/2024	1/8" = 1'-0"

SHEET NO.
S 1



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



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
1,545 S.F.

N

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020: AS-BUILT PLANS
6/5/2024: HDC PRINT
7/28/2024: HDC PRINT
11/05/2024: PROGRESS PRINT
11/12/2024: HDC MOVE OFF

NOTE:
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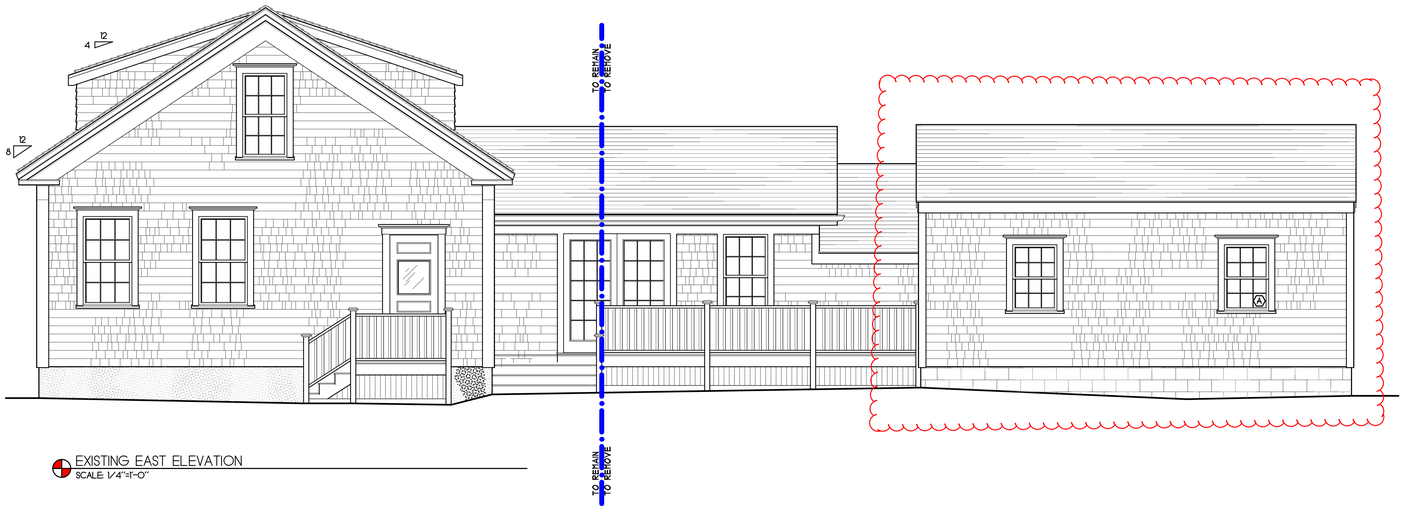
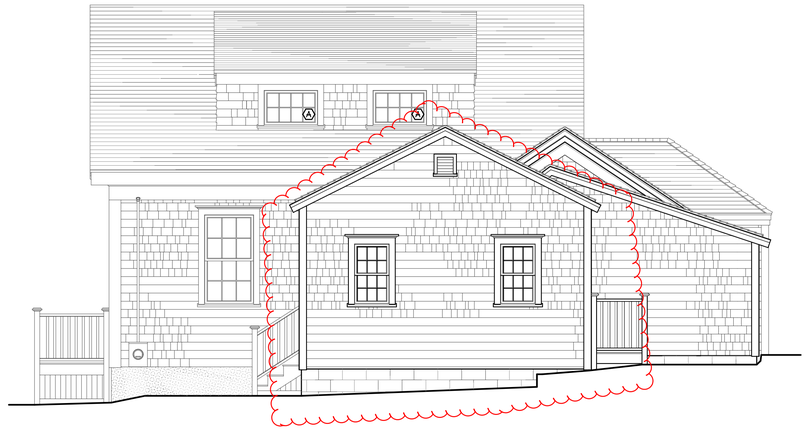
EZIA ATHLETIC CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 377
FLOOR PLANS
ADDRESS: 87 ORANGE STREET NANTUCKET, MA 02554
DATE: 11/12/2024
SCALE: 1/4" = 1'-0"

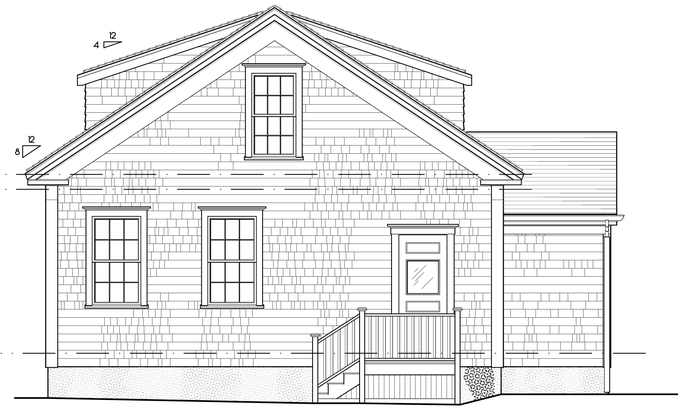
SHEET NO.
a 1



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



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



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



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

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020: AS-BUILT PLANS
6/5/2024: HDC PRINT
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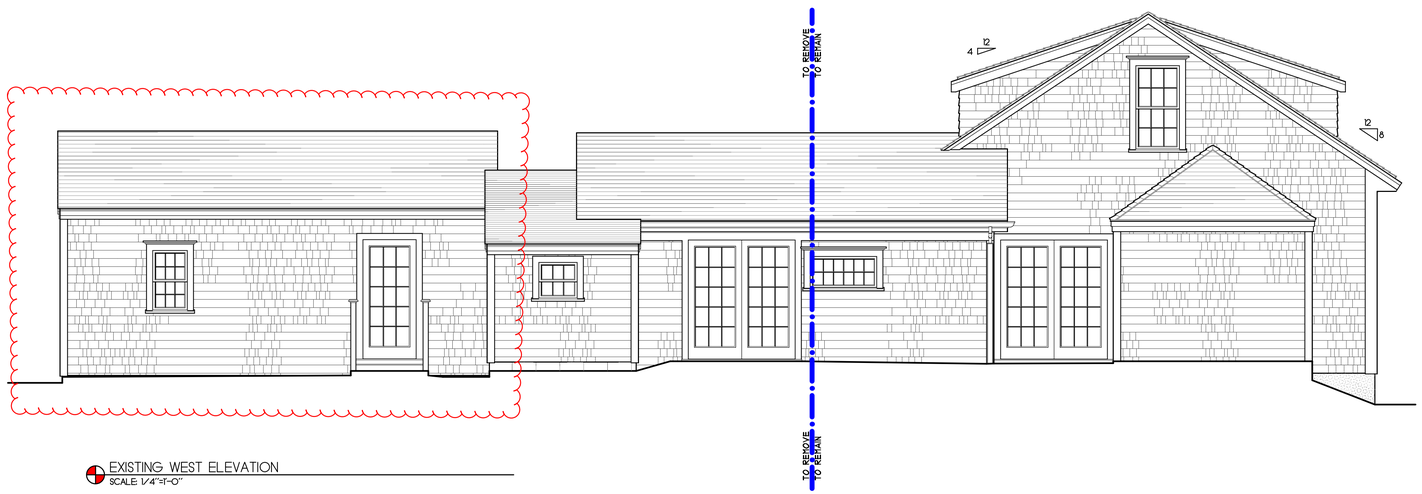
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377
ELEVATIONS
ADDRESS: 17 ORANGE STREET NANTUCKET, MA. 02554
DATE: 11/12/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



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



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



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

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020:AS-BUILT PLANS
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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 3/7
ELEVATIONS

ADDRESS:	DATE:	SCALE:
17 ORANGE STREET NANTUCKET, MA 02554	11/12/2024	1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 423.4

Street & Number of Proposed Work: 10 Polliwog pond rd

Owner of record: TRUYMAN ISAIAH & Gaelan

Mailing Address: 10 Polliwog pond rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MC MORROW

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 24'4"± Sq. Footage 1st floor: 397 ± Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16'-4"± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -6- West -6-

Height of ridge above final finish grade: North 14'± South 14'± East 14'± West 14'±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

MOVE 117 ORANGE ST PORTION ON PROPERTY (ADD WINDOW)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6'-8"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

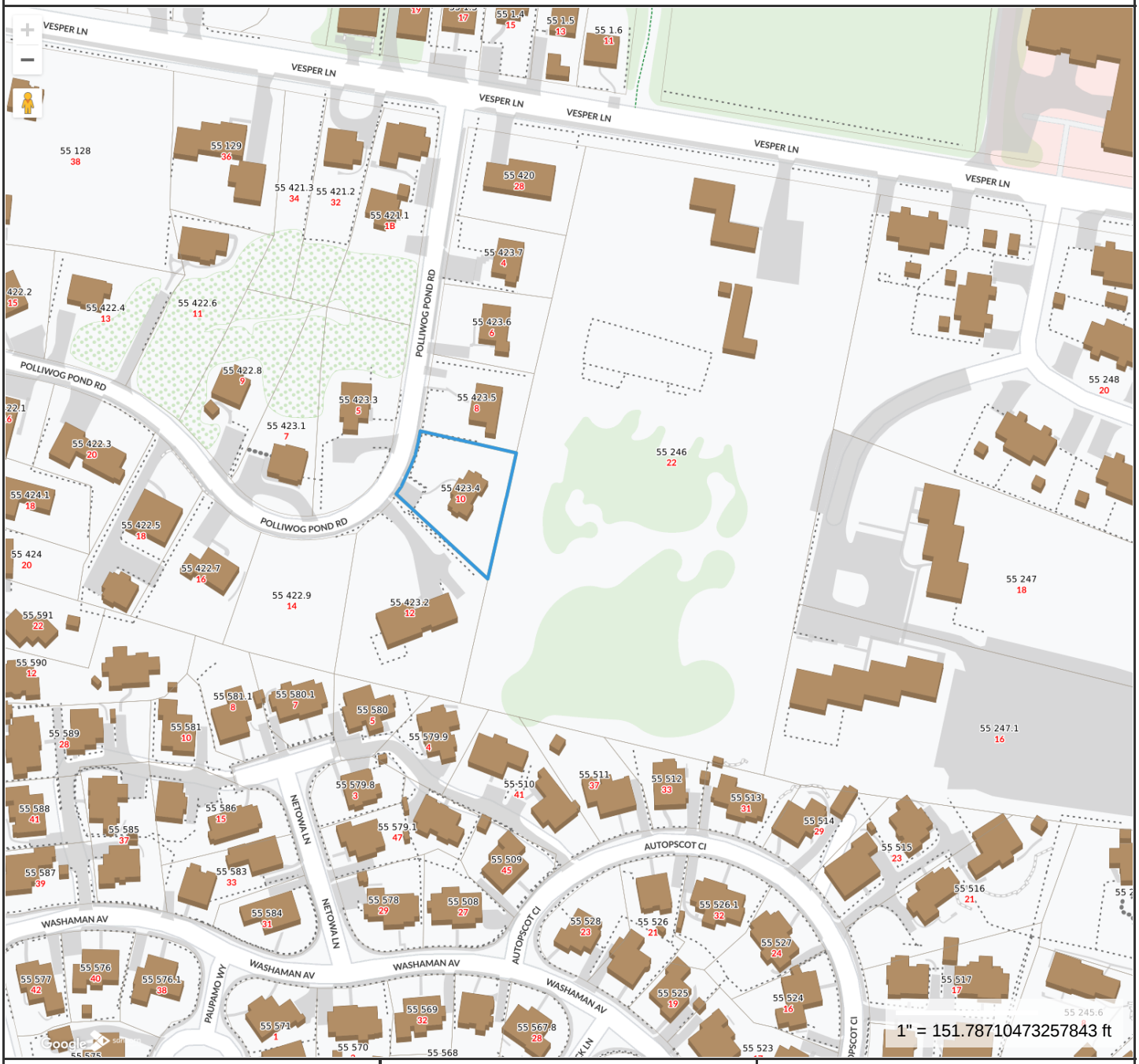
Trim _____ Sash _____ Doors _____

Deck _____ Foundation NATURAL TO WEATHER Fence _____ Shutters _____

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

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

Date 3/5/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	3677
Location	10 POLLIWOG POND RD
Owner	TRUYMAN ISAIAH & GAELAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's 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:

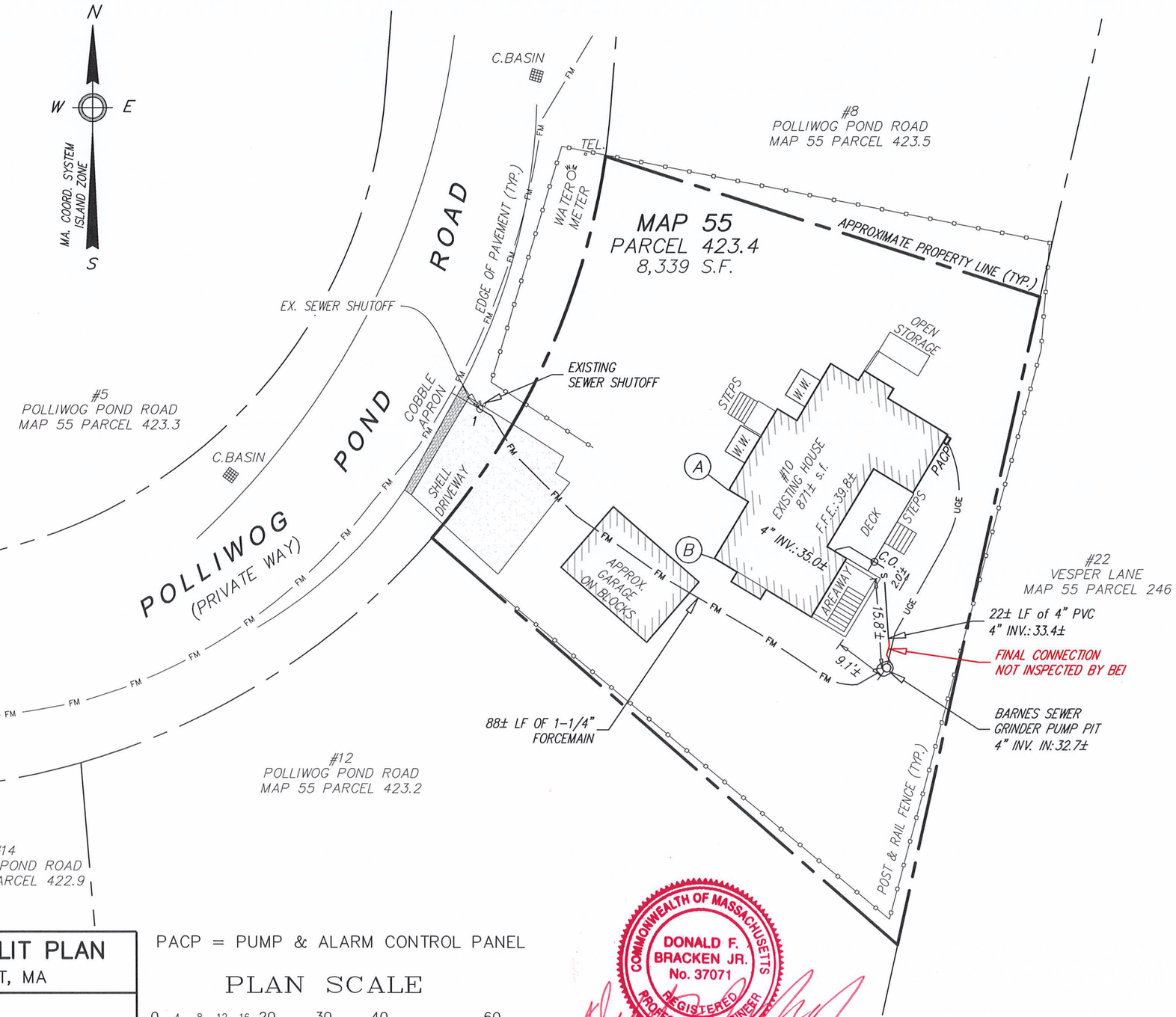
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior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





SEWER SYSTEM "TIES"			
No:	A	B	DESCRIPTION
1	46.3'	49.1'	SEWER SHUTOFF



Notes:

1. LOCUS: #10 POLLIWOG POND ROAD
   MAP 55 PARCEL 423.4
2. OWNER: ISAIAH TRUYMAN
   GAELAN TRUYMAN
   10 POLLIWOG POND ROAD
   NANTUCKET, MA 02584
3. DEED REF: Bk: 1669 Pg: 283
4. PLAN REF: Pl. Bk: 20 Pg: 55 (LOT 13)

PACP = PUMP & ALARM CONTROL PANEL

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
No. 37071
REGISTERED PROFESSIONAL ENGINEER

7-30-24

BRACKEN ENGINEERING, INC.

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

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

SEWER AS-BULIT PLAN

IN NANTUCKET, MA

Prepared for:

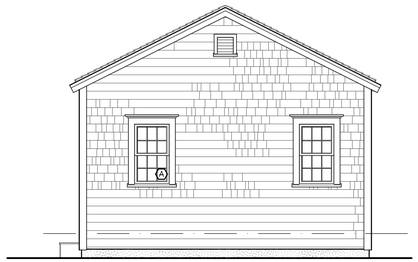
ISAIAH TRUYMAN
GAELAN TRUYMAN
#10 POLLIWOG POND ROAD
MAP 55 PARCEL 423.4

Date:	Drawn:	Checked:
JULY 30, 2024	ERC/BEI	DFB/AMG

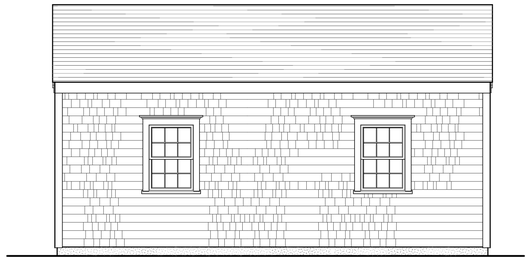
S:\Autocad Drawings\Nantucket\Polliwog Pond Road\10 Polliwog Pond Road\10 Polliwog Pond Road - Sewer AB.dwg



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



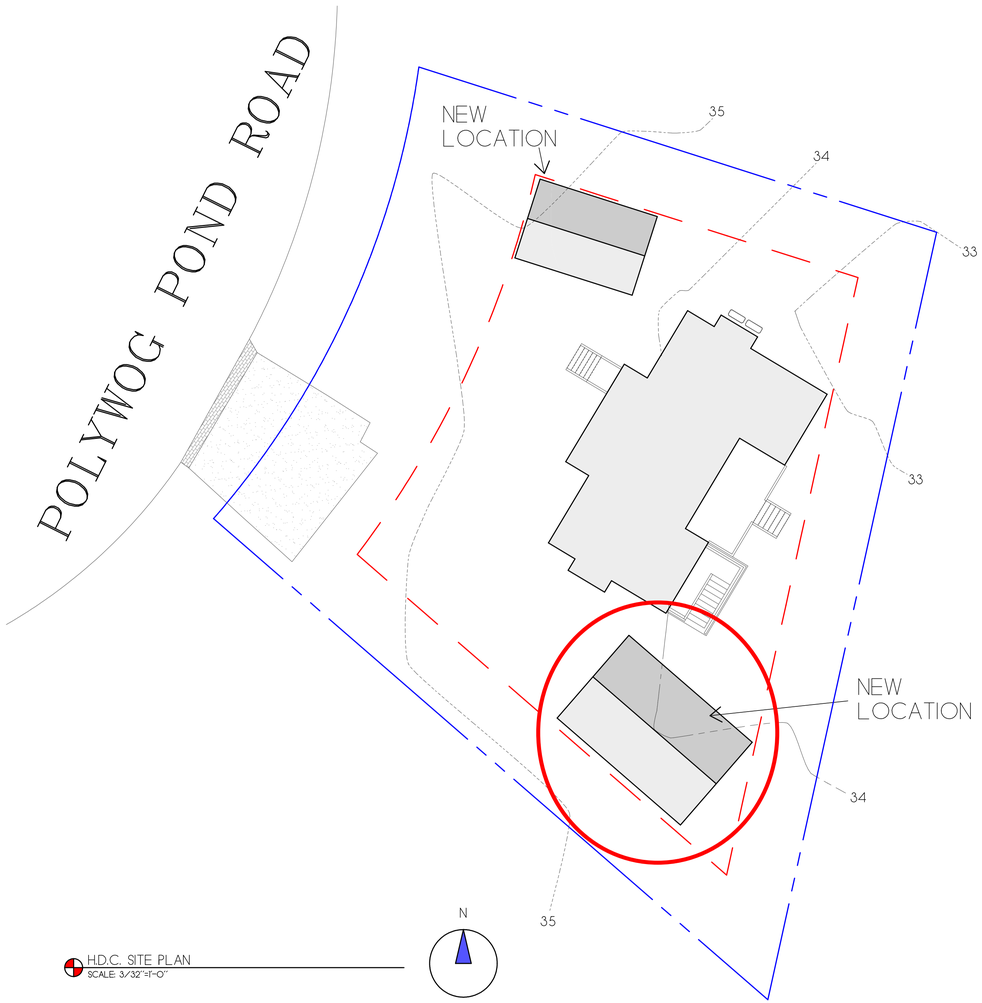
WEST ELEVATION
SCALE: 1/4"=1'-0"



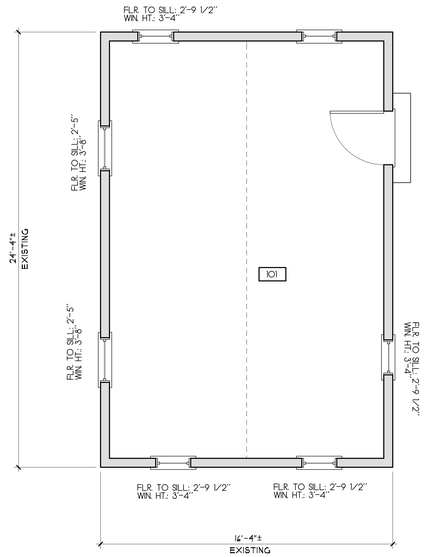
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



H.D.C. SITE PLAN
SCALE: 3/32"=1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 397 SF.

N

WINDOW SCHEDULE				
SYM.	MANUFACTURER	SIZE	QTY.	REMARKS
A	ANDERSON	2'-0" X 3'-4"	1	D.H. (T.M.E.)

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
12/5/2024: PROGRESS PRINT
12/16/2024: HDC MOVE ON PLAN

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TRUYMAN RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 423.4
MOVE ON PLAN
ADDRESS: 10 POLLIWOG POND ROAD NANTUCKET, MA 02554
DATE: 12/16/2024
SCALE: AS NOTED

SHEET NO.
S 1



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



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



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



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

REVISIONS:
5/28/2024: AS-BUILT MEASURING
6/26/2024: AS-BUILT PLANS

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NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 423.4

ELEVATIONS

ADDRESS:
10 POLLIWOG POND ROAD
NANTUCKET, MA 02554

DATE: 6/26/2024

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

SHEET NO.
a 2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 1 CHERRY STREET

Owner of record: THE FLAGSHIP CLUB

Mailing Address: 117 ORANGE ST

NANTUCKET MA 02554

Contact Phone #: 508 901 9251 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 76' Sq. Footage 1st floor: 2,309

Width: 36 Sq. footage 2nd floor: 1,613

Sq. footage 3rd floor: _____

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

Size: 9'x10' ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 29'-11"±6" South 18'-6"±6" East 28'-0"±6" West 27'-0" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW BUILDING

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 3'± TO 6"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer _____/12 Other 6/12

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER 3"

Leaders (material and size): COPPER 3"

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) FLUSH Corner boards 6" Frieze 1x8

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL

Trim NATURAL QUAKER GRAY Sash BLACK Doors BLACK

Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

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

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

Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury

STAFF REVIEW

Staff: HOLLY BACKUS, PP

Date: MARCH 2025

Address: 1 CHERRY ST

Historic info: FORMER c. 1978 "FAST FORWARD"

Scope of Work: HARDSCAPE (FOR 1 CHERRY - WITH 117 ORANGE ST SITE)

Staff Comments: SEE 117 ORANGE ST COMMENTS

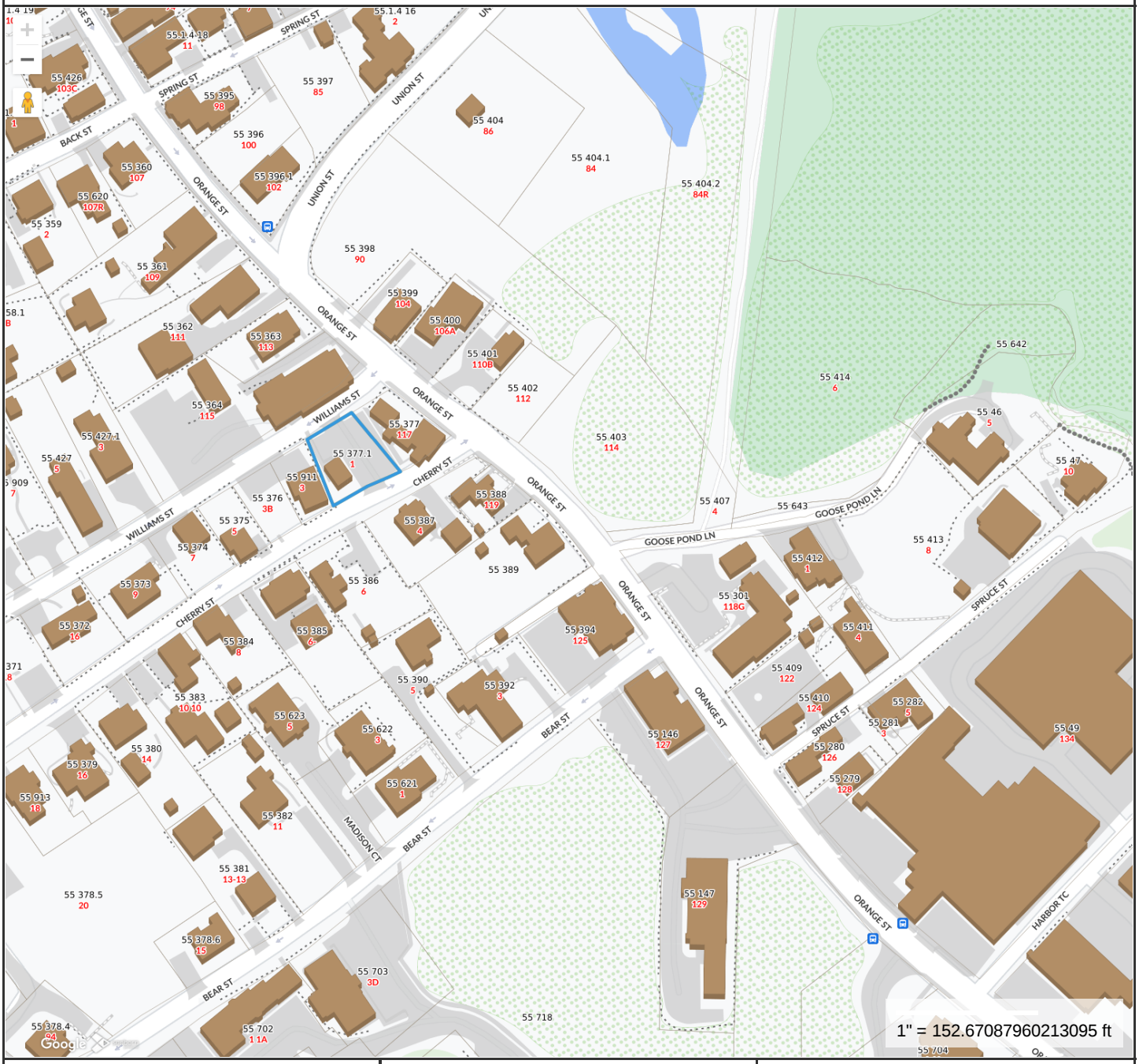
Staff Recommendations:

Draft Minutes from January 28, 2025 meeting:

3. NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
Truyman Isaiah	117 Orange St	Move off Building	55/377	EMDA

Sitting: Welch, Pohl, Oliver, Camp, MacLeod
Alternates: Paul
Representative: Ethan McMorrow
Presentation: Diane Coombs would like to have the building remain on the site if it was possible.
Public Comment:
Holly Backus: this is a circa 1850s 3-bay house that has had various additions over the years, including one from the 1920s or 1930s. The house is a contributing resource within a historic district. Holly expresses concern about altering this historic property, as any changes could impact its character and the setting of the district.

BOARD DISCUSSION: While there is general support for moving the addition, concerns remain about its replacement and the overall impact on the historic site.
MOTION: Motion is made to hold off on a decision until the applicant can provide further details about the site's future use and the visual impact of removing the addition made by Angus – Carried Macleod, Pohl, Oliver, Camp, Welch (aye)



Property Information

Property ID	3610
Location	1 CHERRY ST
Owner	FISHER SUSAN J TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

1 CHERRY ST

Location	1 CHERRY ST	**Mblu**	55/ / 377/1 /
Acct#	00003610	**Owner**	FISHER SUSAN J TRST
Assessment	$489,662	**PID**	3610
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$109,400	$380,262	$489,662

Owner of Record

Owner	FISHER SUSAN J TRST	**Sale Price**	$0
Co-Owner	BLUE WATER NOMINEE TRUST	**Certificate**	
Address	19 GOLDFINCH DRIVE NANTUCKET, MA 02554	**Book & Page**	01453/0348
		Sale Date	10/08/2014
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FISHER SUSAN J TRST	$0		01453/0348	99	10/08/2014
FISHER SUSAN J	$0		00519/0321	99	11/14/1996
SPEER GLENN L & FISHER SUSAN J	$215,000		00367/0165	00	07/03/1991
YOUNG BRENT B & JULIE A	$140,000		00228/0068		04/16/1985

Building Information

Building 1 : Section 1

Year Built:	1978
Living Area:	384
Replacement Cost:	$130,148
Building Percent Good:	82
Replacement Cost Less Depreciation:	$106,700

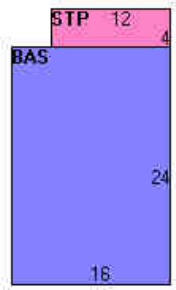
Building Attributes	
Field	**Description**
Style:	Fast Food
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Use:	REST/CLUBS M94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3260
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\1%20cherry_28644.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3610_4260.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	384	384
WDK	Deck, Wood	48	0
		432	384

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94

Land Line Valuation

Size (Acres)	0.12
Frontage	0

Zone	CMI	**Depth**	0
Neighborhood	C52	**Assessed Value**	$380,262
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			1500.00 S.F.	$2,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$109,400	$380,262	$489,662
2023	$107,700	$345,659	$453,359
2022	$103,300	$314,290	$417,590
2021	$103,300	$273,300	$376,600
2020	$94,400	$273,300	$367,700

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

PORRINI CYNTHIA STENTA ETAL
11 WINDING WAY
WAYNE, PA 19087

CALLEN MILLER INC
117 ORANGE ST
NANTUCKET, MA 02554

GELDART STEVEN G & MARGARET D
147 CEDAR ST
LEXINGTON, MA 02421

MORTENSEN KRISTINE
4 CHERRY ST
NANTUCKET, MA 02554

BEAUTIFUL SWIMMER REAL ESTATE LLC
PO BOX 277
OSTERVILLE, MA 02655

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Callen Miller Inc.....

MAILING ADDRESS.....117 Orange St. Nantucket, MA 02554.....

PROPERTY LOCATION.....1 Cherry Street.....

ASSESSORS MAP/PARCEL.....55 377.1.....

SUBMITTED BY:.....Ethan McMorrow Designs Inc.....

SEE ATTACHED PAGES

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

January 24, 2025
DATE

Mary Haley
Digitally signed by Mary Haley
Date: 2025.01.24 08:40:53 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	362		PORRINI CYNTHIA STENTA ETAL		11 WINDING WAY	WAYNE	PA	19087	111 ORANGE ST
55	377		CALLEN MILLER INC		117 ORANGE ST	NANTUCKET	MA	02554	117 ORANGE ST
55	386		GELDART STEVEN G & MARGARET D		147 CEDAR ST	LEXINGTON	MA	02421	6 CHERRY ST
55	387		MORTENSEN KRISTINE		4 CHERRY ST	NANTUCKET	MA	02554	4 CHERRY ST
55	911		BEAUTIFUL SWIMMER REAL ESTATE LLC		PO BOX 277	OSTERVILLE	MA	02655	3 CHERRY ST
Count:	**5**								

HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form.

If you have any questions, please contact the HDC office at (508) 228-7231.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

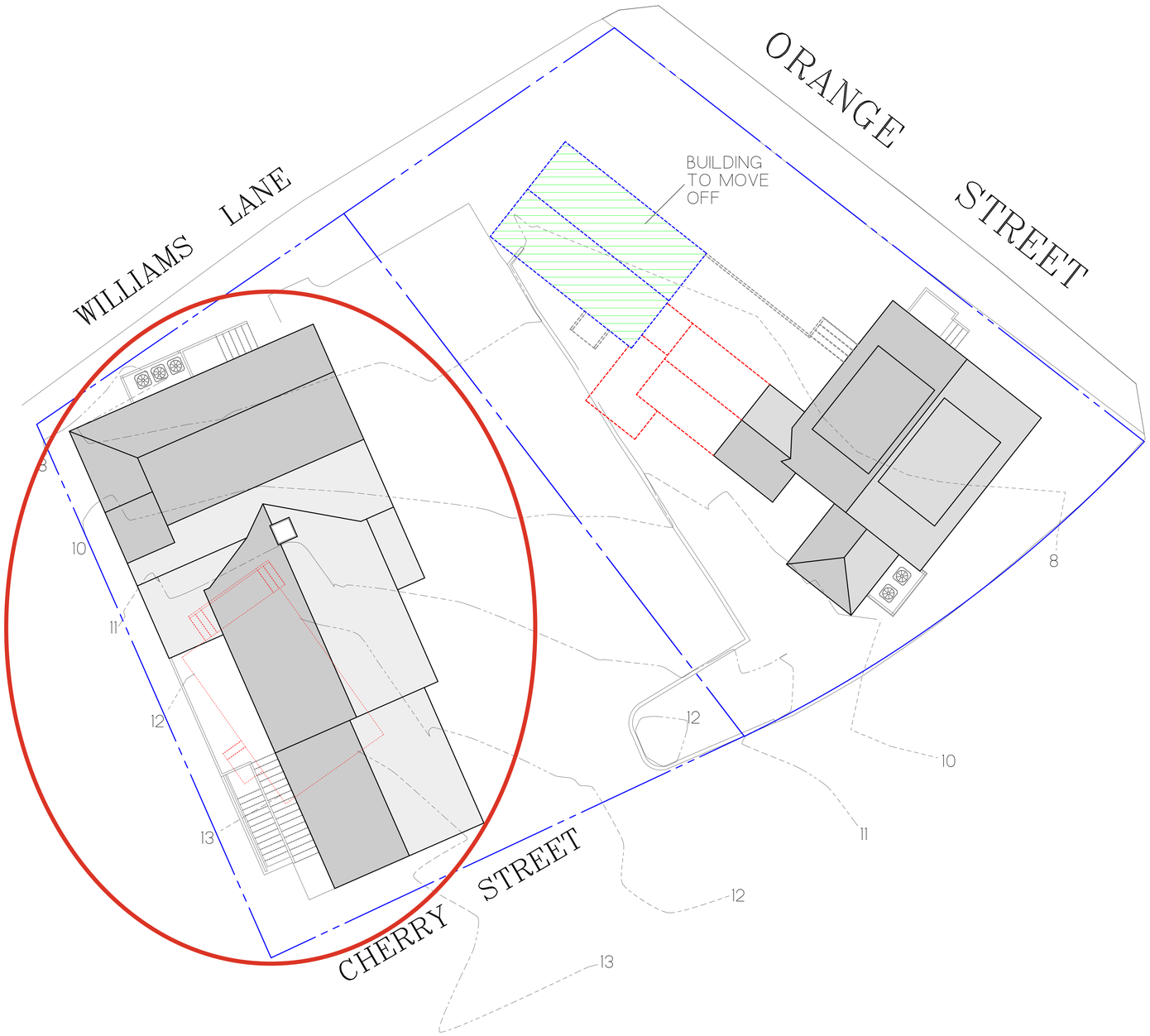
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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

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




TRD OFF ROAD



ZONING CLASSIFICATION: C.M.I.
MAP: 55 PARCEL: 377.1

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 FT.
FRONT YARD S.B.:	0 FT.
SIDE S.B.:	0 FT.
REAR S.B.:	0 FT.
GROUND COVER (%):	50%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	3'-0" X 5'-6"	6	6/1 D.H.
B	BOSTON SASH	2'-6" X 4'-7"	8	6/1 D.H.
C	BOSTON SASH	2'-4" X 3'-4"	3	9 LT. CASEMENT
D	BOSTON SASH	1'-9" X 2'-4"	12	4 LT. CASEMENT
E	BOSTON SASH	2'-2" X 3'-10"	2	6/1 D.H.
F				
G				
H				
1	CUSTOM	3'-0" X 7'-0"	2	12 LT. 1 PNL. DBL. EXTERIOR WD. DR.
2	BROSCO	3'-0" X 7'-0"	1	9 LT. 2 PNL. EXTERIOR WD. DR.
3	BROSCO	3'-0" X 6'-8"	2	9 LT. 2 PNL. EXTERIOR WD. DR.
4	BROSCO	3'-0" X 6'-8"	1	4 PNL. EXTERIOR DOOR
5				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
10/26/2024: PROGRESS PRINT
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11/09/2024: PROGRESS PRINT
11/23/2024: PROGRESS PRINT
3/21/2025: HDC REVISIONS

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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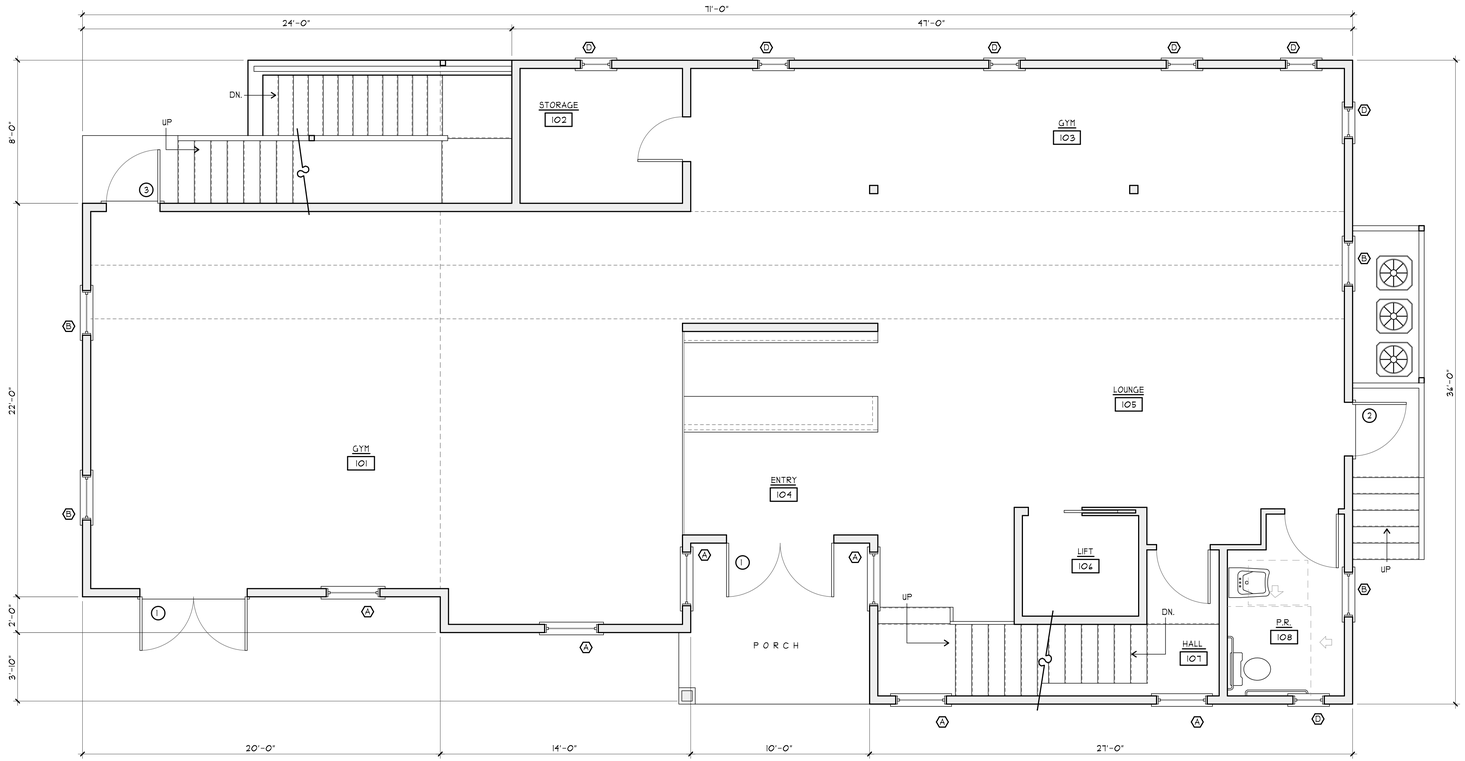
THE FLAGSHIP CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 377.1
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
1 CHERRY STREET NANTUCKET, MA 02554	3/21/2025	1/8" = 1'-0"

SHEET NO.
S 1



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

2098 SF.

N

REVISIONS:
10/26/2024: PROGRESS PRINT
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11/09/2024: PROGRESS PRINT
11/23/2024: PROGRESS PRINT
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THE FLAGSHIP CLUB

DRAWN BY: ETHAN McMORROW

P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55 PARCEL: 3771

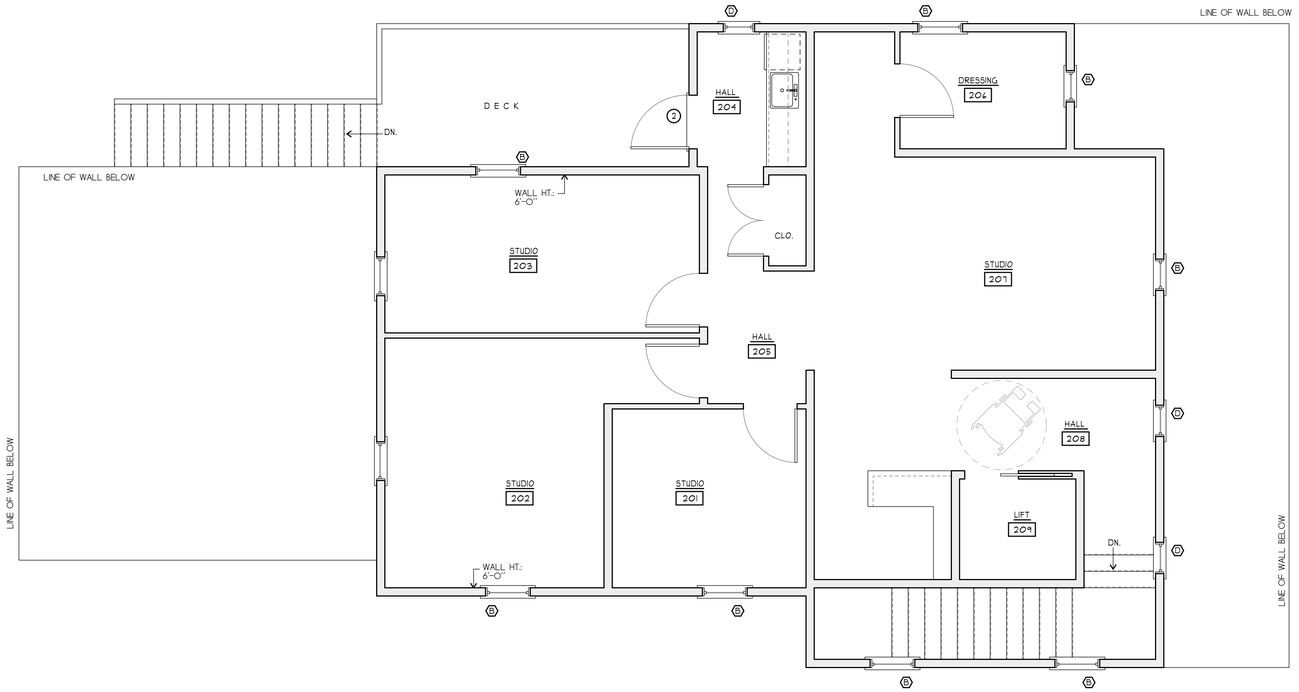
FLOOR PLANS

ADDRESS:
1 CHERRY STREET
NANTUCKET, MA 02554

DATE:
3/21/2025

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

SHEET NO.
a 2



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"
1,313 S.F.
N

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/23/2024: PROGRESS PRINT
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THE FLAGSHIP CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1092
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 3771

FLOOR PLANS

ADDRESS: 1 CHERRY STREET NANTUCKET, MA 02554

DATE: 3/21/2025

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

SHEET NO. a 3



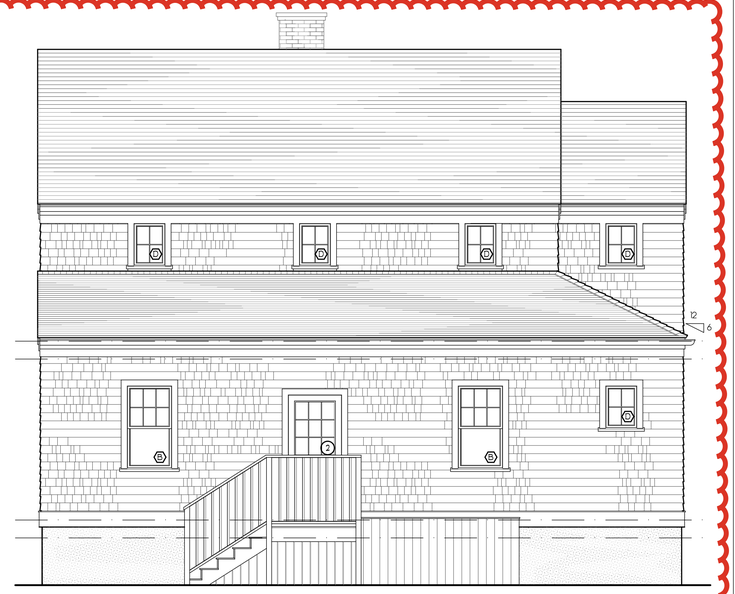
ORIGIONAL EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/223/2024: PROGRESS PRINT
1/24/2025: HDC PRINT
3/21/2025: HDC REVISIONS

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
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©Ethan McMorrow Design & Associates Inc.

THE FLAGSHIP CLUB

DRAWN BY: ETHAN McMORROW

P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 3771

ELEVATIONS

ADDRESS:
1 CHERRY STREET
NANTUCKET, MA 02554

DATE:
3/21/2025

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

SHEET NO.
a 4



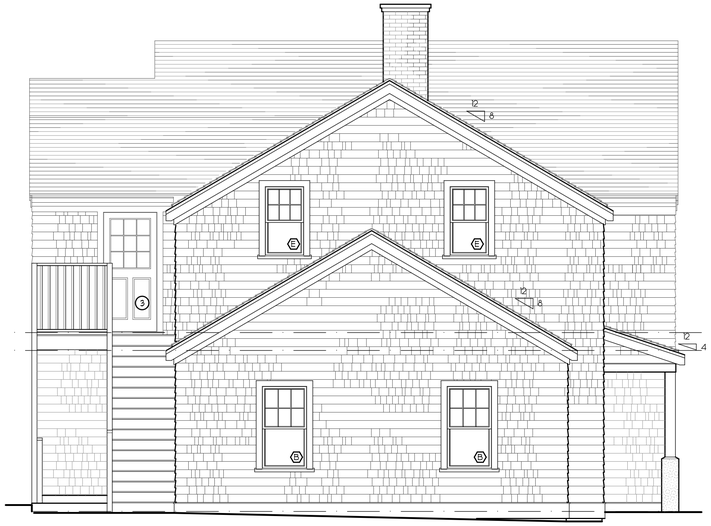
ORIGIONAL WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

REVISIONS:
10/26/2024: PROGRESS PRINT
10/31/2024: PROGRESS PRINT
11/09/2024: PROGRESS PRINT
11/223/2024: PROGRESS PRINT
1/24/2025: HDC PRINT
3/21/2025: HDC REVISIONS

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

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THE FLAGSHIP CLUB
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE: 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377.1
ELEVATIONS
ADDRESS: 1 CHERRY STREET NANTUCKET, MA 02554
DATE: 3/21/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 5

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2025-02-12051

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377

Street & Number of Proposed Work: 117 ORANGE STREET

Owner of record: CULLEN MILLER, INC.

Mailing Address: 117 ORANGE STREET

NANTUCKET, MA 02554

Contact Phone #: 760-845-1400 E-mail: _____

AGENT INFORMATION (if applicable)

Name: RIDGEVALE DEVELOPMENT, LLC

Mailing Address: 32 DEEP WOOD DRIVE

FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RC@RIDGEVALEDEVELOPMENT.COM

FOR OFFICE USE ONLY 1025

Date application received: 2/4/25 Fee Paid: $ 50

Must be acted on by: 5/30/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4'

Type: CEDAR BOARD GATE

Length: 20'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CONCRETE GRESS PAVE Walkways BLUESTONE ~~Walls~~ APRON BELGIAN BLOCK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

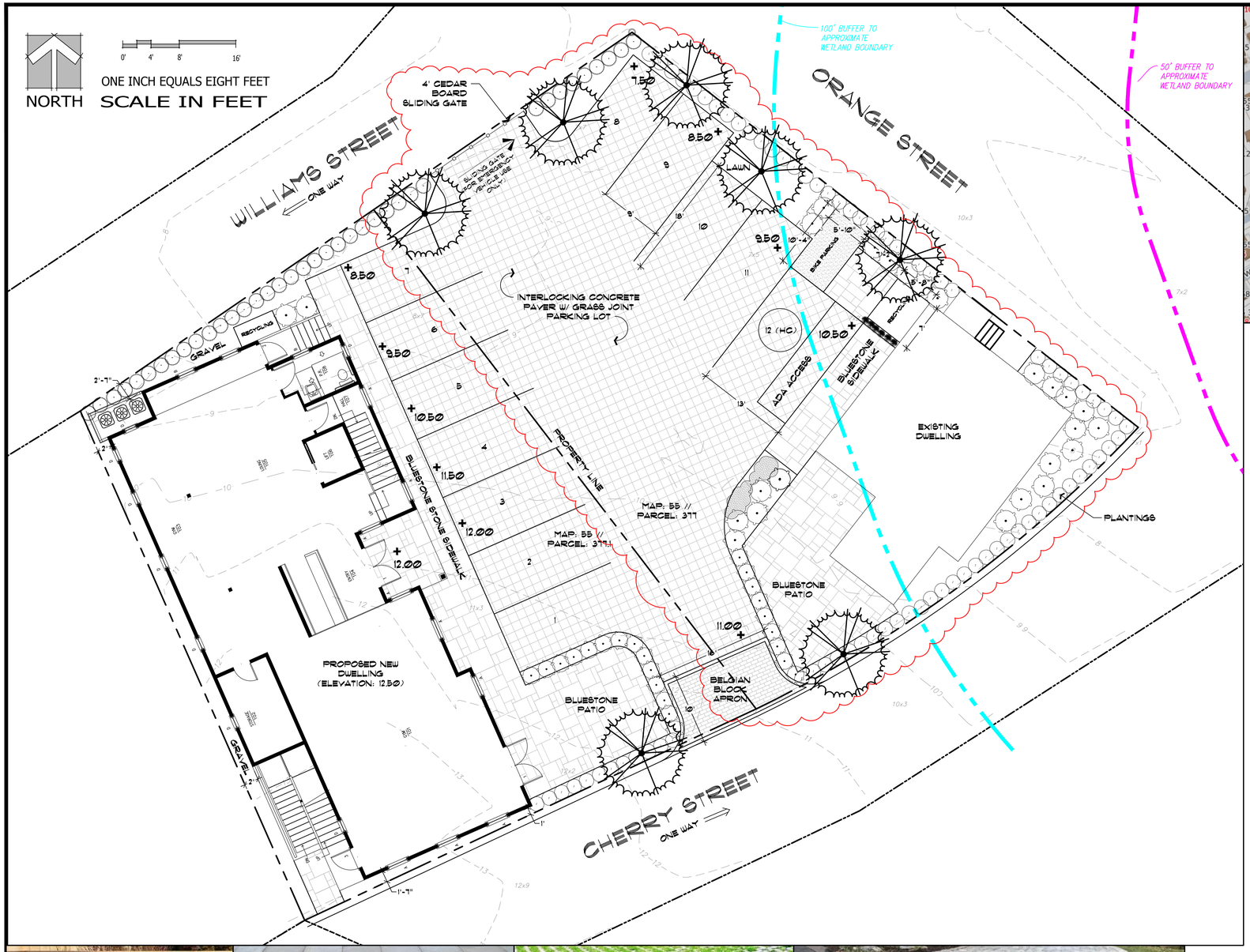
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

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

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

Date 2/12/2025 Signature of owner of record _____ Signed under penalties of perjury





LOCUS MAP OF 117 ORANGE STREET
MAP: 55 // PARCEL: 377

HDC ITEMS:

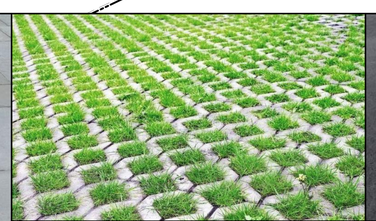
1. GRASS PAVE PARKING AREA
2. BLUESTONE PATIOS AND WALKWAY
3. 4' CEDAR BOARD SLIDING GATE
4. BELGIAN BLOCK APRON



4' HT. CEDAR SLIDING GATE
(PHOTO IS FOR REFERENCE)



BLUESTONE PATIOS AND WALKWAYS



GRASS PAVE FOR PARKING AREA



BELGIAN BLOCK APRON AT CHERRY STREET

THIS CONCEPTUAL DRAWING AS DEPICTED IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE DESIGN INTENT BASED ON DATA MADE AVAILABLE. MODIFICATIONS TO THIS CONCEPTUAL DRAWING MAY BE REFLECTED IN THE FINAL DEVELOPMENT PLAN BASED ON ADDITIONAL DATA COLLECTED OR CHANGES TO EXISTING DATA RELATED TO SITE BOUNDARY, TOPOGRAPHY, WETLAND DELINEATION, LOCAL AND STATE GOVERNMENT REGULATORY REVIEW, AND PERMITTING REQUIREMENTS.

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PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
117 Orange Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS;

117 ORANGE STREET
NANTUCKET, MA.

TITLE:

HDC LANDSCAPE PLAN SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	55
PARCEL:	377
DATE:	3 MAR. 2025
PROJ. NO.:	1042

L-1.0

VIEW FROM THE CORNER OF ORANGE STREET AND WILLIAMS STREET



VIEW FROM WILLIAMS STREET



VIEW FROM THE CORNER OF ORANGE STREET AND CHERRY STREET



VIEW FROM CHERRY STREET



1 CHERRY STREET
MAP: 55 // PARCEL: 377.1

117 ORANGE STREET
MAP: 55 // PARCEL: 377

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
117 Orange Street & 1 Cherry Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS:

117 ORANGE STREET
1 CHERRY STREET
NANTUCKET, MA.

TITLE:

EXISTING PHOTOS
HDC SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	
PARCEL:	
DATE:	3 MAR. 2025
PROJ. NO.:	1042

P-1.0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

HDC025-02-12050

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 377.1

Street & Number of Proposed Work: 1 CHERRY STREET

Owner of record: CALLEN MILLER, INC.

Mailing Address: 117 ORIENTAL STREET
NANTUCKET, MA 02644

Contact Phone #: 760-845-1400 E-mail: _____

AGENT INFORMATION (if applicable)

Name: RIDGEVALE DEVELOPMENT, LLC

Mailing Address: 32 DEEP WOOD DRIVE
FALMOUTH, MA 02644

Contact Phone #: 508-472-8940 E-mail: RL@RIDGEVALE DEVELOPMENT.COM

FOR OFFICE USE ONLY

Date application received: 4/4/25 Fee Paid: $ 50

Must be acted on by: 5/30/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CONCRETE GRASS PAVE Walkways BLUESTONE ~~Walls~~ APRON BELGIAN BLOCK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

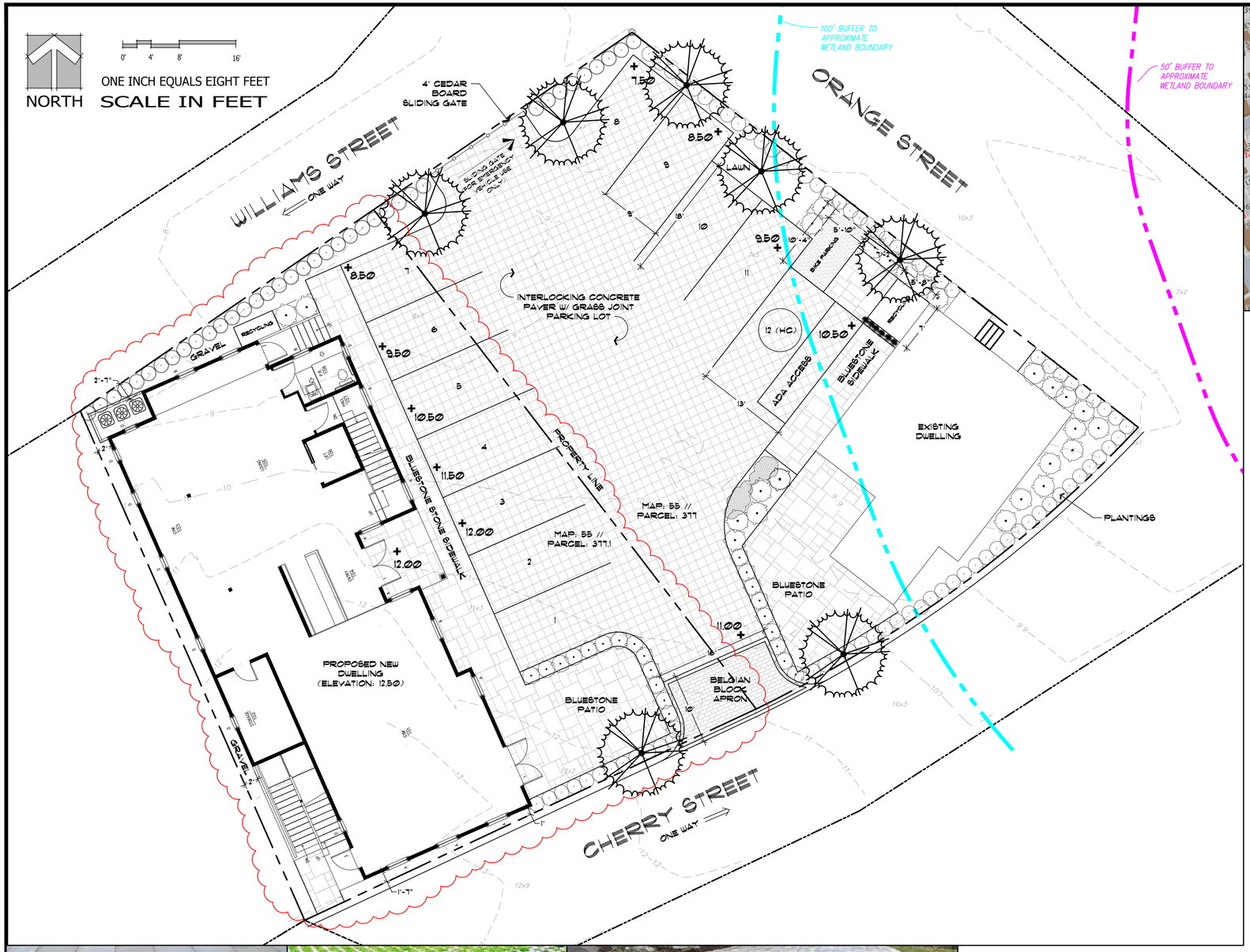
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/12/2025 Signature of owner of record _____ Signed under penalties of perjury

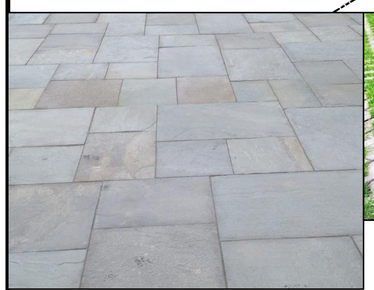




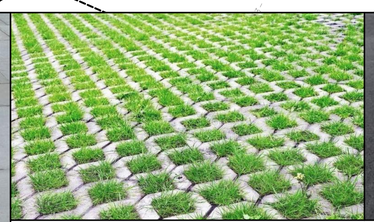
LOCUS MAP OF 1 CHERRY STREET
MAP: 55 // PARCEL: 377.1

HDC ITEMS:

1. GRASS PAVE PARKING AREA
2. BLUESTONE PATIOS AND WALKWAY
3. BELGIAN BLOCK APRON



BLUESTONE PATIOS AND WALKWAYS



GRASS PAVE FOR PARKING AREA



BELGIAN BLOCK APRON AT CHERRY STREET

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PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
1 Cherry Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS;

1 CHERRY STREET
NANTUCKET, MA.

TITLE:

HDC LANDSCAPE PLAN SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	55
PARCEL:	377.1
DATE:	3 MAR. 2025
PROJ. NO.:	1042

L-1.0

VIEW FROM THE CORNER OF ORANGE STREET AND WILLIAMS STREET



VIEW FROM WILLIAMS STREET



VIEW FROM THE CORNER OF ORANGE STREET AND CHERRY STREET



VIEW FROM CHERRY STREET



1 CHERRY STREET
MAP: 55 // PARCEL: 377.1

117 ORANGE STREET
MAP: 55 // PARCEL: 377

PREPARED BY:

RIDGEVALE DEVELOPMENT
32 Deep Wood Drive
Forestdale, Massachusetts 02644

PREPARED FOR:

Callen Miller, Inc.
117 Orange Street & 1 Cherry Street
Nantucket, Massachusetts 02554

PROJECT ADDRESS:

117 ORANGE STREET
1 CHERRY STREET
NANTUCKET, MA.

TITLE:

EXISTING PHOTOS
HDC SUBMISSION

REVISIONS

1.

DESIGNED BY:	RJC
DRAFTED BY:	RJC
CHECKED BY:	IT
MAP:	
PARCEL:	
DATE:	3 MAR. 2025
PROJ. NO.:	1042

P-1.0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 106

Street & Number of Proposed Work: 25 INDIA STREET

Owner of record: ERIC GERSTENBERG & CHRISTINE CLANCY

Mailing Address: 84 SHORE DRIVE

PLYMOUTH MA 02360

Contact Phone #: 617.347.6767 E-mail: christineclancy6 comcast.net

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: TME Sq. Footage 1st floor: _____

Width: TME Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

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

ROOF WALK Size: TME ☐ 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: 1794

Original Builder: (SEE ATTACHED)

REVISIONS* (describe)

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

} REPAIR ROOF WALK (T.M.E.)

Is there an HDC survey form for 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: 3'

Type: TME

Length: TME

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 WHITE TME/DECK NATURAL TME Foundation _____ Fence _____ Shutters _____

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

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

Date 1/15/2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10218
Location	25 INDIA ST
Owner	GERSTENBERG ERIC W & CLANCY CHRISTINE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

25 INDIA ST

Location	25 INDIA ST	**Mblu**	4234/ / 106/ /
Acct#	00010218	**Owner**	GERSTENBERG ERIC W & CLANCY CHRISTINE
Assessment	$5,519,500	**PID**	10218
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$3,523,500	$1,996,000	$5,519,500

Owner of Record

Owner	GERSTENBERG ERIC W & CLANCY CHRISTINE	**Sale Price**	$3,750,000
Co-Owner		**Certificate**	
Address	84 SHORE DRIVE PLYMOUTH , MA 02360	**Book & Page**	1769/160
		Sale Date	10/01/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GERSTENBERG ERIC W & CLANCY CHRISTINE	$3,750,000		1769/160	00	10/01/2020
GEOGHEGAN MICHAEL G ETAL	$2,900,000		1293/088	00	09/19/2011
BEPLER STEPHEN E & KIM B	$3,325,000		0898/219	1C	06/22/2004
25 INDIA LLC	$1,505,000		0856/154	1O	10/28/2003
RUGGE JOHN S	$0		0153/155		03/05/1976

Building Information

Building 1 : Section 1

Year Built:	1820
Living Area:	3,925
Replacement Cost:	$3,578,439
Building Percent Good:	98

Replacement Cost
Less Depreciation: $3,506,900

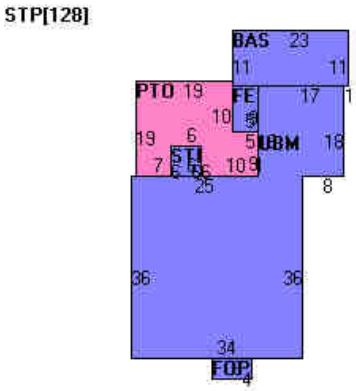
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Excellent +
Stories:	2.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0027\25%20india_27403.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10218_11695.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,783	1,783
FUS	Upper Story, Finished	1,530	1,530
FHS	Half Story, Finished	1,224	612
FEP	Porch, Enclosed, Finished	45	0
FOP	Porch, Open, Finished	32	0
PTO	Patio	370	0
STP	Stoop	164	0
UBM	Basement, Unfinished	1,530	0
		6,678	3,925

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL3	2 STORY CHIM	1.00 UNITS	$12,000	1
FPO	EXTRA FPL OPEN	5.00 UNITS	$4,600	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.10
Frontage	0
Depth	0
Assessed Value	$1,996,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$3,523,500	$1,996,000	$5,519,500
2024	$3,430,200	$2,033,000	$5,463,200
2023	$2,326,100	$1,936,000	$4,262,100
2022	$1,948,800	$1,760,000	$3,708,800
2021	$1,894,700	$1,408,000	$3,302,700

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18 Built 1767 for Silas Paddock, gambrel roof house. 1½-story, ridge chimney, 3-bayed façade, door with transom, 12/12-paned windows, extension on west end trapezoid shape covered by shed roof served as rum shop, once had 2nd door on India Street. New brick steps to main entrance. (H. B. Worth, *Nantucket Lands,* p. 272, 1881 photo facing p. 247; E. U. Crosby, *Ninety Five Per Cent,* photo p. 62)

19 Built 1809 for Zaccheus Hussey, frame with brick ends. 2-storied shingle front, end chimneys, brick basement, 5-bayed façade, center doorway in Federal style with transom and sidelights, restored porch on stoop of brick and brownstone, 6/6-paned windows. (M. M. Coffin, *H. A. B. S.* #1013)

20 Typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, 12/12- and 9/9-paned windows, later pilastered Greek Revival doorway. (N. H. A. *Photo Albums,* Book 2, p. /19/)

21 Built *ca.* 1800 for John Howland Swain, typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway, wood stoop, 6/6-paned windows. (M. M. Coffin, *H. A. B. S.* #1013)

23 Built *ca.* 1800 by John & Perez Jenkins, builders, sold to Capt. Reuben Baxter 1801, originally a typical Nantucket house. 2½-story shingle, had ridge chimney, 4-bayed street side with 6/6-paned windows, entrance moved to east end, pilastered Greek Revival doorway with sidelights. (M. M. Coffin, *H. A. B. S.* #1013)

25 Built *ca.* 1794 for Daniel Coffin, typical Nantucket house, remodeled in Greek Revival style. 2½-story shingle on brick foundations, ridge chimney, 4-bayed façade, entrance with sidelights sheltered by distyle Doric portico, later 2/2-paned windows. (M. M. Coffin, *H. A. B. S.* #1013)

27 Built 1794 for Robert Folger, typical Nantucket house. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, wood quoins at corners, stoop before doorway, 12/12-paned windows. (H. B. Worth, *Transcript of Books,* pp. 320–326; M. M. Coffin, *H. A. B. S.* #1013)

28 Built 2nd quarter 19th century probably for David Baxter, attributed to John Coleman, Greek Revival style. 2½-story clapboard on high brick basement (no windows in front), 4 end chimneys, roof walk, vertical panel shafts at corners, 5-bayed façade, center doorway sheltered by distyle Doric portico, wood stoop with stairs both sides. 6/6-paned windows, parapet over cornice. (G. A. Fowlkes, *Mirror of Nantucket,* p. 112; Worth-Palmer, *Photos,* p. 42; E. U. Crosby, *Ninety Five Per Cent,* photo p. 62)

29 Built 1795 for Benjamin Swift, typical Nantucket house. 2½-story shingle, ridge chimney, originally 4-bayed façade (front window nearest east corner closed), 12/12-paned windows. Later pilastered Greek Revival doorway, pediment atop front of wing added northeast corner, curved staircase installed in enlarged front hall. (Prof. George C. Wood; H. B. Worth, *Transcript of Books,* pp. 320–326; M. M. Coffin, *H. A. B. S.* #1013; N. H. A. *Photo Albums,* Book 2, p. /19/)

30 Late Federal style. 2½-story clapboard, high brick basement (no windows in front), 2 ridge chimneys, 5-bayed façade, pilastered doorway with sidelights, swirled meander in fascia, stoop, 6/6-paned windows.

31 Built *ca.* 1795 for Eliab Hussey, unusually wide typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway, still later 2/2-paned windows and dormers. (M. M. Coffin, *H. A. B. S.* #1013)

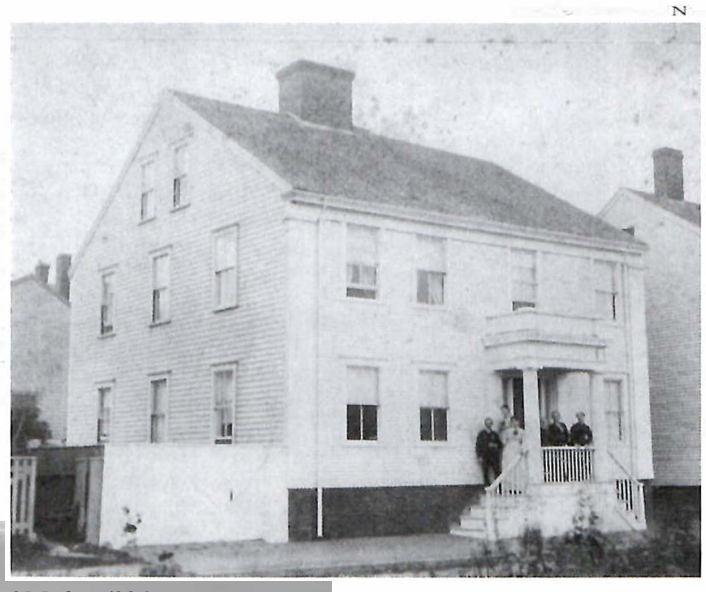
32 Originally typical Nantucket house. 2½-story shingle on high brick basement, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway with sidelights occupying space of former 2 east openings, stoop, 12/12-paned windows.

33 Built probably for John Russell end 18th century, typical Nantucket house, exceptionally wide front. 2½-story shingle, ridge chimney (modern), 4-bayed façade, pilastered doorway with transom, 6/6-paned windows. After Civil War period fore-section of southeast room made into stairhall. Staircase afterward put back in original position using later railing. (M. M. Coffin, *H. A. B. S.* #1013)

34 Greek Revival style. 1¾-story clapboard, high brick basement (no windows in front), end chimneys, heavy pilasters at corners supporting entablature, 4-bayed façade with "Gothic" pointed windows in pediment, 6/6-paned windows, doorway with distyle square-piered portico on west side.

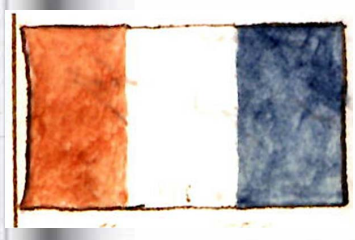
35 Built *ca.* 1786 for George Lawrence, typical Nantucket house. 2½-story shingle, ridge chimney,

25 India Street: built circa 1794 for Mary Norris of Pennsylvania



25 India, /886

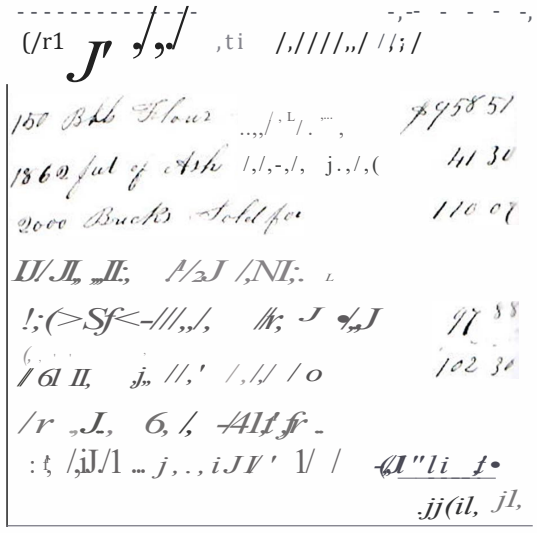
In 1794 house-carpenter John Jenkins exercised a power of attorney for Mary Norris of Chester, Pennsylvania, when he purchased this land for her in 1794, and when he sold the land and buildings to Daniel Comn in 1810, he had a power of attorney from Charles Norris of Norriton, Pennsylvania. It does not appear that either Mary or Charles Norris ever lived on Nantucket, and their relationship to Jenkins is unclear.



Edwin Coffin, who owned 25 India from 1831 to 1838. was captain of the Mount Vernon *from 1832 to 1835*

It is known that John and his brother Perez built 23 India Street around the year 1795, and it seems certain that they built 25 India Street as well. Only a few of the houses built by the Jenkins brothers have been identified, so it is possible that they built other houses on India Street around the turn of the nineteenth century. The occupants of the house before 1810 are not known, but the first local owner of the property, Daniel Colfin, was a yeoman, married in 1784 to Huldah Bunker, with four children ranging in age from twelve to twenty-one.

The names associated with the house for most of the nineteenth century were Rebecca Jones Coffin Nickerson, widow of John G. Coffin, and her husband, Joseph H. Nickerson, a trader, shipowner, and captain, whose account books in the collection of the Nantucket Historical Association Research Library reveal a lucrative business in staples ranging from apples to shingles, including such luxury items as cigars, wine, and tobacco. The Greek Revival portico and pilasters on the sides of the south-facing facade were probably added by the Nickersons, whose family owned the house for eighty years, from 1838 until 1918, when Rebecca's daughter, Kezia J. Coffin, sold it to Sarah Elizabeth Thomas and Mary Louise Standish.



Joseph H. Nickerson's account book, 1851-51, Nantucket Historical Association Research Library

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

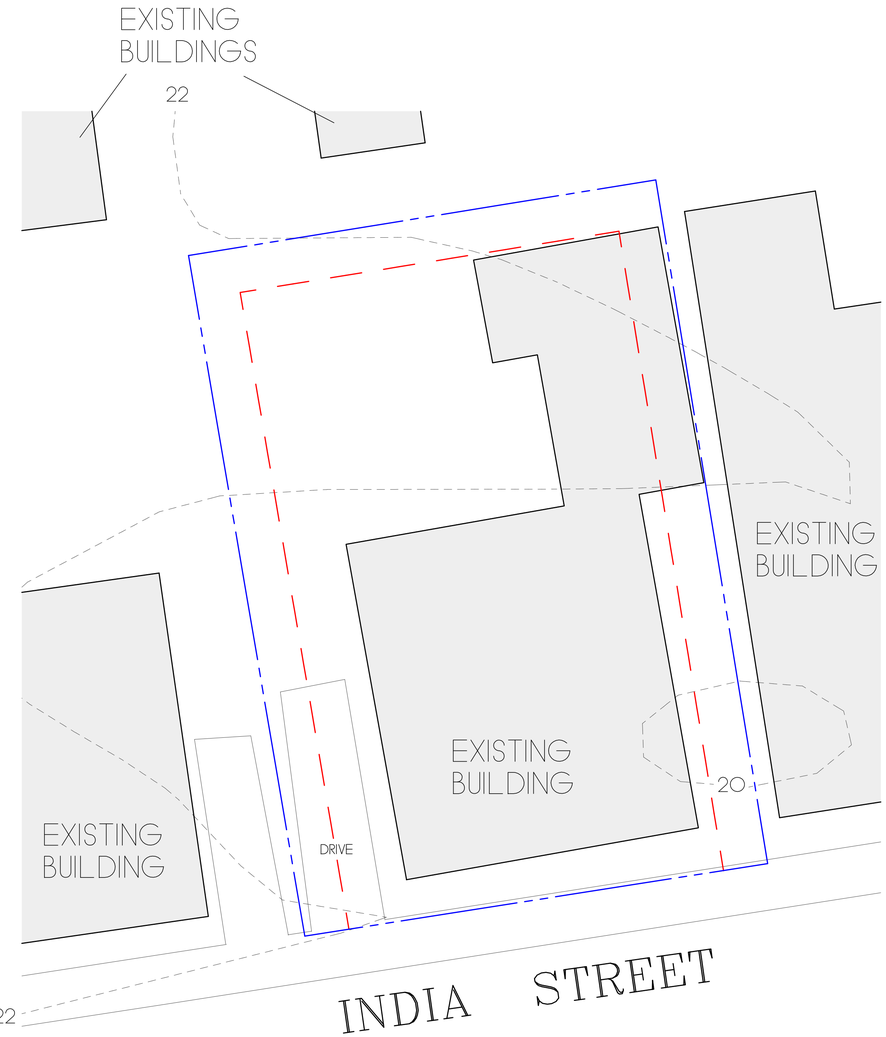

SOUTH WEST





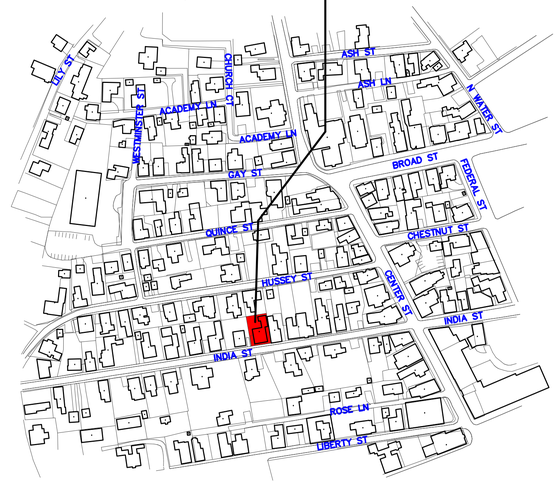






ZONING CLASSIFICATION: R.O.H.
MAP: 42.3.4 PARCEL: 106

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%



REVISIONS:
10/18/2024: AS-BUILT MEASURING
12/2/2024: AS-BUILT PLANS
12/5/2024: PROGRESS PRINT
12/11/2024: PROGRESS PRINT
1/24/2025: HDC PRINT
2/6/2025: HDC ROOF WALK

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethanb7@comcast.net

MAP: 42.3.4 PARCEL: 106
H.D.C. SITE PLAN
ADDRESS: 25 INDIA STREET, NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
S 1

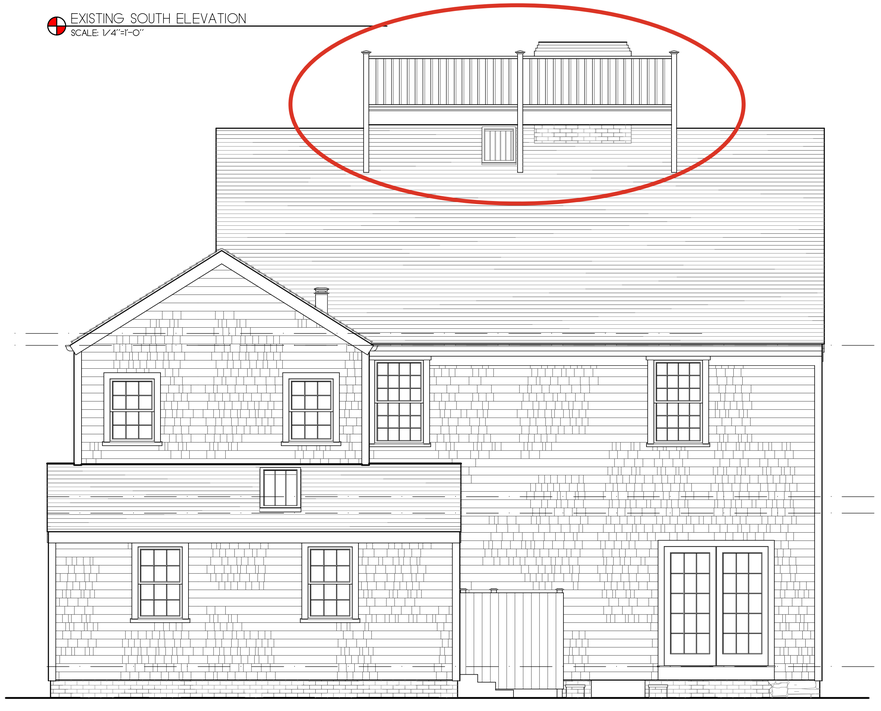
REVISIONS:
10/18/2024: AS-BUILT MEASURING
12/2/2024: AS-BUILT PLANS
12/5/2024: PROGRESS PRINT
1/24/2025: HDC PRINT
2/6/2025: HDC ROOF WALK



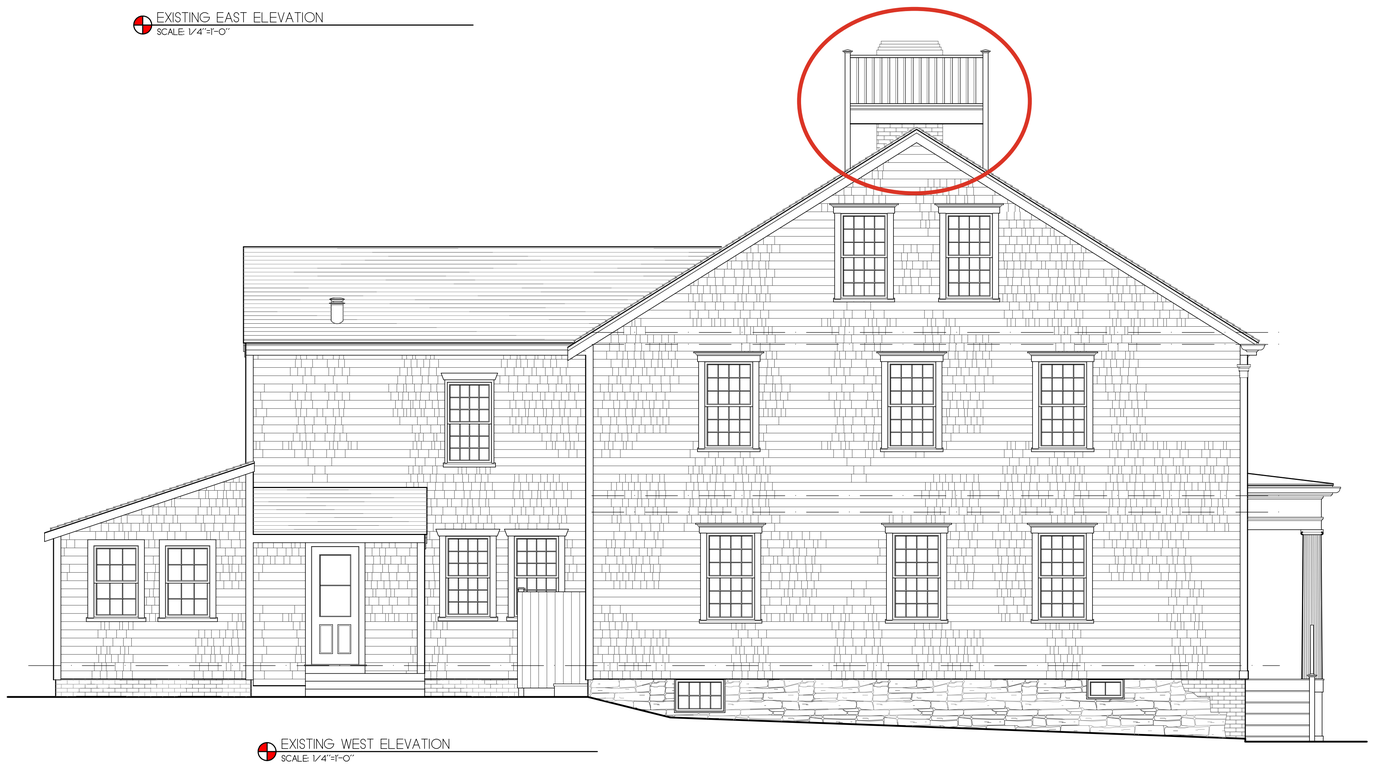
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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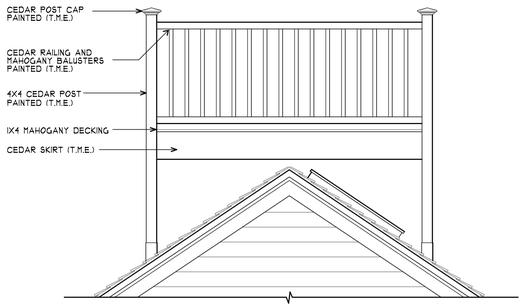
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

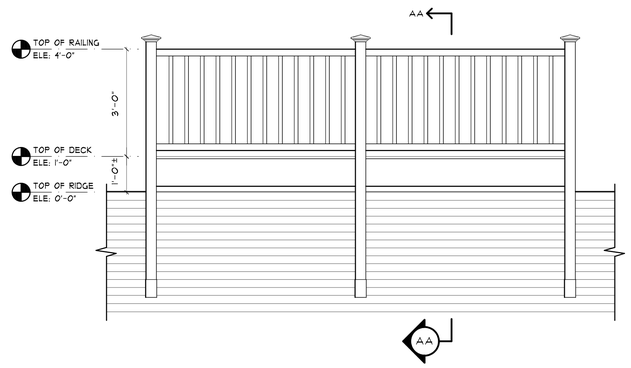
MAP: 42.3.4 PARCEL: 106
ELEVATIONS
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

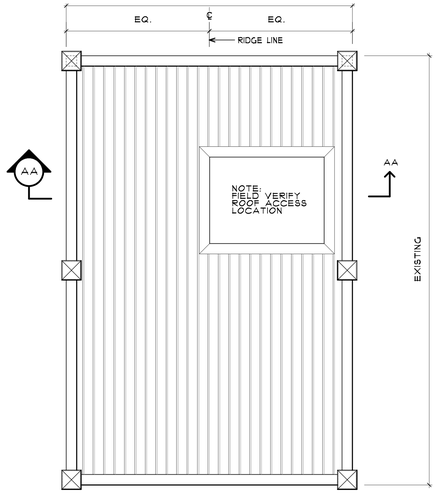
REVISIONS:
10/18/2024: AS-BUILT MEASURING
12/2/2024: AS-BUILT PLANS
12/5/2024: PROGRESS PRINT
1/24/2025: HDC PRINT
2/6/2025: HDC ROOF WALK



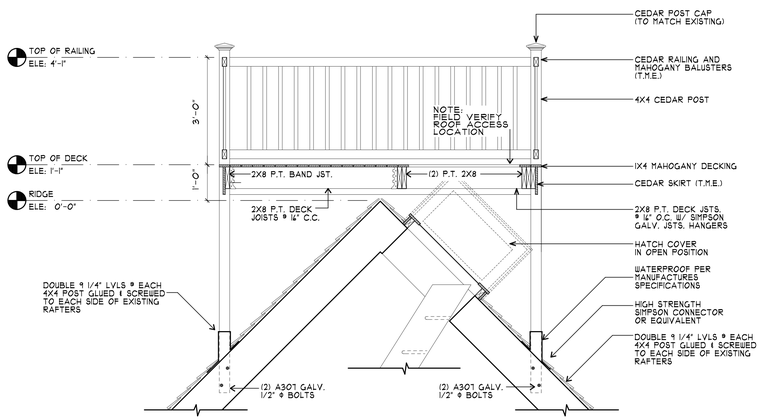
RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/2" = 1'-0"



ROOFWALK PLAN
SCALE: 1/2" = 1'-0"



ROOFWALK SECTION AA
SCALE: 1/2" = 1'-0"

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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 42.3.4 PARCEL: 106
ROOF WALK
ADDRESS: 25 INDIA STREET NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: 1/2" = 1'-0"
SHEET NO. a 3

Goodwin
6½ South Pasture

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 429

Street & Number of Proposed Work: 6 South Pasture lane.

Owner of record: Robert Gordon Trust

Mailing Address: PO Box 977
Hyannis, MA 02601

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Road
Nantucket, Ma 02554

Contact Phone #: 508-325-5890 E-mail: Joseph@
ThophamDesignNck.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24x60 Sq. Footage 1st floor: 1,532.7 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 1,532.7 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South no change East no change West No change

Height of ridge above final finish grade: North 28'-10" +/- South 28'-10" +/- East 26'-0" +/- West 28'-10" +/-

Additional Remarks

Historic Name:

Original Date: 2014

Original Builder:

REVISIONS* (describe)

1. East Elevation Proposed Addition
2. South Elevation Proposed Addition
3. West Elevation Proposed Addition
4. North Elevation proposed Addition

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Wood Boxed out

Leaders (material and size): Wood 4x5

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x6
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☐ SDL Front 9LT/2PNL, WD Rear 2PNL, Wood Side _____
Garage Door(s): Type Batten Material WD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 1/28/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Kerry Flynn for Topham Design, LLC

AS AGENT FOR Robert Goodwin Trust

STREET ADDRESS 6 South Pasture Lane

MAP/PARCEL 80/429

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Kerry Flynn 1/28/25

Signature Date

Subject: Re: HDC authorization
Date: Tuesday, January 28, 2025 at 1:16:49 PM Eastern Standard Time
From: Lisa Bob
To: Kerry Flynn

Am traveling and unable to do until weekend. Feel free to endorse with my permission. Bob
Sent from my iPhone

> On Jan 28, 2025, at 12:47PM, Kerry Flynn <kerry@tophamdesignack.com> wrote:
>
> Hi there,
>
> I never heard back from you and I'm hoping to get the application in today. Could you please sign and return the attached authorization at your earliest convenience.
>
> Thanks,
>
> Kerry
> Topham Design, LLC

From: Kerry Flynn <kerry@tophamdesignack.com>
Date: Friday, January 17, 2025 at 2:23 PM
To: lisaandbob9@comcast.net <lisaandbob9@comcast.net>
Subject: HDC authorization

Hi there,

Could I please ask you to update your authorization paperwork for the HDC application(s) we're submitting on your behalf? I have attached a form for you to print, sign, scan and return at your earliest convenience. Let me know if you have any questions.

Enjoy your weekend,

Kerry
Topham Design, LLC

TOPHAM DESIGN

Goodwin Residence
6 South Pasture Lane

SOUTH ELEVATION



WEST ELEVATION



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

NORTH ELEVATION



EAST ELEVATION



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

6 South Pasture Lane



Property Information

Property ID	187874
Location	6- S PASTURE LN
Owner	GOODWIN ROBERT H TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

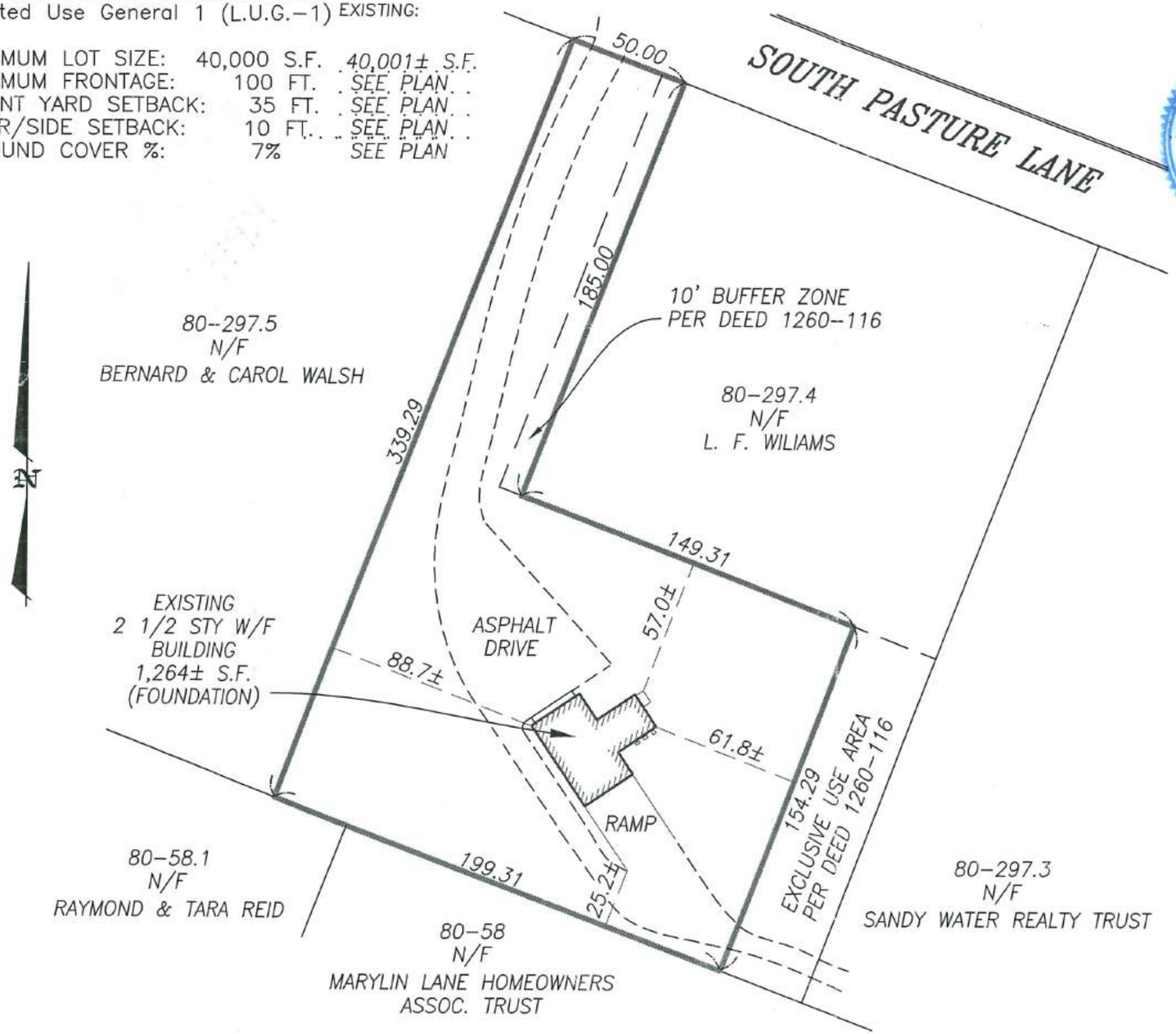
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

CURRENT ZONING CLASSIFICATION:
Limited Use General 1 (L.U.G.–1)

		EXISTING:
MINIMUM LOT SIZE:	40,000 S.F.	40,001± S.F.
MINIMUM FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER %:	7%	SEE PLAN



I CERTIFY, AS OF : 7/31/2014 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 60' DATE: JULY 31, 2014

Owner: . . . SANDY WATER II REALTY TRUST . . . . . .

Deed: . . 1260–116 . . . Plan: . 2010–61; LOT 2 . .

Locus: . . . . #6A SOUTH PASTURE LANE . . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

ASSESSOR MAP: . . 80 . . , PARCEL: . . 429 . .

K–368

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Robert Goodwin Trust

MAILING ADDRESS..... PO Box 977, Hyannis, MA 02601

PROPERTY LOCATION..... 6 ½ South Pasture Lane

ASSESSORS MAP/PARCEL..... 80/429

SUBMITTED BY:..... Topham Design LLC

SEE ATTACHED PAGES

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

January 28, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.28 14:29:28 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

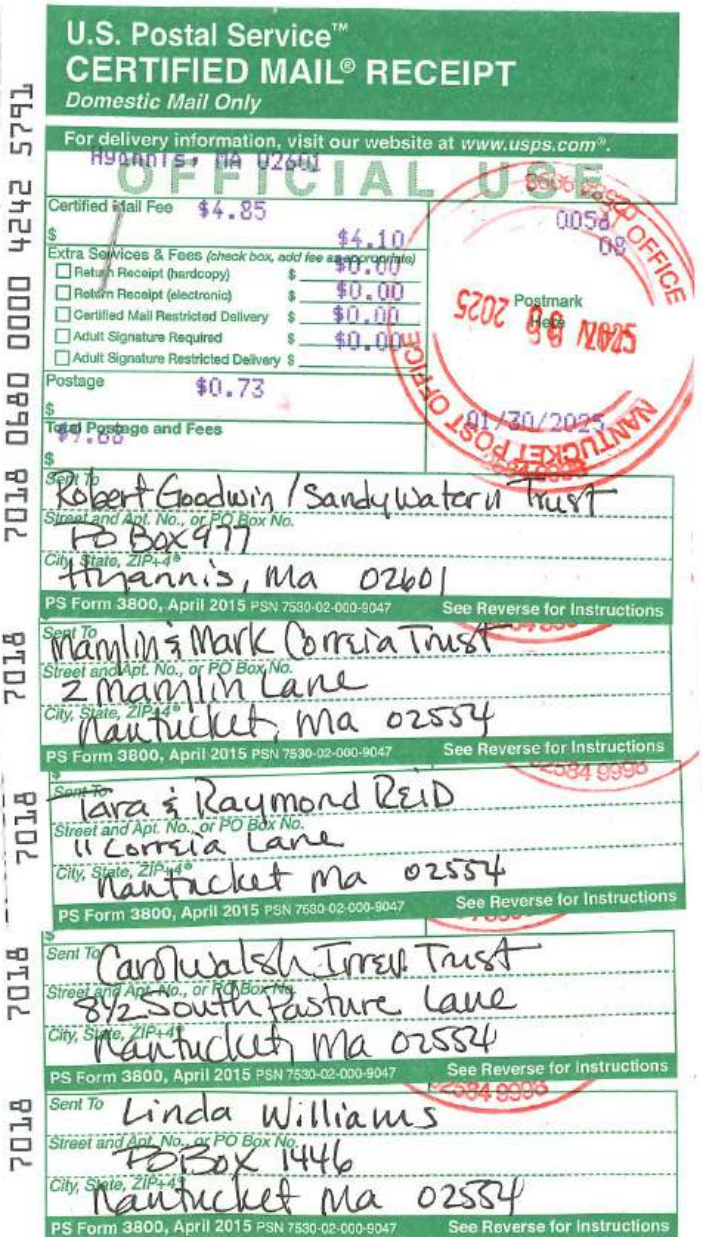
CORRIEA MARYLIN R & MARK A TRST
MARYLIN LANE HOMEOWNERS ASSC
TRUST
2 MARYLIN LN
NANTUCKET, MA 02554

REID RAYMOND A & TARA
11 CORREIA LN
NANTUCKET, MA 02554

WILLIAMS LINDA F
PO BOX 1446
NANTUCKET, MA 02554

CAROL A WALSH IRRV TRUST
8 1/2 SOUTH PASTURE LN
NANTUCKET, MA 02554

GOODWIN ROBERT H TRST
SANDY WATER II REALTY TR`
PO BOX 977
HYANNIS, MA 02601

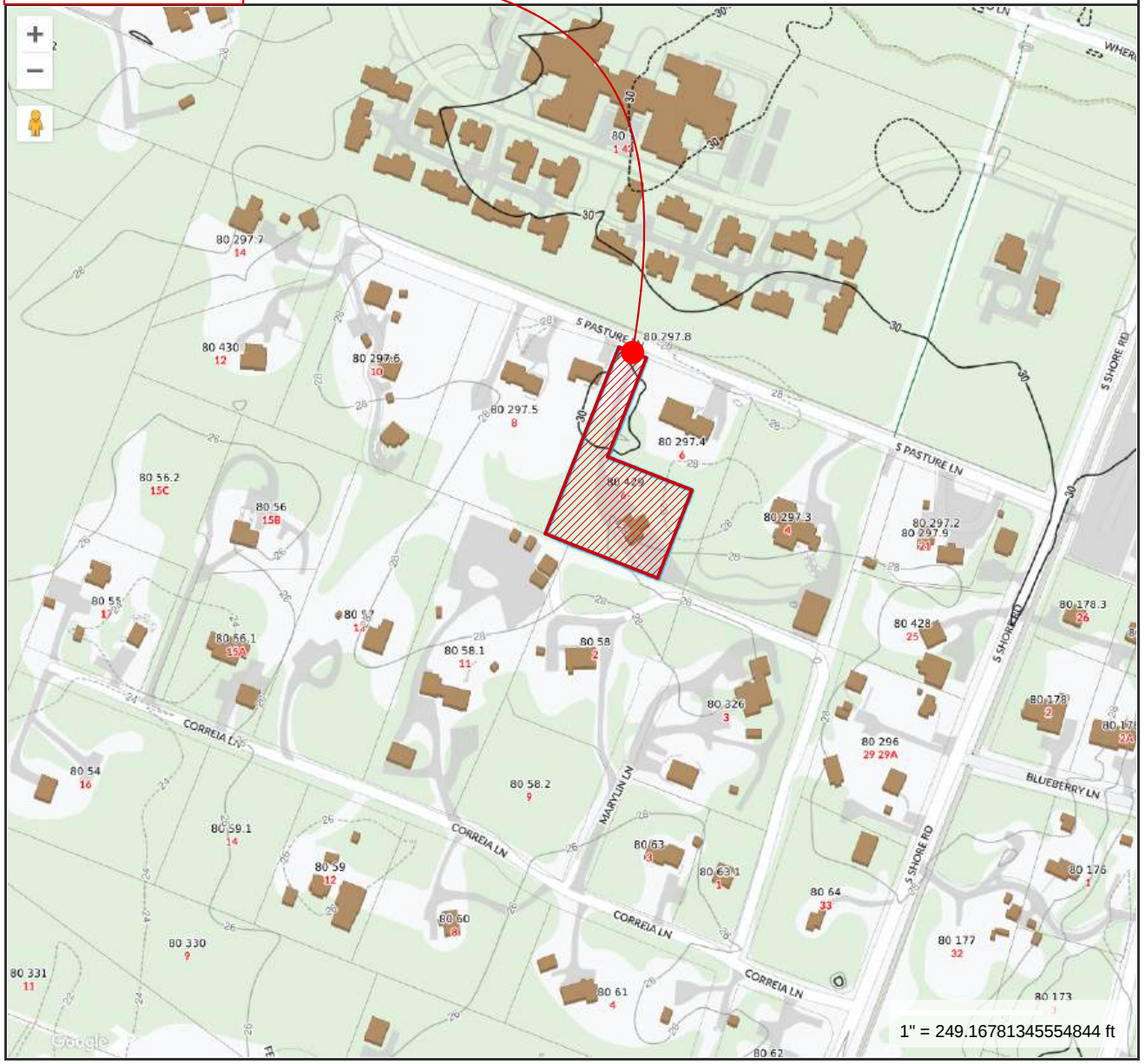


Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
80	58		CORRIEA MARYLIN R & MARK A TRST	MARYLIN LANE HOMEOWNERS ASSC TRUST	2 MARYLIN LN	NANTUCKET	MA	02554	2 MARYLIN LN
80	58	1	REID RAYMOND A & TARA		11 CORREIA LN	NANTUCKET	MA	02554	11 CORREIA LN
80	297	4	WILLIAMS LINDA F		PO BOX 1446	NANTUCKET	MA	02554	6 S PASTURE LN
80	297	5	CAROL A WALSH IRRV TRUST		8 1/2 SOUTH PASTURE LN	NANTUCKET	MA	02554	8 S PASTURE LN
80	429		GOODWIN ROBERT H TRST	SANDY WATER II REALTY TR`	PO BOX 977	HYANNIS	MA	02601	6- S PASTURE LN
Count:	**5**								

LOCUS

6 SOUTH PASTURE LN



L

6 SOUTH PASTURE LN LOCUS MAP

SCALE: 1:50.53

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

MARK	DATE	DESCRIPTION
	/ /	

6 SOUTH PASTURE LN LOCUS MAP

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25	
MAP NO.: 80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.:

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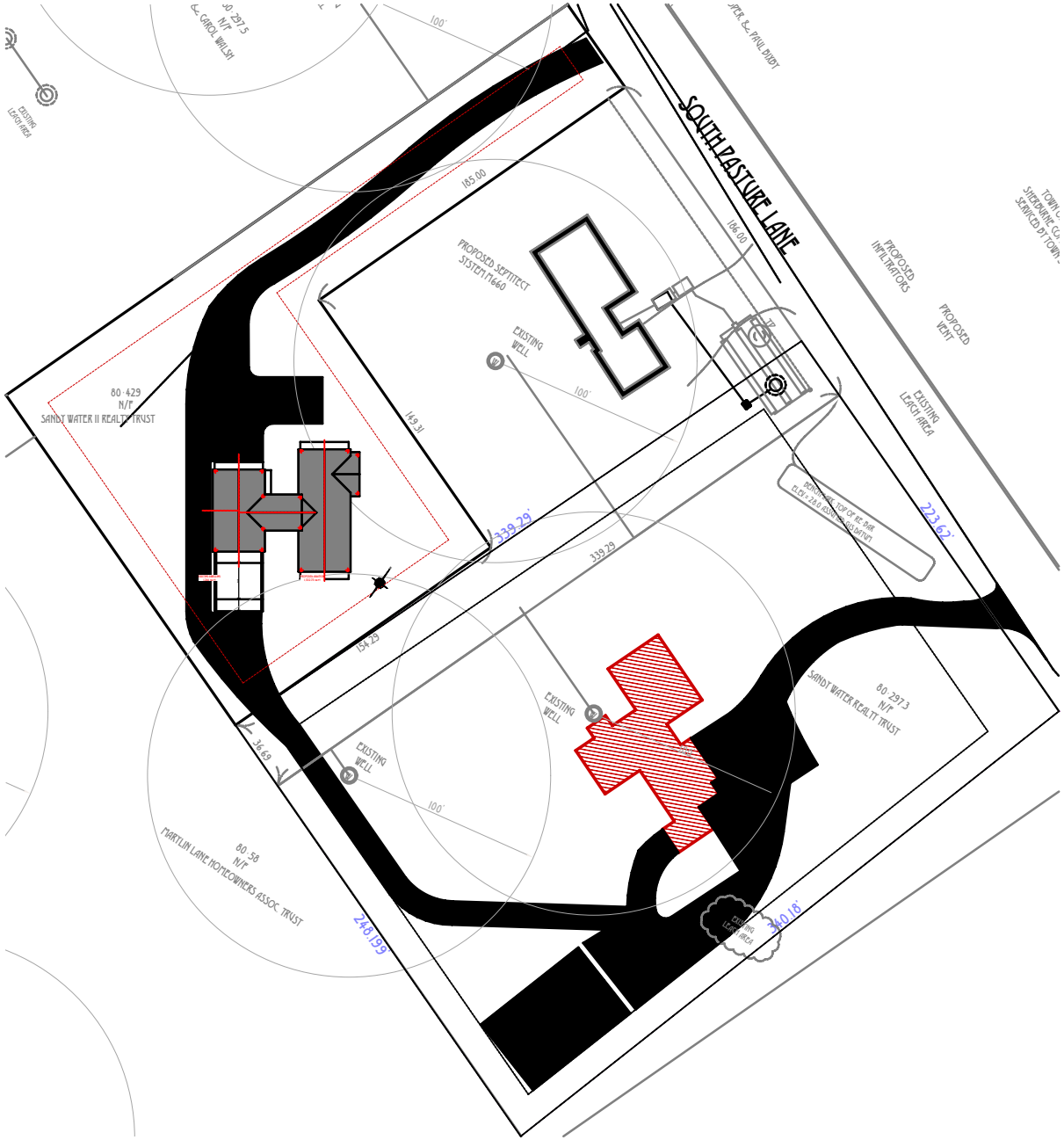
HDC 0.1



PROPOSED SITE PLAN

S

SCALE: 1:960

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

Map No.: 80	Parcel: 429
Zoning: LVG-1	Allowable G.C.

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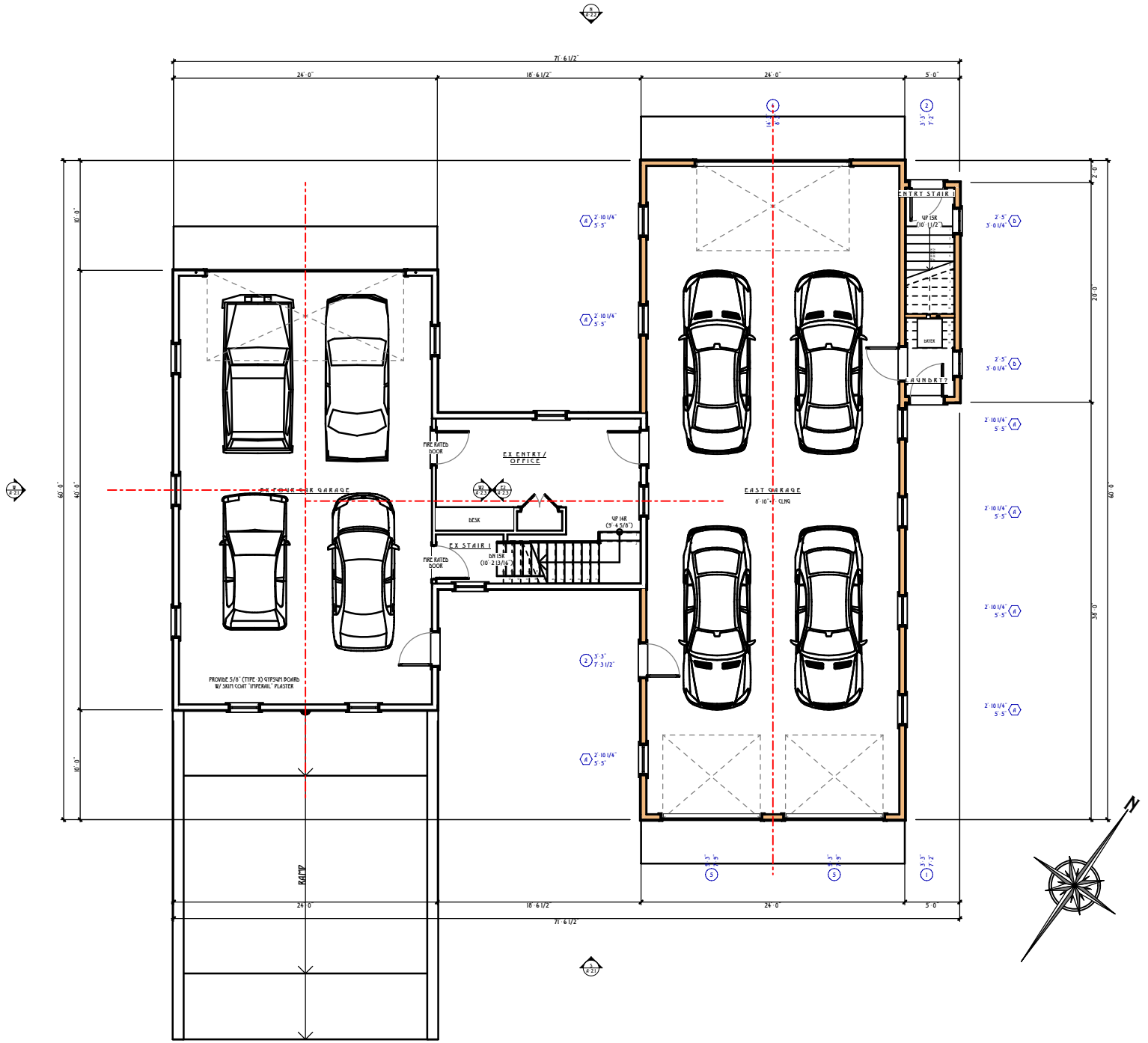
HDC 0.2



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18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN

Building Permit No.: XX OCT 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

Map No.:80 Parcel: 429

Zoning: LVG-1 Allowable G.C.

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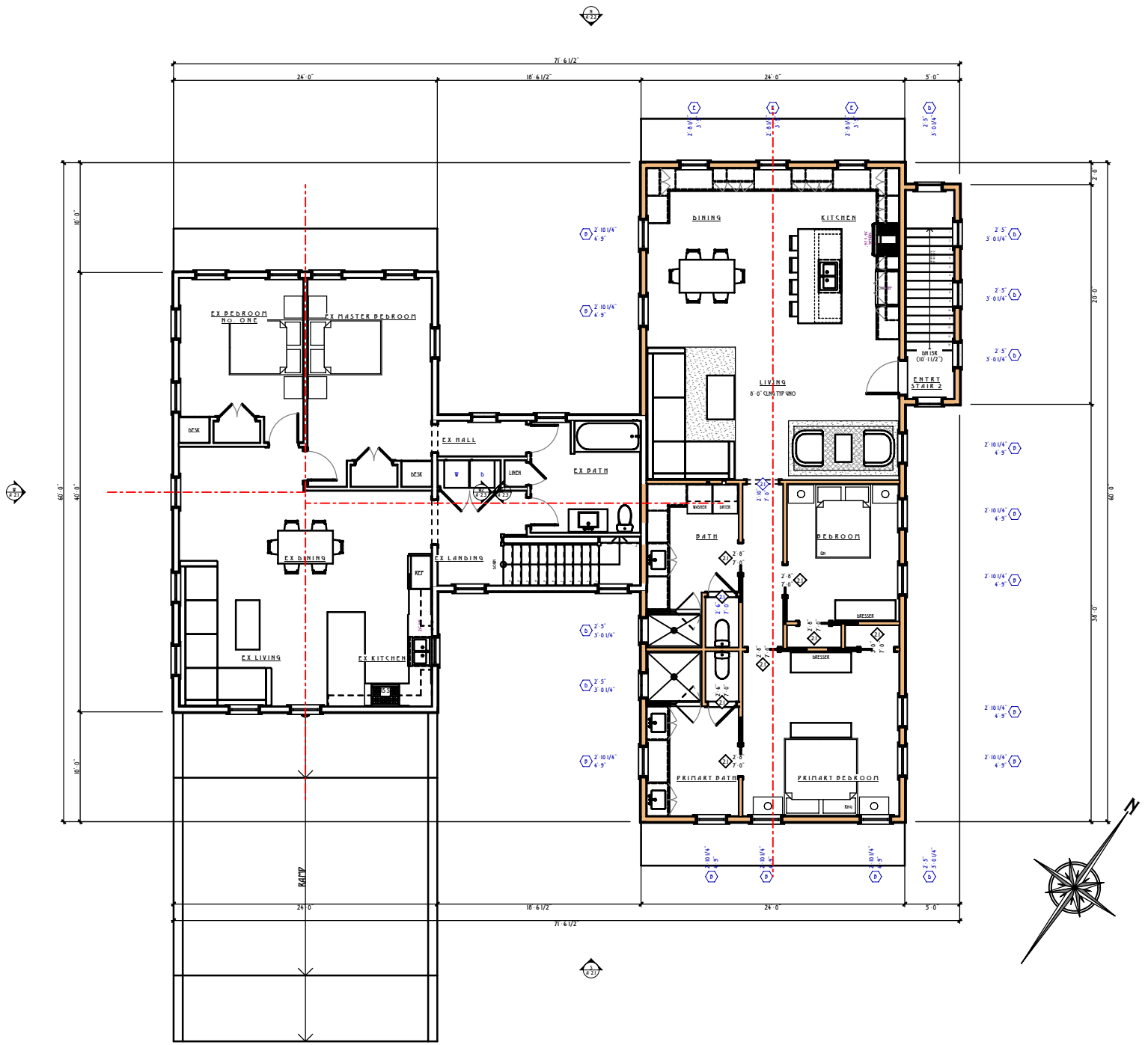
HDC 1.1



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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN

Building Permit No.: XX OCT 2024

HDC Submission: 29 Jan 2025 Certificate No.:

GOODWIN RESIDENCE

6 South Pasture Ln
Nantucket, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

Map No.:80	Parcel: 429
Zoning: LVG-1	Allowable G.C.

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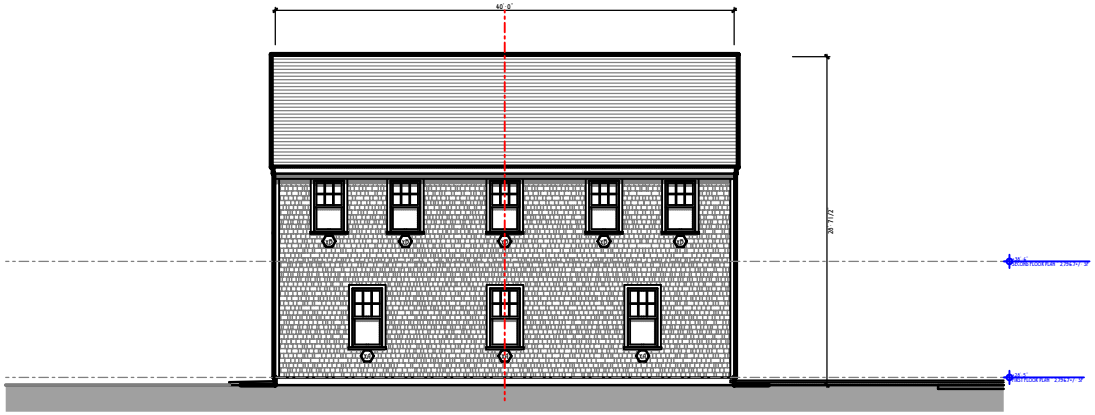
HDC 1.2

REVISIONS: 16 OCTOBER 2025

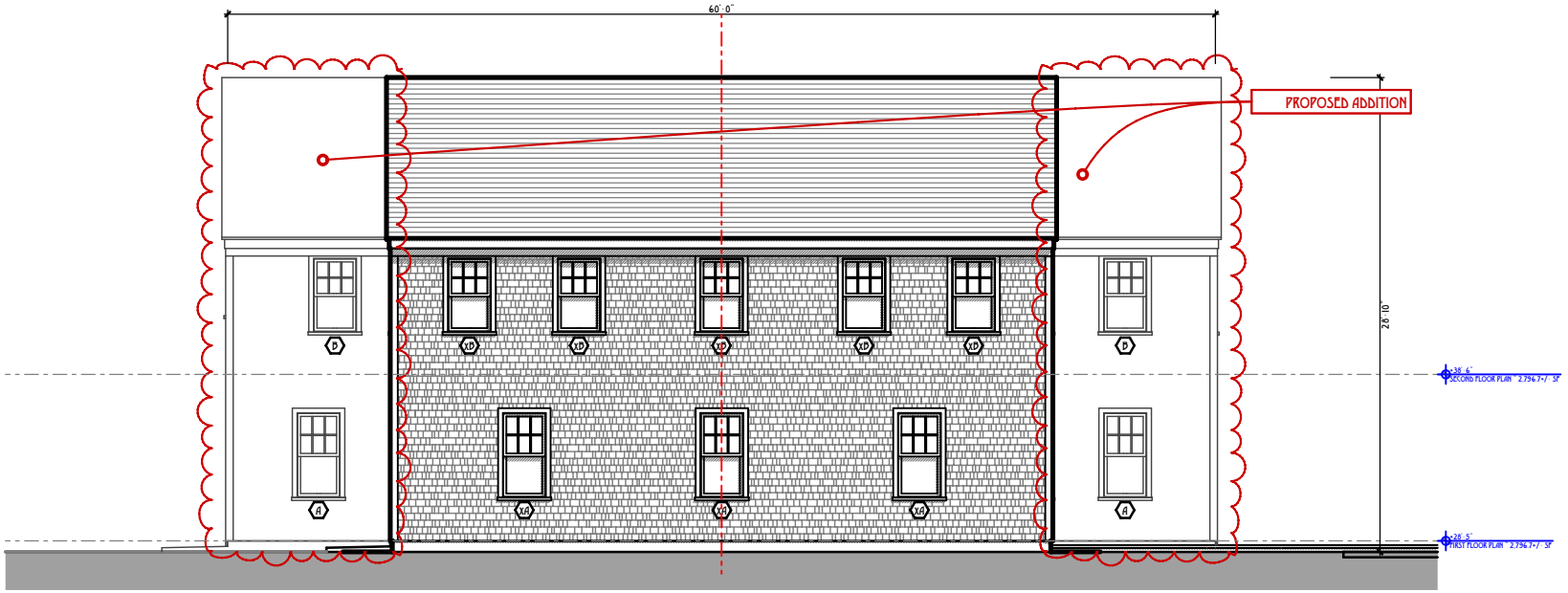
1. PROPOSED ADDITION



EW

EXISTING WEST ELEVATION

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



W

PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC

18 HUMMOCK POND RD NANTUCKET MA 02554

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO.: 80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.

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HDC 2.1

REVISIONS: 16 OCTOBER 2025

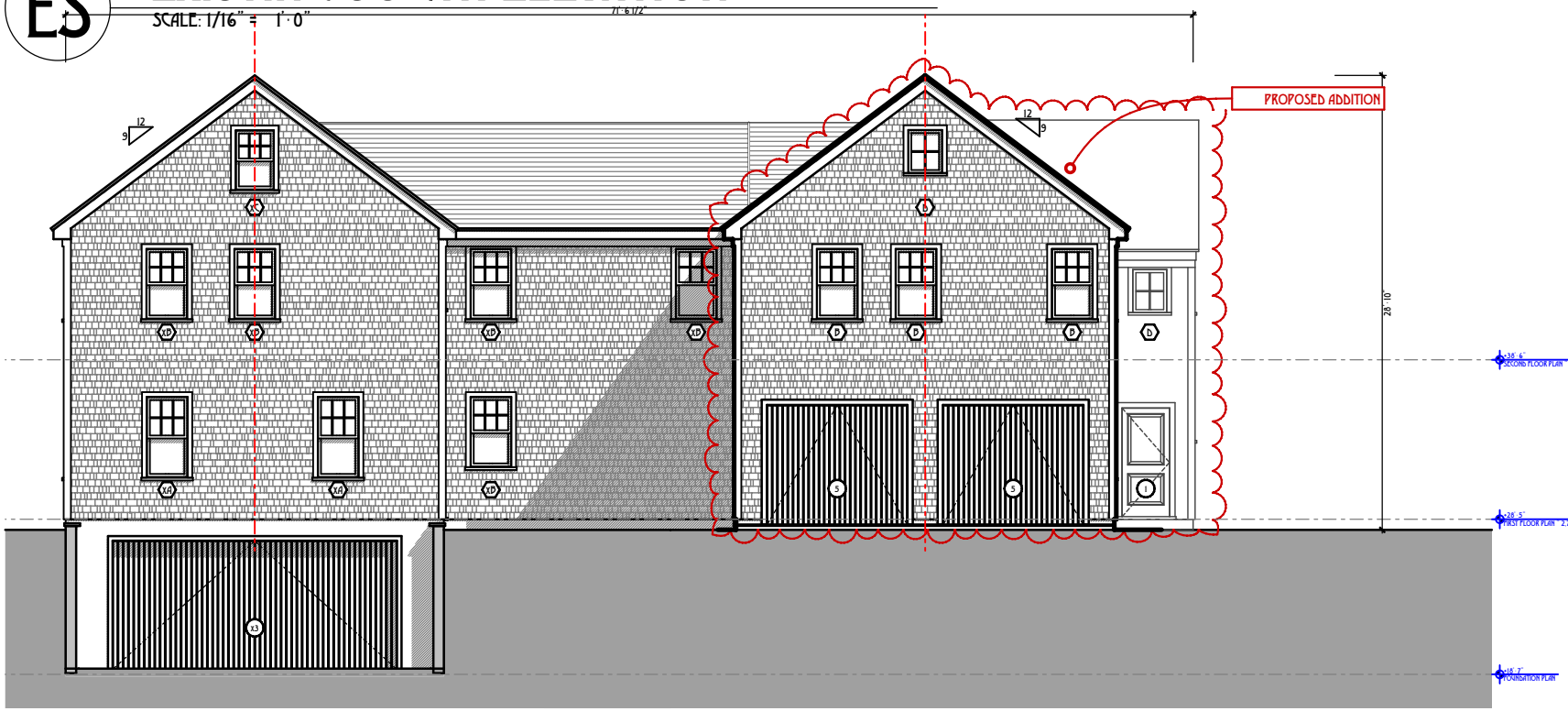
1. PROPOSED ADDITION



ES

EXISTING SOUTH ELEVATION

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



S

PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC

18 HUNTTOCK POND RD NANTUCKET MA 02554

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.: ####

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO. 80 PARCEL: 429

ZONING: LVG-1 ALLOWABLE G.C.

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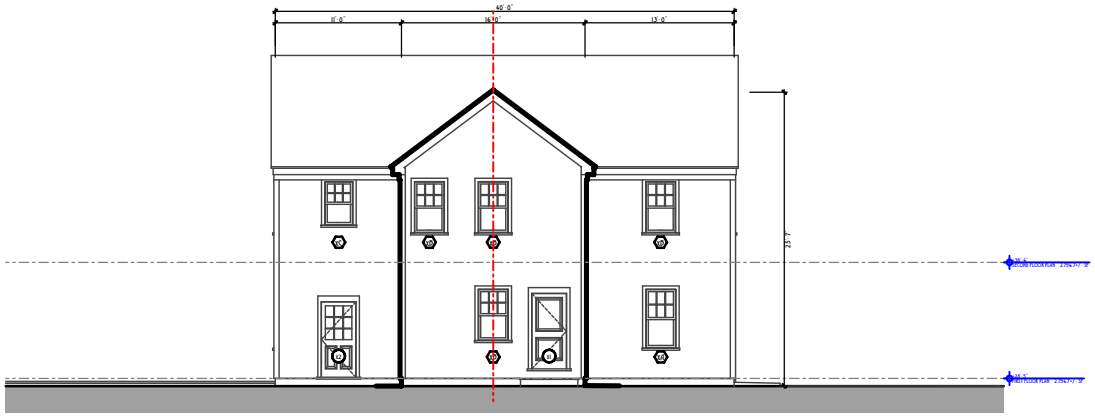
HDC 2.2

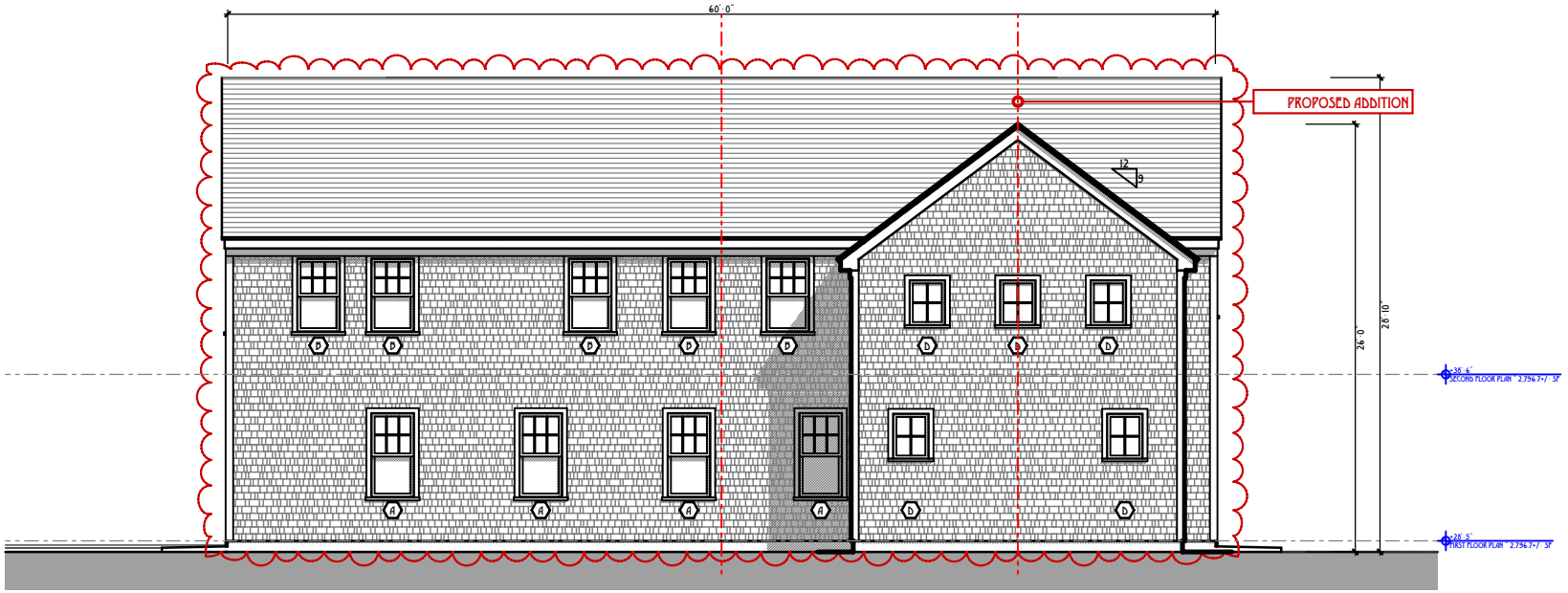
REVISIONS: 16 OCTOBER 2025

1. PROPOSED ADDITION



EE EXISTING EAST ELEVATION

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



E PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO: 2013-25

MAP NO. 80 PARCEL: 429

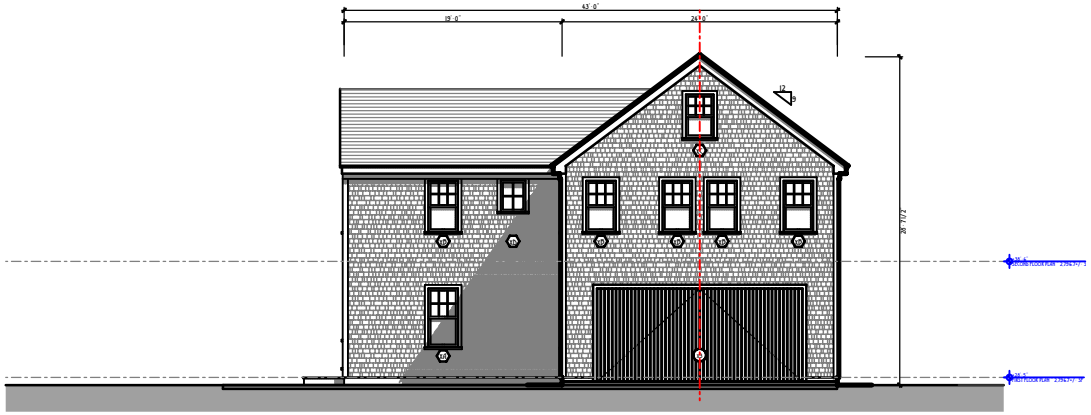
ZONING: LVG-1 ALLOWABLE G.C.

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2025. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2025

HDC 2.3

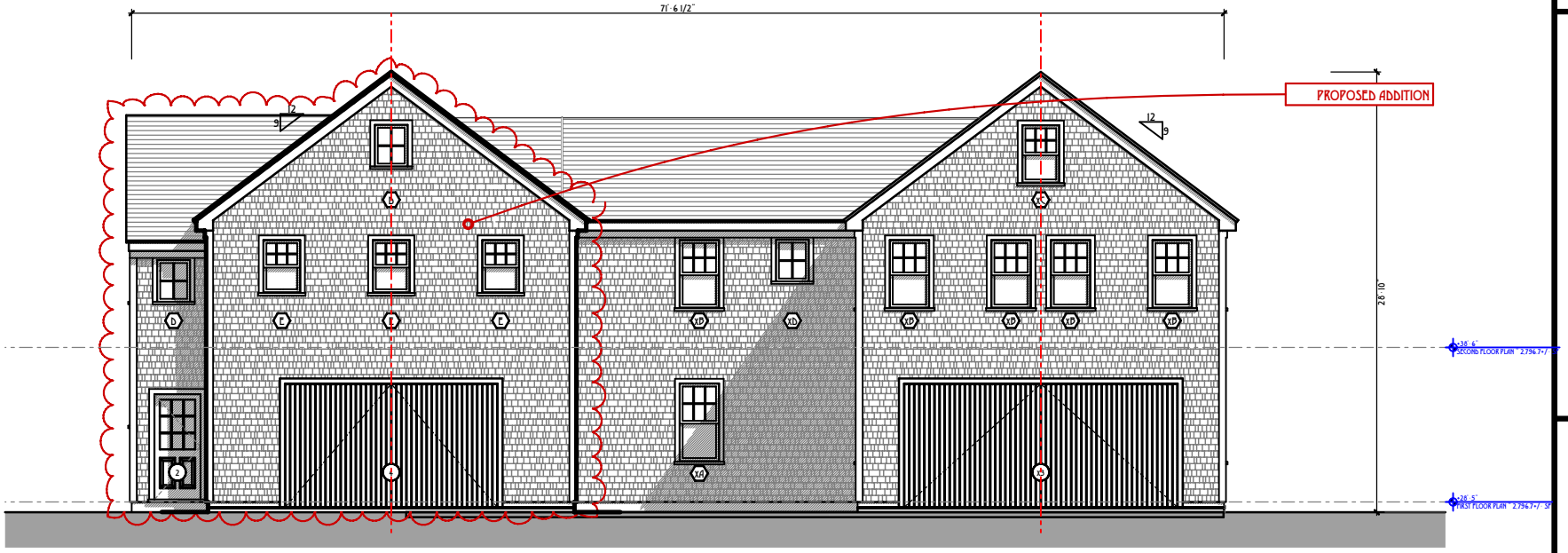
REVISIONS: 16 OCTOBER 2025

1. PROPOSED ADDITION



EN EXISTING NORTH ELEVATION

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



N PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.: XX OCT 2024

HDC SUBMISSION: 29 JAN 2025 CERTIFICATE NO.:

GOODWIN RESIDENCE

6 SOUTH PASTURE LN
NANTUCKET, MA 02554

HDC SUBMISSION
1/30/25

PROJECT NO:2013-25

MAP NO.:80	PARCEL: 429
ZONING: LVG-1	ALLOWABLE G.C.

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

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Waiver of the HDC10 Day Hearing Requirement

I Timothy Holmes / SunWind, LLC

AS AGENT FOR Naughty Cal LLC

STREET Address 26A Daffodil Lane Nantucket,

MAP/PARCEL 68 / 738 UNDESTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

February 3, 2025

WILL Not BE REVIEWED BY HIST0RIC DISTRICICT COMMISSION,DUE INCREASED DEMAND; WITHIN THE 10DAY PERIOD AS REQUIRED BY:

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

AND I AGREE TO AWAIVEROF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC 2/3/2025
Signature • Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Naughty Cal LLC
26A Daffodil Lane #2
Nantucket, MA 02554

Assessors Map Number: 68
Lot Number: 738

Property ID: 185940

Year Built: 2004

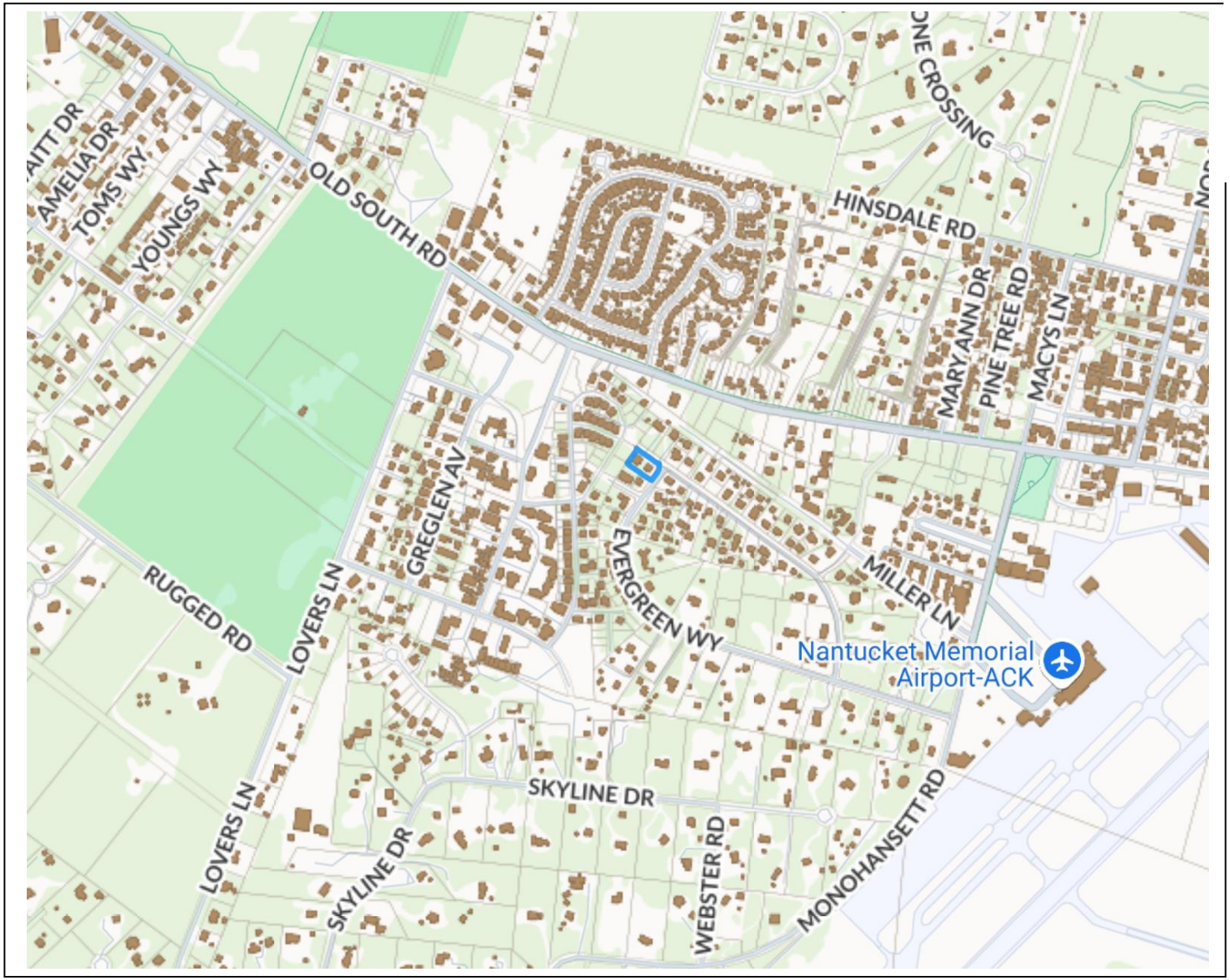
Use: 1020

Description: Condo

Zone: R20

Property Size: 0 Acres

Locus Map 26A Daffodil Lane #2



26A Daffodil Lane #2 GIS Map



Rendering of Proposed Solar Carport / Canopy



Intersection of Evergreen Way and Daffodil Lane looking west

Rendering of solar canopy in driveway



Heliowing 7 Solar Carport



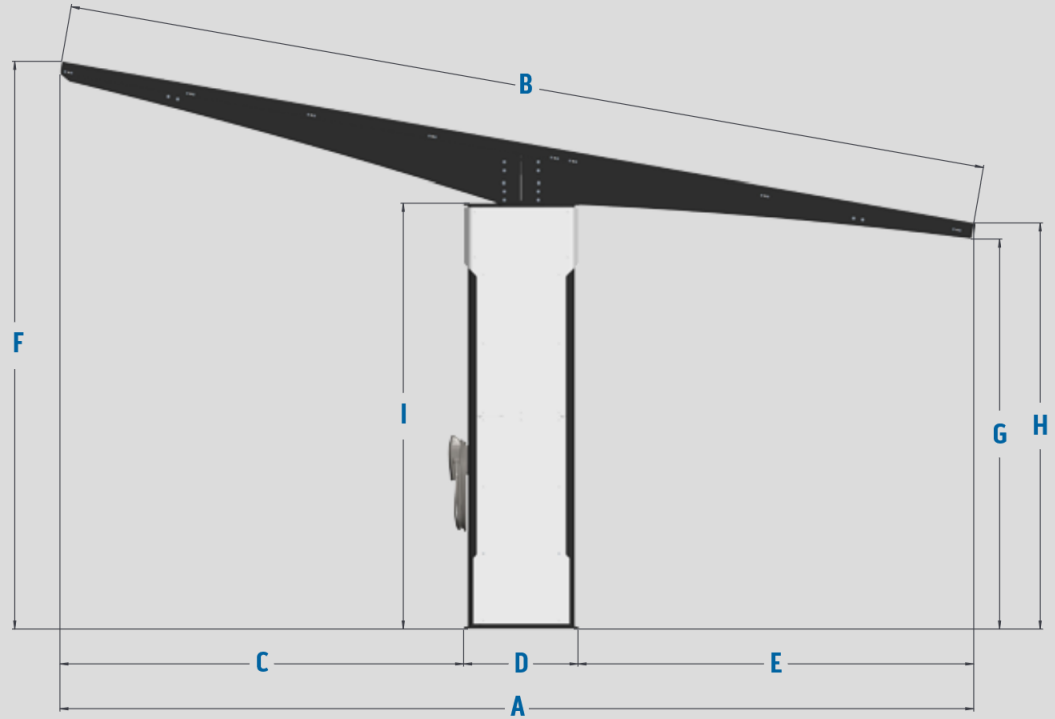
Heliowing 7 Specifications

Design standard	**ASCE 7-22**
Solar Roof (Gap free)	**500 sq ft**
Min. Drive-through Clearance	**9‘ 10“**
Solar Power (Max)	**9.84 kWp**
Material Structure	**Steel**
Light Control	**Motion sensor and control box**
Roof Lights	**IP67 LED strip lights**
Ambient Light	**IP67 LED strip lights**
Integrated Battery Pack (optional)	**8.3 – 24.9 kWh**
Width x Depth x Height	**22.7 x 22.4 x 13.10 ft**

WORLD4SOLAR

DIMENSIONS
HELIOWING 7

Roof area	**512 sqf**
Roof inclination	**10°, fixed**
Covered depth **A**	**22‘ 4“**
Solar array length **B**	**22‘ 8“**
Overhang column to eaves **C**	**9‘ 11”**
Column depth **D**	**2‘ 10”**
Overhang column to ridge **E**	**9‘ 8”**
Ridge height with flush foundation **F**	**13‘ 10”**
Entry height with flush foundation **G**	**9‘ 6”**
Eaves height with flush foundation **H**	**9‘ 11”**
Crossbeam hight with flush foundation **I**	**10‘ 5“**



CERTIFICATE NO: _____ DATE ISSUED: _____

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

HDC2025-02-11985

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. ~~341~~ 312

Street & Number of Proposed Work: 16 Williams St

Owner of record: Greenstick LLC

Mailing Address: 21 East Street
Winchester, MA 01890

Contact Phone #: _____ E-mail: julie@juliewirth.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 161 old South Rd #500
Nantucket, MA 02554

Contact Phone #: 508-332-2655 E-mail: bu@acksmart.com

FOR OFFICE USE ONLY 5912

Date application received: 2/4/25 Fee Paid: $ 100

Must be acted on by: 2/19/25

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (25) all black PV modules to rooftop.

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/4/25 Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: A3377402-9E5C-4434-A02B-B892A4C630CC

Sent via email to: hdcsubmissions@nantucket-ma.gov

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

Dear PLUS and HDC Administrator,

I am the owner of the property at 16, 16 ½ and 18 Williams Street

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

Sincerely,

Signature Signed by: Julie Fish 57D0D7DEC8CA42A...

Name Julie Fish

Date 1/12/2025

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Greenstick LLC

STREET ADDRESS 16 Williams St

MAP/PARCEL 55/371

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/4/25

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

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

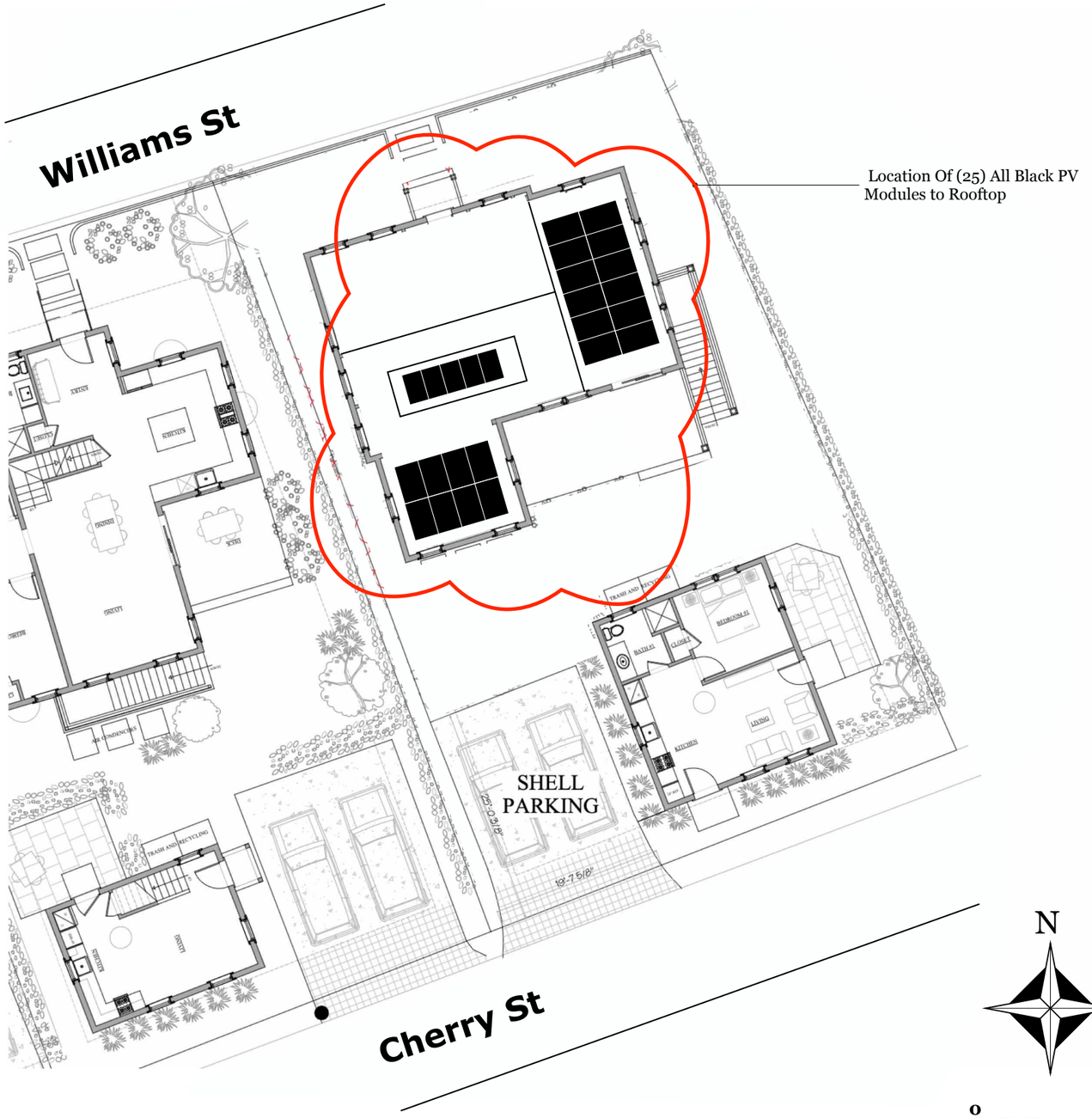
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2/4/25
Date



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10 ft
Side/Rear Setback: 5ft/5 ft



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

GIS & SITE PLAN

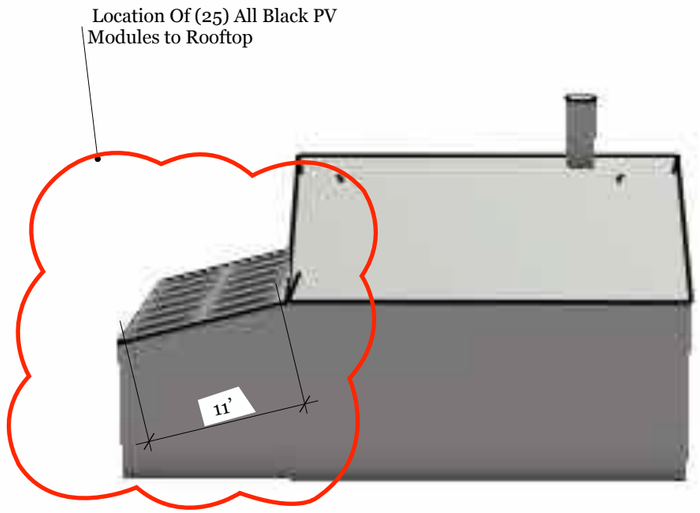
ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

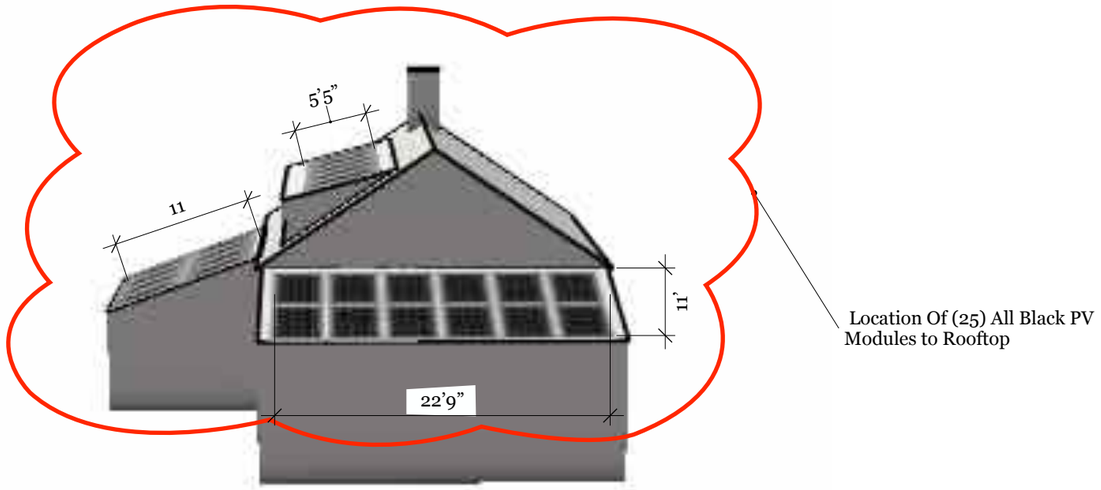
REVISIONS

	MM/DD/YY	REMARKS
1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

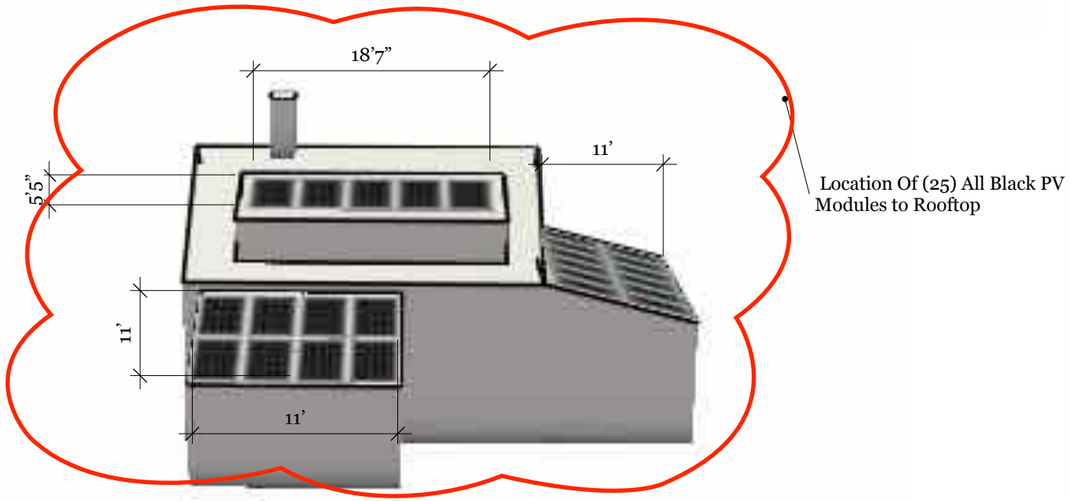
PV 01



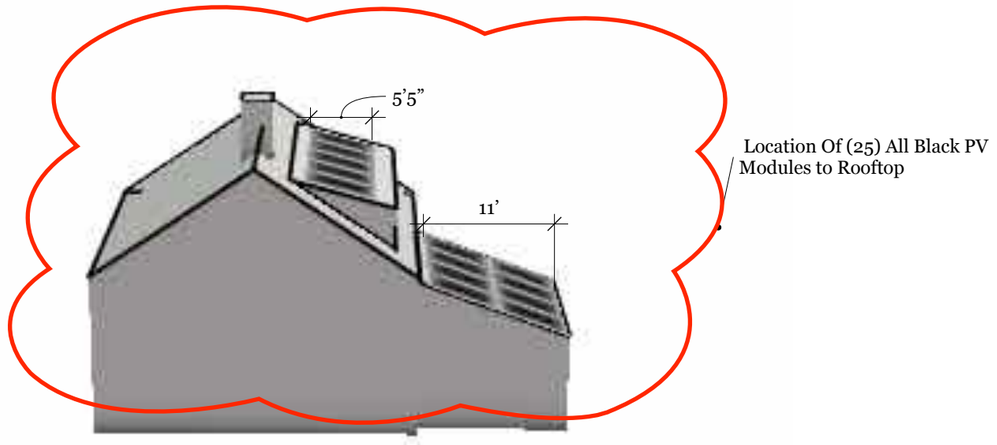
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

1	1/30/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



The structure has not been built yet.



PHOTO A



PHOTO C



PHOTO B

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

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
10.75kW DC, 7.60kW AC

Owner:	Greenstick LLC
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REVISIONS

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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)

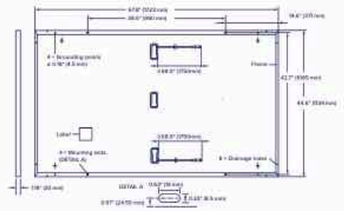
The ideal solution for:

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

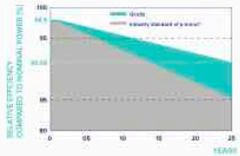


Electrical Characteristics

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

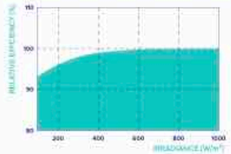


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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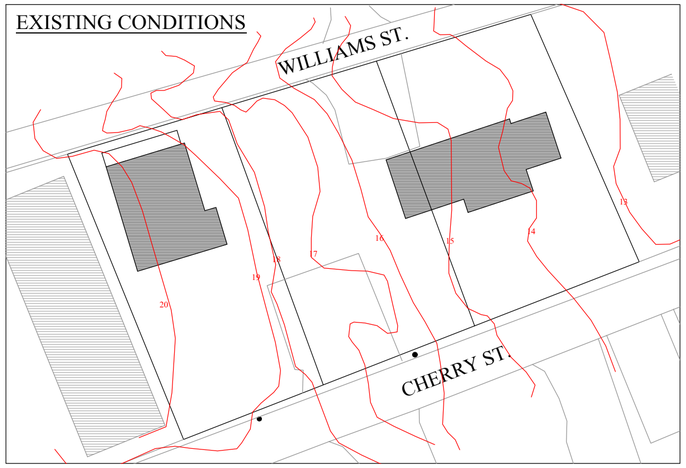
2		
3		
4		

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

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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

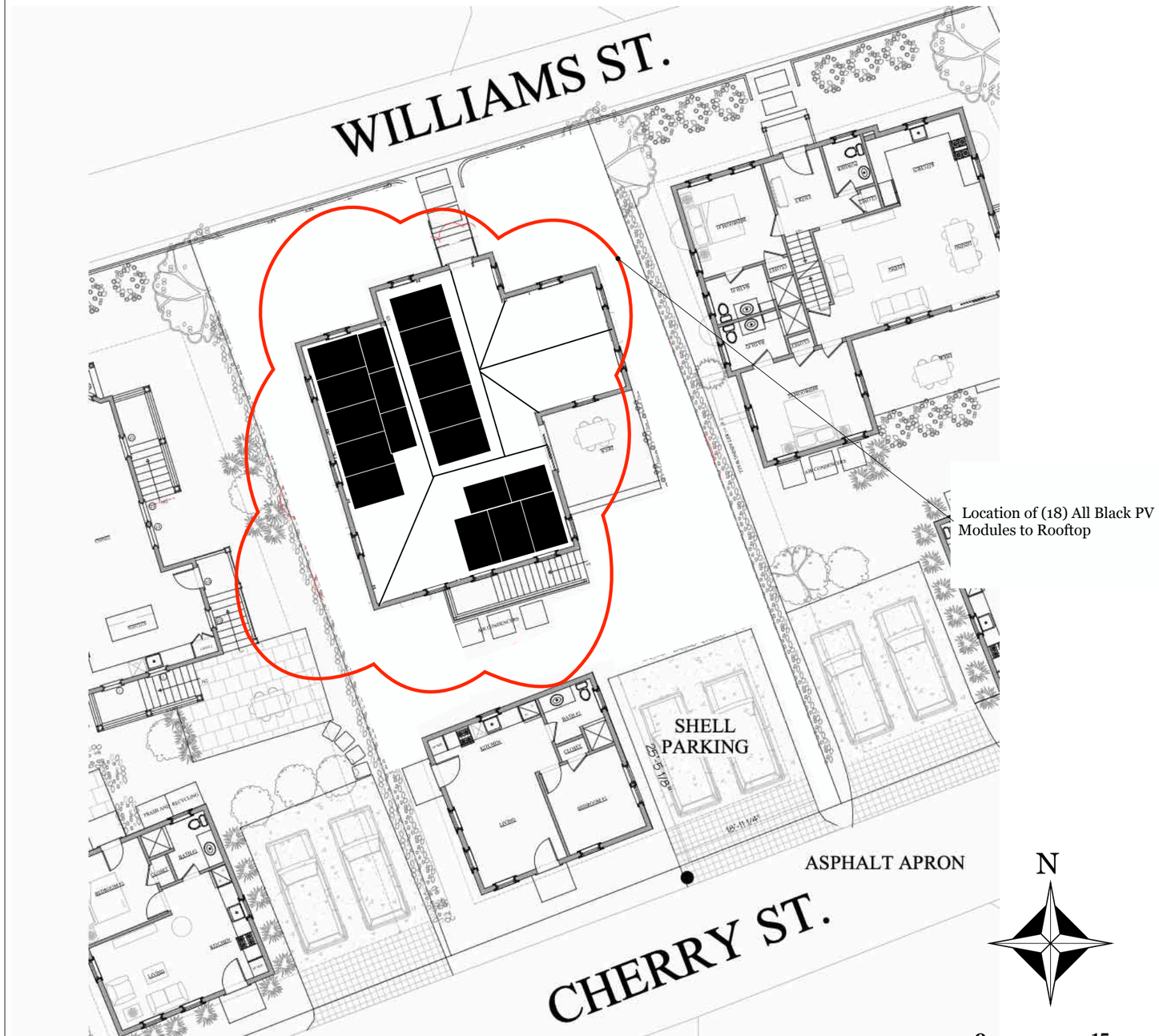
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

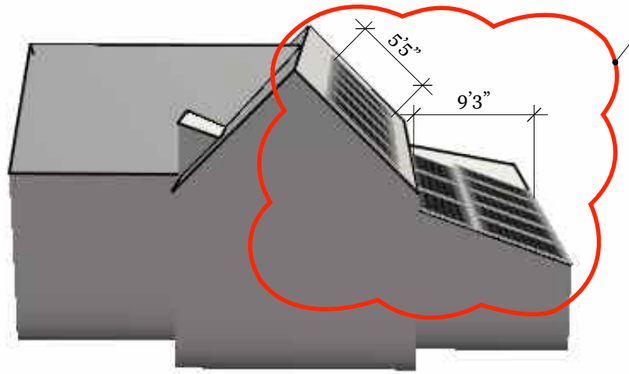
ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

Owner:	Greenstick LLC
Site Address:	16.5 Williams St
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 372

REVISIONS

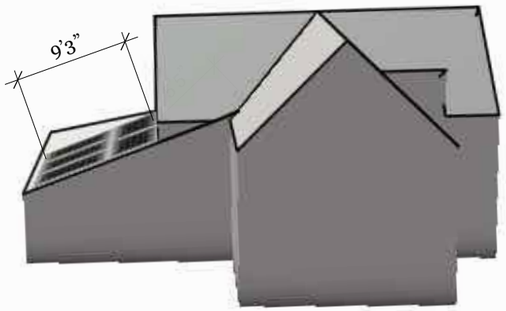
	MM/DD/YY	REMARKS
1	2/4/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



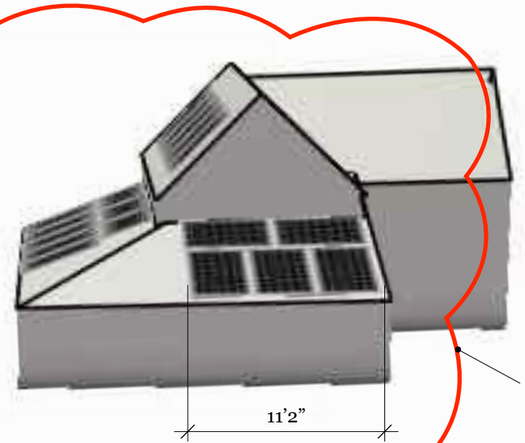
Location of (18) All Black PV Modules to Rooftop

NORTH ELEVATION



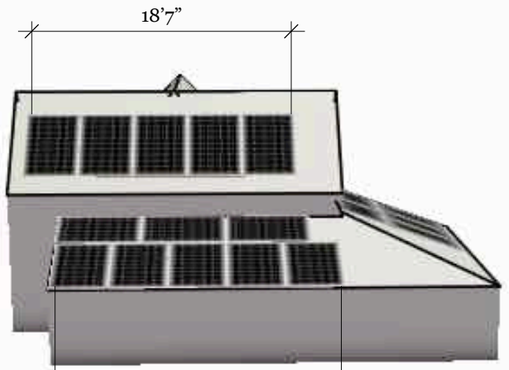
Location of (18) All Black PV Modules to Rooftop

EAST ELEVATION



Location of (18) All Black PV Modules to Rooftop

SOUTH ELEVATION



Location of (18) All Black PV Modules to Rooftop

WEST ELEVATION

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ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
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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

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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)

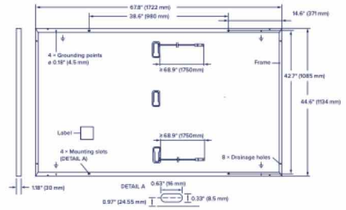
The ideal solution for:

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

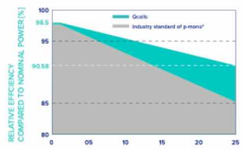


Electrical Characteristics

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

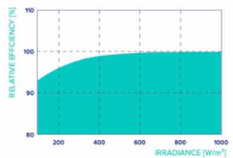


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

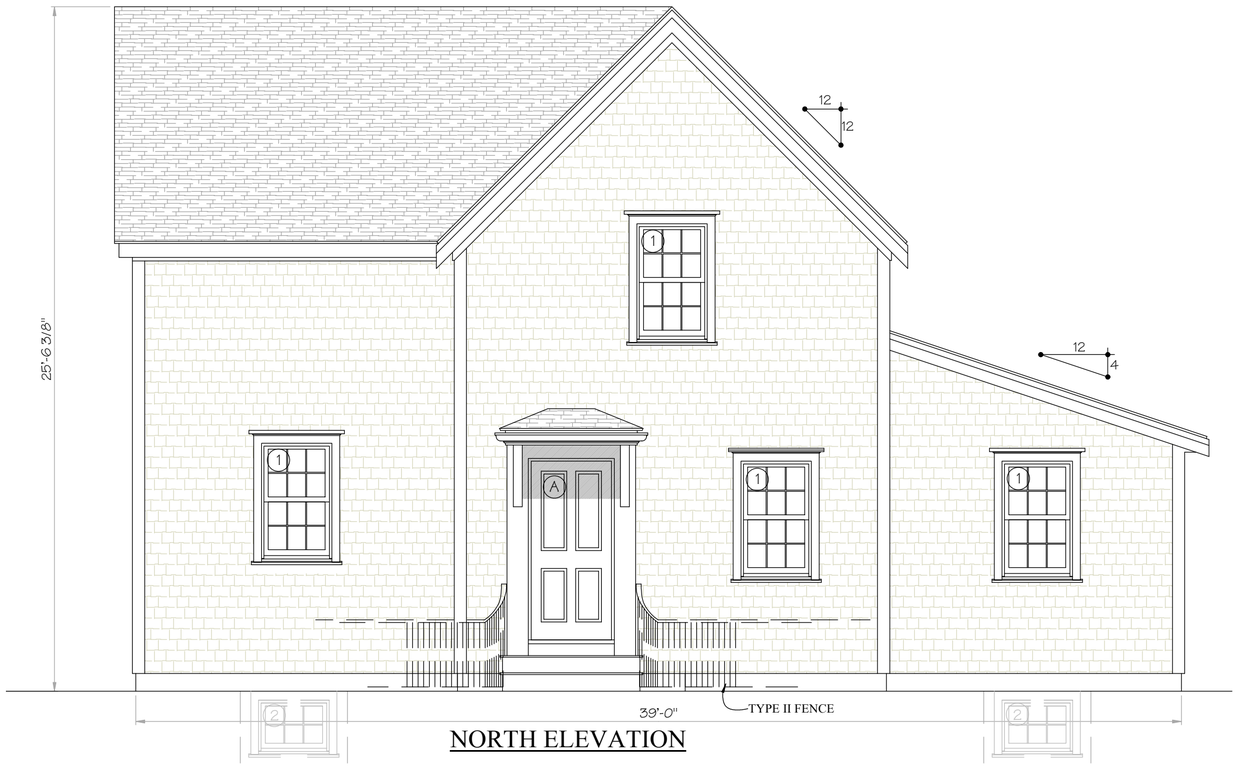
ROOFTOP SOLAR ARRAY - MAIN HOUSE
7.74kW DC, 7.60kW AC

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

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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

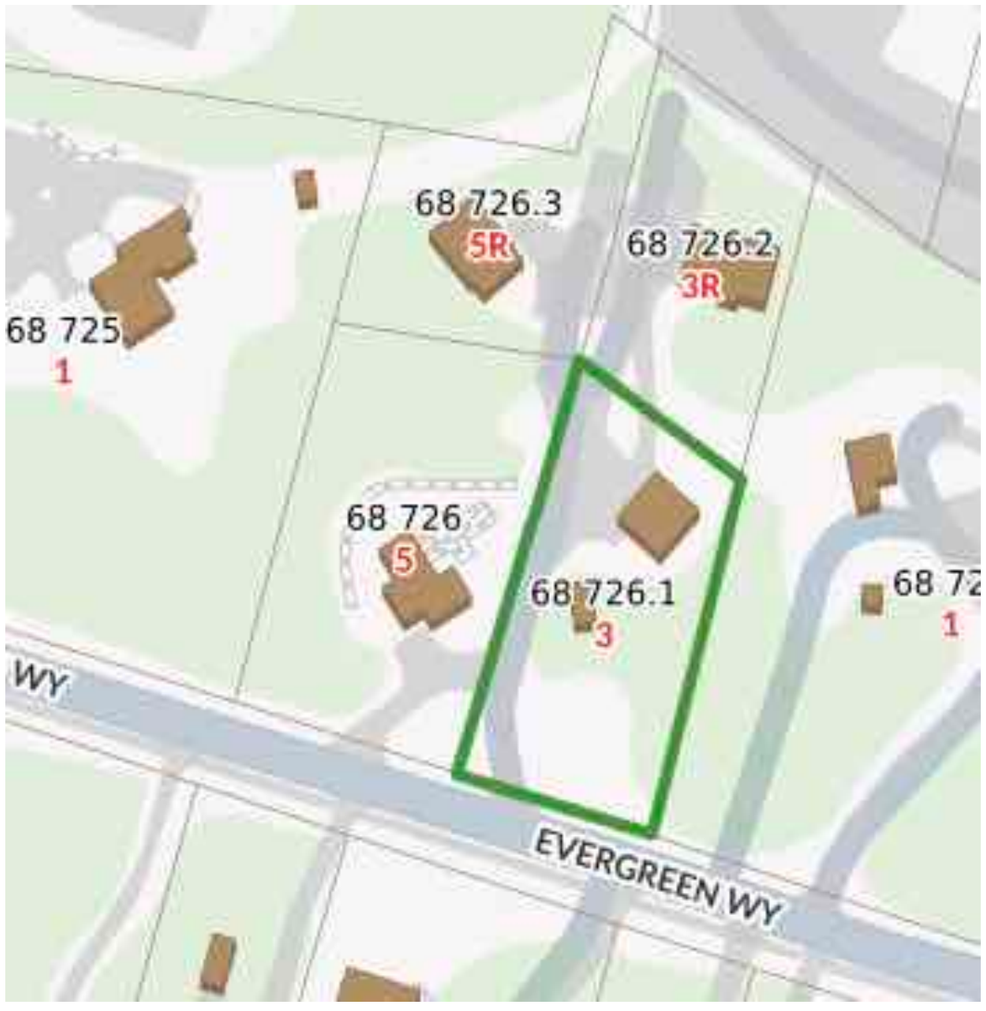
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/6/25

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…

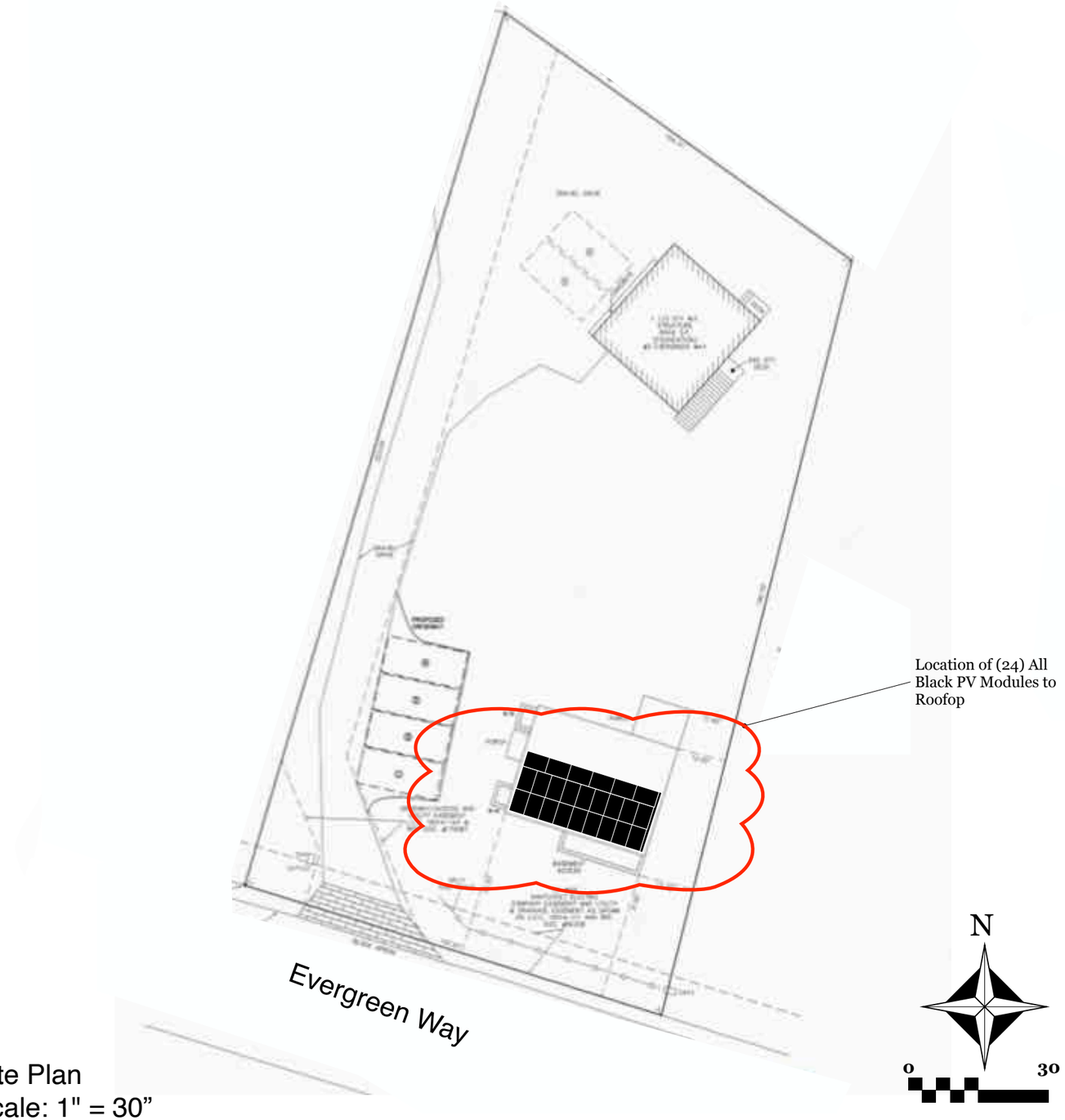
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

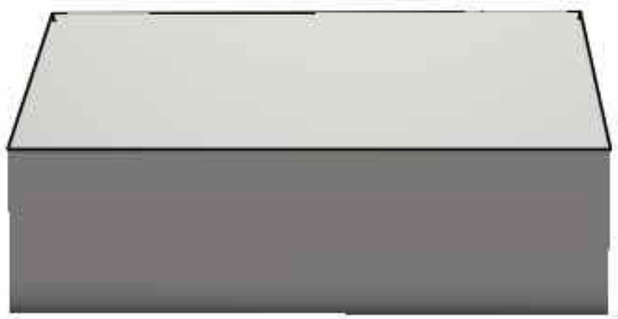
Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS

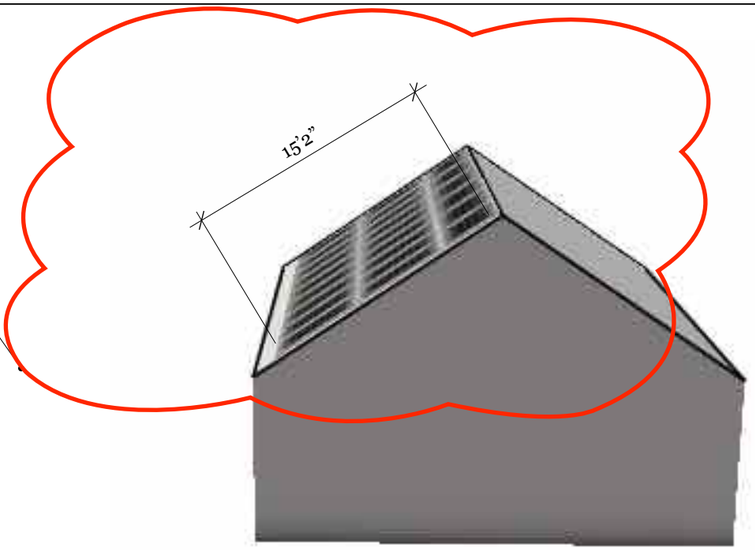
	MM/DD/YY	REMARKS
1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

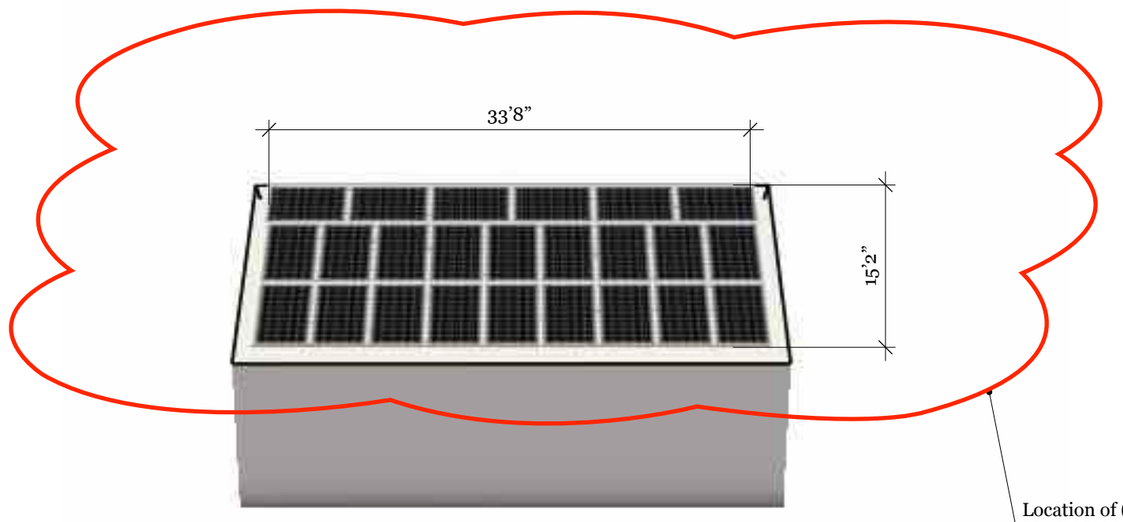
NO CHANGES TO NORTH ELEVATION



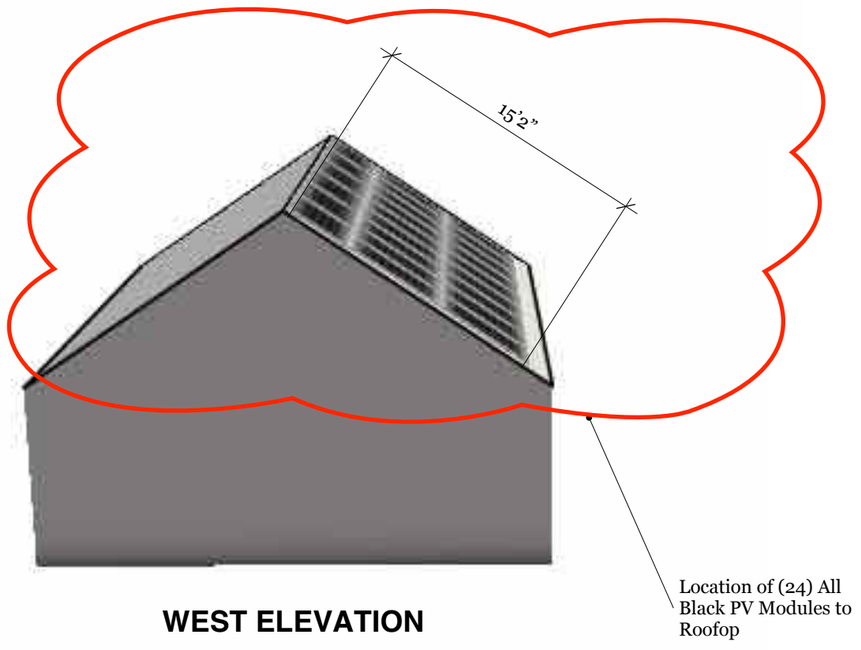
NORTH ELEVATION



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

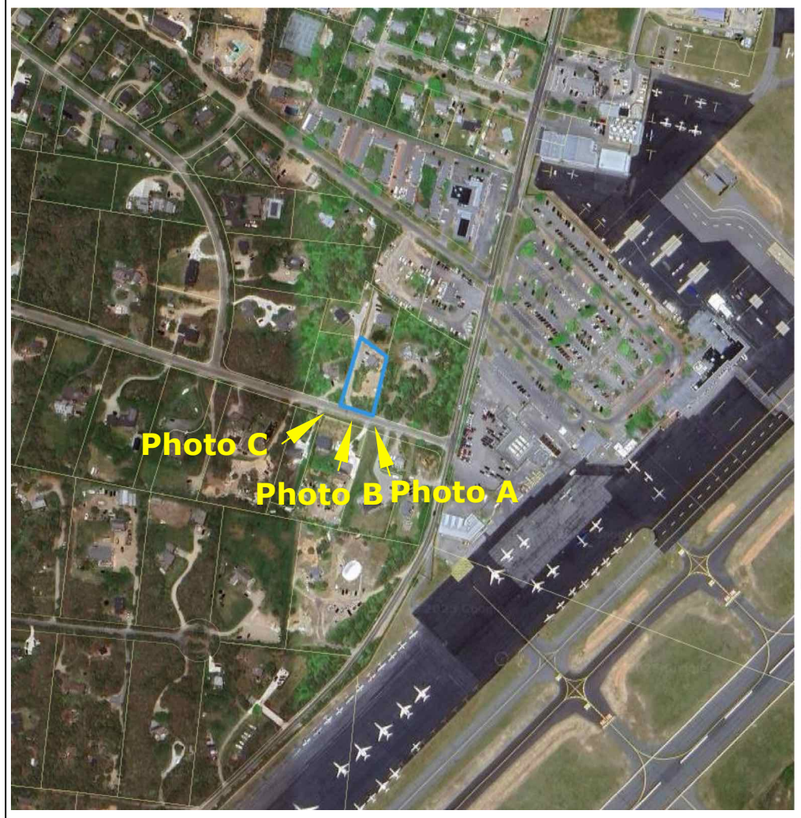




Photo A



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

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2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

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

Enduring high performance

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

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

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

The most thorough testing programme in the industry

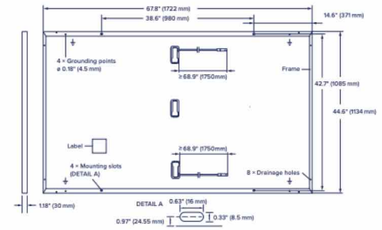
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

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

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥68.9 in (1750mm), (−) ≥68.9 in (1750mm)
Connector	Stäubli MC4; IP68

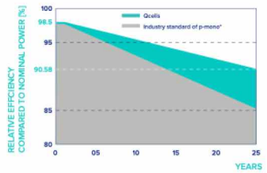


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W/−0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

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

Qcells PERFORMANCE WARRANTY

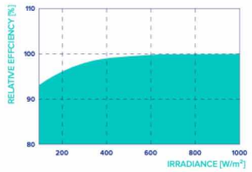


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



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

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

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9.893.215 (solar cells).

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
10.32kW DC, 7.60kW AC

Owner:	Henry and Cassandra Butler
Site Address:	3 Evergreen Way
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 726.1

REVISIONS		
1	2/6/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 28

Street & Number of Proposed Work: 8 SCONSET AVE

Owner of record: NANTUCKET DEVELOPMENT LLC

Mailing Address: 29 EAST MAIN ST
SOUTHBOROUGH, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition * ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-10-9373
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: 217-SF ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 20'6" South 20'6" East 20'6" West 20'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation ADD EXTERIOR STAIRCASE
2. South Elevation ADD EXTERIOR STAIRCASE, NEW DOOR
3. West Elevation ADD EXTERIOR STAIRCASE
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side 6LT 2 PANEL (FIME)
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 2/6/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria P. Ewing c/o Link 02554

AS AGENT FOR Nantucket Development LLC

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49.3.2 / 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/6/25

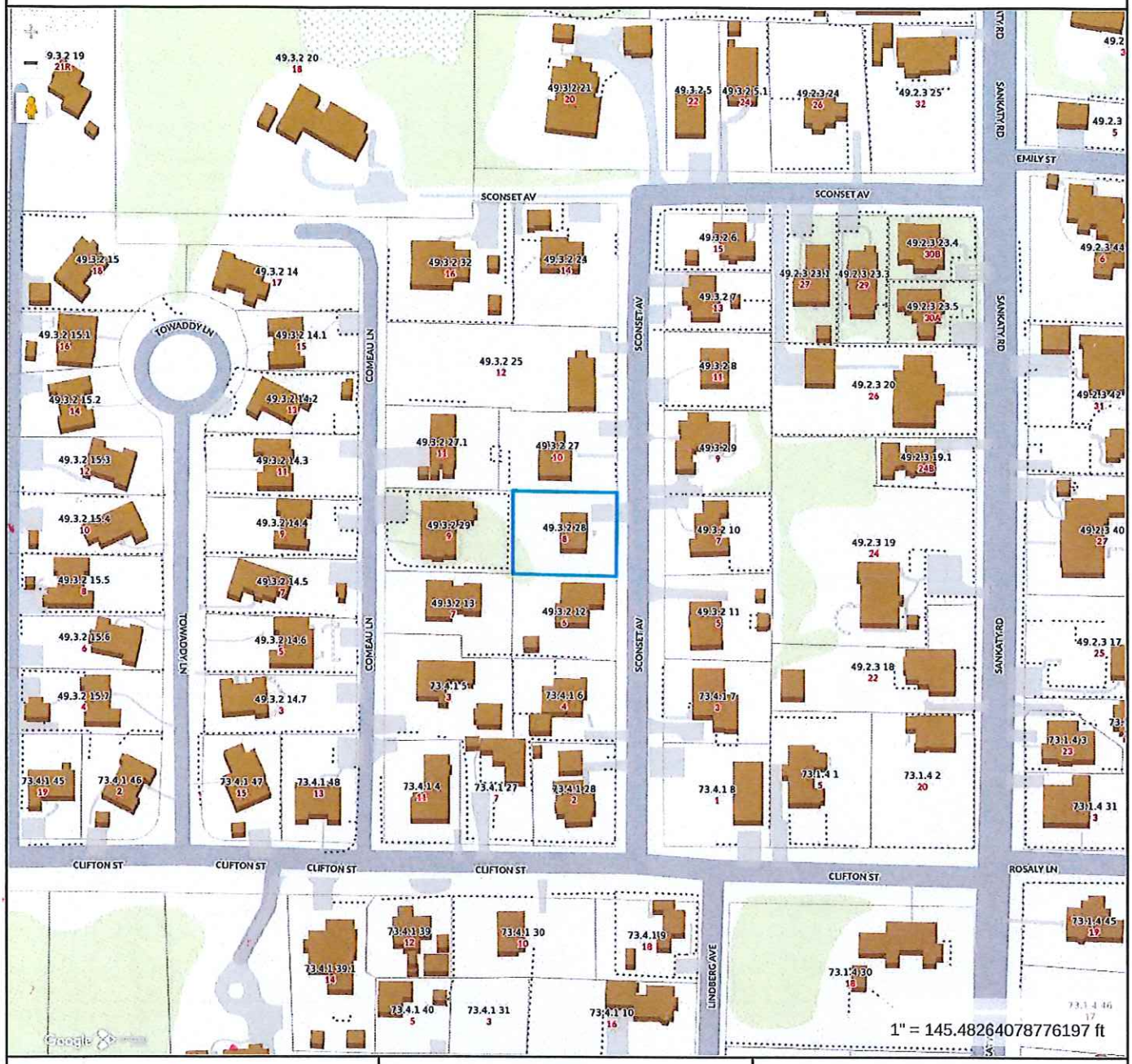
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Victoria P Ewing 2/6/25

Signature Date



Property Information

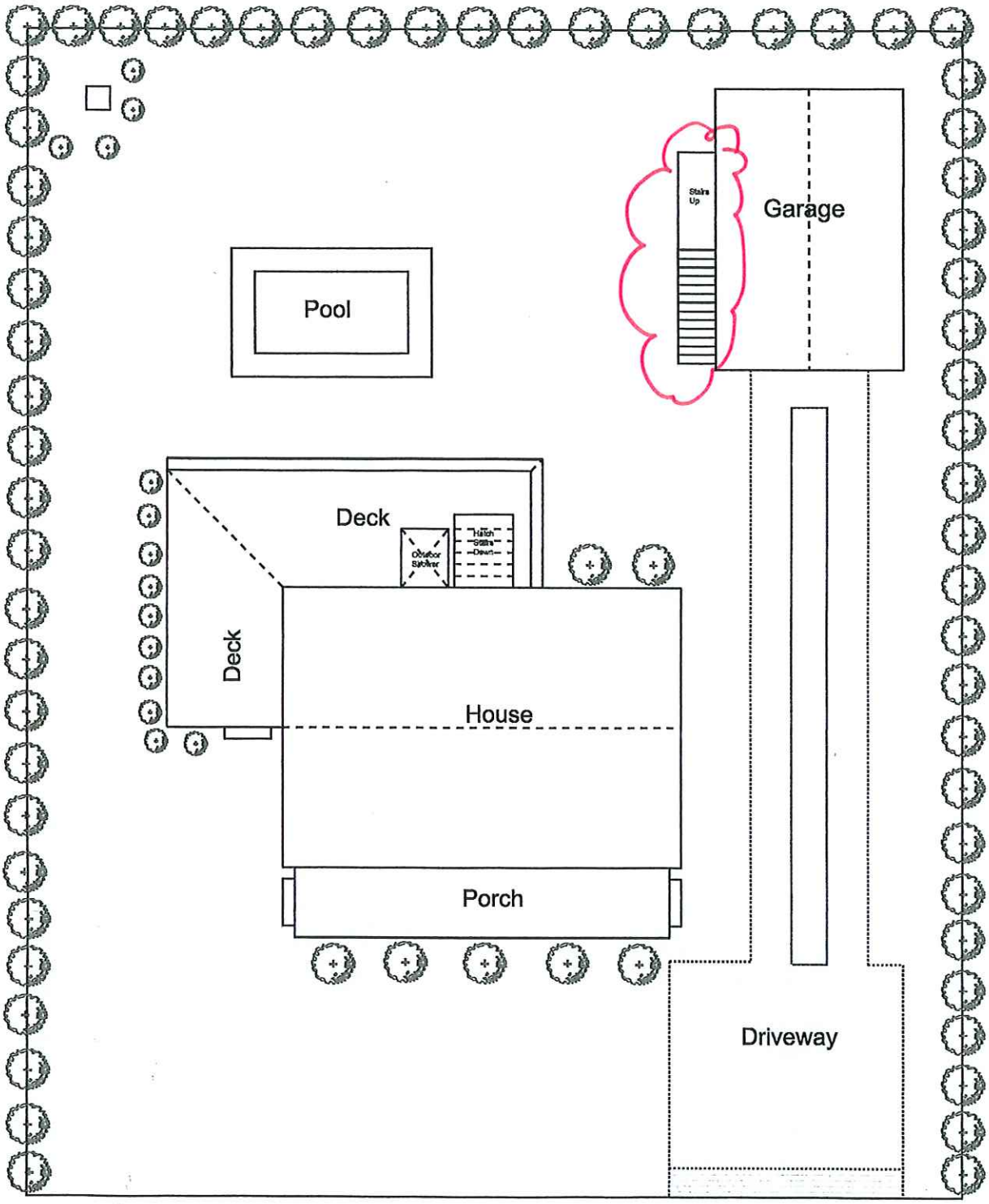
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

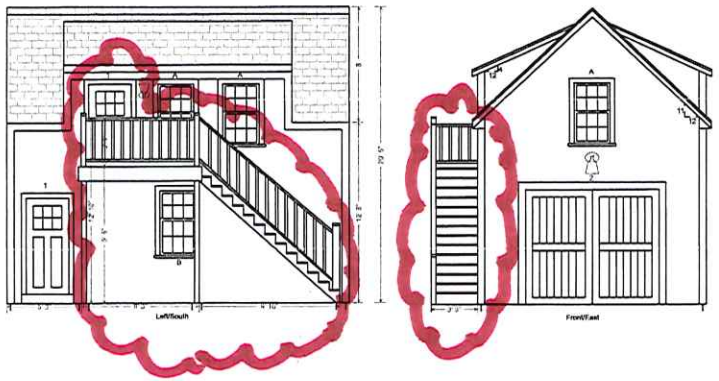
Geometry updated 10/16/2024
Data updated Jan. 2021

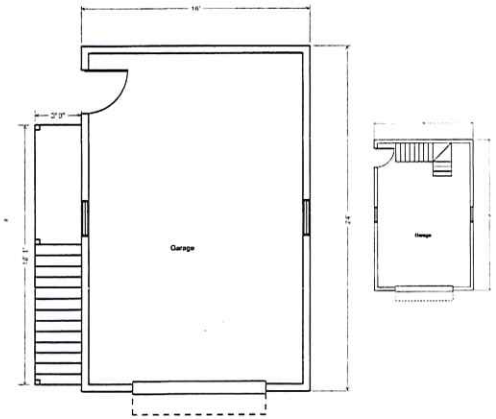
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

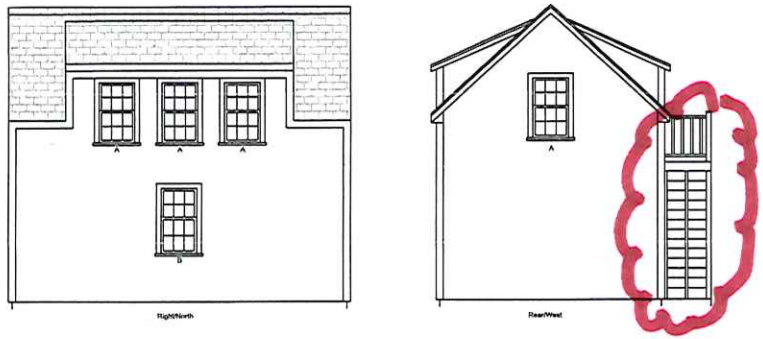


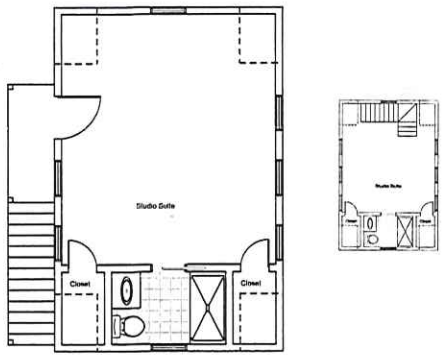
8 Sconset Ave















Schedule		
Windows		
Key	Qty	Description
A	7	2442 W 400
B	2	2446 W 400
Doors		
Key	Qty	Description
1	2	3'0" 6'8" Std 6
2	1	9'4" 8'0" Site Built

NOTES

1. Stairs and landing to the second floor moved from interior to exterior to allow for improved spacing.
2. Window on second floor of the left/south elevation replaced with a door to allow for access to the landing.
3. Door on second floor is consistent with the door on the first floor.
4. All other windows unchanged.

C	HDC Updated	VE	01-25-25
B	HDC Revised	VE	
A	HDC Submitted	VE	

SCALE	DRAWN BY
1/4 36x24	

PROJECT NO.	000000	SHEET NO.
DRAWING NO.	000000	A01

TITLE

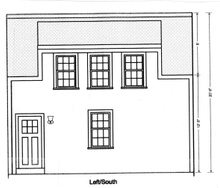
Garage

SITE

6 Sconset Ave
Nantucket MA 02584

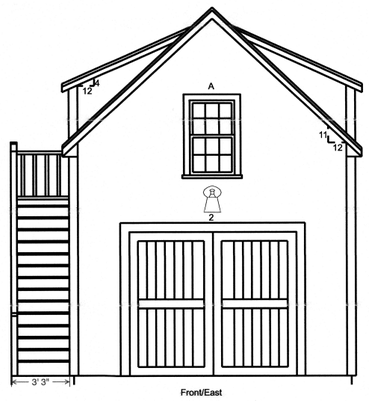
OWNER

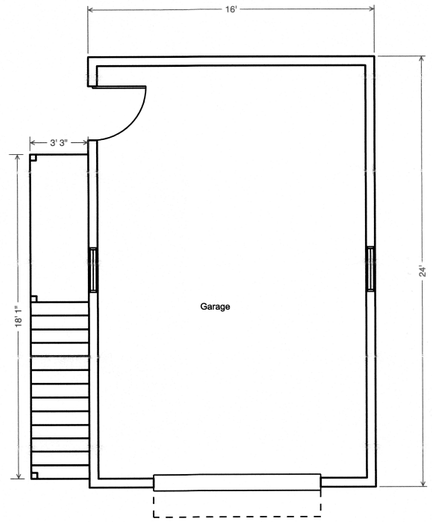
Nantucket Development LLC
PO Box 689
Mashpee MA 02649

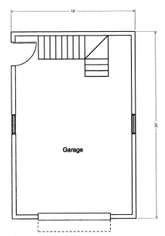


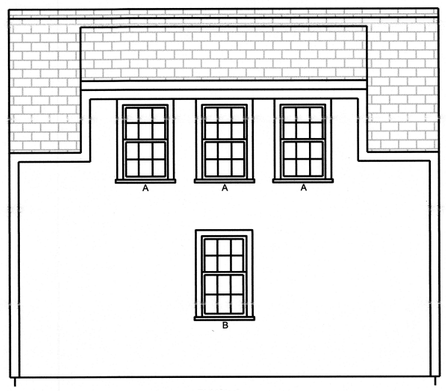


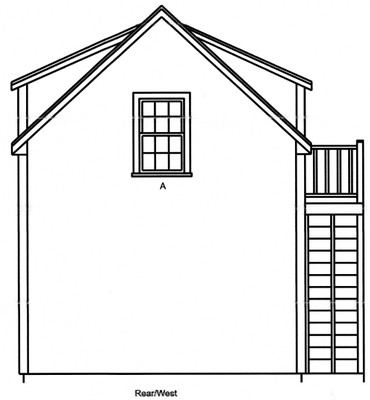


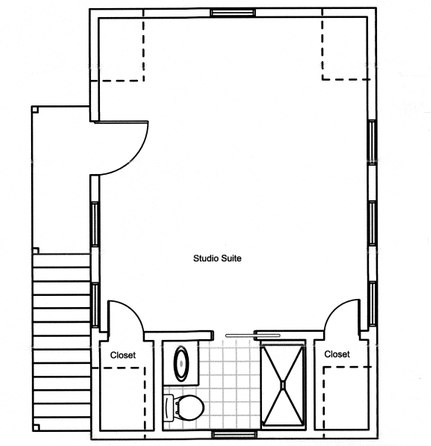


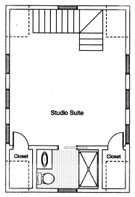


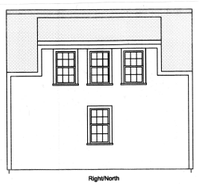
















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B	HDC Revised	VE	
A	HDC Submitted	VE	

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

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Street and Apt. No., or PO Box No.
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City, State, ZIP+4®
Washington, DC 20007

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

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Wellesley, MA 02481

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Cambridge, MA 02138

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241 Wecuwa Drive
City, State, ZIP+4®
Ft. Myers, FL 33912

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Kevin M + Julie P. Hayes
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85 Sears Road
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Brookline, MA 02445

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Bruce Cohen TRST 32 Cliff Road Trust
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32 Cliff Road
City, State, ZIP+4®
Nantucket, MA 02554

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36 Carisbrooke Road
City, State, ZIP+4®
Wellesley, MA 02481

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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.

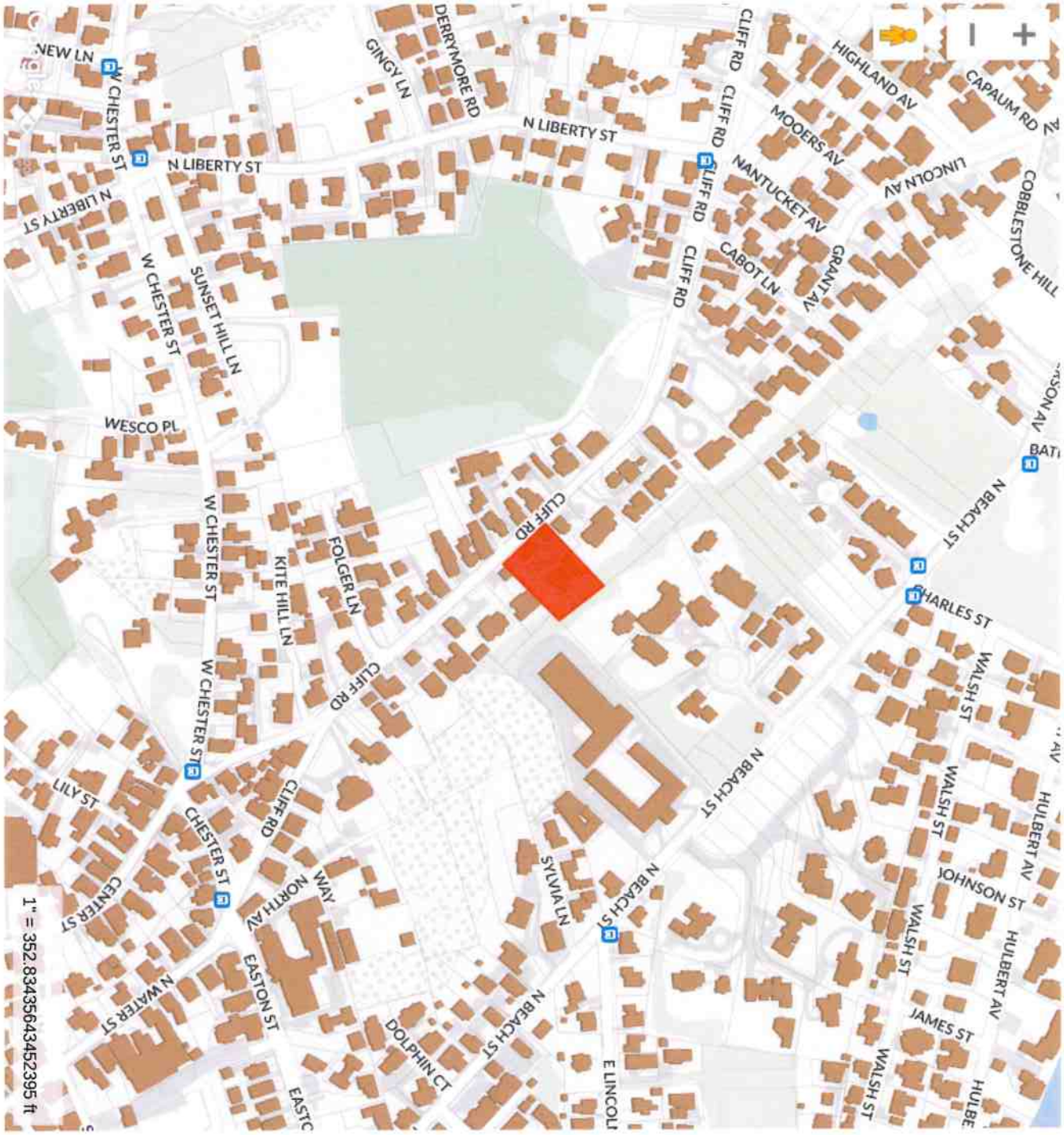
COLORS

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:

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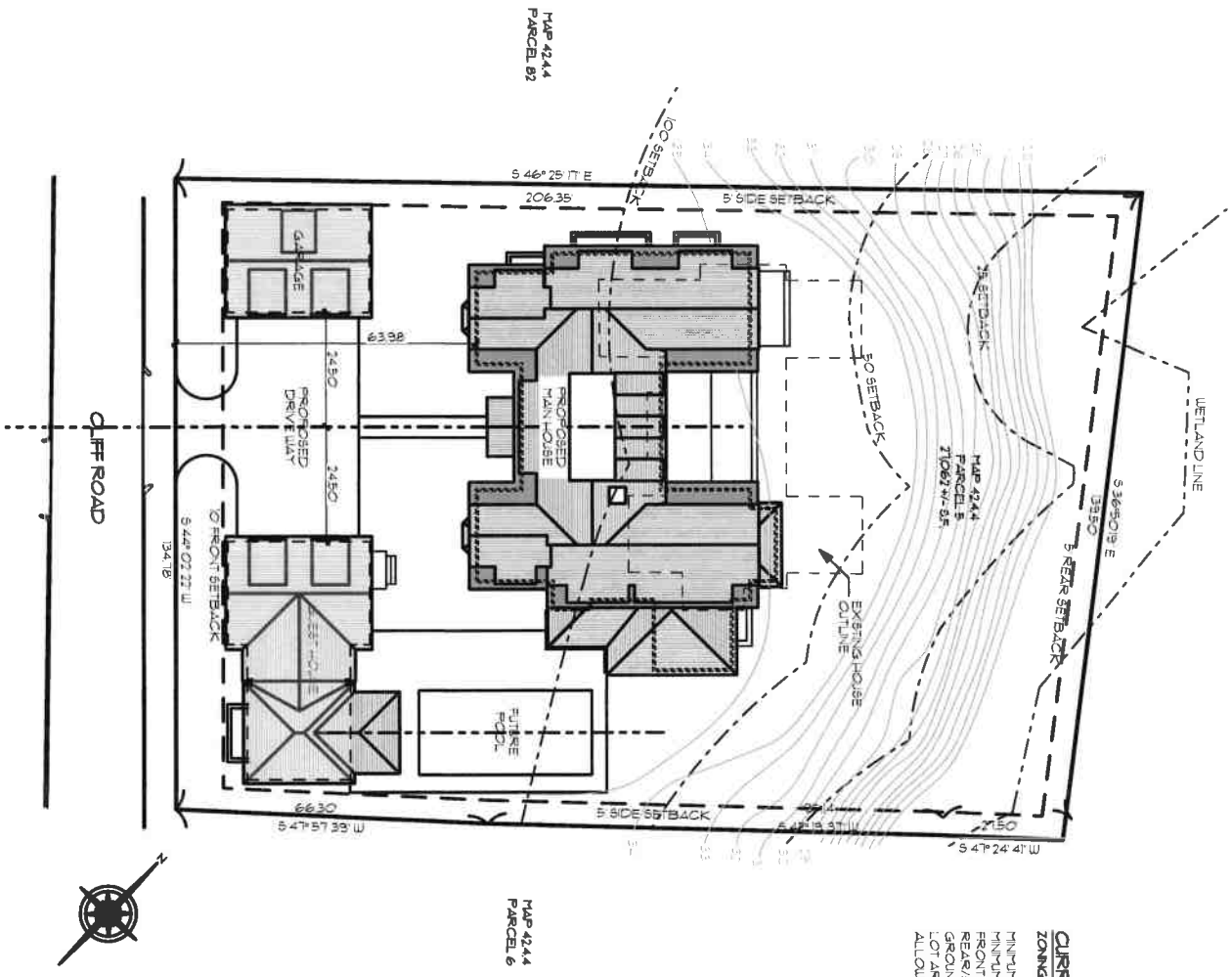
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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:

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Site Plan

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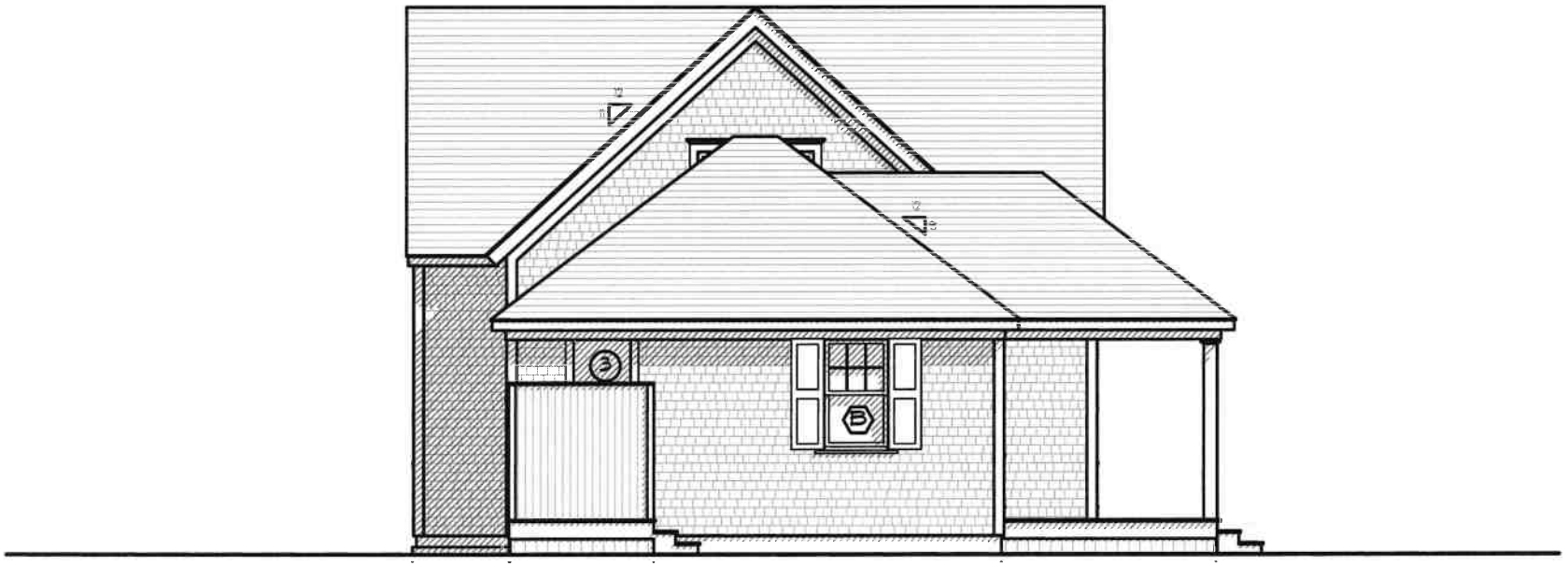
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



EAST ELEVATION



SOUTH ELEVATION

East & South Exterior Elevations

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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:

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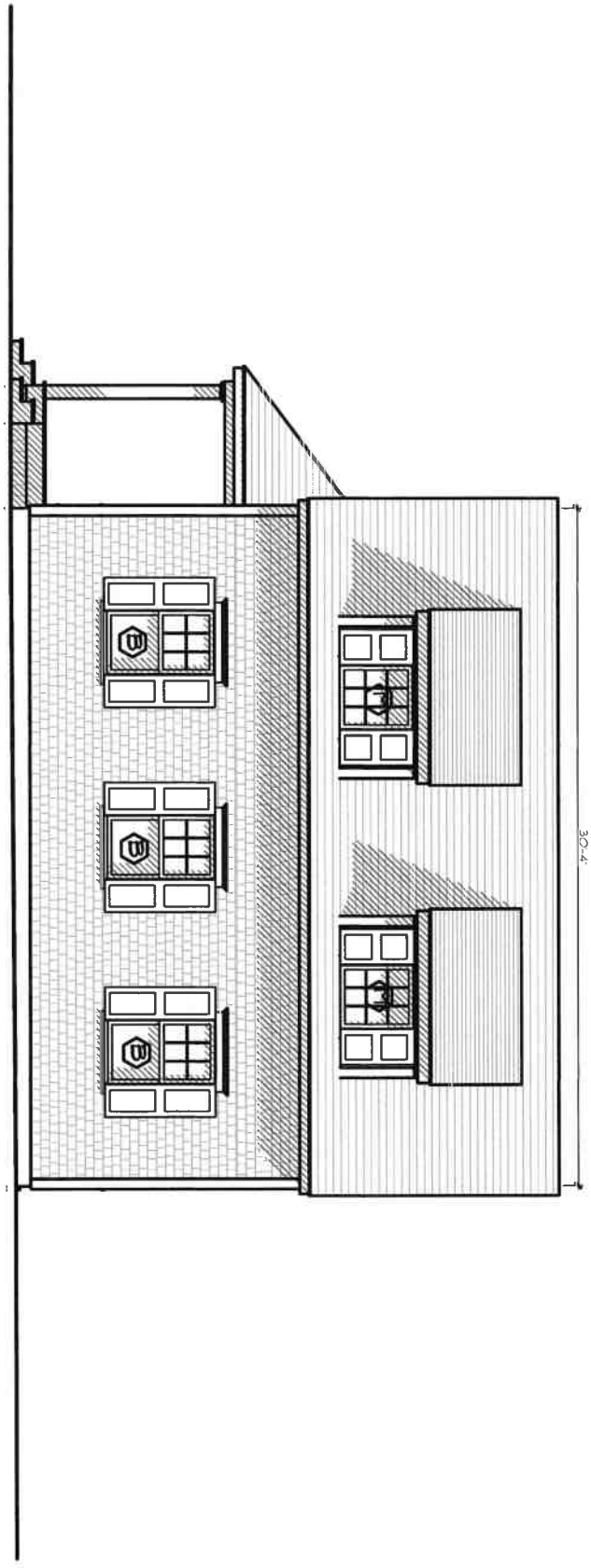
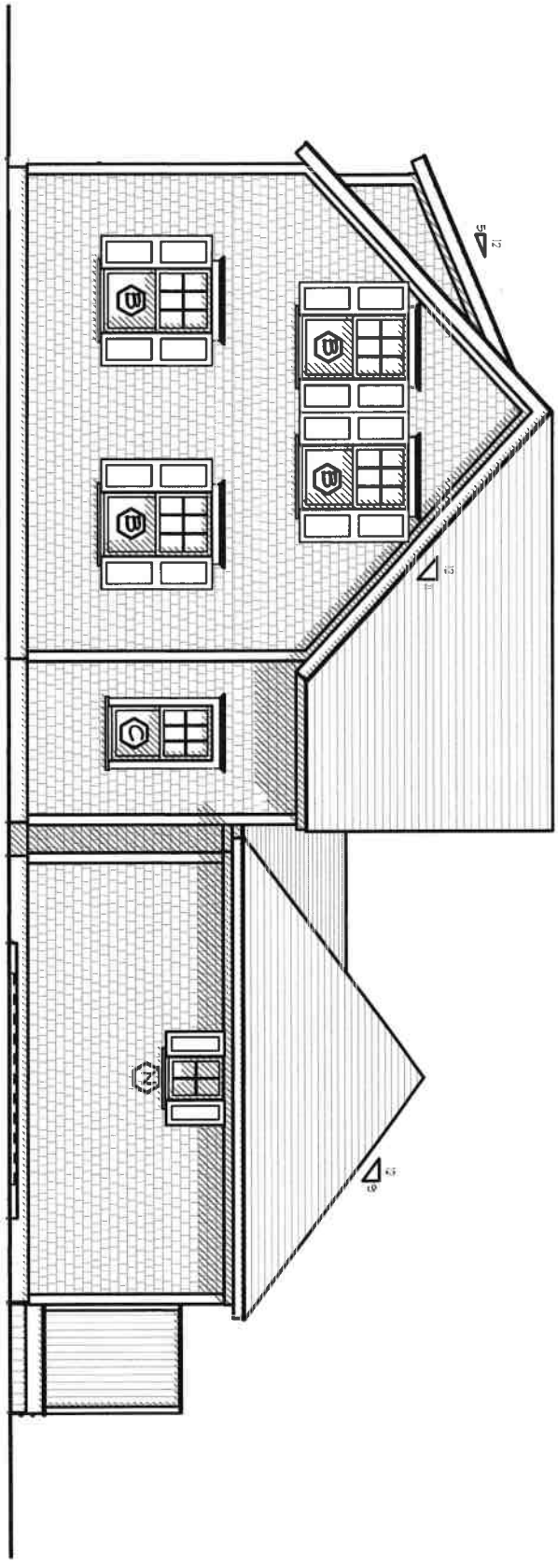
ID#

A-2.1



NORTH ELEVATION



WEST ELEVATION

ID# A-2.1

Guest House at
33 Cliff Rd
Nantucket, MA 02554

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PARCEL NO: 5 PROJECT NO: 10 REVISED:

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West & North Exterior Elevations

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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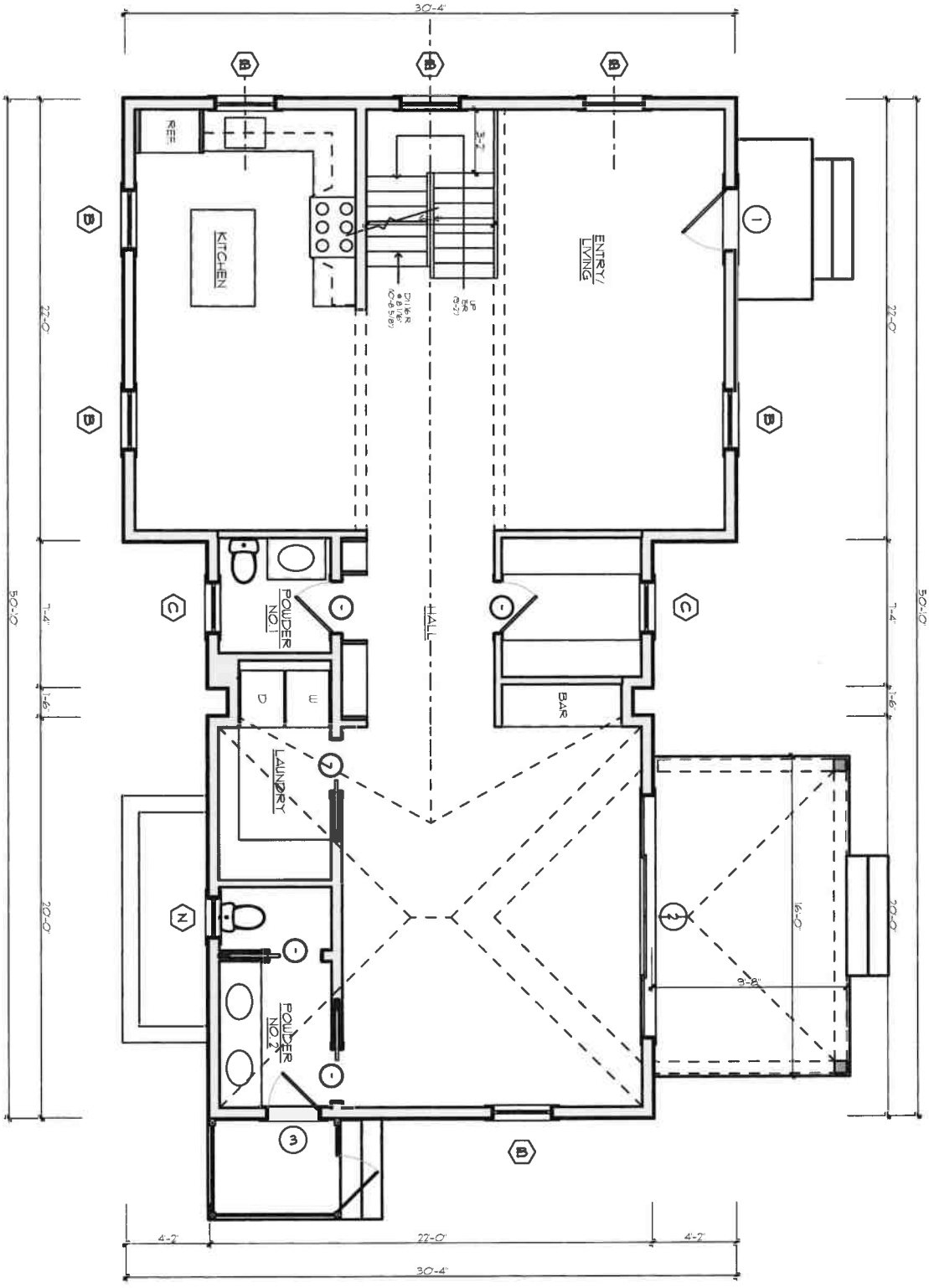

ID# **A-1.1**

Guest House at
33 Cliff Rd
Nantucket, MA 02554

MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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First Floor Plan

BOTTICELLI & POHL

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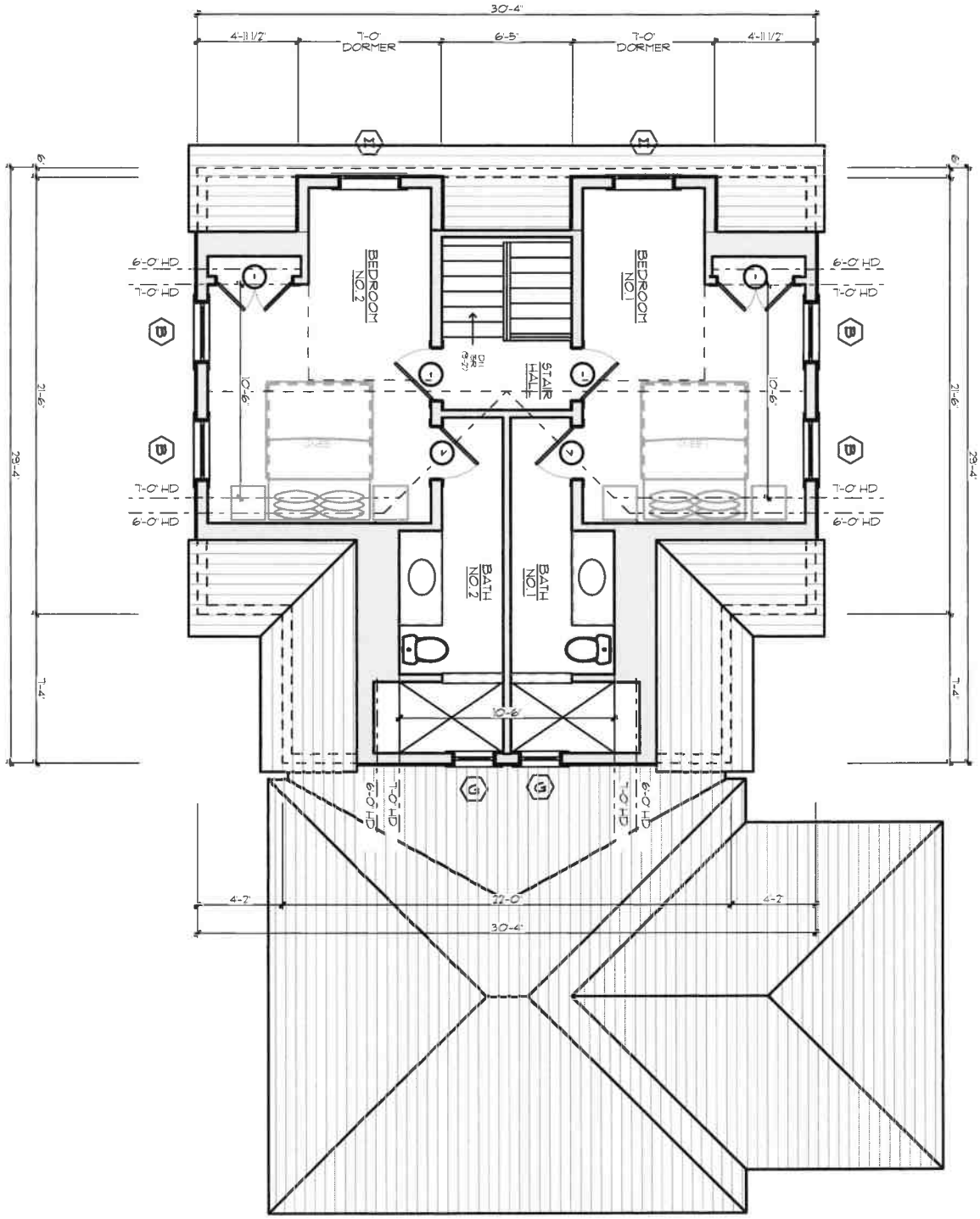
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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:

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Second Floor Plan

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Guest House at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2/10/2025
Build. Dept. Sub:
Revs:

Notes:

1. All windows to be by KSD, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by KSD, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
C	2	Double Hung	KSD	2'-6 3/8" x 4'-9"		6 over 1	
B	11	Double Hung	KSD	2'-11 3/8" x 5'-1"		6 over 1	
M	2	Fixed	KSD	2'-11 3/8" x 3'-5"		9	
N	3	Fixed	KSD	2'-0" x 2'-9"		4	Match "G" Window at MH/ (Only 1 w/ Shutters) see exterior elevations

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-0" x 7'-0"		4	Over panel
2	1	Double French Sliding	KSD	12'-0" x 7'-6"		8	Over Panel
		w/ (2) Fixed Side Lights				8	Over Panel
3	1	Single French	KSD	2'-6" x 7'-0"		4	Over Panel


33 Cliff Road


33 Cliff Road


33 Cliff Road

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

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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

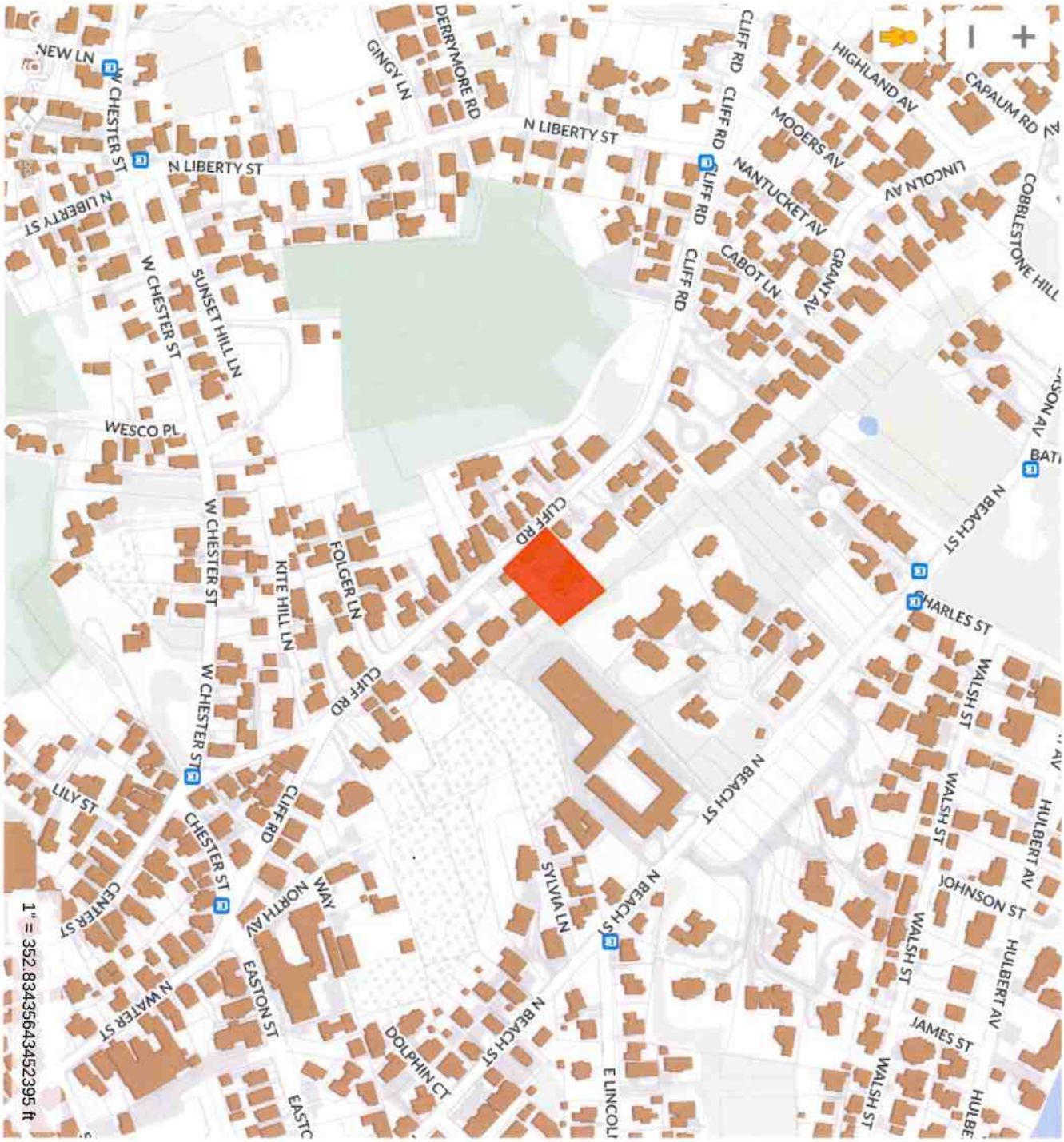
Trim White Sash White Doors White

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

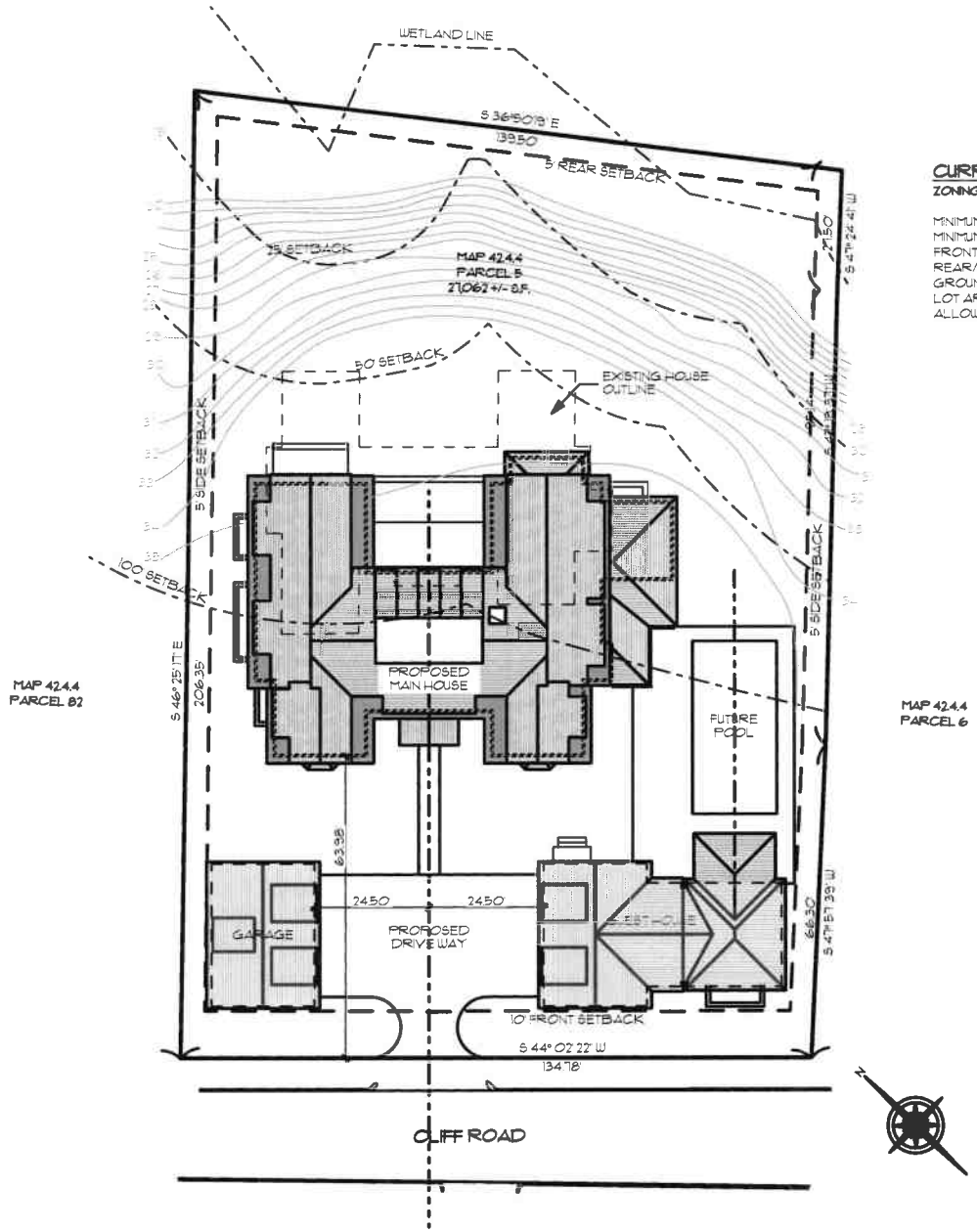
MAP NO: 42.4.4 ZONING INFO: R1
PARCEL NO: 5 PROJECT NO: 10 REVISED:

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:

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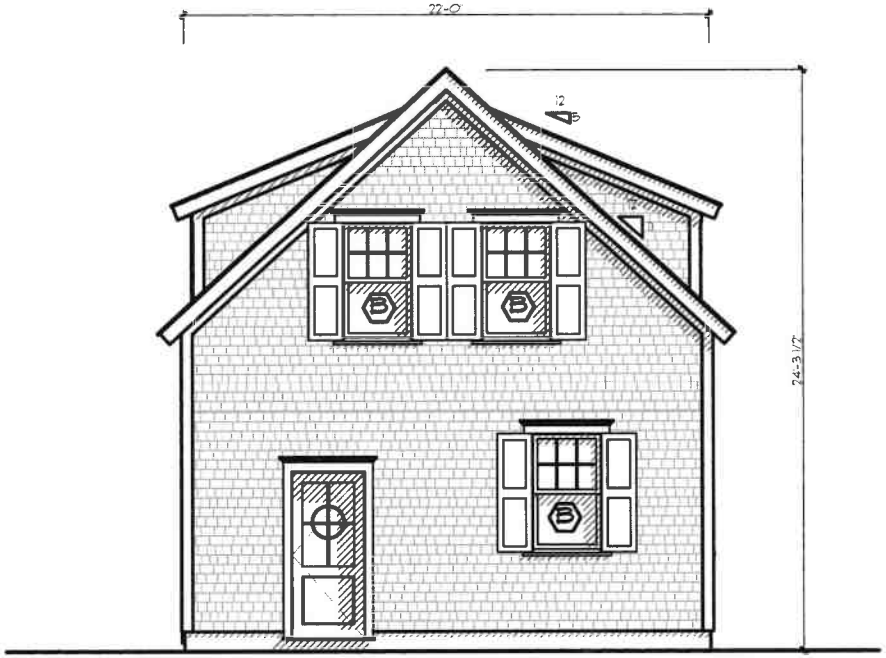
ID#
L-1.2



EAST ELEVATION



SOUTH ELEVATION

East & South Exterior Elevations

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

Garage at
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MAP NO: 42.4.4 ZONING INFO: R1
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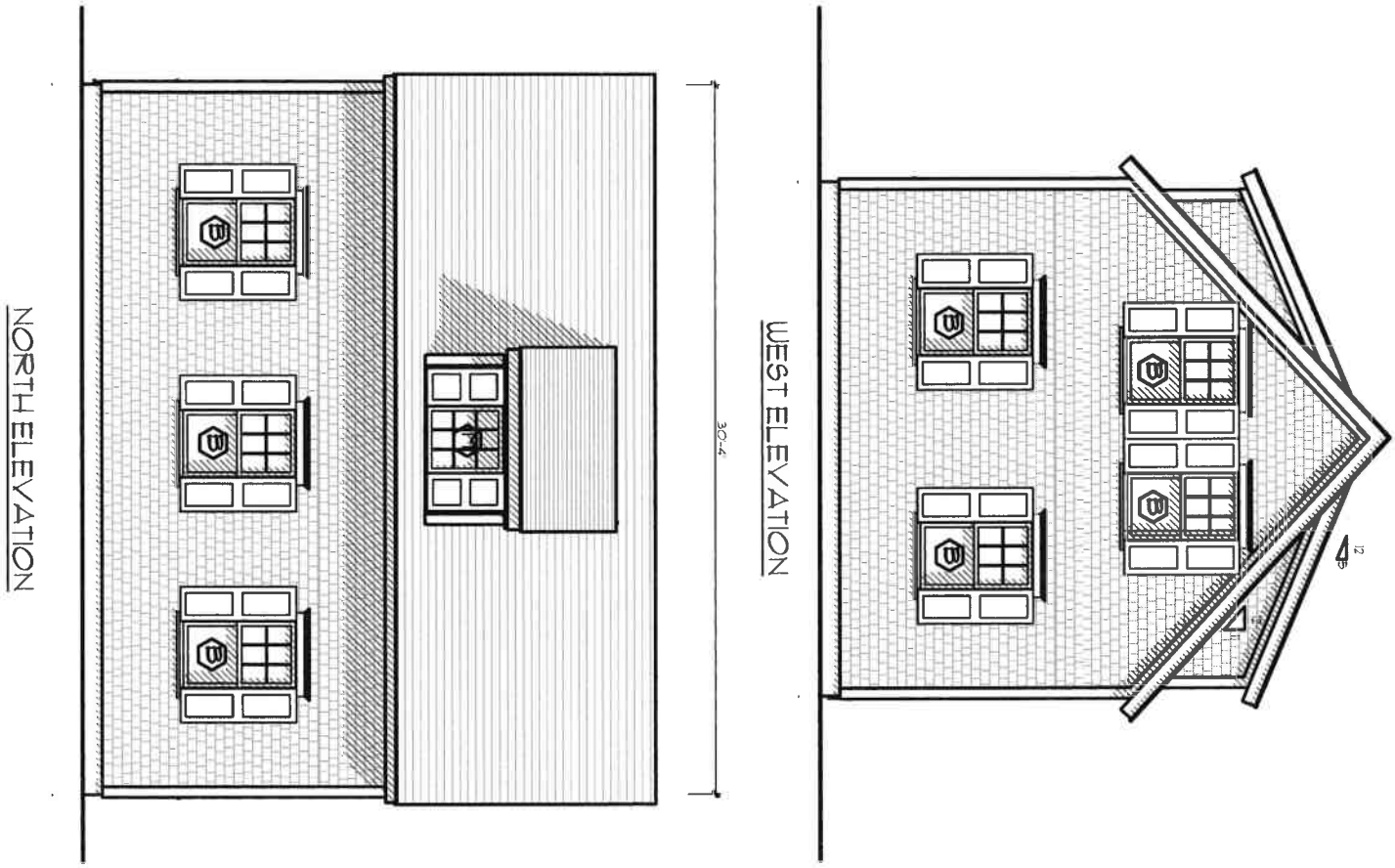
ID#

A-2.1



ID# A-2.1

Garage at
33 Cliff Rd
Nantucket, MA 02554

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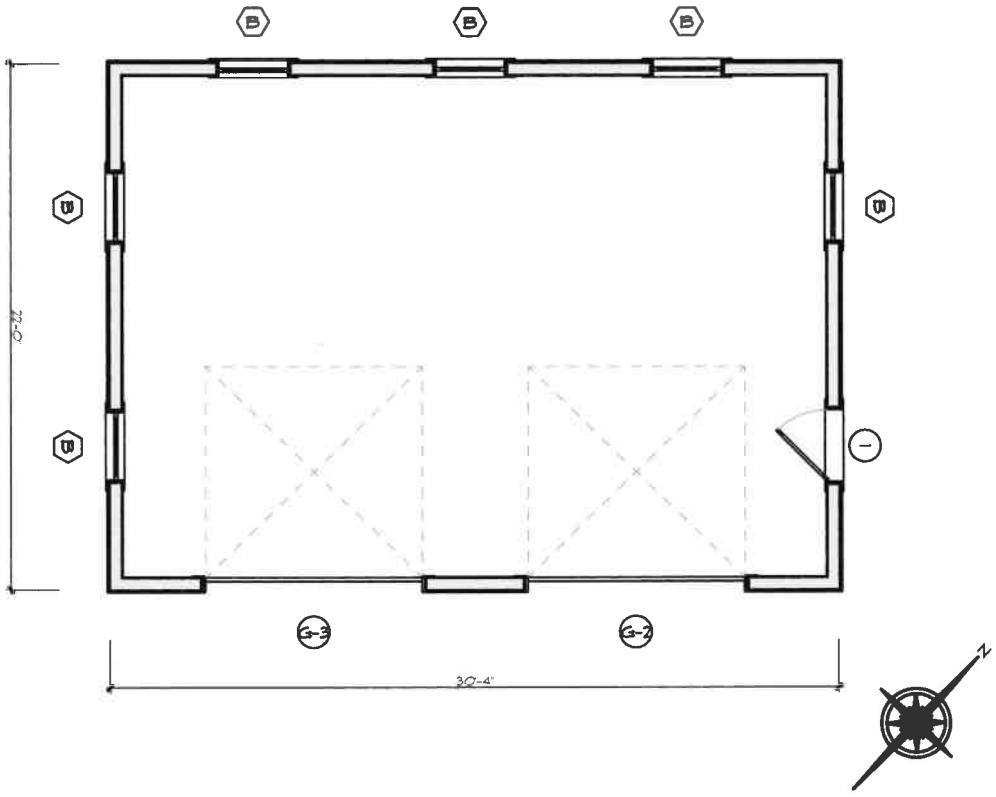
West & North Exterior Elevations

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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Garage at
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Nantucket, MA 02554

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First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
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BOTTICELLIANDPOHL.COM

Garage at
33 Cliff Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2/10/2025
Build. Dept. Sub:
Revs:

Notes:

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Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
B	10	Double Hung	KSD	2'-11 3/8" x 5'-1"		6 over 1	w/ Shutters
M	3	Fixed	KSD	2'-11 3/8" x 3'-5"		9	w/ Shutters

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening	Lights	Comments
1	1	Front Entry	KSD	3'-0" x 7'-0"		4	Over panel
G-2	1	Garage Door	KSD	9'-0" x 9'-0"		8	Over Vertical Boards
G-3	1	Garage Door	KSD	9'-0" x 9'-0"		8	Over Vertical Boards


33 Cliff Road


33 Cliff Road


33 Cliff Road

HISTORIC DISTRICT COMMISSION

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

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

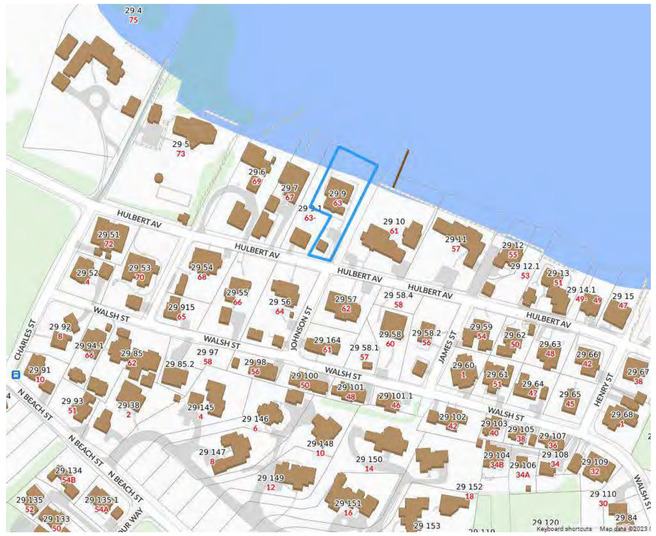
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

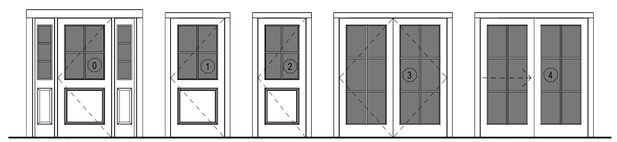
63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

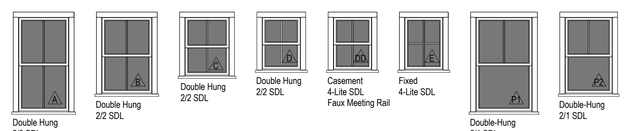


1 Locus Map
Not to Scale



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

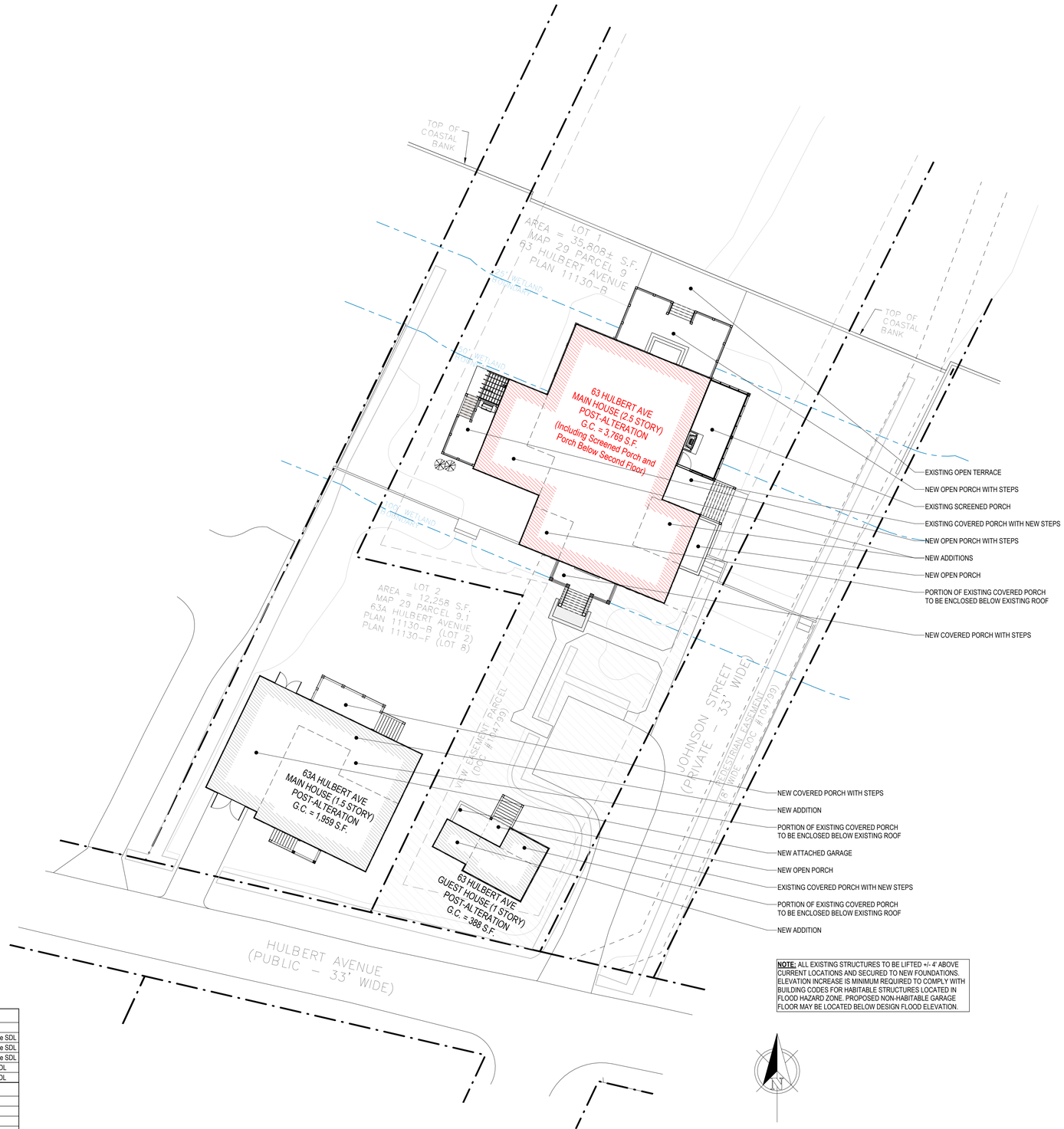
Window Legend
1/4" = 1'-0"

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'
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Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

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R.1.2 2nd & 3rd Floor Reflected Ceiling Plan
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R.2.2 Sound Attenuation - Second & Third Floor Plans

Cover Sheet

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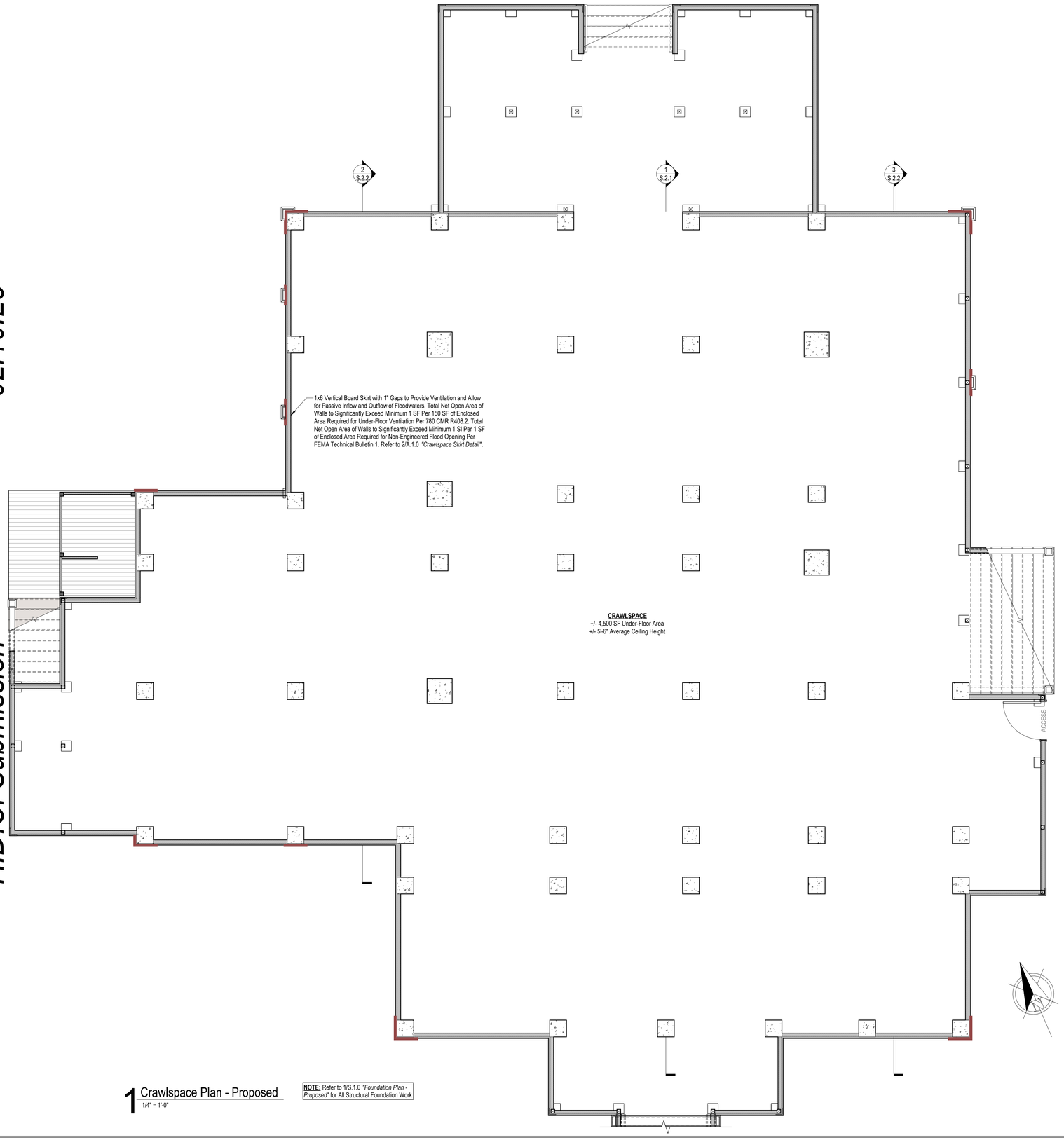
A.0.1
2239

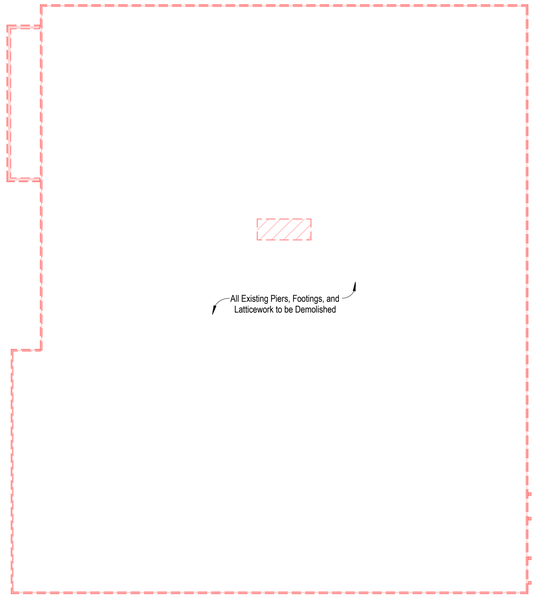
02.10.25

H.D.C. Submission

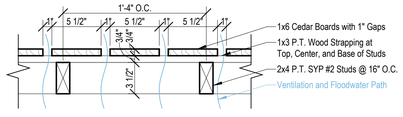


1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



1X Crawlspace Plan - Existing/Demolition
1/8" = 1'-0"



2 Crawlspace Skirt Detail
1 1/2" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

2239

Main House

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Crawlspace Plan

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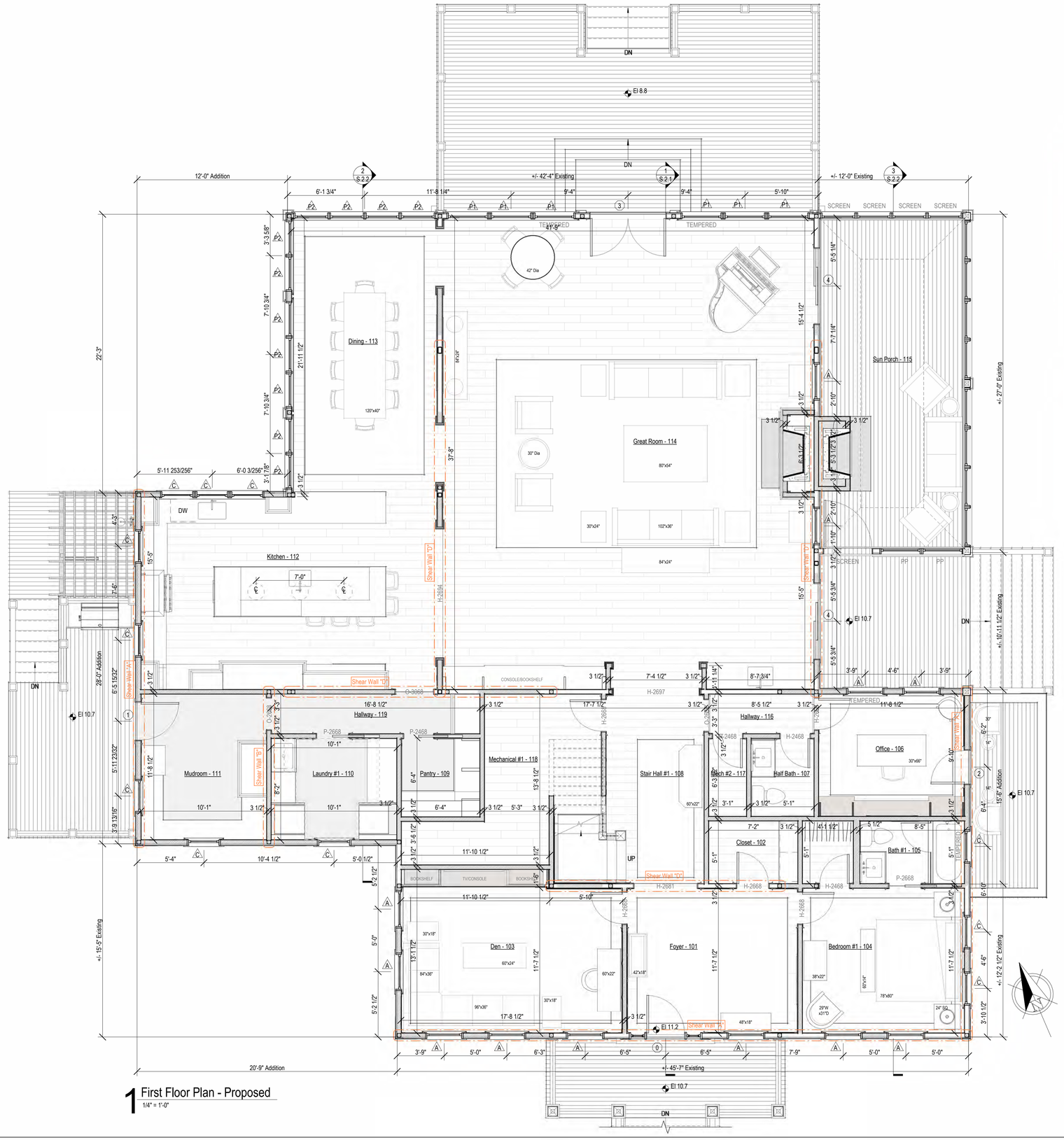
A.1.0
2239

02.10.25

H.D.C. Submission

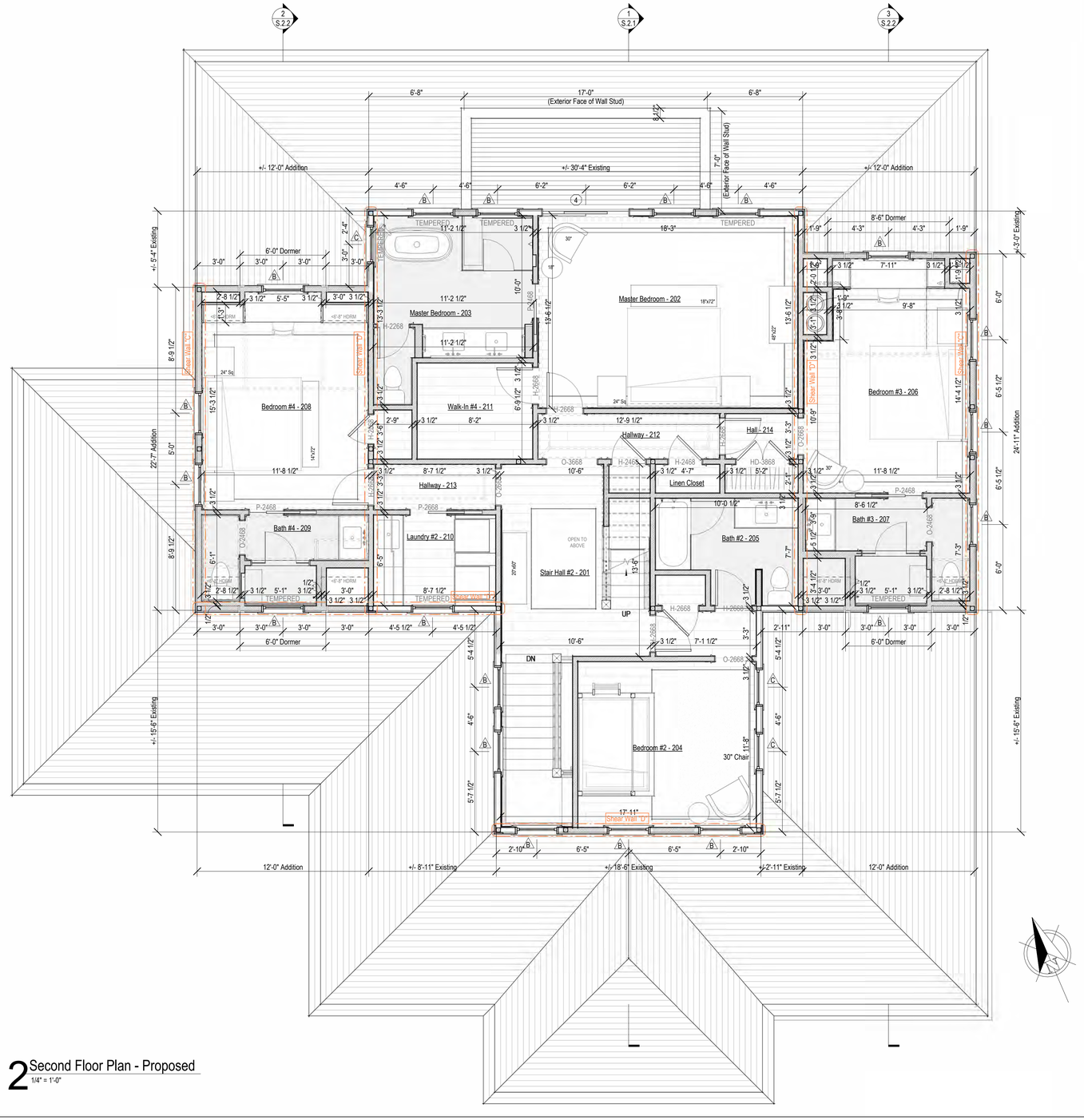

12'-0" Addition
6'-1 3/4"
11'-8 1/4"
+/- 42'-4" Existing
9'-4"
9'-4"
5'-10"
+/- 12'-0" Existing
SCREEN
SCREEN
SCREEN
SCREEN
TEMPERED
41'-9"
TEMPERED
42" Dia
DN
EL 8.8
DN
1
S 2.1
2
S 2.2
3
S 2.2
3
4
Dining - 113
120"x40"
Great Room - 114
80"x54"
30" Dia
30"x24"
102"x36"
84"x24"
Sun Porch - 115
Kitchen - 112
7'-0"
DW
5'-11 253/256"
6'-0 3/256"
3'-1 7/8"
3 1/2"
22'-3"
3'-3 5/8"
7'-10 3/4"
21'-11 1/2"
7'-10 3/4"
37'-6"
84"x24"
15'-4 1/2"
7'-7 1/4"
5'-5 1/4"
+/- 27'-0" Existing
2'-10"
2'-10"
1'-10"
3'-1/2"
3 1/2"
6 3/4"
5'-3 1/2"
3 1/2"
3 1/2"

02.10.25

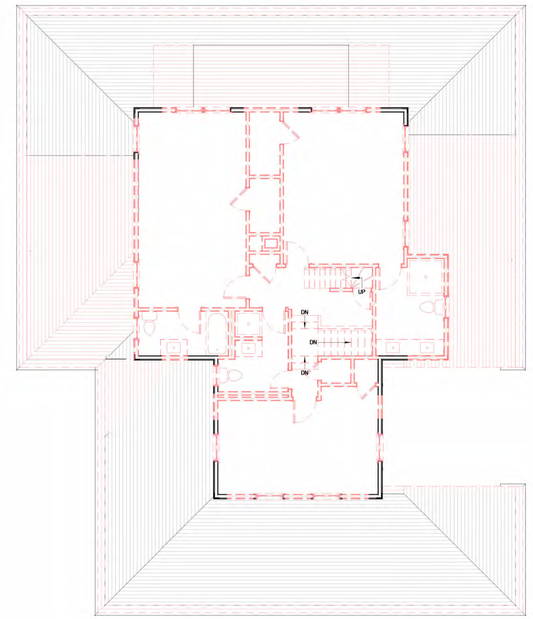
H.D.C. Submission

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed



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



2X Second Floor Plan - Existing/Demolition
1/8" = 1'-0"

Room Schedule	
#	Room
101	Foyer
102	Closet
103	Den
104	Bedroom #1
105	Bath #1
106	Office
107	Half Bath
108	Stair Hall #1
109	Pantry
110	Laundry #1
111	Mudroom
112	Kitchen
113	Dining
114	Great Room
115	Sun Porch
116	Hallway
117	Mech #2
118	Mechanical #1
119	Hallway
201	Stair Hall #2
202	Master Bedroom
203	Master Bedroom
204	Bedroom #2
205	Bath #2
206	Bedroom #3
207	Bath #3
208	Bedroom #4
209	Bath #4
210	Laundry #2
211	Walk-In #4
212	Hallway
213	Hallway
214	Hall
301	Bedroom #5
302	Bath #5
303	Stair Hall #3
303	Stair Hall #3
304	Bedroom #6
305	Attic

2239

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Second Floor Plan

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A.1.2

2239

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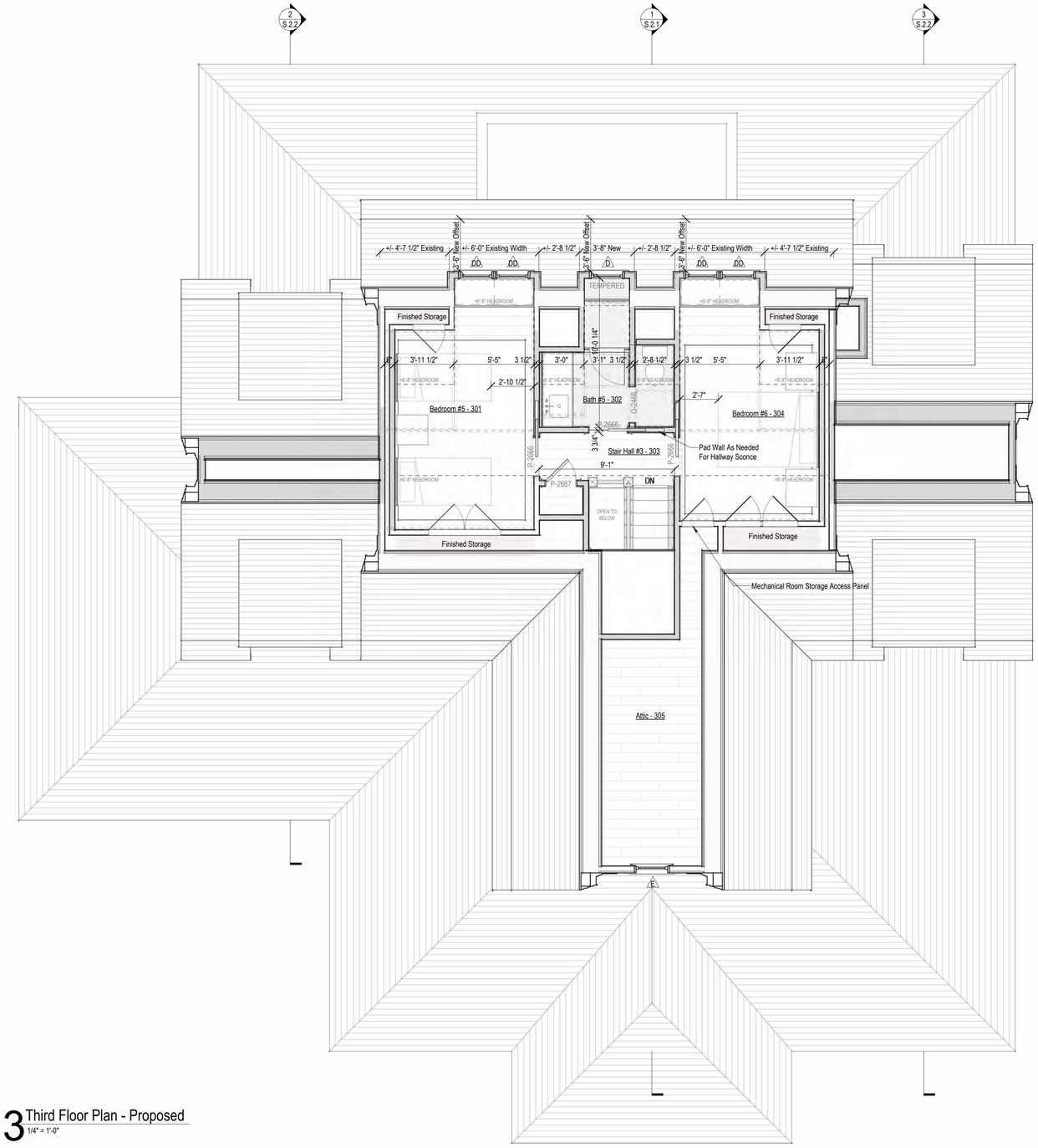
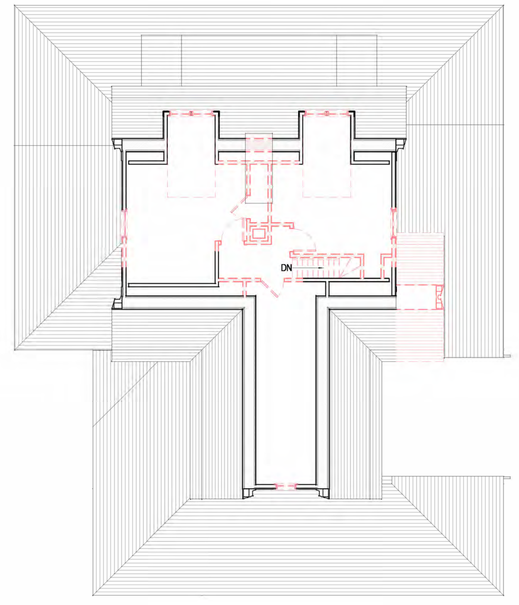


3 Third Floor Plan - Proposed
1/4" = 1'-0"



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

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emeritus
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Third Floor Plan

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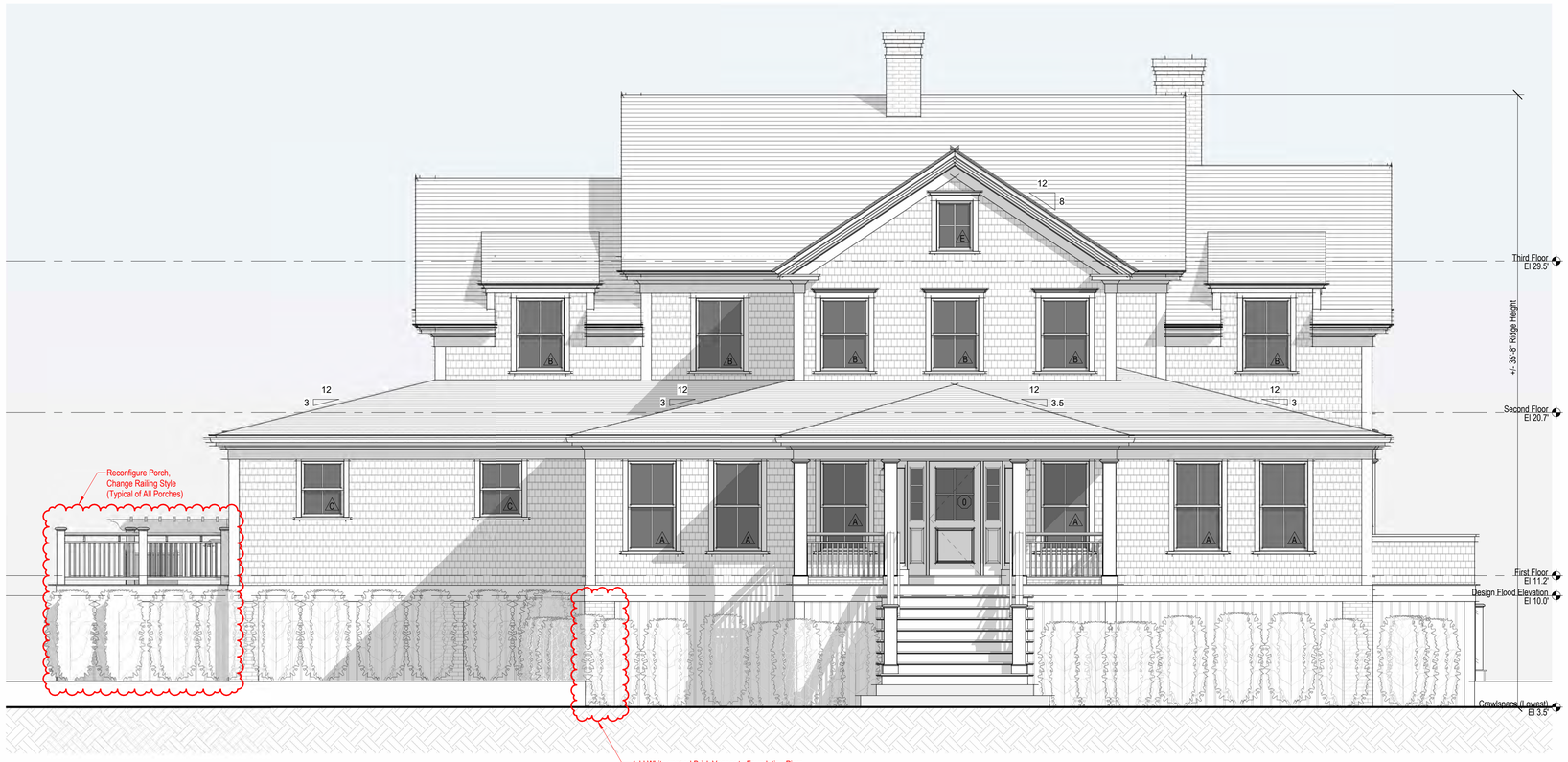
A.1.3

2239

02.10.25

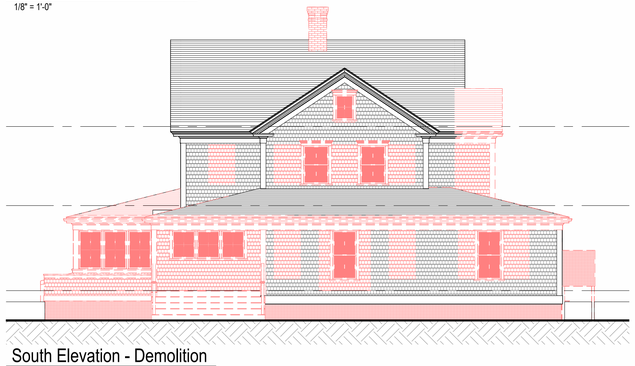


1 South Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"



South Elevation - Previously Approved (08-06-24)
1/8" = 1'-0"

2239

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A.2.1

2239

02.10.25



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

H.D.C. Submission



East Elevation - Existing
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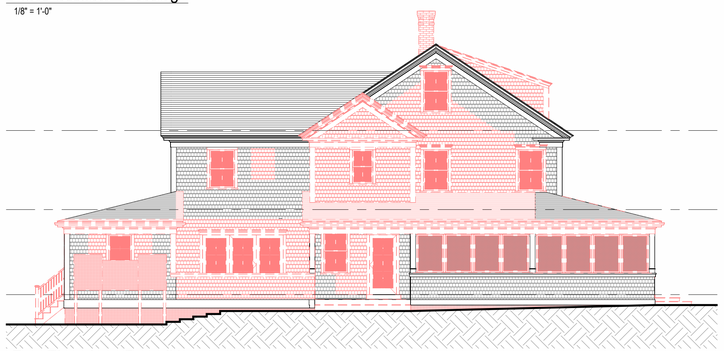

East Elevation - Demolition
1/8" = 1'-0"



East Elevation - Previously Approved (08-06-24)
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A.2.2

2239

02.10.25

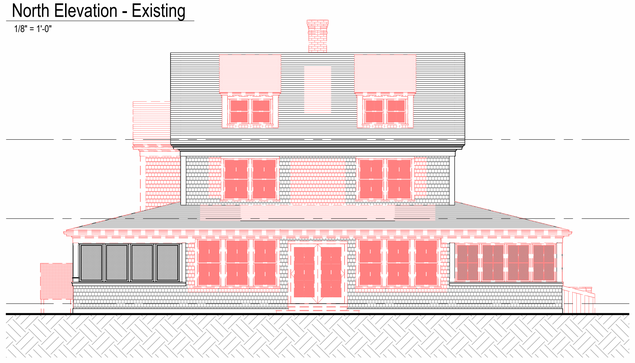


3 North Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"



North Elevation - Previously Approved (08-06-24)
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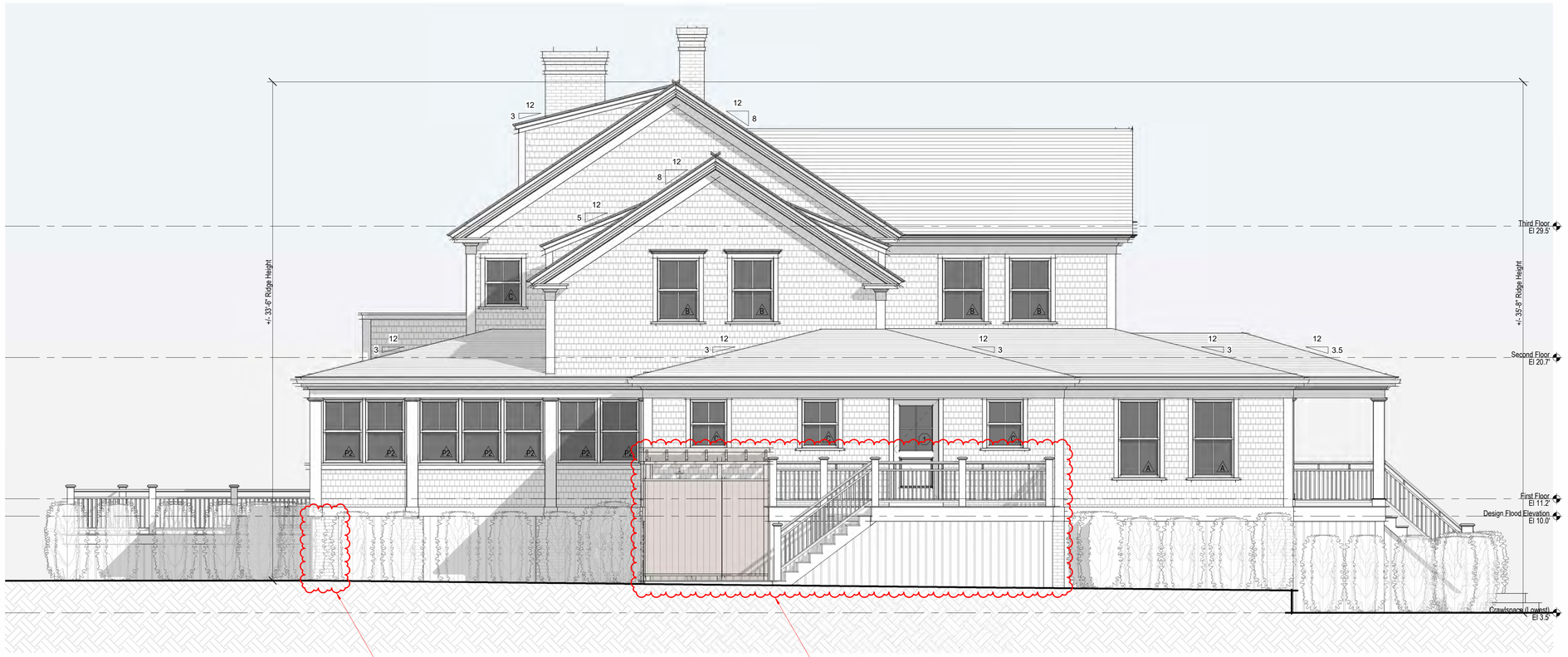
A.2.3

2239

02.10.25

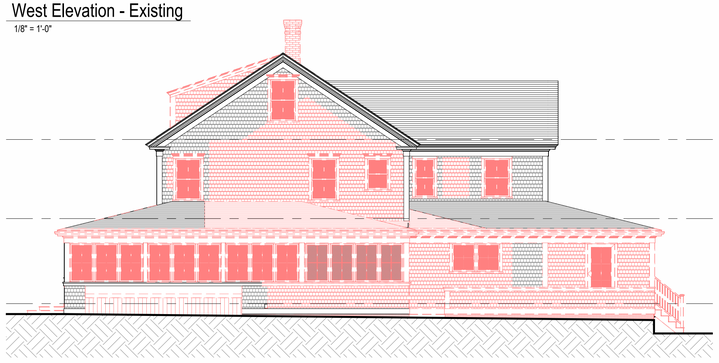


4 West Elevation - Proposed
1/4" = 1'-0"

H.D.C. Submission



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"



West Elevation - Previously Approved (08-06-24)
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A.2.4

2239

02.10.25

H.D.C. Submission



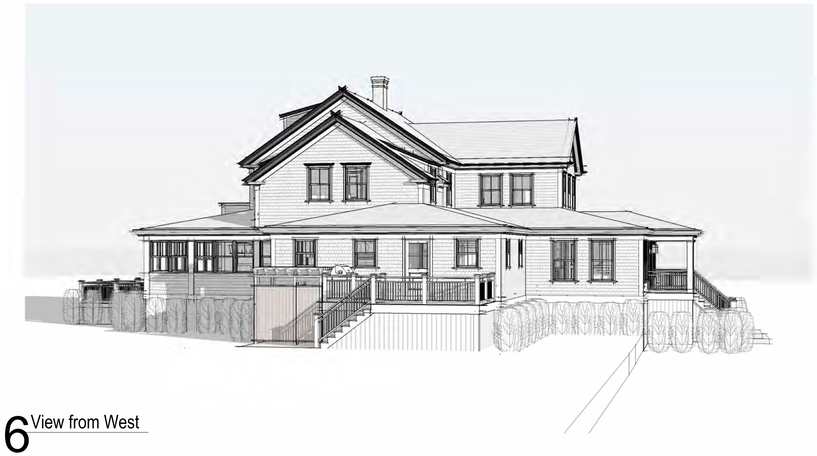
1 View from Southwest



2 View from South



3 View from Southeast



6 View from West



5 View from North



4 View from East

2239

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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

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

A.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.

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

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

This file was accessed on: 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



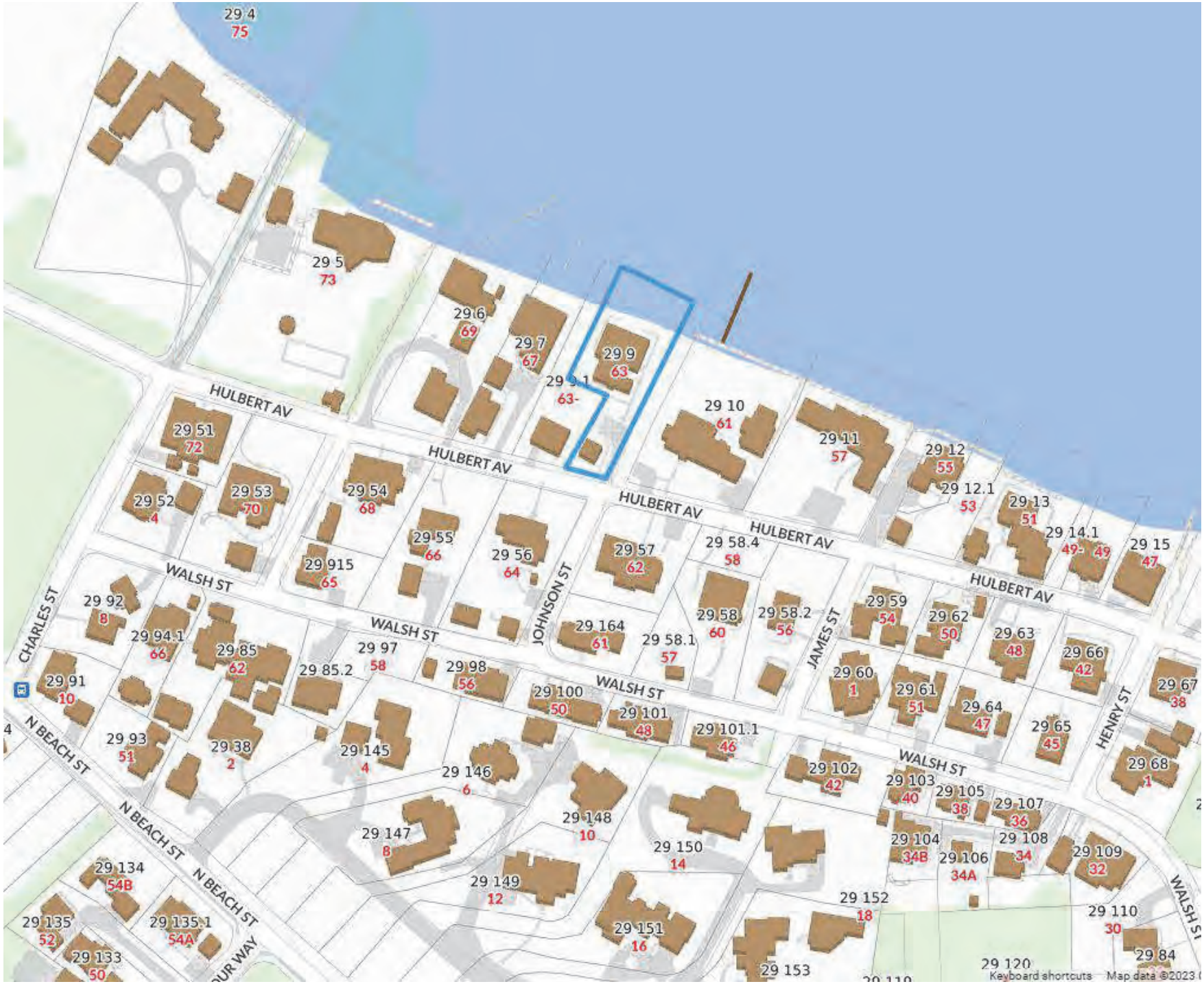
East Elevation 63 Hulbert Ave Map/Parcel: 29/9



South Elevation 63 Hulbert Ave Map/Parcel: 29/9

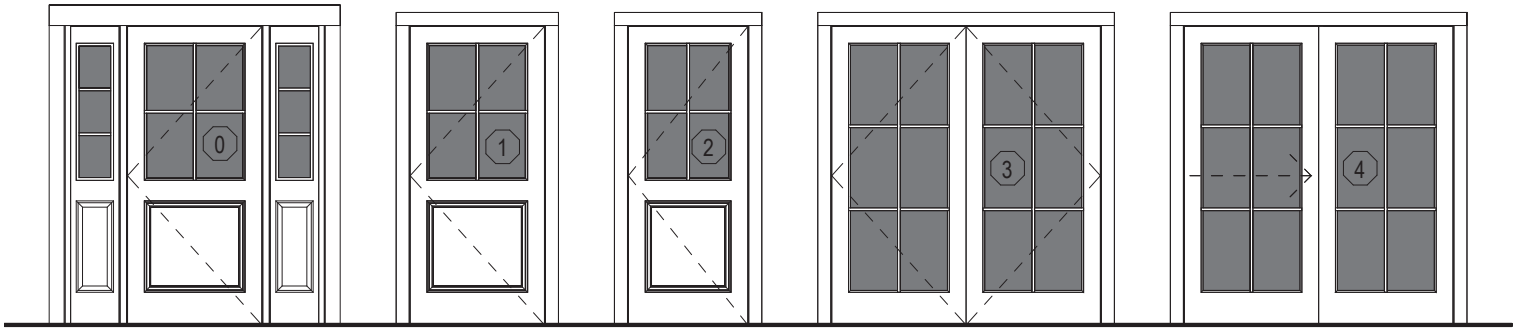


West Elevation 63 Hulbert Ave Map/Parcel: 29/9



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

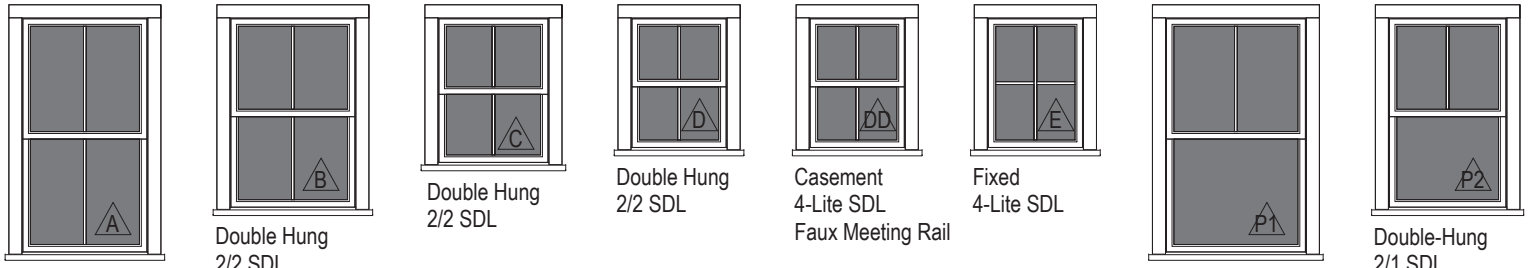
Single Hinged
1-Panel 4-Lite SDL

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

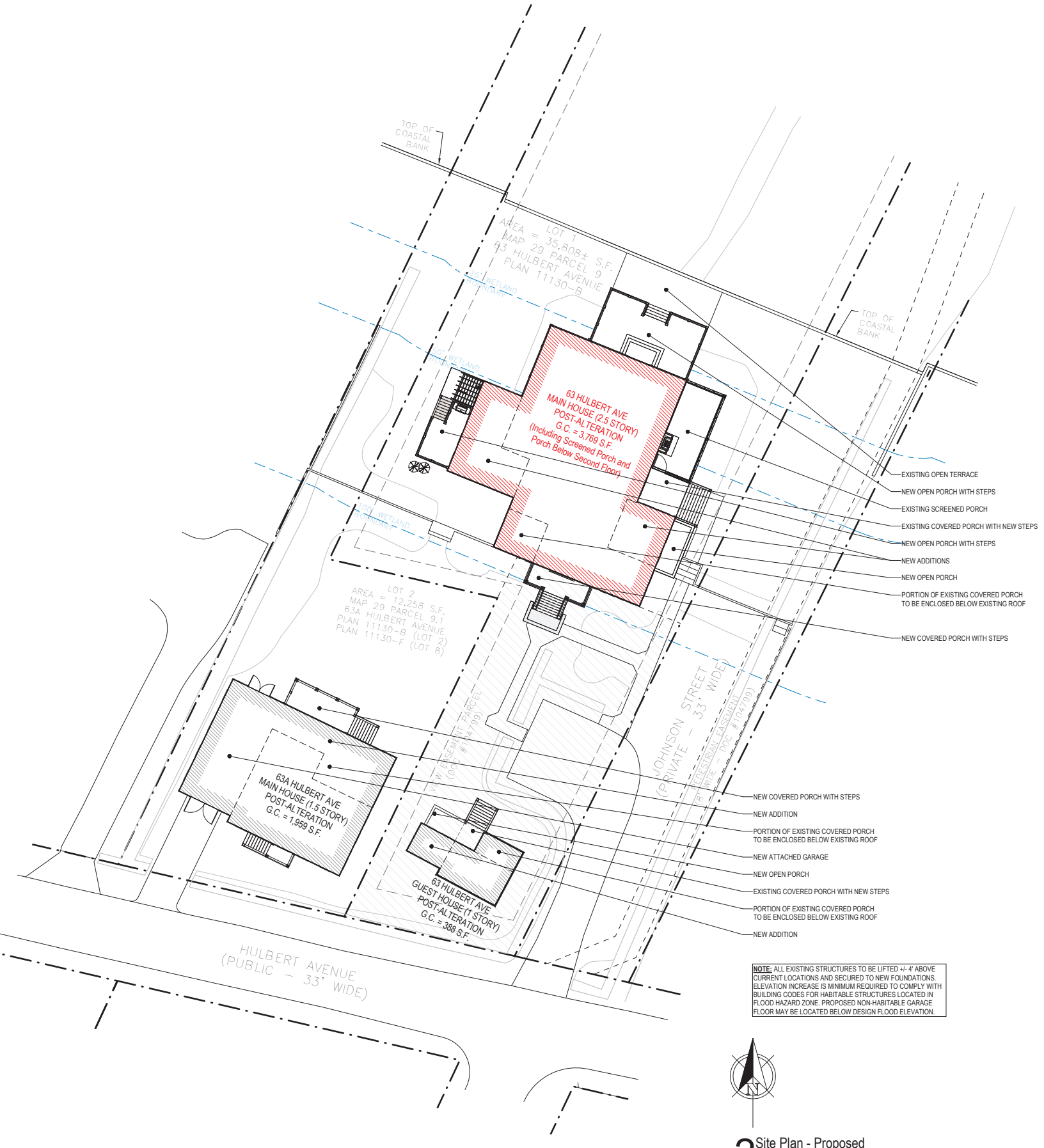
Double-Hung
2/1 SDL

Double-Hung
2/1 SDL

Window Legend

1/4" = 1'-0"

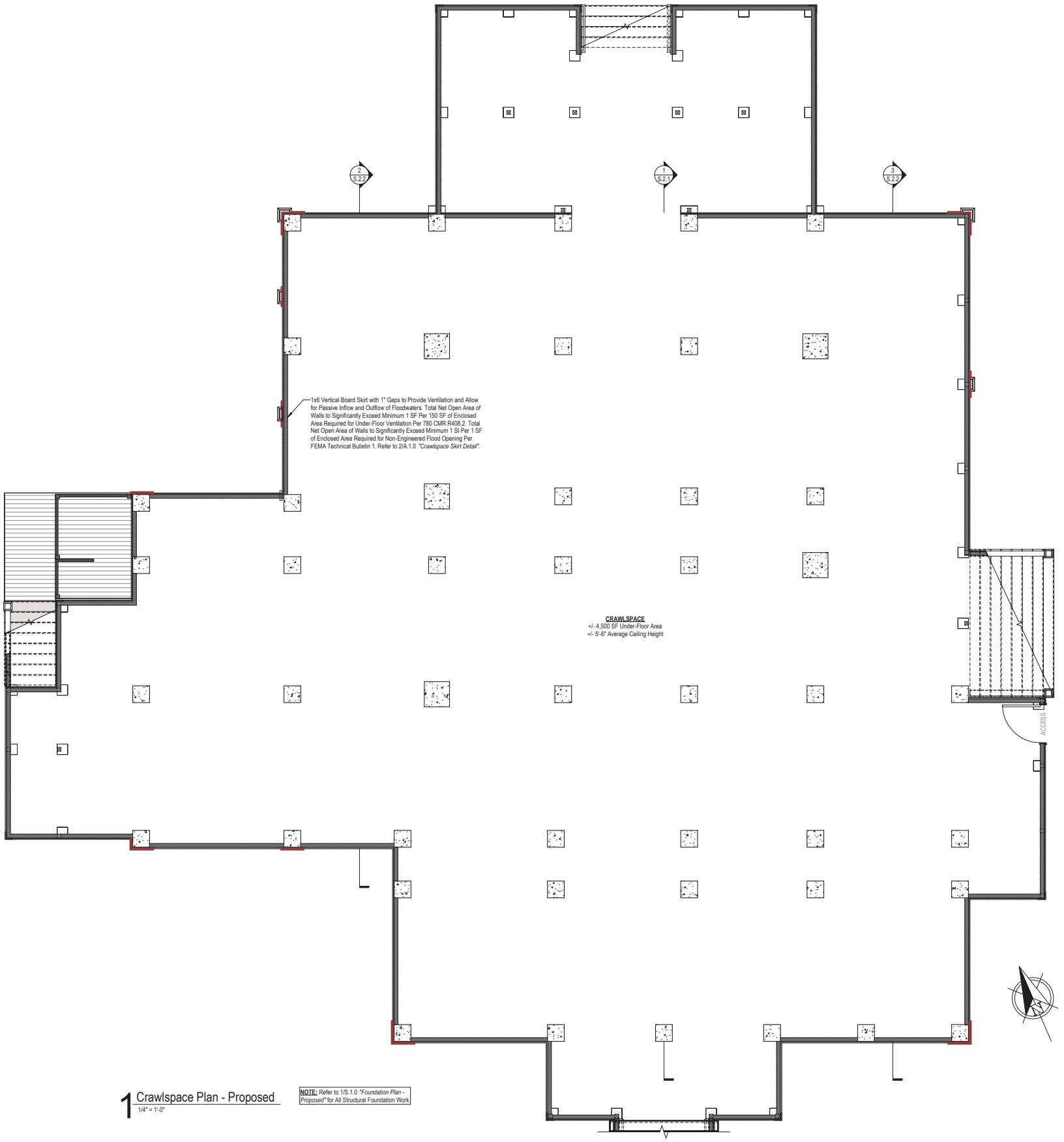
EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
0	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
1	1	3'-0"	6'-7 1/2"	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
2	1	2'-8"	6'-7 1/2"	2'-8"	6'-8"	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.

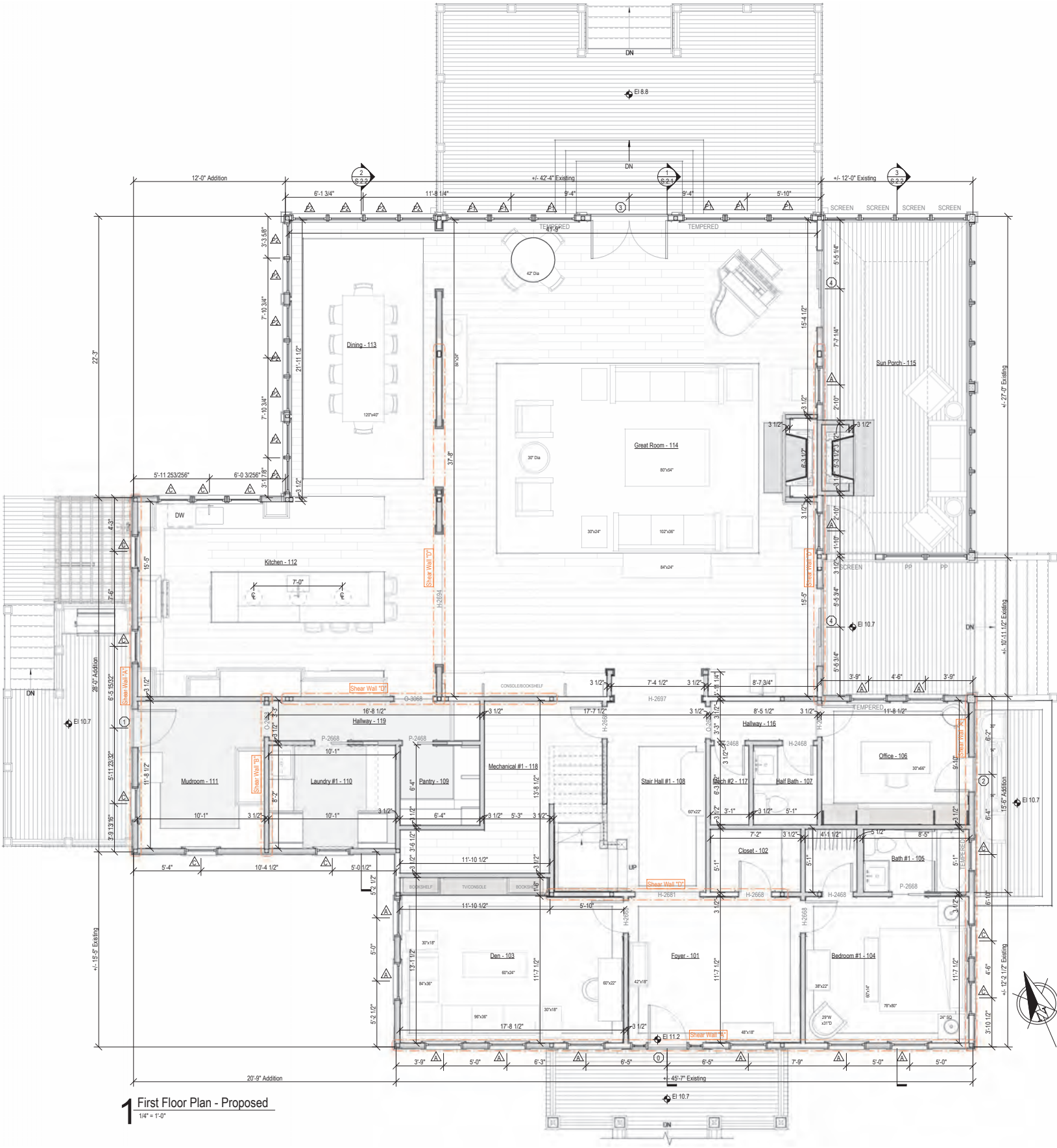
2 Site Plan - Proposed

1/16" = 1'-0"



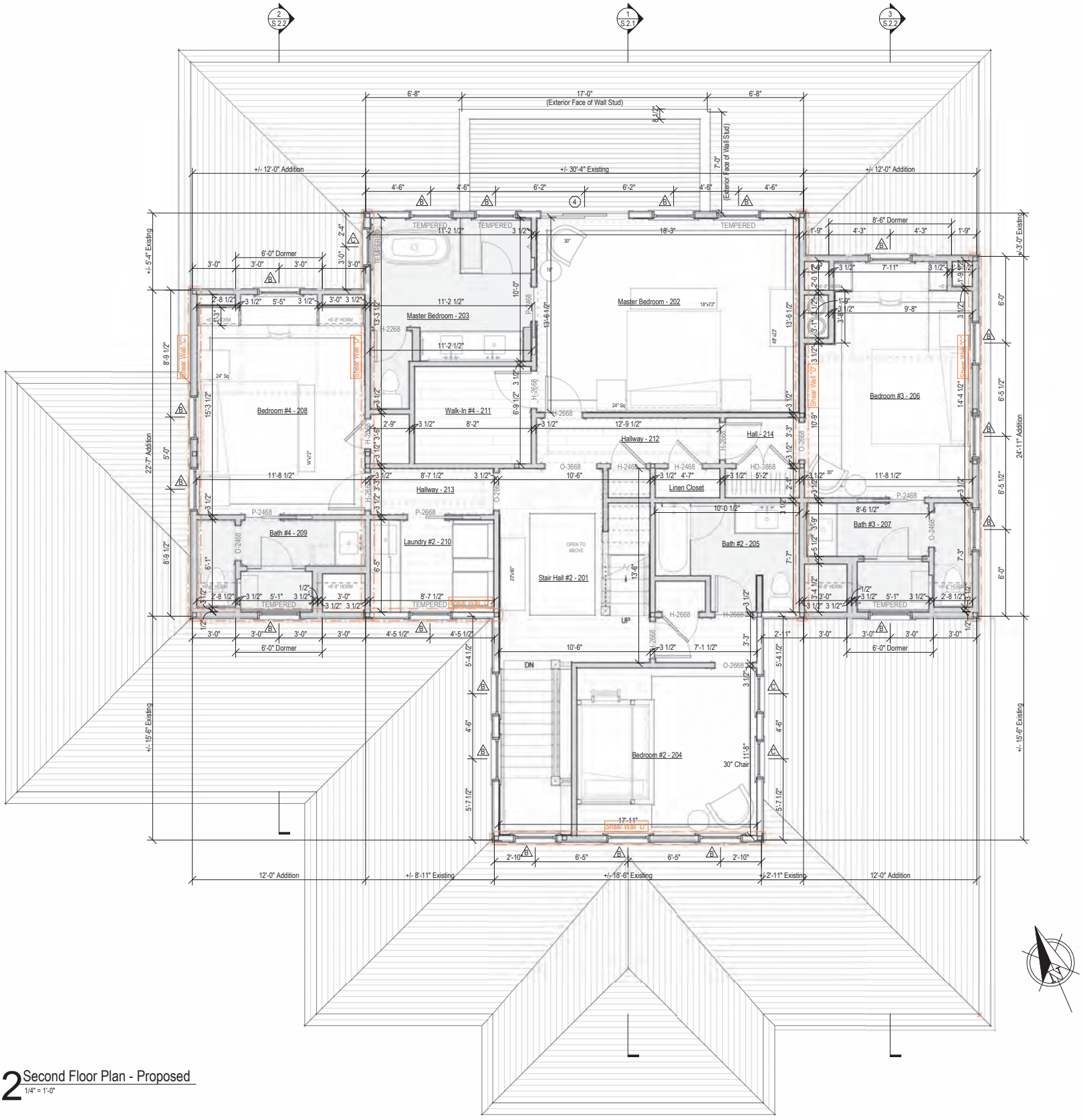
1 Crawlspace Plan - Proposed
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



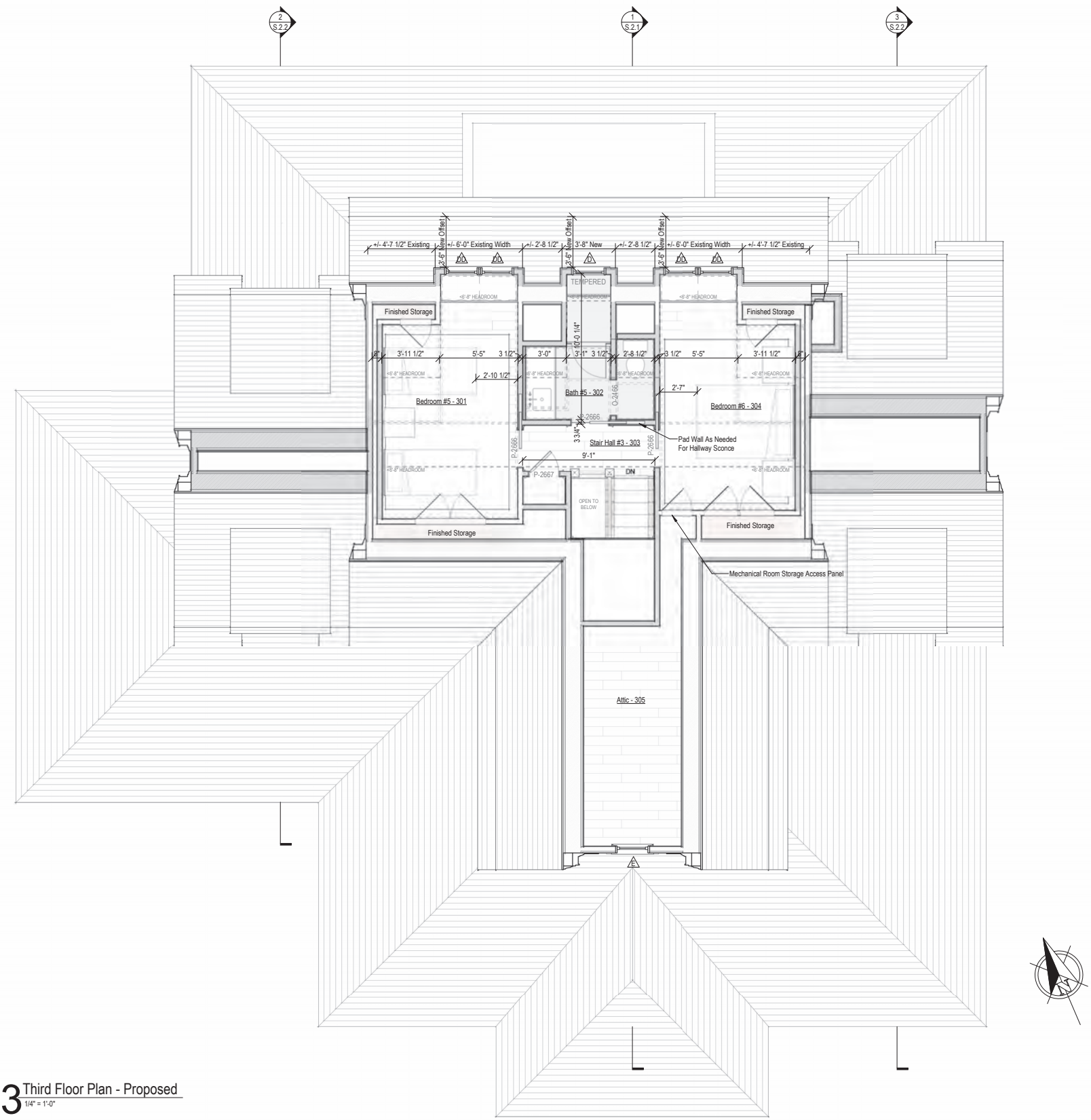
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



3 Third Floor Plan - Proposed
1/4" = 1'-0"



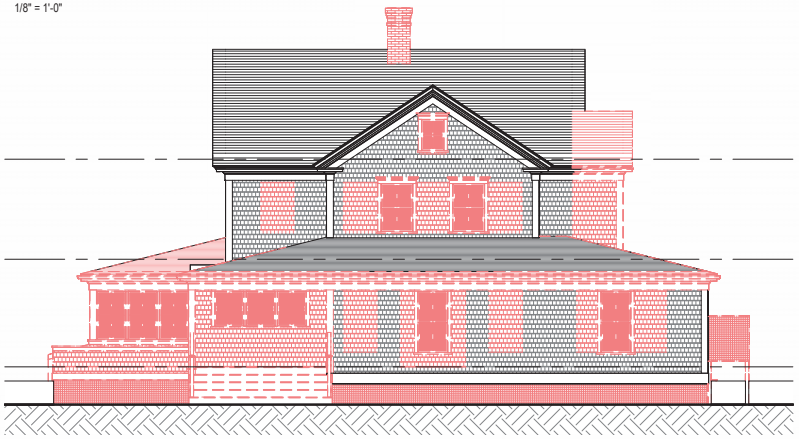
1 South Elevation - Proposed

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"



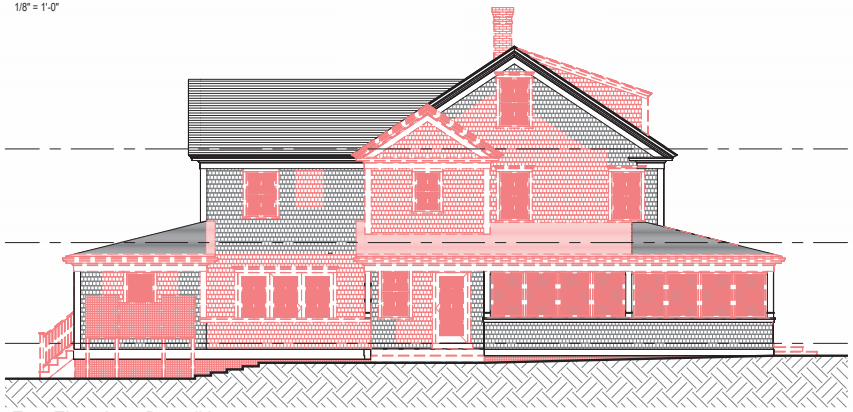
2 East Elevation - Proposed
1/4" = 1'-0"

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"

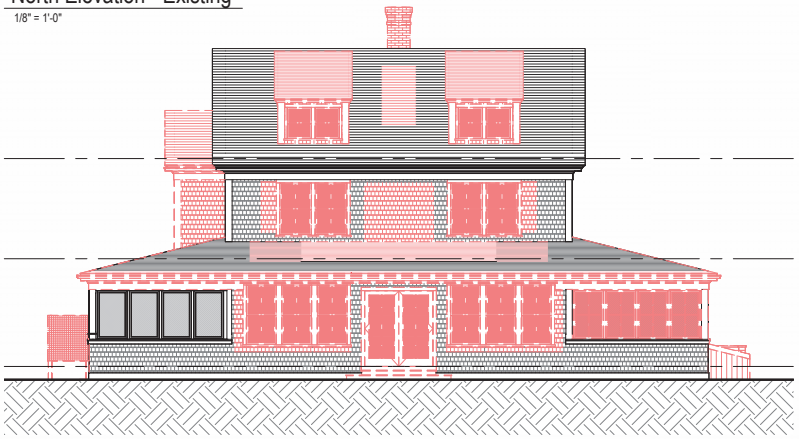


3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



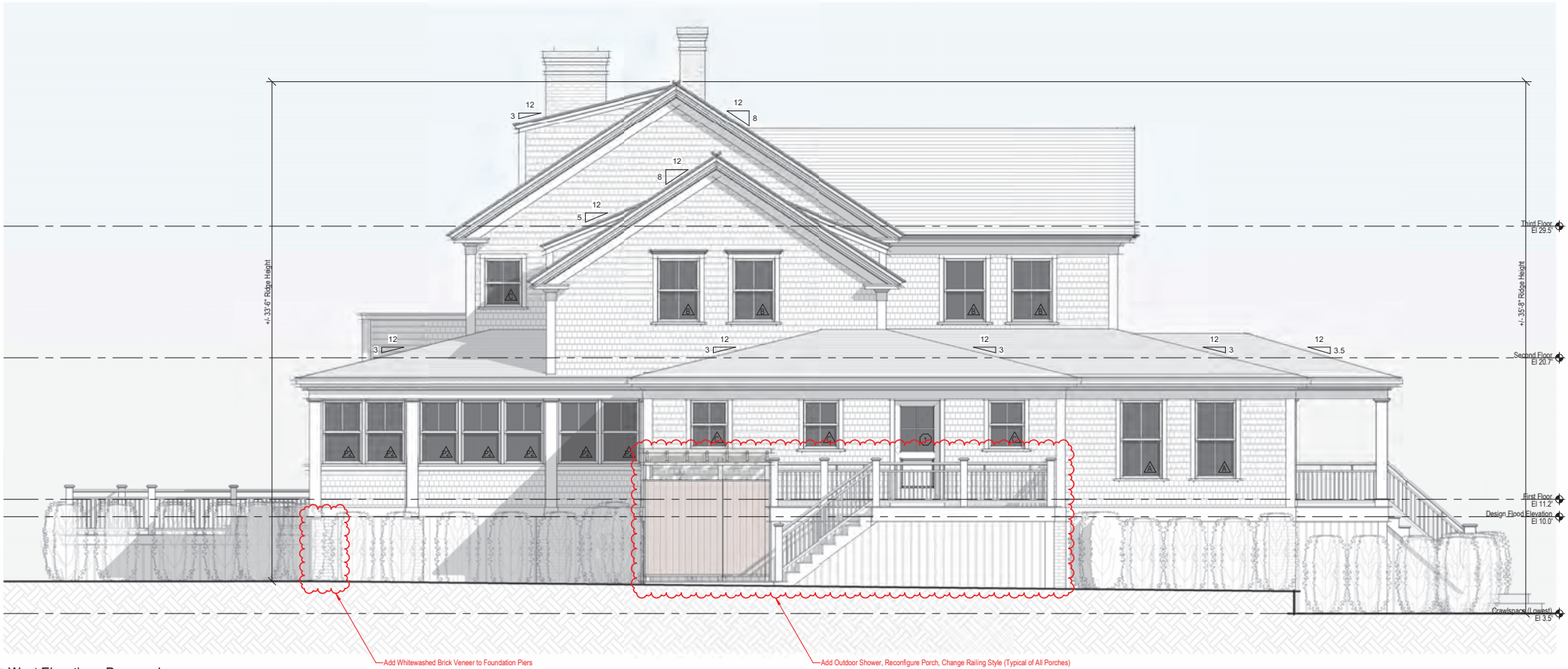
North Elevation - Demolition

1/8" = 1'-0"



North Elevation - Previously Approved (08-06-24)

1/8" = 1'-0"

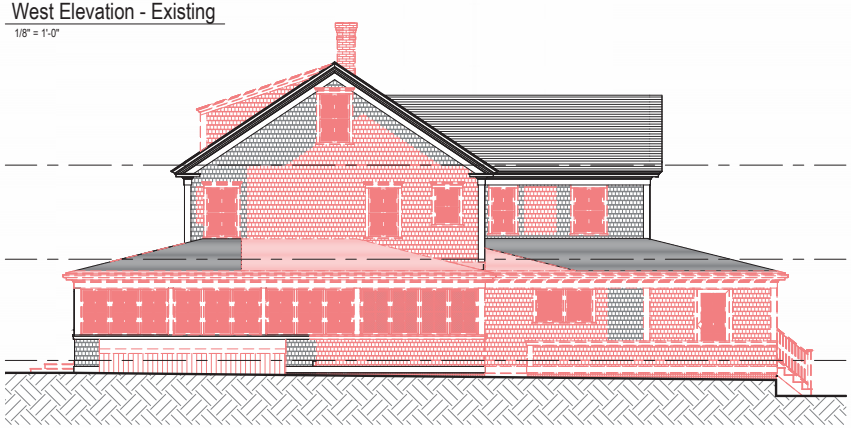


4 West Elevation - Proposed
1/4" = 1'-0"



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.

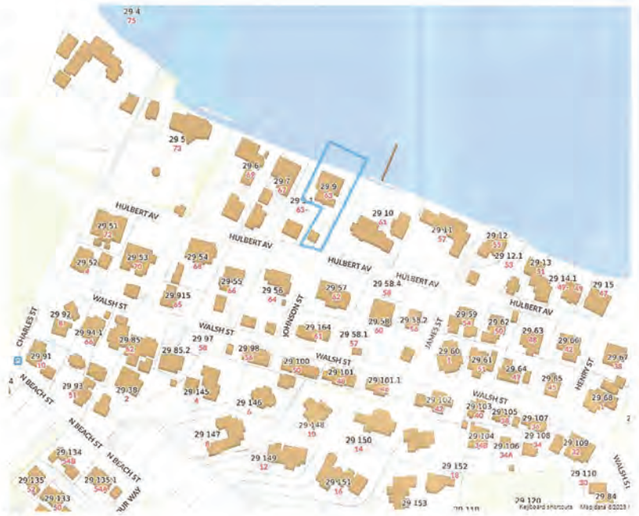
Date 7.29.24 Signature of owner of record _____ Signed under penalties of perjury

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

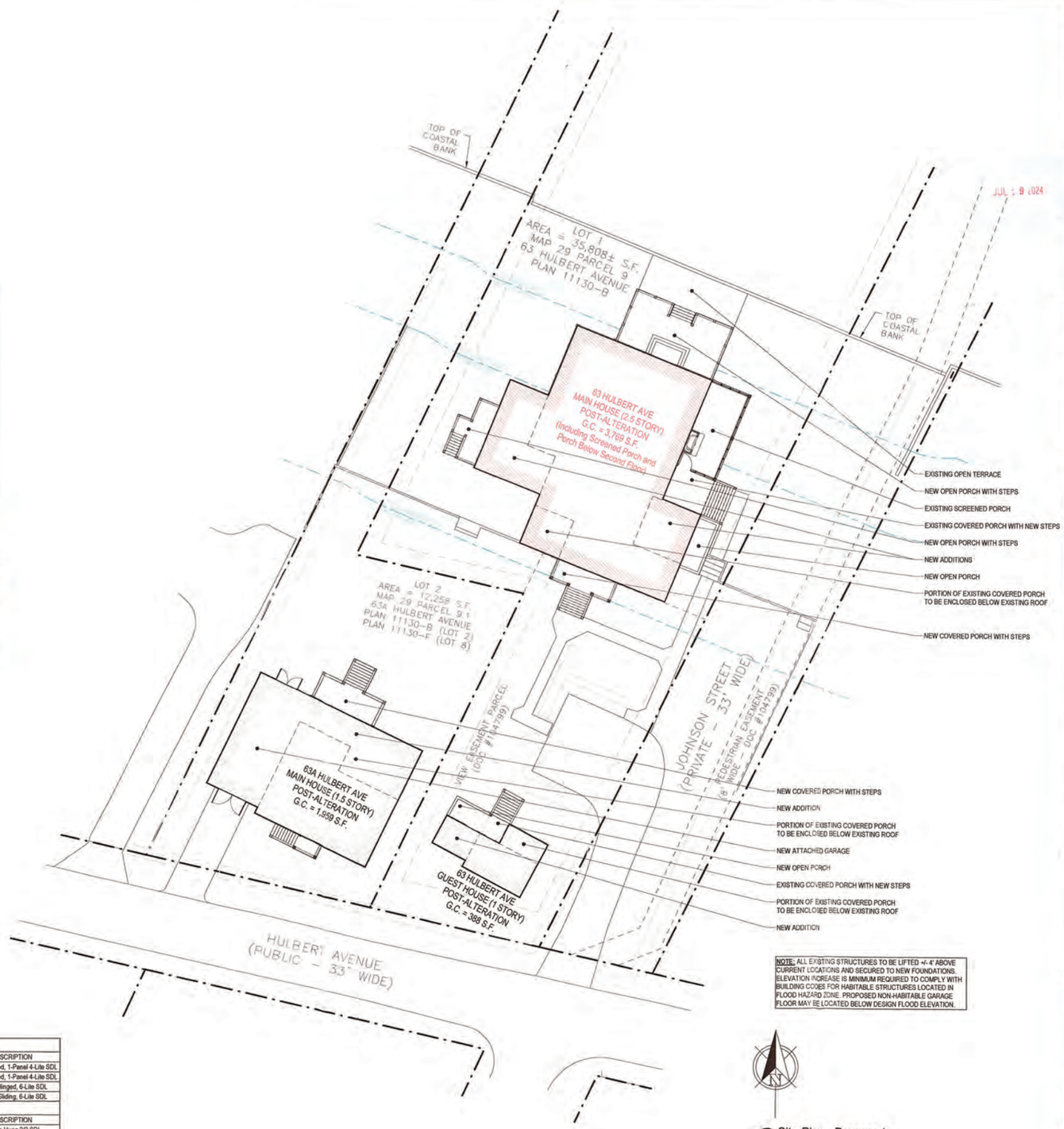
1/4" = 1'-0"

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.:	—

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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

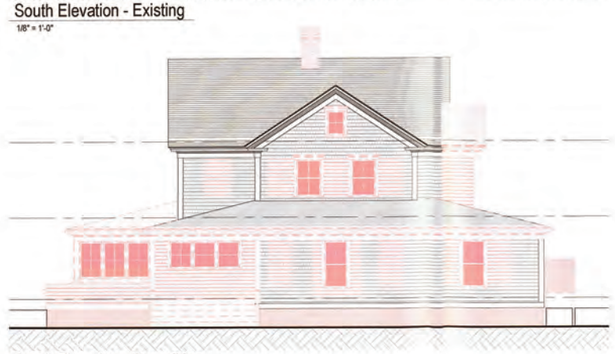
NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



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

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Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	—
Total Proposed G.C.:	—

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S.3.1 Structural Steel Details
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D.1.2 Exterior Trim Details

Revisions

APPROVED
HDC 2024-07-10899

Exterior Elevations

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A.2.1
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.

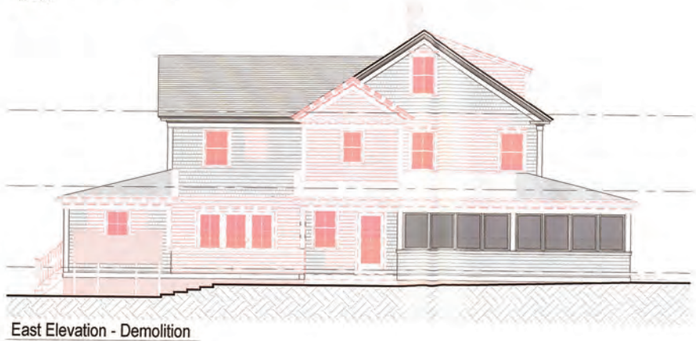


2 East Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY APPROVED EAST ELEVATION



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4945
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	—
Total Proposed G.C.:	—

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D.1.2 Exterior Trim Details

APPROVED
HDC 2024-07-10899
No Exterior Changes
Without Approval

Revisions

Exterior Elevations

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A.2.2
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.

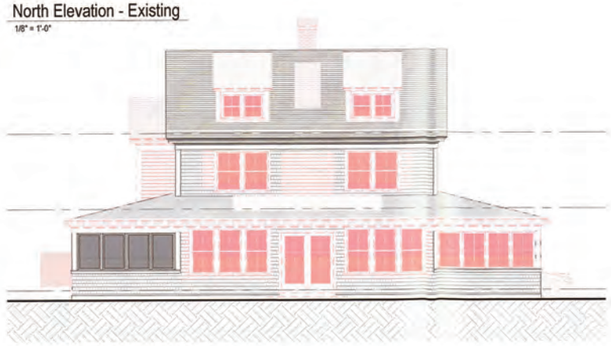


3 North Elevation - Proposed
1/4" = 1'-0"

NO CHANGES TO PREVIOUSLY APPROVED NORTH ELEVATION



North Elevation - Existing
1/8" = 1'-0"



North Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4955
www.emeritusltd.com

Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

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D.1.2 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.

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A.2.3
2239

07.29.24

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



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

NO CHANGES TO PREVIOUSLY APPROVED WEST ELEVATION



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"

2239

Main House

63 Hulbert Ave
Nantucket, MA 02554

9 Williams Lane
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
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Existing G.C.:	07.5% | 2,699 SF
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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.

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A.2.4

2239

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel CA, 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-06-8661
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration, Trim

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

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

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

Additional Remarks

Historic Name: See Historic Determination (describe)

Original Date: C-1915

Original Builder:

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

REVISIONS*
1. East Elevation
2. South Elevation Trim
3. West Elevation
4. North Elevation Porch Change, Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural - TME
Clapboard (if applicable) N/A
Roof Natural - TME
Trim White - TME
Sash White - TME
Doors White - TME
Deck Natural - TME
Foundation Whitewashed Brick Piers
Fence n/a
Shutters n/a

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

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

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE,** collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
J.B. (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR 63 Hulbert LLC

STREET ADDRESS 63 Hulbert Ave

MAP/PARCEL 29 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02-10-2025

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

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

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

Joshua Bancroft 02-10-2025

Signature Date

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

Authorization Letter

63 Hulbert Ave, Nantucket, MA 02554 — Nantucket Historic District Commission

November 9, 2022

Authorization Letter

Nantucket Historic District Commission

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

I STEPHEN A. RICKS, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

Stephen A. Ricks 11/9/2022

Signature Date

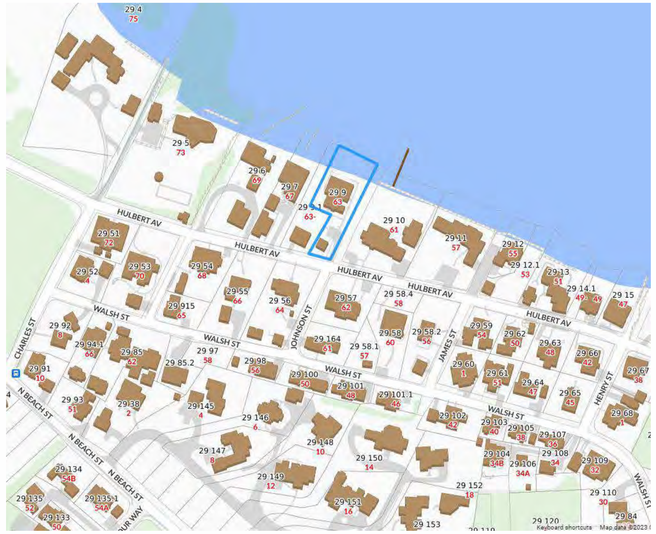
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Guest House

63 Hulbert Ave
Nantucket, MA 02554

02.10.25

H.D.C. Submission

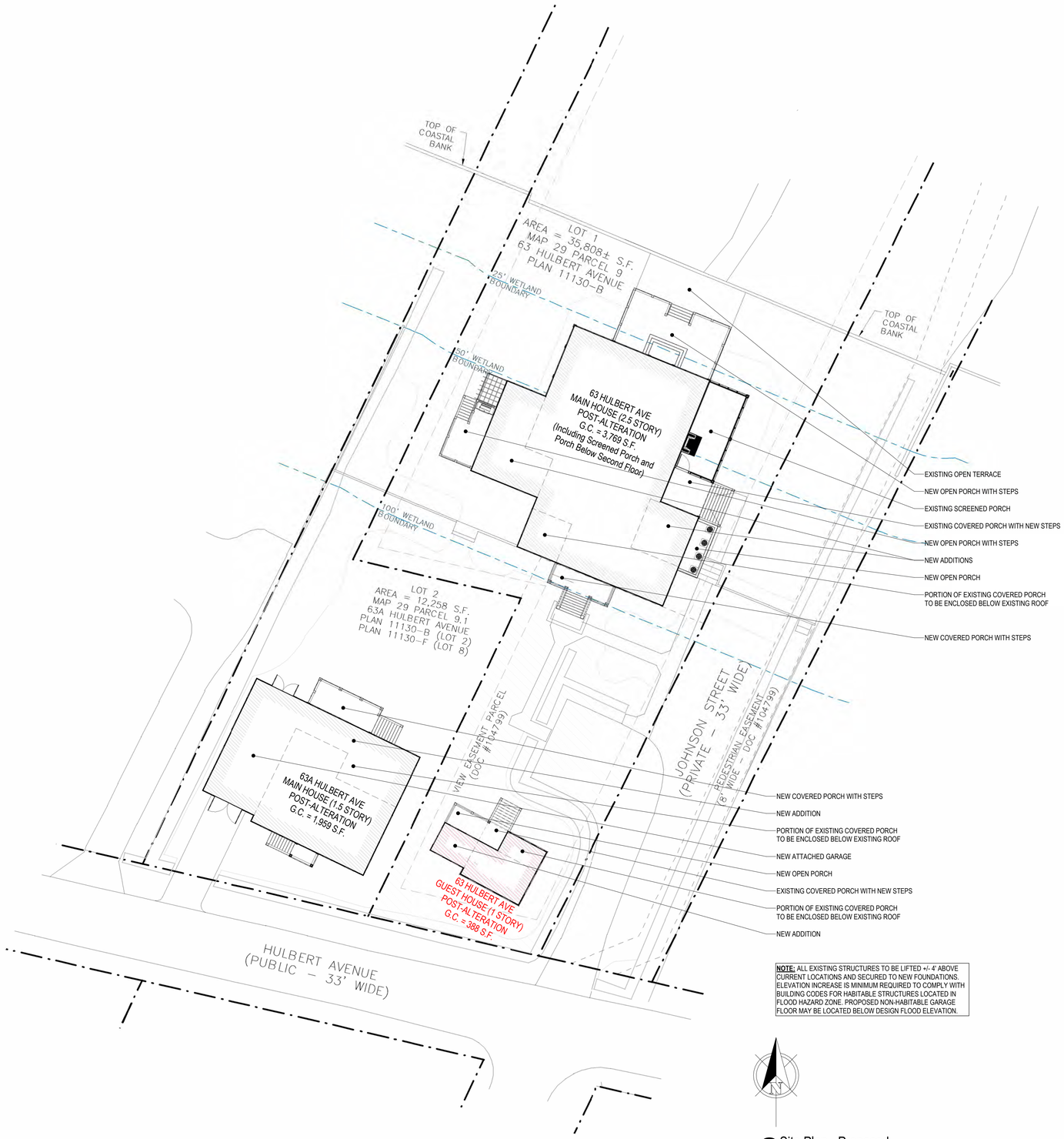


1 Locus Map
Not to Scale



Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
7	1	5'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	5	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	2	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	8	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL
G	1	2'-4"	2'-8"	Lepage	TBD	Fixed 4-Lite SDL



NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed
1/16" = 1'-0"

2239

Guest House

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emeritus
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Site Information

Map & Parcel:	29/9
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	35,808 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30.0% | 10,742 SF
Existing G.C.:	07.5% | 2,699 SF
Proposed G.C.:	-----
Total Proposed G.C.:	-----

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S.1.1 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

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A.0.1

2239

02.10.25

H.D.C. Submission

PHASING LEGEND

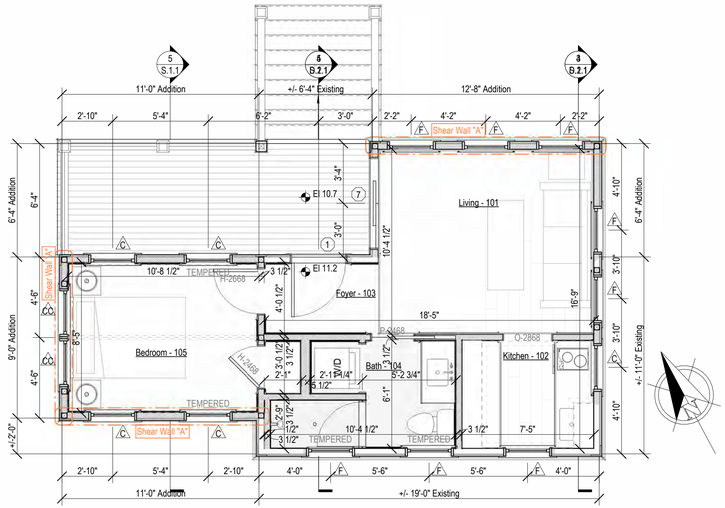
- Existing to Remain
- Existing to be Demolished
- Proposed

SHEAR WALL SPECIFICATIONS

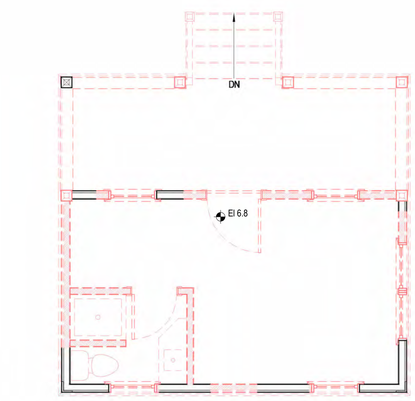
SHEAR WALL TYPE "A" CONSTRUCTION

Foundation to Roof

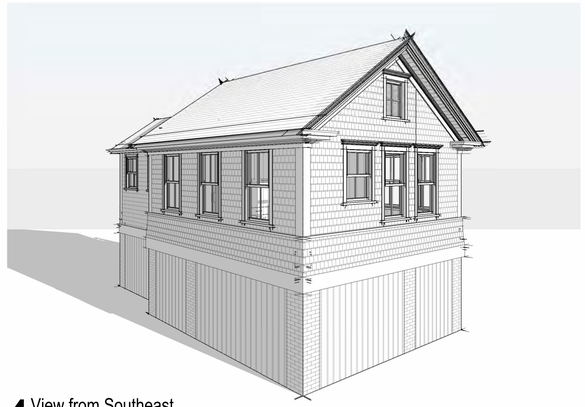
- 2x4 studs spaced at 16" on center with (2)2x4 studs at each end and a (2)2x4 top plate.
- 1/2" exterior grade plywood (minimum) nailed w/8d common nails spaced at 3" on center around the perimeter of the shear wall dimensions and all interior joints. Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 3" on center (staggered). Provide 8d common nails spaced at 12" on center elsewhere.
- Connect the (2)2x4 studs at either end of the shear wall to the foundation with a Simpson HDU5-SDS2.5 holdown. The holdown shall be located on top of the foundation shoe, connected to the (2)2x4 studs with (14) Simpson SDS ¼" x 2-1/2" screws, and connected to the concrete with a 5/8" diameter anchor bolt epoxied into the concrete a minimum of 8".



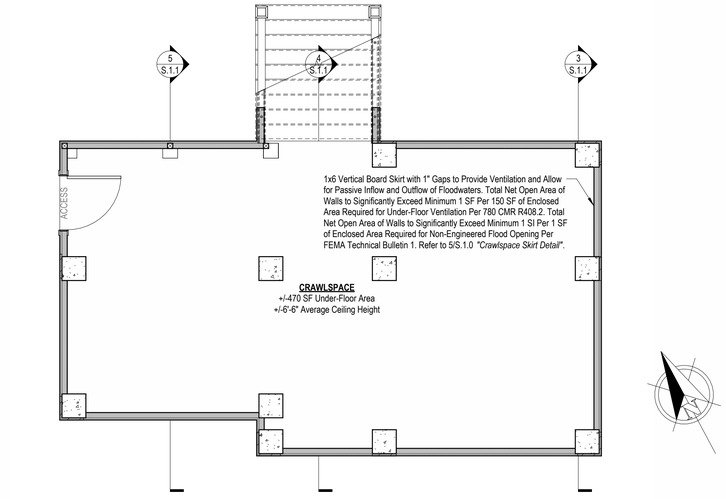
1 First Floor Plan - Proposed
1/4" = 1'-0"



1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"

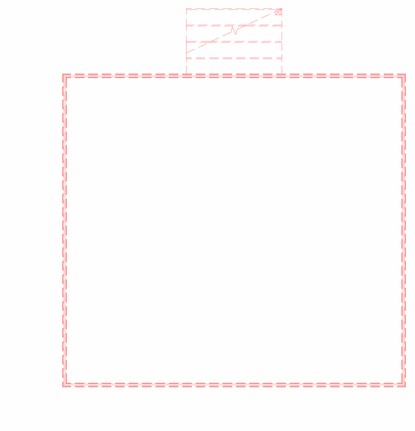


4 View from Southeast

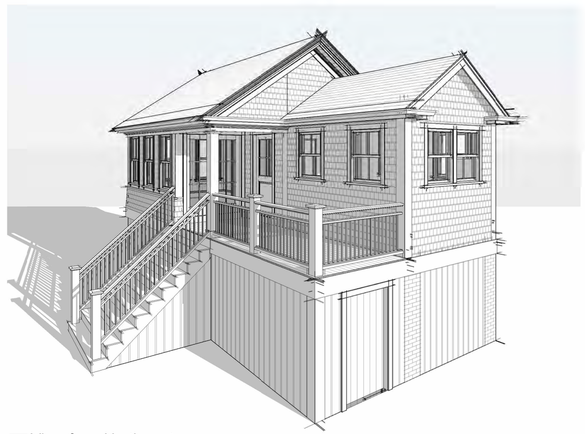


2 Crawlspace Plan - Proposed
1/4" = 1'-0"

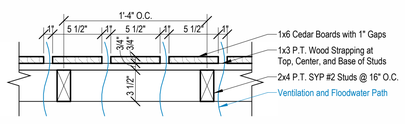
NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2X Crawlspace Plan - Existing/Demolition
1/4" = 1'-0"



5 View from Northwest



3 Crawlspace Skirt Detail
1 1/2" = 1'-0"

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Revisions

Floor Plans & Exterior Perspectives

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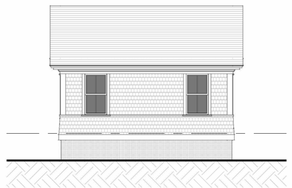
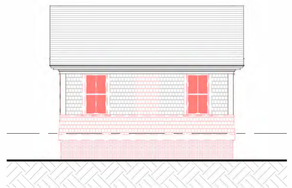
02.10.25

H.D.C. Submission



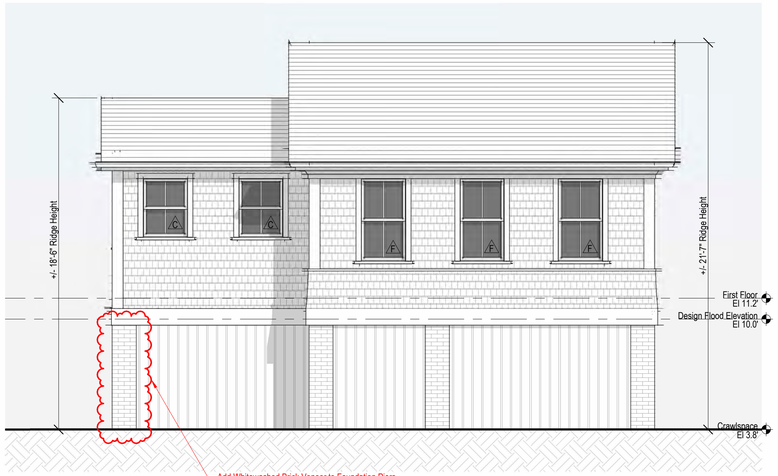
South Elevation - Existing
1/8" = 1'-0"



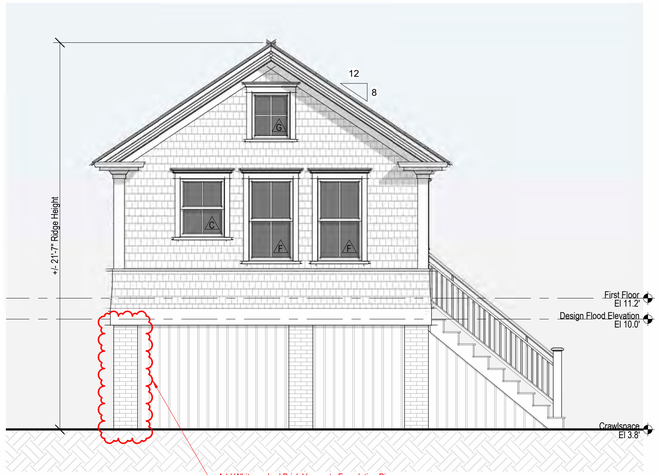
South Elevation - Demolition
1/8" = 1'-0"



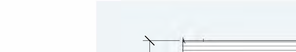
South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



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



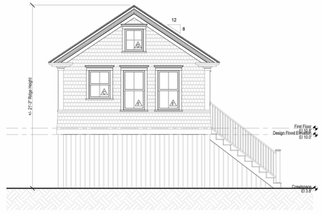
2 East Elevation - Proposed
1/4" = 1'-0"



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"

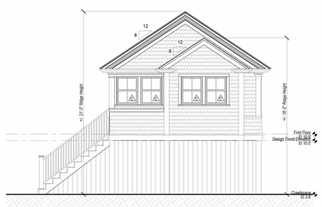
North Elevation - Demolition
1/8" = 1'-0"



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"

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Revisions

Exterior Elevations

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A.2.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.139
Historic Name:	
Common Name:	
Address:	63 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-009; BP5-29;
Year Constructed:	C 1915
Architectural Style(s):	Colonial Revival;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

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

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Wednesday, February 15, 2023 at 2:29 PM

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

SURVEY/
FILM ROLL #: BP5-29
MAP/PARCEL#: 29-009

Recorded by: WAS Date: 03/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 63 HULBERT AVE

2. Building Name: N/A

3. Ownership: Private

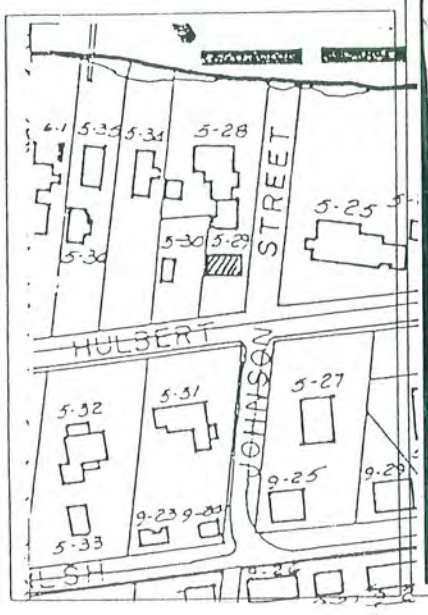
4. Present Owner: FAILING, BRUCE F. JR., & LEIGH Q.

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

ERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 20
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Parking,Privet Hedge, BP5-28,BP5-30
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Front
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade,Pilasters
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

,GNIFICANCE

42. Role the Building Plays: Nationai Register: Contributing
43. Date of Initial Construction: C 1915
Source: Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: G,Side Gabled,
Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps



South Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



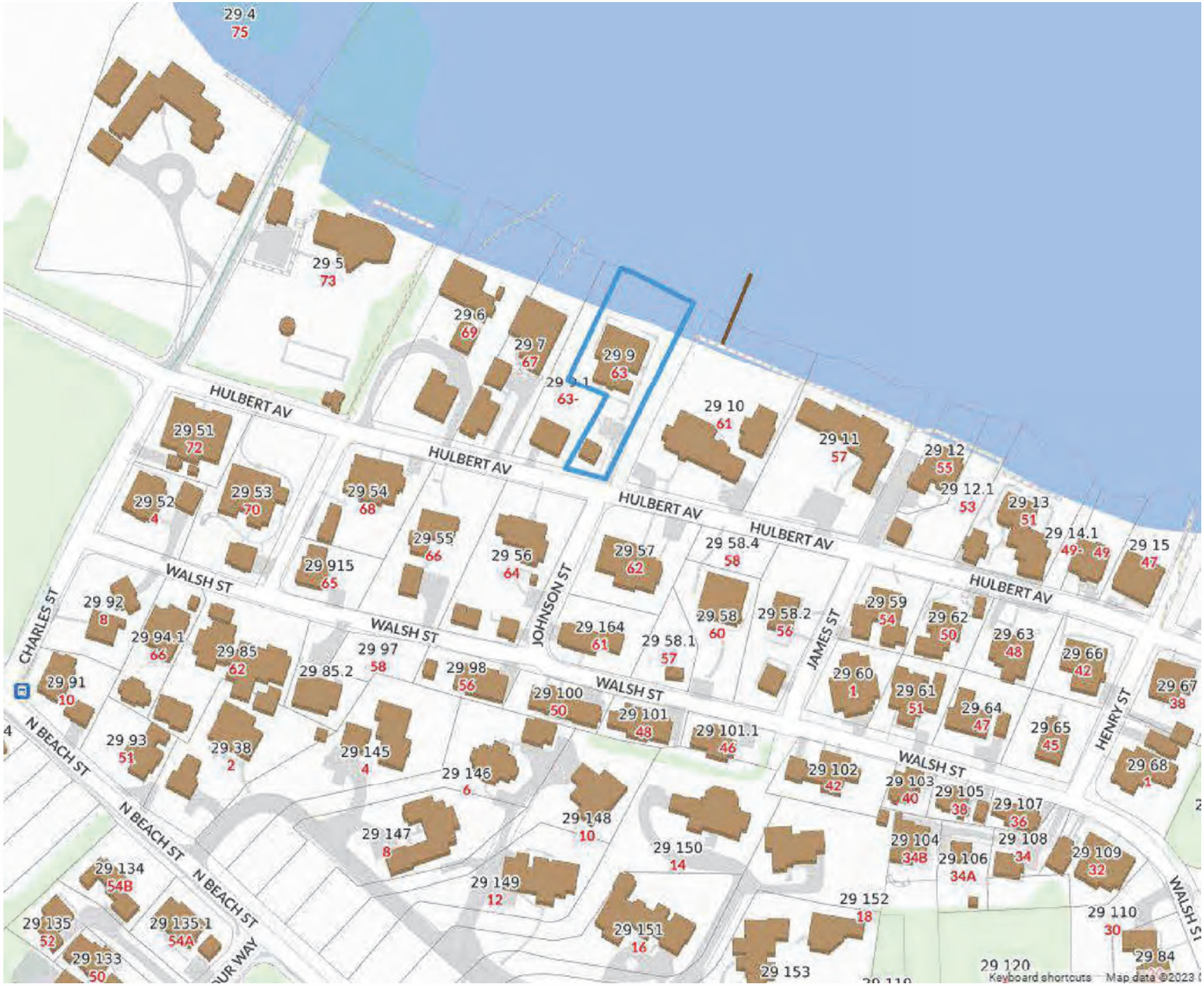
East Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



North Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9

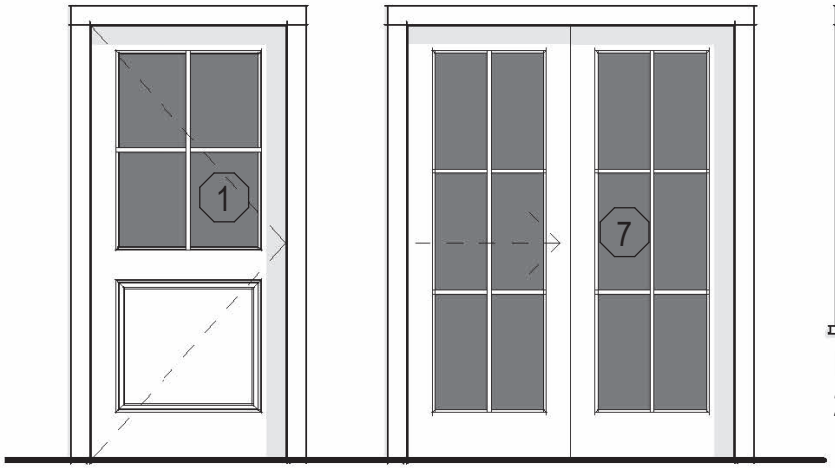


West Elevation 63 Hulbert Ave-Guest House Map/Parcel: 29/9



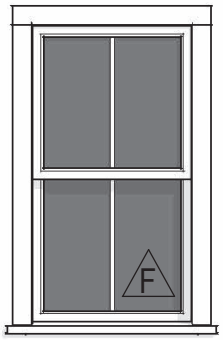
1 Locus Map

Not to Scale

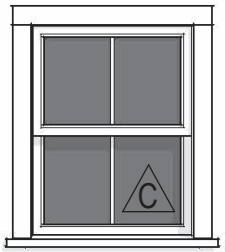


Single Hinged
1-Panel 4-Lite SDL

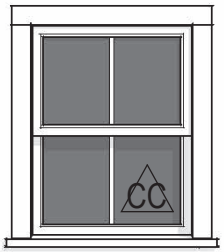
Double Gliding
(2)6-Lite SDL



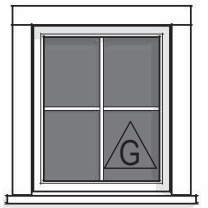
Double Hung
2/2 SDL



Double Hung
2/2 SDL



Casement
4-Lite SDL
Faux Meeting Rail

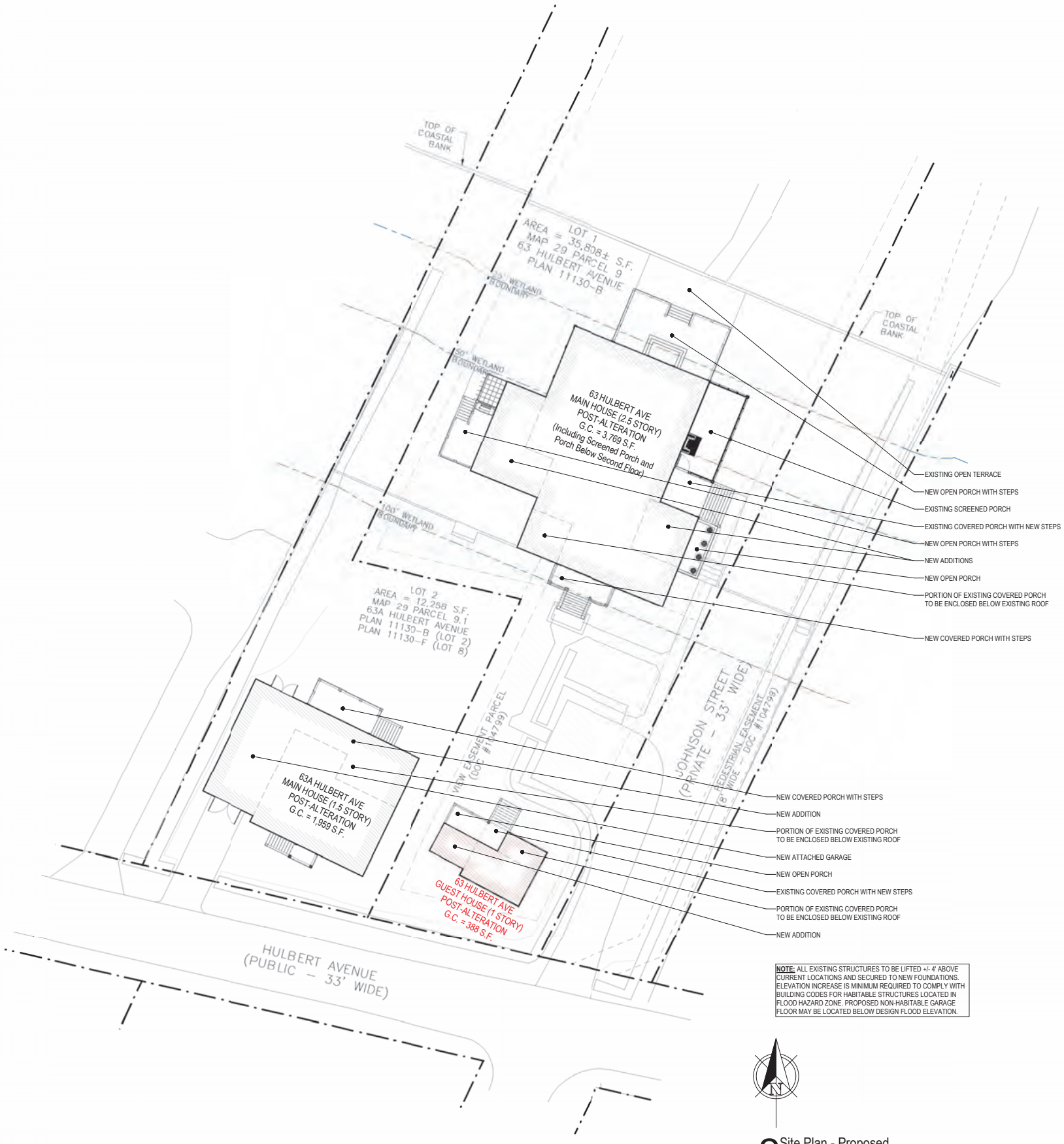


Fixed
4-Lite SDL

Exterior Door & Window Legend

1/4" = 1'-0"

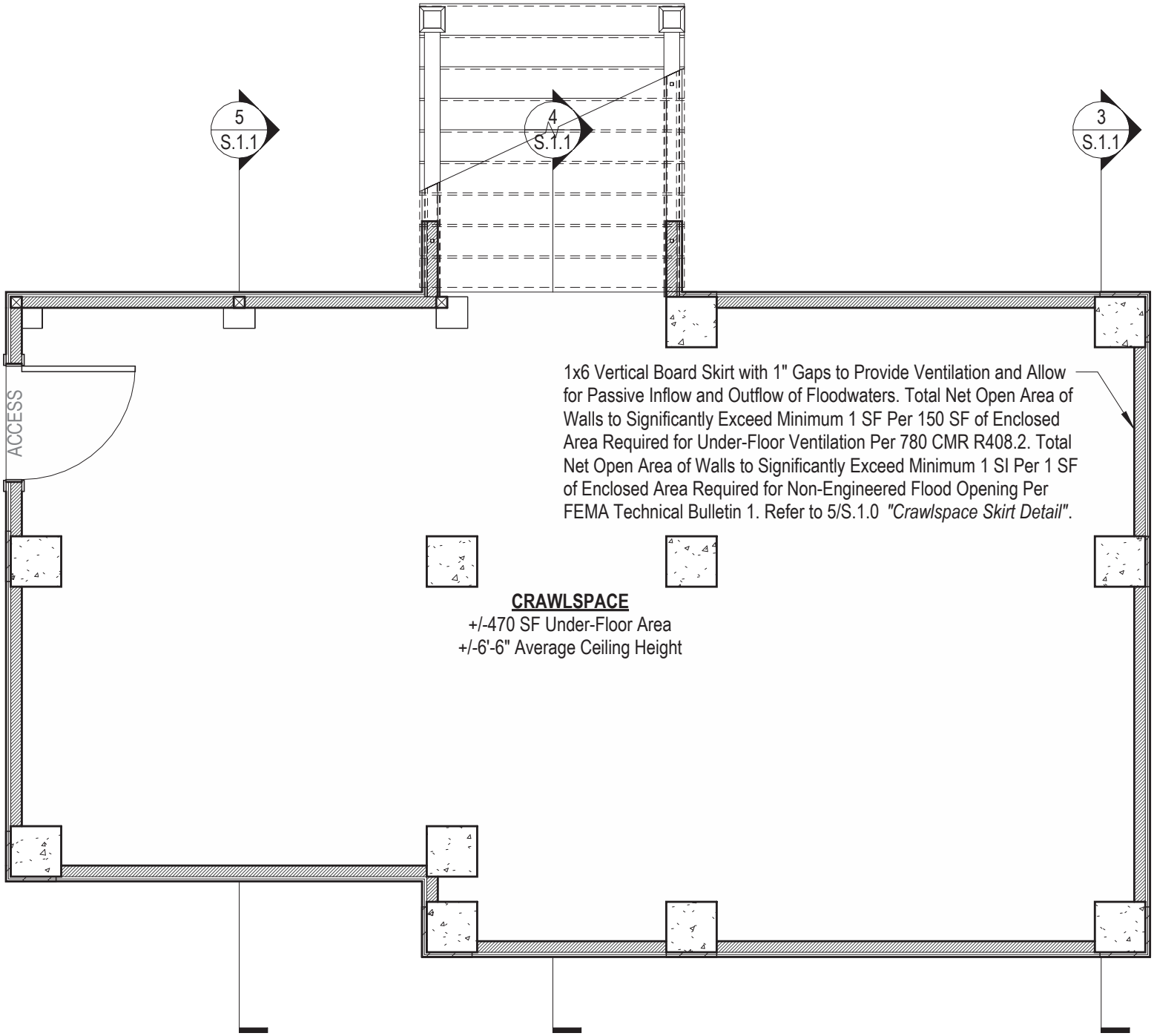
EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
1	1	3'-0"	6'-8"	TBD	TBD	Single Hinged, 1-Panel 4-Lite SDL
7	1	5'-0"	6'-8"	Lepage	TBD	Double Gliding, 6-Lite SDL
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	MANUFACTURER	MODEL	DESCRIPTION
C	5	2'-8"	3'-4"	Lepage	TBD	Double-Hung 2/2 SDL
CC	2	2'-8"	3'-4"	Lepage	TBD	Casement 4-Lite SDL
F	8	2'-8"	4'-8"	Lepage	TBD	Double-Hung 2/2 SDL
G	1	2'-4"	2'-8"	Lepage	TBD	Fixed 4-Lite SDL

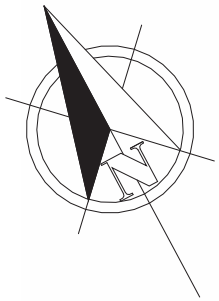


NOTE: ALL EXISTING STRUCTURES TO BE LIFTED +/- 4' ABOVE CURRENT LOCATIONS AND SECURED TO NEW FOUNDATIONS. ELEVATION INCREASE IS MINIMUM REQUIRED TO COMPLY WITH BUILDING CODES FOR HABITABLE STRUCTURES LOCATED IN FLOOD HAZARD ZONE. PROPOSED NON-HABITABLE GARAGE FLOOR MAY BE LOCATED BELOW DESIGN FLOOD ELEVATION.

2 Site Plan - Proposed

1/16" = 1'-0"

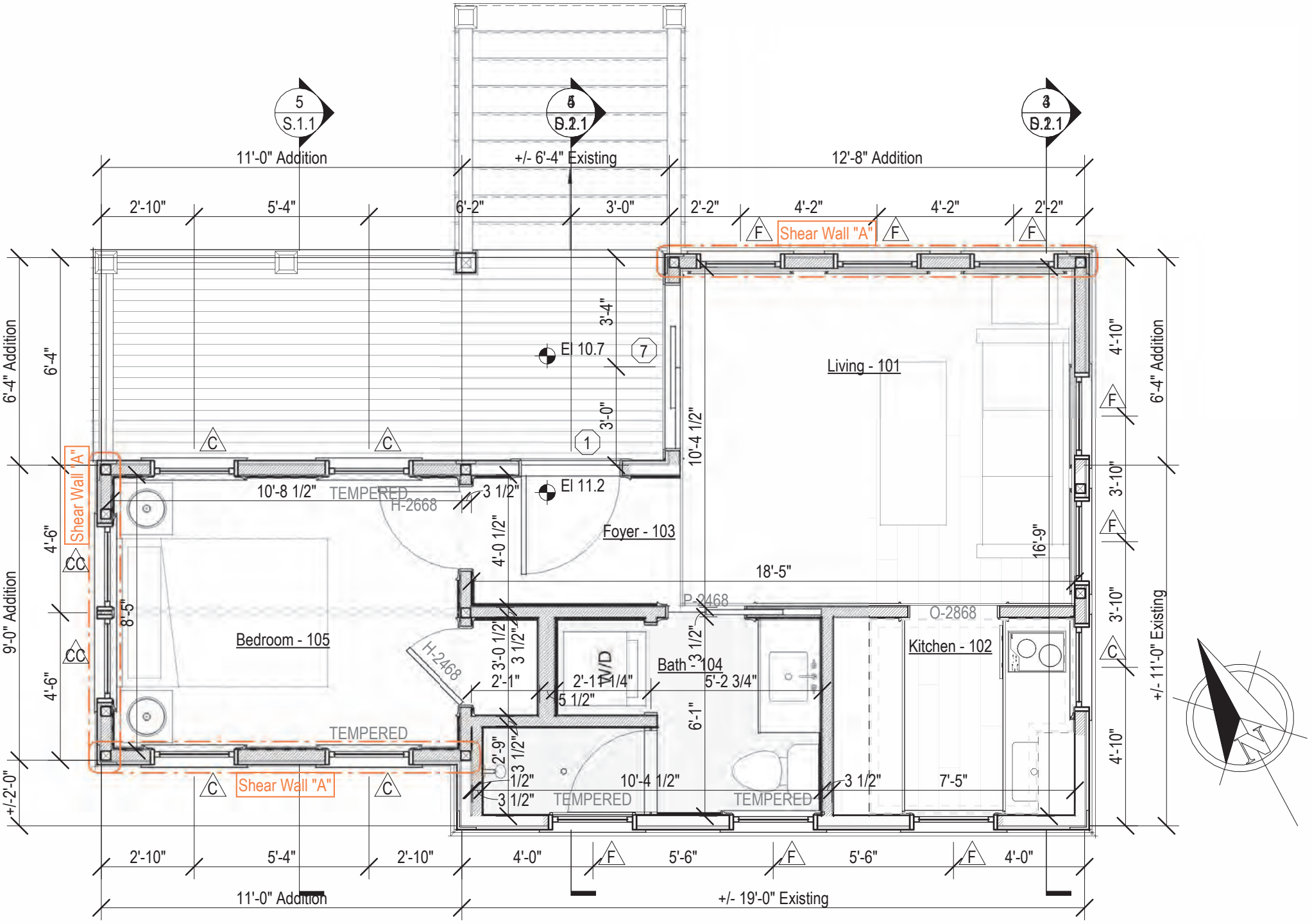




2 Crawlspace Plan - Proposed

1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



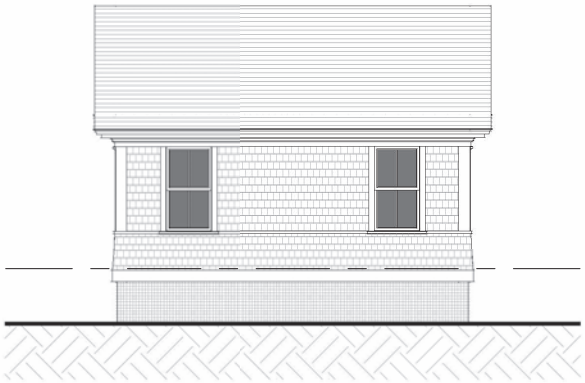
1 First Floor Plan - Proposed

1/4" = 1'-0"



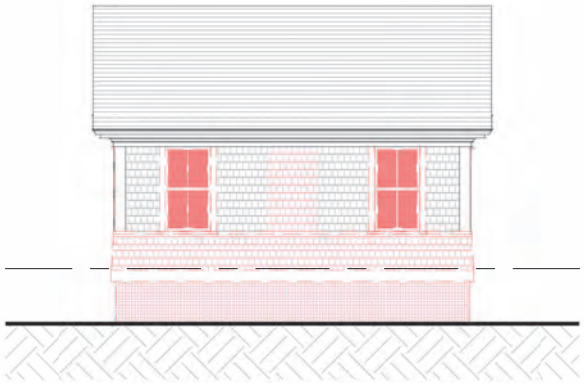
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/8" = 1'-0"



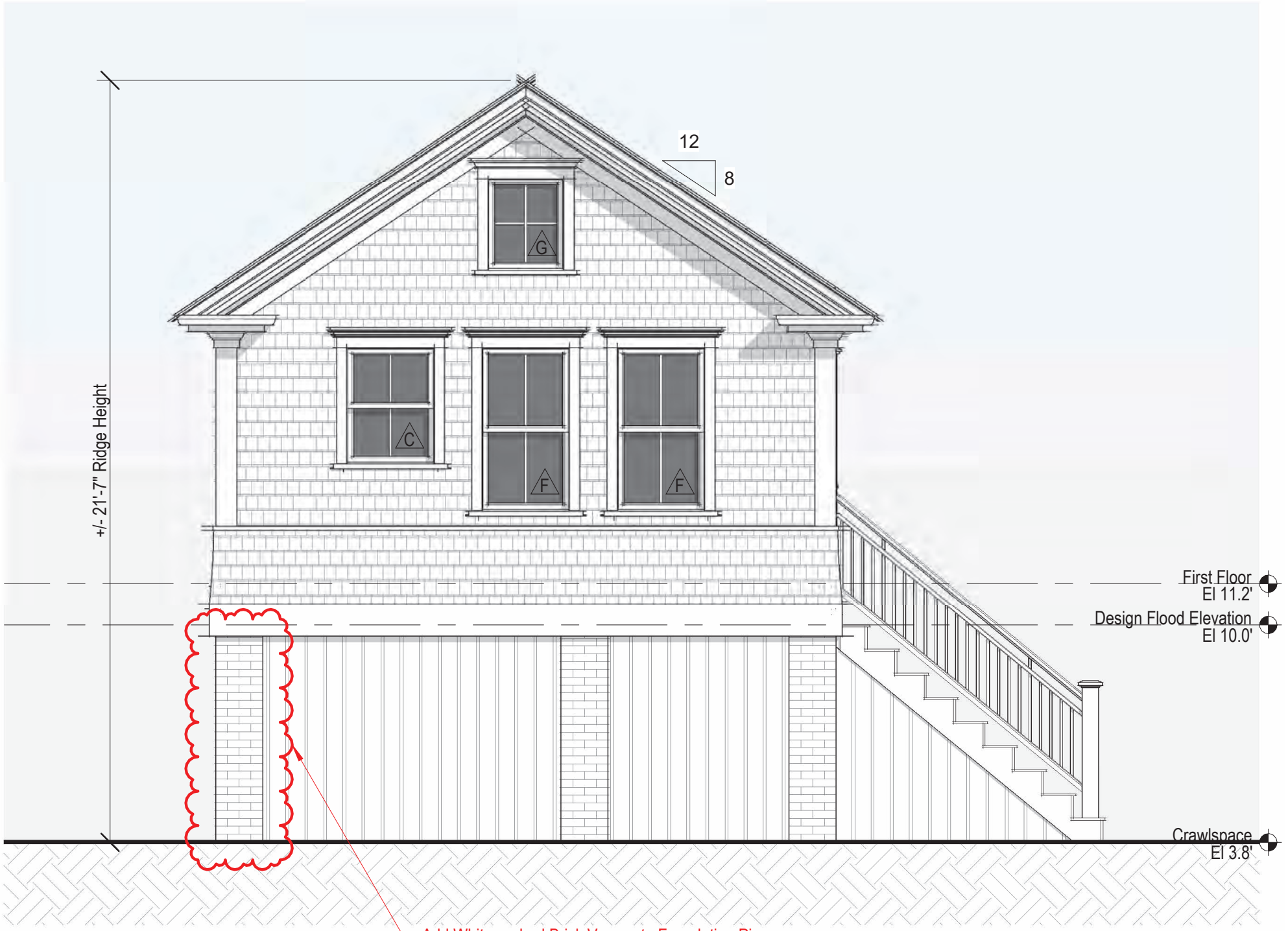
South Elevation - Demolition

1/8" = 1'-0"



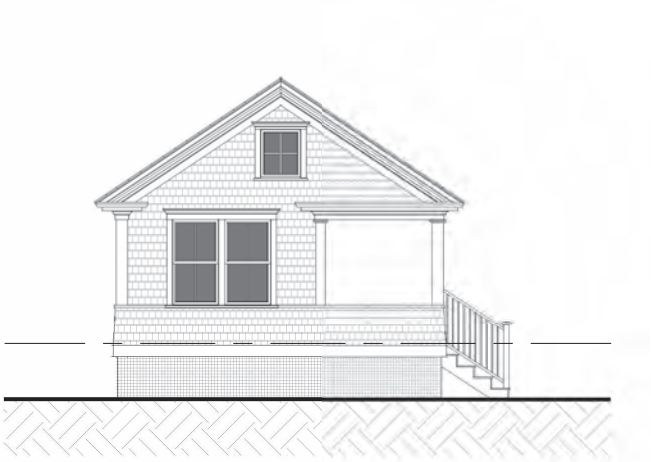
South Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



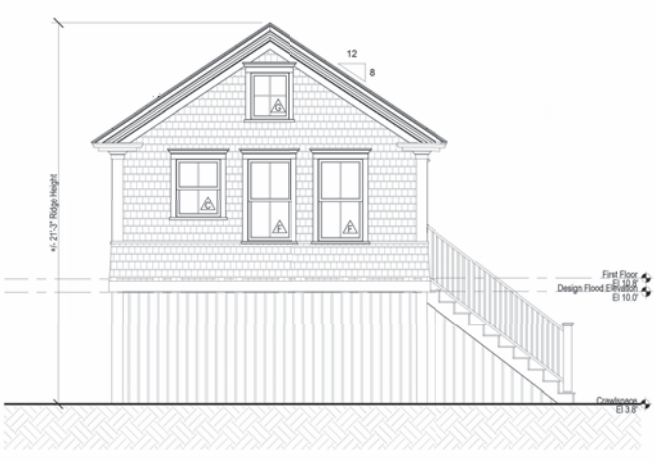
East Elevation - Existing

1/8" = 1'-0"



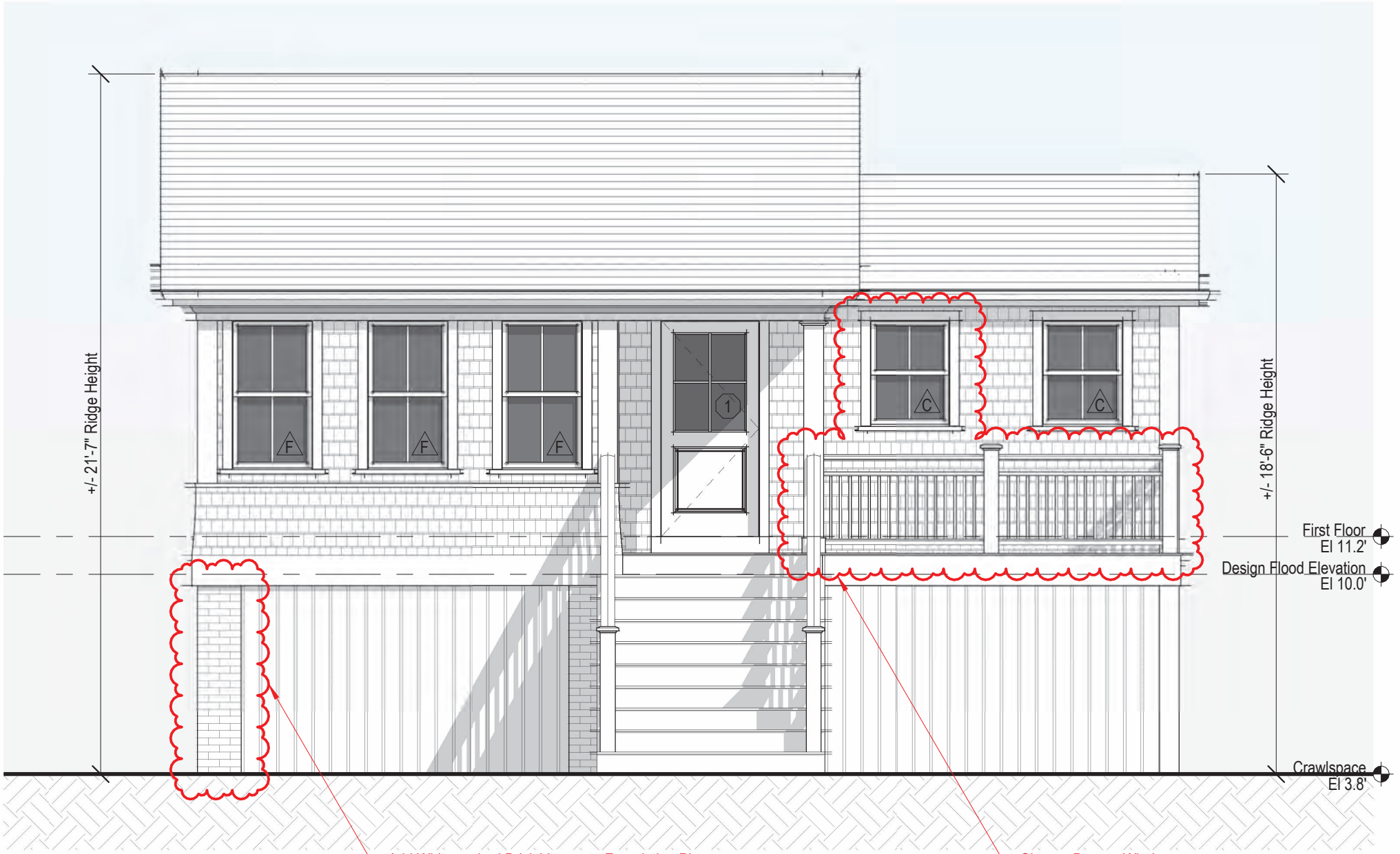
East Elevation - Demolition

1/8" = 1'-0"



East Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



3 North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



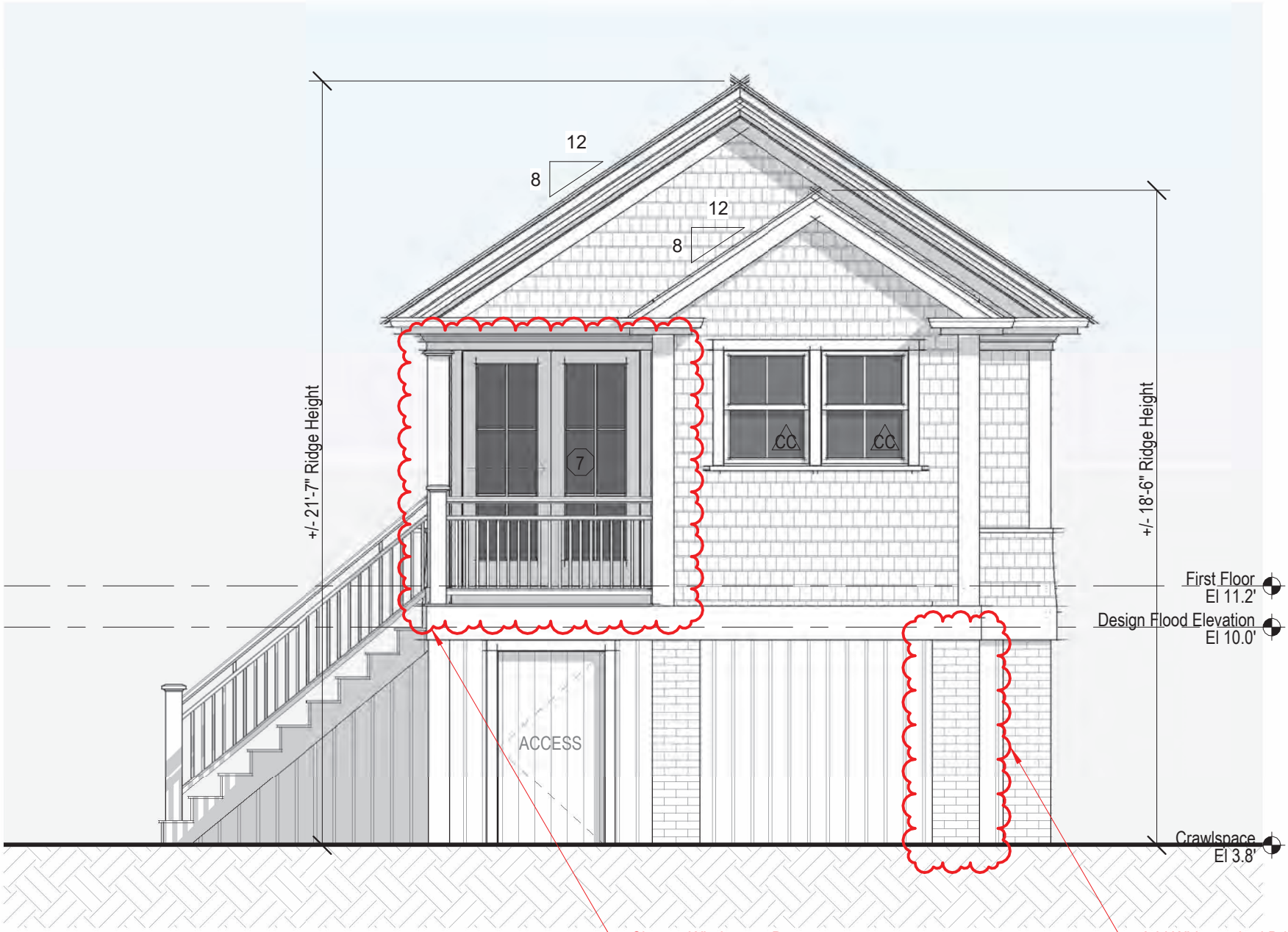
North Elevation - Demolition

1/8" = 1'-0"



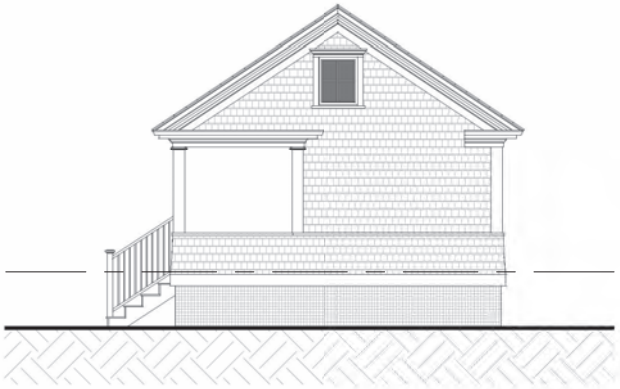
North Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"



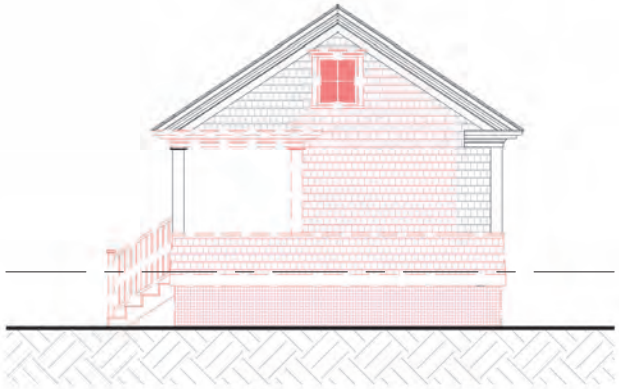
4 West Elevation - Proposed

1/4" = 1'-0"



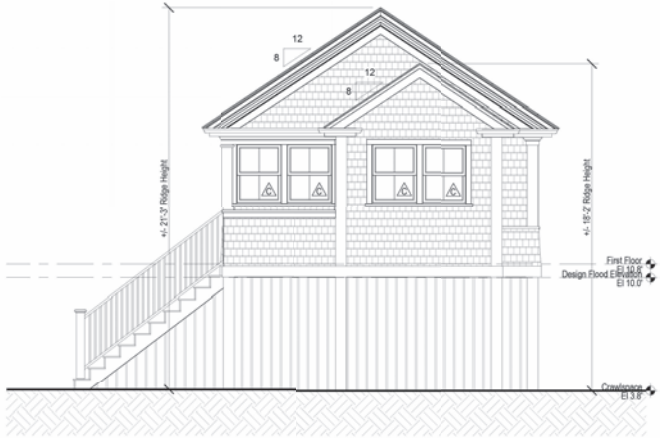
West Elevation - Existing

1/8" = 1'-0"



West Elevation - Demolition

1/8" = 1'-0"



West Elevation - Previously Approved (06-27-23)

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 6/20/23

HDC2023-06-0663

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 9

Street & Number of Proposed Work: 63 Hulbert Ave (Guest House)

Owner of record: 63 Hulbert LLC

Mailing Address: 25343 Hatton Rd.
Carmel, CA 93923

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusLtd.com

FOR OFFICE USE ONLY

Date application received: 6/20/23 Fee Paid: $ 50 001611

Must be acted on by: 7/29/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: AFW

Member: _____

Member: Doug WBCombs

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

APPROVED AS SUBMITTED – CONSENT AGENDA.
(LETTER IN FILE)

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Historic Determination (GUEST HOUSE)

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks CONTRIBUTING

Historic Name: COOPER/BROWN GUEST HOUSE

Original Date: C-1915-1923 COLONIAL REVIVAL

Original Builder:

HDC SURVEY NAN. 139 / DRAFT FORM B

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/9/23 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.325.5346

COMMISSIONERS

Ray Pohl
Chairman

Stephen Welch
Vice-Chairman

Diane Coombs

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

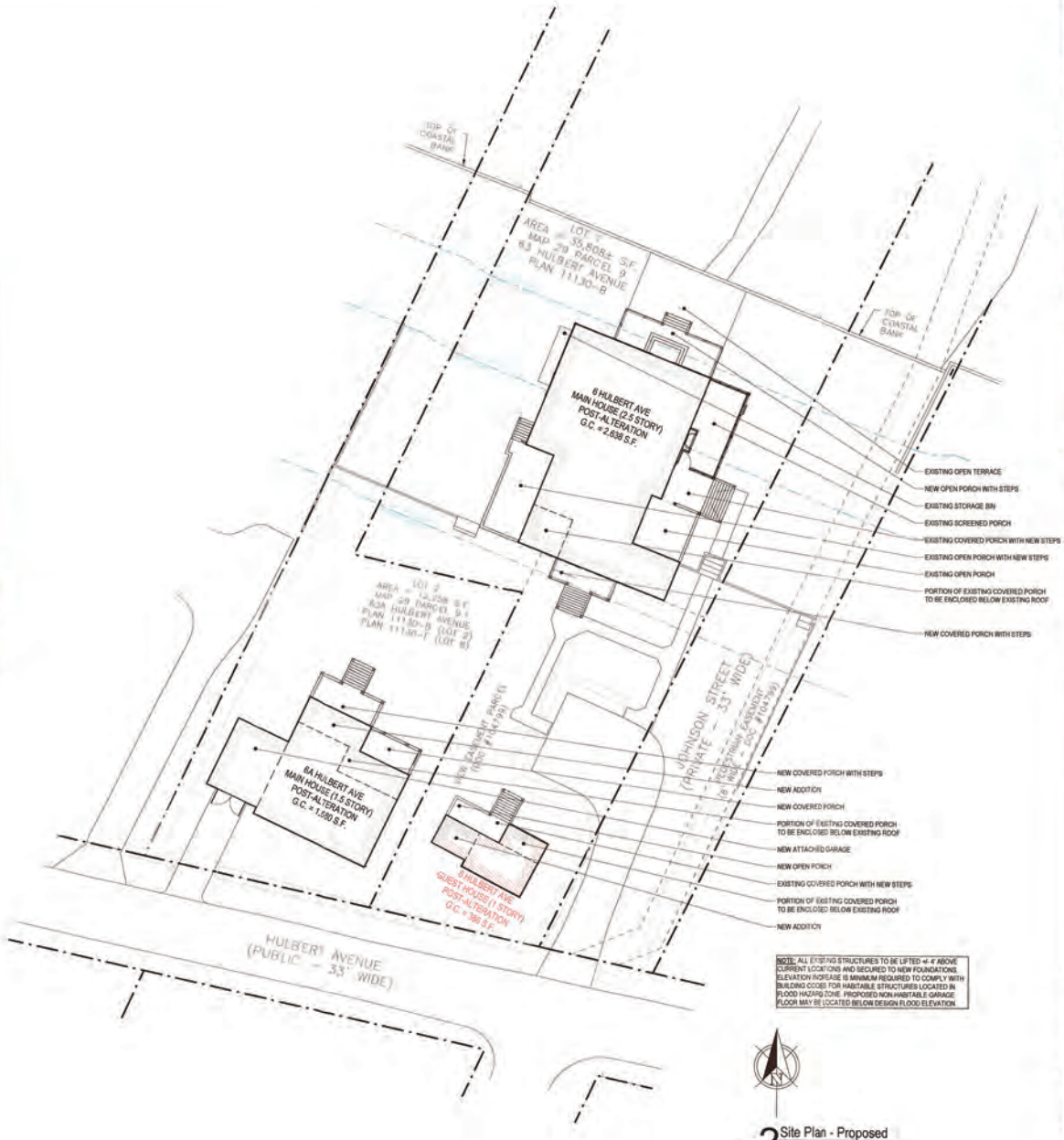
H.D.C. Approval Thru Staff



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

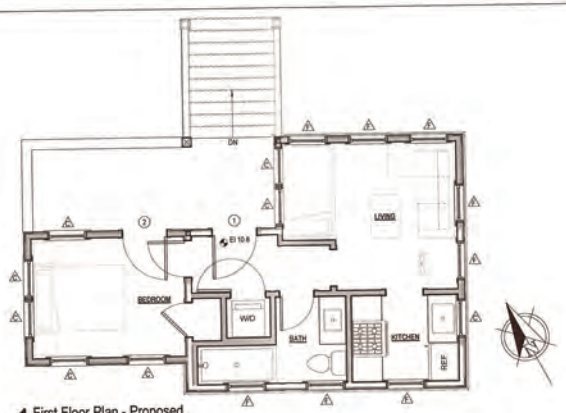
Cover Sheet

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
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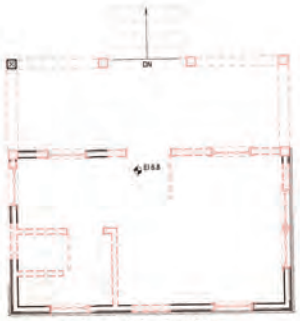
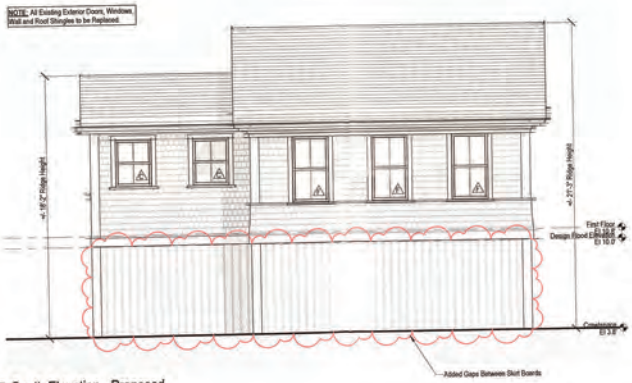


1X First Floor Plan - Existing/Demolition
1/4" = 1'-0"



2X South Elevation - Existing/Demolition
3/16" = 1'-0"



2 South Elevation - Proposed
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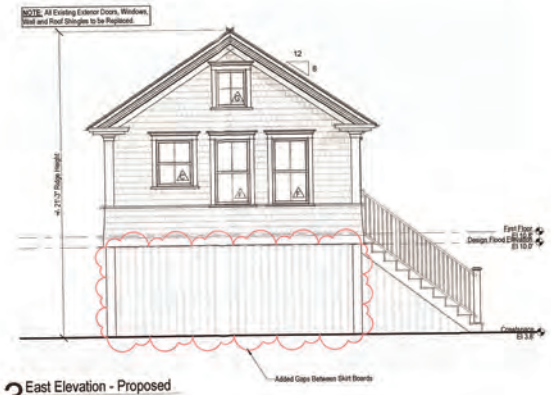


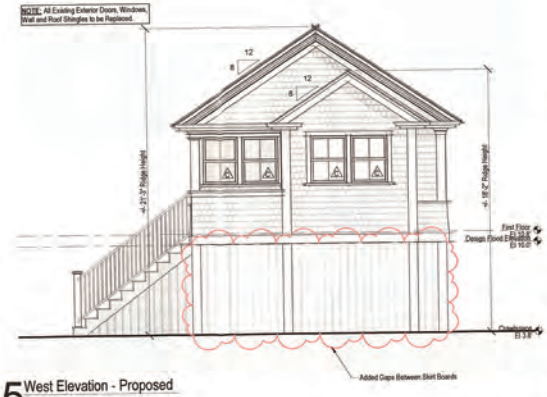
3 East Elevation - Proposed
1/4" = 1'-0"



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
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2239

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Nantucket, MA 02554

emeritus

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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

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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

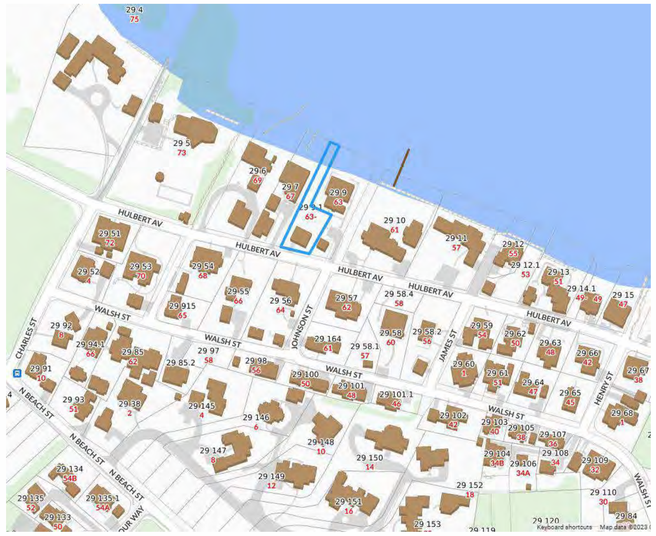
STEPHEN A. RICKS
MANAGER
63 HULBERT, LLC

Main House

63A Hulbert Ave
Nantucket, MA 02554

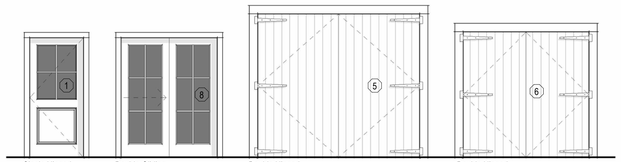
02.10.25

H.D.C. Submission



1 Locus Map

Not to Scale



Exterior Door Legend

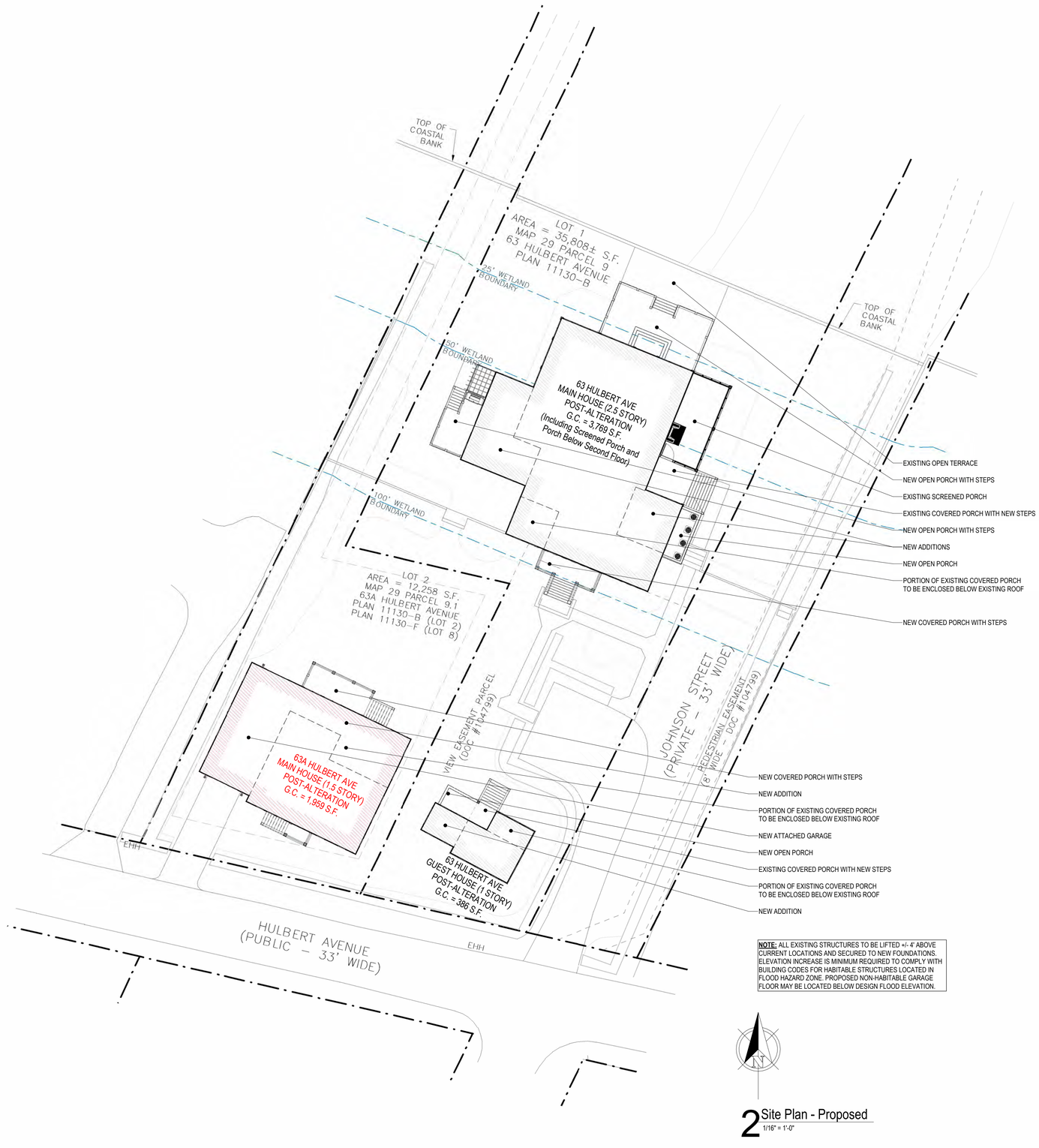
1/4" = 1'-0"



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

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emeritus
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A.1.2	Second Floor Plan
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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
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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
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D.2.5	Interior Elevations - Bedroom #4
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E.1.0	Garage Lighting Plan
E.1.1	Lighting Plans

Revisions

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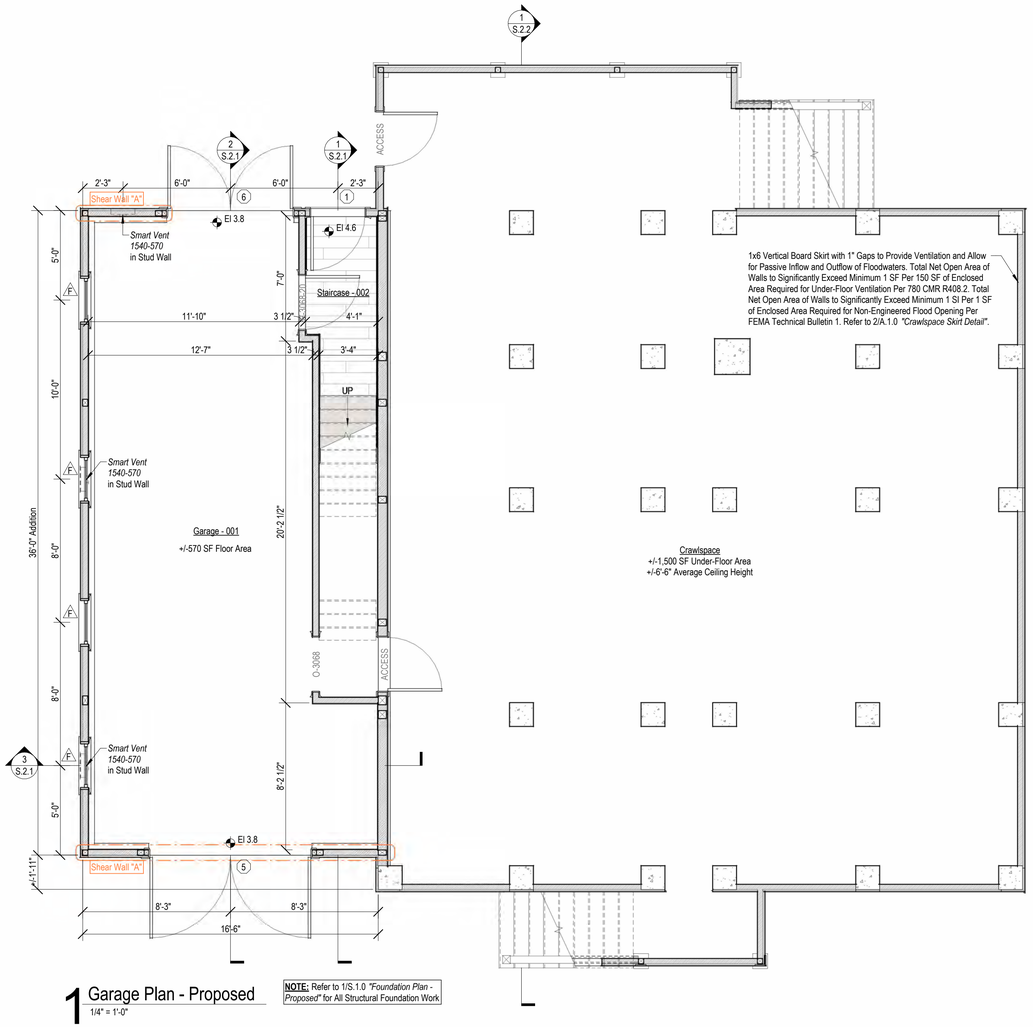

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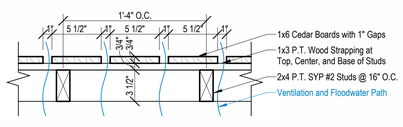
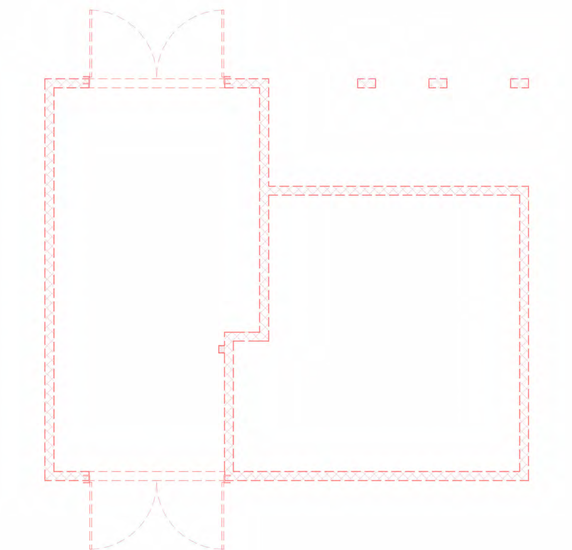
NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



2 Crawlspace Skirt Detail
1 1/2" = 1'-0"



1X Garage Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

2239

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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

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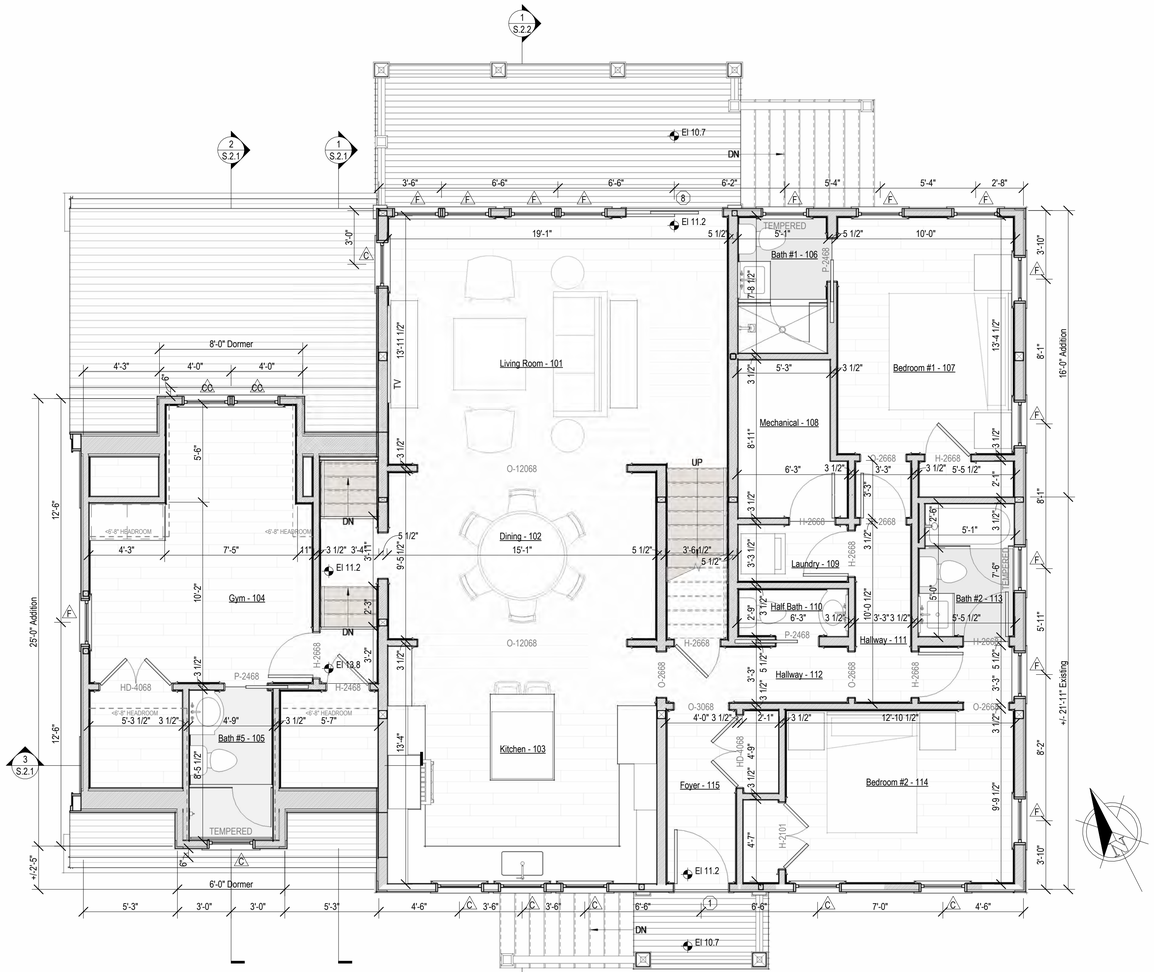
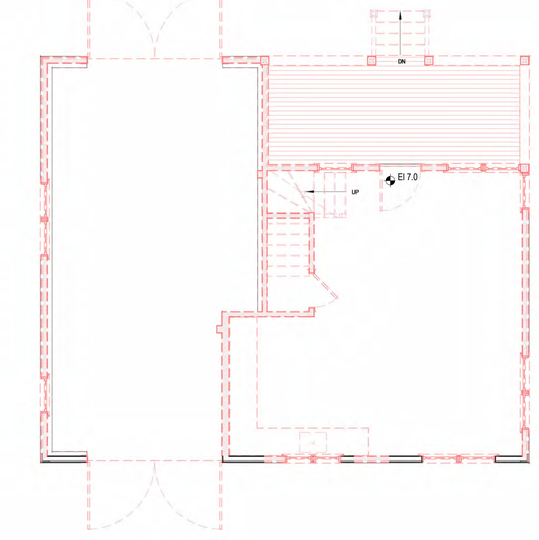
A.1.0
2239

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'
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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.:	-----

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Revisions

First Floor Plan

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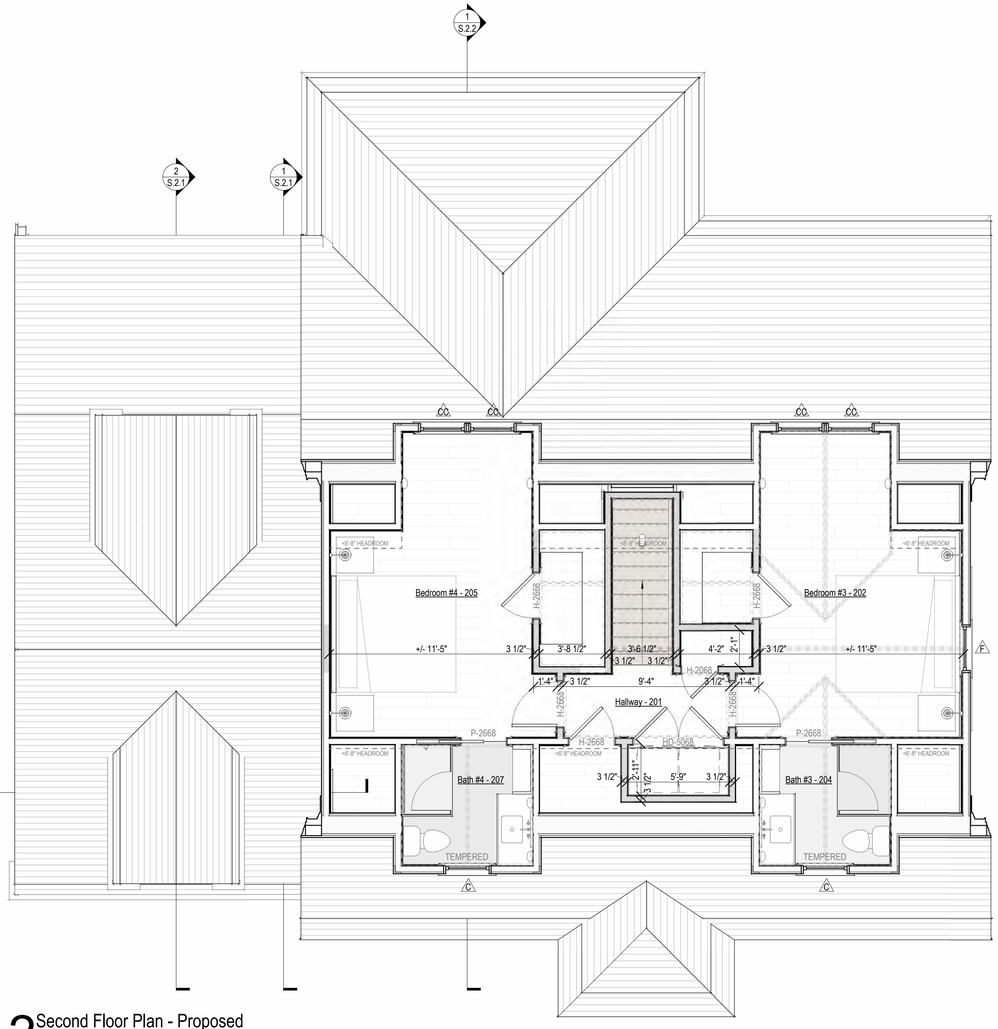
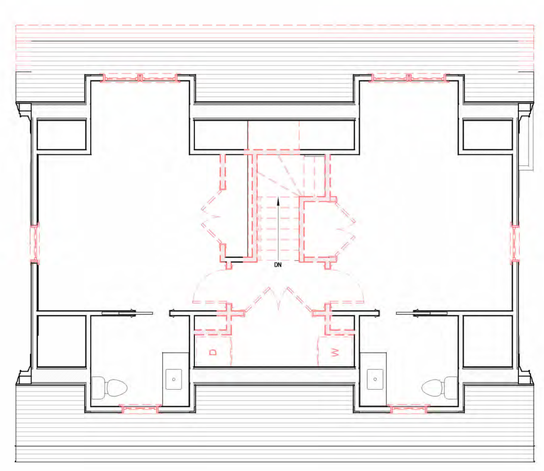


2 Second Floor Plan - Proposed
1/4" = 1'-0"



2X Second Floor Plan - Existing/Demolition
3/16" = 1'-0"

PHASING LEGEND

- Existing to Remain
- Existing to be Demolished
- Proposed

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Revisions

Second Floor Plan

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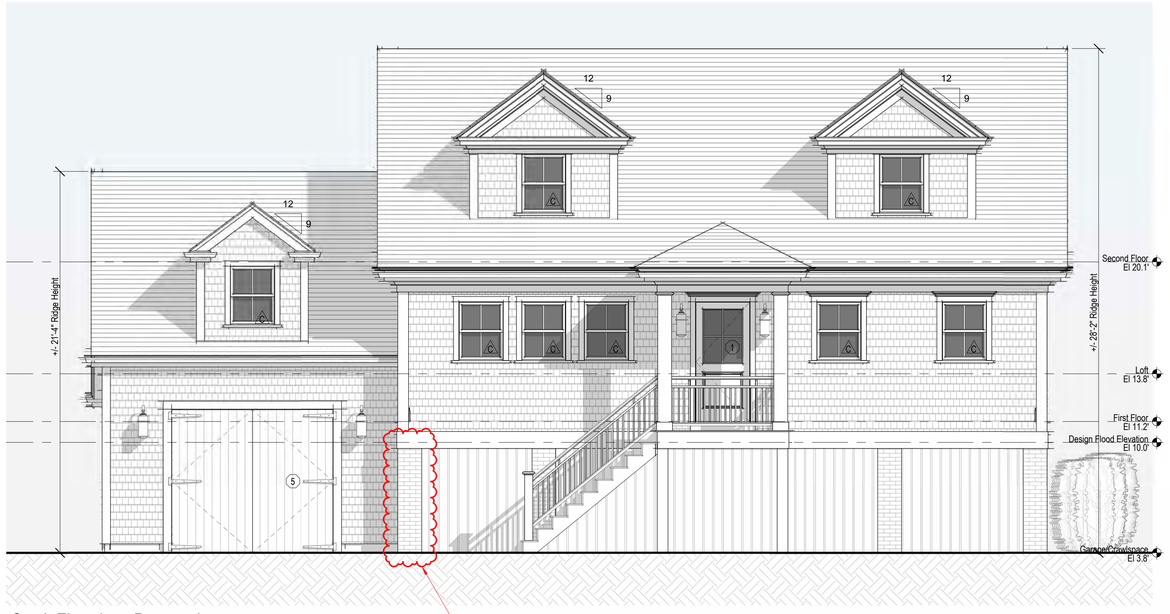
A.1.2

2239

02.10.25



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



South Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

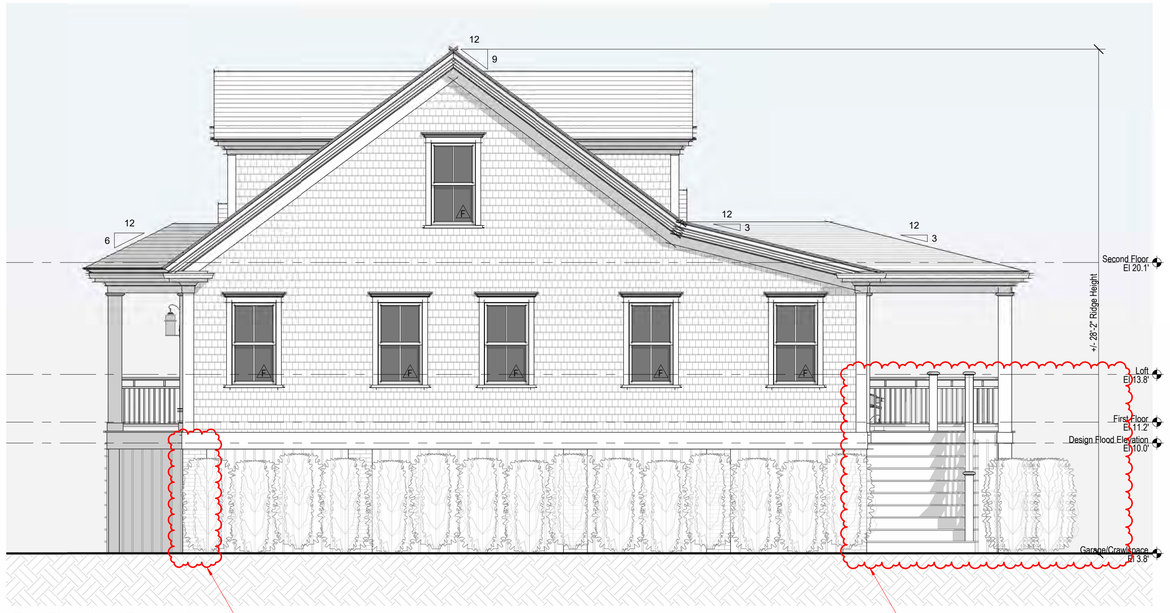


South Elevation - Existing
1/8" = 1'-0"



South Elevation - Demolition
1/8" = 1'-0"

H.D.C. Submission



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



East Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"



East Elevation - Existing
1/8" = 1'-0"



East Elevation - Demolition
1/8" = 1'-0"

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Revisions

Exterior Elevations

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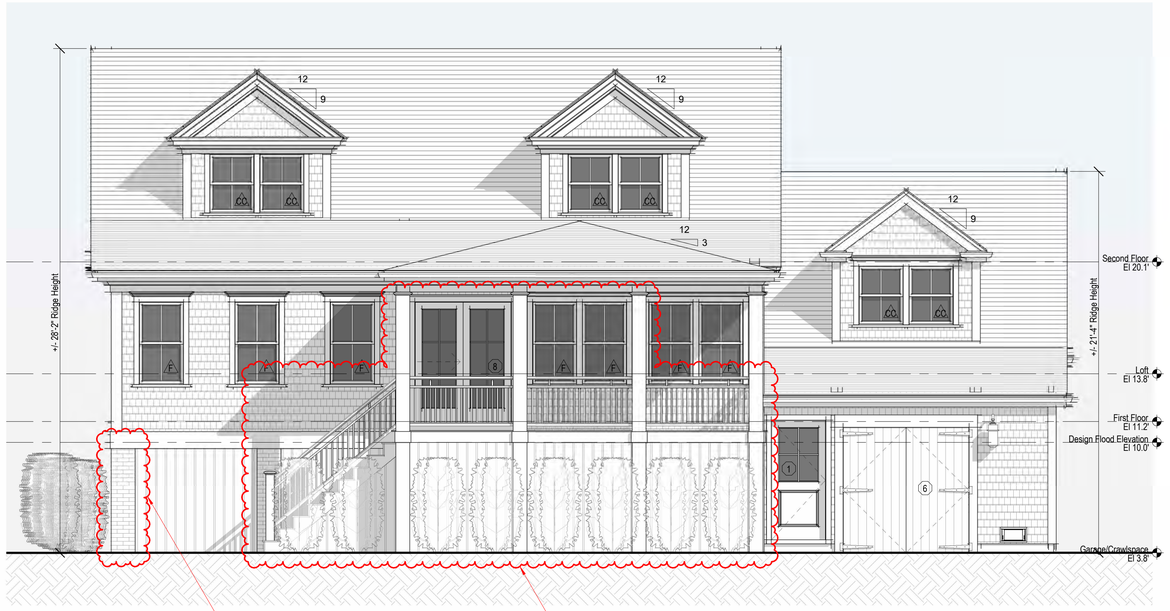
A.2.1

2239

02.10.25



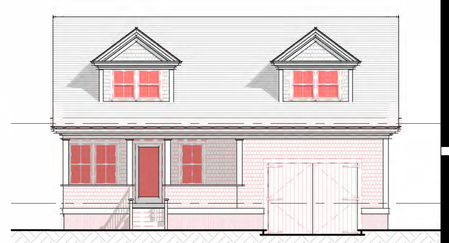
3 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"

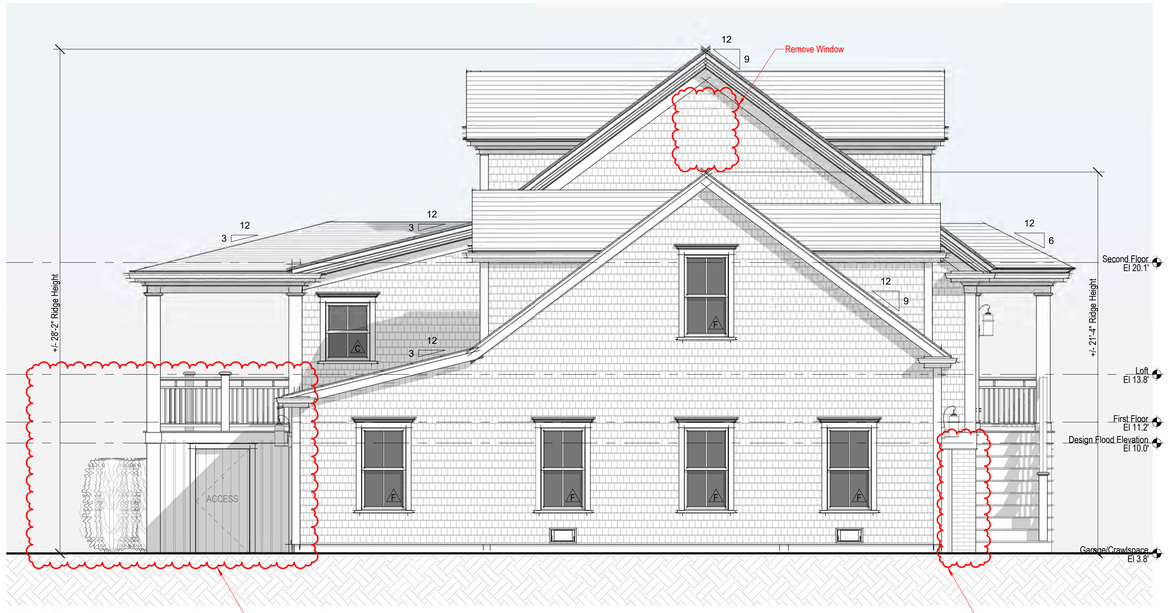


North Elevation - Existing
1/8" = 1'-0"

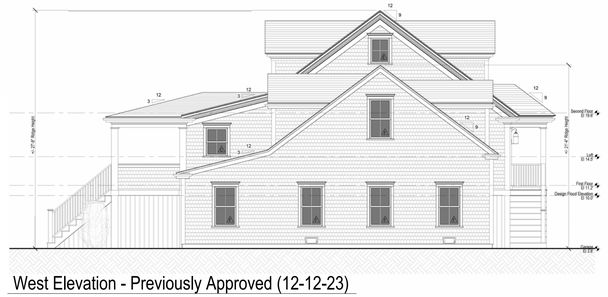


North Elevation - Demolition
1/8" = 1'-0"

H.D.C. Submission



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



West Elevation - Previously Approved (12-12-23)
1/8" = 1'-0"



West Elevation - Existing
1/8" = 1'-0"



West Elevation - Demolition
1/8" = 1'-0"

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Revisions

Exterior Elevations

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A.2.2

2239

02.10.25

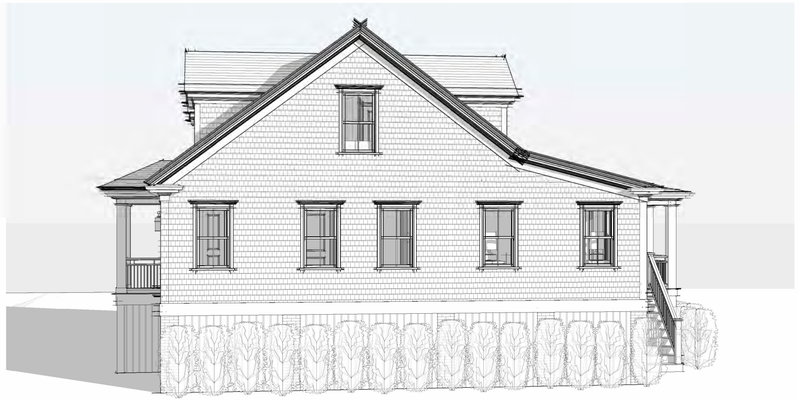
H.D.C. Submission



1 View from Southwest



6 View from South



2 View from East



5 View from Northwest



3 View from Northeast



4 View from North

2239

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Exterior Perspectives

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A.3.1

2239

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.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.

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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

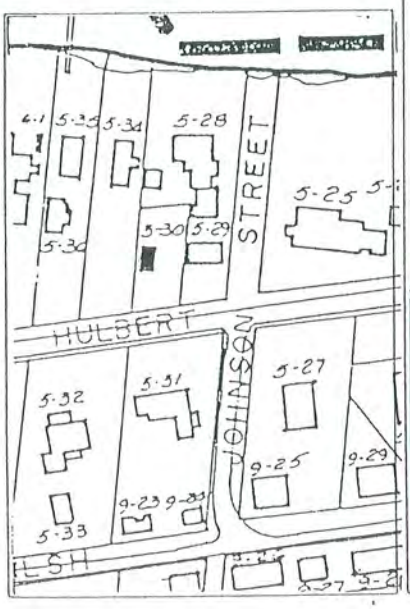
4. Present Owner: FAILING, BRUCE F. JR, & LEIGH Q. (TRS)

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



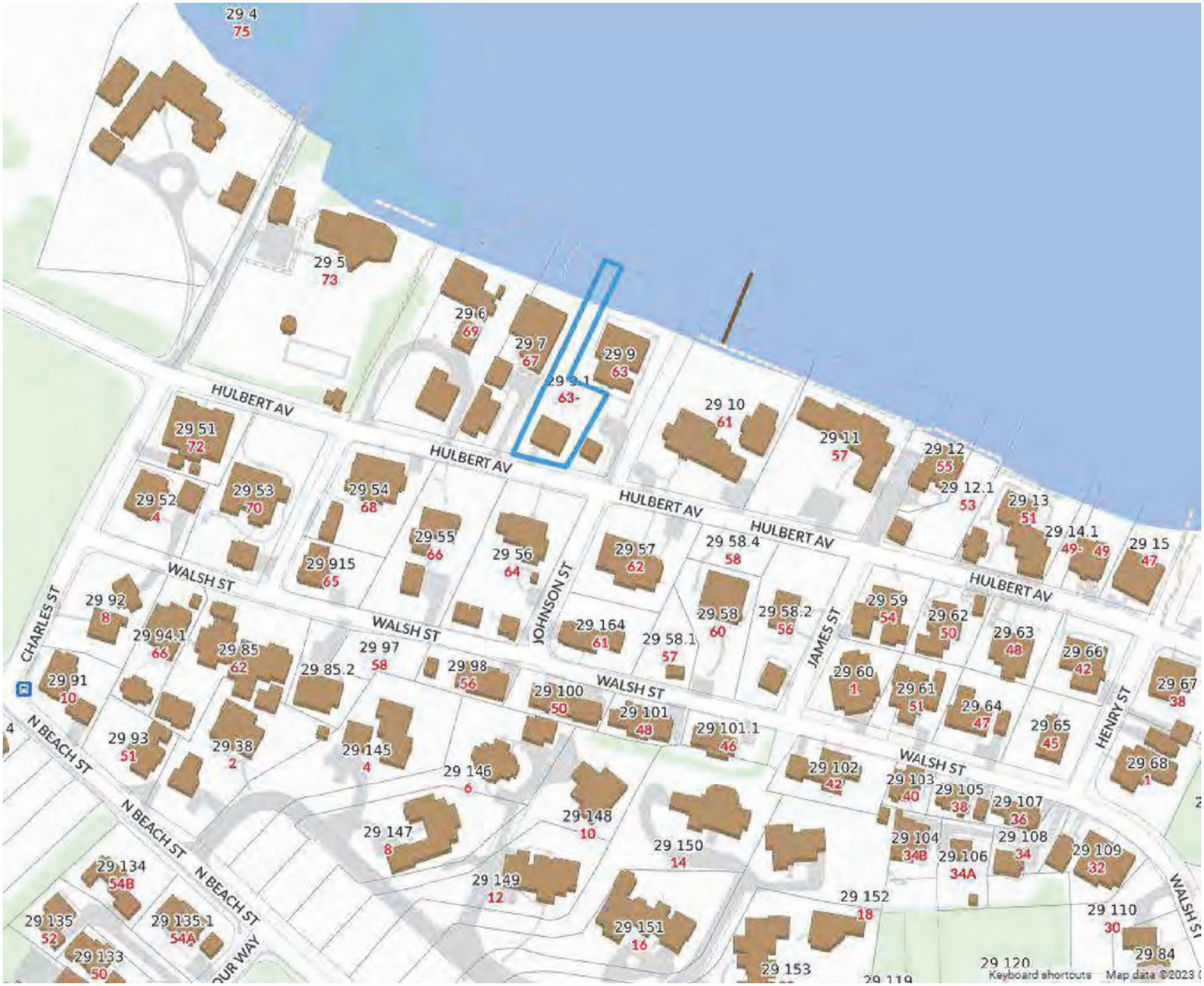
East Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



North Elevation 63A Hulbert Ave Map/Parcel: 29/9.1

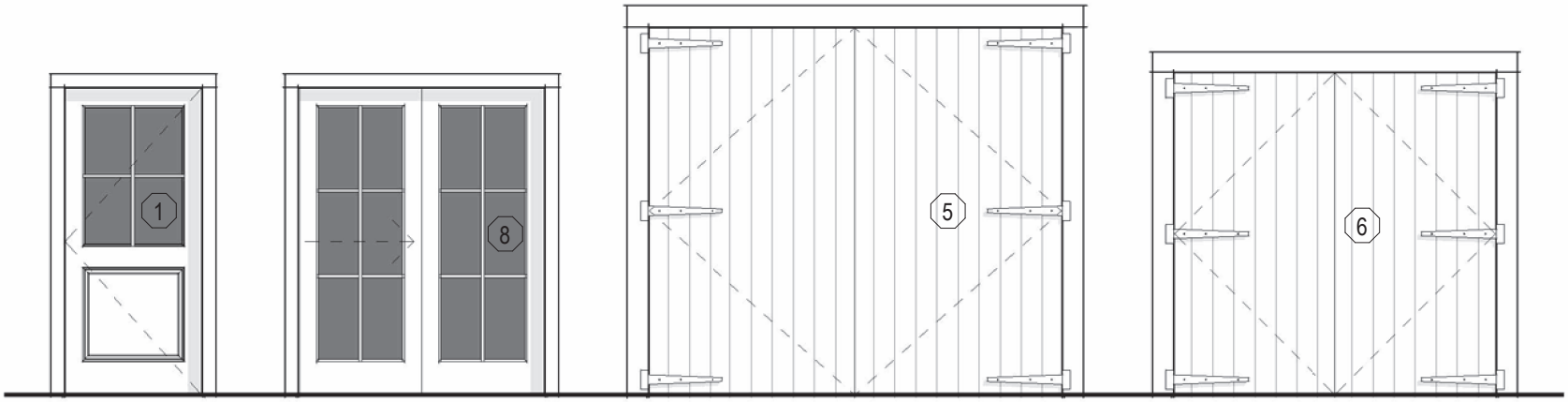


West Elevation 63A Hulbert Ave Map/Parcel: 29/9.1



1 Locus Map

Not to Scale



Single Hinged
(2)1-Panel 4-Lite SDL

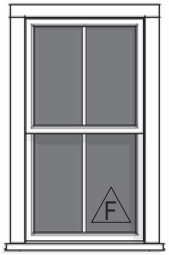
Double Gliding
(2)6-Lite SDL

Double Hinged
(2)V-Groove

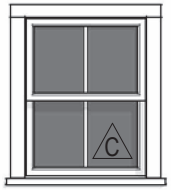
Double Hinged
(2)V-Groove

Exterior Door Legend

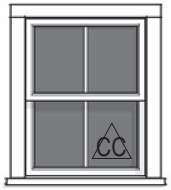
1/4" = 1'-0"



Double Hung
2/2 SDL



Double Hung
2/2 SDL

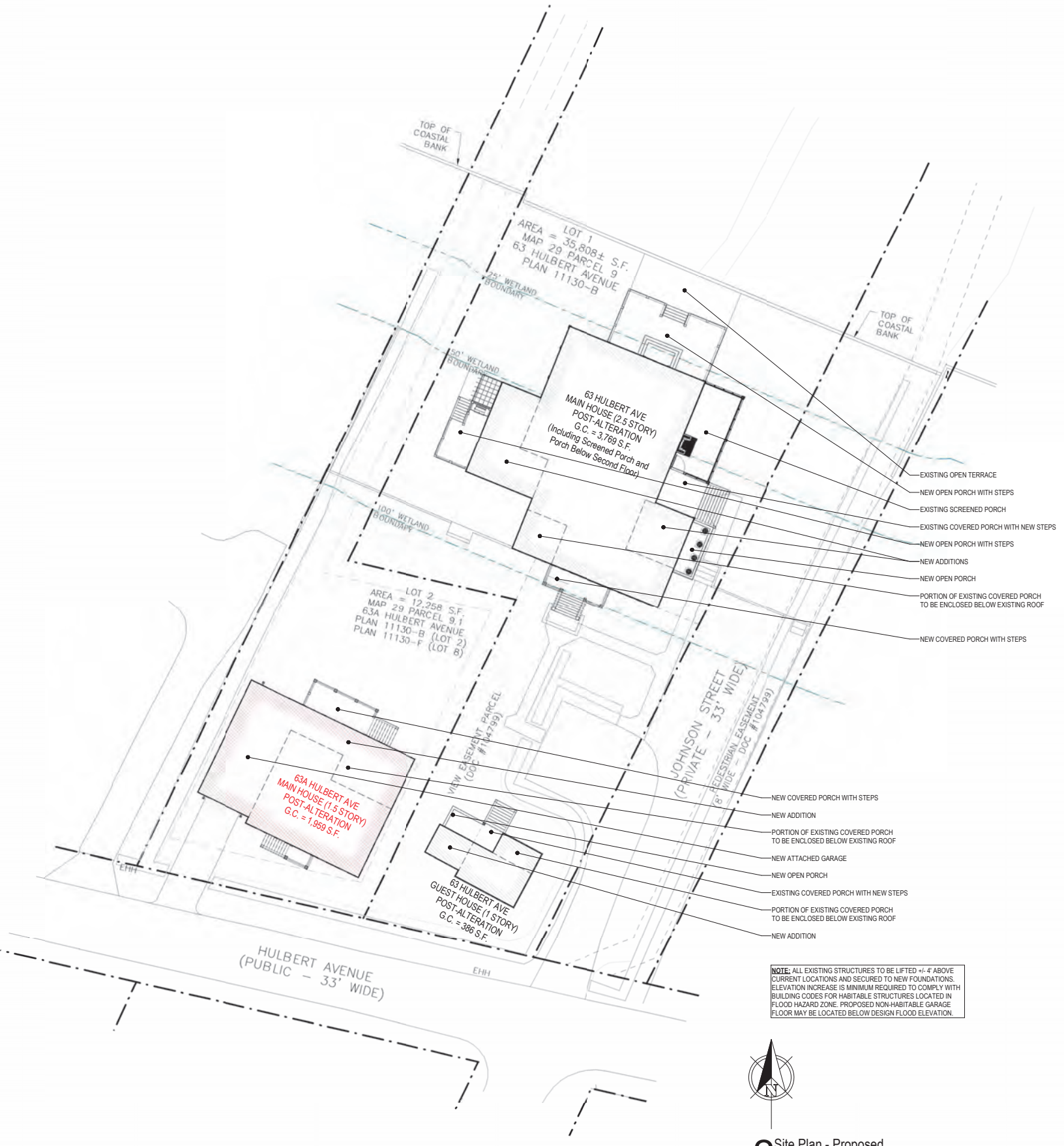


Casement
4-Lite SDL
Faux Meeting Rail

Window Legend

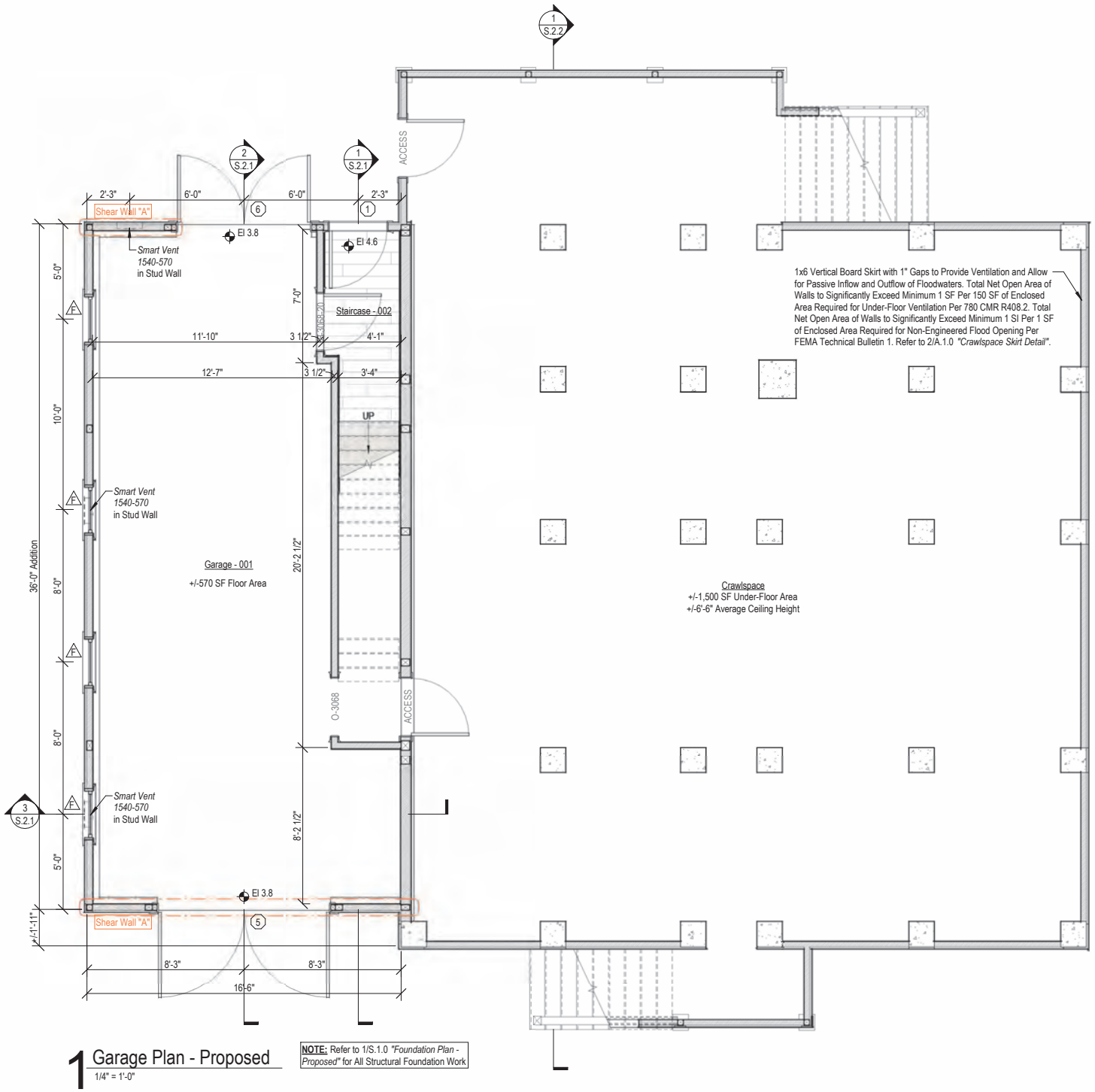
1/4" = 1'-0"

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.

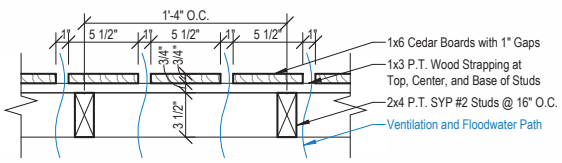
2 Site Plan - Proposed
1/16" = 1'-0"



1 Garage Plan - Proposed

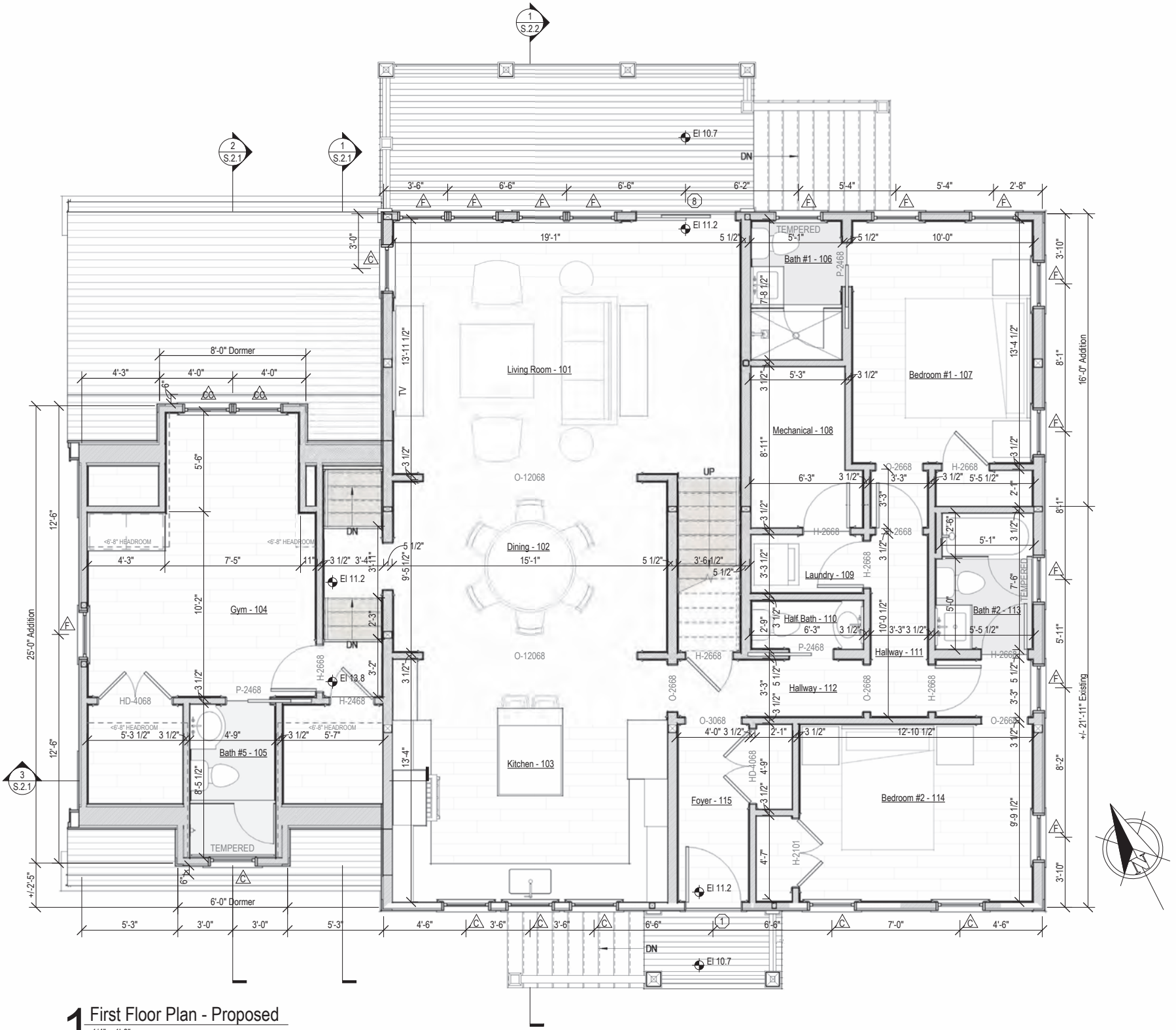
1/4" = 1'-0"

NOTE: Refer to 1/S.1.0 *"Foundation Plan - Proposed"* for All Structural Foundation Work



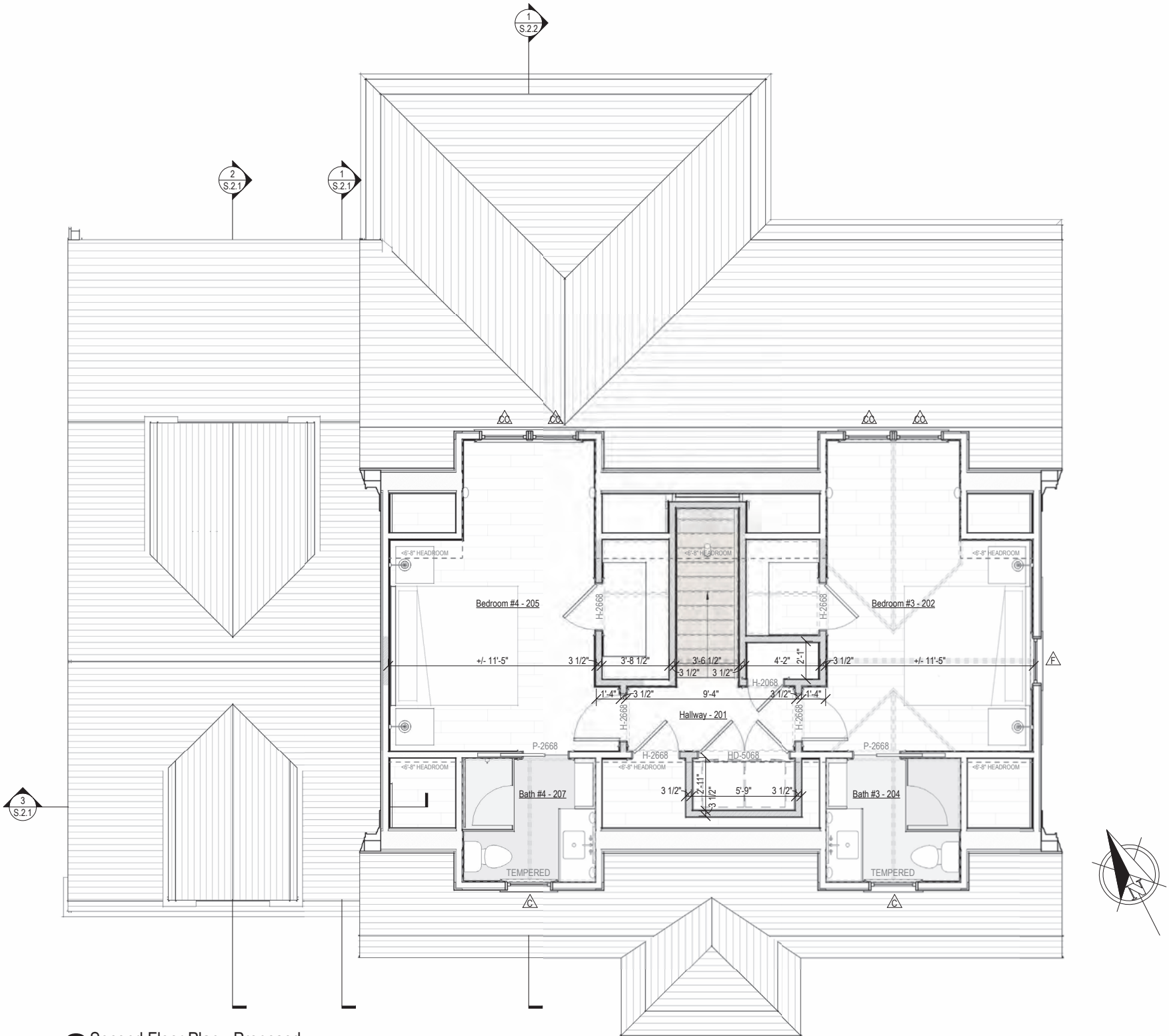
2 Crawlspace Skirt Detail

1 1/2" = 1'-0"



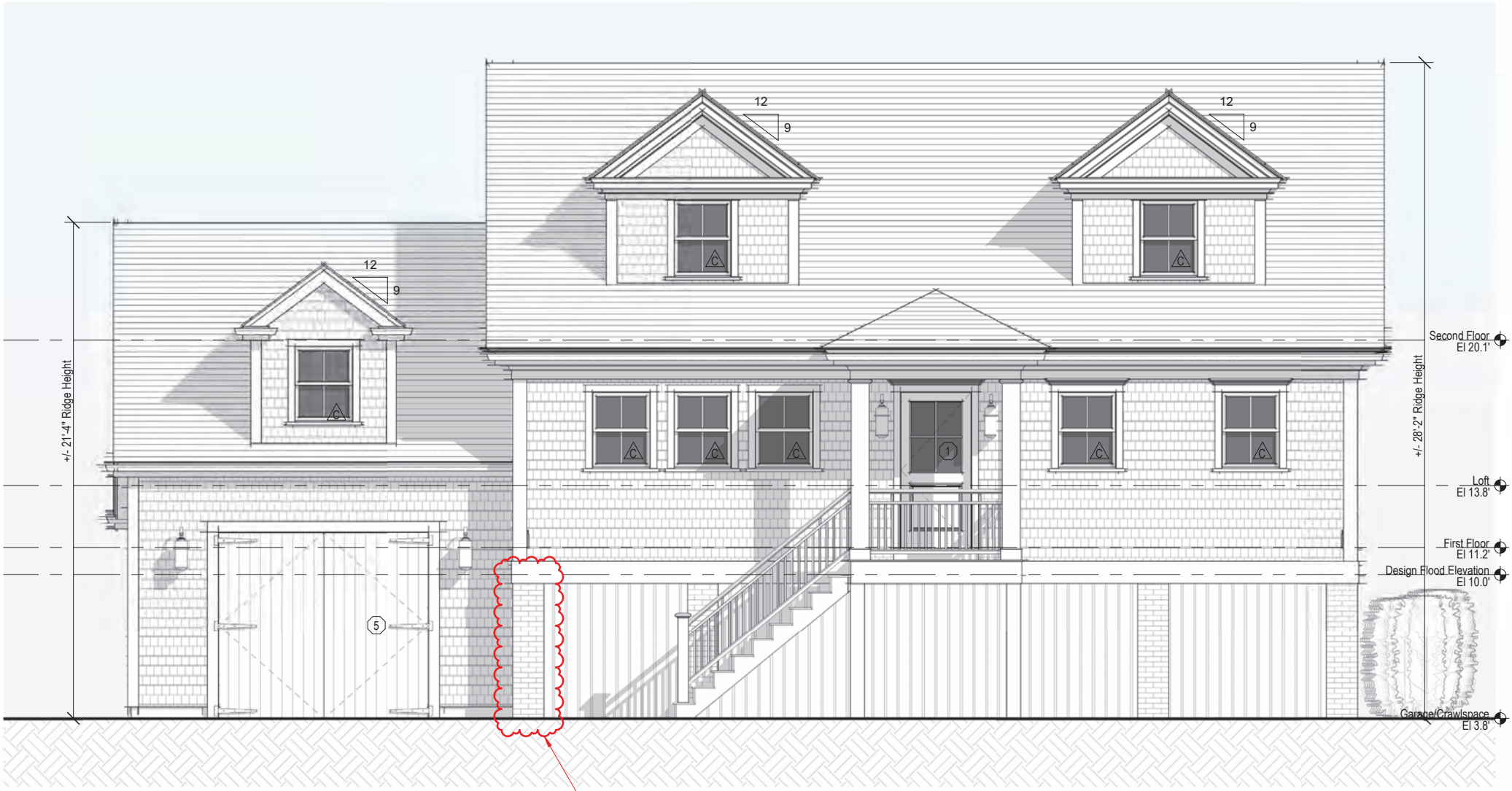
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



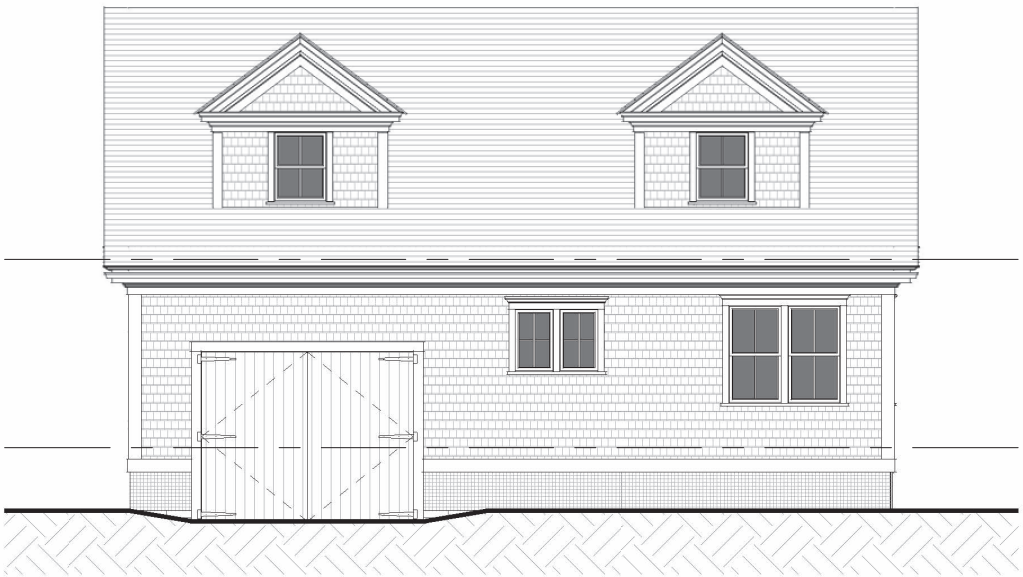
1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



South Elevation - Existing

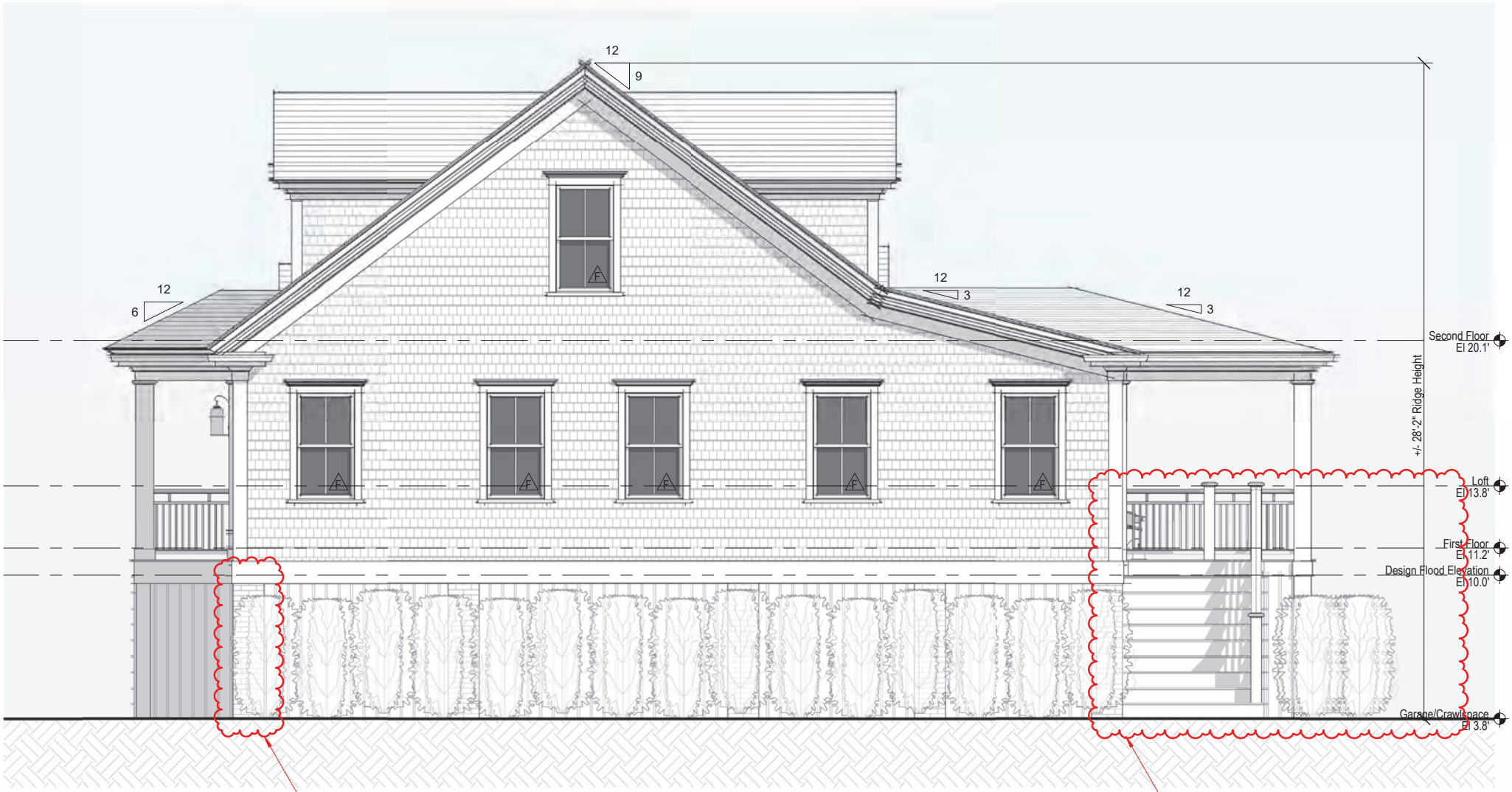
1/8" = 1'-0"



South Elevation - Demolition

1/8" = 1'-0"

H.D.C. Submission



2 East Elevation - Proposed

1/4" = 1'-0"



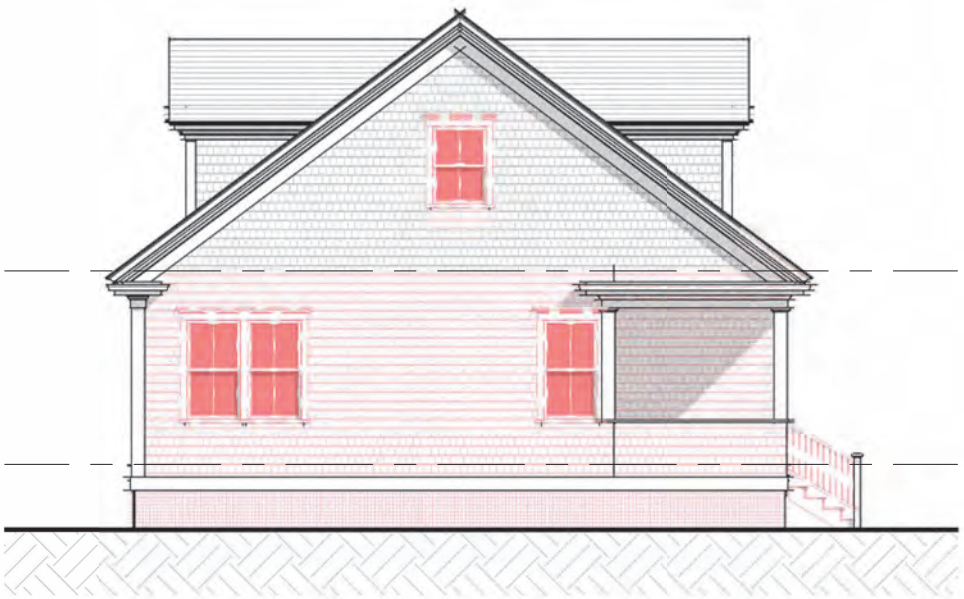
East Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



East Elevation - Existing

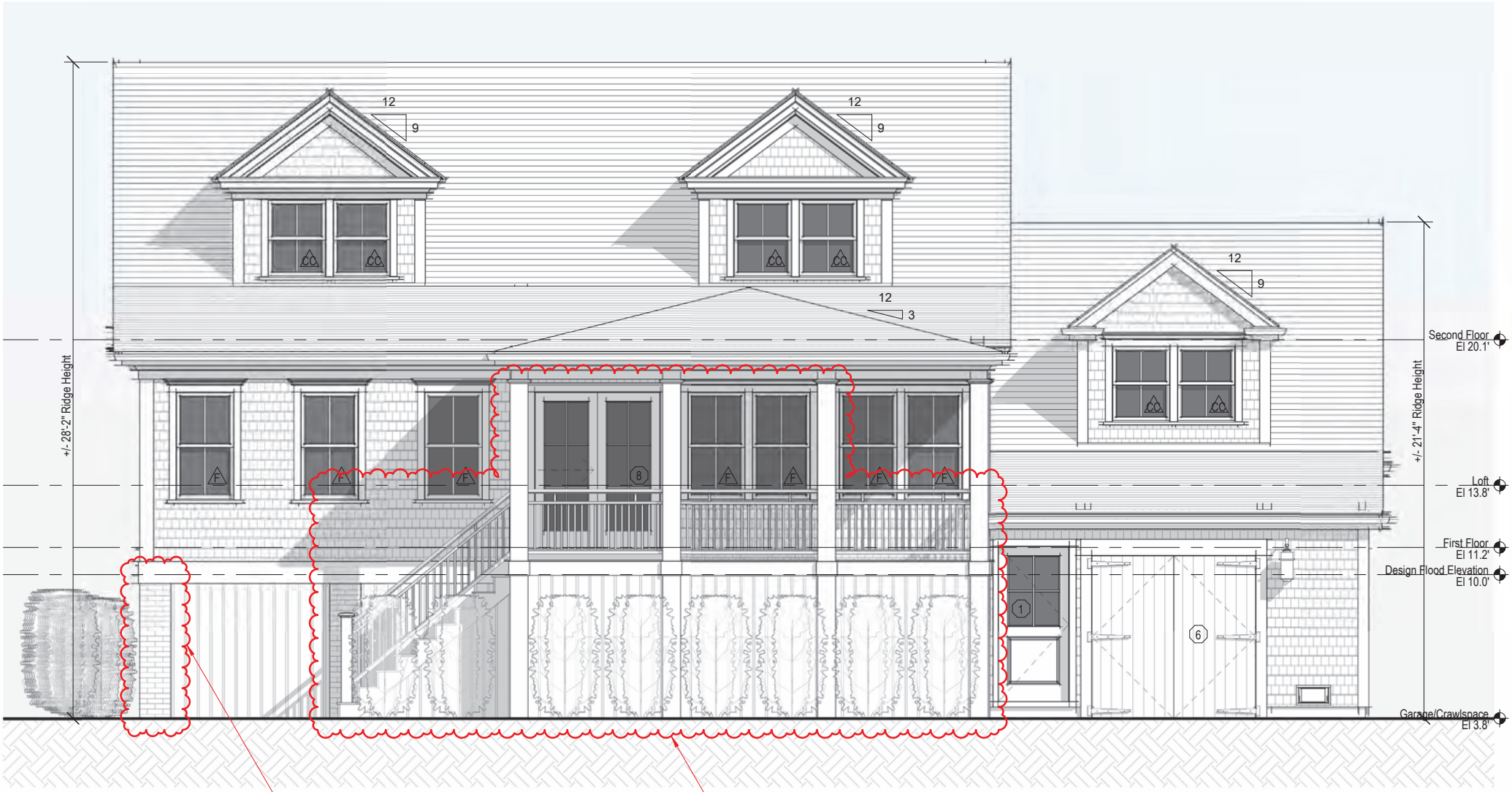
1/8" = 1'-0"



East Elevation - Demolition

1/8" = 1'-0"

02.10.23



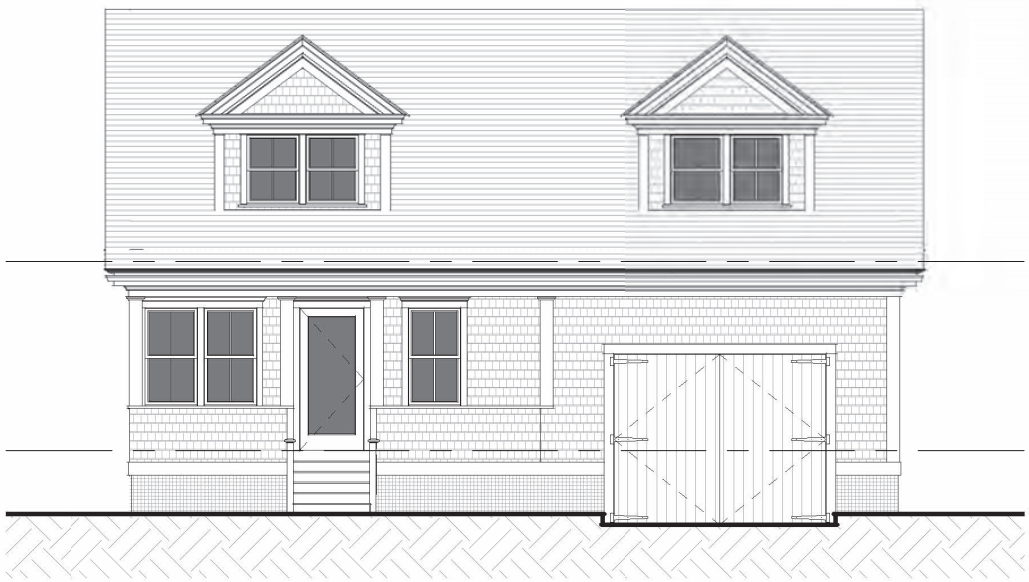
3 North Elevation - Proposed

1/4" = 1'-0"



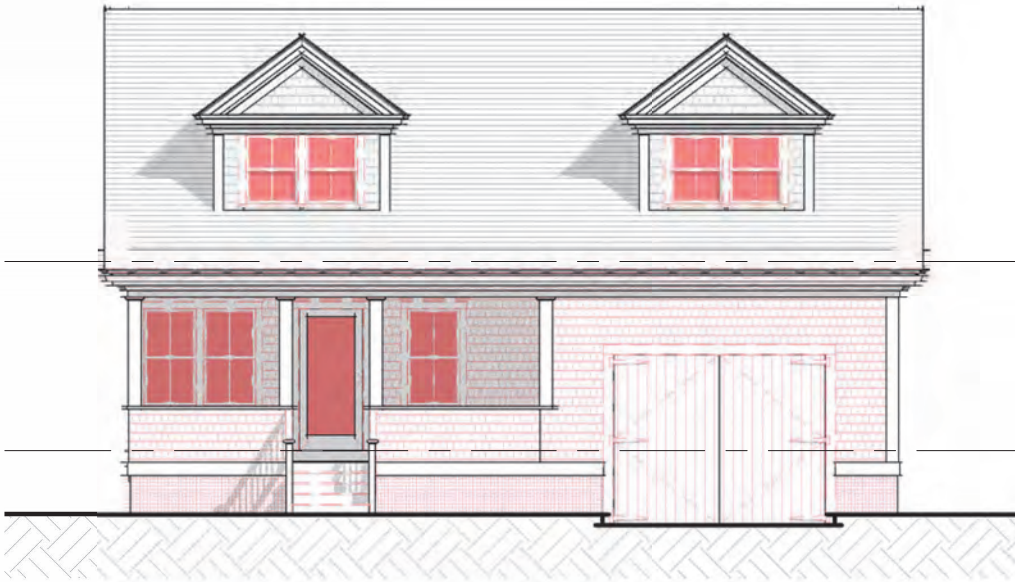
North Elevation - Previously Approved (12-12-23)

1/8" = 1'-0"



North Elevation - Existing

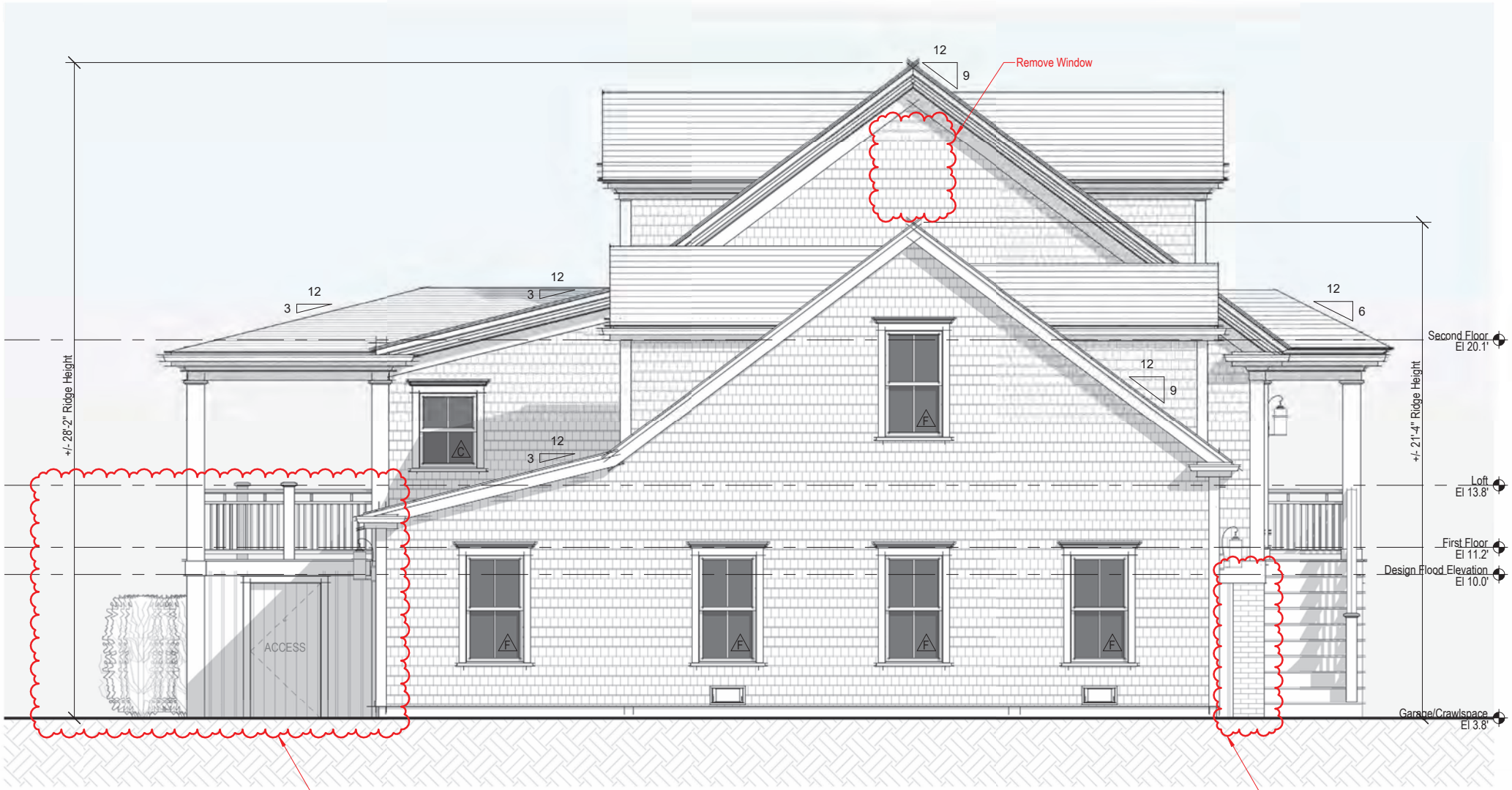
1/8" = 1'-0"



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.

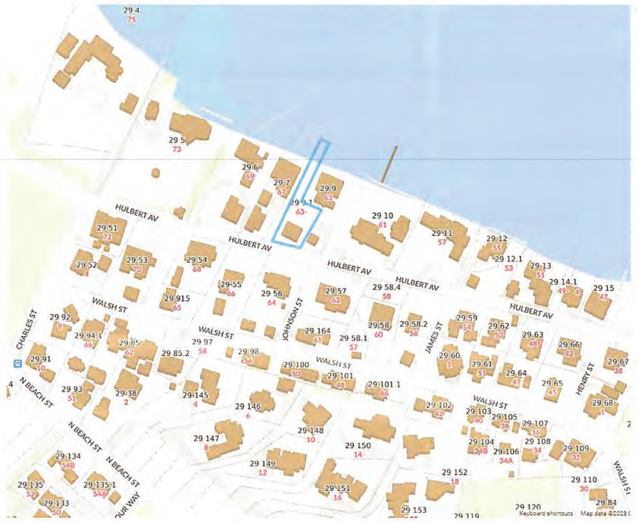
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

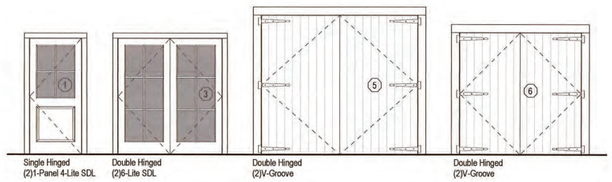
Main House

63A Hulbert Ave
Nantucket, MA 02554

11.30.23



1 Locus Map
Not to Scale

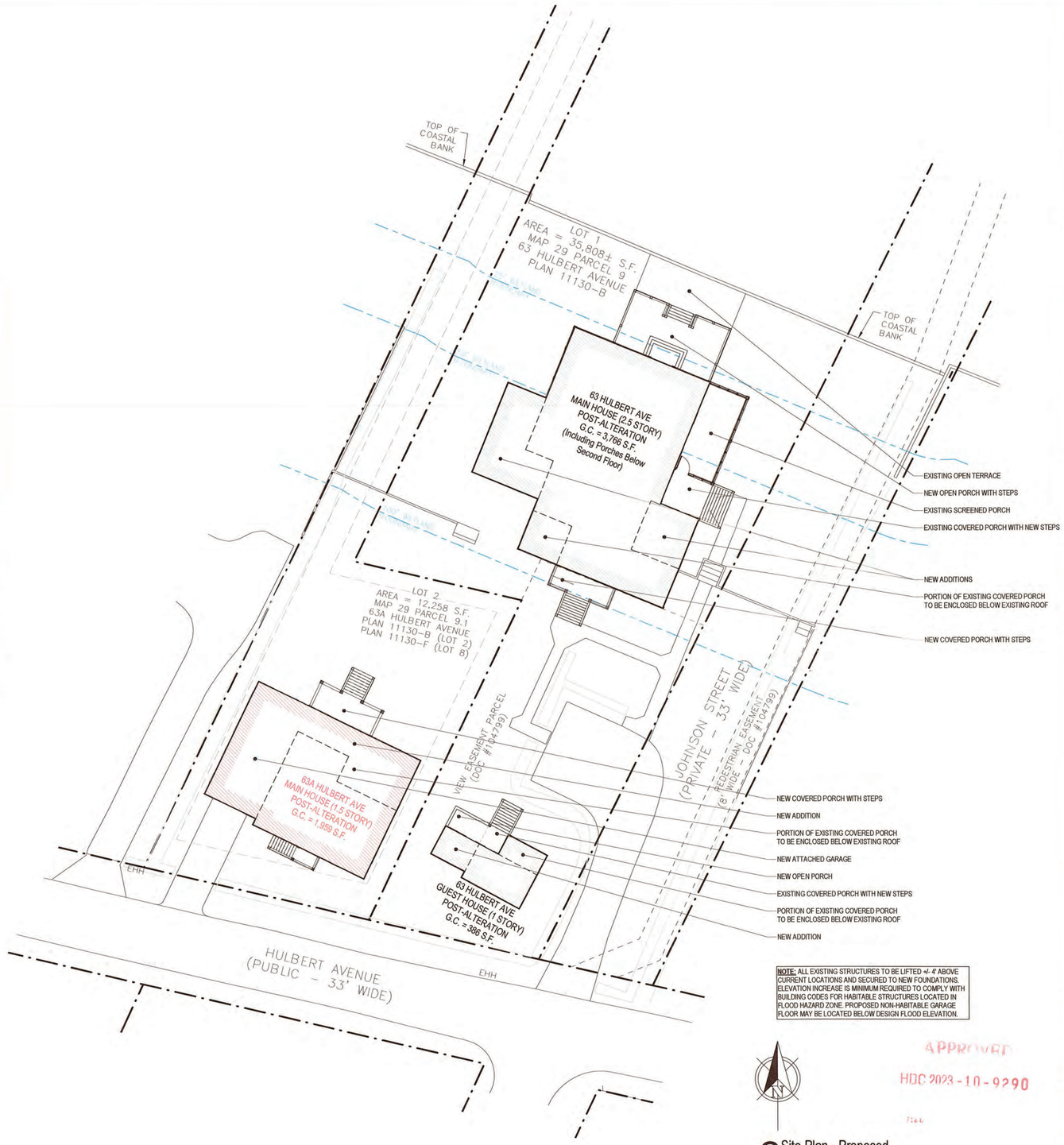


Exterior Door Legend
1/4" = 1'-0"



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

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A.0.1 Cover Sheet
A.1.0 Garage Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Cover Sheet

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

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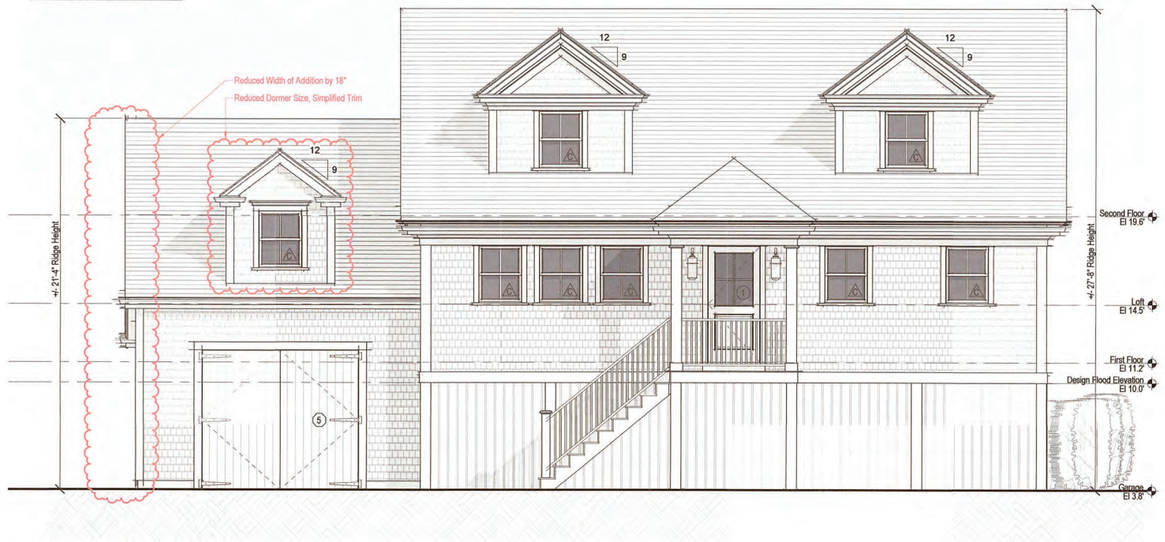
A.0.1
2239

11.30.23

H.D.C. Submission

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



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



South Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



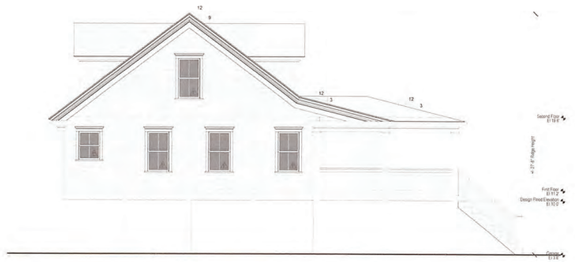
South Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

NOTE: All Existing Exterior Doors, Windows, Wall and Roof Shingles to be Replaced.



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

NO CHANGES TO PREVIOUSLY HEARD EAST ELEVATION



East Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



East Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

APPROVED
HDC 2023 - 10 - 0290

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

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

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A.2.3 Exterior Elevations
A.3.1 Exterior Perspectives

Revisions

Exterior Elevations

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A.2.1
2239

11.30.23



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



North Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"



North Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

H.D.C. Submission



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



West Elevation - Previously Approved (06-27-23)
1/8" = 1'-0"

APP. OF
HDC 2023-11-929



West Elevation - Previously Heard (11-28-23)
1/8" = 1'-0"

2239

Main House

63A Hulbert Ave
Nantucket, MA 02554

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

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Revisions

Exterior Elevations

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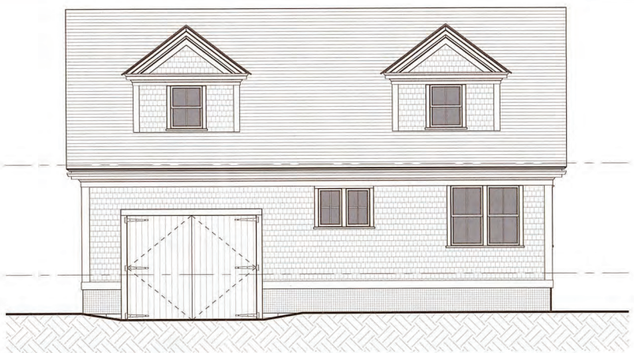
A.2.2
2239

11.30.23

H.D.C. Submission



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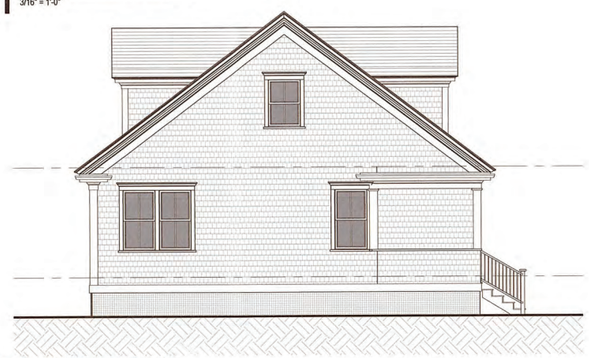
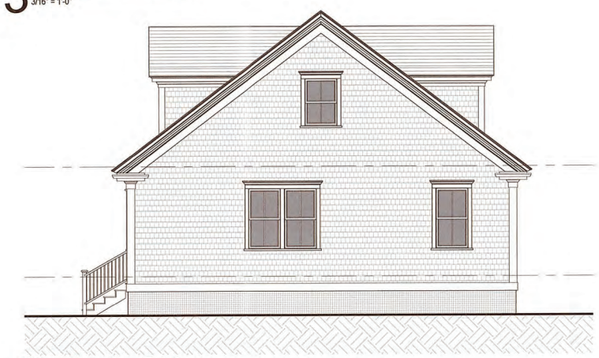
3/16" = 1'-0"



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



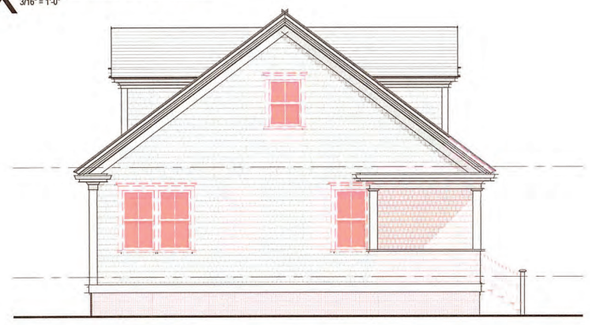
3 North Elevation - Existing
3/16" = 1'-0"



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
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emeritus

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A.3.1	Exterior Perspectives

APPROVED
HDC 2023-10-9290
[illegible] 2023

Revisions

Exterior Elevations

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A.2.3

2239

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

_____ 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

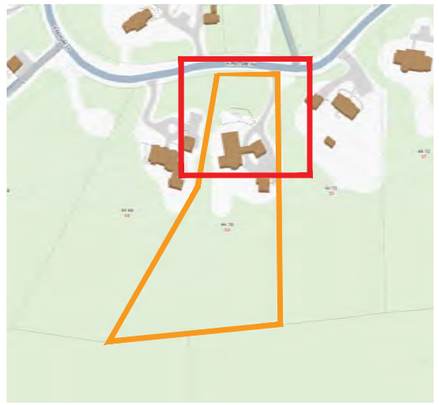



4MZE 24



13 North Pasture Lane

Feasibility Study



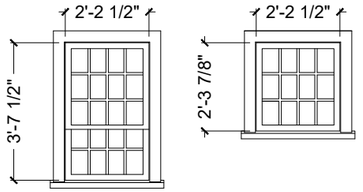
Locus

NTS



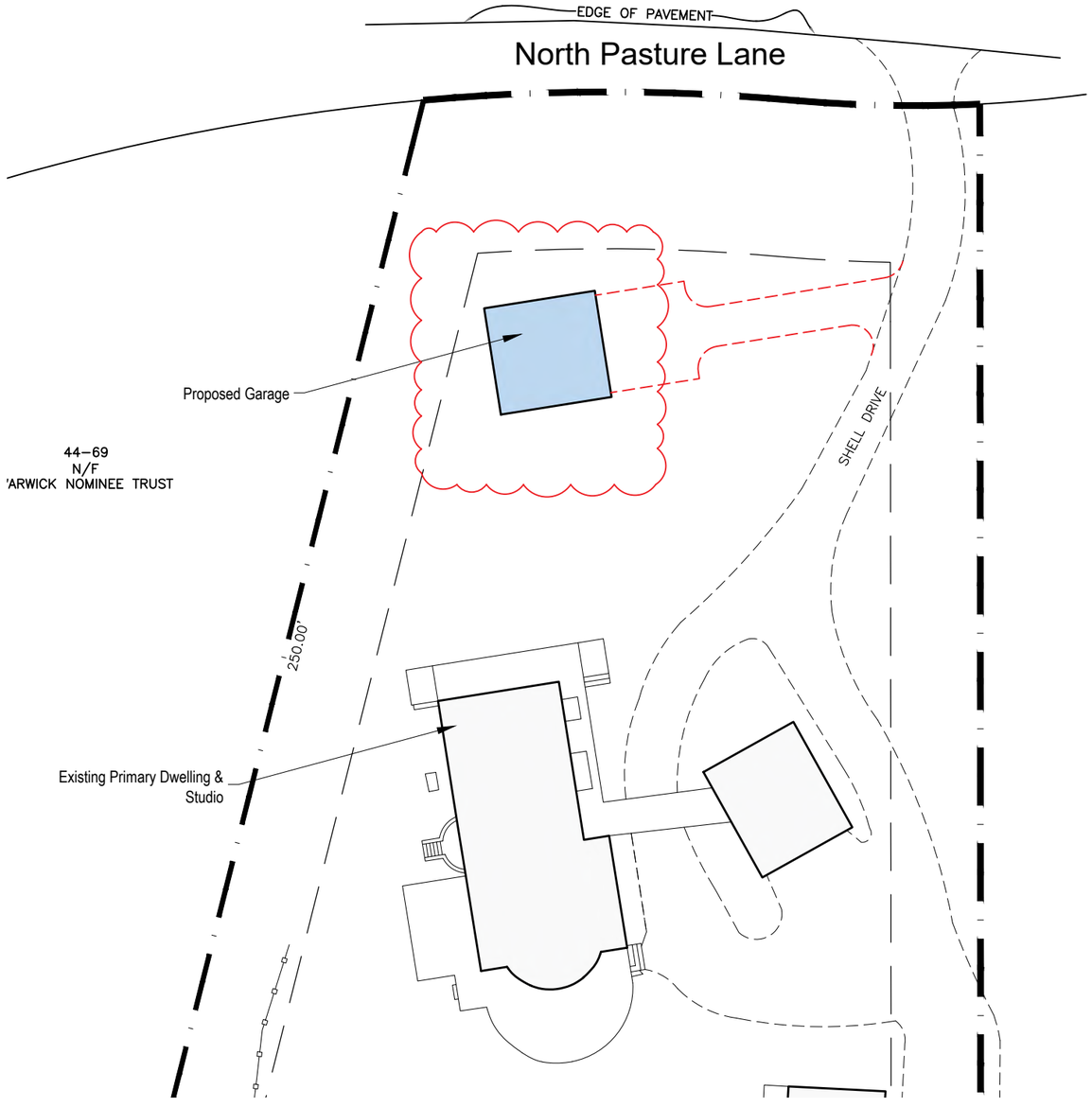
Satellite

NTS



Window / Door Schedule

1/4 " = 1' - 0"



Site Plan

1/32 " = 1' - 0"

2440

Romano Garage
13 North Pasture Lane
Nantucket, MA 02554

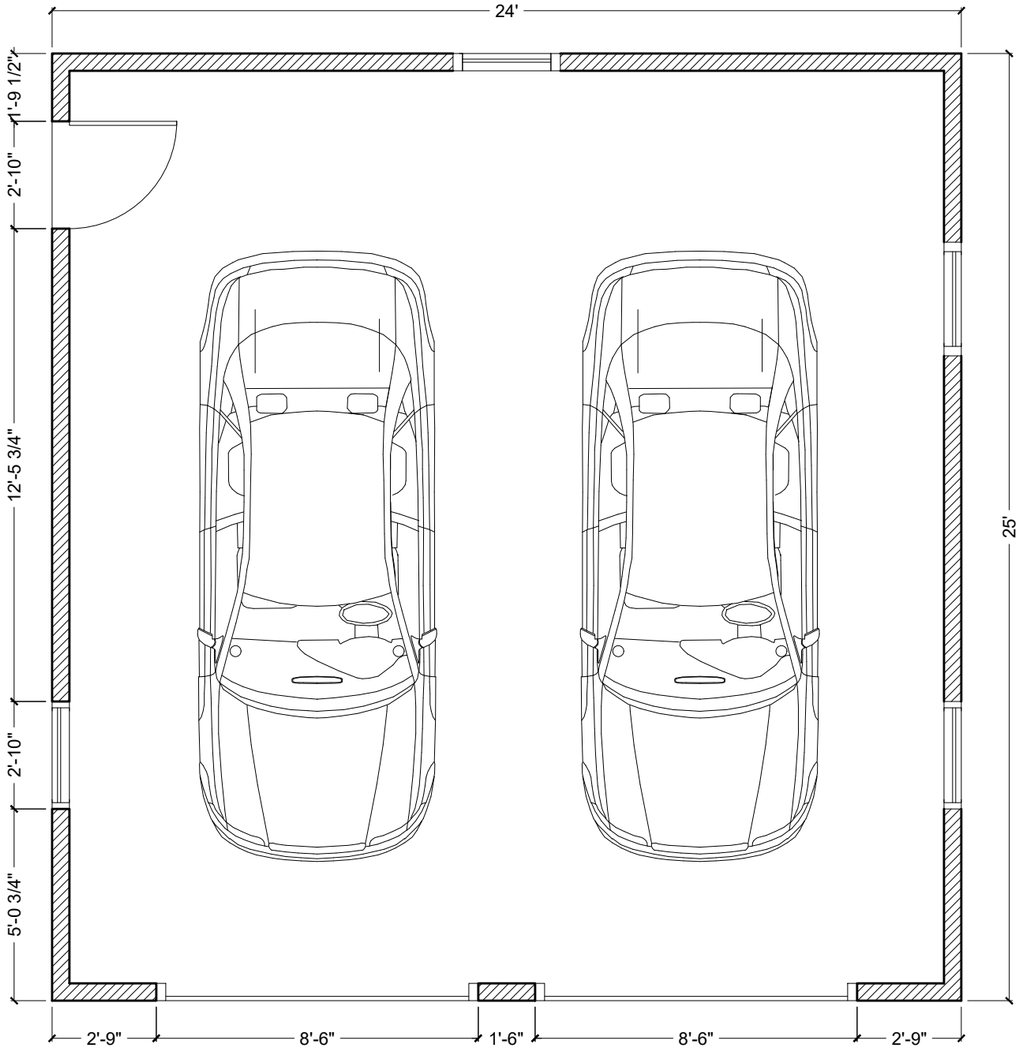
Zoning Information

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

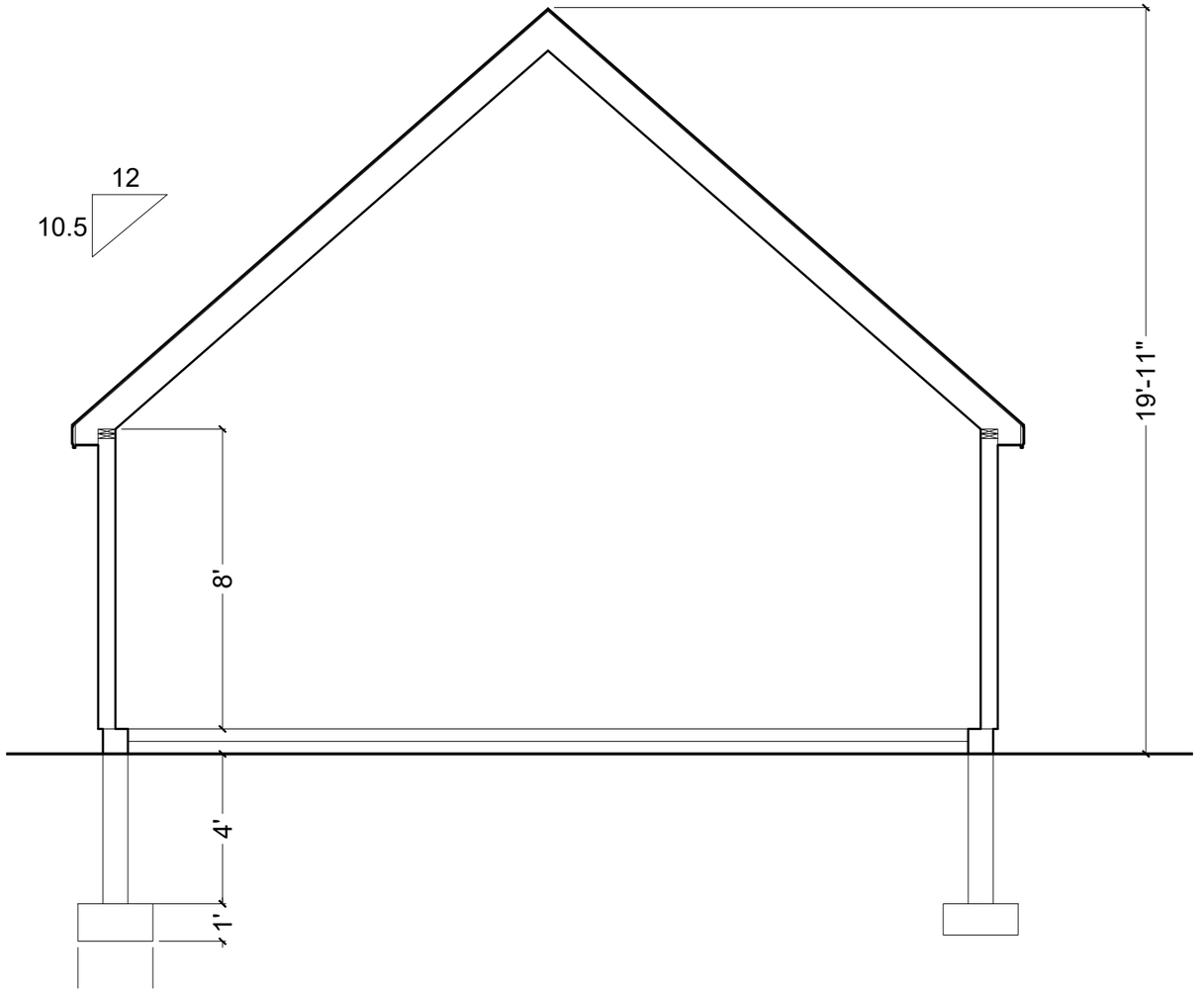
Site Plan
Proposed Site Plan
01/22/2025

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

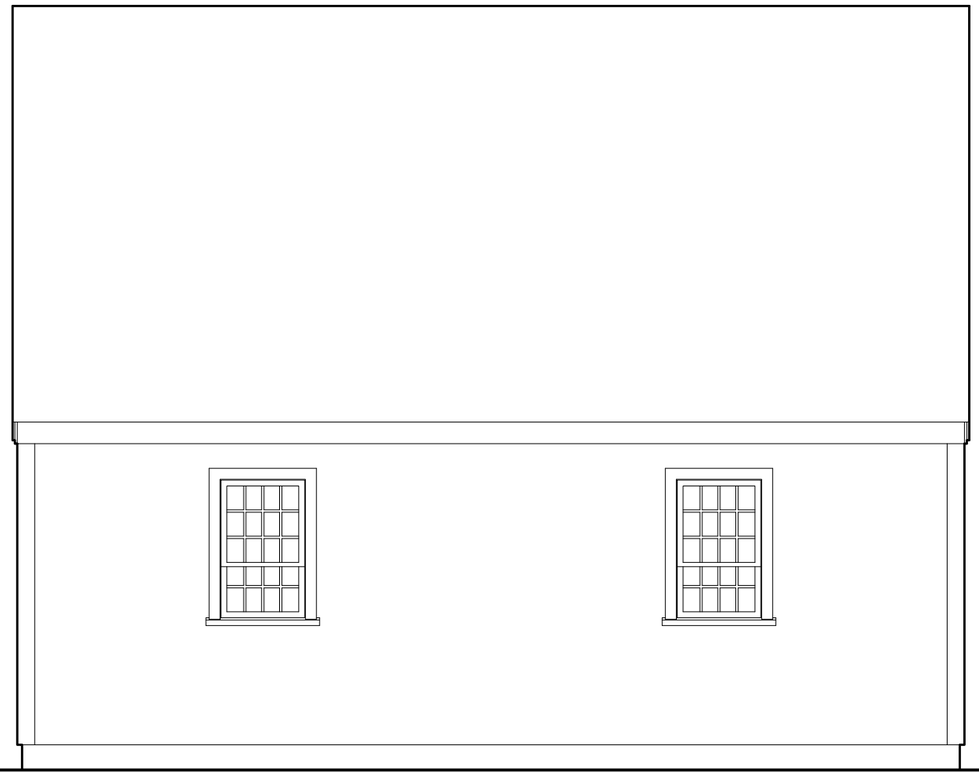
Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

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.		

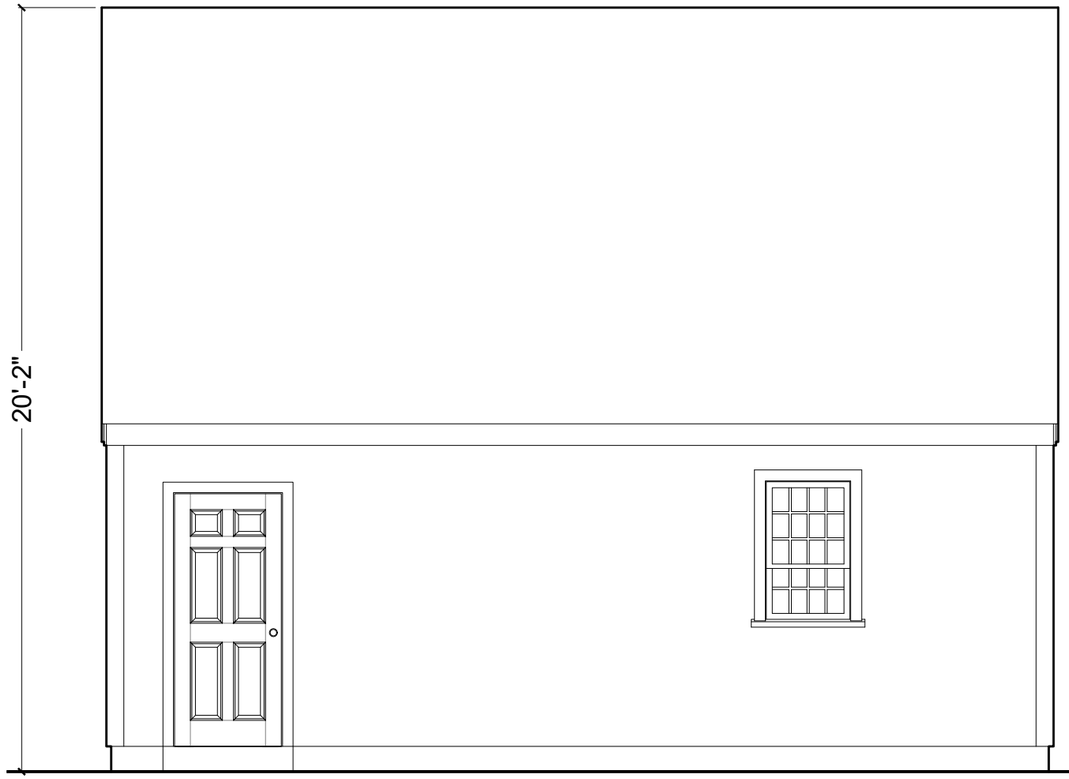
Note: This drawing is for the sole purpose of feasibility and is not a contract drawing.

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

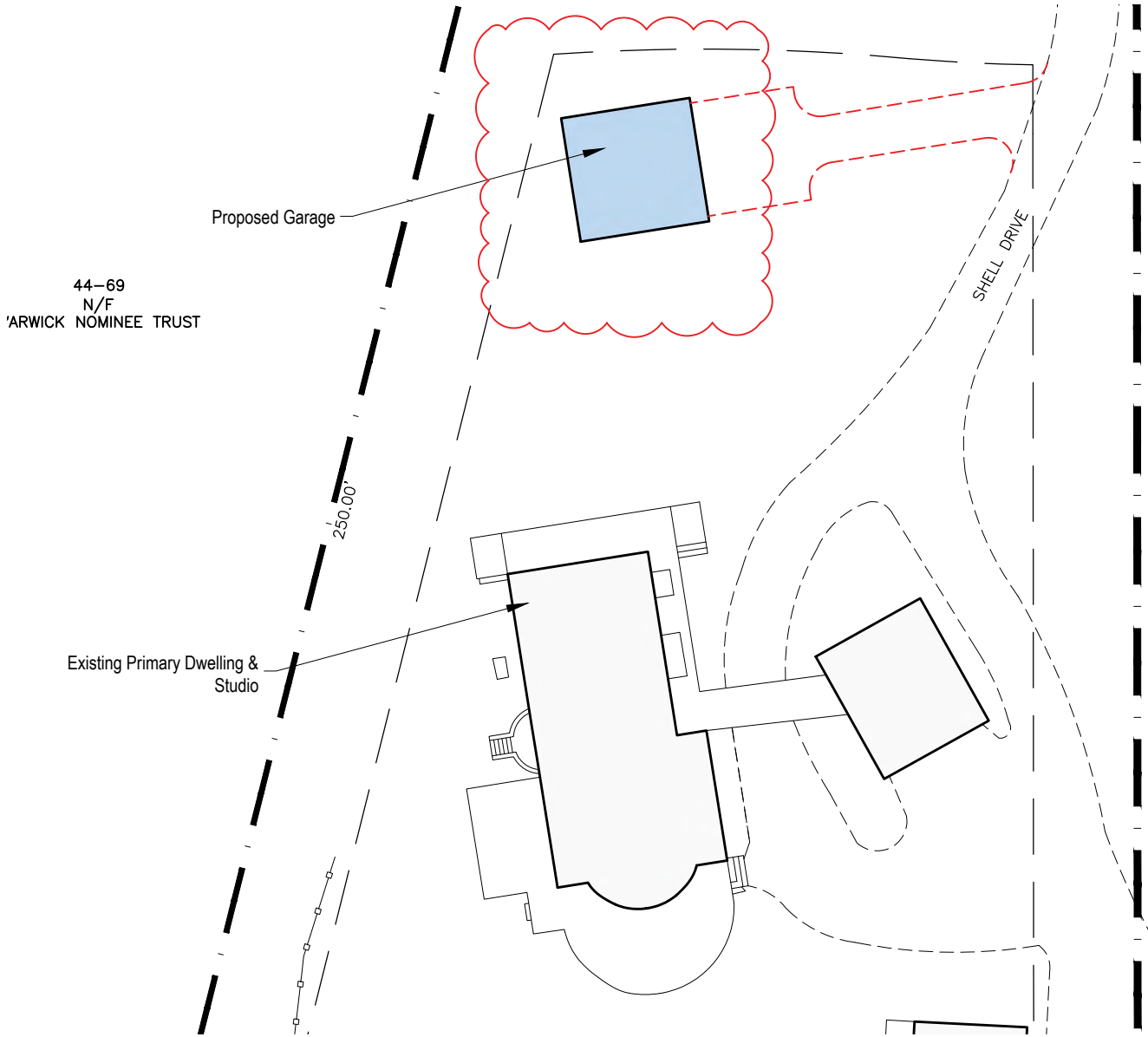
Map & Parcel	44 70	Min. Lot Size	120,000 sq. ft.*	**Note:** This drawing is for the sole purpose of feasibility and is not a contract drawing.
Current Zoning	LUG-3	Allowable G.C.	3%	
Minimum Frontage	200 ft.	Lot Size	121,985 sq. ft.	
Front Setback	35 ft.			
Side Setback	20 ft.			
Rear Setback	20 ft.			

Elevations

Proposed Elevations
01/28/2024

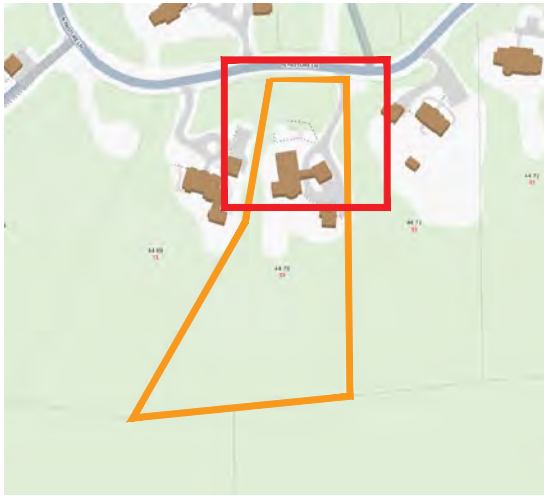
emeritus Ltd.

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
www.emeritusltd.com



Site Plan

1/32 " = 1' - 0"



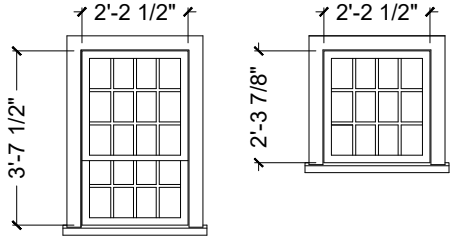
Locus

NTS



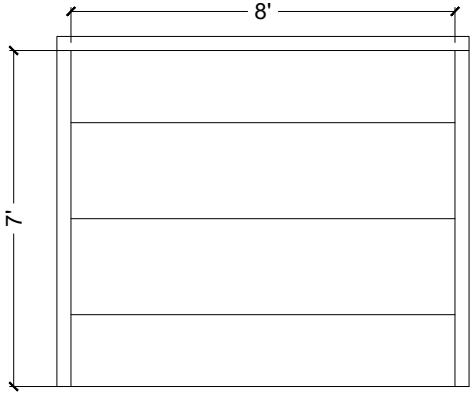
Satellite

NTS

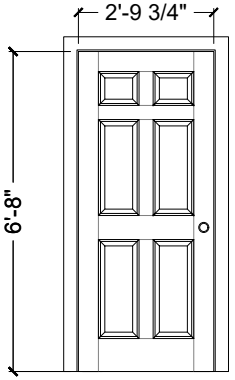


2'-2" x 3'7"
9 / 8 Double Hung
Window
White

2'-2" x 2'-2"
12 Lite Window
White



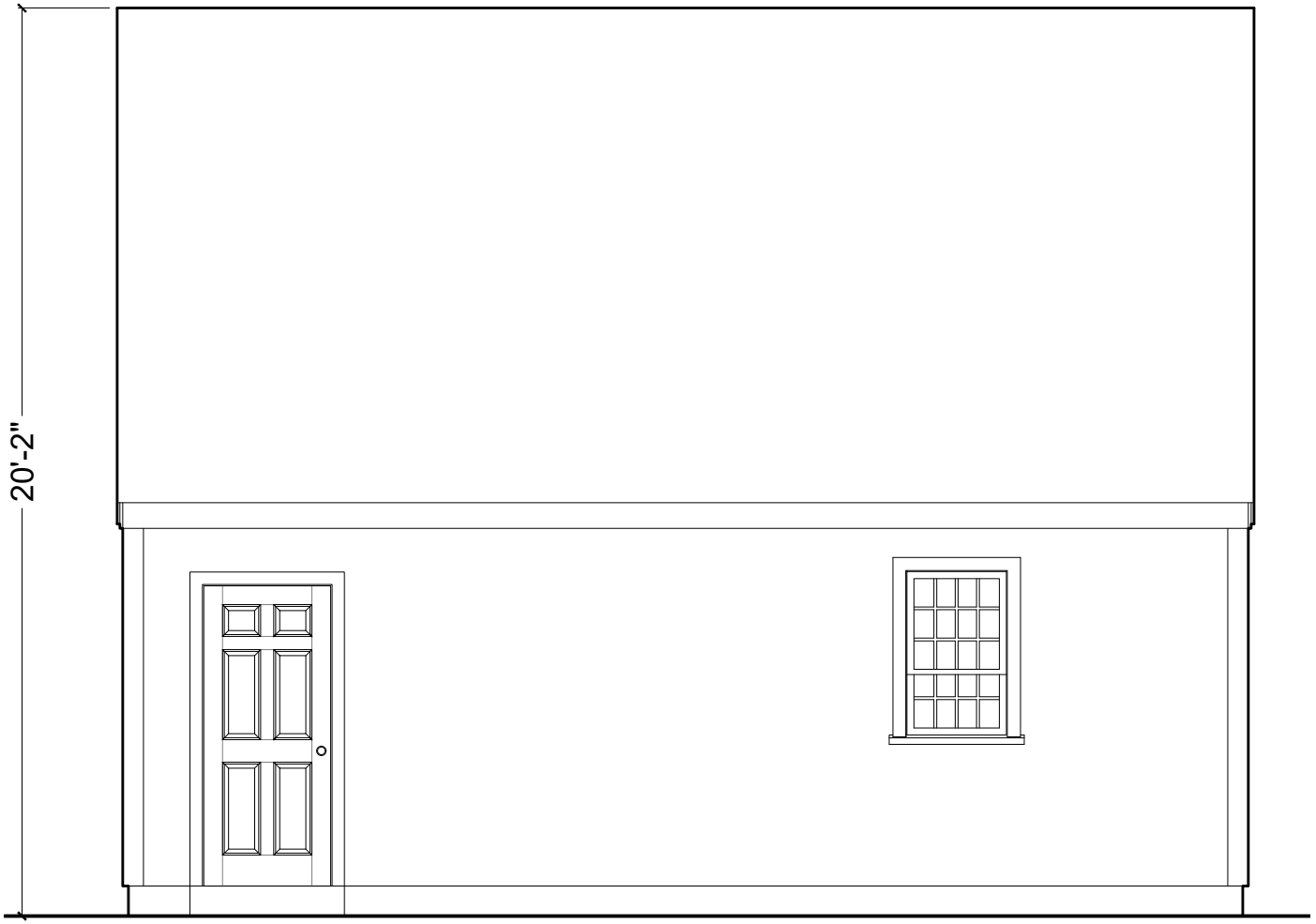
4 Panel Over Head
Garage Door
White



6 Panel Exterior Door
White

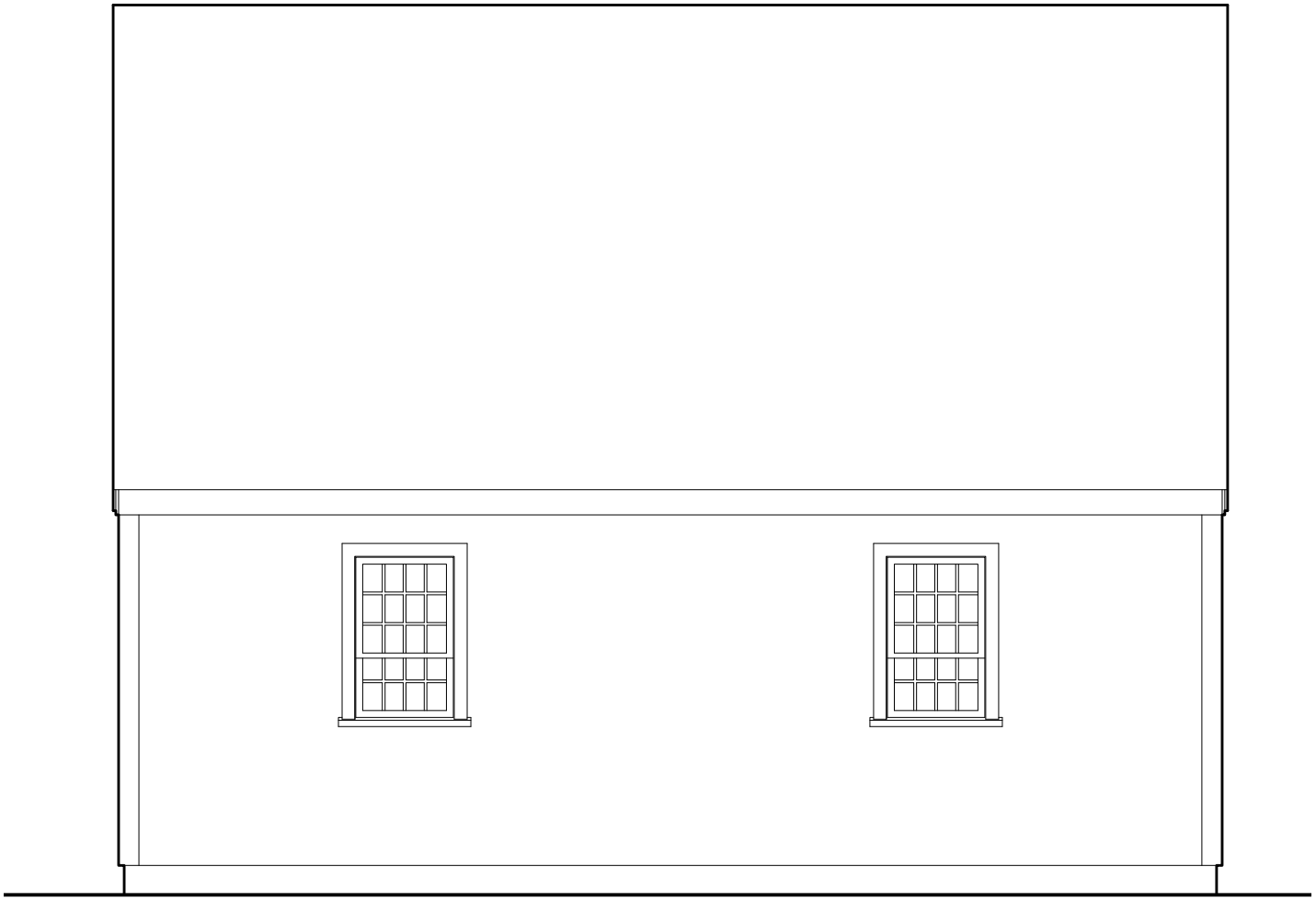
Window / Door Schedule

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

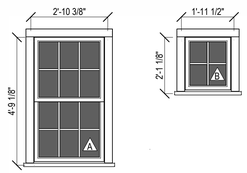


Locus Plan



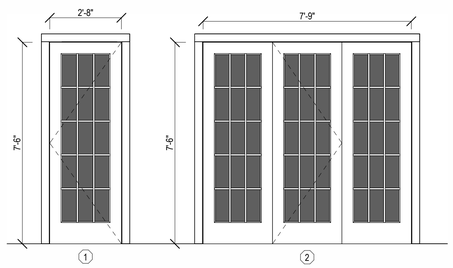
Aerial Site Photo

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



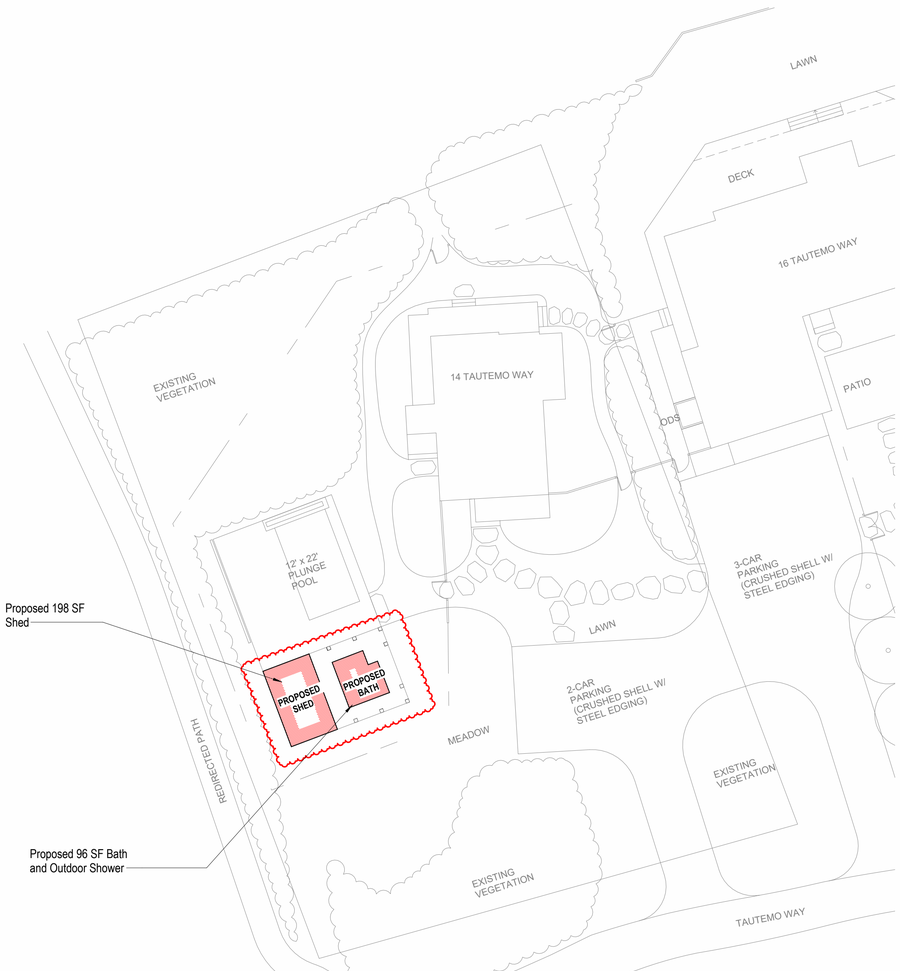
South



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

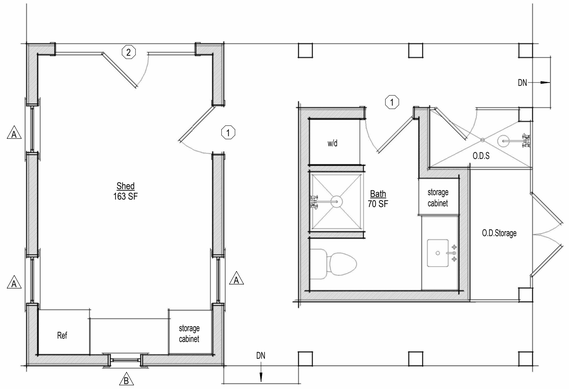
Revision 1 Date 1

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

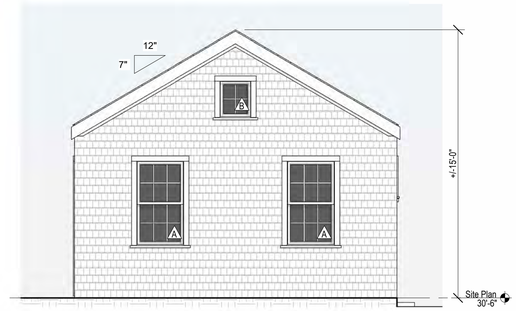
HDC Submision



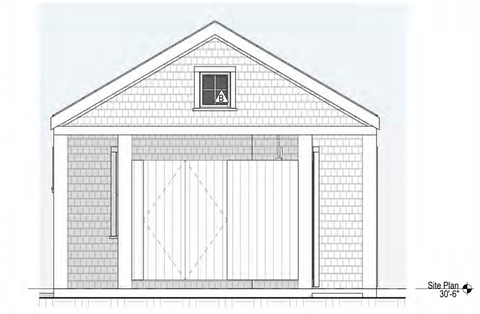
1 Shed and Bath Plan
1/4" = 1'-0"



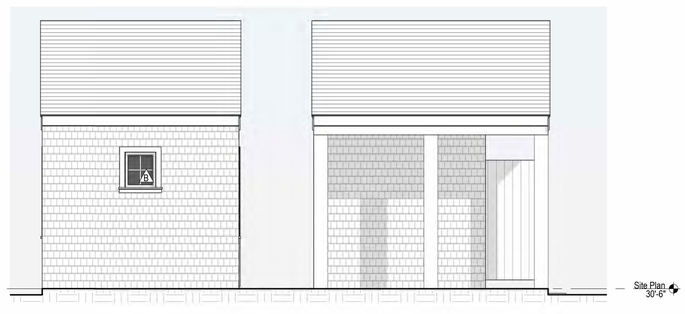
2 North Elevation
1/4" = 1'-0"



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



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



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



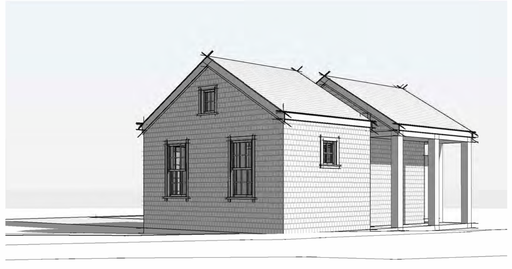
6 West Perspective



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

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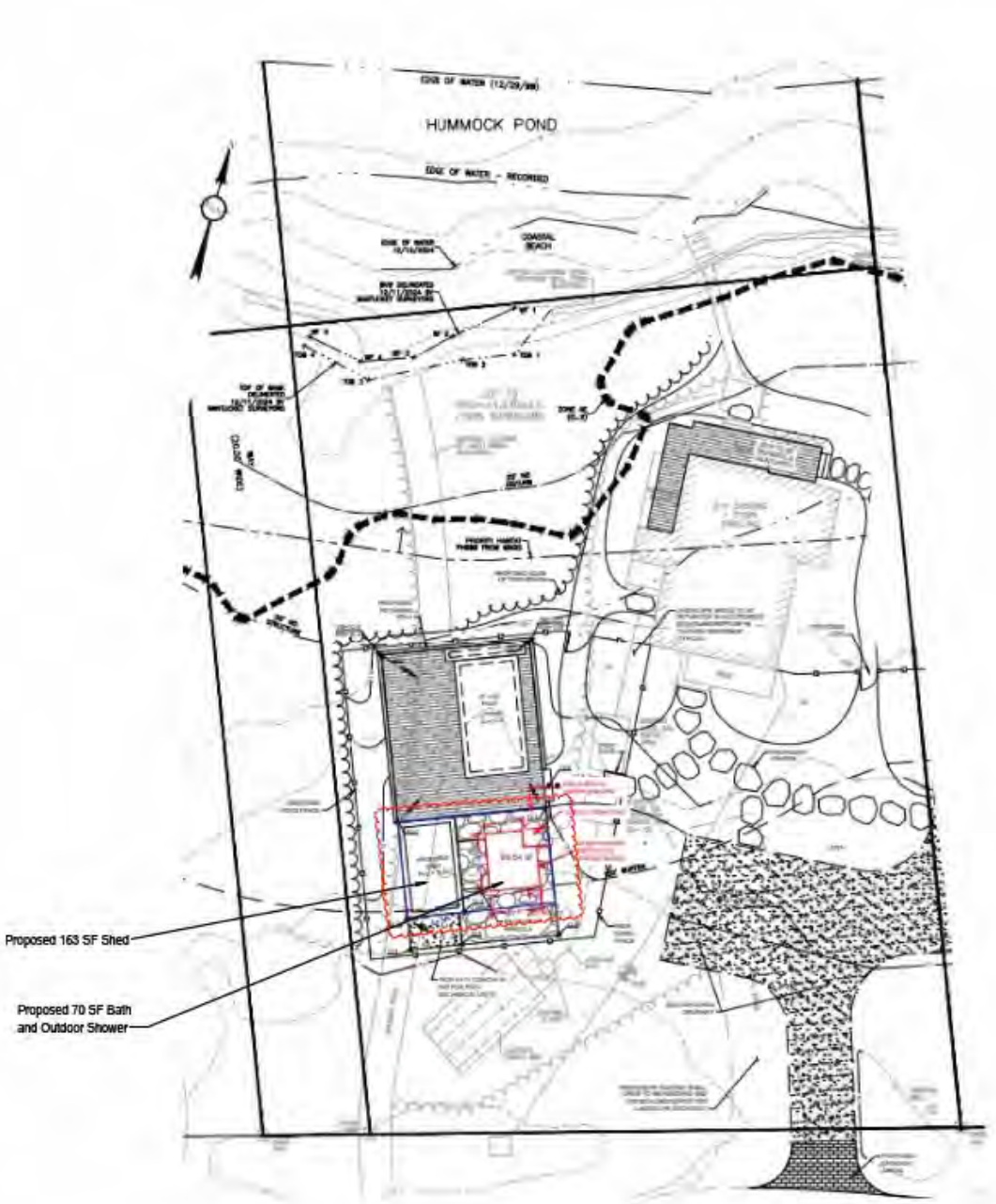
A.103



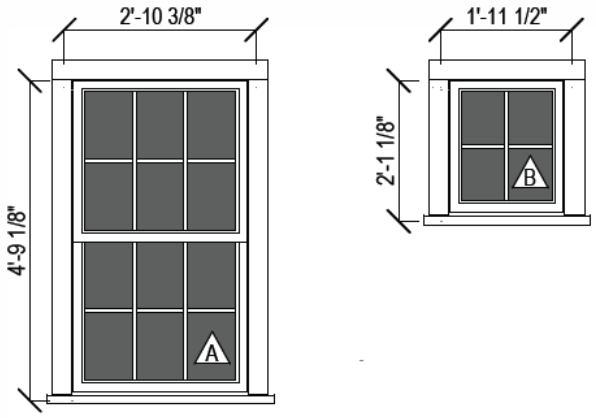





HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

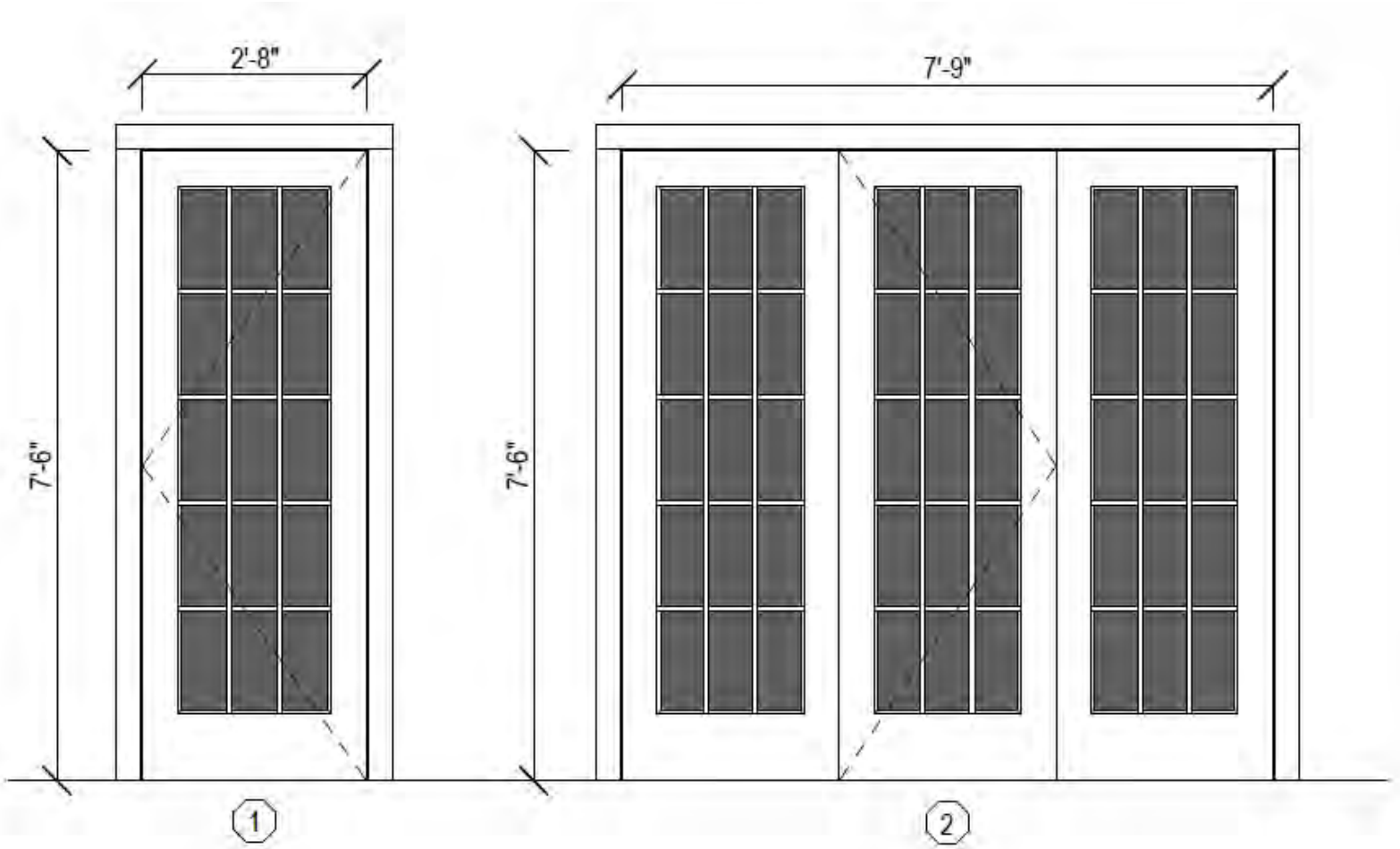
Site Plan

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
B	3	1'-11 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30	



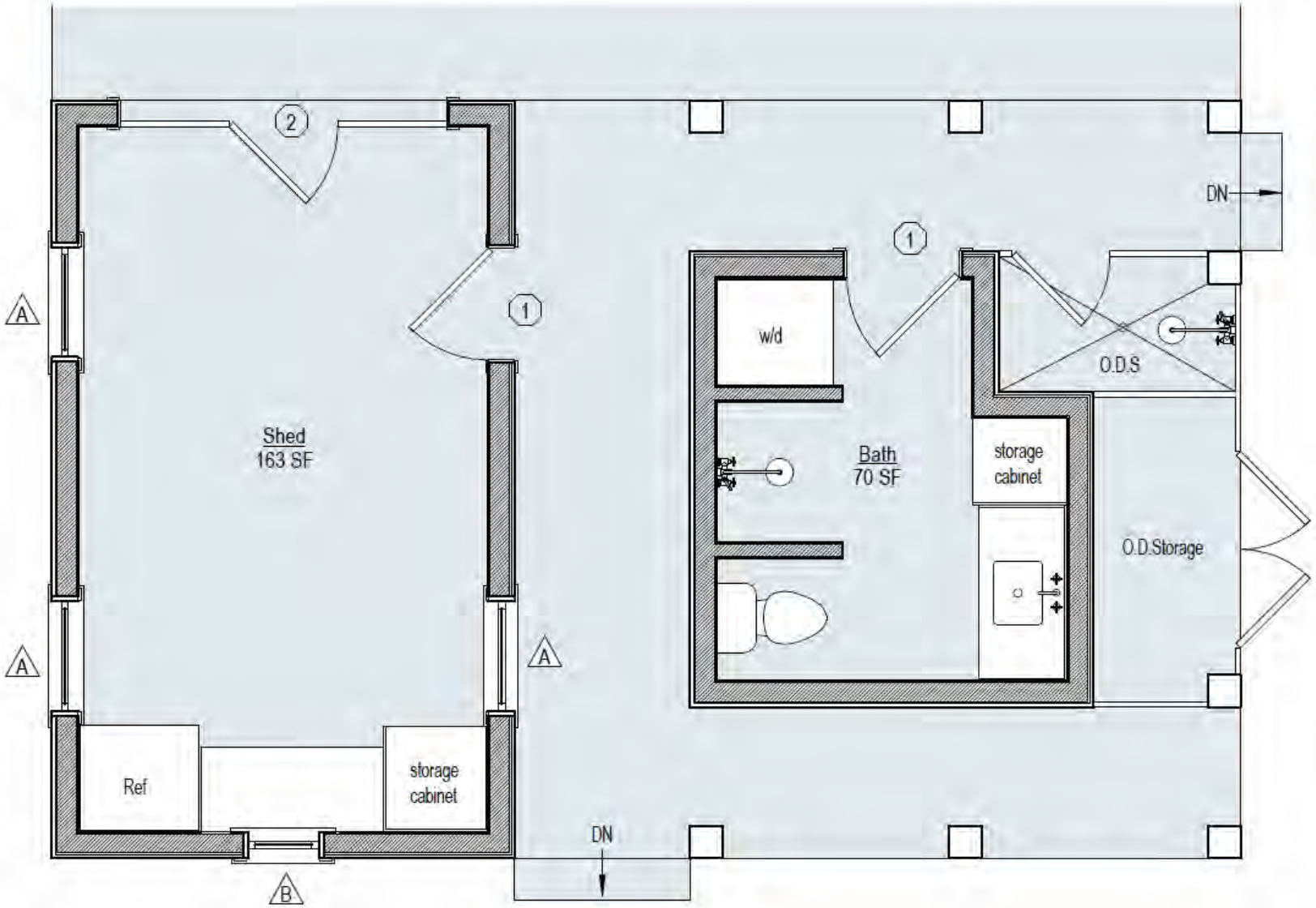
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



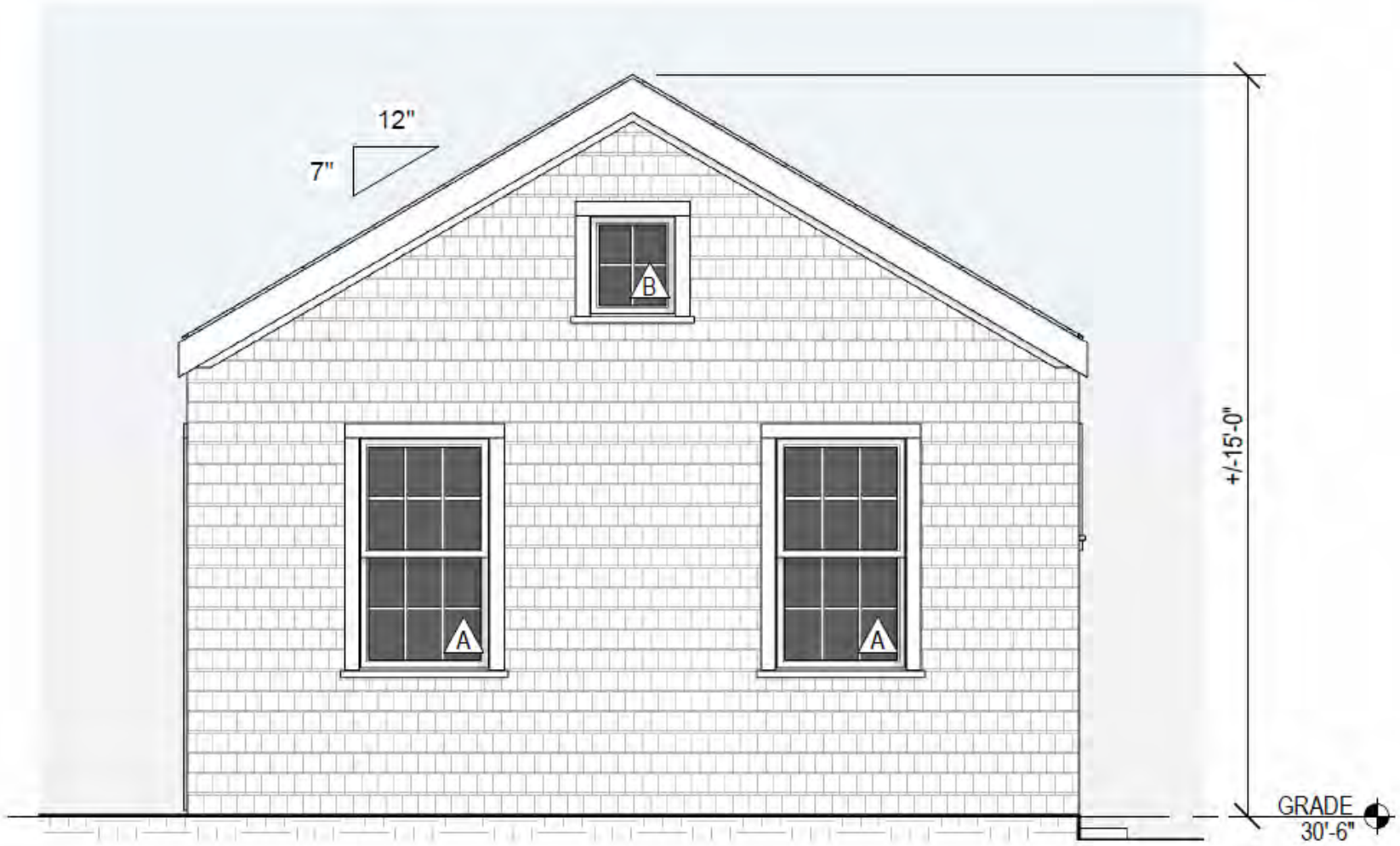
1 Shed and Bath Plan

1/4" = 1'-0"



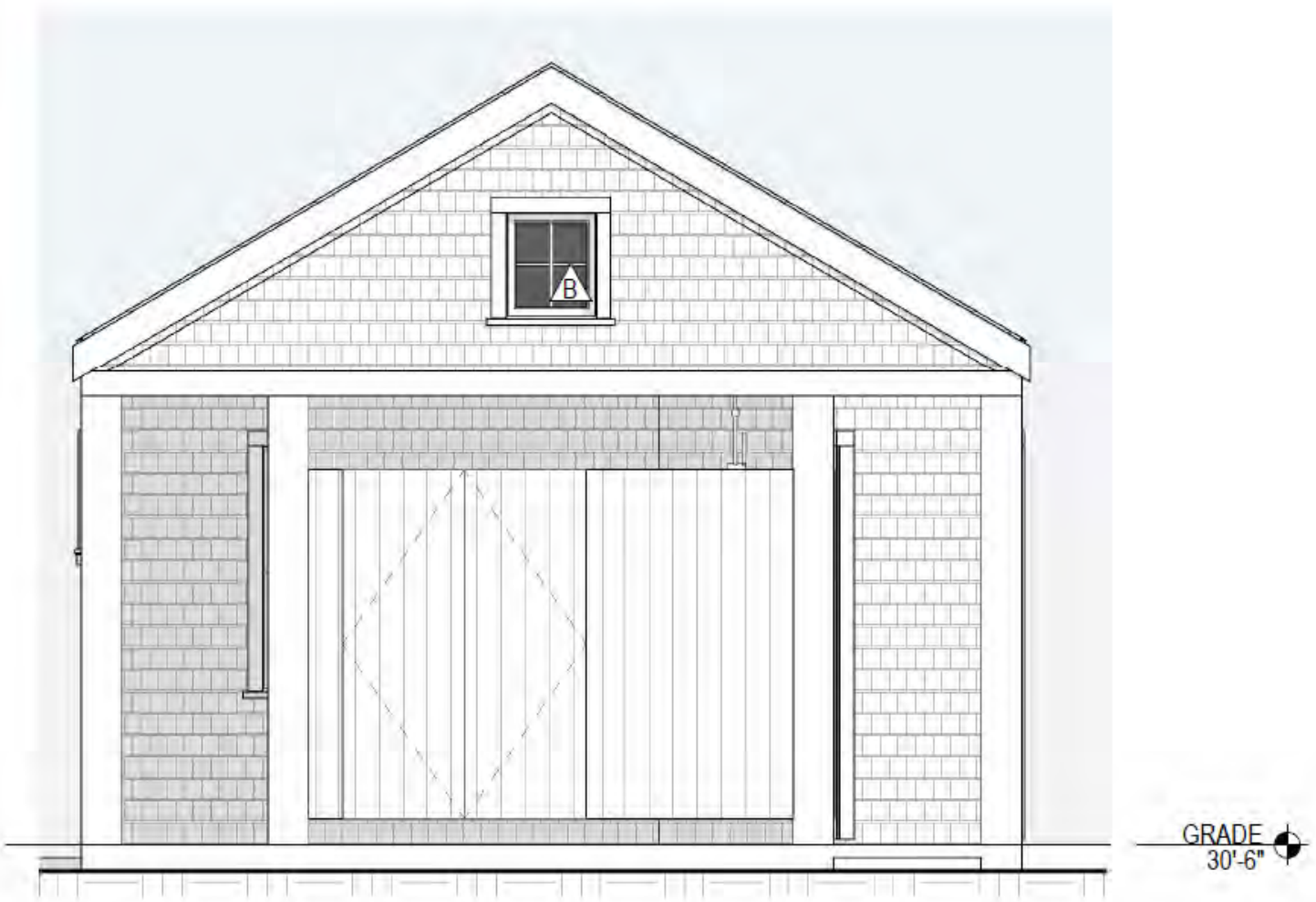
2 North Elevation

1/4" = 1'-0"



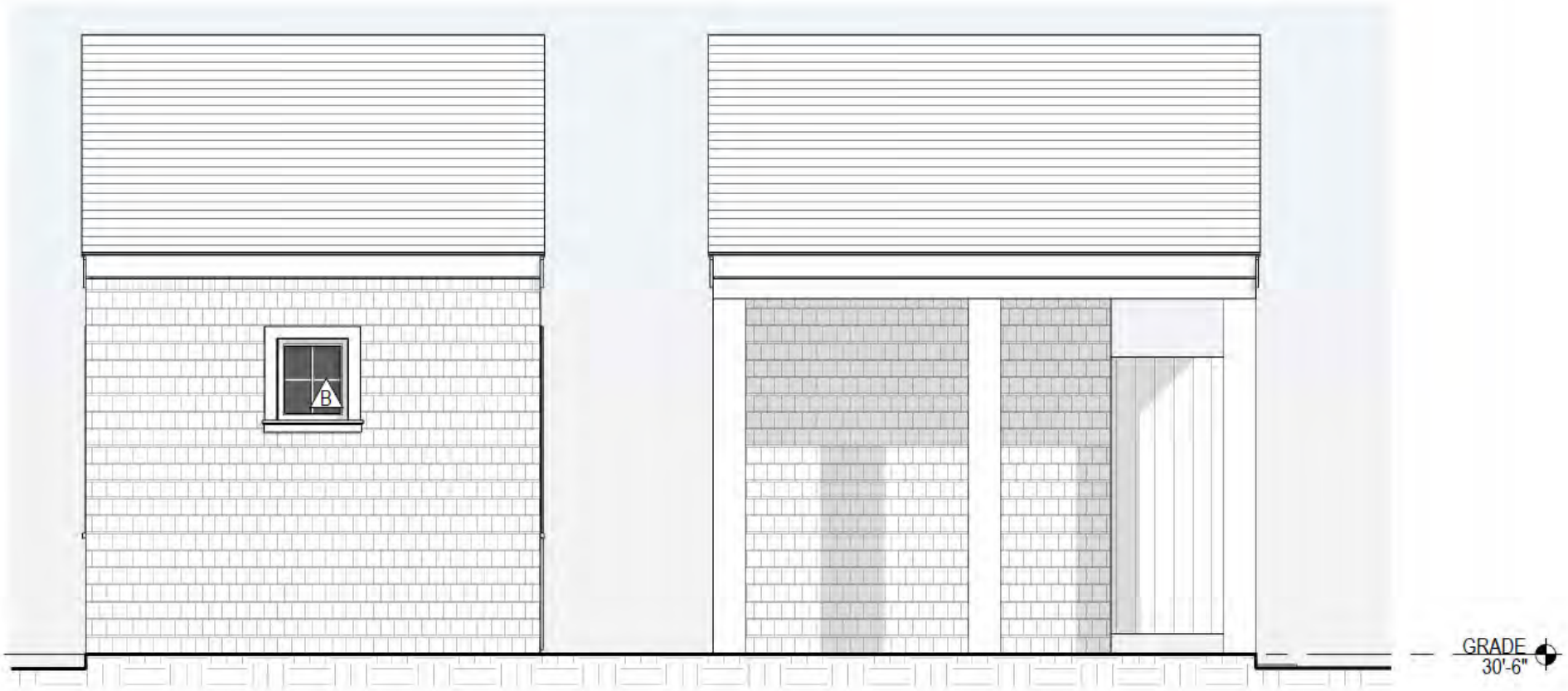
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



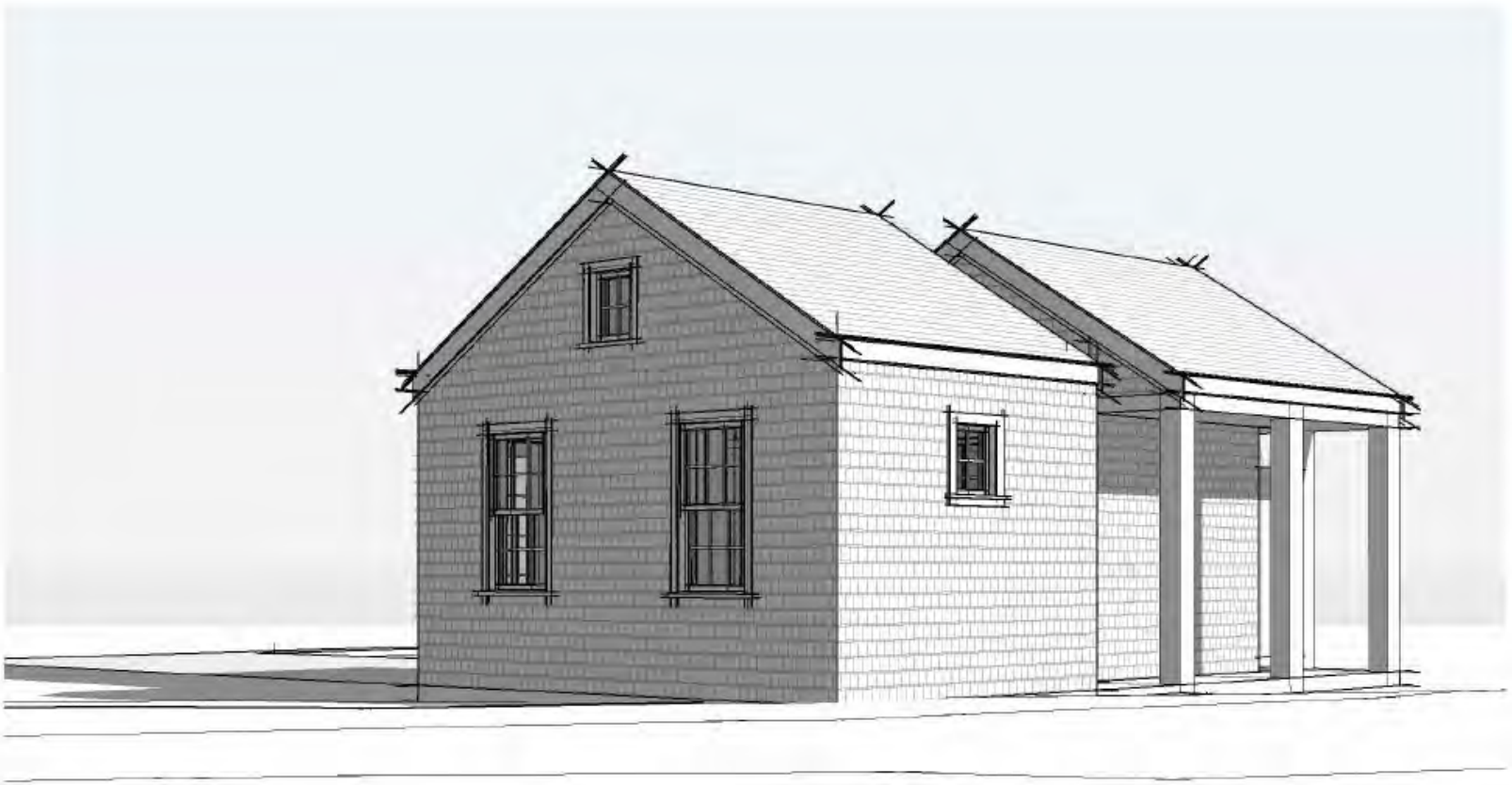
6 West Perspective



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

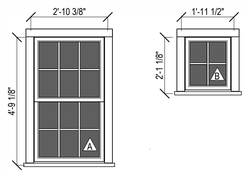


Locus Plan



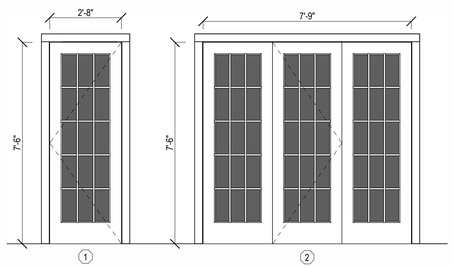
Aerial Site Photo

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



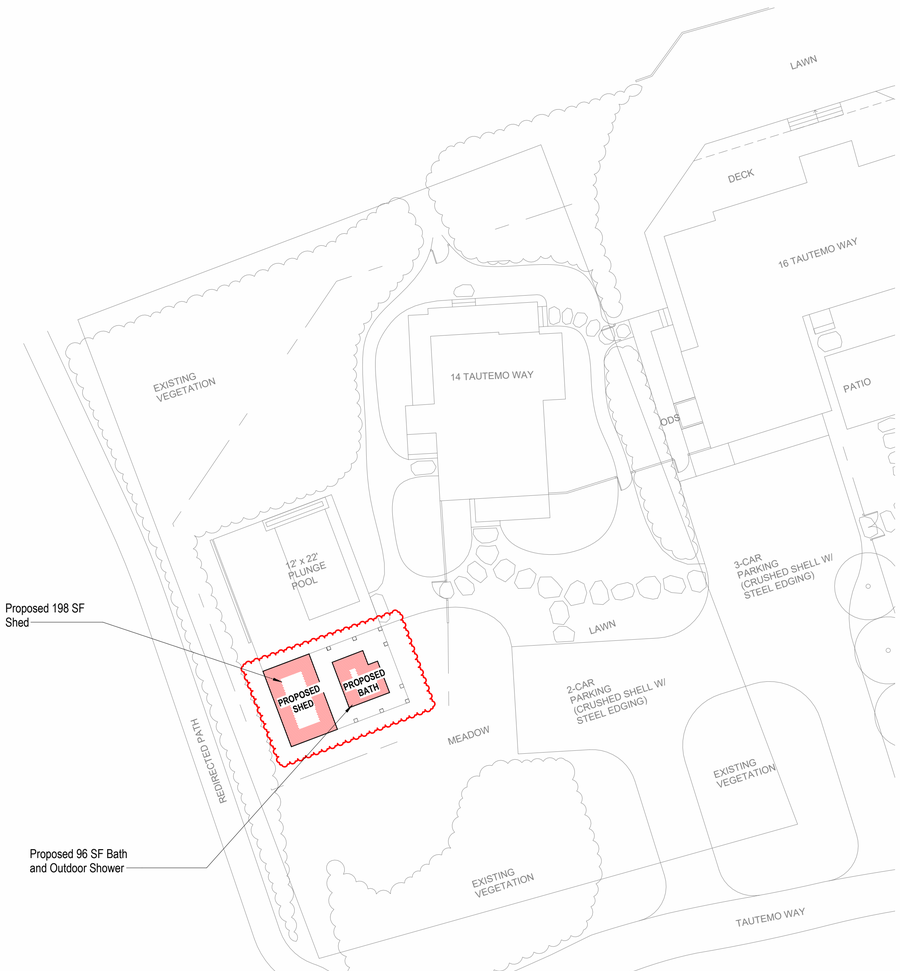
South



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

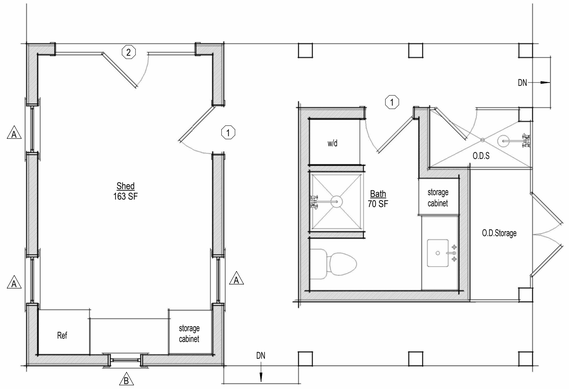
Revision 1 Date 1

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

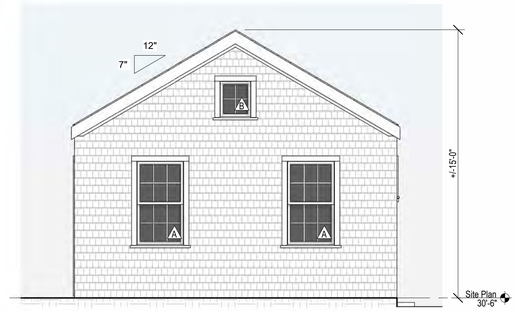
HDC Submision



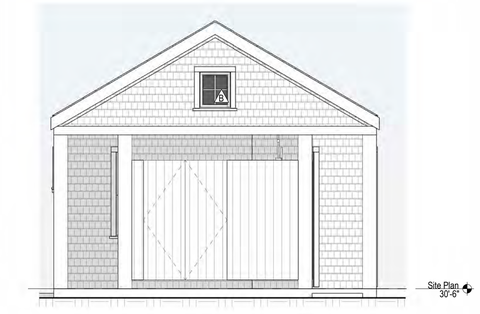
1 Shed and Bath Plan
1/4" = 1'-0"



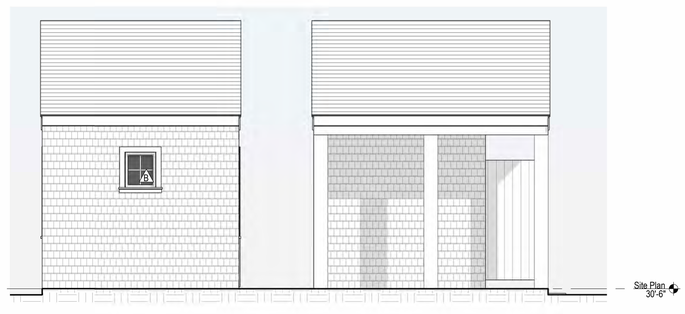
2 North Elevation
1/4" = 1'-0"



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



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



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



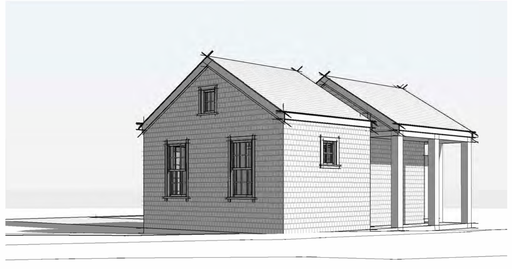
6 West Perspective



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

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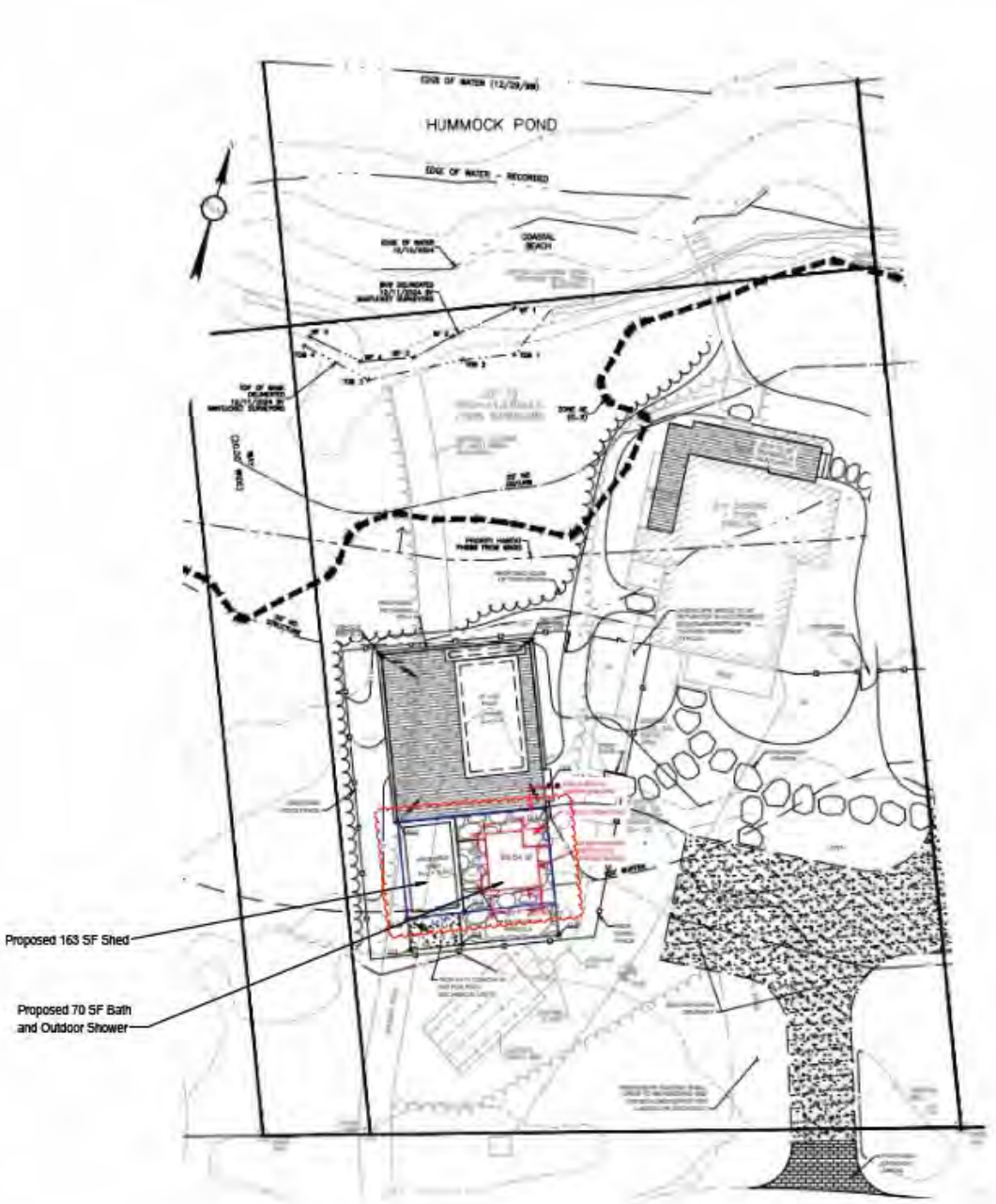
A.103


HUMMOCK POND
Proposed 163 SF Shed
Proposed 70 SF Bath
and Outdoor Shower

Site Plan

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
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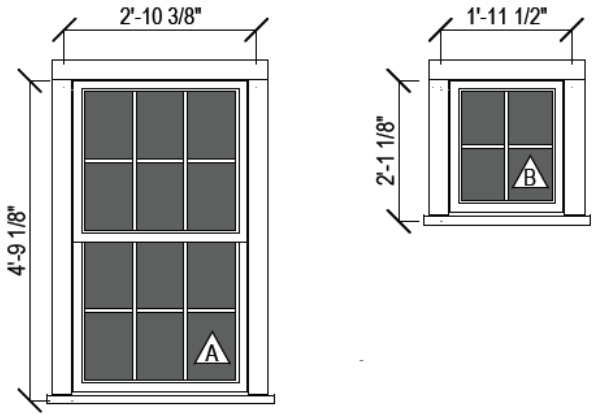
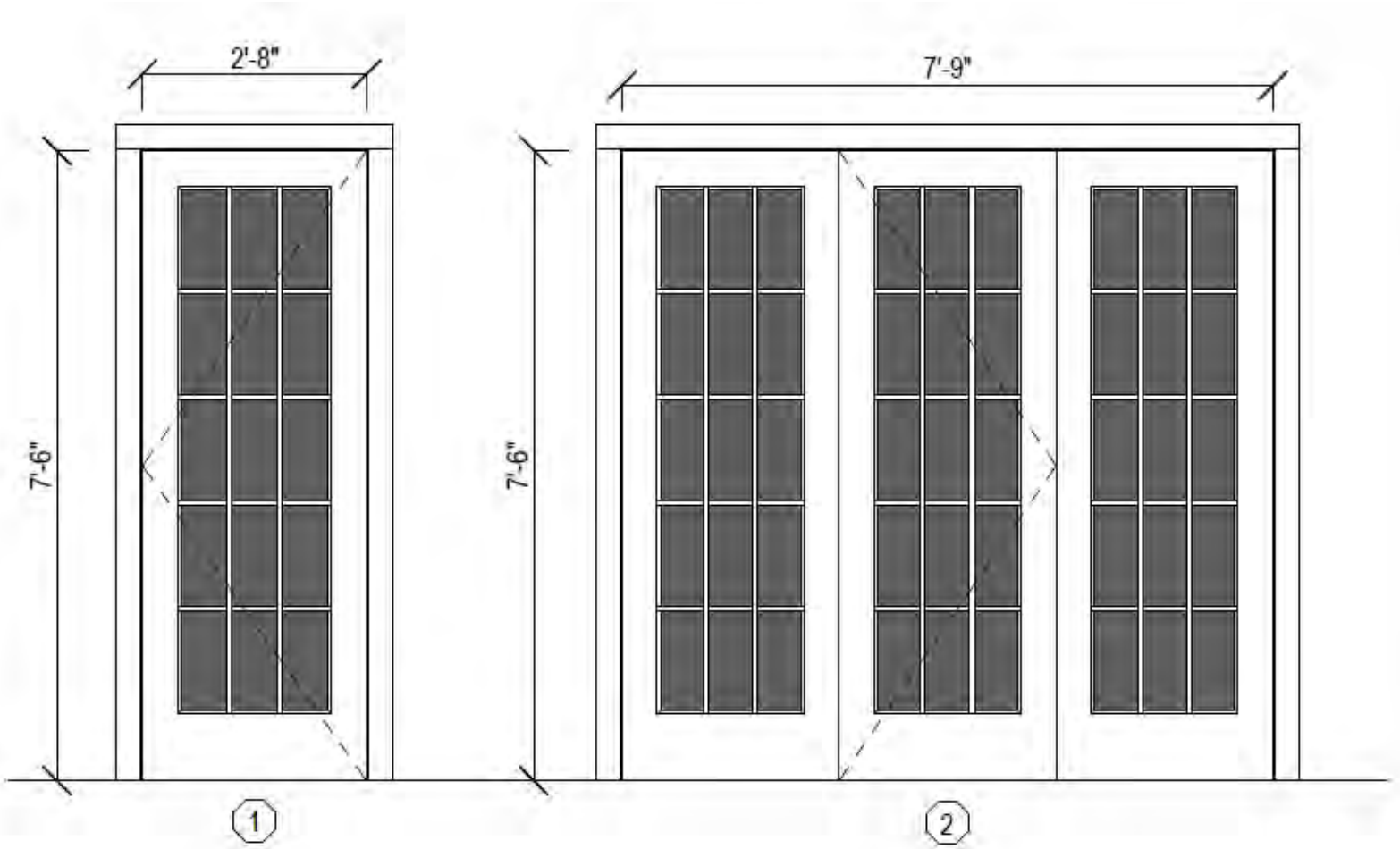


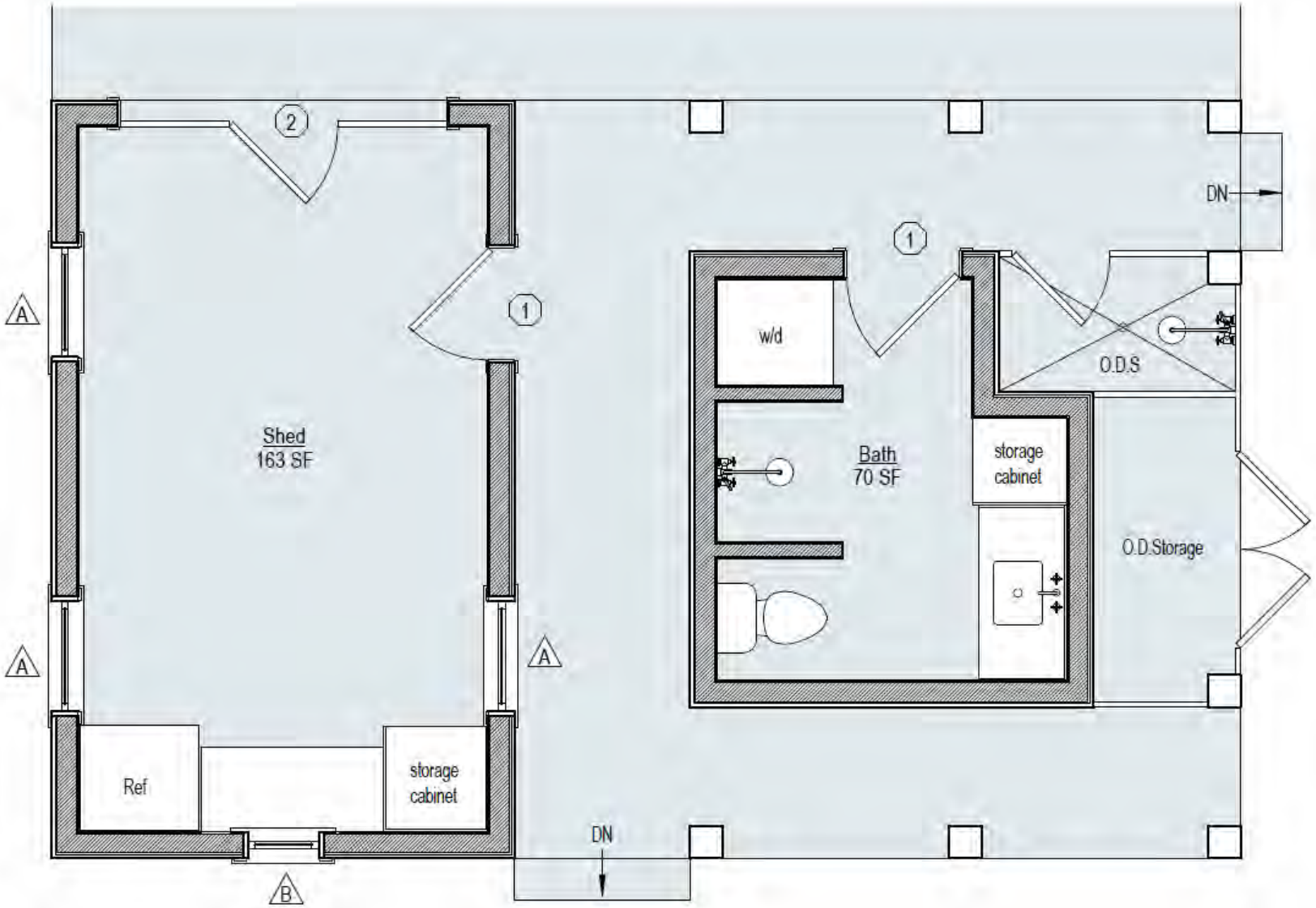
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



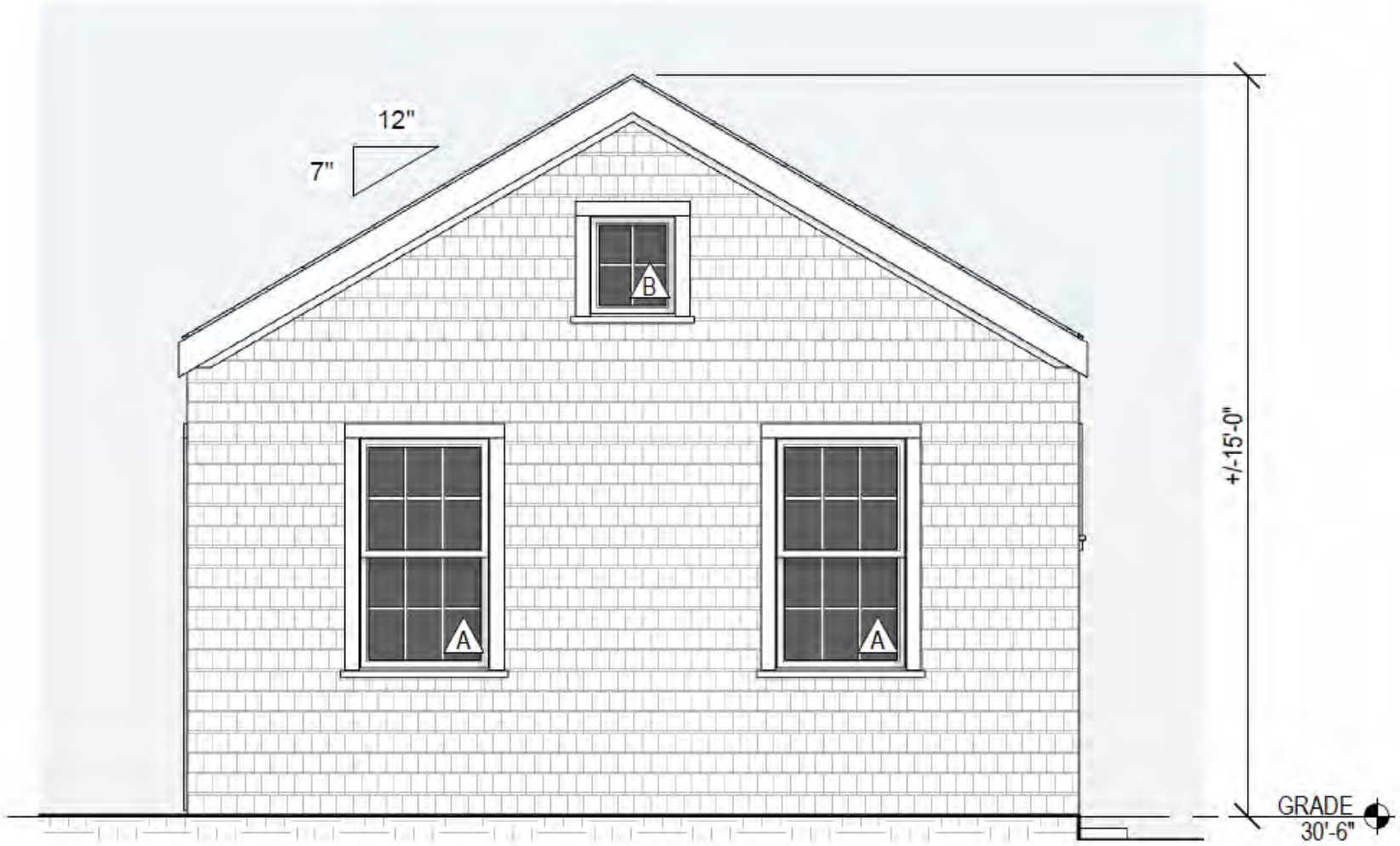
1 Shed and Bath Plan

1/4" = 1'-0"



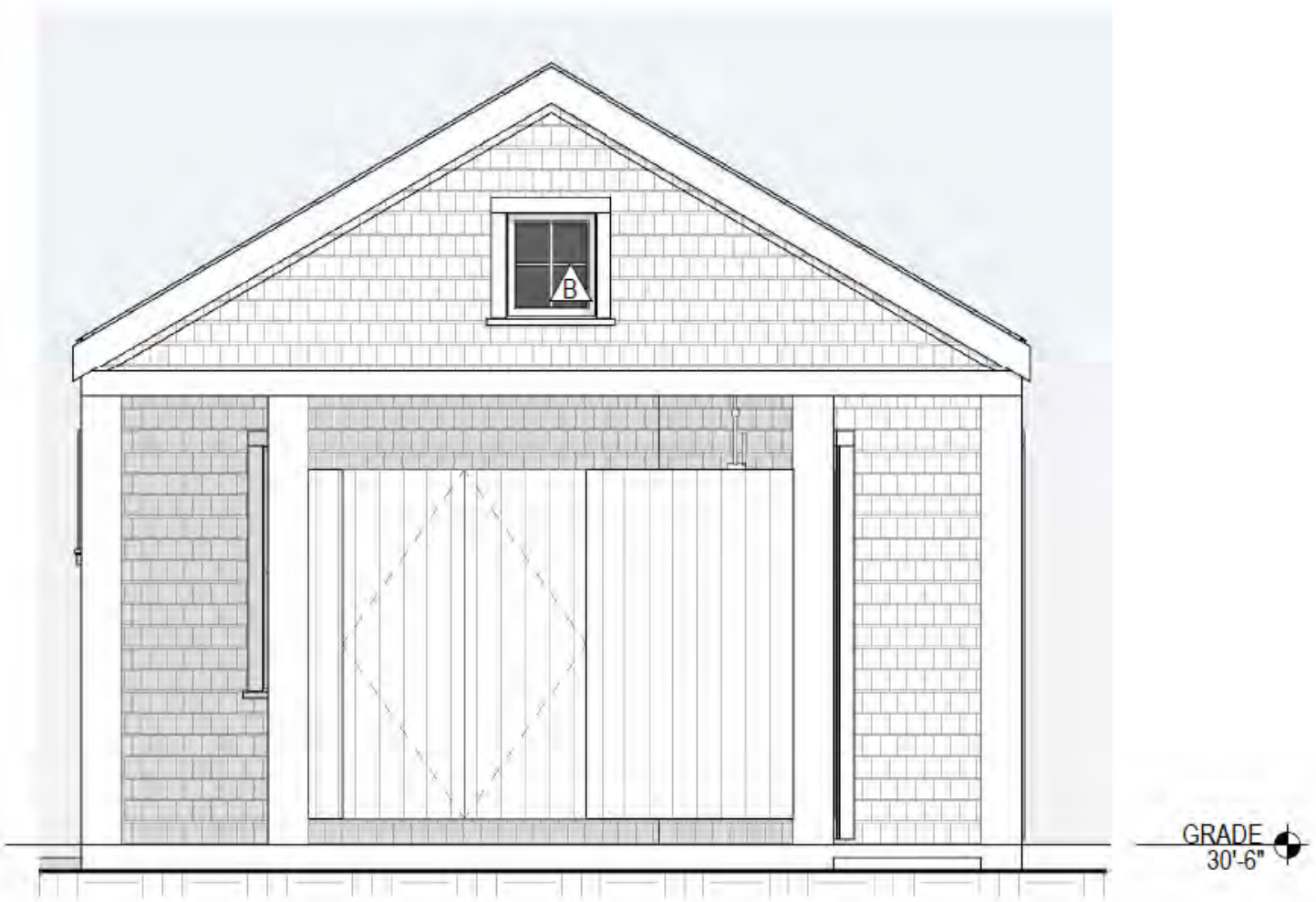
2 North Elevation

1/4" = 1'-0"



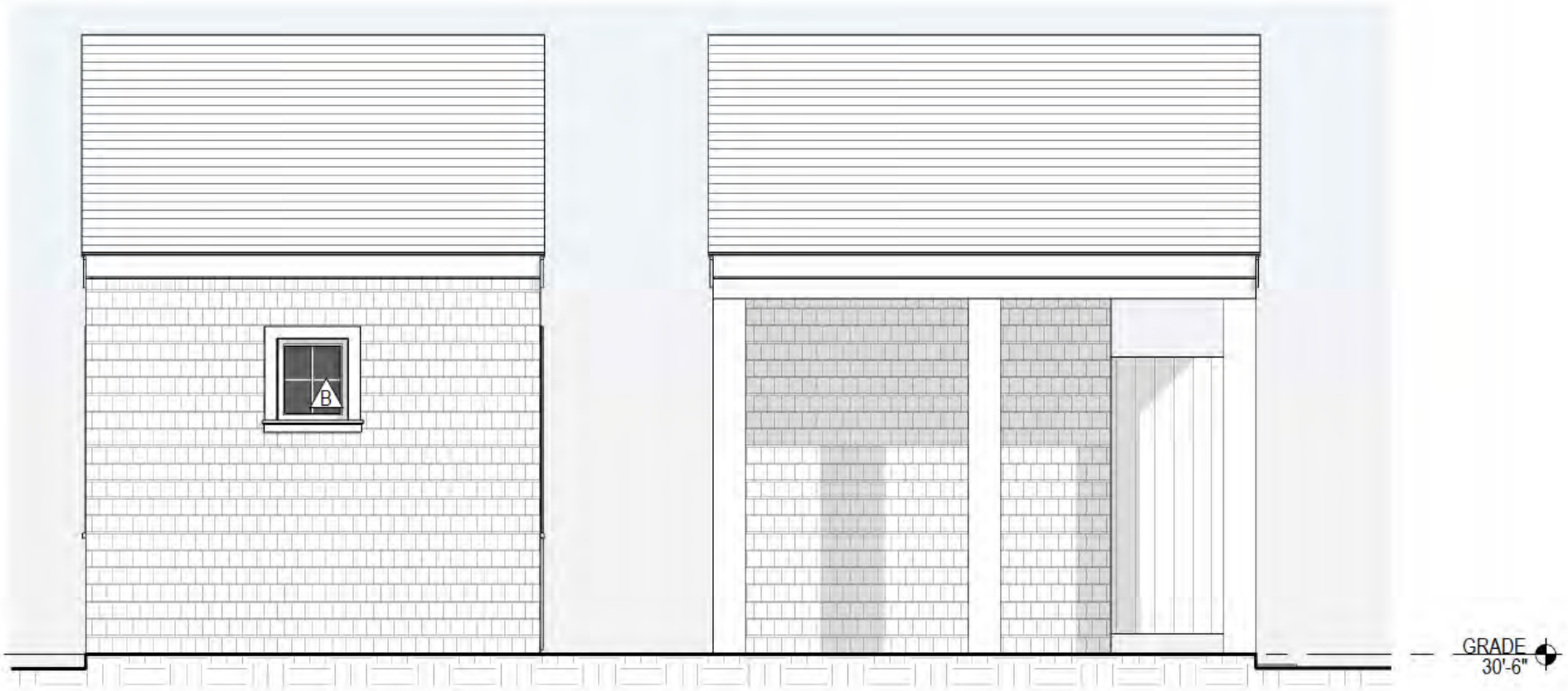
3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

1/4" = 1'-0"



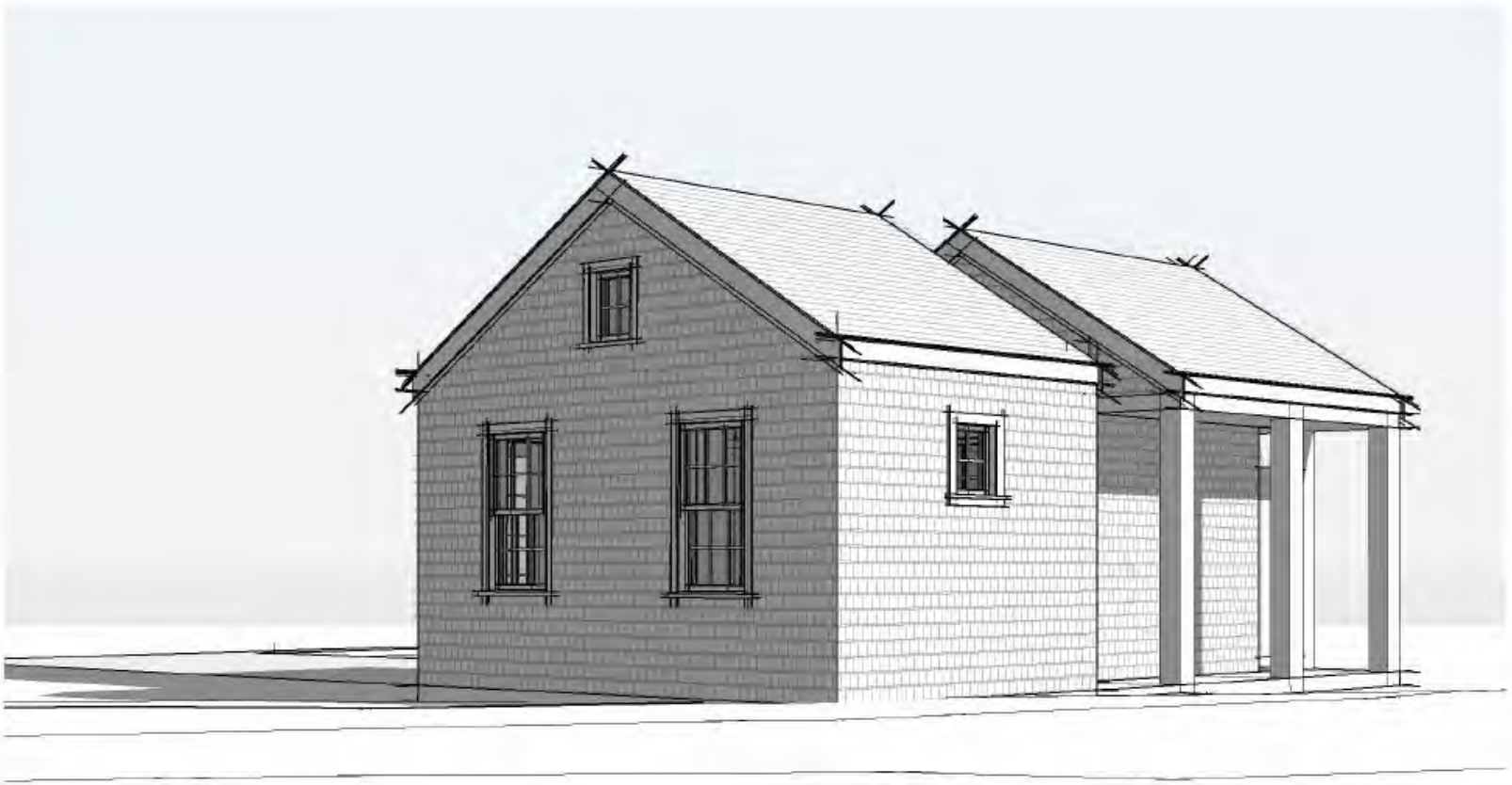
6 West Perspective



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

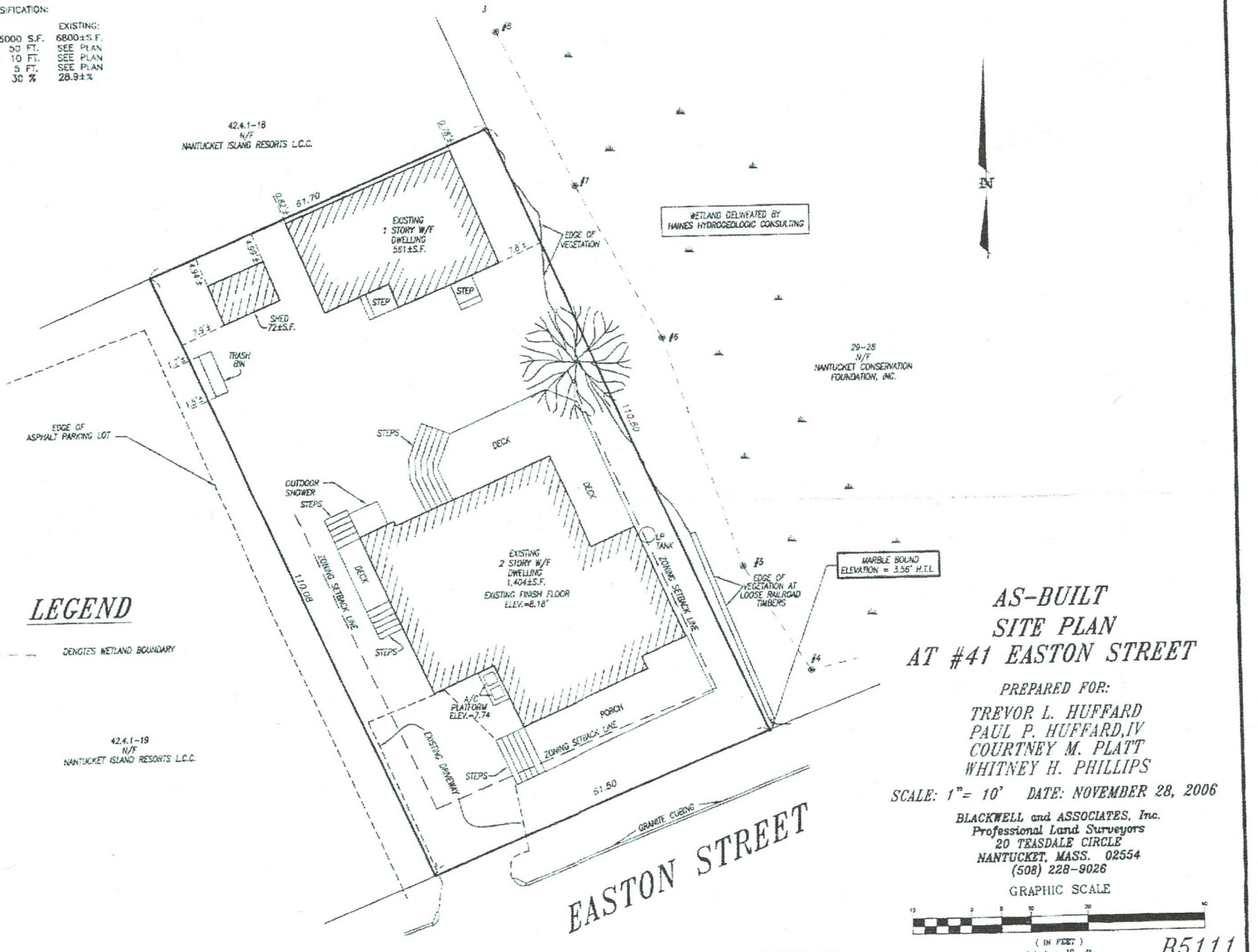
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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 _____

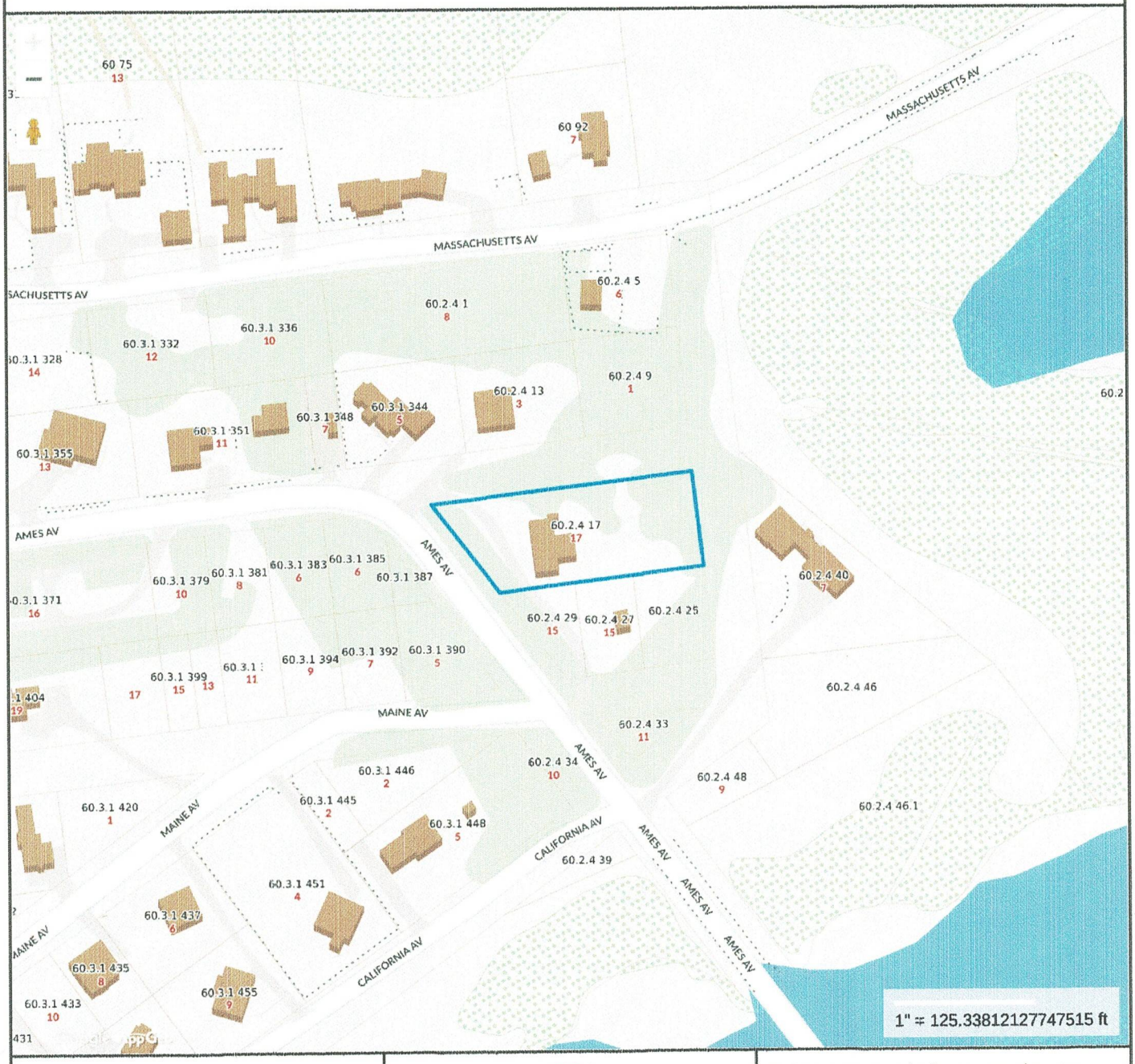
Deck natural Foundation grey Fence _____ Shutters _____

* 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...

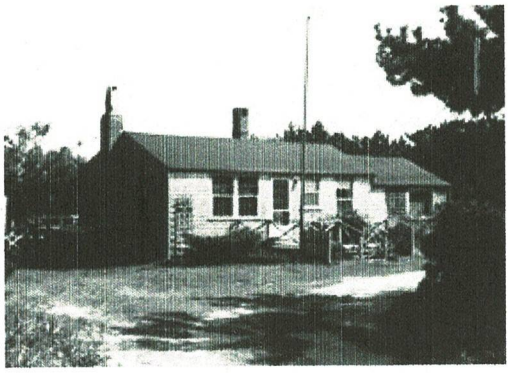
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

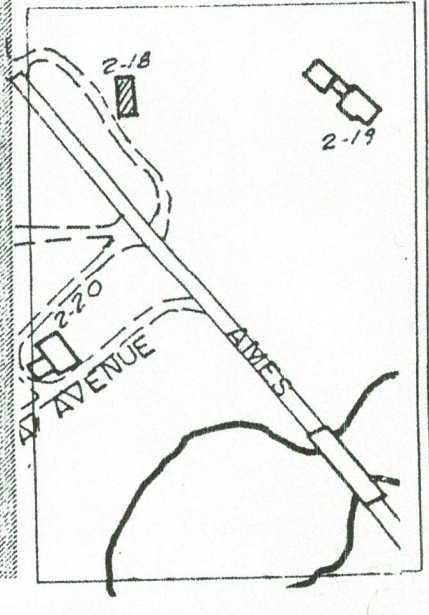
4. Present Owner: Unknown

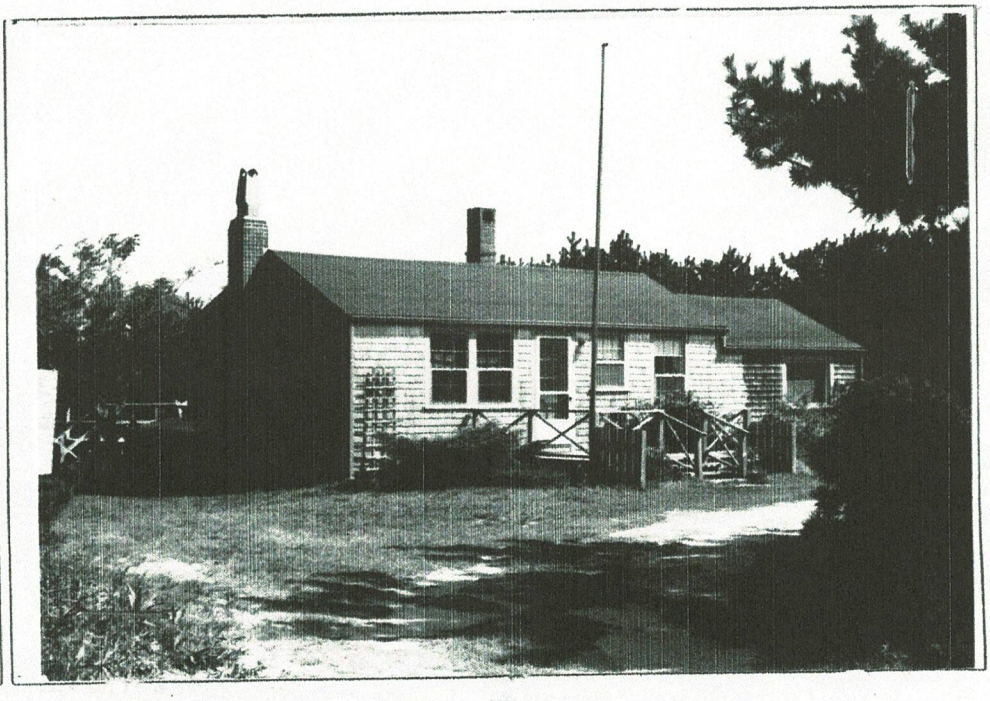
5. Ownership History:
Unknown

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

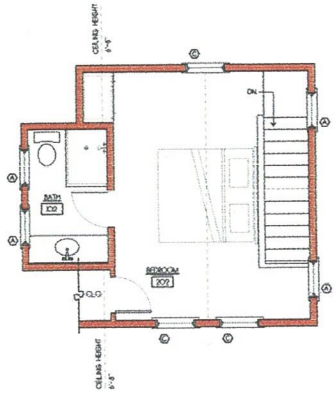
SIGNIFICANCE

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.

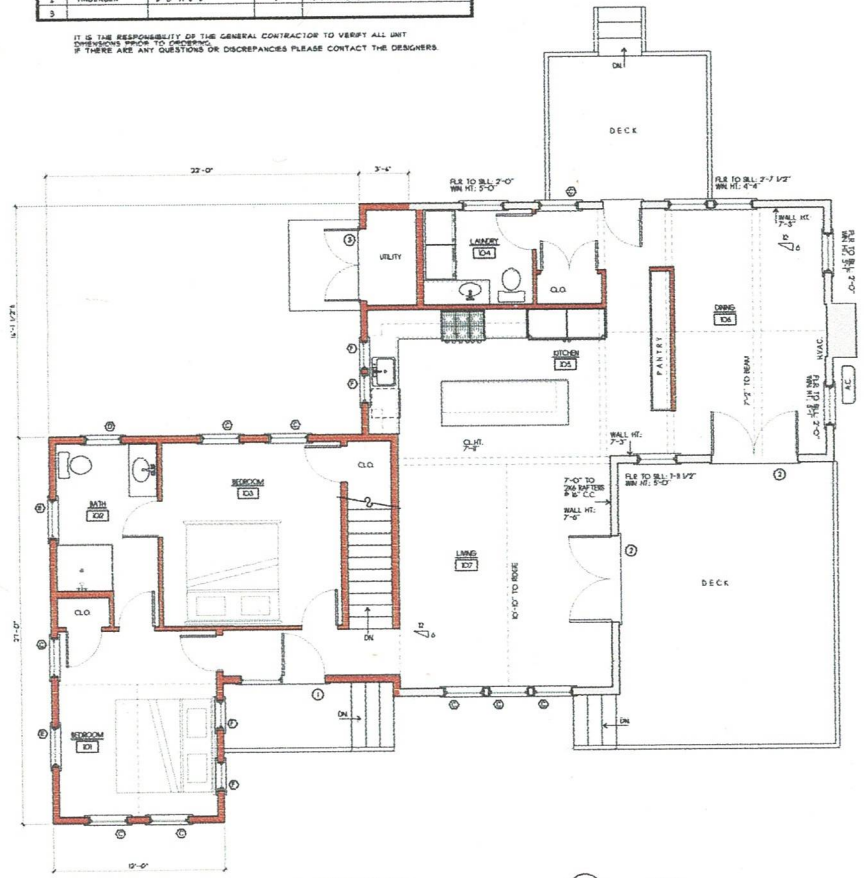
47. Sources: N/A

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



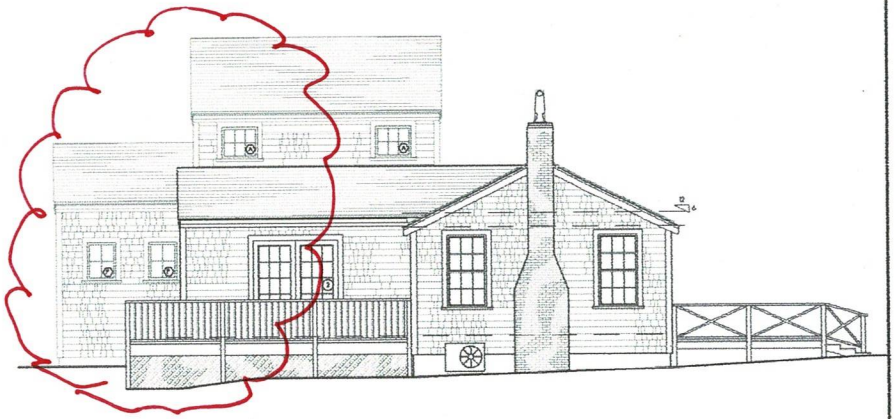
APPROVED EAST ELEVATION
SCALE 1/4"=1'-0"



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

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4/13/2023:	PROGRESS PRINT
10/18/2023:	PROGRESS PRINT
10/31/2023:	PROGRESS PRINT
2/6/2025:	PROGRESS PRINT

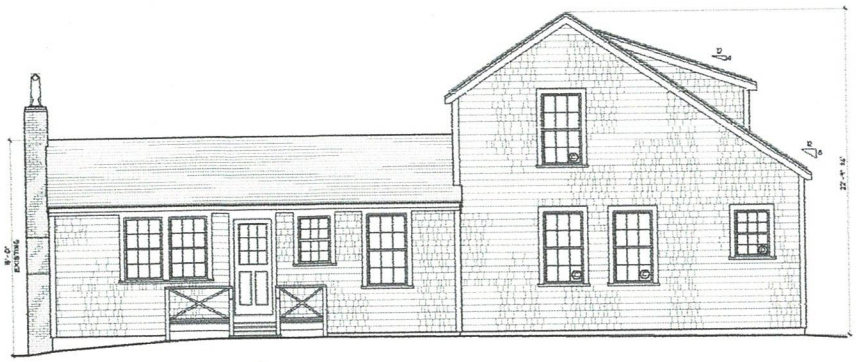
MEINKE RESIDENCE
17 AMES AVE.
NANTUCKET, MA

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"

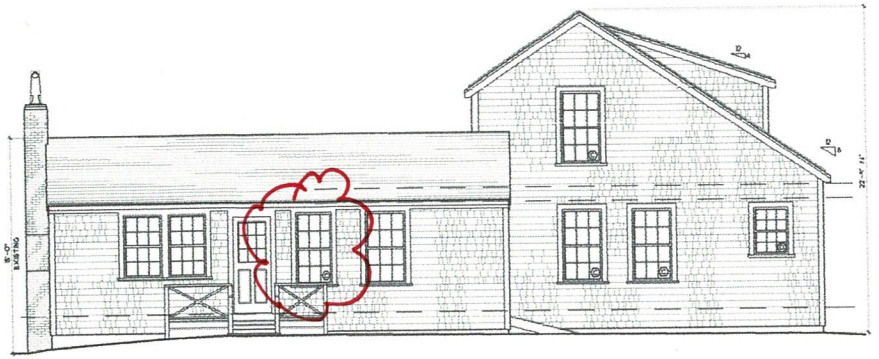
A-3



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:
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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

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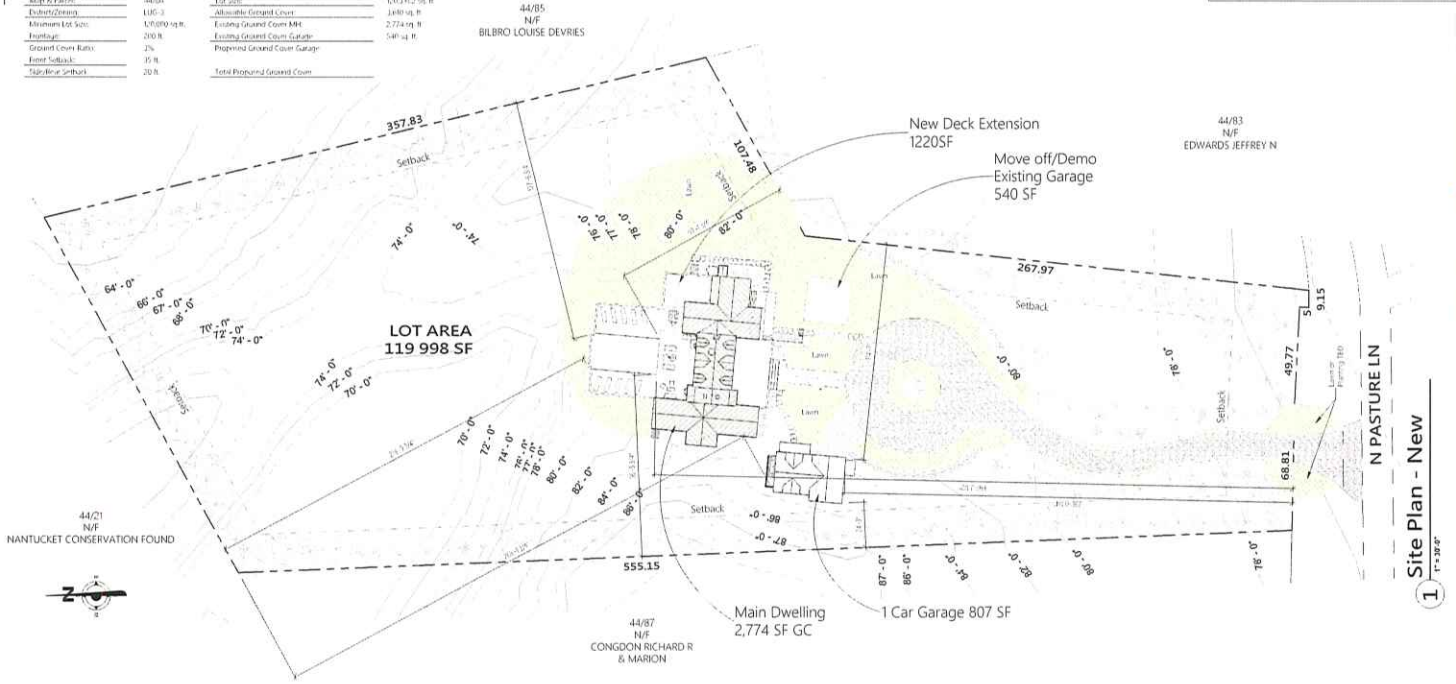
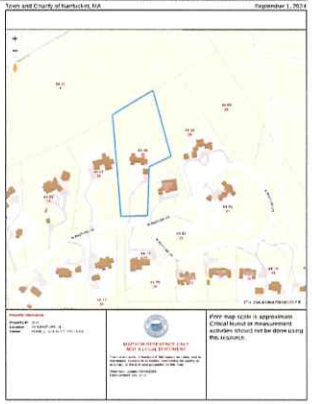
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

Property Info:

Map & Parcel:	44/86	Lot Size:	120,131.2 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,680 sq. ft.
Minimum Lot Size:	120,000 sq. ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	2%	Proposed Ground Cover Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	



1 Site Plan - New
1" = 30'-0"



2 Locus Map
NTS

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3 3D View 1



4 3D View 2



5 3D View MH+Garage

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JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

20 N Pasture Ln Garage

20 N Pasture Ln., Nantucket MA 02554

Sheet
Site Plan - Garage

Date
02.09.2025

Revisions

C.104

Scale As indicated

2/10/2025 1:46:52 AM

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Wall Surface Schedule	
Material: Name	Material: Area
White Cedar Shake	122 SF
White Cedar Shake	141 SF
White Cedar Shake	152 SF
White Cedar Shake	146 SF
White Cedar Shake	31 SF
White Cedar Shake	149 SF
White Cedar Shake	141 SF
White Cedar Shake	3 SF
White Cedar Shake	76 SF
White Cedar Shake	3 SF
White Cedar Shake	197 SF
White Cedar Shake	3 SF
White Cedar Shake	243 SF
White Cedar Shake	3 SF
White Cedar Shake	3 SF
White Cedar Shake	116 SF
White Cedar Shake	49 SF
White Cedar Shake	7 SF
White Cedar Shake	7 SF
Grand total: 19	1596 SF

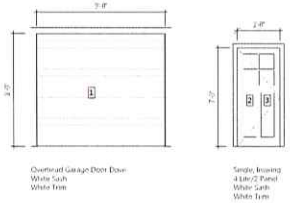


1 South Elevation
1/4" = 1'-0"

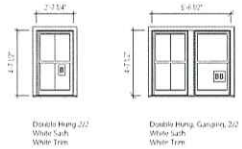


2 East Elevation
1/4" = 1'-0"

Window Schedule											
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	20	2' - 7 3/4"	4' - 7 1/2"	2' - 8 1/4"	4' - 8"	Mirrors Windows and Doors	WUDH3028	20 N Pasture Ln - B Type - UDHG 2674	<=0.29	>=30	
BB	2	5' - 6 1/2"	4' - 7 1/2"	5' - 7 1/2"	4' - 8"	Mirrors Windows and Doors	UDHG2 2674	20 N Pasture Ln - BB Type	<=0.29	>=30	



Door Schedule
1/4" = 1'-0"



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

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	9' - 0"	8' - 0"					
2	3' - 0"	7' - 0"					
3	3' - 0"	7' - 0"					
4	3' - 0"	7' - 0"					

Roof Surface Schedule	
Material: Name	Material: Area
Red Cedar Roof Shingles	68 SF
Red Cedar Roof Shingles	68 SF
Red Cedar Roof Shingles	524 SF
Red Cedar Roof Shingles	93 SF
Red Cedar Roof Shingles	437 SF
Grand total: 5	1190 SF



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



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

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Project

20 N Pasture Ln Garage

20 N Pasture Ln., Nantucket MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.102 Level 1 & 2
Grand total: 3

Date
02.09.2025

Revisions

A.201

Scale 1/4" = 1'-0"

2/10/2025 12:48:41 AM

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER RH 20 NORTH PASTURE ACK LLC

MAILING ADDRESS 34 BEECH ROAD, BROOKLINE, MA 02446

PROPERTY LOCATION 20 N.PASTURE LANE

ASSESSORS MAP/PARCEL 44/86

SUBMITTED BY: VICTORIA EWING

SEE ATTACHED PAGES

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

Mary Haley

Digitally signed by Mary Haley
Date: 2025.02.10 16:00:17 -05'00'

February 10, 2025
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1
44	21		NANTUCKET CONSERVATION FOUNDI		PO BOX 13
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE
44	83		EDWARDS JEFFREY N		200 POST KENNEL RD
44	85		BILBRO LOUISE DEVRIES		2851 AVENIDA CABALLO
44	87		CONGDON RICHARD R & MARION		PO BOX 1199
44	92		NANTUCKET CONSERVATION FOUNDI		PO BOX 13
Count:	**6**				

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HYMAN DEBRA B TRUSTEE
BAZOILLES NOMINEE TRUST
17 WOODY LANE
WESTPORT, CT 06880

EDWARDS JEFFREY N
200 POST KENNEL RD
FAR HILLS, NJ 07931

BILBRO LOUISE DEVRIES
2851 AVENIDA CABALLO
SANTA YNEZ, CA 93460

CONGDON RICHARD R & MARION
PO BOX 1199
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 20 N PASTURE LANE

Tax Map Number: 44 Parcel Number: 86

Owner of Record: RH 20 NORTH PASTURE ACK LLC

Description of Proposal: DEMOLITION OF EXISTING GARAGE, NEW SECOND DWELLING WITH ATTACHED GARAGE

Anticipated HDC Submission Date: 2.10.2025

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

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

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

REVISED Nov 2012

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Nantucket, MA 02554

OFFICIAL USE

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

0554 02

Postmark Here

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02/11/2025

Sent To: NANTUCKET CONSERVATION FOUND.
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City, State, ZIP+4®: NANTUCKET, MA 02554

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

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Far Hills, NJ 07931

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

0554 02

Postmark Here

FEB 11 2025

02/11/2025

Sent To: JEFFREY N. EDWARDS
Street and Apt. No., or PO Box No.: 200 POST KENNEL RD.
City, State, ZIP+4®: FAR HILLS, NJ 07931

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

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Santa Ynez, CA 93460

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Restricted Delivery	$
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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

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Nantucket, MA 02554

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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

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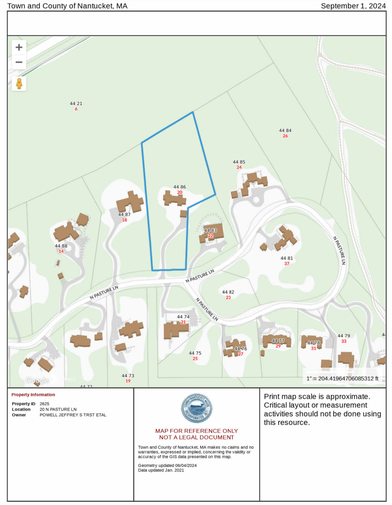
Property Info:

Map & Parcel:	44/86	Lot Size:	120,331.2 sq. ft.
District/Zoning:	LUG-3	Allowable Ground Cover:	3,610 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Cover MH:	2,774 sq. ft.
Frontage:	200 ft.	Existing Ground Cover Garage:	540 sq. ft.
Ground Cover Ratio:	3%	Proposed Ground Cover Garage:	
Front Setback:	35 ft.		
Side/Rear Setback:	20 ft.	Total Proposed Ground Cover:	



1 Site Plan - New
1" = 30'-0"

Town and County of Nantucket, MA — September 1, 2024



2 Locus Map
NTS



3 3D View 1



4 3D View 2



5 3D View MH+Garage

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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

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Material: Name	Material: Area
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White Cedar Shake	3 SF
White Cedar Shake	76 SF
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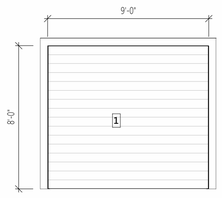
White Cedar Shake	3 SF
White Cedar Shake	116 SF
White Cedar Shake	49 SF
White Cedar Shake	7 SF
White Cedar Shake	7 SF
Grand total: 19	1596 SF



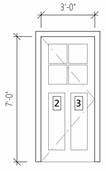
1 South Elevation
1/4" = 1'-0"



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
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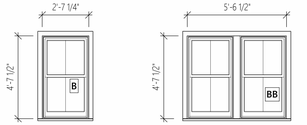

Double Hung 2/2
White Sash
White Trim

Double Hung, Ganging, 2/2
White Sash
White Trim

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

Roof Surface Schedule	
Material: Name	Material: Area
Red Cedar Roof Shingles	68 SF
Red Cedar Roof Shingles	68 SF
Red Cedar Roof Shingles	524 SF
Red Cedar Roof Shingles	93 SF
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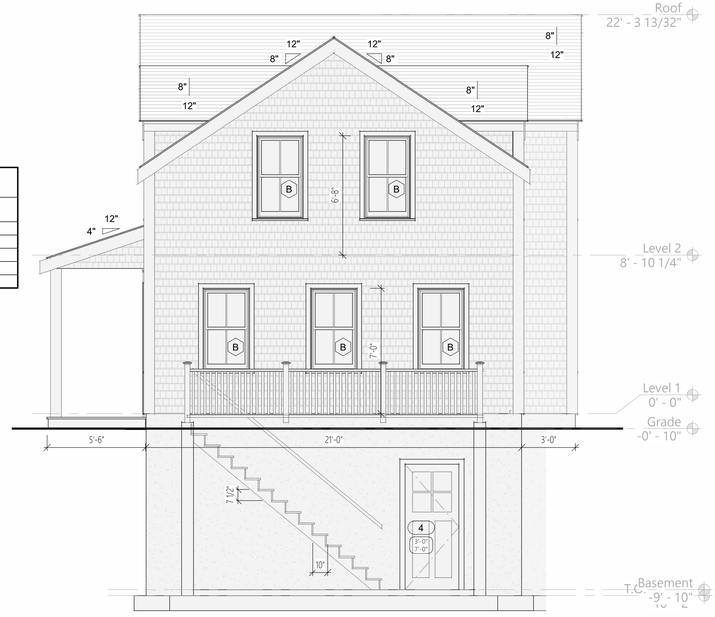

3 North Elevation
1/4" = 1'-0"



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

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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 _____

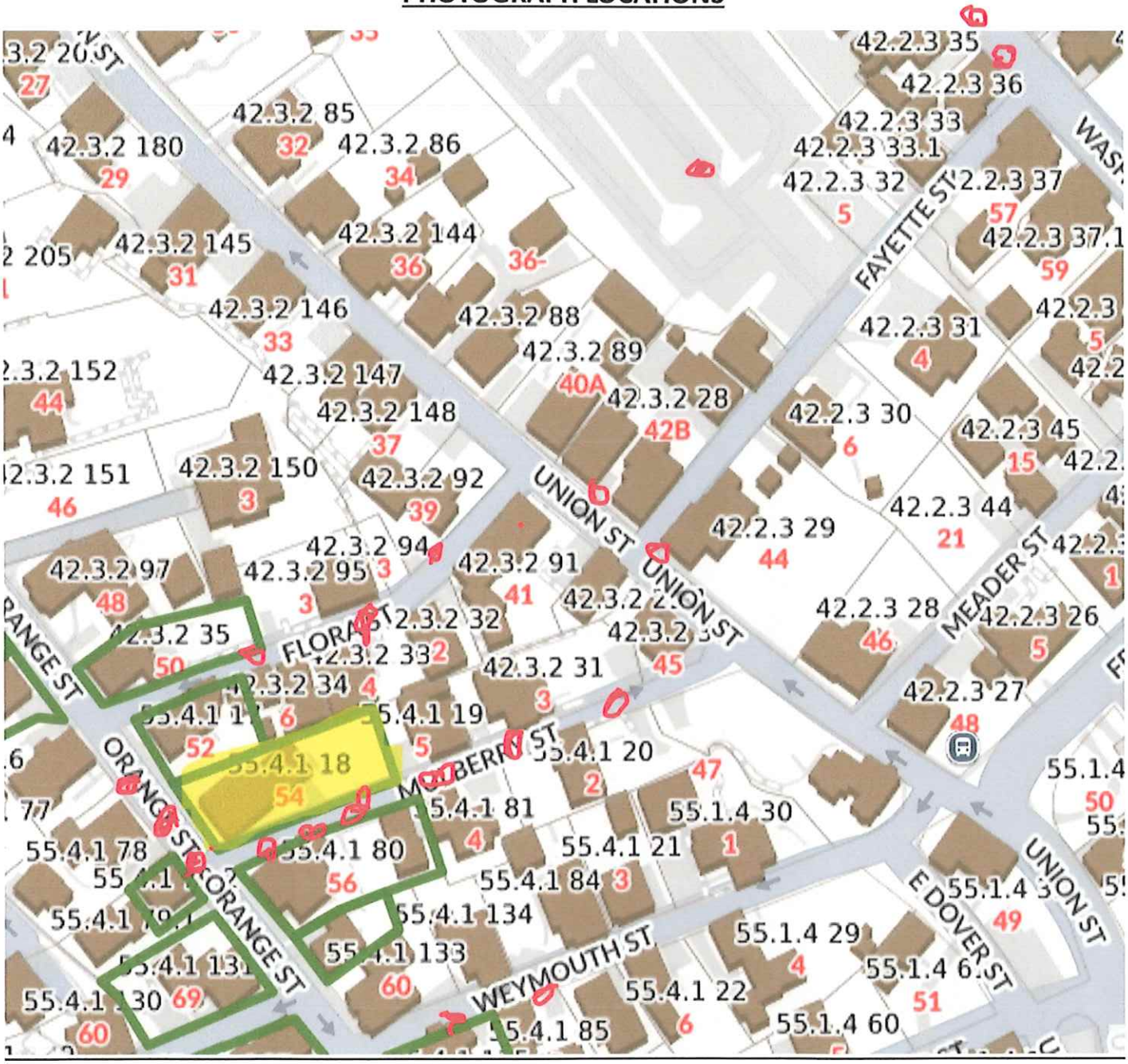
* Attach manufacturer's color samples if color is not from HDC approval list.

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



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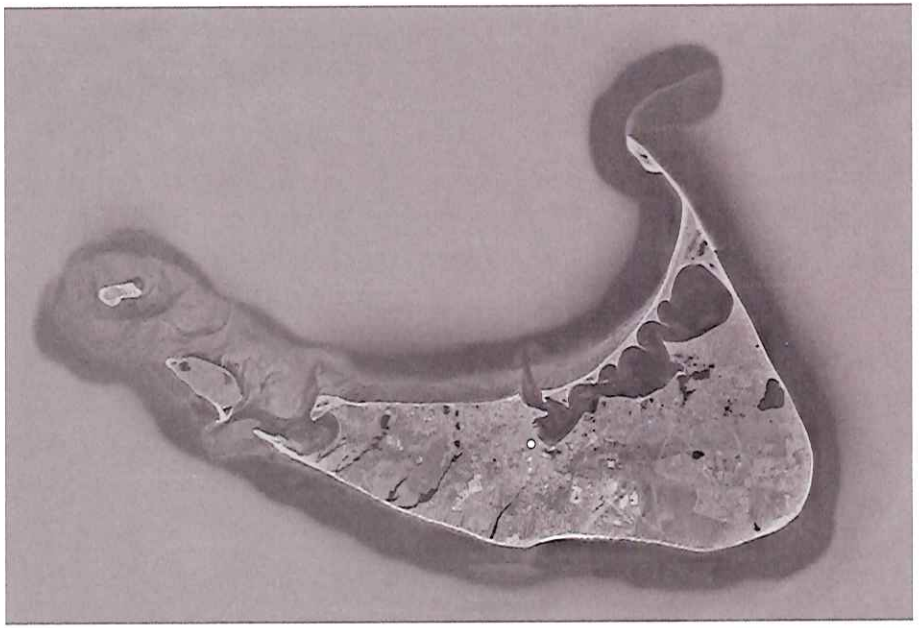
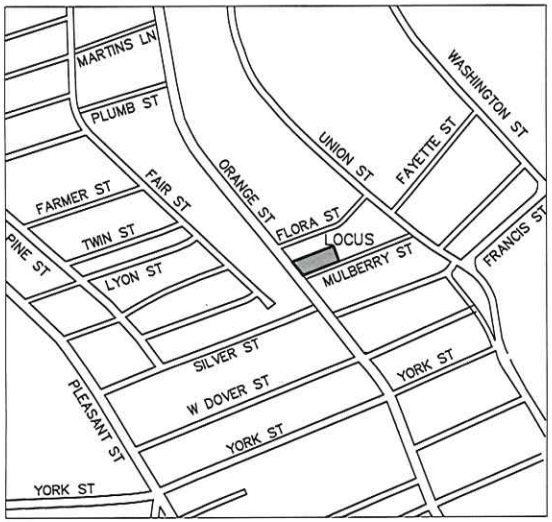
Cline ACK Residence

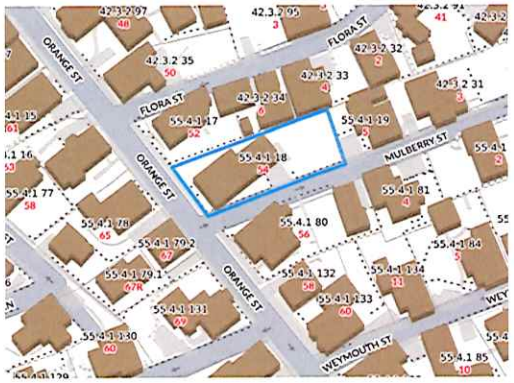
54 Orange Street
Nantucket MA, 02554



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

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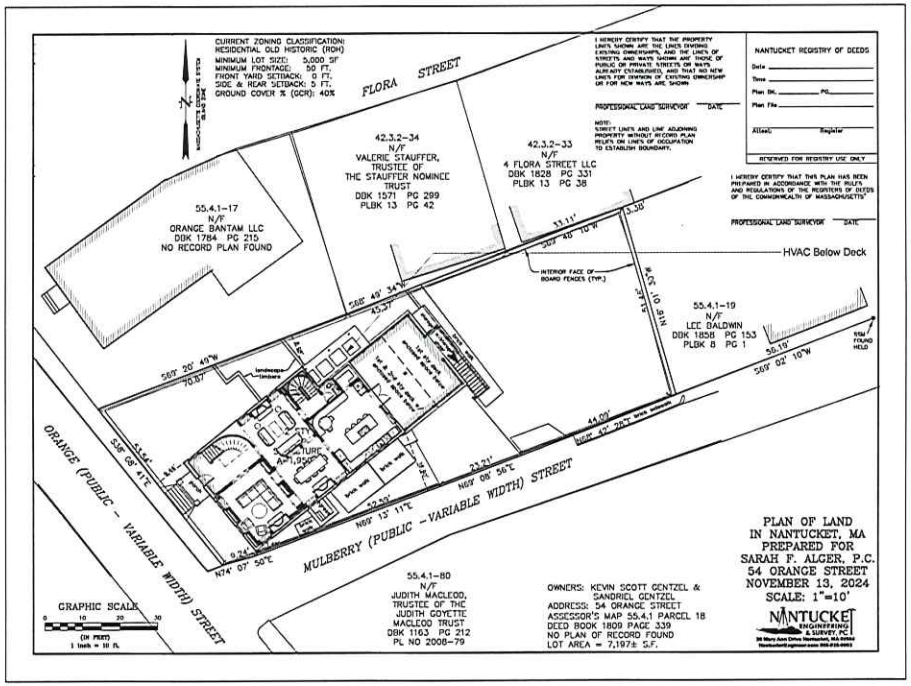
Nantucket MA, 02554

DFA Job #2416

Scale	Sheet
AS NOTED	A-001
	Page 1 of 20

Title Page



1 Site Plan
Scale: 1/16" = 1'-0"

Drawings reduced 50% when printed on 11 x 17

N

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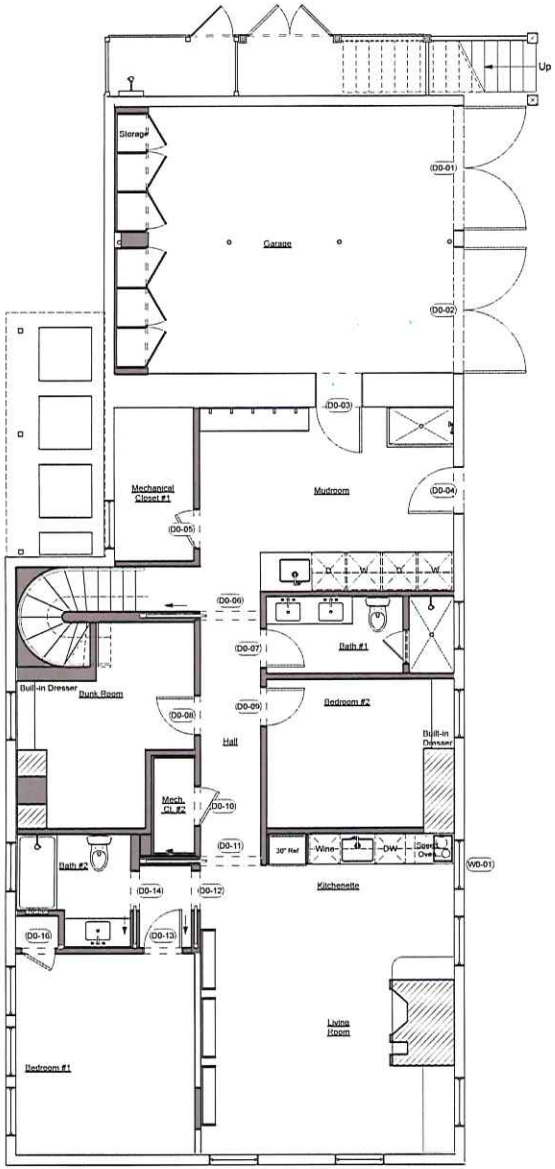
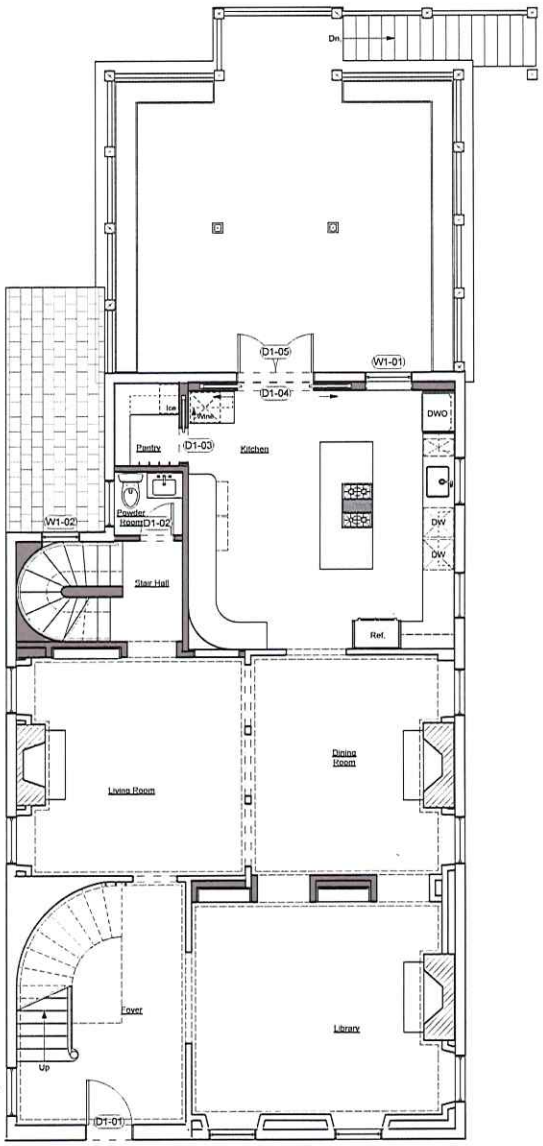
Scale	Sheet
1/16" = 1'-0"	A-002
	Page 4 of 26

Site Plan
Basement and First Floor



1 Construction Plan - Basement
Scale: 1/4" = 1'-0"



2 Construction Plan - 1st Floor
Scale: 1/4" = 1'-0"

Construction Legend:

- Existing Wall Construction
- New Wall Construction
- Existing Structural/ Mechanical/Plumbing Chase
- Overhead Construction
- Circuit Breaker Panel
- Hardwired Smoke/Carbon Monoxide Detector
- Bathroom Vent
- Wall Detail Tag

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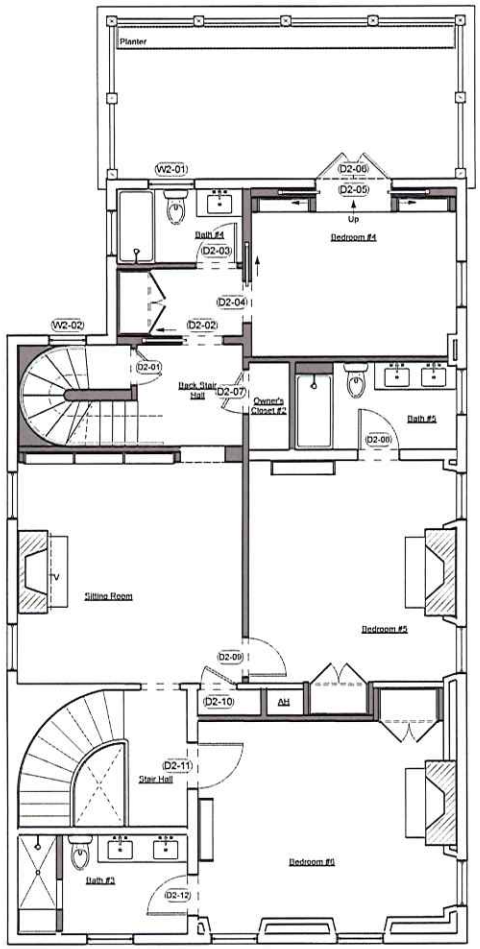
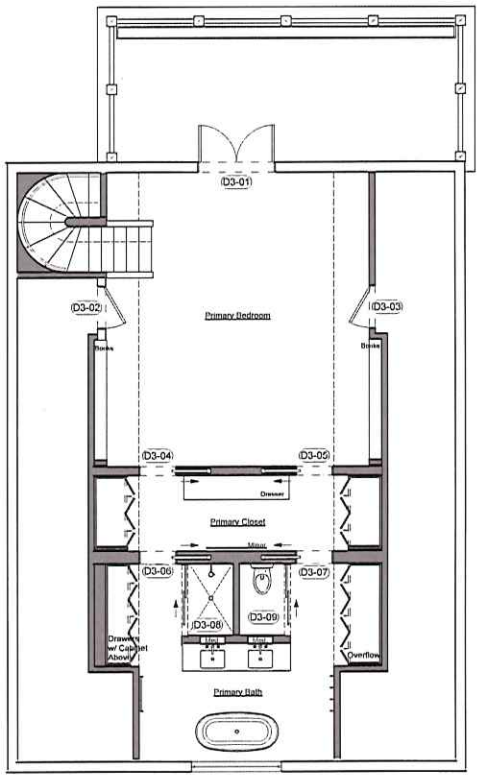
Scale	Sheet
1/4" = 1'-0"	A-100
	Page 16 of 20

Construction Plan



2 Construction Plan - 2nd Floor
Scale: 1/4" = 1'-0"



1 Construction Plan - 3rd Floor
Scale: 1/4" = 1'-0"

Drawings reduced 50% when printed on 11 x 17

Construction Legend:

- Existing Wall Construction
- New Wall Construction
- Existing Structural/ Mechanical/Plumbing Chase
- Overhead Construction
- Circuit Breaker Panel
- Hardwired Smoke/Carbon Monoxide Detector
- Bathroom Vent
- Wall Detail Tag

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54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale	Sheet
1/4" = 1'-0"	A-101
	Page 17 of 26

Construction Plan

Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

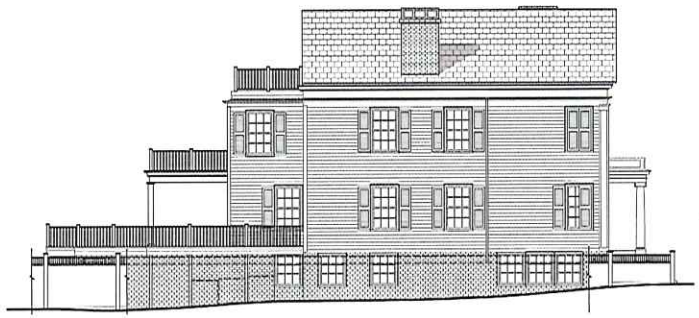
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

4. White siding to be patched and replaced as needed to match existing.



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



1 Existing North Elevation
Scale: 1/8" = 1'-0"

Room Name	Window #	Operation	Manuf.	Window Size		Window Finish		Glass Type
				Height	Width	Exterior	Interior	
Basement Kitchenette	W0-01	Double Hung	Boston Sash	60"	37"	Painted White	Painted White	Clear, single pane, true divided light

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54 Orange Street
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Scale: AS NOTED

Sheet: A-200

North Exterior Elevation
Basement and First Floor

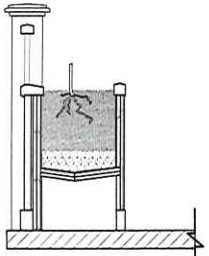
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

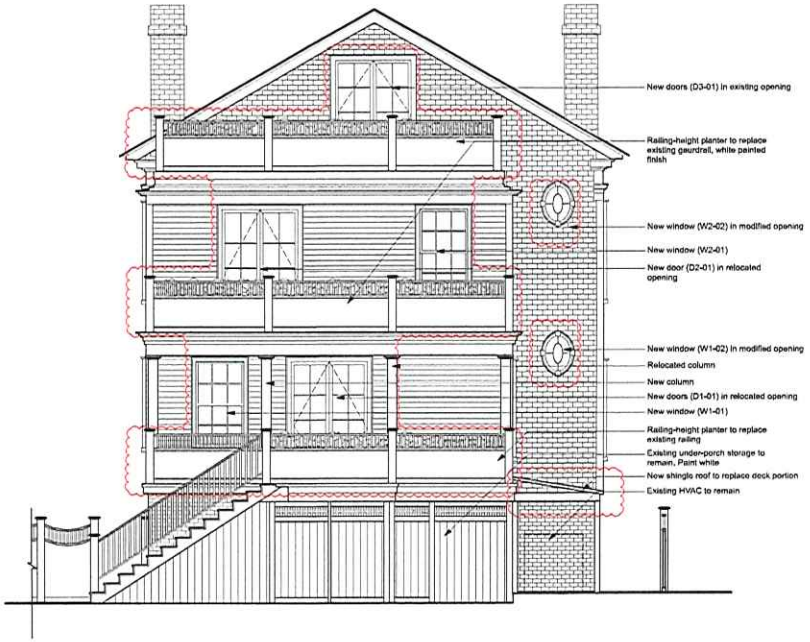
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

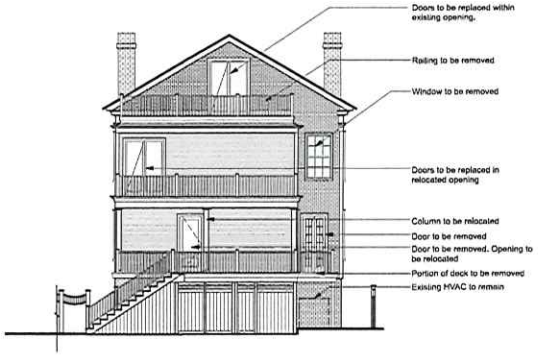
4. White siding to be patched and replaced as needed to match existing.



3 New Railing Planter Detail
Scale: 1" = 1'-0"



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



1 Existing East Elevation
Scale: 1/8" = 1'-0"

Room Name	Window #	Operation	Manuf.	Door Size		Door Finish		Glass Type
				Height	Width	Exterior	Interior	
Kitchen	D1-01	French Doors	Boston Sash	80"	96"	Painted White	Painted White	Clear, single pane, true divided light
Bedroom #4	D2-01	French Doors	Boston Sash	80"	84"	Painted White	Painted White	Clear, single pane, true divided light
Primary Bedroom	D3-01	French Doors	Boston Sash	80"	84"	Painted White	Painted White	Clear, single pane, true divided light

Room Name	Window #	Operation	Manuf.	Window Size		Window Finish		Glass Type
				Height	Width	Exterior	Interior	
Kitchen	W1-01	Double Hung	Boston Sash	66"	37"	Essex Green	Painted White	Clear, single pane, true divided light
Stair	W1-02	Fixed	Boston Sash	27"	20"	Essex Green	Frameless	Clear, single pane, true divided light
Bath #4	W2-01	Double Hung	Boston Sash	66"	37"	Essex Green	Painted White	Clear, single pane, true divided light
Stair	W2-02	Fixed	Boston Sash	27"	20"	Essex Green	Frameless	Clear, single pane, true divided light

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Cline ACK Residence
54 Orange Street
Nantucket MA, 02554
DFA Job #2416

Scale: AS NOTED

Sheet: A-201

East Exterior Elevations
Basement and First Floor

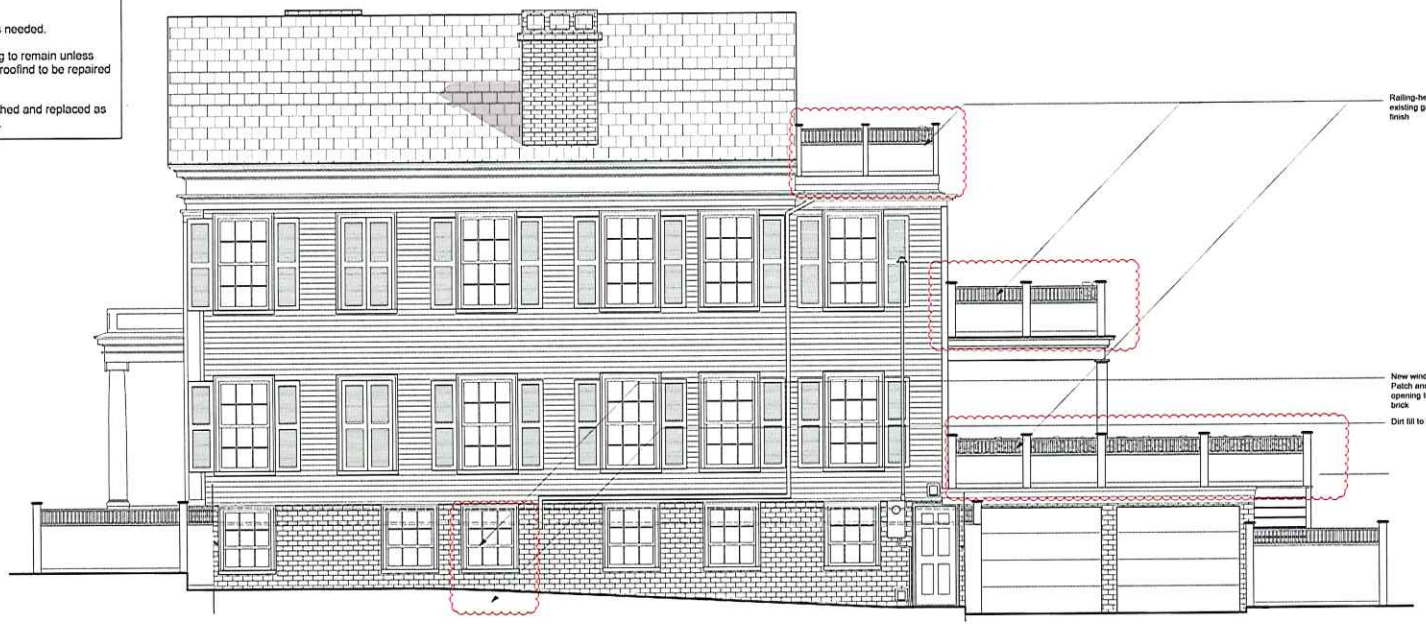
Construction Notes:

1. All windows are existing to remain unless otherwise noted. Windows to be evaluated and restored as needed.

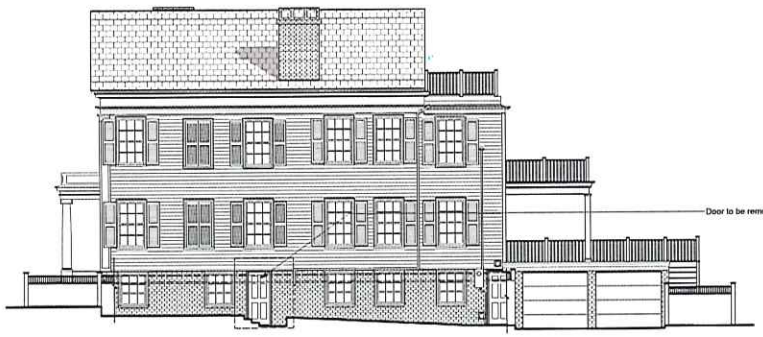
2. Trim to be repainted as needed.

3. All rooflines are existing to remain unless otherwise noted. Asphalt roofind to be repaired and replaced as needed.

4. White siding to be patched and replaced as needed to match existing.



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



1 Existing South Elevation

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Cline ACK Residence
54 Orange Street
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DFA Job #2416

Scale	Sheet
AS NOTED	A-202
	Page 11 of 26

South Exterior Elevation
Basement and First Floor



1 North Elevation



2 East Elevation



3 South Elevation

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54 Orange Street
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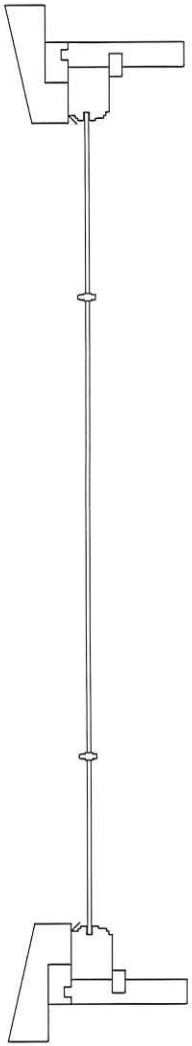
Scale	Sheet
N/A	A-300
	Page 15 of 26

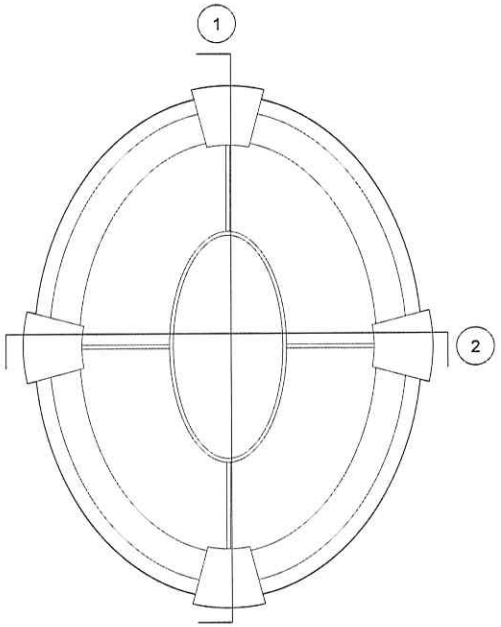
Exterior Photos
Basement and First Floor



1 Window Vertical Section
Scale: Half Actual Size



2 Window Horizontal Section
Scale: Half Actual Size



A Window Key Elevation
Scale: 3" = 1'-0"

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Cline ACK Residence
54 Orange Street
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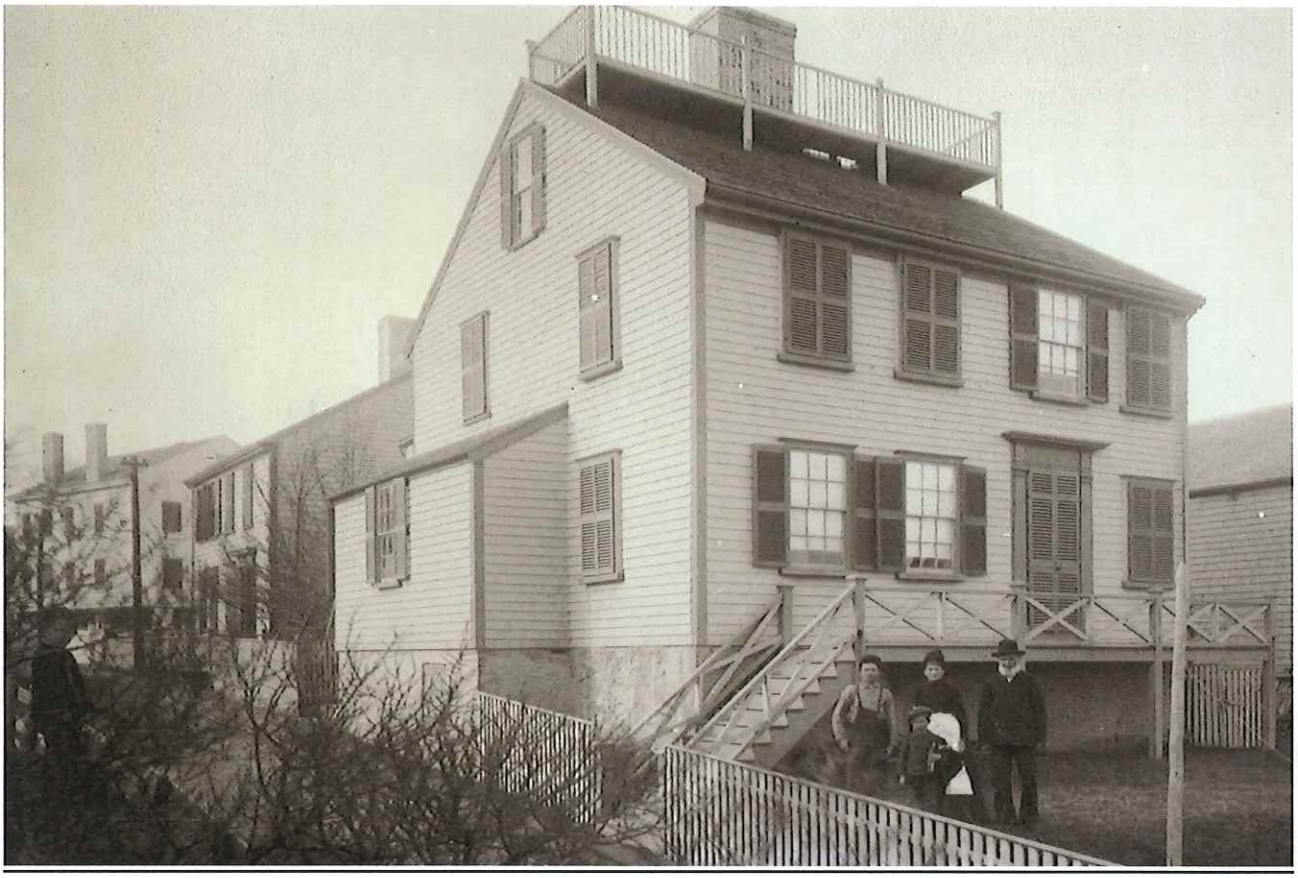
DFA Job #2416

Scale	Sheet
AS NOTED	A-400
	Page 14 of 26

Window Details
Basement and First Floor

54 ORANGE STREET

NHA 1880 PHOTOGRAPH – DOUBLE CHIMNEY INDICATES THE HOUSE – NO REAR DECKS



NHA 1900 PHOTOGRAPH – NO REAR DECK VISIBLE



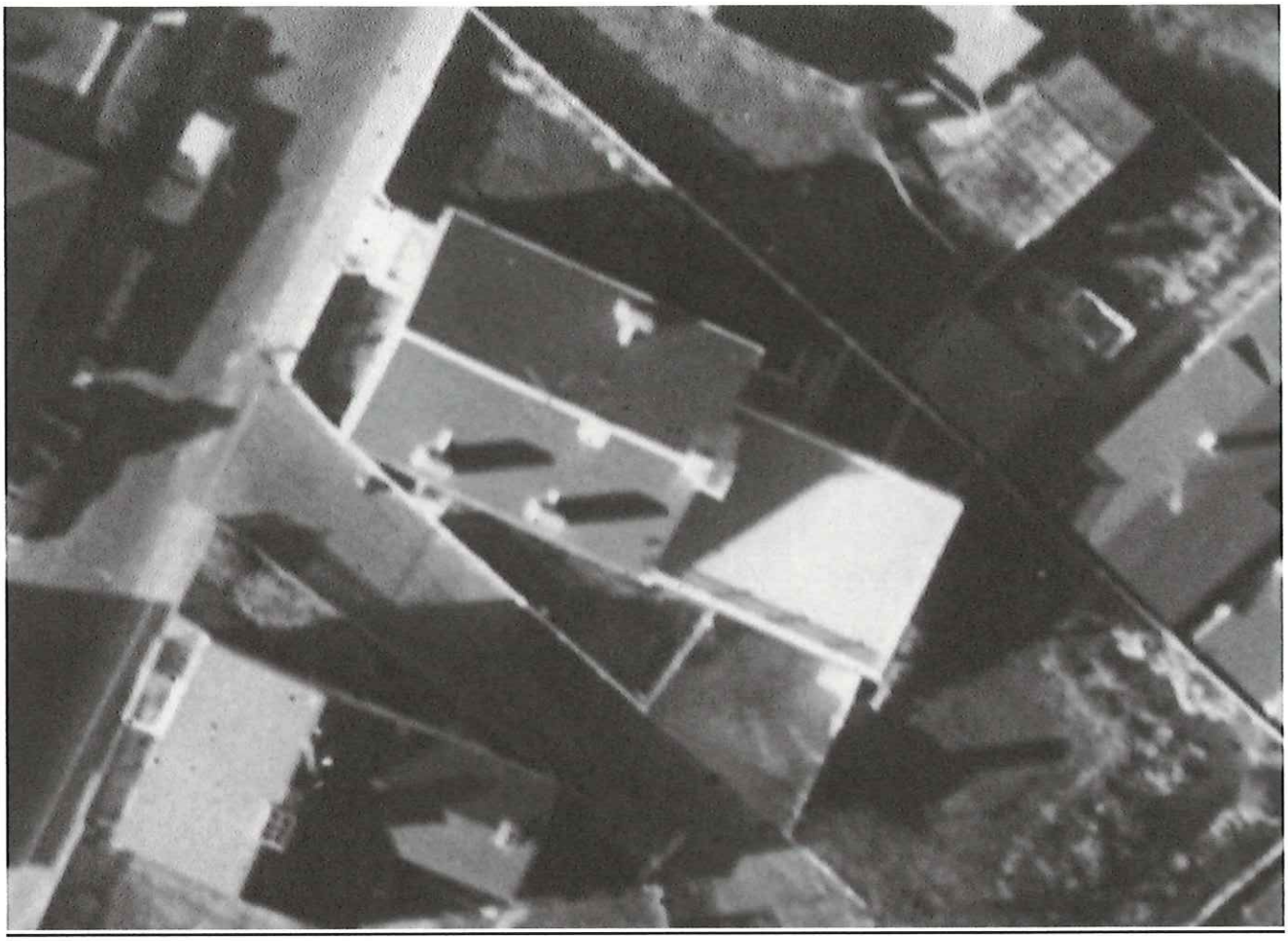
NHA 1920 AERIAL PHOTOGRAPH – NO REAR DECKS



NHA 1935 AERIAL PHOTOGRAPH – REAR PLATFORM VISIBLE



NHA 1957 AERIAL PHOTOGRAPH – SINGLE FLAT PLATFORM



AUGUST 1968 – DOUBLE DECKS PRESENT- DIFFERENT CONFIGURATION

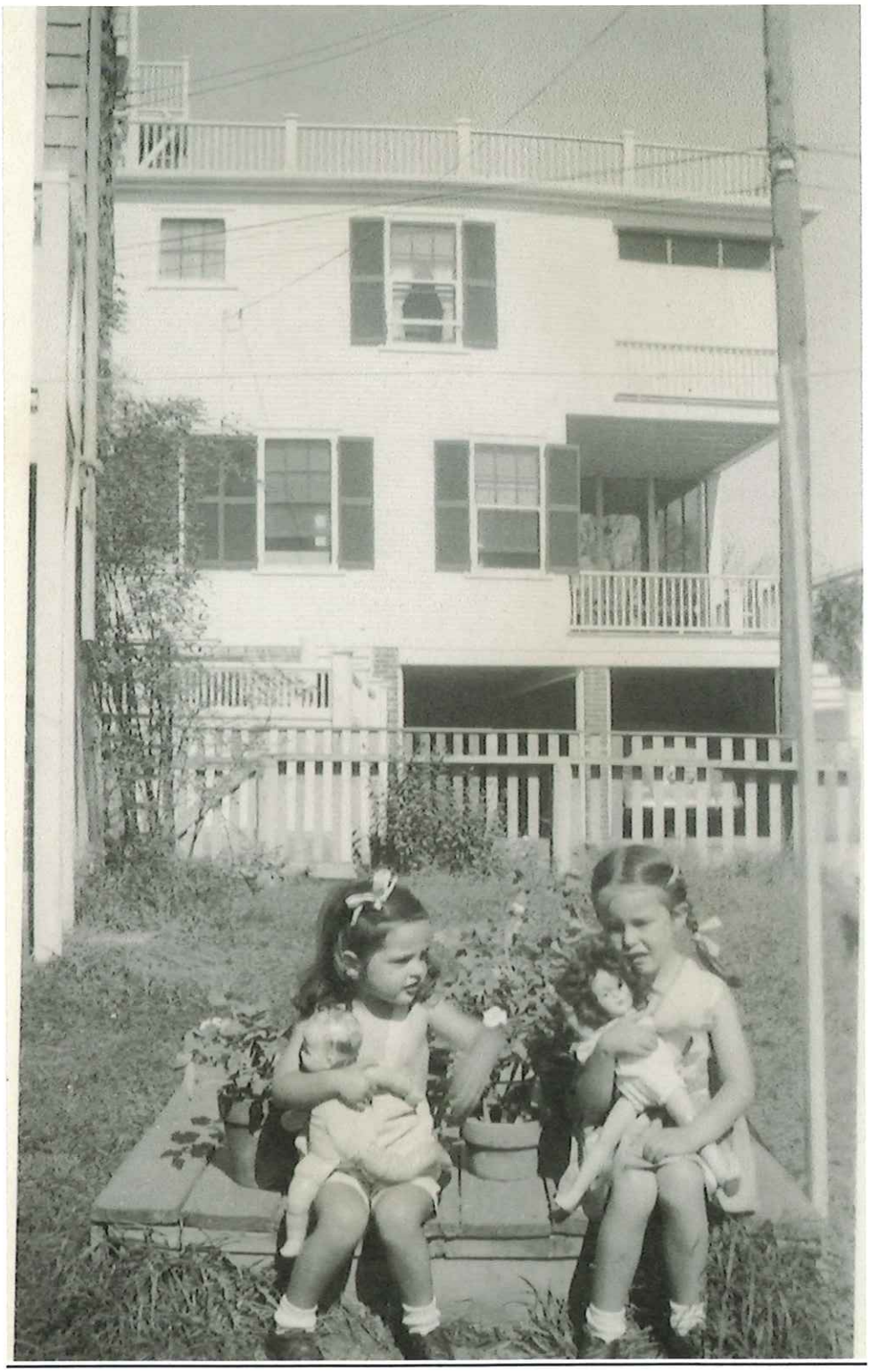


NHA 1950s PHOTOGRAPHS

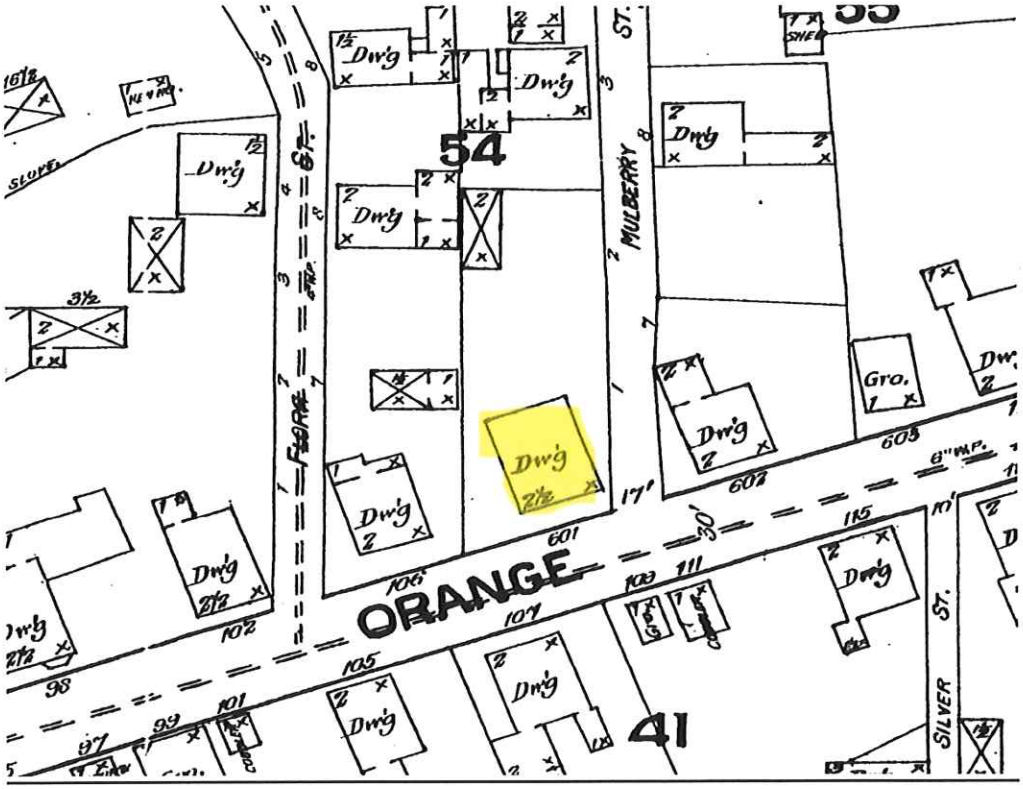
"Two children, Anne and Eileen Sylvia, playing in a back yard at 56 Orange Street. Rear of 54 Orange Street is in the background."

NO DECKS LIKE PRESENTLY ON THE EAST ELEVATION

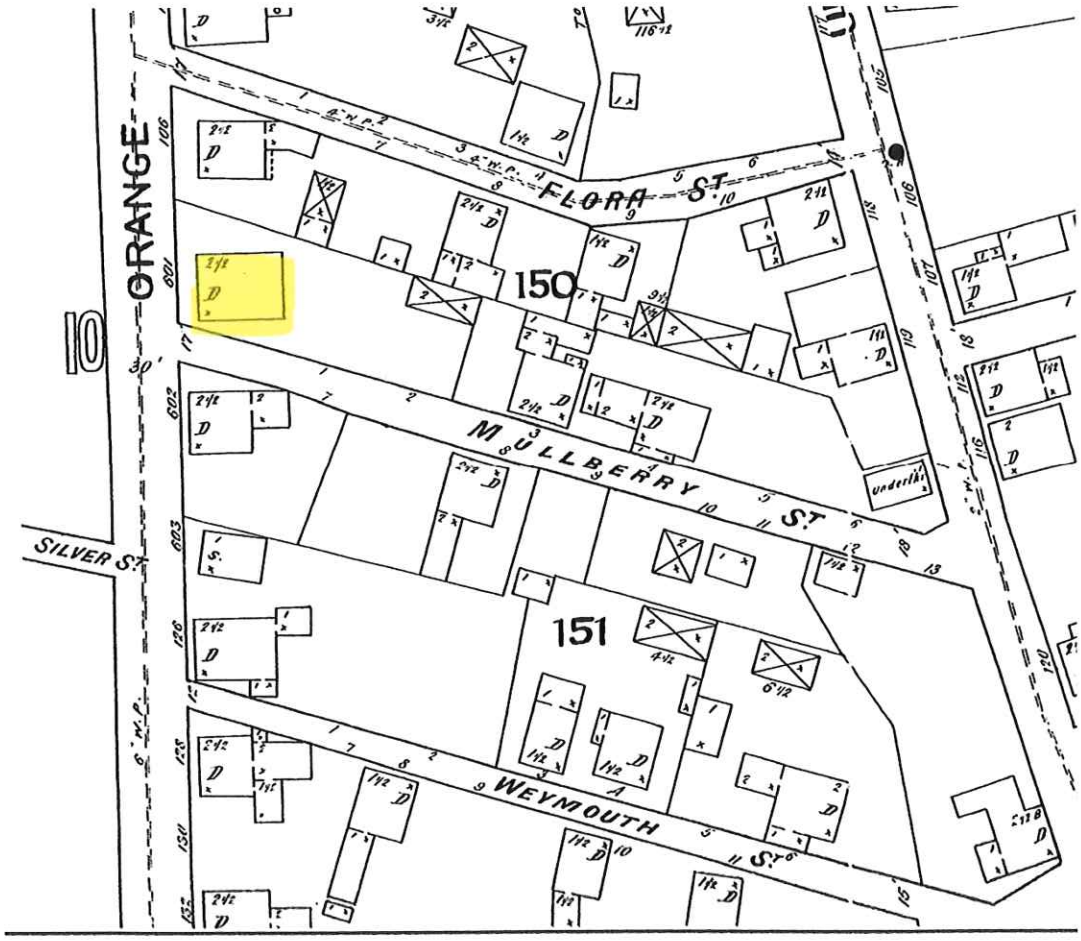




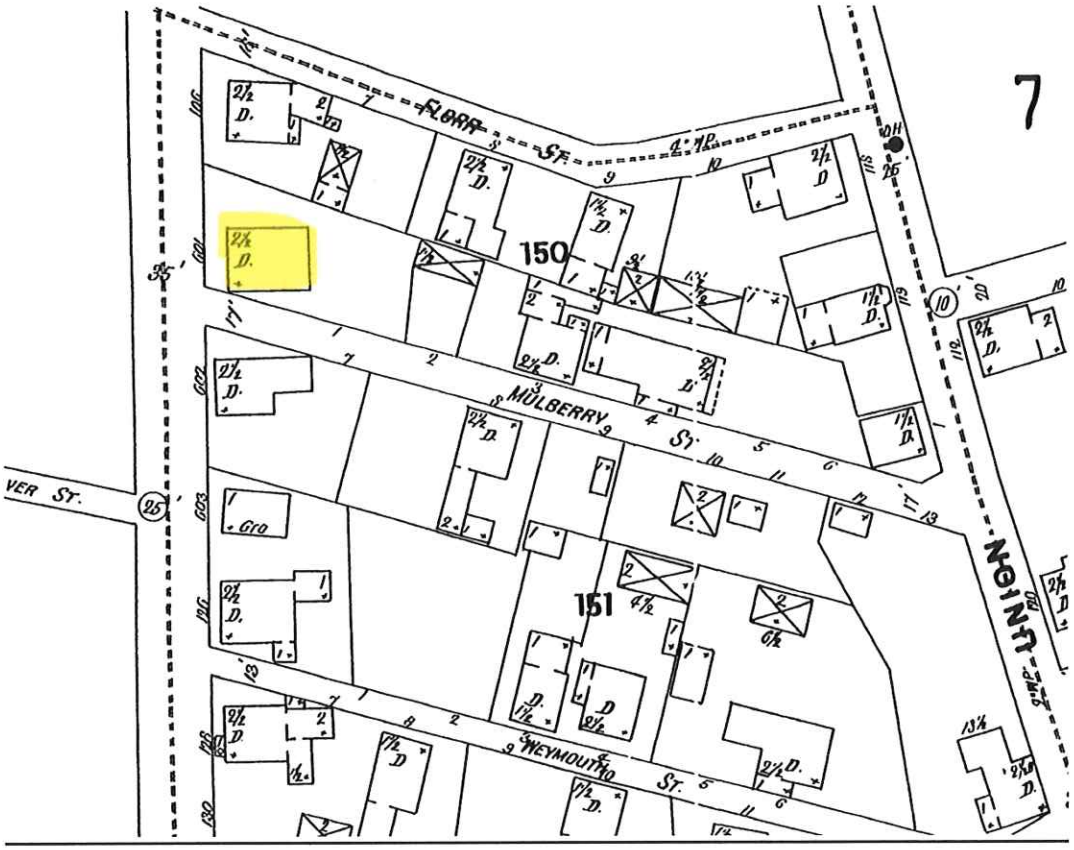
NHA SANBORN MAP 1887 – NO REAR DECKS



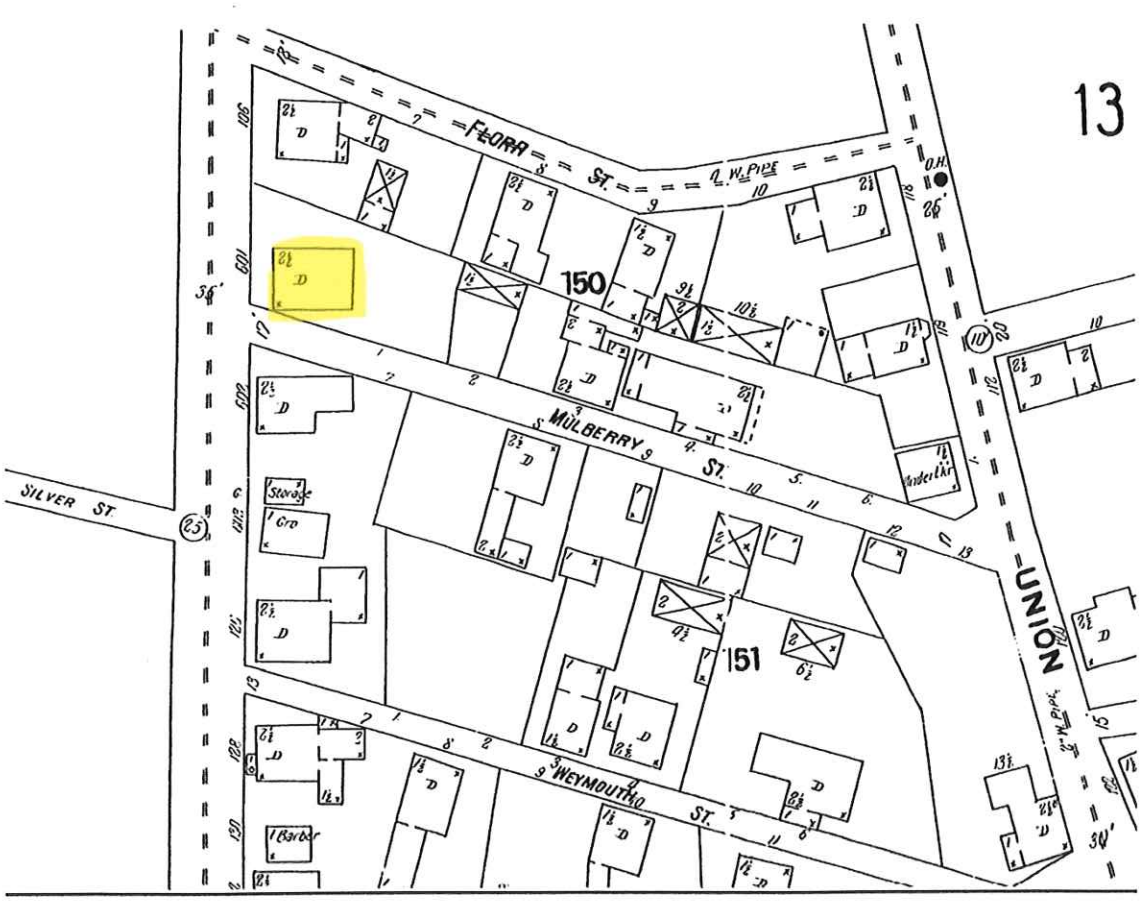
NHA SANBORN MAP 1892 – NO REAR DECKS



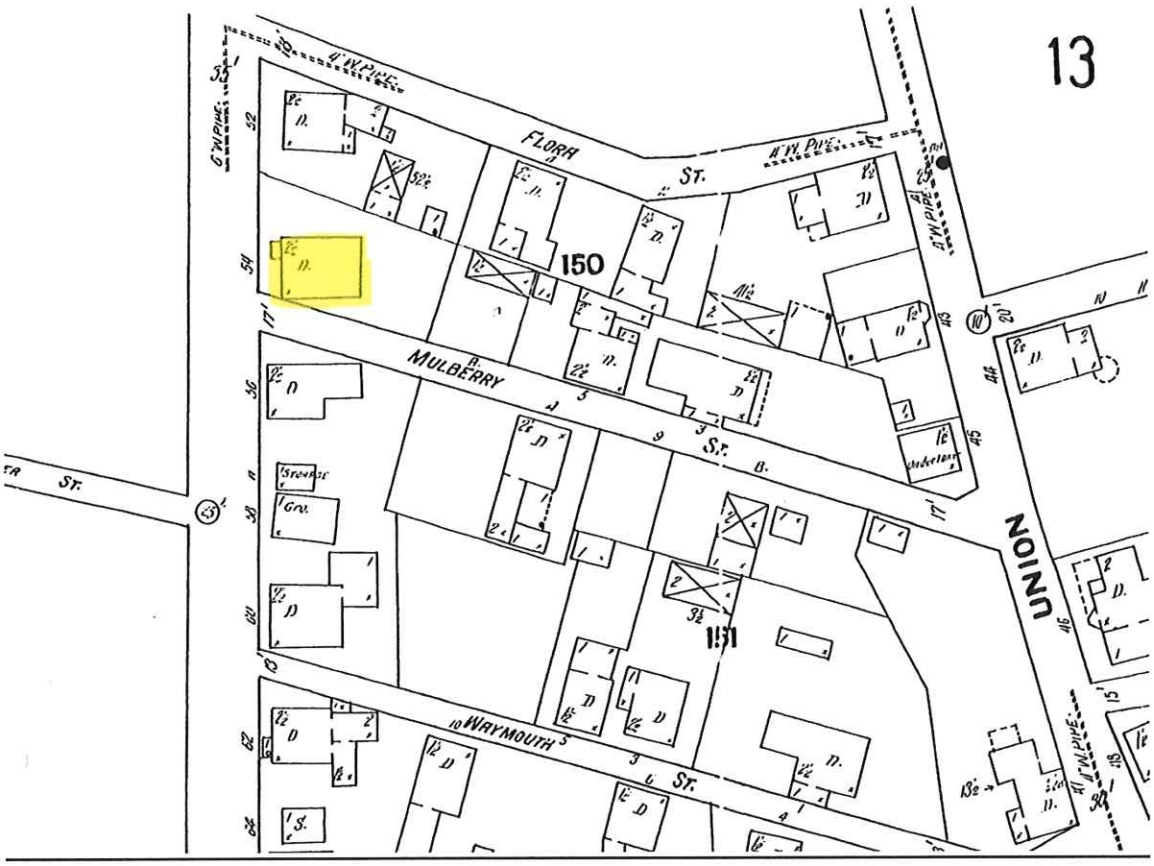
NHA SANBORN MAP 1898 – NO REAR DECKS



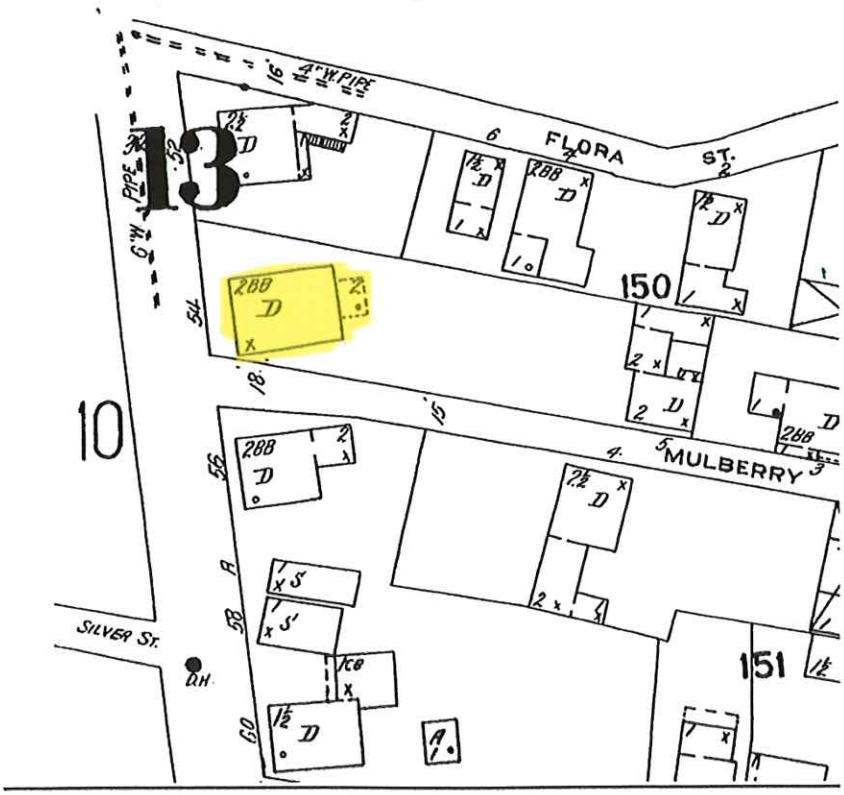
NHA SANBORN MAP 1904 – NO REAR DECKS



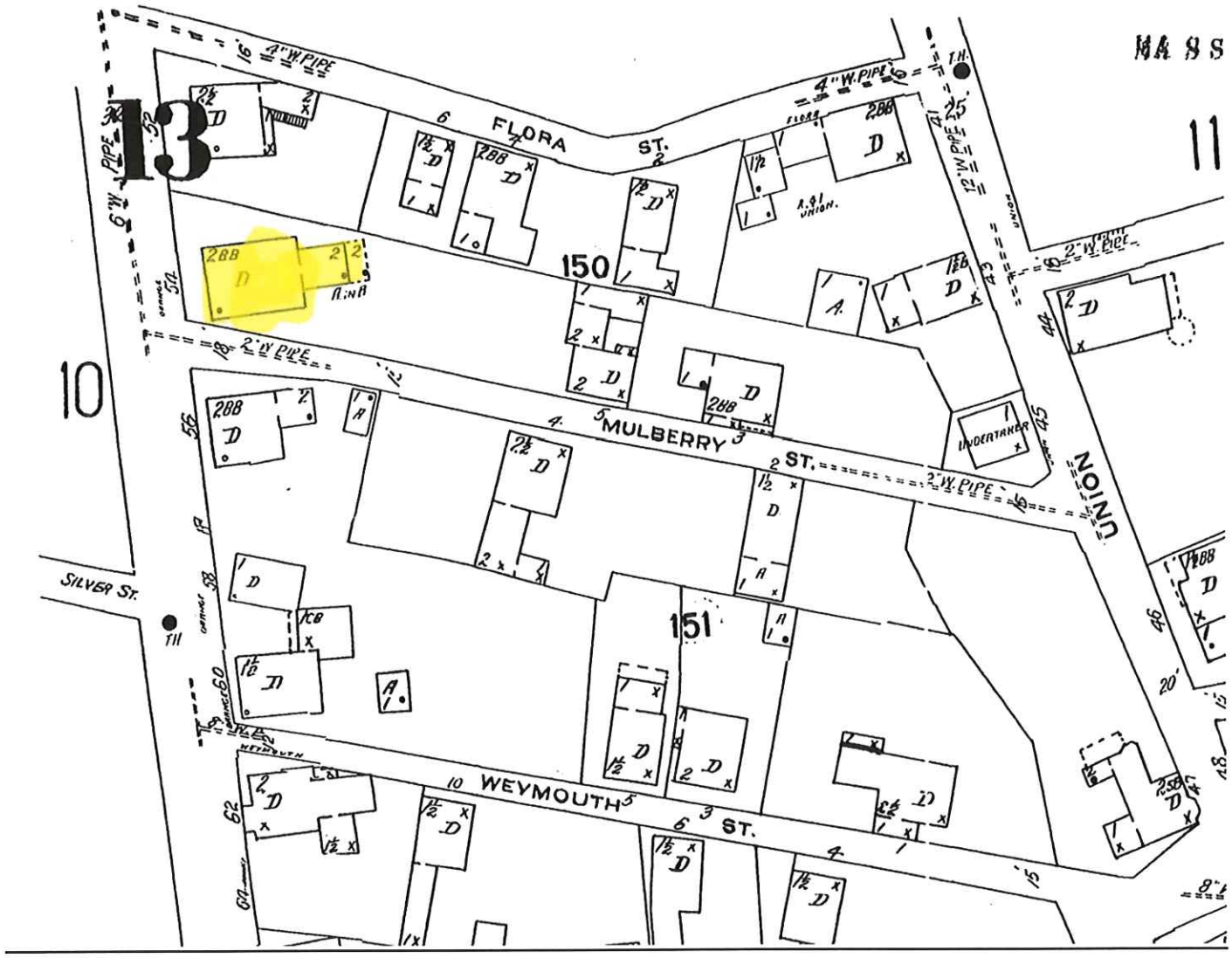
NHA SANBORN MAP 1909 – NO REAR DECKS



NHA SANBORN MAP 1923 – SMALL SECOND FLOOR DECK



NHA SANBORN MAP 1949 – A NEW REAR 2-STORY ADDITION HAS BEEN ADDED WITH A NEW SECOND FLOOR SMALL DECK





NORTH ELEVATION







Section of deck to removed and a pent roof placed over the A/C units – door to be replaced with oval window



SOUTH ELEVATION – MULBERRY STREET



Door to be removed and a matching window placed in the space









EAST ELEVATION

- Clear light sliding glass doors to be replaced with 8-lt French doors and relocated
- Add porch columns
- Change railing details to incorporate flower boxes
- Paint the NTW storage area below the deck
- Change window



SOUTH AND EAST ELEVATIONS– MULBERRY STREET







FROM UNION STREET – NOT VISIBLE – OTHER DWELLINGS BLOCKING VIEW





FROM FLORA STREET





CORNER OF UPPER DECK VISIBLE





FROM TOWN PARKING LOT BELOW UNION STREET – NOT VISIBLE





FROM WASHINGTON STREET – NOT VISIBLE

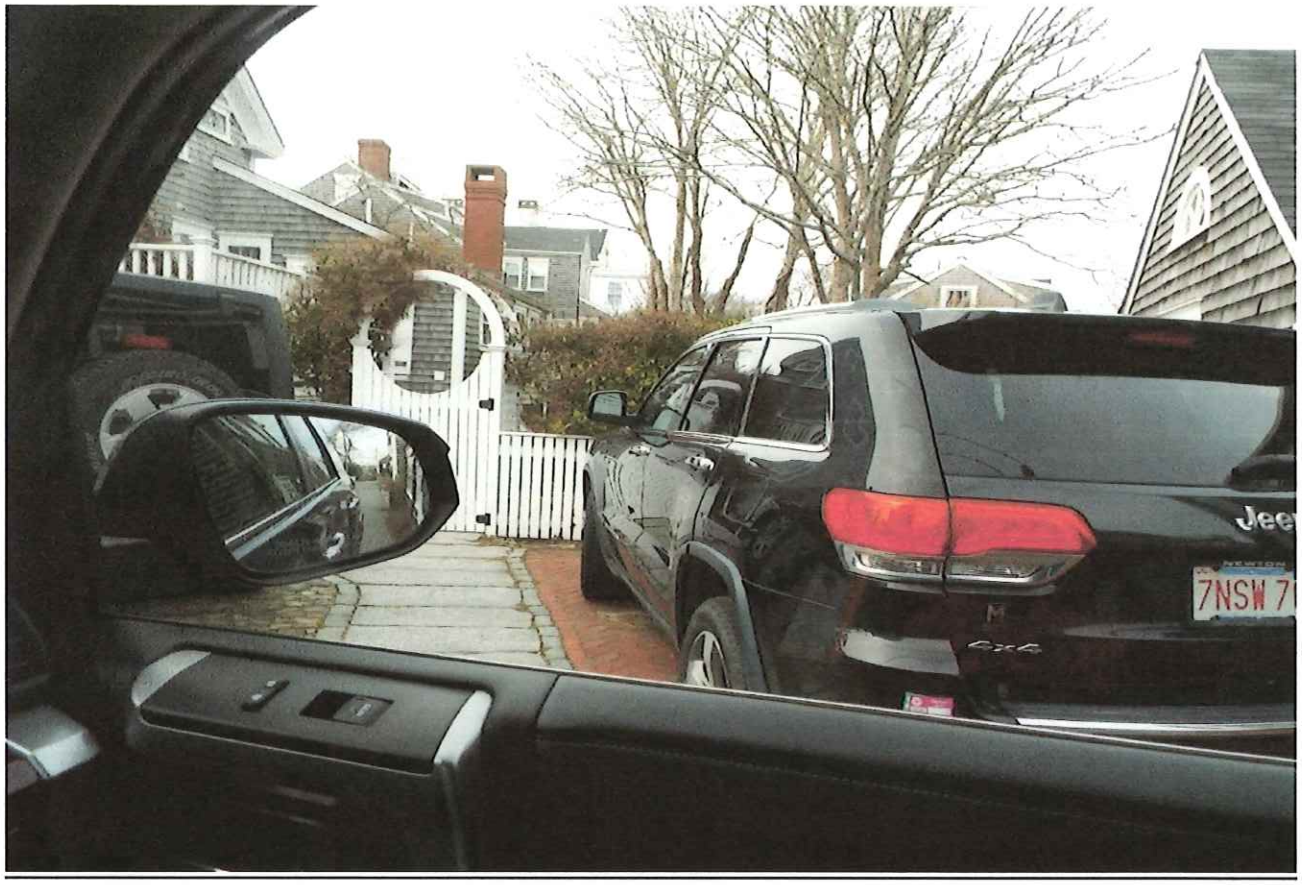




FLORA STREET



FLORA STREET – SOUTHEAST UPPER CORNER OF DECK VISIBLE





CERTIFICATE NO: _____ DATE ISSUED: _____

MH

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 91

Street & Number of Proposed Work: 2 COTTAGE COURT

Owner of record: 2 COTTAGE COURT LLC

Mailing Address: 140 ROSE HILL ROAD
SOUTHPORT, CT 06890

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 72456
☐ Pool (Zoning District ____) ☐ Roof ☒ Other SKYLIGHT

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

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

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

Additional Remarks

Historic Name: 1850 WITH SUBSTANTIAL RENO AND ADDITIONS IN 2023

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation - SKYLIGHT - BOXED IN WOOD
2. South Elevation
3. West Elevation
4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX Rough Opening 21" X 26 7/8" Size _____ Location EAST
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

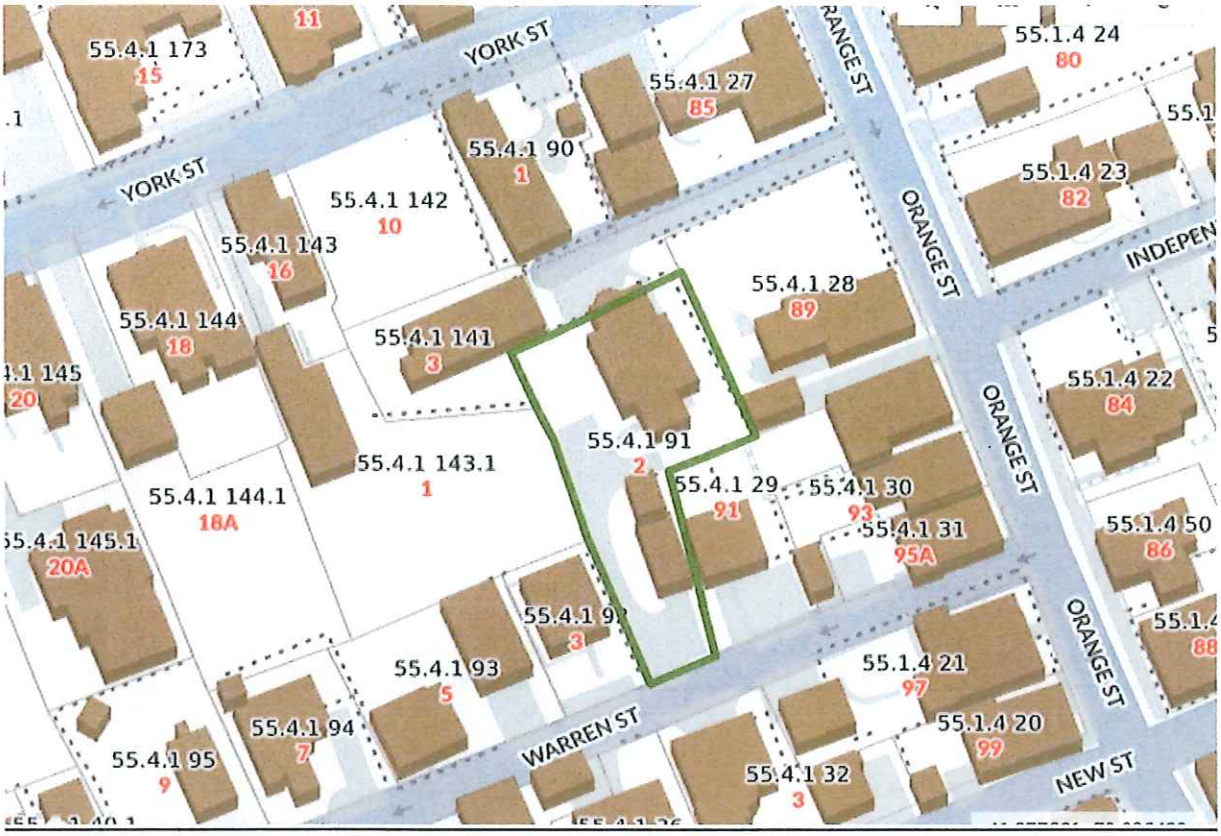
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WOOD BOX Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

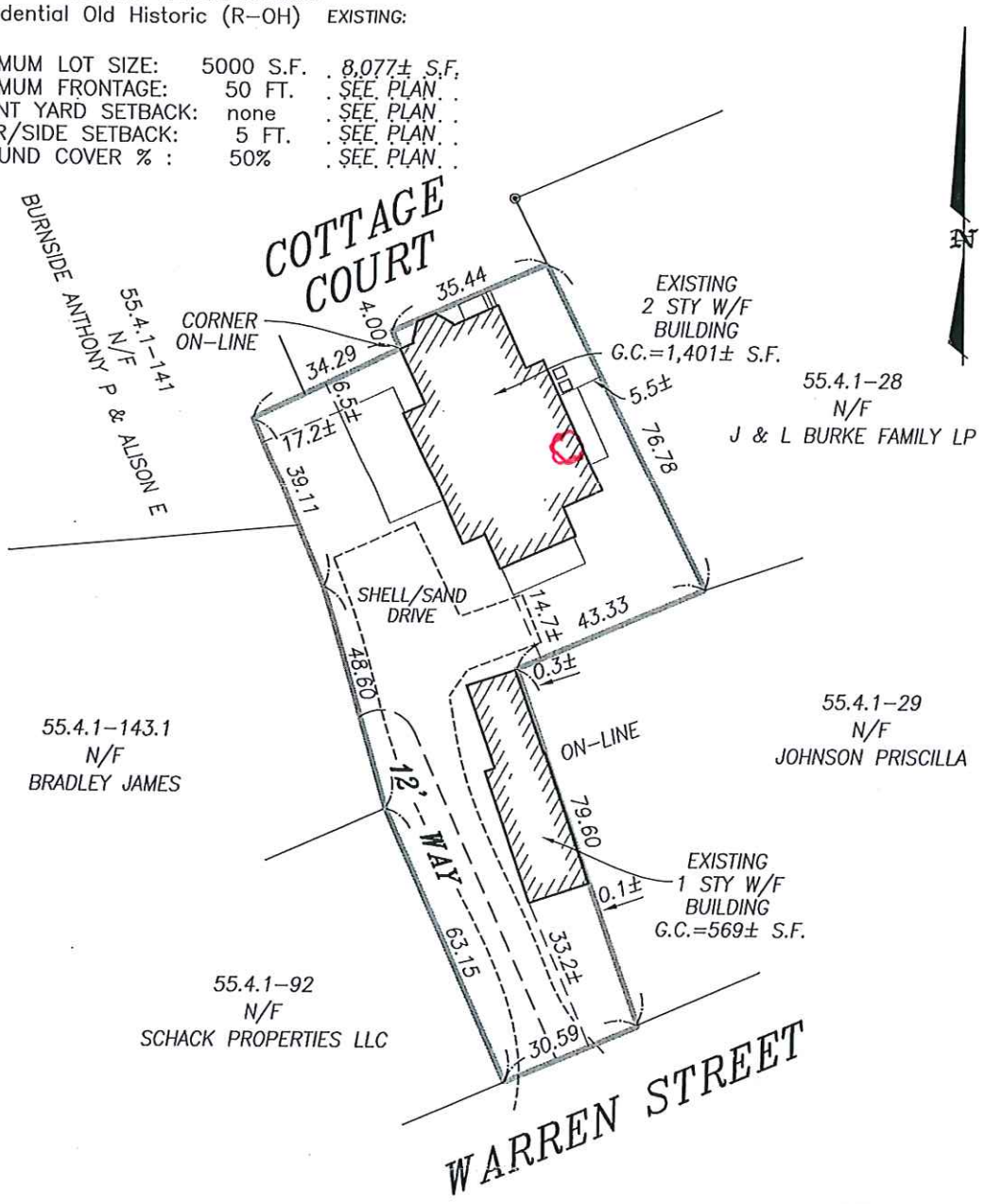
2 COTTAGE COURT





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

MINIMUM LOT SIZE:	5000 S.F.	8,077± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	SEE PLAN



BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 30' *DATE: MAY 31, 2019*

I CERTIFY, AS OF : 5/31/2019 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

EDWARD F. KING, JR. No. 4571 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 55.4.1 , PARCEL: 91

Owner: MILTON C. & ROBERTA M. ROWLAND
LOT 3
Deed: 1632–92 Plan: PLAN BOOK 15 PAGE 68

Locus: 2 COTTAGE COURT

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–747

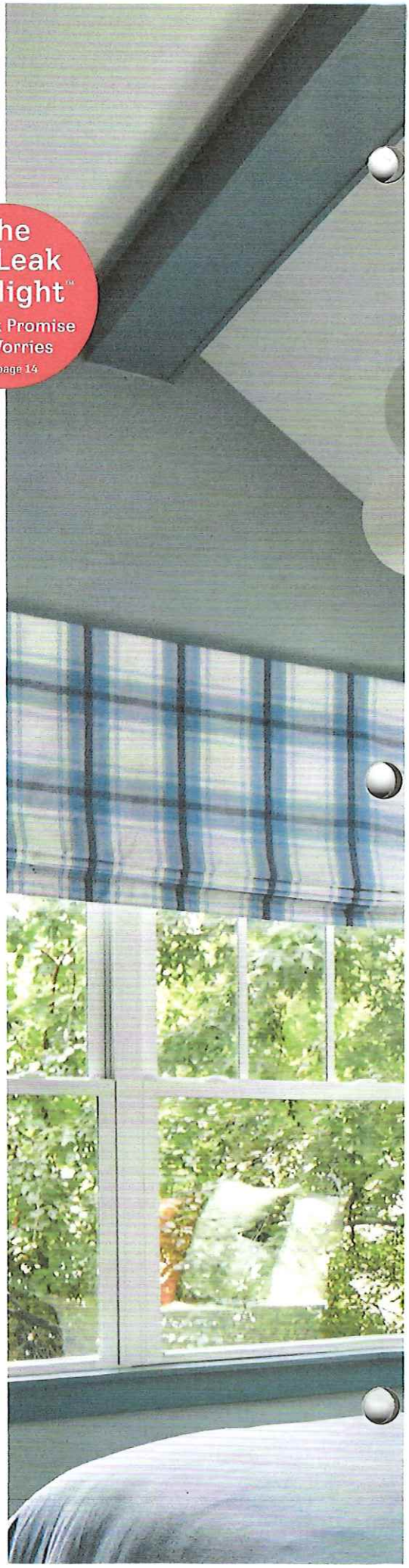
Solar Powered "Fresh Air" Skylight

VSS Model





Remote included



When you pair natural light with fresh air, you open your home to a world of crisper, cleaner air and brighter days.

- Solar-powered battery control system easily opens and closes skylight with remote or smartphone app
- Go Solar: VSS is eligible for a federal solar tax credit[1]
- Rain sensor automatically closes skylight at the first sign of rain
- Compatible with VELUX skylight shades for ultimate light control
- Clean, Quiet & Safe Glass standard on all VSS models – see page 15

Standard Sizes	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
14° - 85° 3:12 - 137:12										
Rough Opening (W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

GO SOLAR

Add a pre-installed solar-powered shade
See page 15

Smartphone control and automation available
See page 13

30%

Eligible for a 30% federal solar tax credit[1]

[1] For more information visit veluxusa.com/go-solar.



NORTH ELEVATION

NO CHANGE

DATE PRINTED
3/30/2018

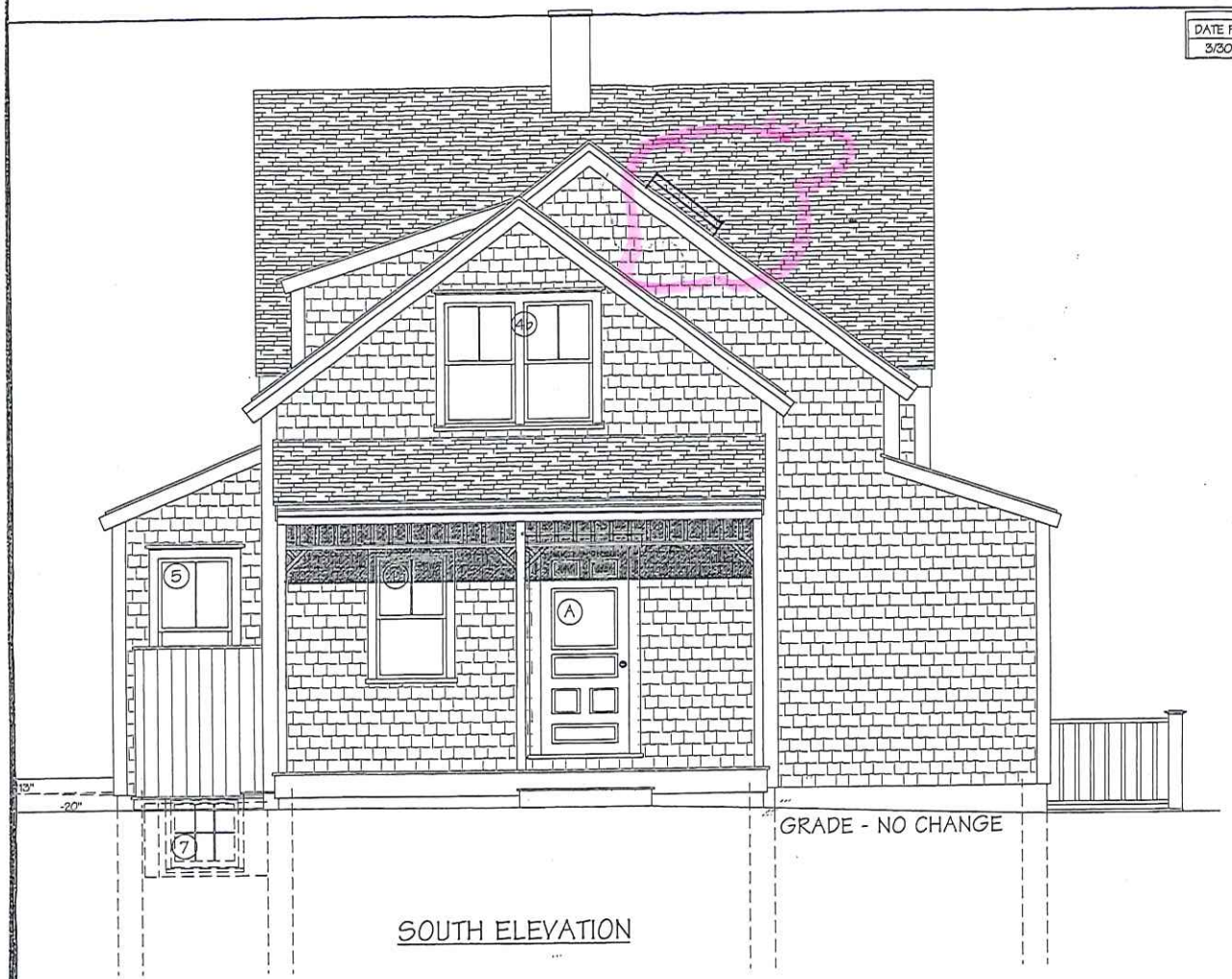
MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

Designs and drawings hereon are property of MILTON ROWLAND AND ASSOCIATES and may not be used without their express authorization. All applicable copyright laws can and will be enforced.

REVISIONS:

ELEVATIONS
DATE: 05/14/2019
SCALE: 1/4" = 1'-0"

DATE PRINTED
3/30/2018



SOUTH ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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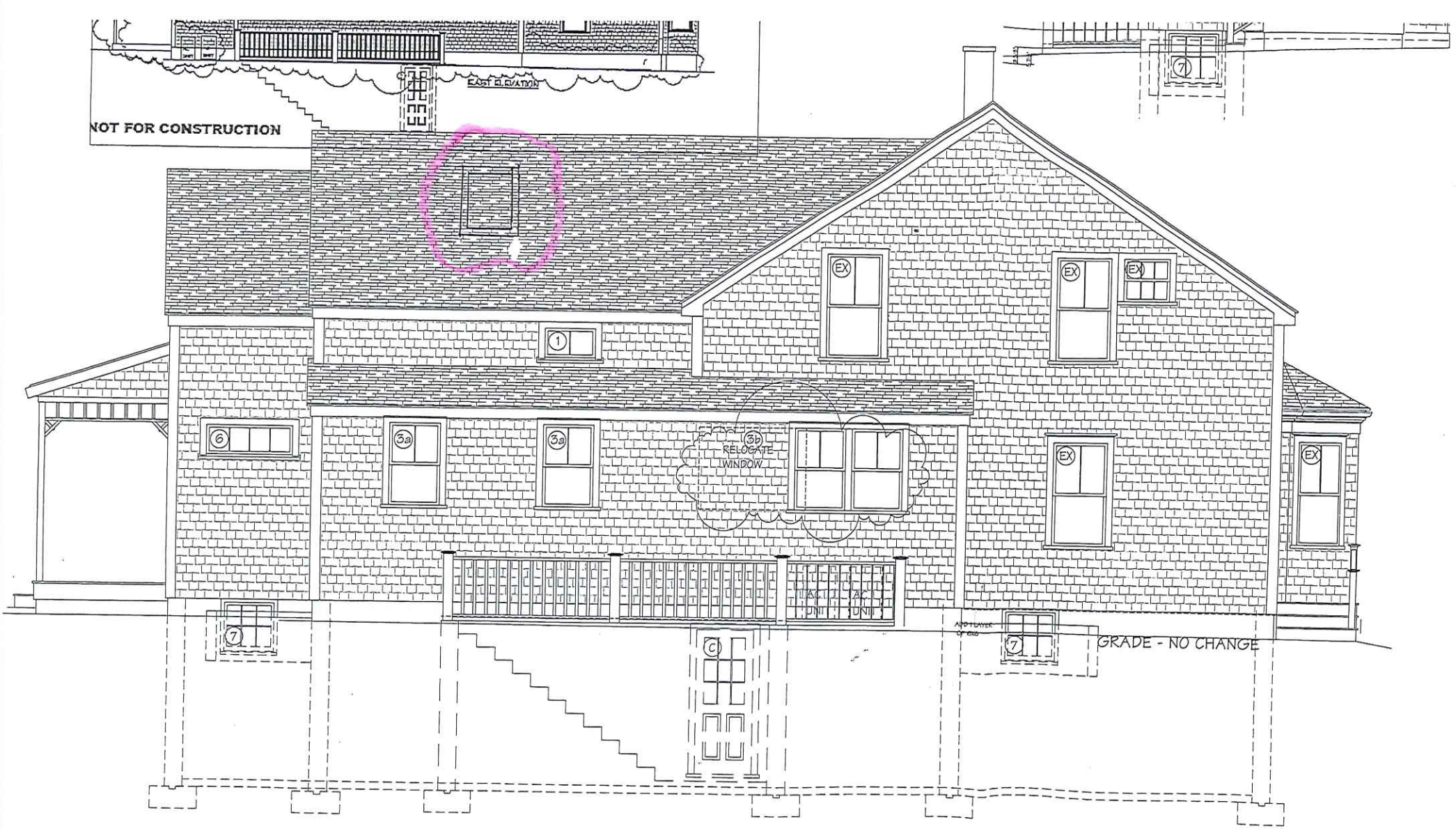
REVISIONS:



EAST ELEVATION


NOT FOR CONSTRUCTI
-13"
-20"
GRADE - NO CHANGE
SOUTH ELEVATION
ELIMINATE THIS WINDOW
NOT ORIGINAL
BRICK TERRACE
STONE STEP
EXISTING GRADE
WEST ELEVATION
NO CHANGE
MAY 21 20
MAY 15 20

COTTAGE COURT



FRONT/NORTH ELEVATION – COTTAGE COURT – NO CHANGE



EAST ELEVATION – NEW SKYLIGHT







SOUTH/WEST ELEVATION



WEST ELEVATION – NO CHANGE



WEST AND SOUTH ELEVATIONS – NO CHANGE



EAST ELEVATION OF DWELLING/SKYLIGHT FROM WARREN STREET – NOT VISIBLE



SKYLIGHT NOT VISIBLE FROM YORK STREET





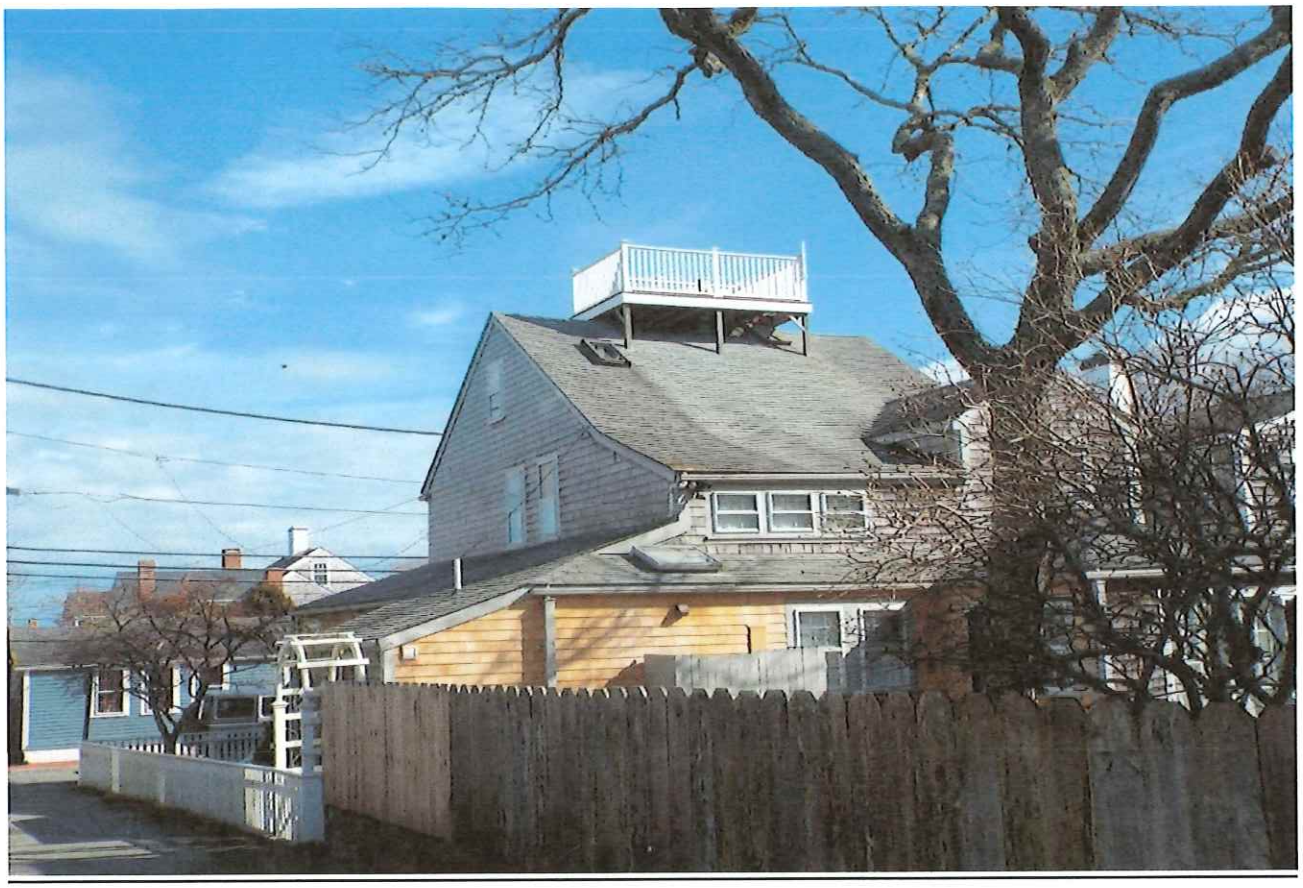
SECTION OF EAST ROOF IS VISIBLE FROM ORANGE STREET



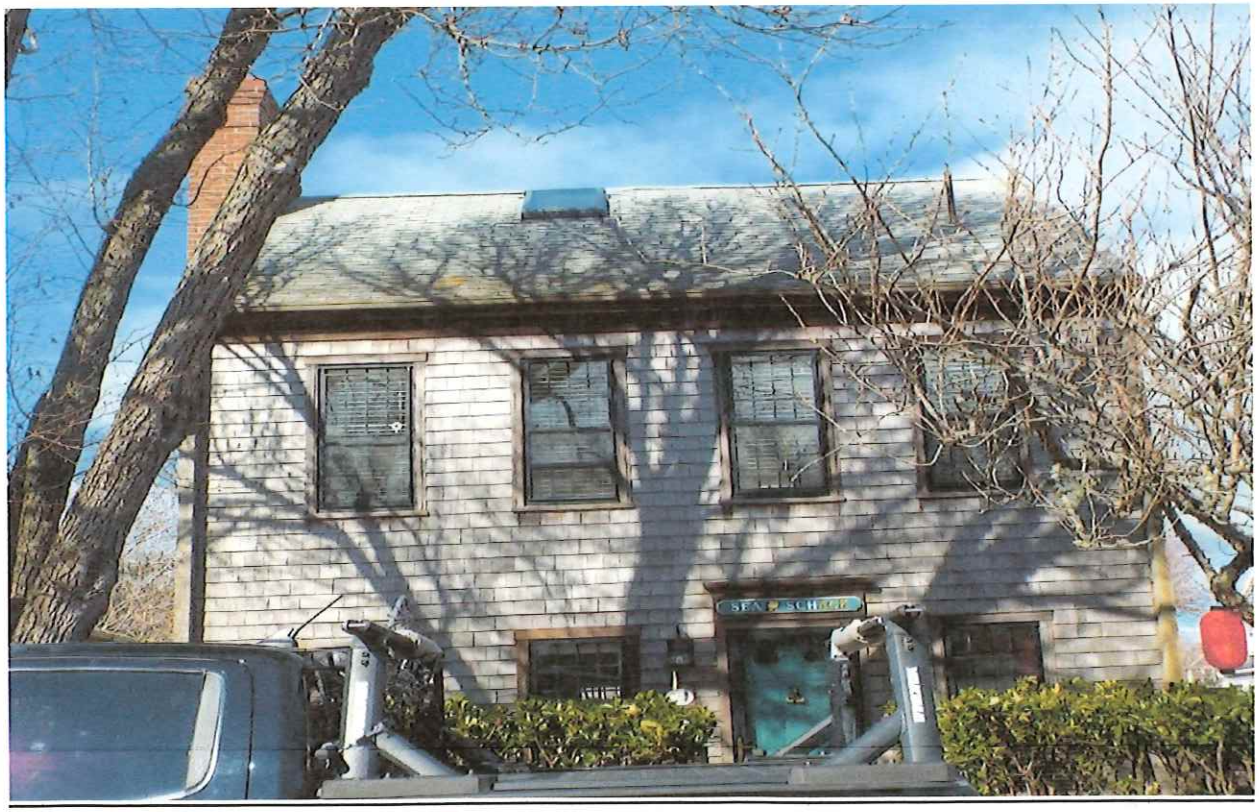


SKYLIGHTS VISIBLE ON ABUTTING PROPERTIES

97 ORANGE STREET – VISIBLE FROM WARREN STREET



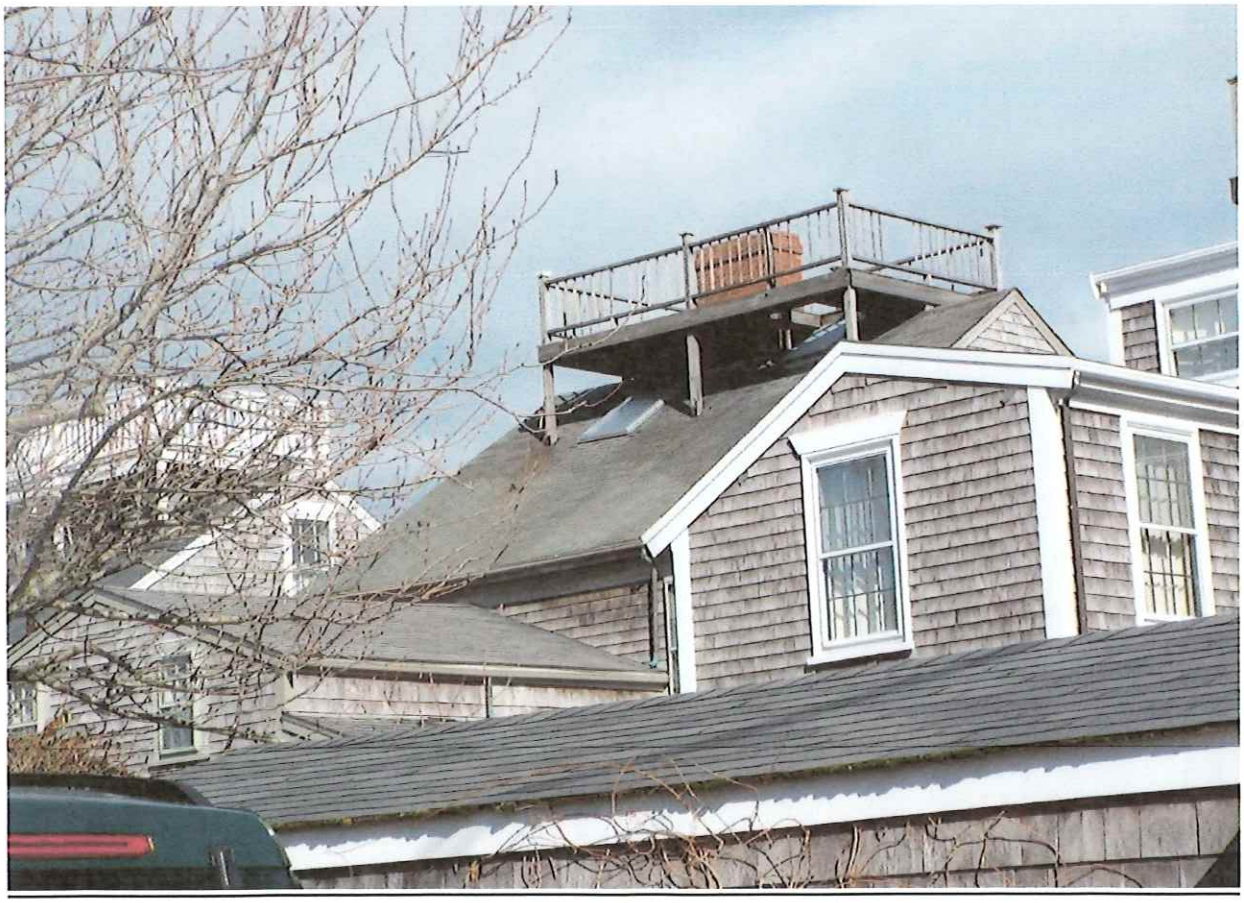
3 WARREN STREET



91 ORANGE STREET ON COTTAGE ON WARREN STREET



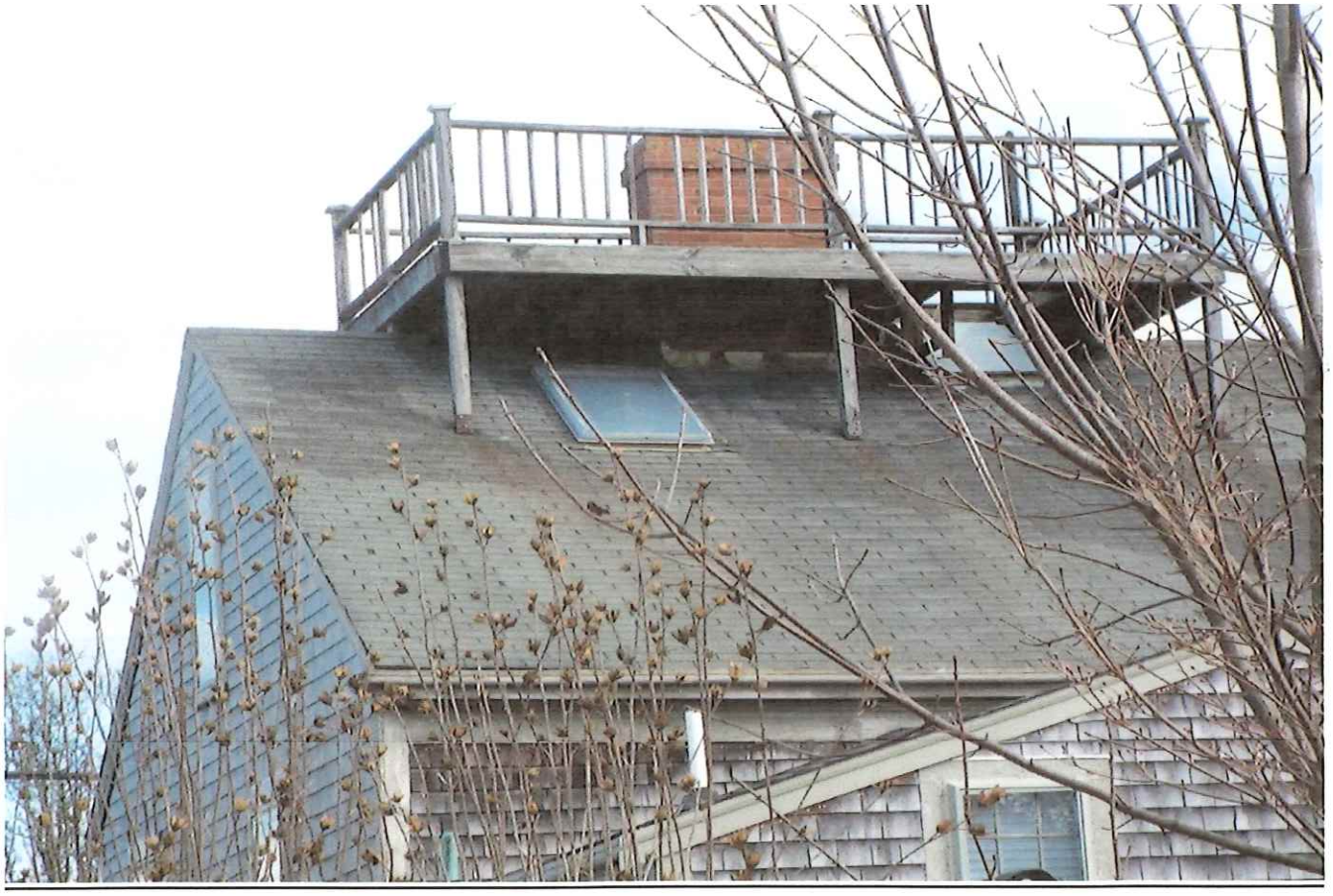
FROM WARREN STREET














Jeep

ORANGE STREET





BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA 2-32, I-33
MAP/PARCEL#: 59.4 1-91

Recorded By: AH Date: 6/10/88 Organization: HC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Cottage Ct 2. BUILDING NAME:

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER:

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

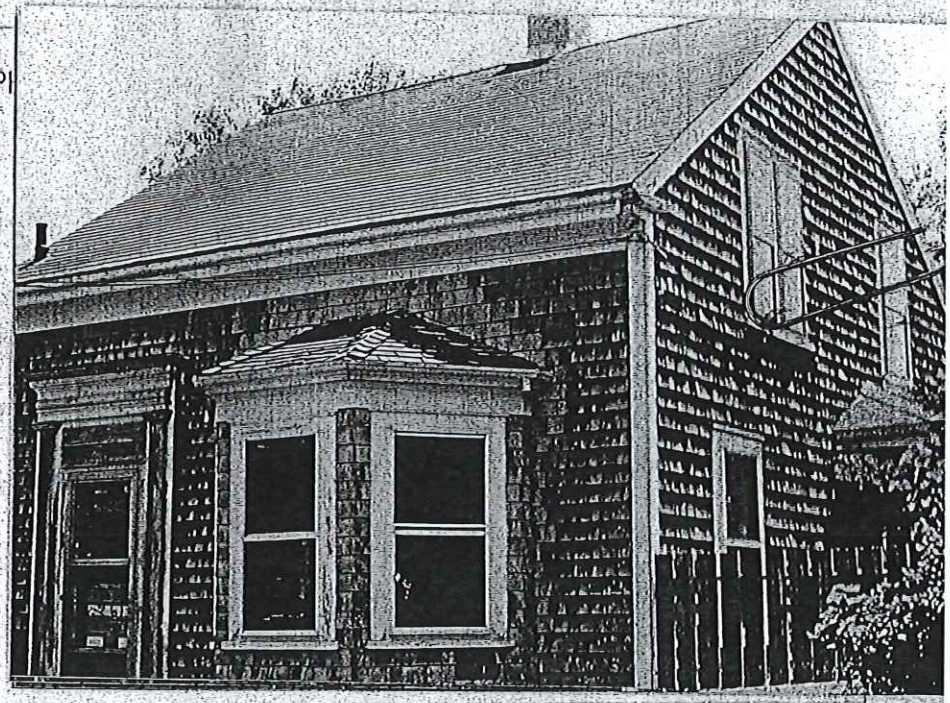
6. USE: Original: res. Present: res
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

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

8. MAP -- 3 X 2"

9. 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.

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

FOR OFFICE USE ONLY

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Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

RECEIVED
FEB 10 2023

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☐ Pool (Zoning District ____) ☐ Roof ☒ Other SKYLIGHTS

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Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: OFFICE SECTION

Original Date: 2019 - GARAGE SECTION PRE-1972

Original Builder:

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

ON 1-STORY OFFICE SECTION OF OFFICE/GARAGE STRUCTURE
BOXED WOOD

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer 2 VELUX Rough Opening 21" X 26 7/8" Size _____ Location E/W
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

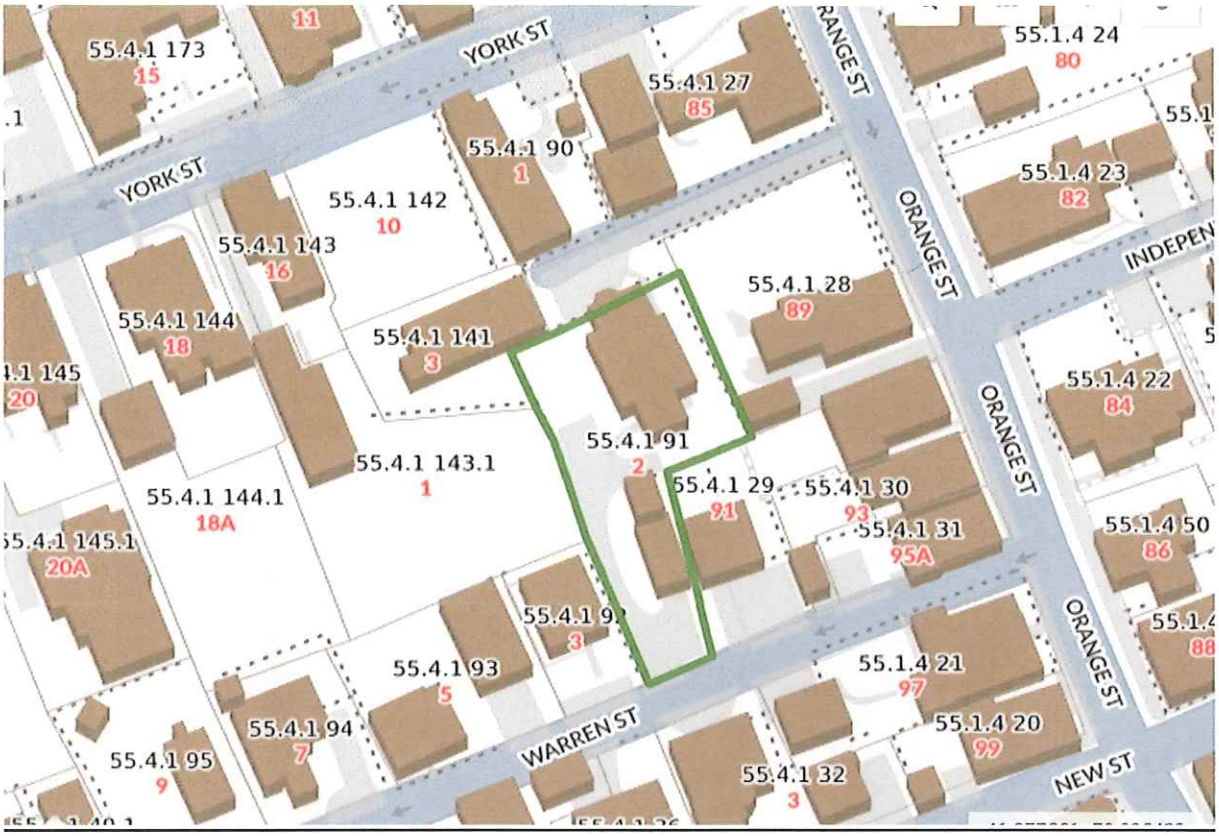
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 2/9/2023 Signature of owner of record _____ Signed under penalties of perjury

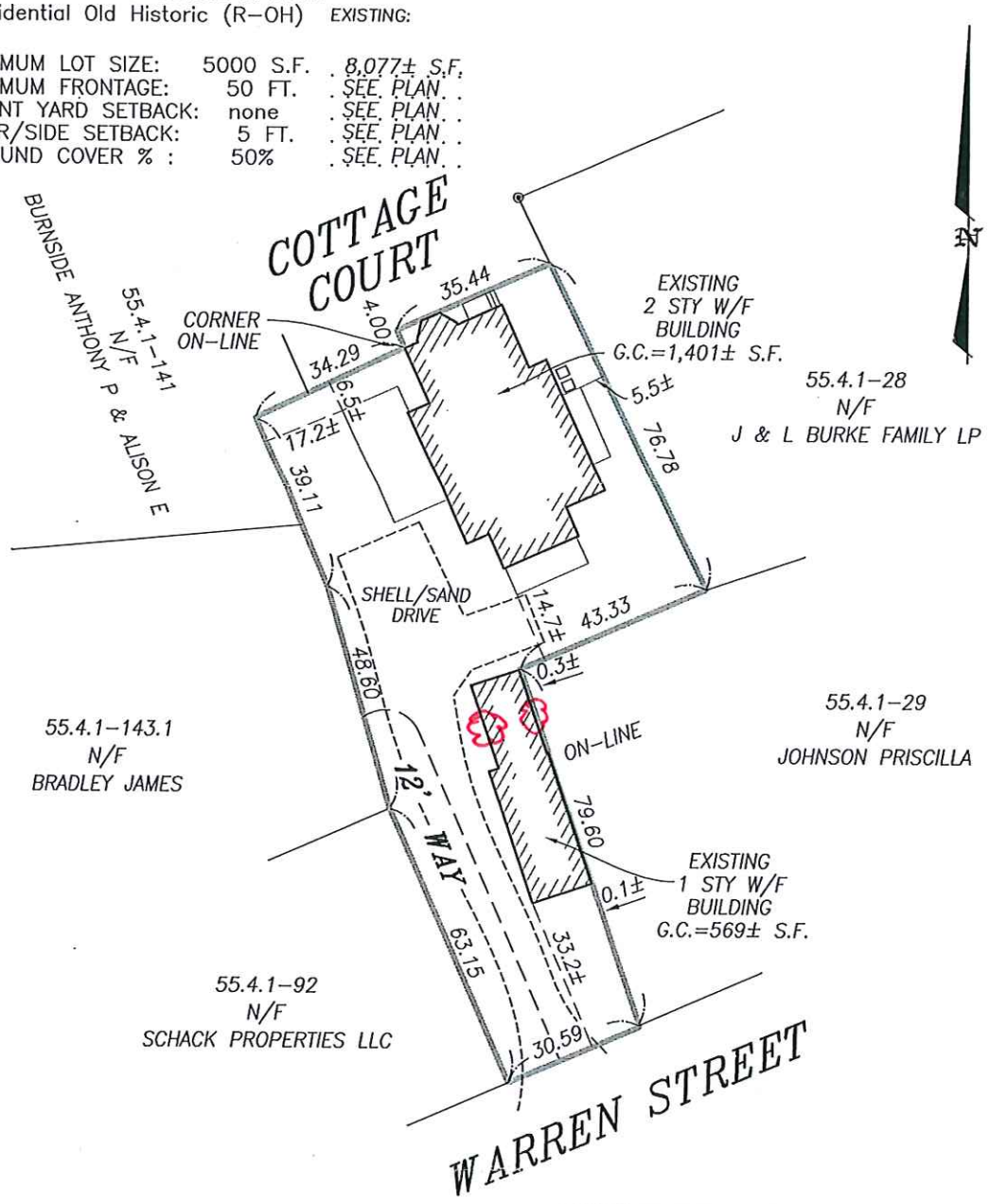
2 COTTAGE COURT





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

MINIMUM LOT SIZE:	5000 S.F.	8,077± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	SEE PLAN



I CERTIFY, AS OF : 5/31/2019 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

EDWARD F. KING, JR. No. 4571 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 55.4.1 , PARCEL: 91

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

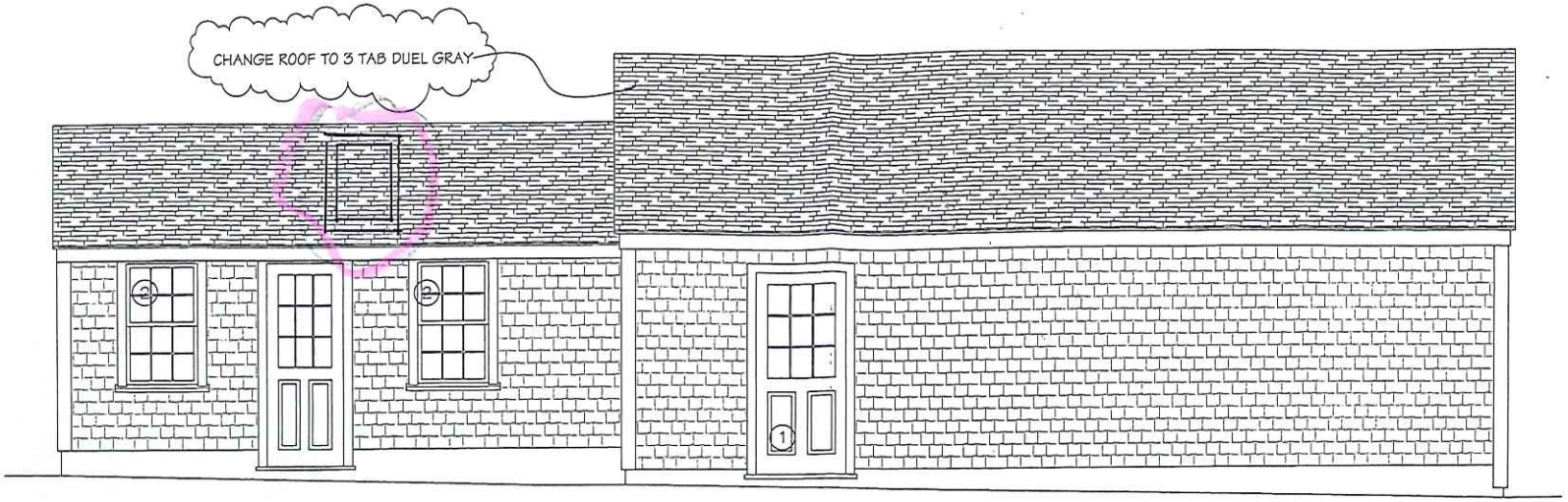
SCALE: 1"= 30' *DATE: MAY 31, 2019*

Owner: MILTON C. & ROBERTA M. ROWLAND
LOT 3
Deed: 1632–92 Plan: PLAN BOOK 15 PAGE 68

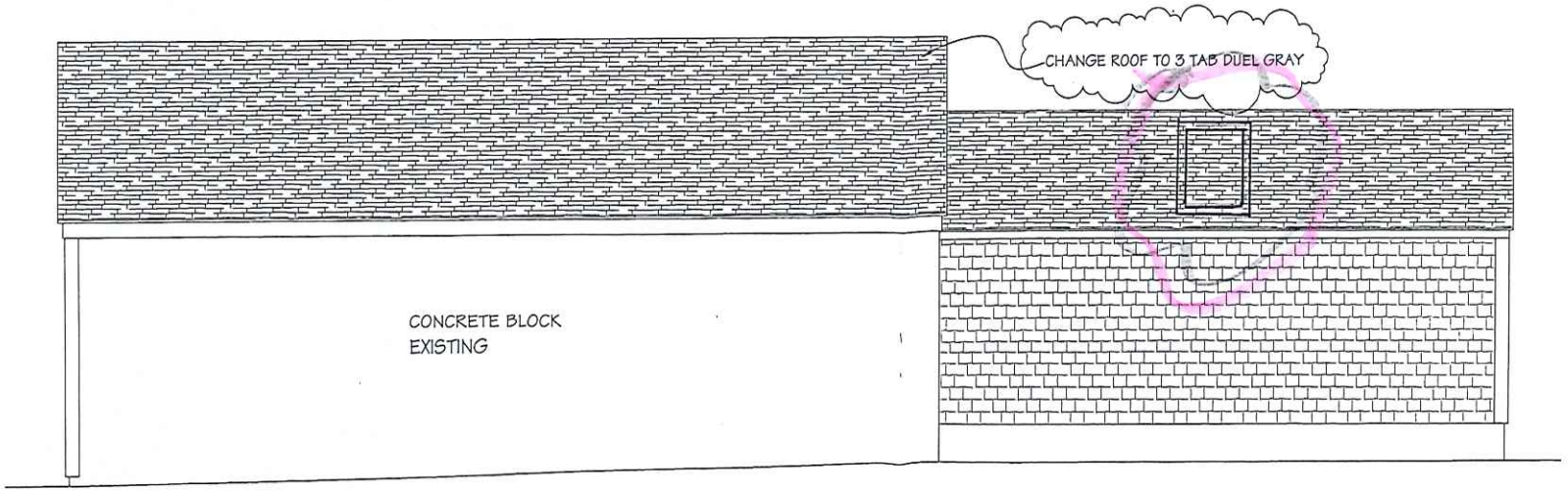
Locus: 2 COTTAGE COURT

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

K–747

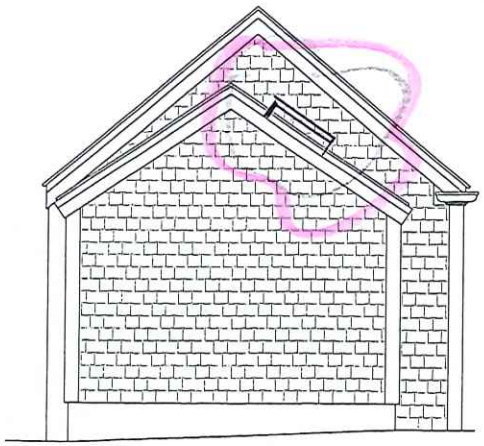


WEST ELEVATION



EAST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Solar Powered "Fresh Air" Skylight

VSS Model



Remote included

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FEB 10 2025
By



When you pair natural light with fresh air, you open your home to a world of crisper, cleaner air and brighter days.

- Solar-powered battery control system easily opens and closes skylight with remote or smartphone app
- Go Solar: VSS is eligible for a federal solar tax credit[1]
- Rain sensor automatically closes skylight at the first sign of rain
- Compatible with VELUX skylight shades for ultimate light control
- Clean, Quiet & Safe Glass standard on all VSS models – see page 15

Standard Sizes	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
14° - 85° 3:12 - 137:12										
Rough Opening (W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

GO SOLAR

Add a pre-installed solar-powered shade
See page 15

Smartphone control and automation available
See page 13

30%

Eligible for a 30% federal solar tax credit[1]

[1] For more information visit veluxusa.com/go-solar.

2 COTTAGE COURT – GARAGE/OFFICE

SOUTH ELEVATION – NO CHANGE – WARREN STREET DRIVEWAY



WEST ELEVATION OF GARAGE PORTION – NO CHANGE



EAST ELEVATION OF GARAGE PORTION – NO CHANGE



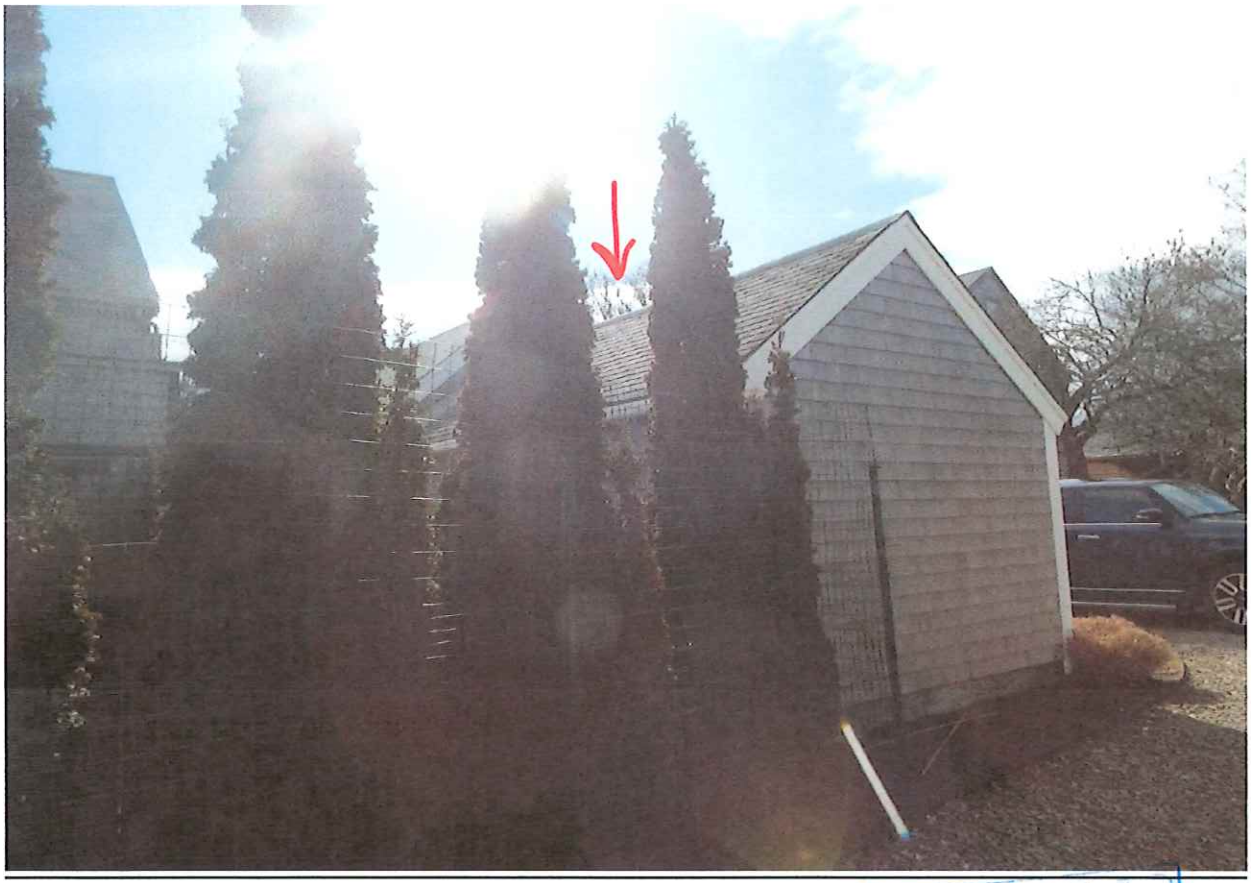


WEST ELEVATION OFFICE PORTION – NEW SKYLIGHT





EAST ELEVATION OFFICE PORTION – NO CHANGE



NORTH ELEVATION – NO CHANGE



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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

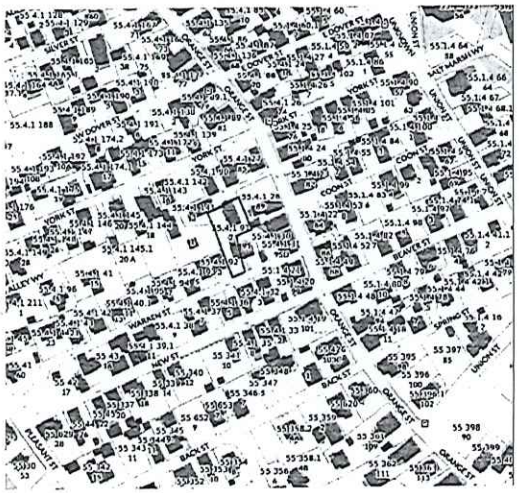
Sidewall _____ Clapboard (if applicable) _____ Roof Dual Grey
Trim _____ Sash _____ Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

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

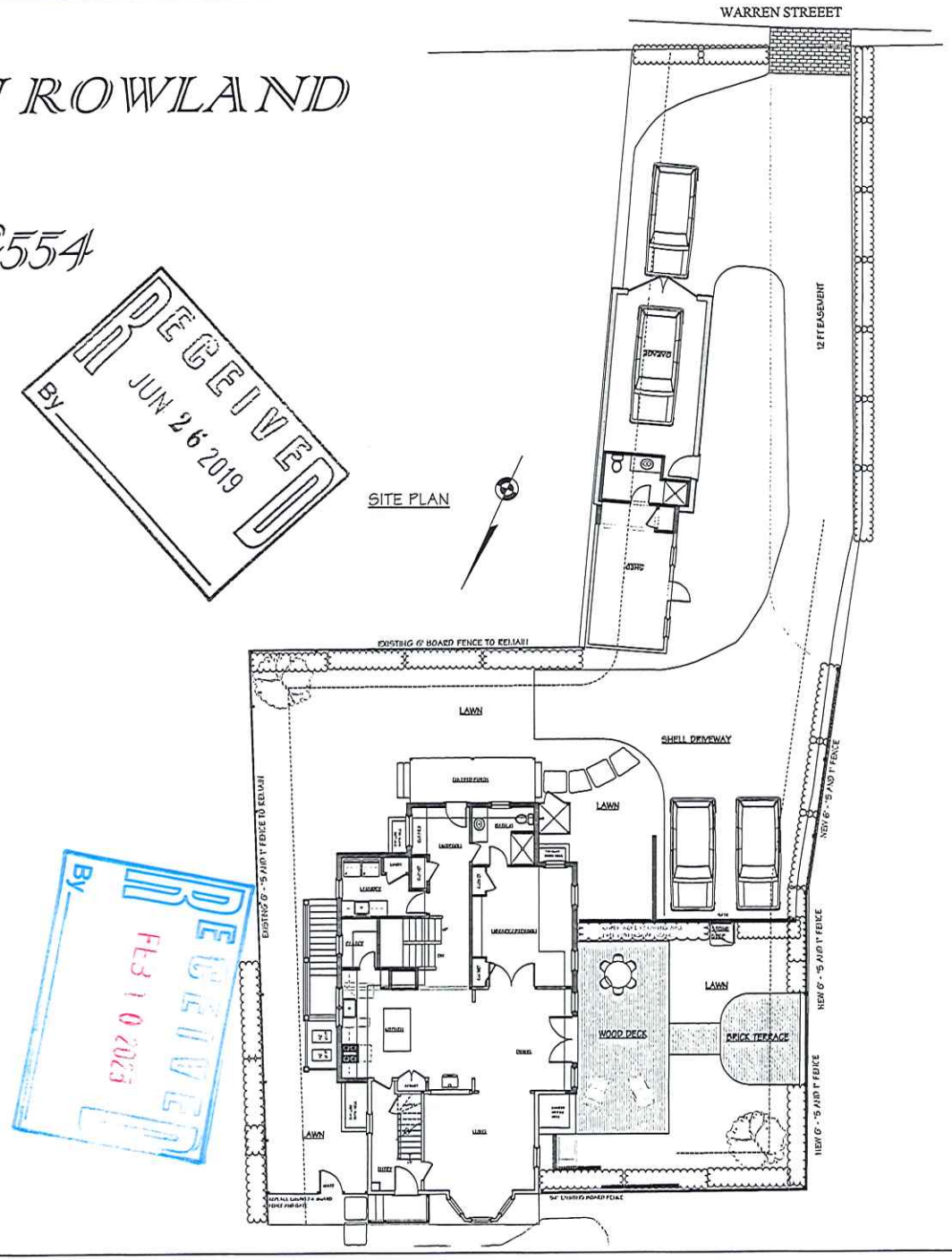
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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



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FEB 10 2020
BY

MAP & PARCEL: 55.4.1/91
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 8090 s.f.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,394 S.F.
- GARAGE: 375 S.F.
- SHED: 168 s.f.

PROPOSED NEW GROUND COVER: 26 s.f.
TOTAL GROUND COVER: 1,963 s.f.
ALLOWABLE GROUND COVER: 4,045 s.f.

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2644

REVISIONS:

COVER SHEET
DATE: 06/26/2019
SCALE: AS NOTED

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MAP 55.4.1 / 91

A

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
5086226044

REVISIONS:

PLAN and ELEVATIONS
DATE: 06/26/2019
SCALE: 1/4" = 1'-0"

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MP# 9643 / 19

1

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JUN 26 2019
By

APPROVED
JUL 09 2019 #72675
NO CHANGES
WITHOUT HDC APPROVAL

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 91

Street & Number of Proposed Work: 2 COTTAGE COURT

Owner of record: MILLREY + ROBIN RONLAND

Mailing Address: 15 DEER RUN RD
NANTUCKET, MA 02554

Contact Phone #: 228-2044 E-mail: _____

AGENT INFORMATION (if applicable)

Name: OWNER

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

RECEIVED
APR 16 2019
By _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

REVISIONS TO GARAGE/SHED

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 71108
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 47' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North None South _____ East _____ West _____

Height of ridge above final finish grade: North 15' EXISTING South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation NO CHANGE (GARAGE)
2. South Elevation NO CHANGES
3. West Elevation WDWS + DRS
4. North Elevation REMOVE CHIMNEY

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side 9 LITE
Garage Door(s): Type 9 LTS. OVER 2 PANELS Material WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors WHITE GARAGE DR - GREY
Deck _____ Foundation _____ Fence _____ Shutters _____

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

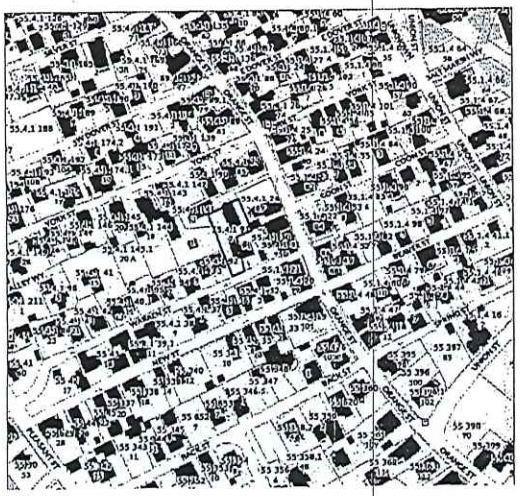
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4-16-2019 Signature of owner of record _____ Signed under penalties of perjury

APPROVED

Previous

MICKEY AND ROBIN ROWLAND
2 COTTAGE CT.
NANTUCKET, MA 02554



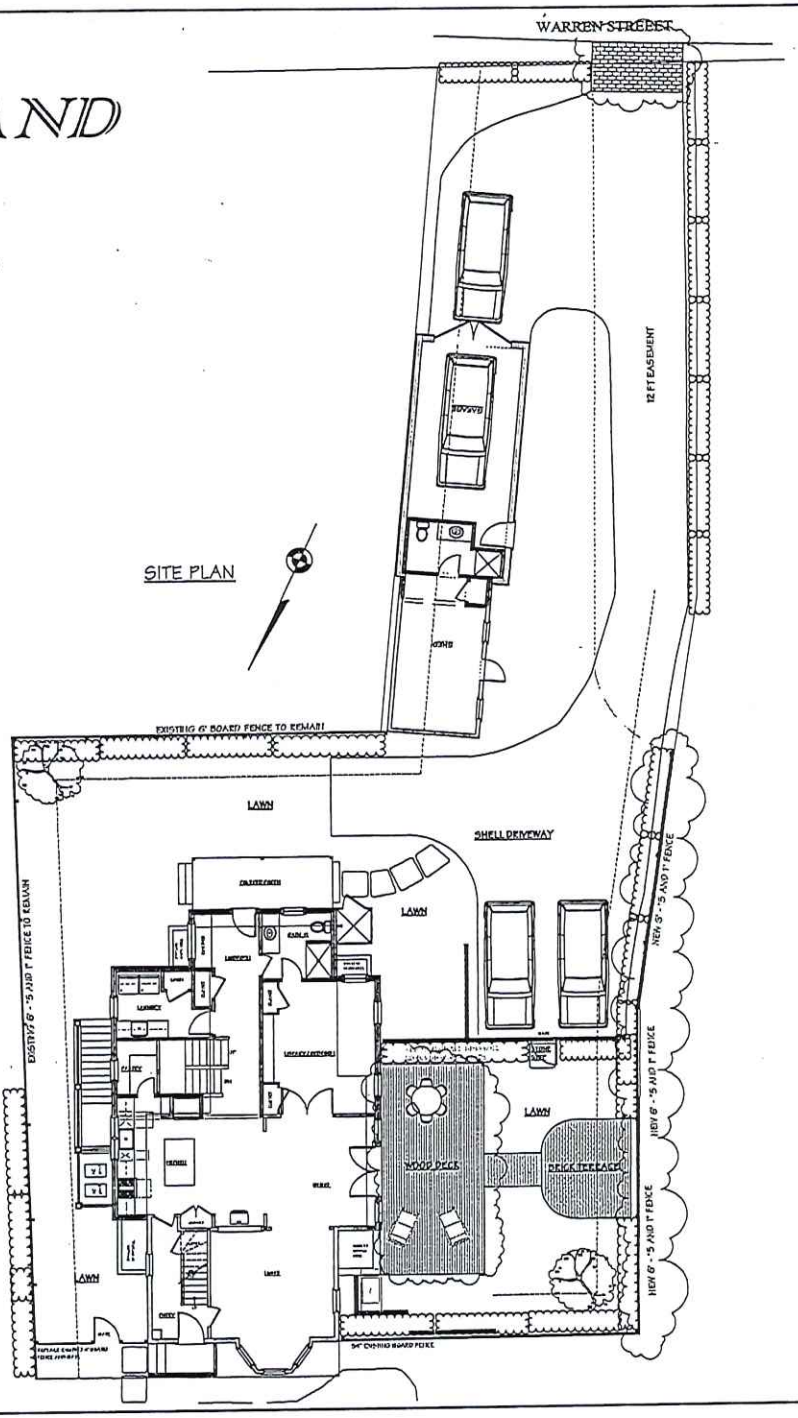
RECEIVED
APR 16 2019
BY

APR 23 2019

MAP & PARCEL: 55.4.1/91
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 8090 s.f.
GROUND COVER RATIO: 50%
EXISTING GROUND COVER:
- MAIN HOUSE: 1,394 S.F.
- GARAGE: 375 S.F.
- SHED: 168 s.f.

PROPOSED NEW GROUND COVER: 26 s.f.
TOTAL GROUND COVER: 1,963 s.f.
ALLOWABLE GROUND COVER: 4,045 s.f.

SITE PLAN



MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

REVISIONS:

COVER SHEET
DATE: 11/29/2018
SCALE: AS NOTED

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA

MAP 55.4.1 / 91

A

MICKEY AND ROBIN ROWLAND
2 Cottage Ct.
Nantucket, MA
PLAN and ELEVATIONS
DATE: 11/29/2018
SCALE: 1/4" = 1'-0"
REVISIONS:
MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044
SOUTH ELEVATION
PROPOSED
EAST ELEVATION
PREVIOUS APPROVAL - NO CHANGE
REMOVE CHIMNEY
NORTH ELEVATION
PROPOSED
WEST ELEVATION
PROPOSED
CONCRETE BLOCK
EXISTING
EAST ELEVATION
EXISTING
RECEIVED
APR 16 2019
BY
EXISTING CONCRETE BLOCK WALL TO REMAIN - NO CHANGE
EXISTING WOOD FRAME WALL
TO REMAIN - NO CHANGE
NEW 2X4 WOOD FRAME WALL TO HAVE
ONE LAYER 5/8" TYPE-X GYPSUM
WALL BOARD BOTH SIDES
PER ASSEMBLY UL-U305
2X8 RAFTERS
@ 16" OC
EXISTING CONCRETE BLOCK WALL TO HAVE
NEW PLYWOOD SHEATHING AND SHINGLES
EXISTING WINDOWS TO BE SHINGLED OVER
NEW 2X4 WOOD FRAME WALL
NO FIRECODE GYP-BOARD REQUIRED
GARAGE - SHED
GARAGE
SHED
20'-10"
6'-0"
3'-6"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VIII-10
MAP/PARCEL#: 55.4.1-91

Recorded By: AH Date: 6/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Coffin Ct -shed (entrance on Warren st) 2. BUILDING NAME:

3. OWNERSHIP: O a. public Ø b. private 4. PRESENT OWNER:

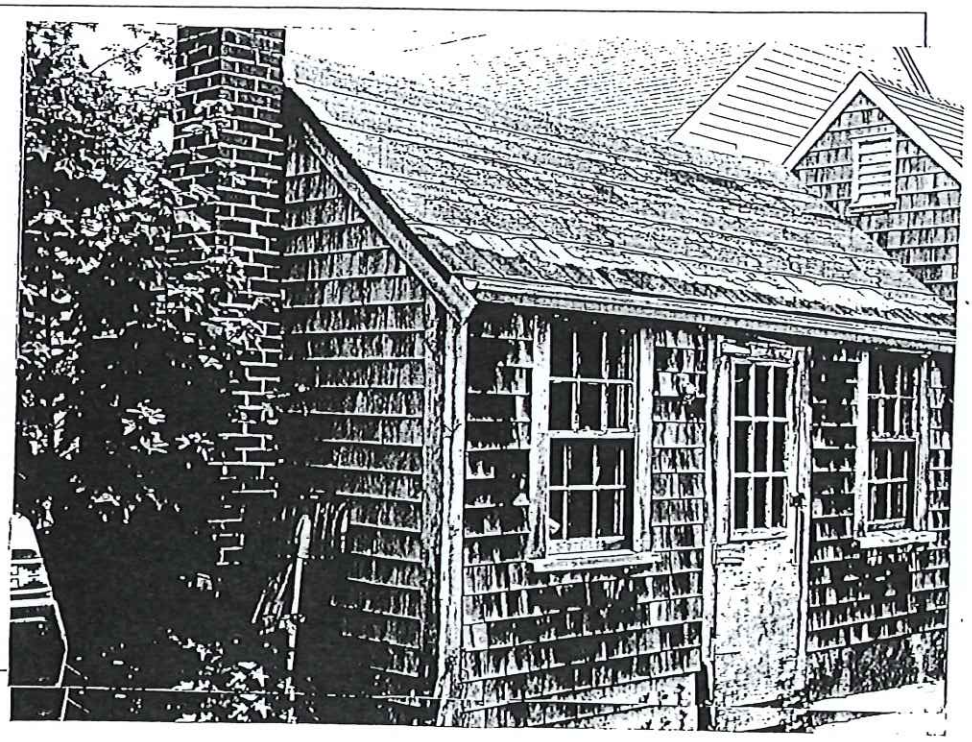
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: dwelling? / storage Present: storage shed
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes Ø b. No
Interior accessible, explain:

8. MAP -- 3 X 2"



25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- O a. sidelights
- O b. transom
- O c. plank frame
- Ø d. flush frame
- O e. Federal
- O f. fanlight
- O g. blind fan
- O h. Greek Revival
- O i. recessed
- O j. other: _____

26. NUMBER OF BAYS:

- Ø a. three
- O b. four
- O c. five
- O d. N/A
- O e. other: _____

27. WINDOW FRAME TYPE:

- Ø a. flush
- O b. plank frame
- O c. bull-nose
- O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- O a. 12/12
- O b. 9/9
- Ø c. 6/6
- O d. 2/2
- O e. casement
- O f. other: _____

29. PORCH:

O a. front O b. side O c. wrap

30. DETAILS:

(check several if appropriate)

- O a. corner boards (plain)
- O b. corner boards (beaded)
- O c. corner board (single)
- O d. entry stairs w. balustrade
- O e. blinds
- O f. watertable
- O g. pilasters
- O h. trellis
- O i. other: _____

31. CONDITION:

- O a. excellent
- O b. good
- Ø c. fair
- O d. deteriorated

32. INTEGRITY:

O a. original site O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

O a. individually significant Ø b. contributing O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- Ø a. box
- O b. additive
- O c. gable front
- O d. gable ell
- Ø e. side-gabled
- O f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

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

40. APPROXIMATE FRONTAGE: 10 feet

41. SETBACK FROM STREET: (Warren St)

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

42. ORIENTATION TO STREET ADDRESS: Ø a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

Ø	a. densely built-up	Ø	d. residential
○	b. scattered buildings	○	e. commercial
○	c. open land	○	f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○	a. barn	○	b. privy	○	c. shop	○	d. arbor
○	e. carriage house	○	f. shed	○	g. gardens	○	h. deck
○	i. garage	○	j. greenhouse	○	k. fence	○	l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

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

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone Ø c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
Ø a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: Ø a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: Ø a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: Ø a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

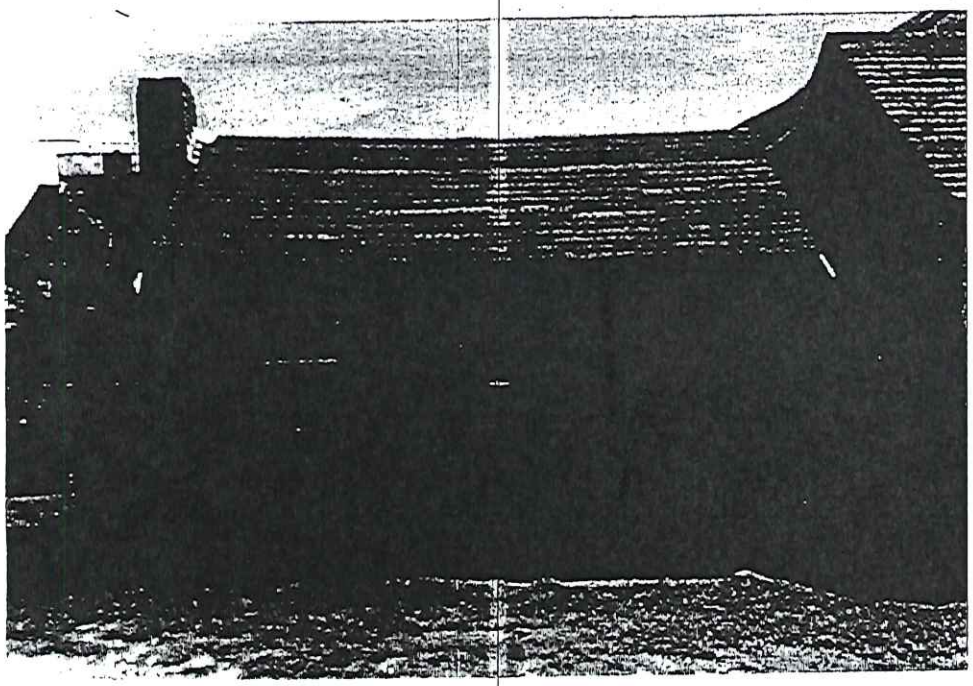
20. CHIMNEY MATERIAL: Ø a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

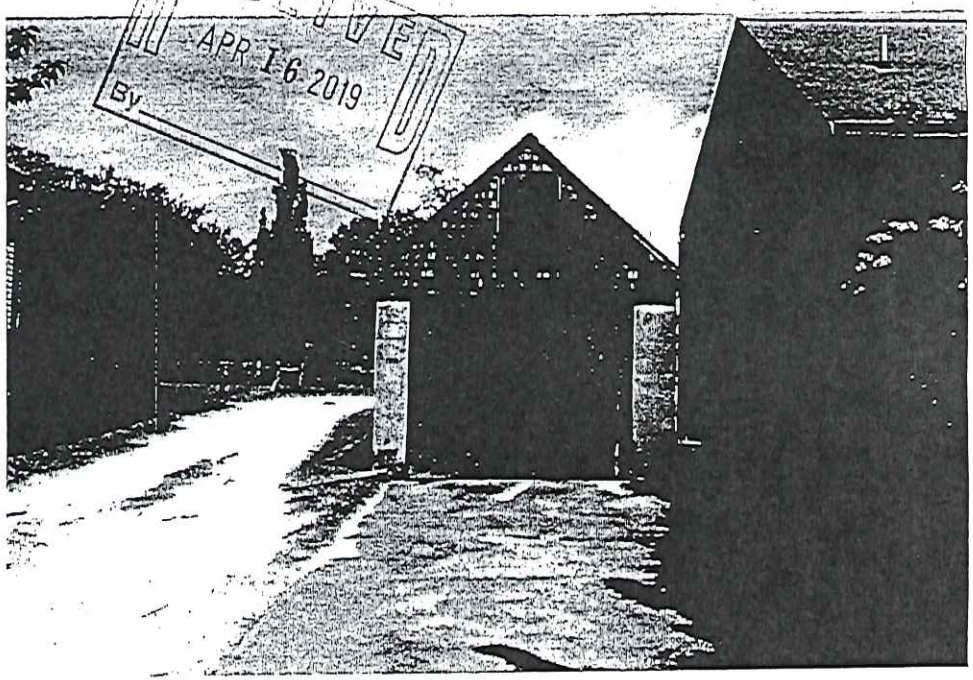
21. CHIMNEY POSITION: ○ a. center ○ b. off-center Ø c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: Ø a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: Ø a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: Ø a. center ○ b. off-center





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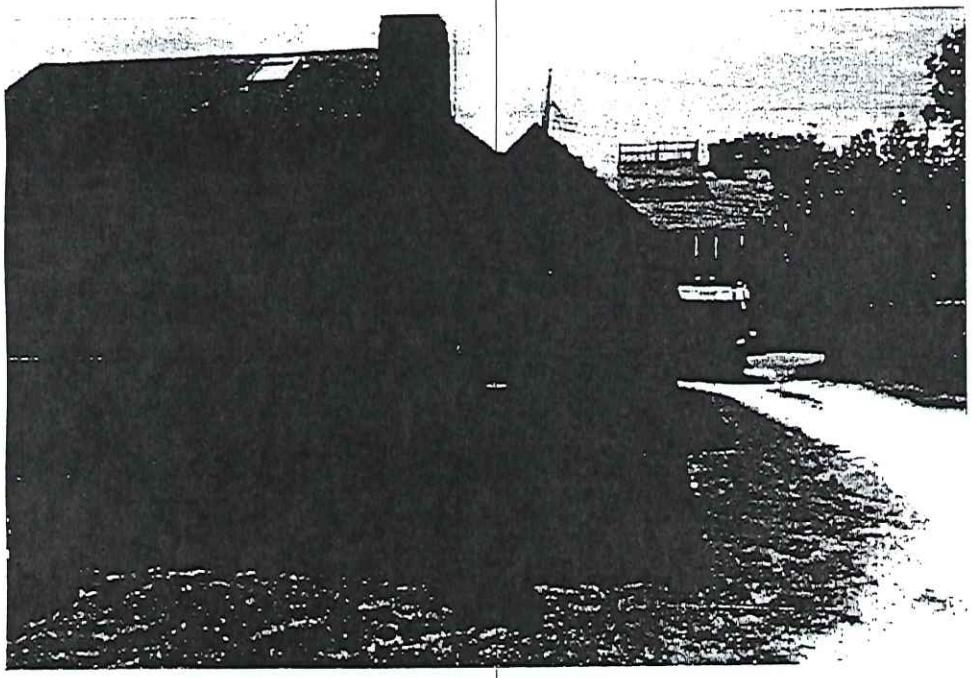
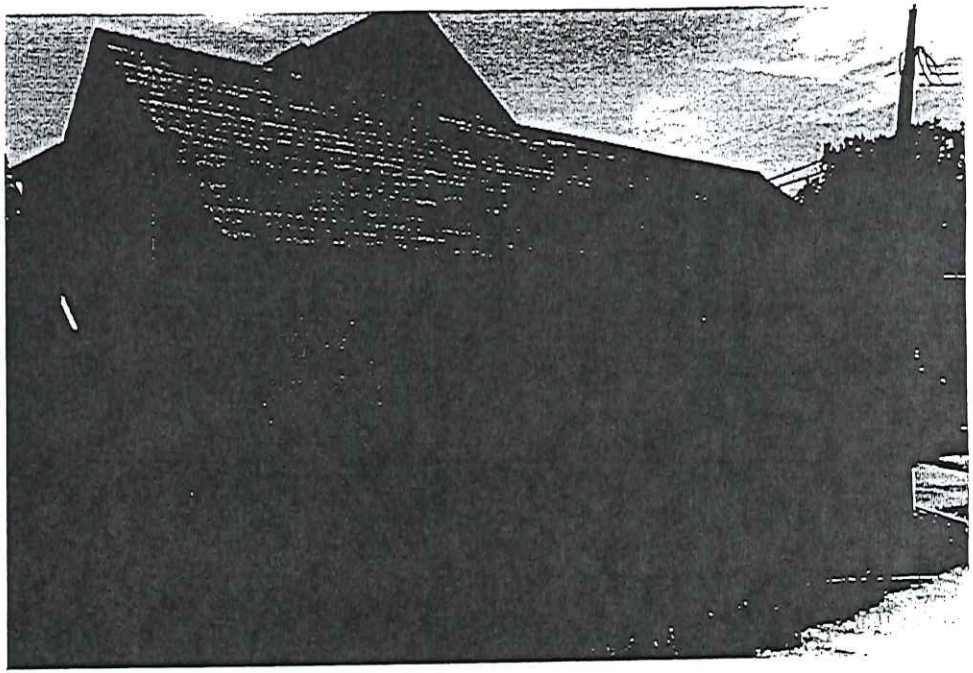
APR 16 2019
By





CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 186

Street & Number of Proposed Work: 11 CHATHAM ROAD

Owner of record: CANNON FAMILY REVOCABLE TRUST

Mailing Address: 17507 VINELAND AVE, THOMAS (CANNON) TR.
MONTE SERENO, CA 95030

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-10 9225

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

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

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: (2013 BARN)

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ROTATE GARAGE
RELOCATE GARAGE DOORS
ADDED EXTERIOR STAIRWAY
ALTERED DORMER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

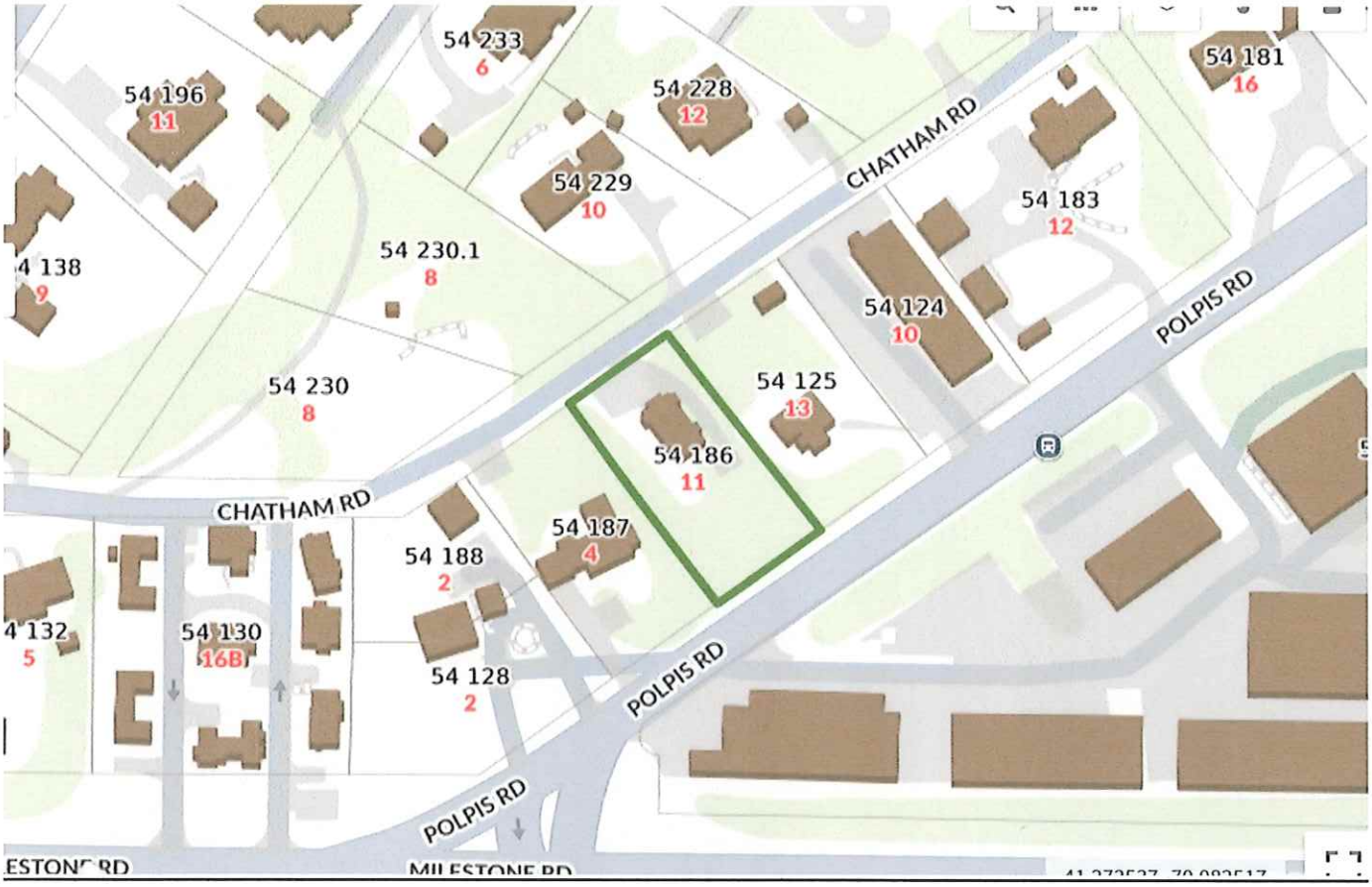
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

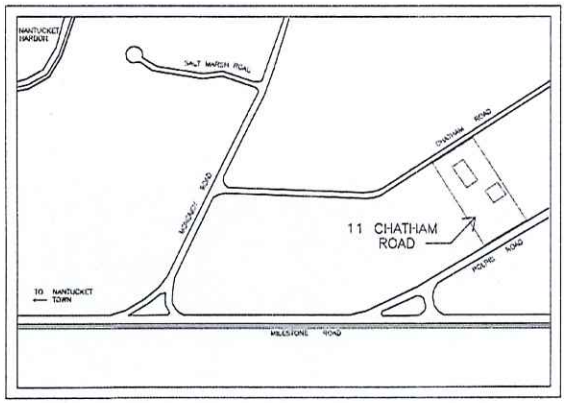
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/9/2025 Signature of owner of record _____ Signed under penalties of perjury

11 CHATHAM ROAD – MOVE ON SITE



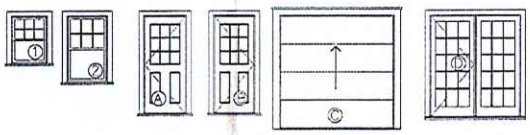


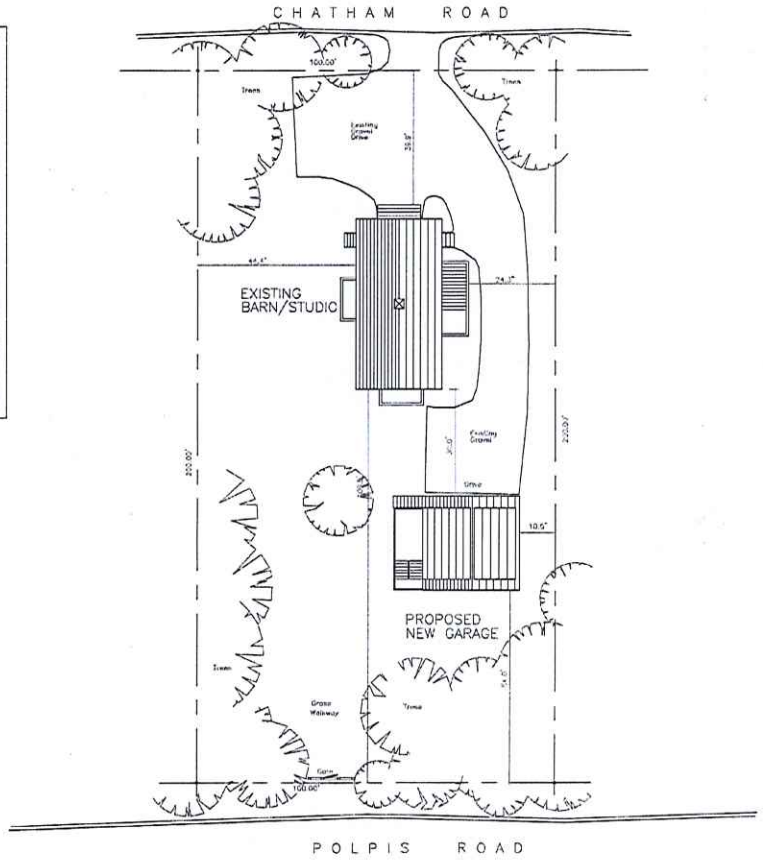


LOCUS MAP
N.T.S.

N

WINDOW AND DOOR SCHEDULE				
ITEM	QTY	ROUGH OPENING	UNIT SIZE	COMMENTS
1	3	2'-8"w x 3'-7"h	2'-6"w x 3'-5"h	9 Dbl Hung Andersen
2	10	2'-10"w x 4'-11"h	2'-8"w x 4'-9"h	9 Dbl Hung Andersen
A	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10h 9 lt wood R.H.	Andersen
B	1	3'-2"w x 7'-1"h	3'-0"w x 6'-10"h 9 lt wood L.H.	Andersen
C	2	8'-3"w x 8'-2"h	8'-0"w x 8'-0"h Overnagd w/cedar face	Custom Overhd
D	1	6'-2"w x 7'-3"h	6'-0"w x 7'-0"h 15 lt patio door pair	Andersen Patio





SITE PLAN
1/16" = 1'-0"

NORTH

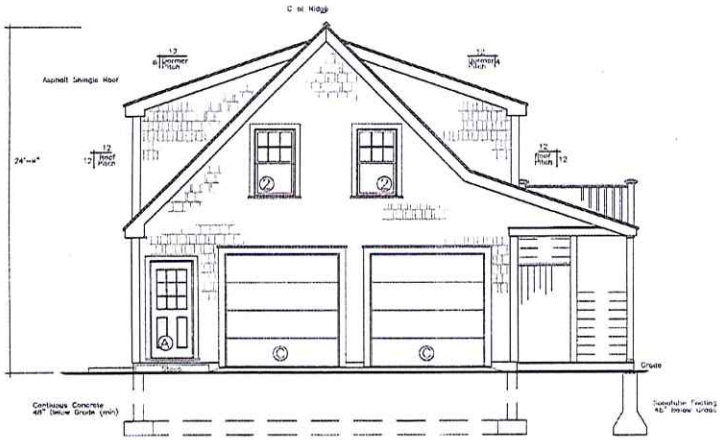
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Site Plan

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

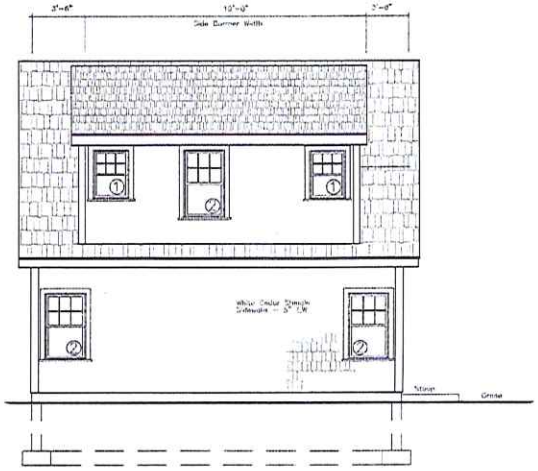
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
Site Plan
for Garage Studio
11 Chatham Rd
Nantucket – MA – 02554

Project	Sheet
New Garage	A0.1
Date: 12/13/2024	
Scale: VARIES	



North Elevation (FRONT)
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

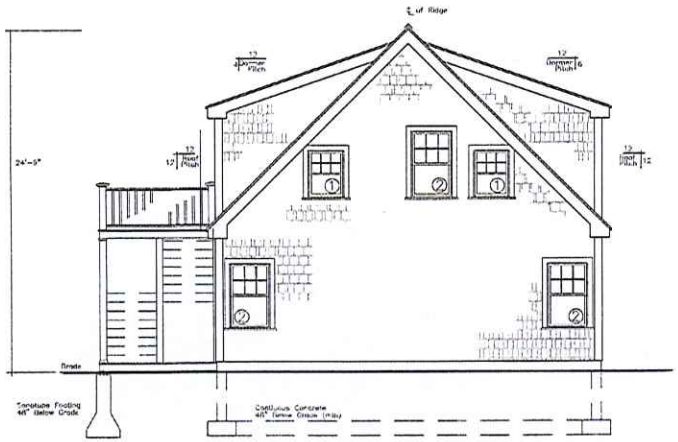
BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

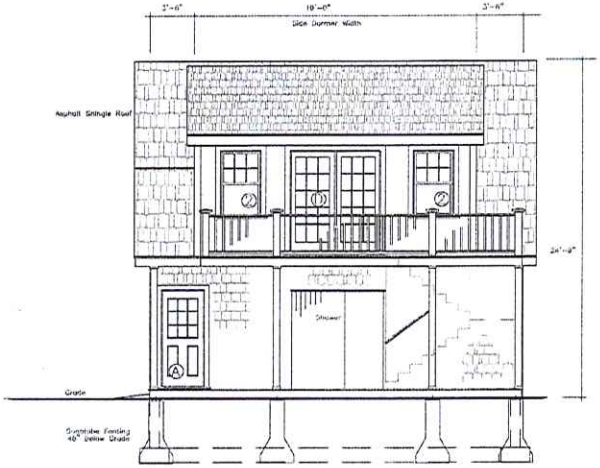
Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
North & West Elevations
for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.1
Date: 12/13/2024	
Scale: 1/4"=1'-0"	



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Elevations

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

Firm Name and Address

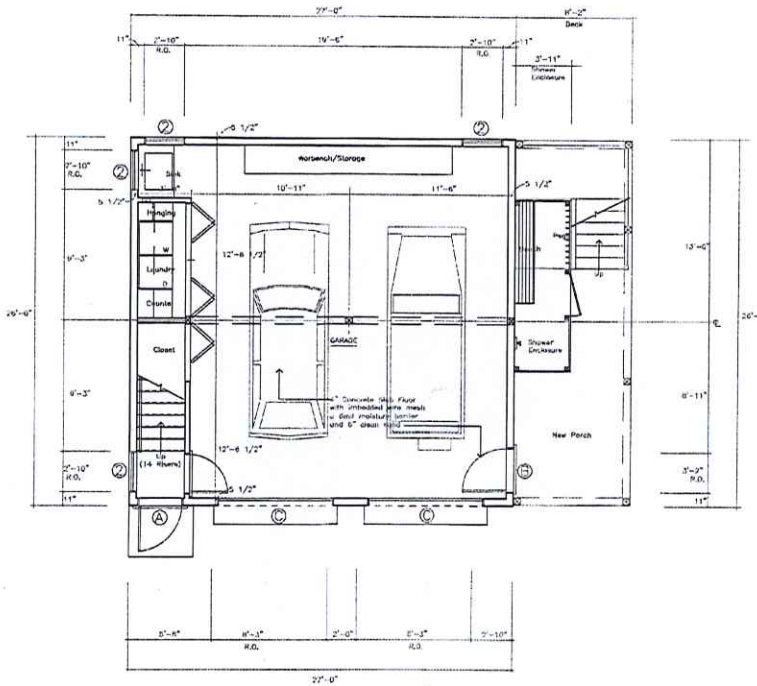
WINTERS

ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

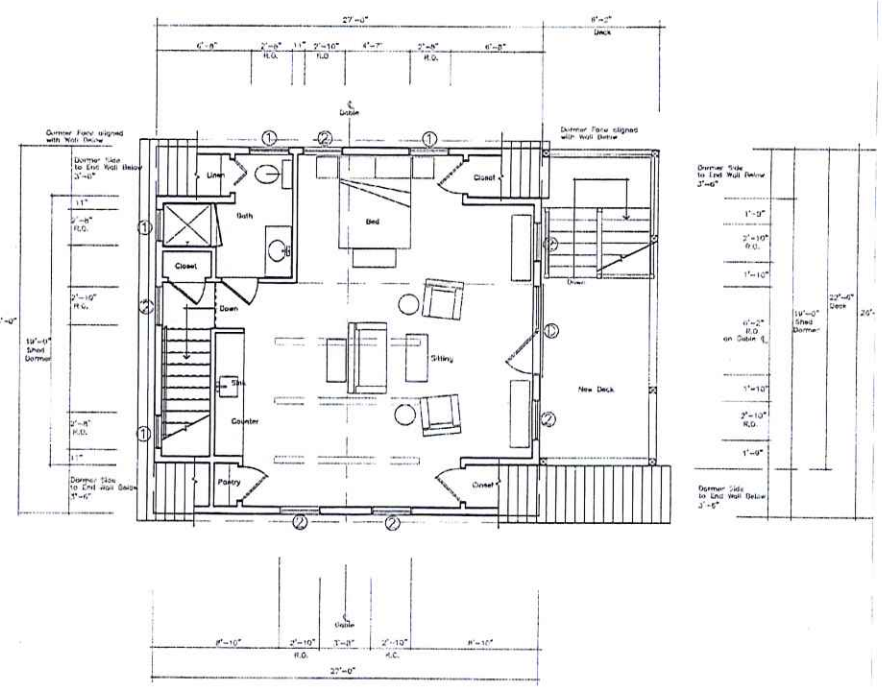
Project Name and Address

BRUST/CANNON GARAGE STUDIO
South & East Elevations for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A2.2
Date: 12/13/2024	
Scale: 1/4"=1'-0"	



First Floor Plan
1/4" = 1'-0"



Finished Second Floor
Studio Apartment
1/4" = 1'-0"

BRUST/CANNON - New Garage Studio
11 Chatham Road - Nantucket, MA
Proposed Garage/Studio Floor Plans

No.	Revision/Issue	Date
3	REVISIONS 01/30/25	
2	REVISIONS 01/15/25	
1	REDESIGN/REV. 12/13/24	

Firm Name and Address
WINTERS
ThirtyAcreWood, LLC
7 Thirty Acres Lane
Nantucket, MA 02554

Project Name and Address
BRUST/CANNON GARAGE STUDIO
Proposed Finish Layout for Garage Studio
11 Chatham Rd
Nantucket - MA - 02554

Project	Sheet
New Garage	A1.2
Date: 12/13/2024	
Scale: 1/4"=1'-0"	





(EXISTING BARN)

FROM CHATHAM ROAD





CERTIFICATE NO: HDC2023-10-9225

DATE ISSUED: 10/10/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PREVIOUS APPROVAL

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 186

Street & Number of Proposed Work: 11 CHATHAM ROAD

Owner of record: JUDITH A. BRUST

Mailing Address: 500 BELAVIDA RD
MONTEREY, CA 93940

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MARK AVERY

Mailing Address: 5 ORCHARD STREET
ADAMS, MA, 01220

Contact Phone #: 508 221 0327 E-mail: markstevenavery@gmail.com

FOR OFFICE USE ONLY

Date application received: 10/2/23 Fee Paid: $352.00

Must be acted on by: 11/24/23

Extended to: _____

Approved: 6 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-0" Sq. Footage 1st floor: 702 S.F. Decks/Patio: Size: 8'-0" x 22'-0" ☐ 1st floor ☒ 2nd floor
Width: 26'-0" Sq. footage 2nd floor: 559 S.F. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 23'-9" South 23'-9" East 23'-9" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass _____/12 Dormer 4/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 10" Corner boards 1x6 Frieze _____
Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): Front _____ Rear _____ Side 9LT WOOD
Garage Door(s): Type OVERHEAD Material CEDAR 1X6 OVERLAY - TO WEATHER
Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

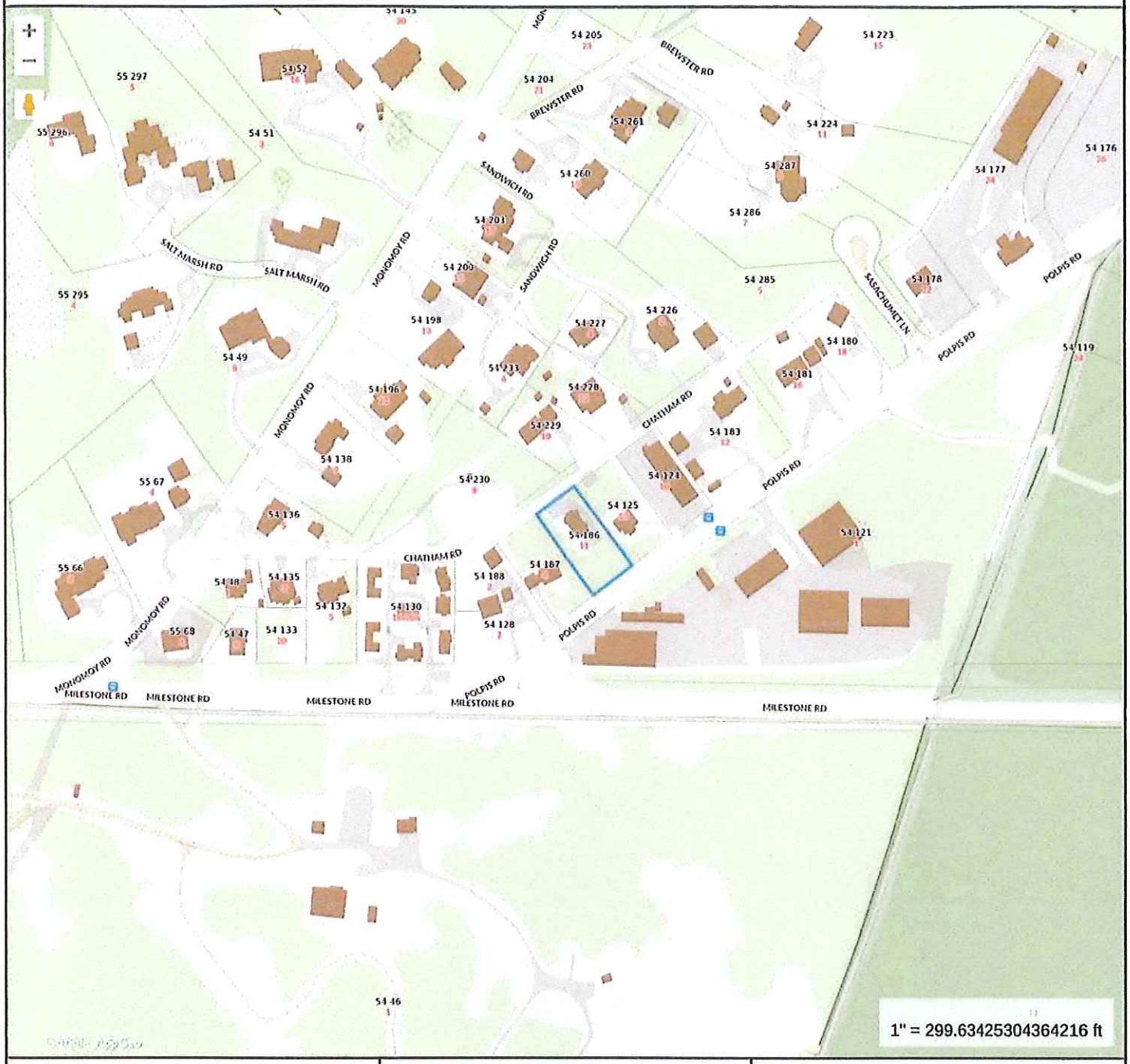
Sidewall WHITE CEDAR NATURAL Clapboard (if applicable) _____ Roof DUAL BLACK ASPHALT
Trim PAINTED NANTUCKET GREY Sash PAINTED NANTUCKET GREY Doors PAINTED NANTUCKET GREY
Deck NATURAL Foundation NATURAL CONC. Fence _____ Shutters _____
GARAGE DOORS NATURAL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/10/23 Signature of owner of record _____ Signed under penalties of perjury

11 Chatham Road



Property Information

Property ID	54 186
Location	11 CHATHAM RD
Owner	BRUST JUDITH A

APPROVED

HDC 2023-10-9225

With

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/02/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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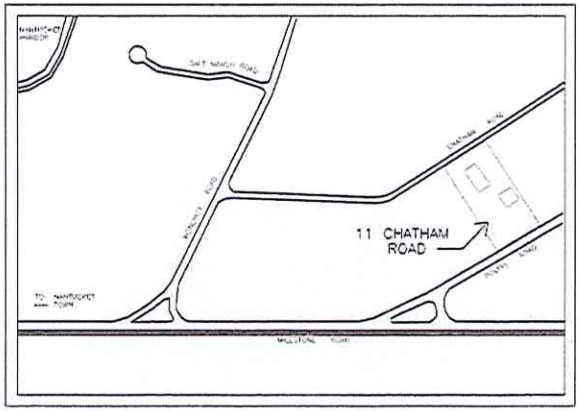
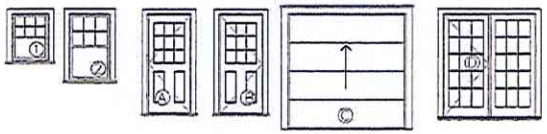
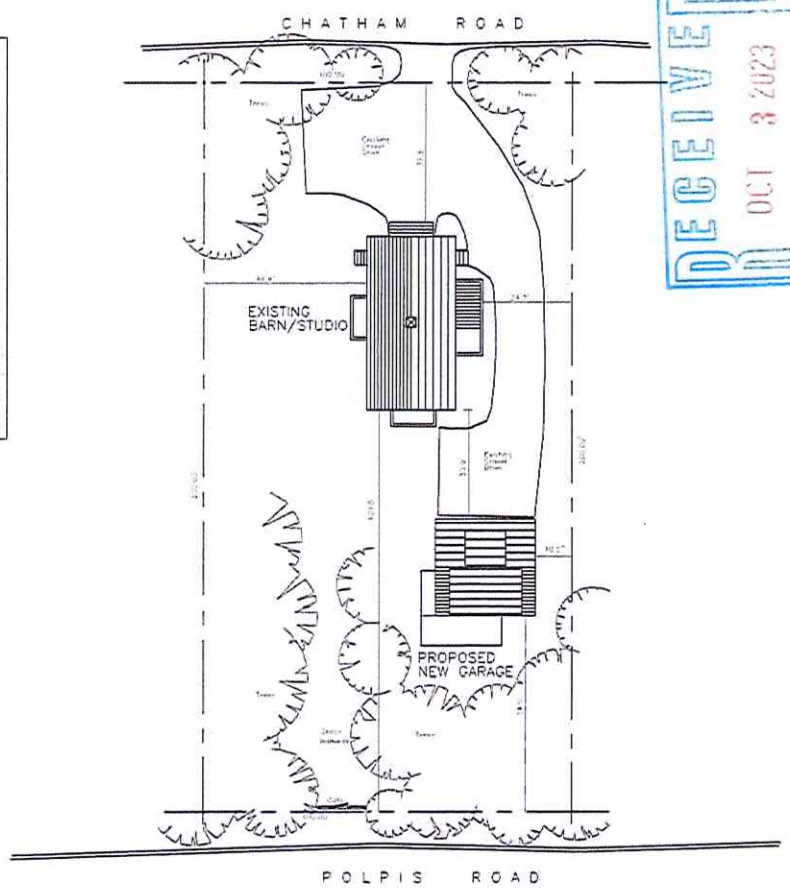
By



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

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APPR[illegible]

HDC 2023-10-9225

With [illegible]ova

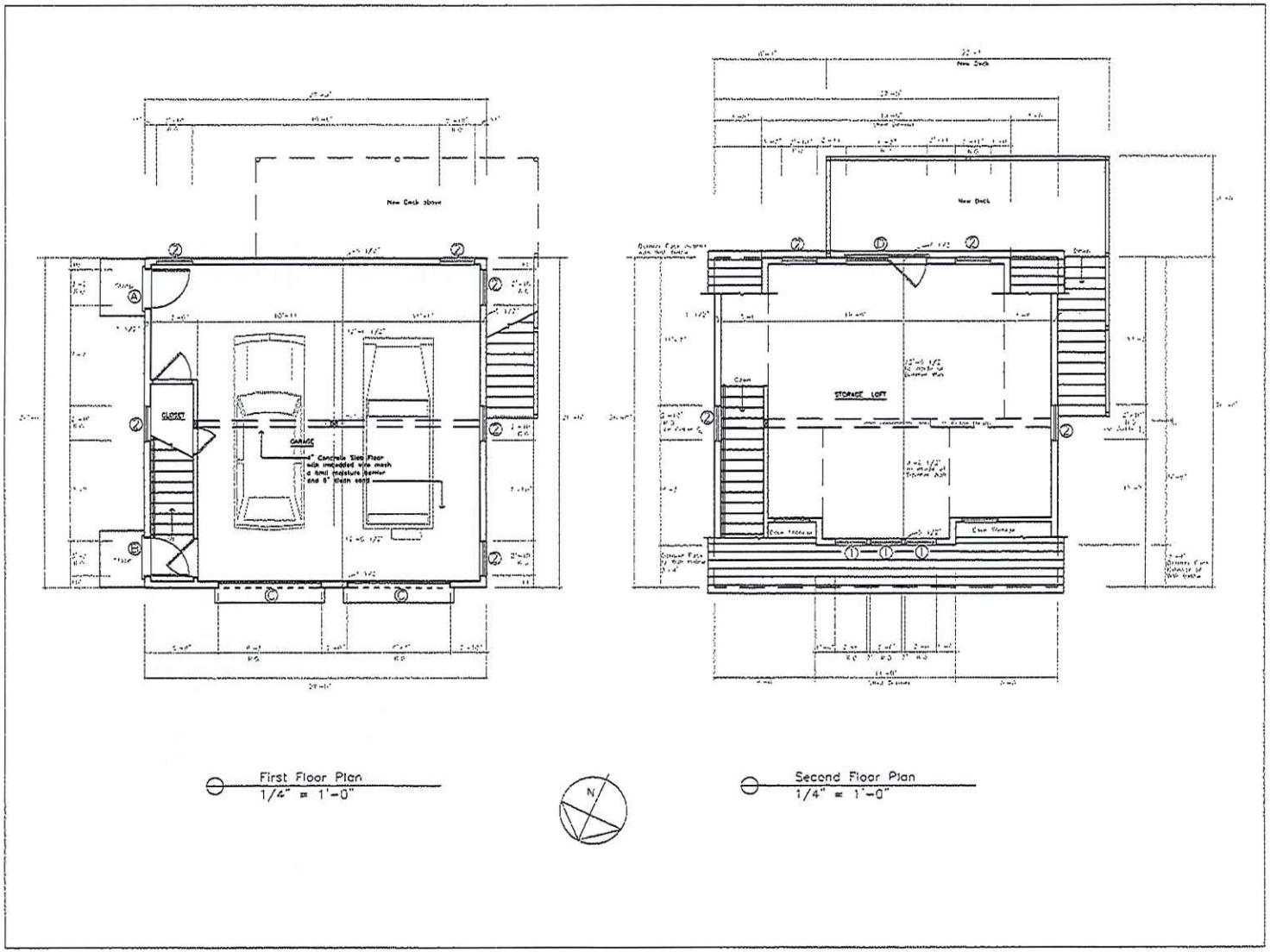
BRUST - New Garage
11 Chatham Road - Nantucket, MA
Site Plan and Locus Map

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

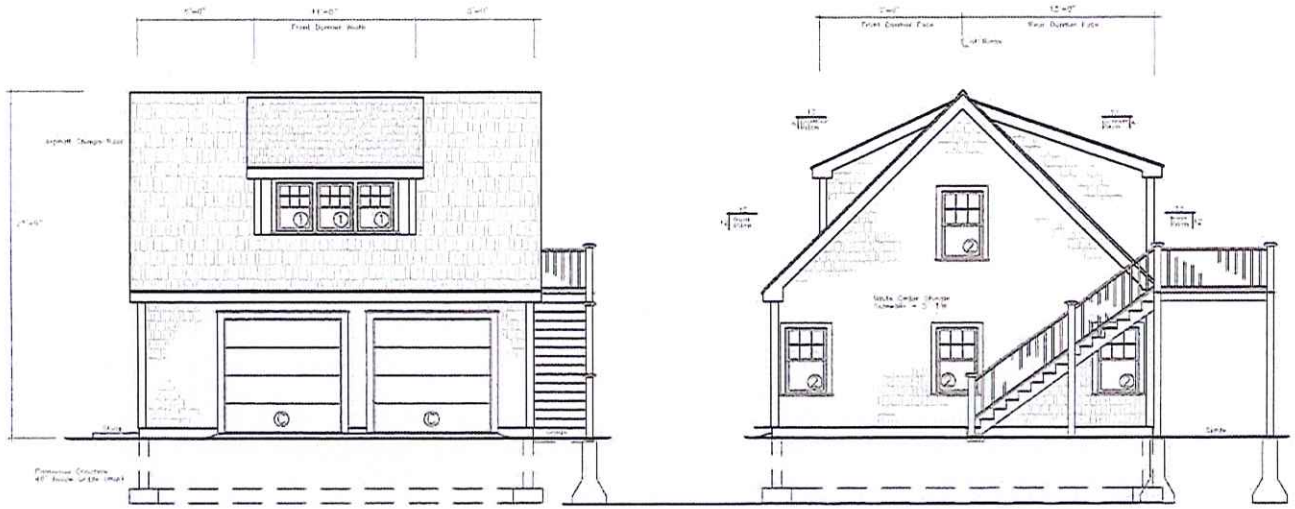
Project Name and Address

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"	

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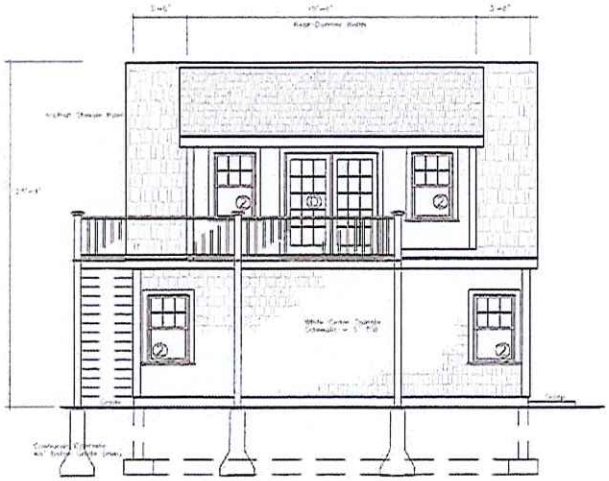
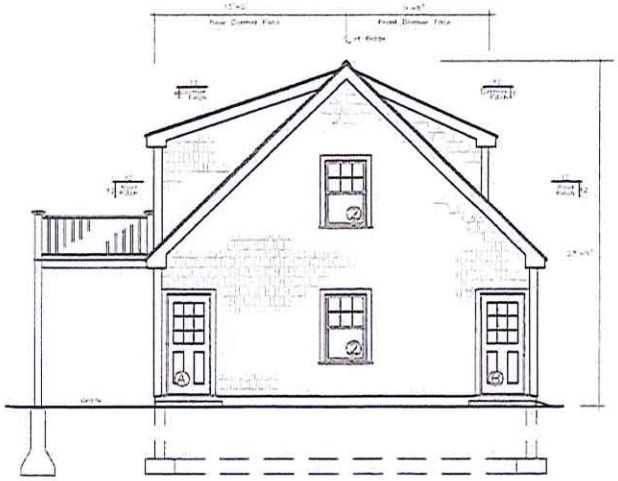
By



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.

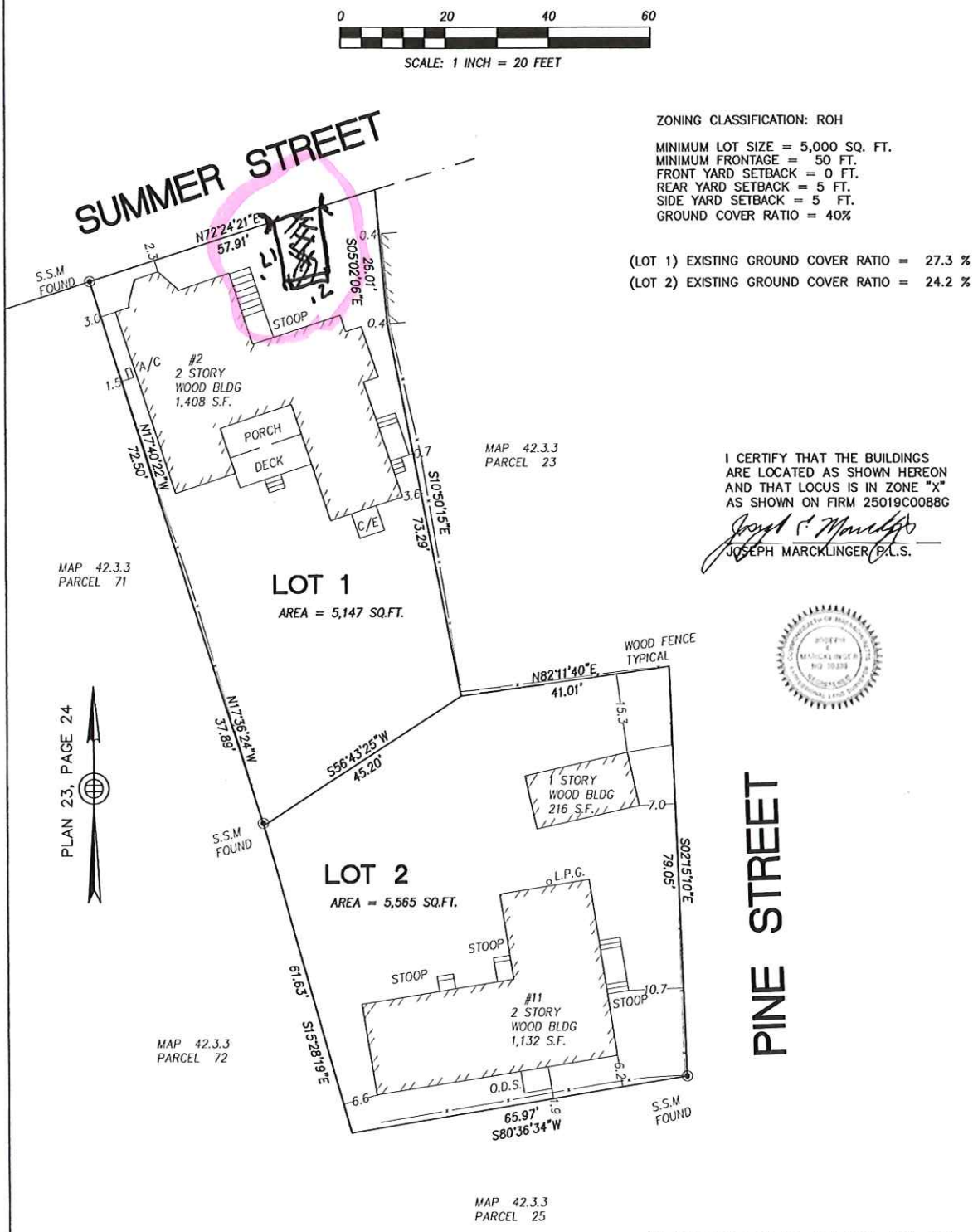
COLORS

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

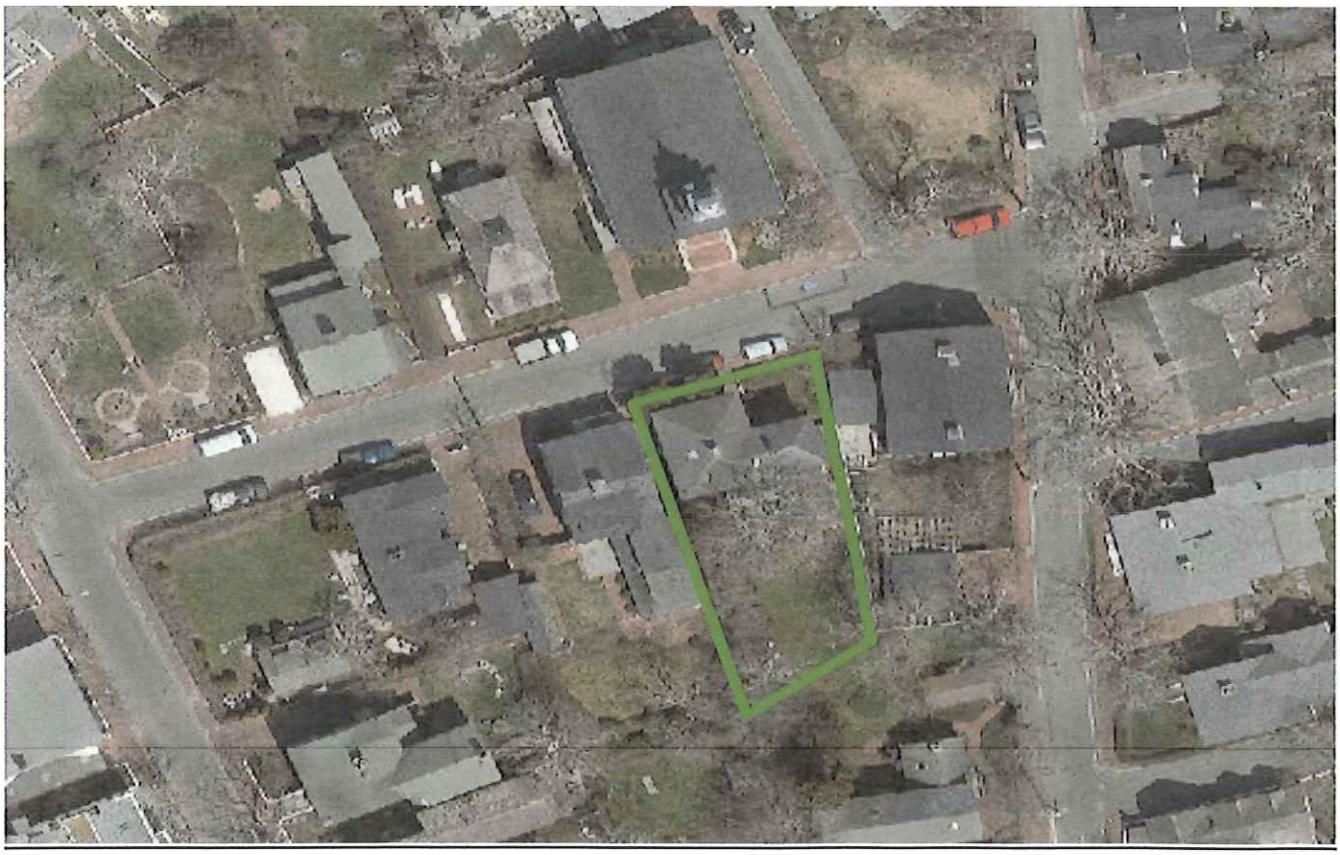
DEED BOOK 1381, PAGE 305 PLAN 23 PAGE 24
ASSESSORS MAP 42.3.2, PARCELS 24 & 24.1

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

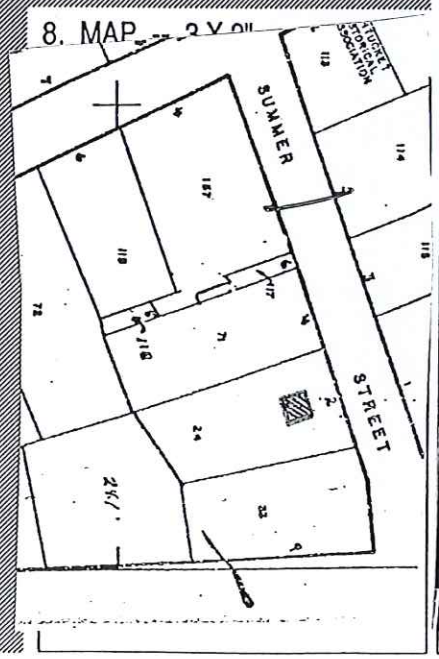
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

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.

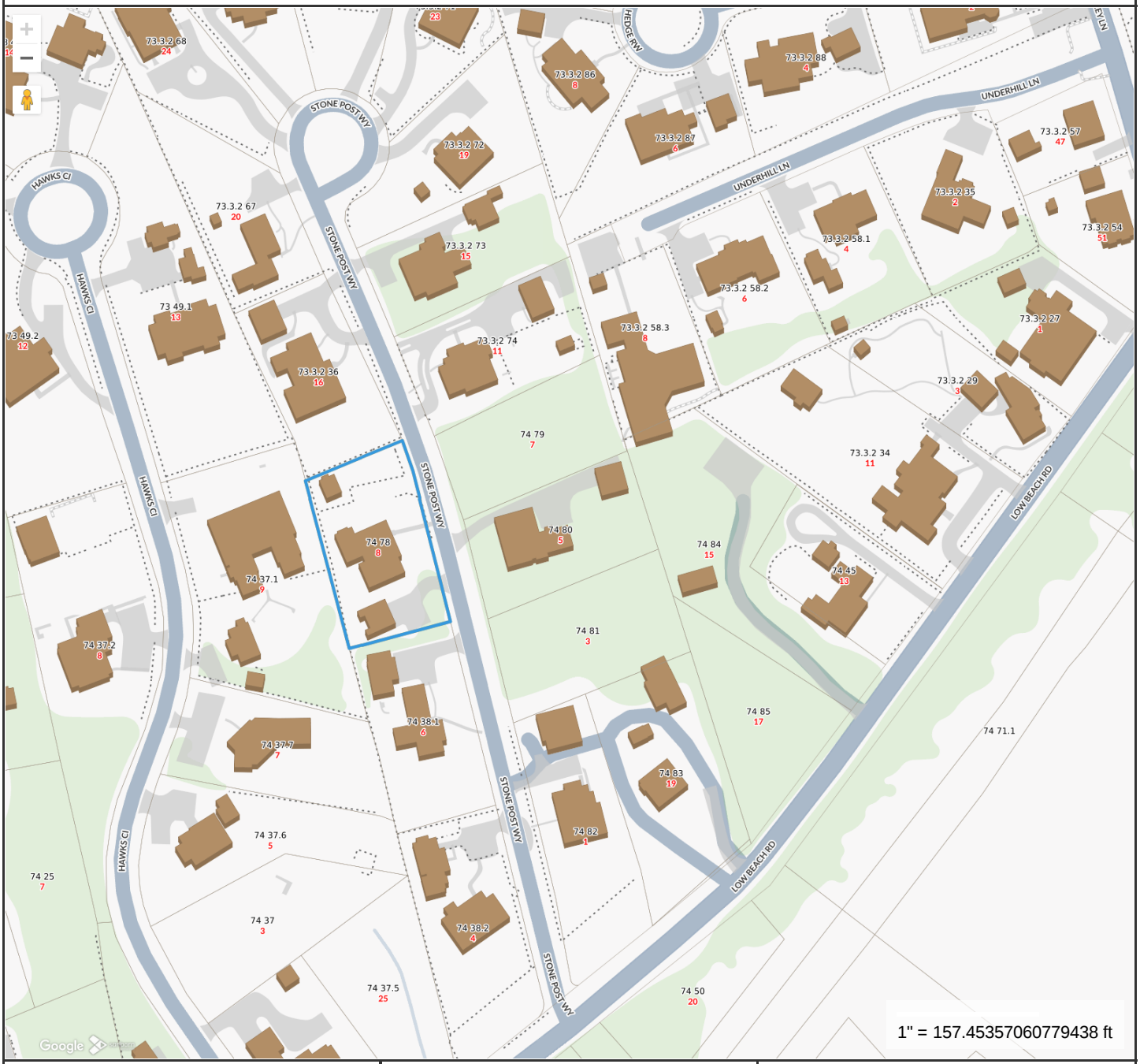
COLORS

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

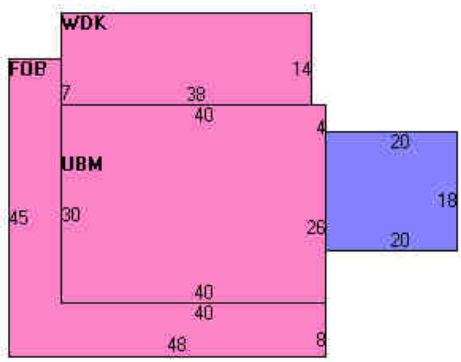
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 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

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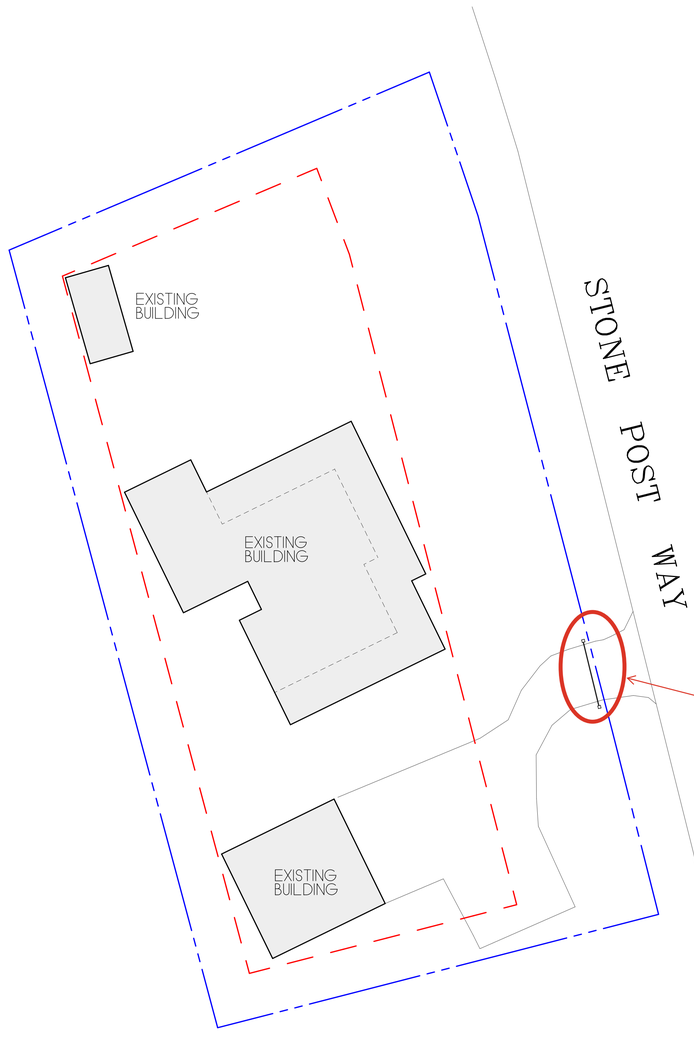
8

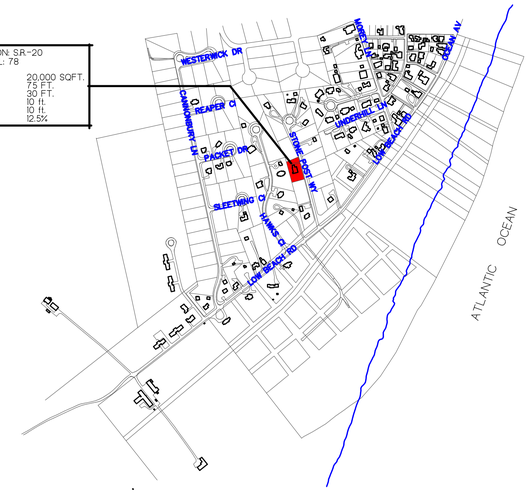

LOOK OF PROPOSED GATE

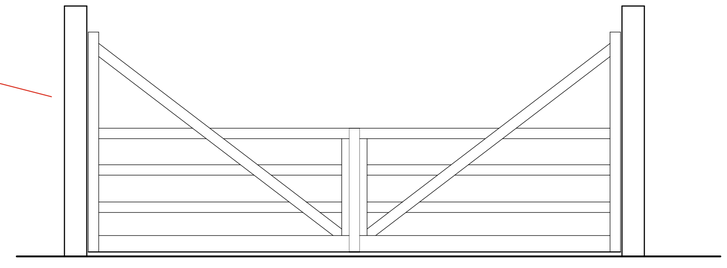


H.D.C. SITE PLAN
SCALE: 1/16"=1'-0"

ZONING CLASSIFICATION: SR-20
MAP: 74 PARCEL: 78

MIN. AREA:	20,000 SQFT.
MIN. FRONTAGE:	75 FT.
FRONT YARD S.B.:	30 FT.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





GATE
SCALE: 1/2"=1'-0"

REVISIONS:
2/6/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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© Ethan McMorrow Design & Associates Inc.

16 STONE POST LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1262
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethand7@comcast.net

MAP: 74 PARCEL: 78
H.D.C. SITE PLAN ONLY
ADDRESS: 8 STONE POST WAY NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: AS NOTED

SHEET NO.
S 1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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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. _____
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Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation GATE @ DRIVE ENTRANCE
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

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Roof Pitch: Main 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 _____

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Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

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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.

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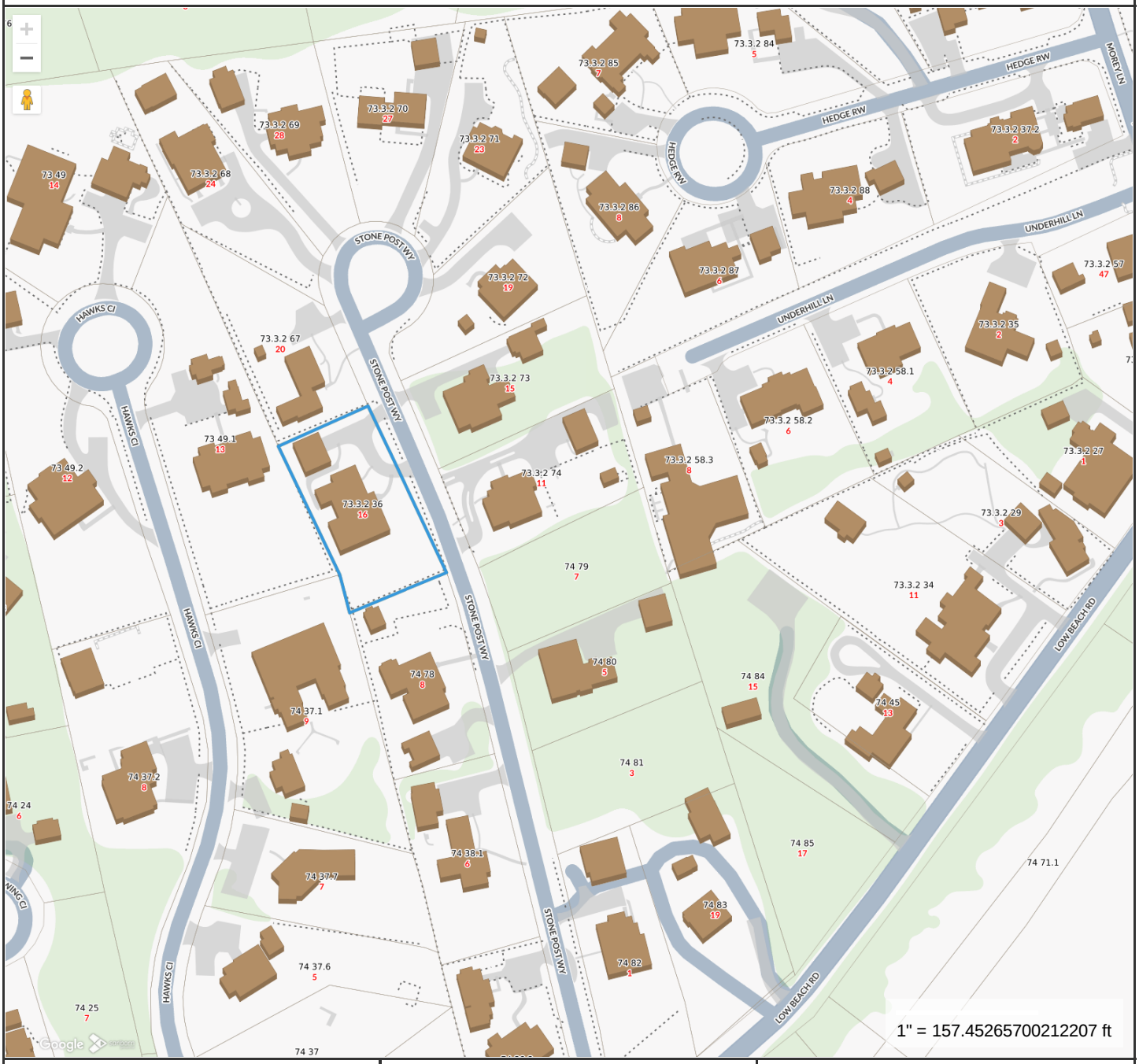

Property Information

Property ID	12129
Location	16 STONE POST WY
Owner	16 STONE POST LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/16/2024
Data updated Jan. 2021

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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

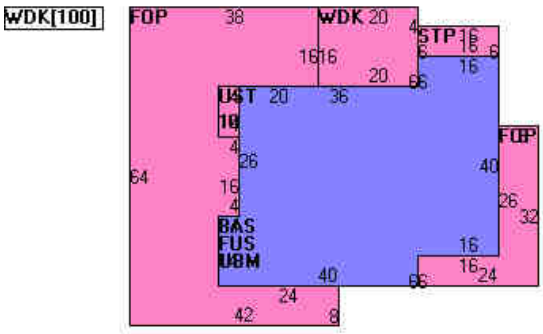
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior 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

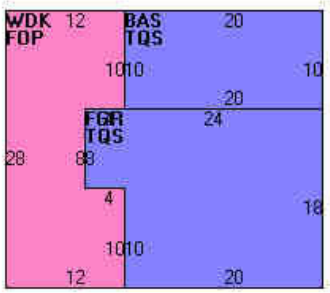
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
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

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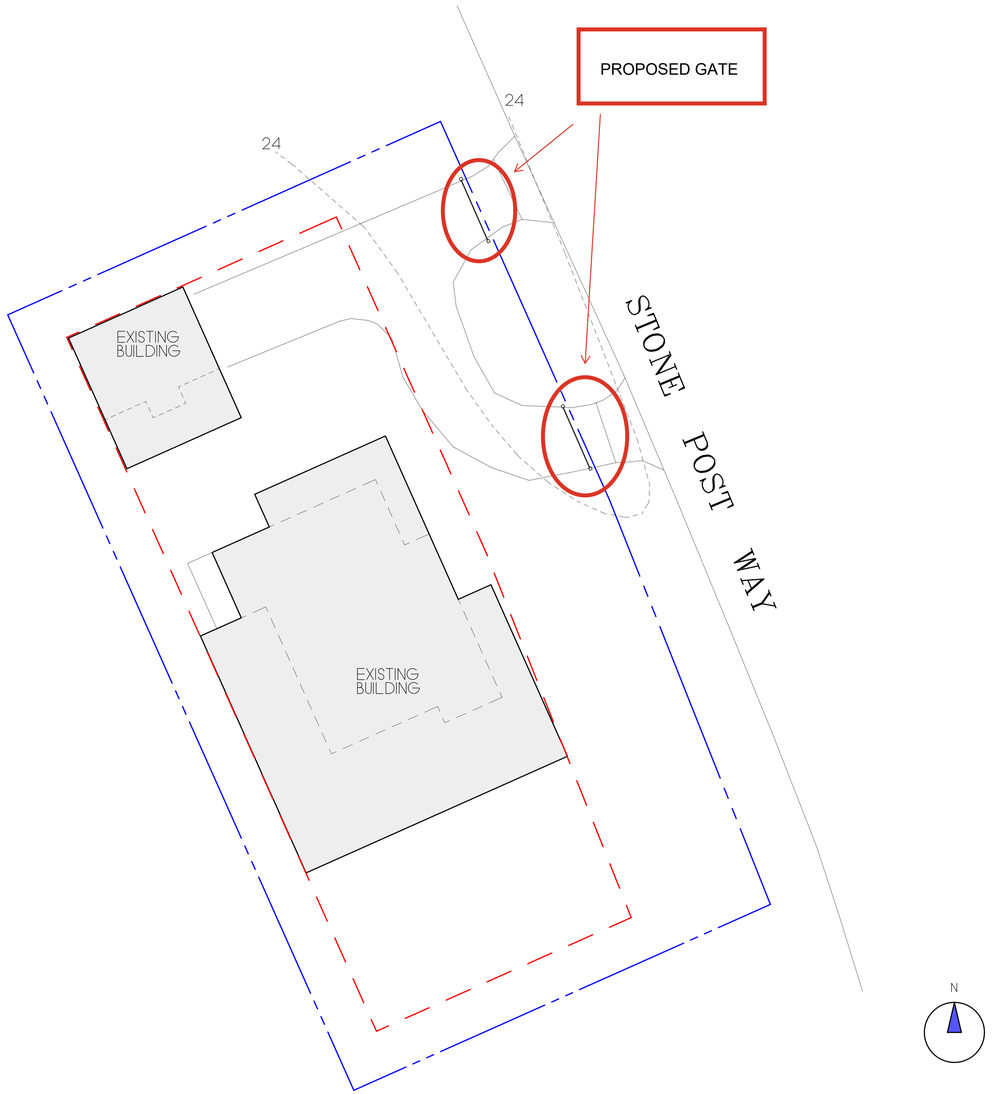
16



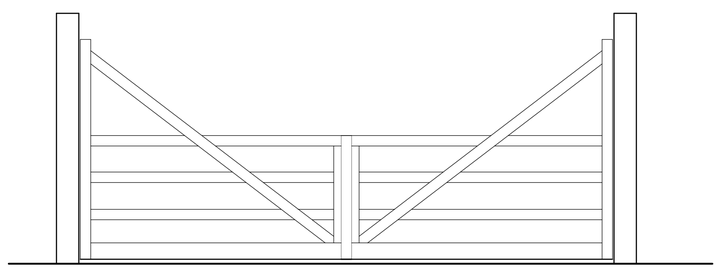


H.D.C. SITE PLAN
SCALE: 1/16"=1'-0"

ZONING CLASSIFICATION: S.R-20
MAP: 73.3.2 PARCEL: 36

MIN. AREA:	20,000 SQFT.
MIN. FRONTAGE:	75 FT.
FRONT YARD S.B.:	30 FT.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





GATE
SCALE: 1/2"=1'-0"

REVISIONS:
2/6/2025: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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© Ethan McMorrow Design & Associates Inc.

16 STONE POST LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 73.3.2 PARCEL: 36
H.D.C. SITE PLAN ONLY
ADDRESS: 16 STONE POST WAY NANTUCKET, MA 02554
DATE: 2/06/2025
SCALE: AS NOTED

SHEET NO.
S 1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR KALIN RACHEN LYNN TR

STREET ADDRESS 11 PINE ST

MAP/PARCEL 42.3.3 / 24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/20/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

MIROSLAVA AHERN 2/20/2025

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 PINE ST

Owner of record: KALIN RACHEL LYNN TR

Mailing Address: C/O BASS, DOHERTY & FINKS, PC,
BOSTON, MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: PATIO: 240 SF ☐ 1st floor ☐ 2nd floor
Size: DECK: 220 SF ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BRICK (TME) Walkways BRICK (TME) & BLUESTONE Walls _____

* Note: Complete door and window schedules are required. PATIO: PEASTONE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. GATE: NTW (TME)

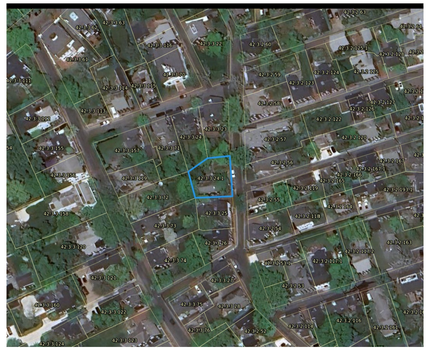
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2-20-2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 42.3.3 / 24.1



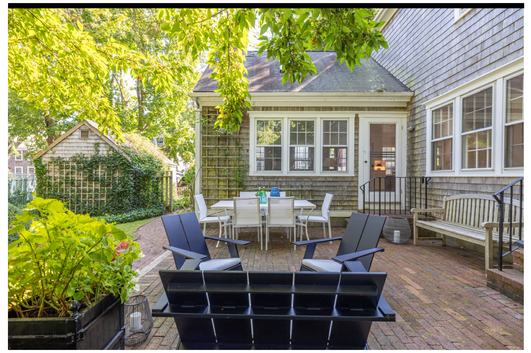
AERIAL MAP: 42.3.3 / 24.1



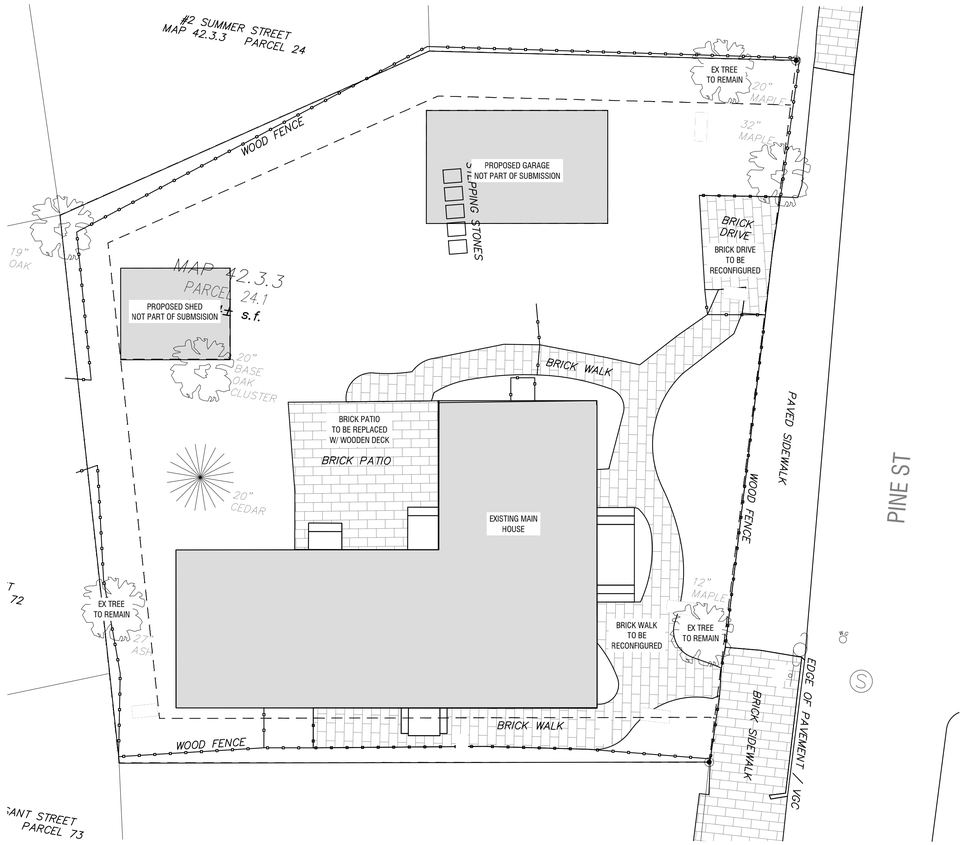
VIEW #1: EXISTING STRUCTURES - VIEW FROM PINE ST



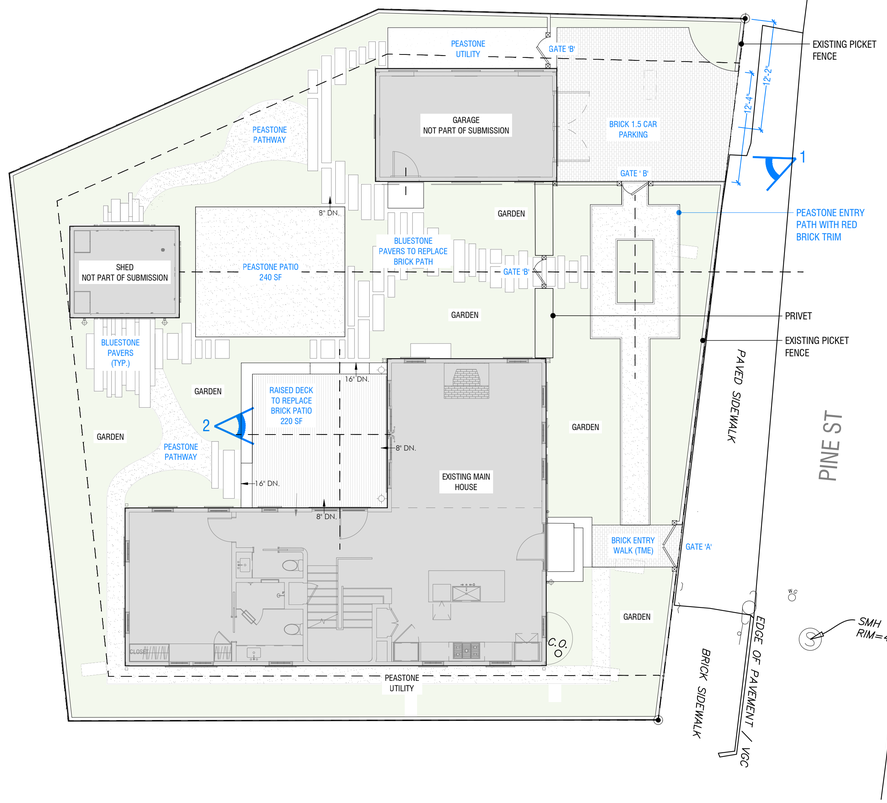
VIEW #2: EXISTING BRICK PATIO TO BE REPLACED W/ DECKING



SITE PLAN: EXISTING CONDITIONS



SITE PLAN: PROPOSED HARDSCAPE



LANDSCAPE ELEMENTS

PEASTONE PATH & BRICK TRIM



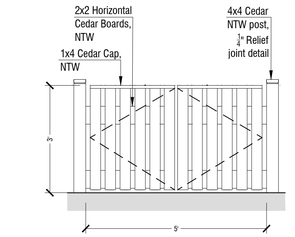
BLUESTONE PAVERS (TO REPLACE EXISTING BRICK)



BRICK PARKING (TME)



GATE DETAILS



1 TYP. GATE 'A': Elevation
Scale:1/2" = 1'-0"

2 TYP. GATE ' B': Elevation
Scale:1/2" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

11P

11 PINE ST, NANTUCKET, MA

OWNER

KALIN RACHEL LYNN TR
C/O BASS, DOHERTY & FINKS, PC, BOSTON, MA 02135

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

PROPERTY INFO

ZONE:	ROH
MAP / PARCEL:	42.3.3 / 24.1
LOT SIZE:	.13 AC
MIN. LOT SIZE:	40,000 FT
FRONTAGE:	50 FT
FRONT SETBACK:	0 FT
SIDE SETBACK:	5 FT
GROUND COVER:	40% MAX

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION COVER

NOTES

DRAWING INFO

DATE	FEBRUARY 20, 2025
SCALE	1/8" = 1' - 0"
DRAWN BY	JH

ISSUES

HDC.01

Letter of Transmittal

SMRT Architects & Engineers
200 Brickstone Square, Suite 303
Andover, MA 01810
p 978.474.1721
f 978.474.1742

Attention	Holly Backus & HDC Staff	**Date**	02.10.25
	Historic District Commission 2 Fairgrounds Road Nantucket, MA 02554	**From**	John McMeeking / Chip Clunie
		Subject	Request for C.O.A. Nantucket Public Schools 24 Surfside Rd Modular Office Project

We are sending you:

☒	Attached	☐	Under separate cover via		the following:				
☐	Shop Drawings	☐	Prints	☒	Plans	☐	Samples	☐	Specifications
☐	CDs	☐	Change Order	☒	Other				

Copies	Date	No	Description
1	02.10.25		Application Form
1	02.10.25		Checklist
1	02.10.25		Abutters Information & Mailing Receipts
1	02.10.25		10-Day Waiver
1	02.10.25		8.5”x11” Copy of all Submission Material
4	02.10.25		Plans

These are transmitted as checked below:

☒	For approval	☐	Approved as submitted	☐	Resubmit		copies for approval
☒	For your use	☐	Approved as noted	☐	Submit		copies for distribution
☐	As requested	☐	Returned for corrections	☐	Return		corrected prints
☐	For review and comment	☐	For BIDS DUE ,	☐	Other		
☐	Prints RETURNED AFTER LOAN to us						

Remarks

Hello HDC Staff,

On behalf of the Nantucket Public Schools, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Rd Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect
jmcmeeking@smrtinc.com
720-287-9162

SMRT

February 10, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Nantucket Public Schools – 24 Surfside Road Modular Office Building Project

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Nantucket Public Schools (NPS), SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Road Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

This project is considered 'Phase 10' of the Campus Wide Master Plan that has been strategically implemented over the last eleven years. The project comprises renovations to the 24 Surfside Road property, including the construction of a modular office building for staff and administration personnel. Minor site improvements include new gravel parking areas, concrete walkways, entry deck and ramp, and a concrete paver gathering space.

The existing house will not be disturbed as it is currently being used as faculty tenant housing. The existing garage will be demolished as it is structurally not safe and has been deemed to be unable to be relocated. NPS has an existing COA for the demolition of the garage.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
c 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Clunie; A. Janjic; O. Mora; R. Webb; File

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 243

Street & Number of Proposed Work: 24 SURFSIDE RD

Owner of record: NANTUCKET PUBLIC SCHOOLS

Mailing Address: 10 SURFSIDE ROAD
NANTUCKET, MA 02554

Contact Phone #: 508.228.7285 E-mail: CLUNIEC@NPSK.ORG

AGENT INFORMATION (if applicable)

Name: AMRATA KIRPALANI / SMRT

Mailing Address: 260 BRICKSTONE SQ. STE 303
ANDOVER, MA 01810

Contact Phone #: 440.991.7148 E-mail: akirpalani@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 76'-11" Sq. Footage 1st floor: 3,620 Decks/Patio: Size: 62 ☑ 1st floor ☐ 2nd floor
Width: 46'-0" Sq. footage 2nd floor: N/A Size: 25 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 1'-6" South 1'-6" East 1'-6" West 1'-6"

Height of ridge above final finish grade: North 27'-5" South 27'-5" East 27'-5" West 27'-5"

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation N/A
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☑ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass 8"/12 Secondary Mass 8"/12 Dormer N/A/12 Other N/A

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: N/A
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☑ Leaders (material) COPPER

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☑ Other NATURAL CEDAR SHINGLES

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) N/A Corner boards 1X8 Frieze 1X8
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round N/A Square N/A

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways GRAVEL Walkways CONCRETE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof CHARCOAL
Trim NATURAL CEDAR Sash NATURAL CEDAR Doors WHITE
Deck NATURAL Foundation LIGHT GREY Fence _____ Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

NANTUCKET PUBLIC SCHOOLS
24 SURFSIDE RD
BUILDING APPLICATION
Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
AKK (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... **Nantucket Public Schools (Town of Nantucket)**

MAILING ADDRESS..... **10 Surfside Road, Nantucket, MA 02554**

PROPERTY LOCATION..... **24 Surfside Road, Nantucket, MA 02554**

ASSESSORS MAP/PARCEL..... **55 | 243**

SUBMITTED BY:..... **John McMeeking | SMRT Architects & Engineers**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 27, 2025

DATE

Mary Haley

Digitally signed by Mary Haley
Date: 2025.01.27 08:45:33 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	101		NANTUCKET TOWN OF	C/O PARK & REC	16 BROAD ST	NANTUCKET	MA	02554	30 SURFSIDE RD
55	113	1	MARTIN NIKKI		908 LINCOLN ST UNIT 5-B	BOSTON	MA	02111	21 SURFSIDE RD
55	113	2	STEINBERG LYLE & JEANNE P		38 HIGH CLIFF TER	POUND RIDGE	NY	10570	23 SURFSIDE RD
55	113	3	RICHARD JOANN		1 WASHAMAN AV	NANTUCKET	MA	02554	1 WASHAMAN AV
55	135		MORRIS ELIZABETH ANN TR	MORRIS ELIZABETH ANN REV TRUST	22 SURFSIDE RD	NANTUCKET	MA	02554	22 SURFSIDE RD
55	136	1	FRONZUTO DAVID F & SUZANNE M TRS		20 SURFSIDE ROAD	NANTUCKET	MA	02554	35 FIRST WY
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 Surfside Road, Nantucket, MA 02554

Tax Map Number: 55 Parcel Number: 243

Owner of Record: Nantucket Public Schools | Town of Nantucket

Description of Proposal: The Nantucket Public Schools is proposing to construct a new modular two-story office building at 24 Surfside Road to provide much needed space for administration staff and personnel. The new building is proposed to be constructed in the southeast corner of the property (close to where the existing garage is located). In addition to the new building, the project proposes to install a new gravel parking area, walkways, and a small patio space.

Anticipated HDC Submission Date: February 18, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

7015 0640 0002 3375 8191

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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01/30/2025

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Street and Apt. No., or PO Box No.: 1 WASHAMAN AV
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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02/03/2025

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City, State, ZIP+4®: BOSTON, MA 02111

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Total Postage and Fees	$9.68

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01/30/2025

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Street and Apt. No., or PO Box No.: C/O PARK & REC 16 BROAD ST
City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$9.68

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01/30/2025

Sent To: STEINBERG LYLE & JEANNE P
Street and Apt. No., or PO Box No.: 38 HIGH CLIFF TER
City, State, ZIP+4®: POUND RIDGE, NY 10576

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 30 2025
01/30/2025

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Street and Apt. No., or PO Box No.: 20 SURFSIDE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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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:

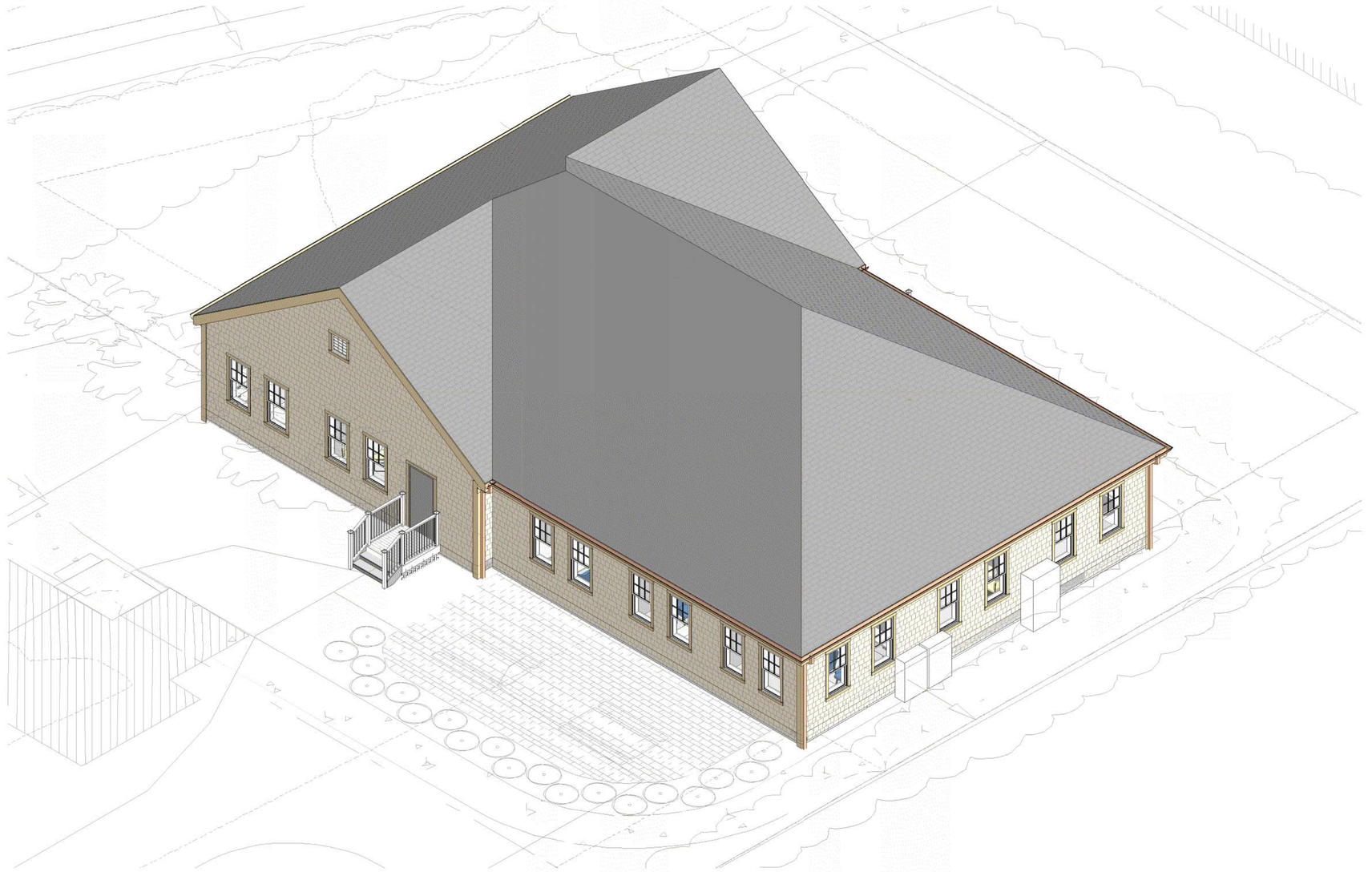
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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

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Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

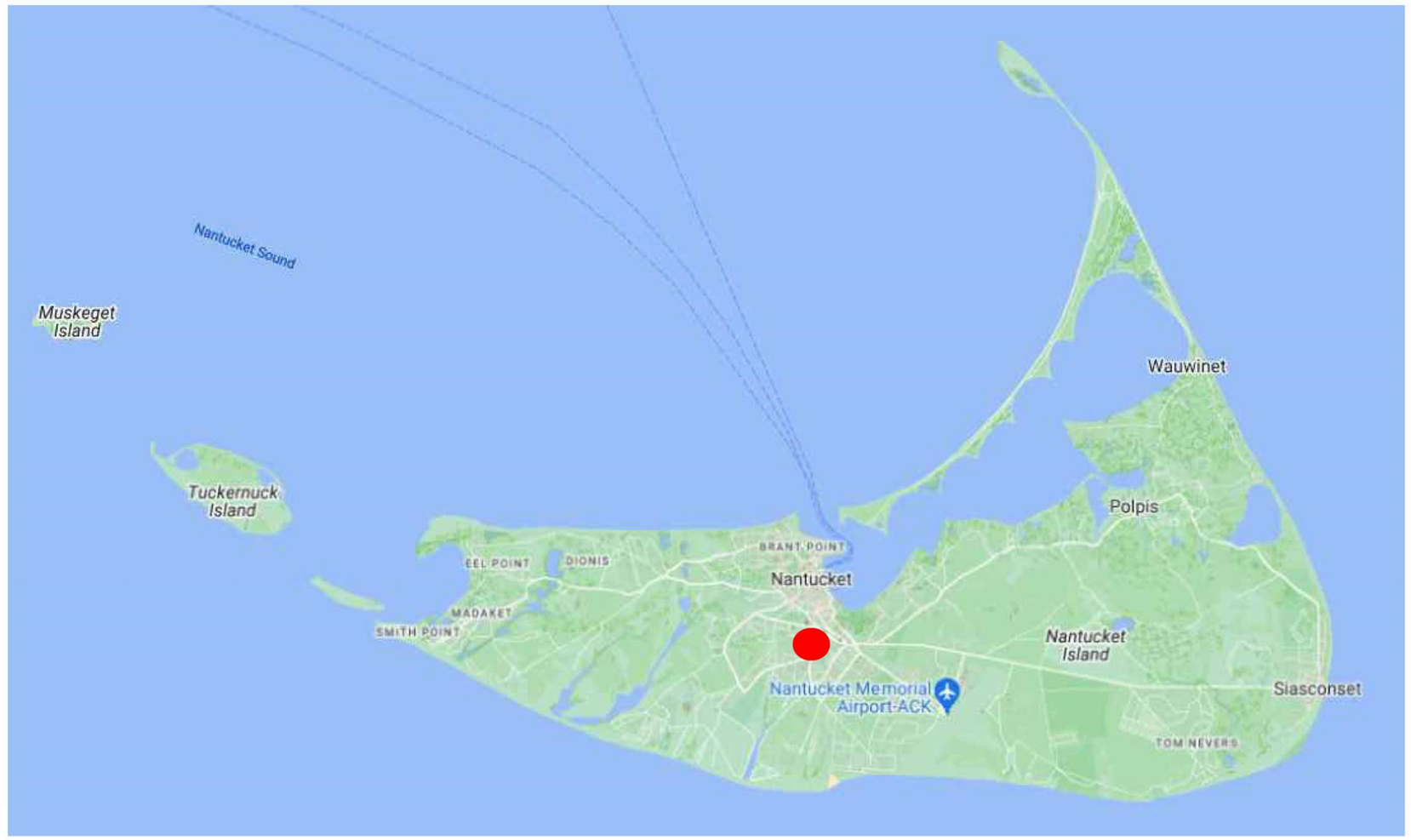
SMRT
Architecture • Engineering • Planning

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

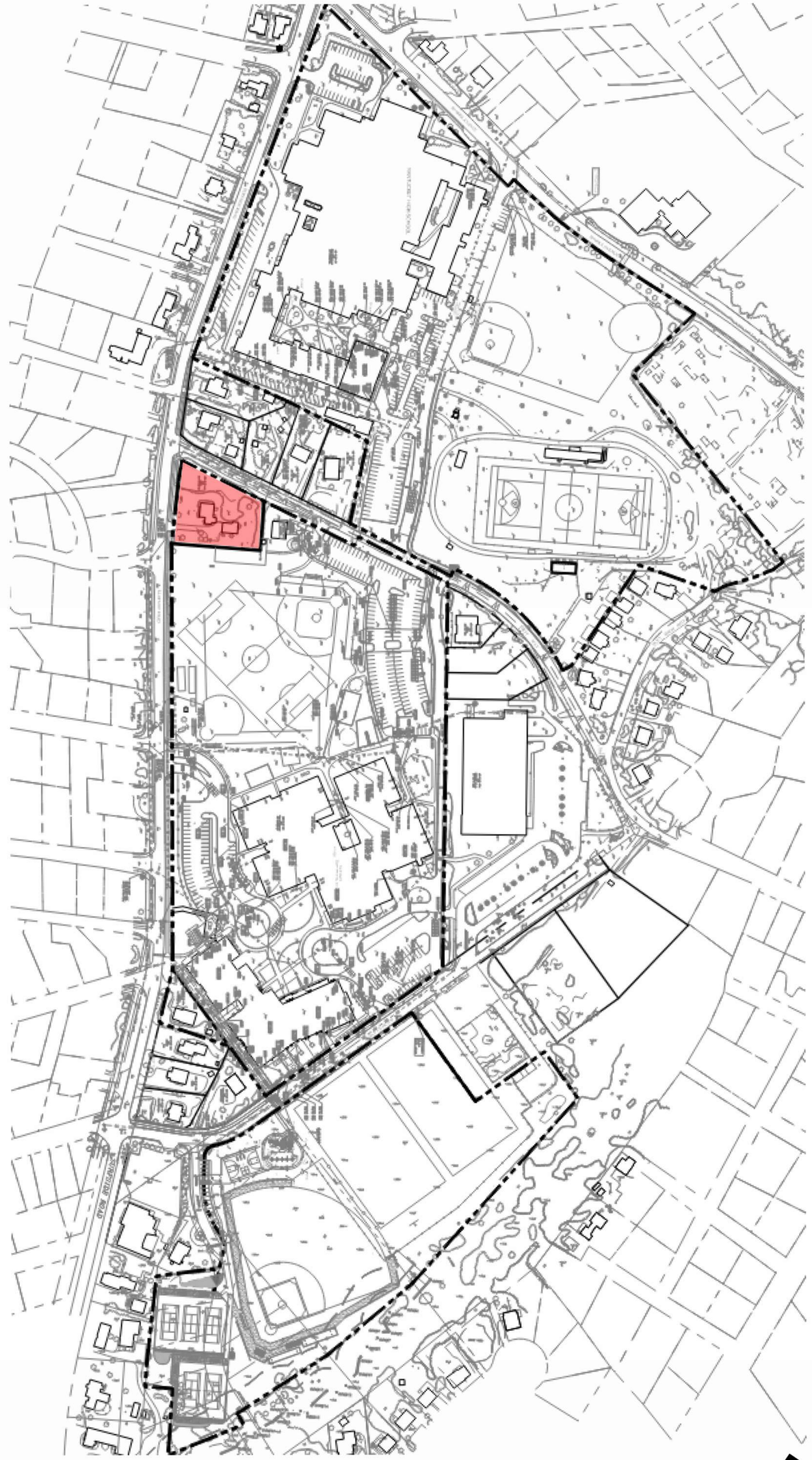
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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SMRT, Inc.
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#	Description	Date

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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

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VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



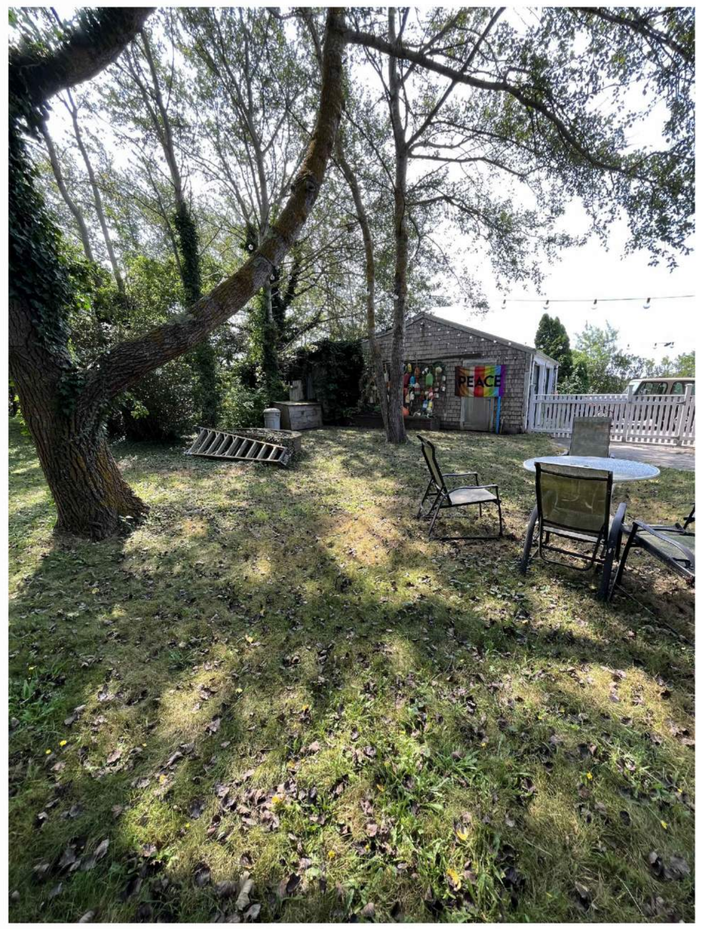
VIEW EAST TOWARDS EX. GARAGE



VIEW SOUTH TOWARDS REAR OF EX. BUILDING



VIEW EAST TOWARDS BACK YARD



VIEW SOUTHEAST TOWARDS BACK / SIDE YARD

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SHEET TITLE:

EXISTING SITE PHOTOS

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A-002

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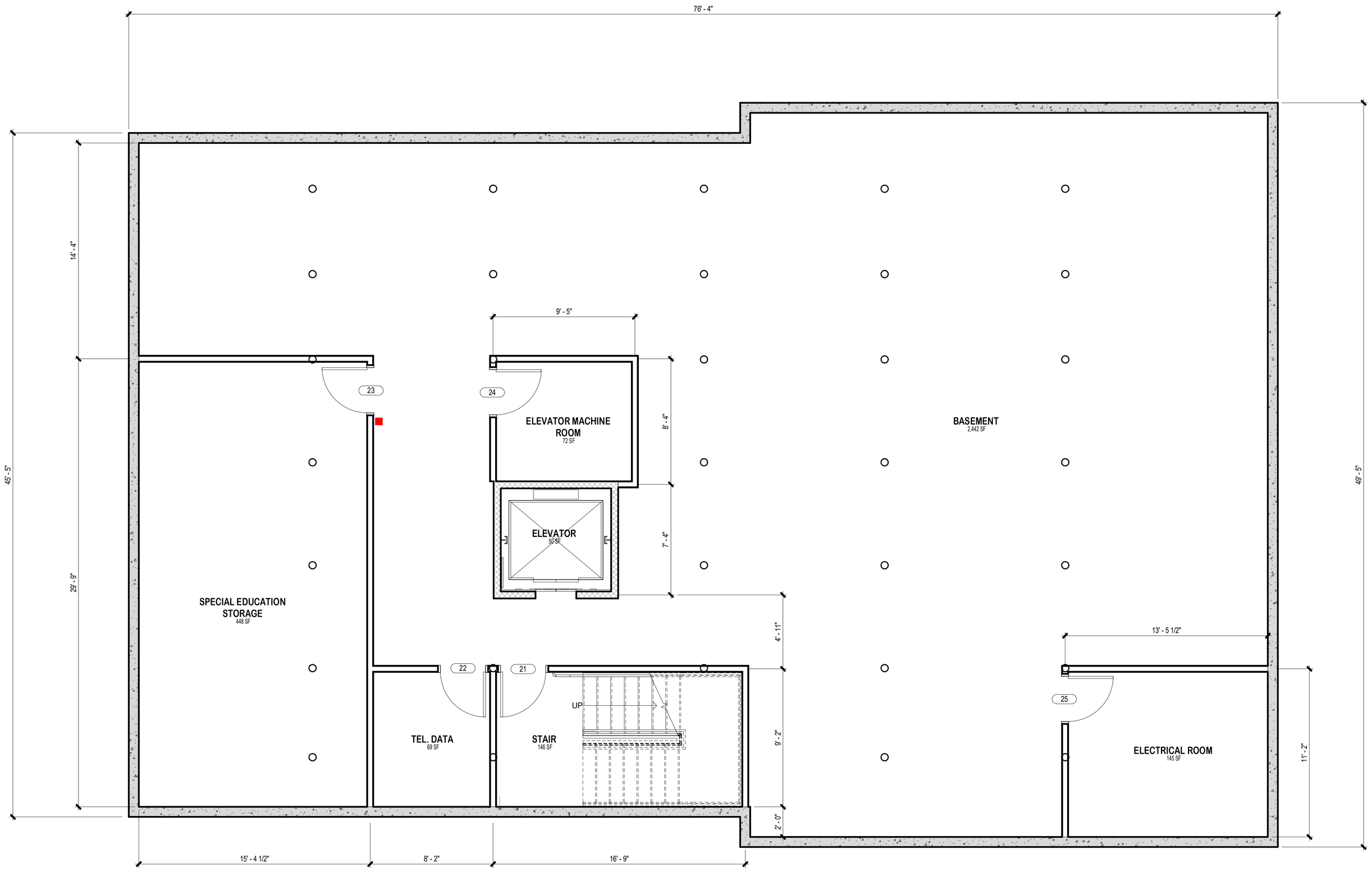
PLAN LEGEND:

■ CARD READER



FLOOR PLAN - BASEMENT

1/4" = 1'-0"

Nantucket Public Schools

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SHEET TITLE:

FLOOR PLAN - BASEMENT

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A-100

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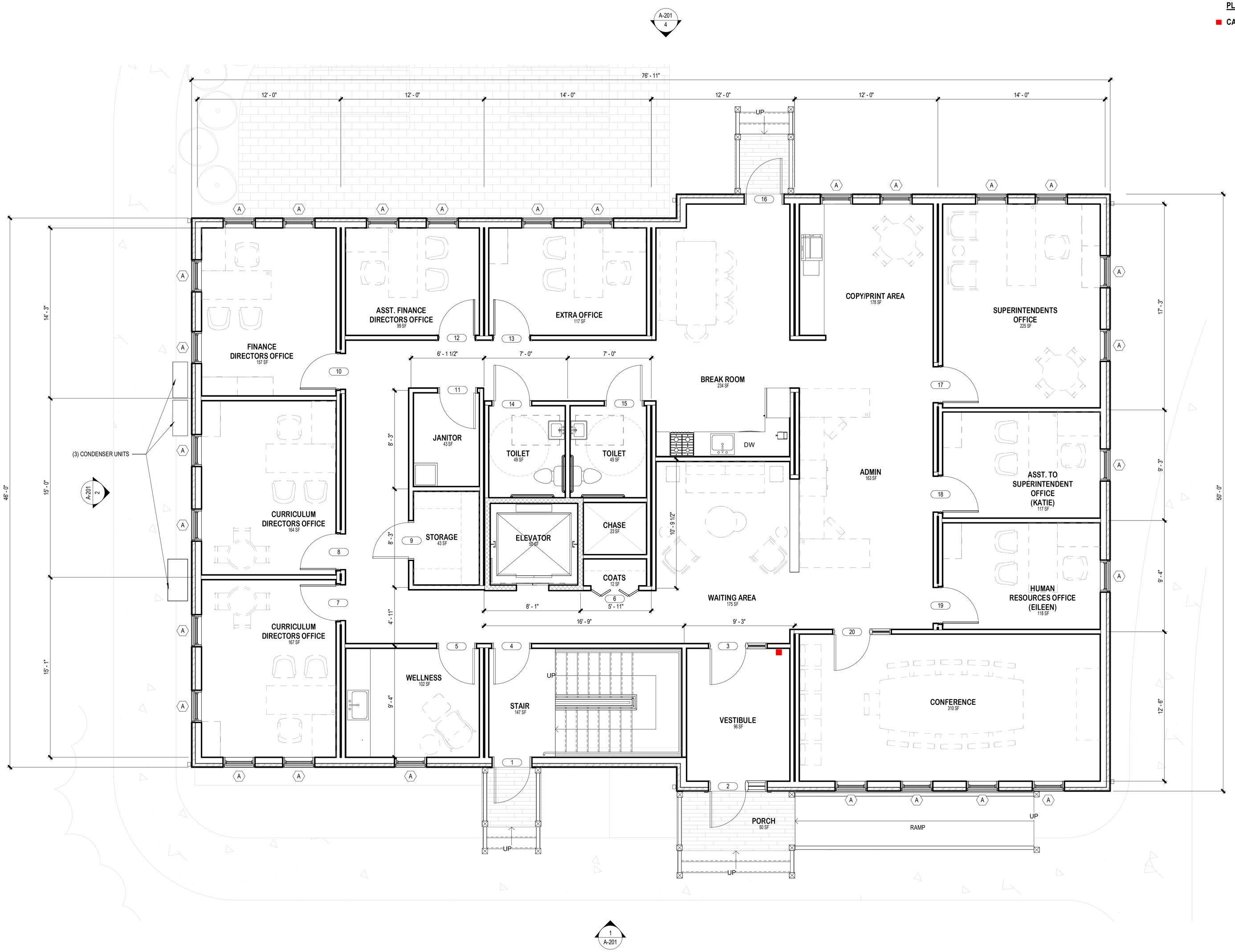
PLAN LEGEND:

■ CARD READER



FLOOR PLAN - LEVEL 1

1/4" = 1'-0"

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FEBRUARY 18, 2025

SHEET TITLE:

FLOOR PLAN - LEVEL 1

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SMRT PROJECT #:	24084	DRAWN BY:	SKC

A-101

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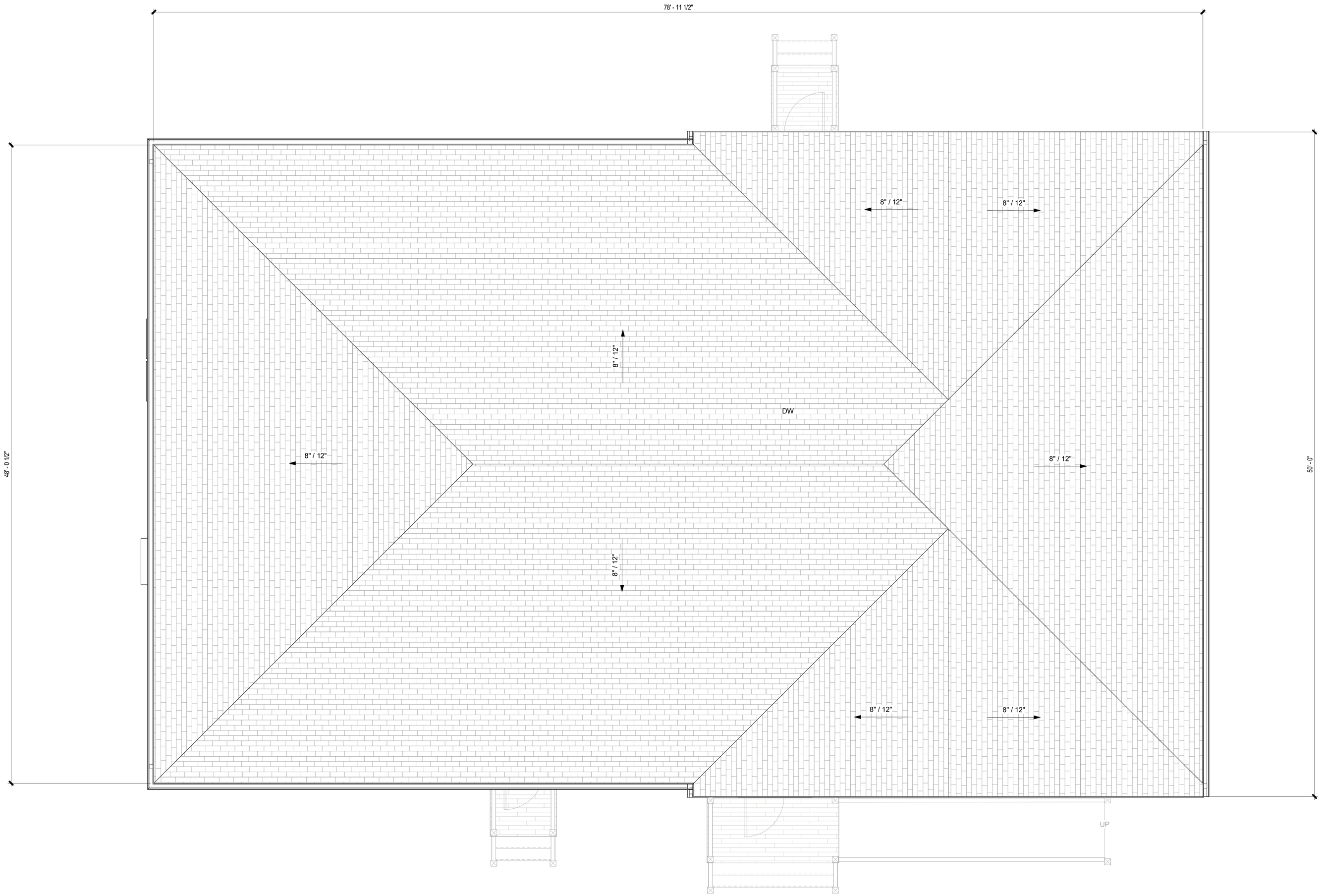

FLOOR PLAN - ROOF

1/4" = 1'-0"

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SHEET TITLE:

FLOOR PLAN - ROOF

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SCALE:	**1/4" = 1'-0"**	DESIGNED BY:	**MTR**
SMRT PROJECT #:	**24084**	DRAWN BY:	**SKC**

A-102

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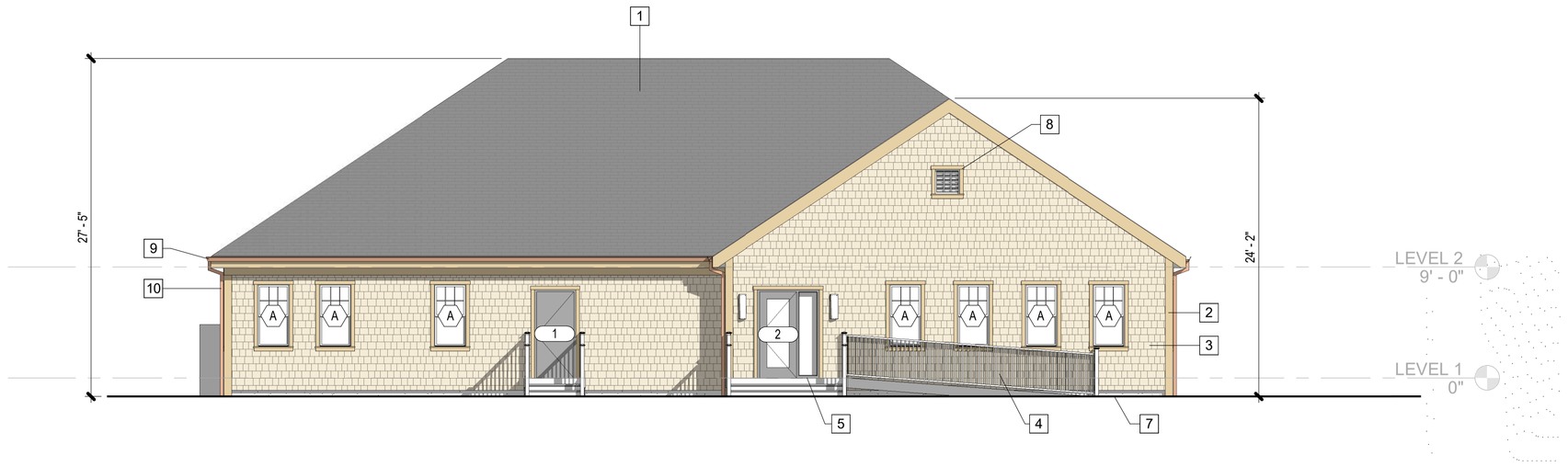
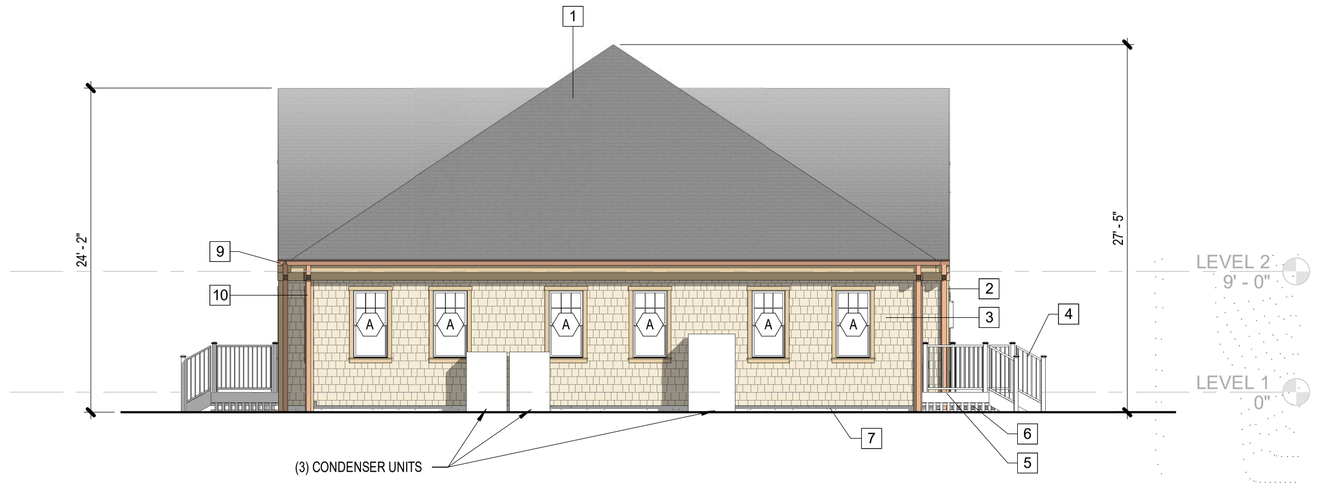
EXTERIOR MATERIAL LEGEND		
Keynote No.	Material	Color/Finish
1	ASPHALT SHINGLE ROOFING, GAF TIMBERLINE UHDZ	CHARCOAL
2	CEDAR TRIM	NATURAL
3	CEDAR SHINGLES SIDING	NATURAL
4	RAILING. 1" BALUSTER, 4" SQUARE NEWEL	PAINTED WHITE
5	1X6 SEALED CEDAR DECKING	NATURAL
6	CEDAR LATTICE SKIRTING	NATURAL
7	CONCRETE FOUNDATION, BLOCK PARGED	LIGHT GREY
8	METAL, LOUVERED	WHITE
9	GUTTER	COPPER
10	DOWNSPOUT	COPPER



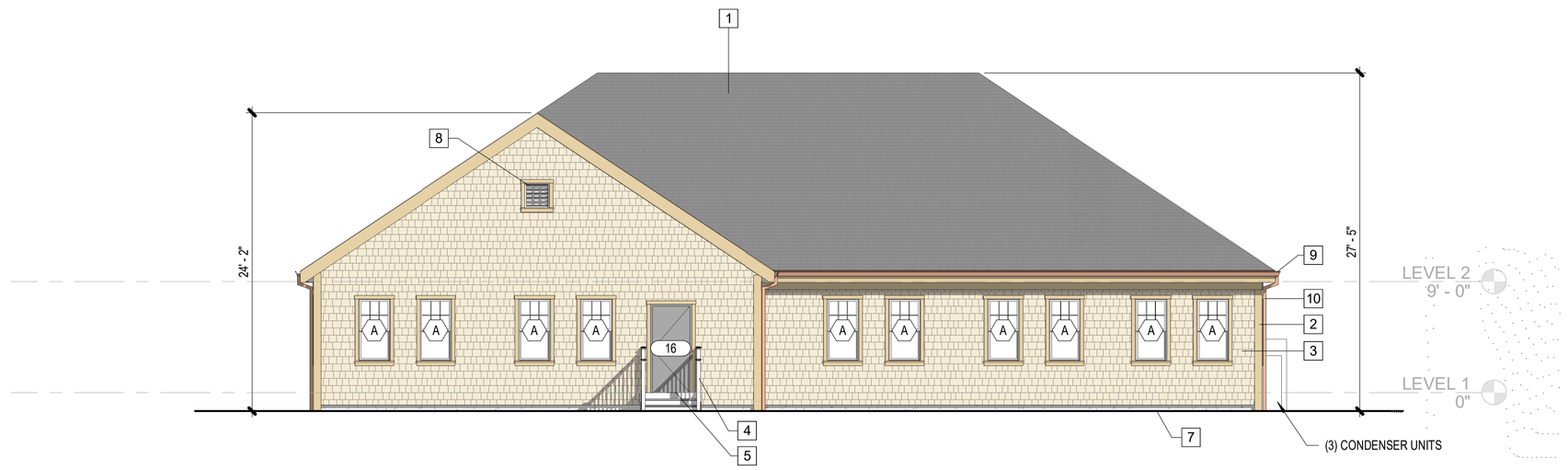
EAST ELEVATION

1/8" = 1'-0"



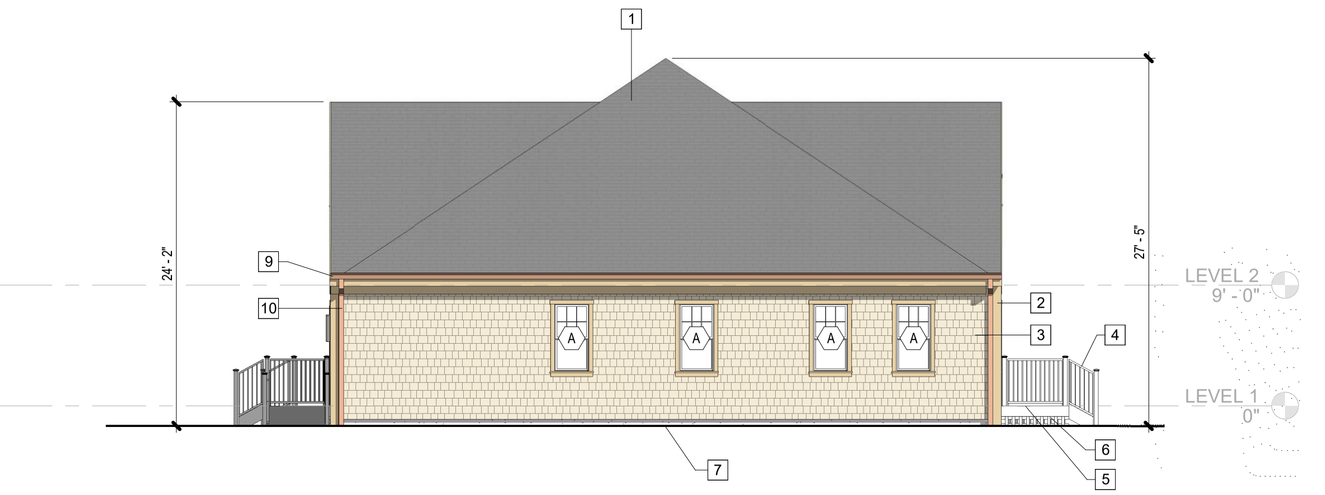
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

Nantucket Public Schools

24 Surfside Modular Offices

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SHEET TITLE:

EXTERIOR ELEVATIONS

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A-201

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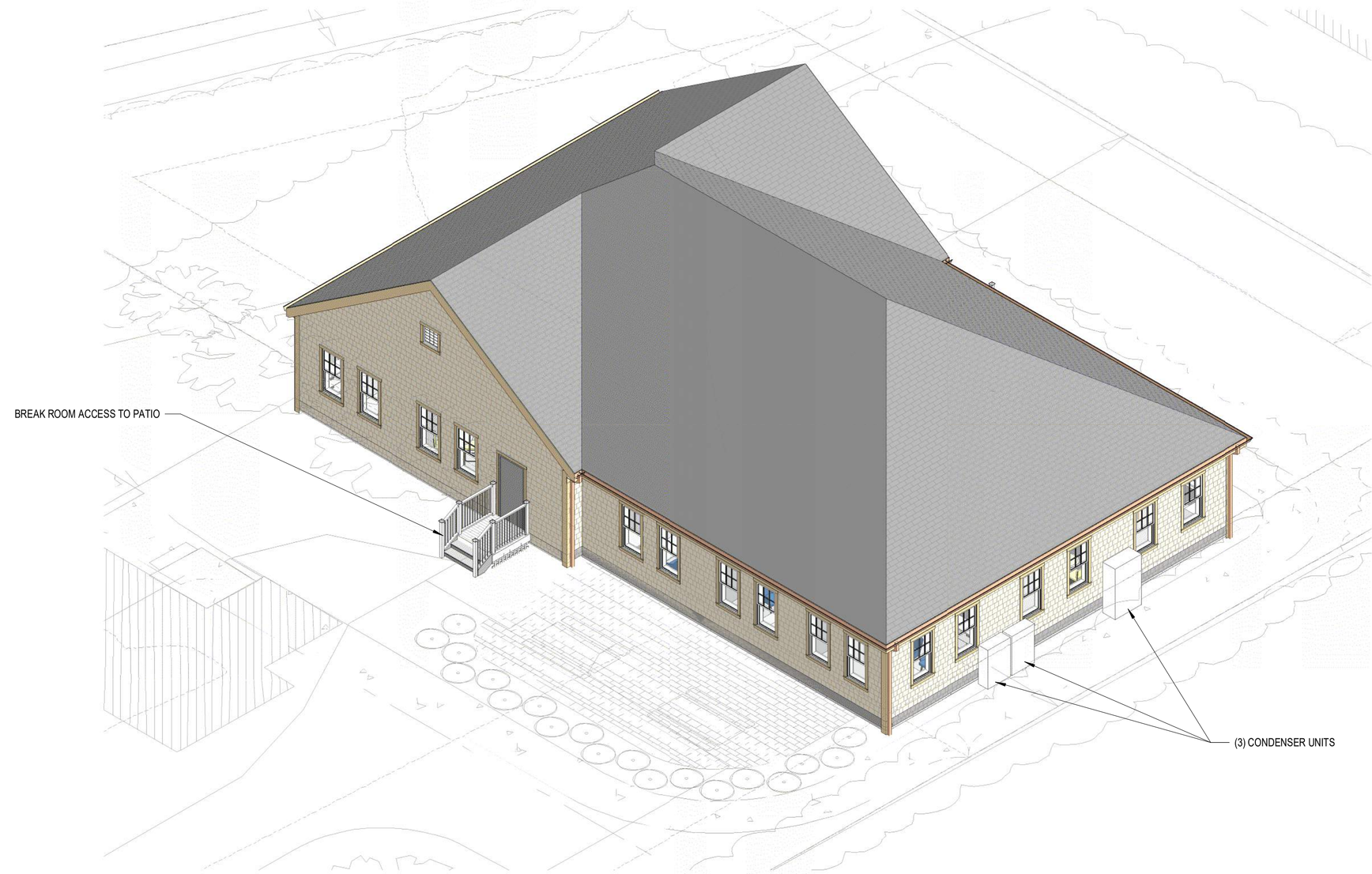
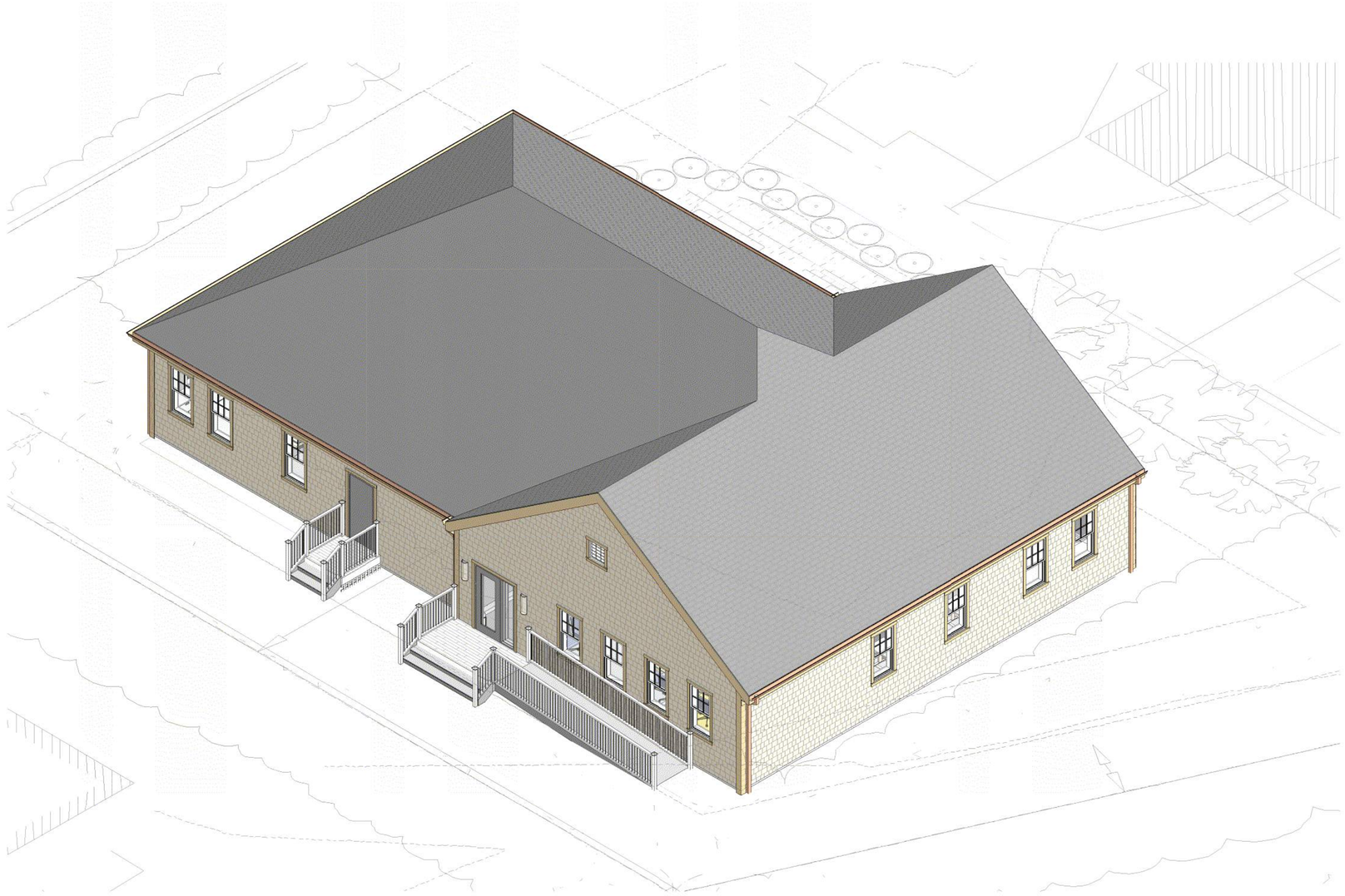


NORTHEAST AXON



SOUTHWEST AXON

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SHEET TITLE:

EXTERIOR AXONS

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SCALE:
SMRT PROJECT #: **24084**
DESIGNED BY: **MTR**
DRAWN BY: **SKC**

A-202

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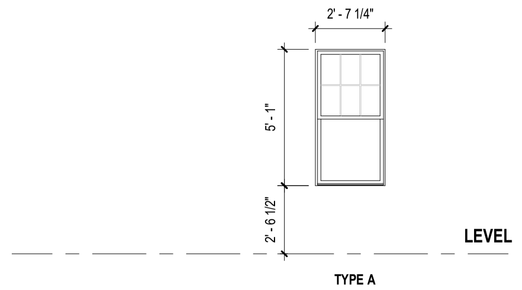
WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	ROUGH OPENING		GLASS TYPE	TYPE COMMENTS	QUANTITY
				WIDTH	HEIGHT			
A	STANDARD DOUBLE HUNG	Andersen 400 Stormwatch Series	CDH2626	2' - 8 5/16"	5' - 1 7/8"			27



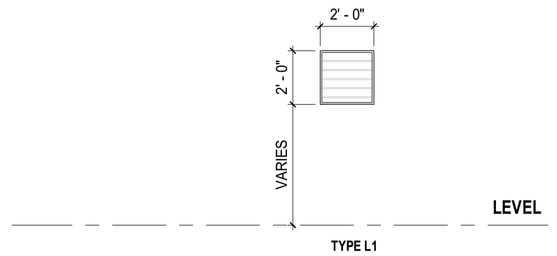
TYPE A

WINDOW TYPE LEGEND

1/4" = 1'-0"

LOUVER SCHEDULE

TYPE	Description	ROUGH OPENING		COMMENTS
		WIDTH	HEIGHT	
L1	ANODIZED ALUMINUM LOUVER	2' - 0"	2' - 0"	



TYPE L1

LOUVER TYPE LEGEND

1/4" = 1'-0"

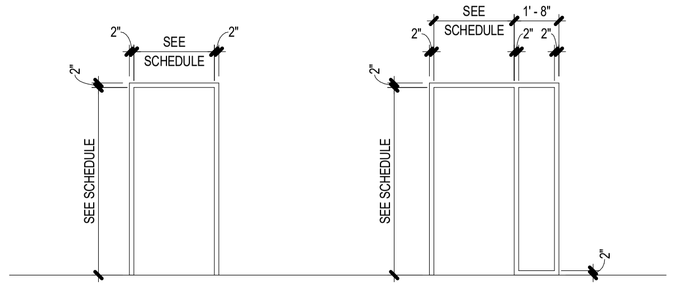
LOUVER NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR MINIMUM FREE AREA REQUIREMENTS

DOOR SCHEDULE

Function	DOOR		Width	DIMENSIONS		DOOR PANEL		FRAME		ACCESS CONTROL	OTHER	
	ROOM SERVED	NUMBER		HEIGHT	THICKNESS	MATERIAL	ELEVATION	MATERIAL	ELEVATION		NOTES	HW TYPE
Exterior	STAIR	1	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Exterior	BREAK ROOM	16	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Exterior	PORCH	2	3' - 0"	7' - 0"	1 3/4"	HM	FG	ALUM	F2			
Interior	ASST. FINANCE DIRECTORS OFFICE	12	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	JANITOR	11	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	CONFERENCE	20	3' - 0"	7' - 6"	1 3/4"	WD	FG	HM	F2			
Interior	FINANCE DIRECTORS OFFICE	10	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	COATS	6	4' - 0"	7' - 0"	2"	WD		HM	F1			
Interior	STORAGE	9	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	SUPERINTENDENTS OFFICE	17	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	HUMAN RESOURCES OFFICE (EILEEN)	19	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	EXTRA OFFICE	13	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	STAIR	4	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	ADMIN	18	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	CURRICULUM DIRECTORS OFFICE	8	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	TOILET	14	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	TOILET	15	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	STAIR	21	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	TEL. DATA	22	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	SPECIAL EDUCATION STORAGE	23	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1	CARD READER		
Interior	CURRICULUM DIRECTORS OFFICE	7	3' - 0"	6' - 8"	1 3/8"	WD	FG	HM	F1			
Interior	ELEVATOR MACHINE ROOM	24	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	ELECTRICAL ROOM	25	3' - 0"	7' - 0"	1 3/4"	HM	F	HM	F1			
Interior	WELLNESS	5	3' - 0"	7' - 0"	1 3/4"	WD	F	HM	F1			
Interior	VESTIBULE	3	3' - 0"	7' - 6"	1 3/4"	WD	FG	HM	F2	CARD READER		
Grand total: 25												

DOOR FRAME LEGEND

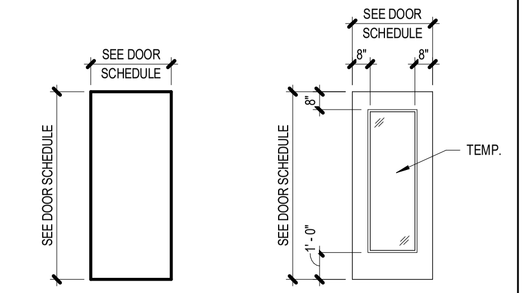


F1 F2

DOOR FRAME ELEVATIONS

1/4" = 1'-0"

DOOR PANEL LEGEND



F FG

FLUSH *FULL GLASS*

DOOR PANEL ELEVATIONS

1/4" = 1'-0"

DOOR NOTES

1. ALL SWINGING DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
2. ALL DOORS SHALL BE 3/4" UNDERCUT (TYPICAL) EXCEPT WHEN THERE IS A BOTTOM FRAME/THRESHOLD OR SPECIFICALLY NOTED OTHERWISE.
3. ALL DOORS WITH BOTTOM FRAMES OR SILL THRESHOLDS SHALL HAVE MANUFACTURERS RECOMMENDED STANDARD UNDERCUT.
4. GLAZING NOTED ON DOOR SCHEDULE IS FOR THE DOOR AND BORROWED LIGHT IN THE FRAME TYPICAL, UNLESS NOTED OTHERWISE IN FRAME ELEVATIONS.
5. SEE SPECIFICATIONS FOR GLAZING TYPES AND INFORMATION.
6. GLAZING TO BE FREE OF STAMPS, MARKINGS, ETC. UNLESS REQUIRED BY CODE TO IDENTIFY A RATING.
7. GLAZING STOPS ON BORROWED LIGHTS SHALL BE LOCATED ON THE ROOM SIDE OF FRAME. BUTT JOINT ALL GLAZING STOP TIGHT TO FRAME FOR A CLEAN, FINISHED APPEARANCE.
8. ALL EXTERIOR DOORS SHALL BE INSULATED TYPE.
9. CAULK PERIMETER OF DOOR AND WINDOW FRAMES TO THE WALL. MATCH FRAME COLOR.
10. CAULK EDGES AND VOIDS ALONG WINDOW STOPS OF HOLLOW METAL FRAMES PRIOR TO PAINTING TO PROVIDE A CLEAN FINISHED APPEARANCE.
11. ALL LABELS ON RATED DOORS TO BE FREE OF PAINT AND CLEARLY VISIBLE UPON INSPECTION.

DOOR ABBREVIATIONS

AL	ALUMINUM
HM	HOLLOW METAL
INS	INSULATED
SF	STOREFRONT
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
WIRE	WIRED GLASS
FIRE	FIRE RATED
LAM	LAMINATED
VL	VINYL

Nantucket Public Schools

24 Surfside Modular Offices

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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

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Letter of Transmittal

SMRT Architects & Engineers
200 Brickstone Square, Suite 303
Andover, MA 01810
p 978.474.1721
f 978.474.1742

Attention	Holly Backus & HDC Staff	**Date**	02.10.25
	Historic District Commission 2 Fairgrounds Road Nantucket, MA 02554	**From**	John McMeeking / Chip Clunie
		Subject	Request for C.O.A. Nantucket Public Schools 24 Surfside Rd Modular Office Project

We are sending you:

☒	Attached	☐	Under separate cover via		the following:				
☐	Shop Drawings	☐	Prints	☒	Plans	☐	Samples	☐	Specifications
☐	CDs	☐	Change Order	☒	Other				

Copies	Date	No	Description
1	02.10.25		Application Form
1	02.10.25		Checklist
1	02.10.25		Abutters Information & Mailing Receipts
1	02.10.25		10-Day Waiver
1	02.10.25		8.5”x11” Copy of all Submission Material
4	02.10.25		Plans

These are transmitted as checked below:

☒	For approval	☐	Approved as submitted	☐	Resubmit		copies for approval
☒	For your use	☐	Approved as noted	☐	Submit		copies for distribution
☐	As requested	☐	Returned for corrections	☐	Return		corrected prints
☐	For review and comment	☐	For BIDS DUE ,	☐	Other		
☐	Prints RETURNED AFTER LOAN to us						

Remarks

Hello HDC Staff,

On behalf of the Nantucket Public Schools, SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Rd Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,



John McMeeking, RLA, ASLA
Landscape Architect
jmcmeeking@smrtinc.com
720-287-9162

SMRT

February 10, 2025

Mr. Stephen Welch, Chair
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Request for Certificate of Appropriateness
Nantucket Public Schools – 24 Surfside Road Modular Office Building Project

Dear Chairman Welch and the Nantucket Historic District Commission,

On behalf of the Nantucket Public Schools (NPS), SMRT Architects & Engineers is pleased to submit all required documentation for a requested Certificate of Appropriateness for the NPS 24 Surfside Road Modular Office Building Project, located at 24 Surfside Rd, Nantucket, MA.

This project is considered 'Phase 10' of the Campus Wide Master Plan that has been strategically implemented over the last eleven years. The project comprises renovations to the 24 Surfside Road property, including the construction of a modular office building for staff and administration personnel. Minor site improvements include new gravel parking areas, concrete walkways, entry deck and ramp, and a concrete paver gathering space.

The existing house will not be disturbed as it is currently being used as faculty tenant housing. The existing garage will be demolished as it is structurally not safe and has been deemed to be unable to be relocated. NPS has an existing COA for the demolition of the garage.

We look forward to working with the Historic District Commission on this important project for the Town of Nantucket Public Schools. Please contact me directly with any questions or comments.

Sincerely,

John McMeeking, RLA, ASLA
Landscape Architect

SMRT Architects and Engineers | 200 Brickstone Square, Ste. 303 | Andover, MA 01810
c 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: C. Clunie; A. Janjic; O. Mora; R. Webb; File

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 243

Street & Number of Proposed Work: 24 SURFSIDE ROAD

Owner of record: NANTUCKET PUBLIC SCHOOLS

Mailing Address: 10 SURFSIDE ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-228-7280 E-mail: cluniec@npsk.org

AGENT INFORMATION (if applicable)

Name: SMRT ARCHITECTS + ENGINEERS

Mailing Address: 200 BRICKSTONE SQ. STE. 303
ANDOVER, MA 02554

Contact Phone #: 720-287-9162 E-mail: jmcmeeking@smrtinc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. N/A

☐ Pool (Zoning District _____) ☐ Roof ☐ Other N/A

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: N/A Decks/Patio: Size: N/A ☐ 1st floor ☐ 2nd floor

Width: N/A Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: N/A

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation N/A
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass N/A /12 N/A Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: 6'-0"
Type: WOOD (CEDAR) OR CHAIN LINK
Length: VARIES

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____

Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____

☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A

C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A

Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear N/A Side N/A

Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways GRAVEL Walkways CONCRETE / PAVERS Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A

Trim N/A Sash N/A Doors N/A

Deck N/A Foundation N/A Fence NATURAL TO WEATHER OR BLACK CLF Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

NANTUCKET PUBLIC SCHOOLS
24 SURFSIDE RD
HARDSCAPE APPLICATION
Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
N/A	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
X	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
JSM (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Nantucket Public Schools (Town of Nantucket).....

MAILING ADDRESS..10 Surfside Road, Nantucket, MA 02554.....

PROPERTY LOCATION..24 Surfside Road, Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL..55 | 243.....

SUBMITTED BY:..John McMeeking | SMRT Architects & Engineers.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 27, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	101		NANTUCKET TOWN OF	C/O PARK & REC	16 BROAD ST	NANTUCKET	MA	02554	30 SURFSIDE RD
55	113	1	MARTIN NIKKI		908 LINCOLN ST UNIT 5-B	BOSTON	MA	02111	21 SURFSIDE RD
55	113	2	STEINBERG LYLE & JEANNE P		38 HIGH CLIFF TER	POUND RIDGE	NY	10570	23 SURFSIDE RD
55	113	3	RICHARD JOANN		1 WASHAMAN AV	NANTUCKET	MA	02554	1 WASHAMAN AV
55	135		MORRIS ELIZABETH ANN TR	MORRIS ELIZABETH ANN REV TRUST	22 SURFSIDE RD	NANTUCKET	MA	02554	22 SURFSIDE RD
55	136	1	FRONZUTO DAVID F & SUZANNE M TRS		20 SURFSIDE ROAD	NANTUCKET	MA	02554	35 FIRST WY
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 24 Surfside Road, Nantucket, MA 02554

Tax Map Number: 55 Parcel Number: 243

Owner of Record: Nantucket Public Schools | Town of Nantucket

Description of Proposal: The Nantucket Public Schools is proposing to construct a new modular two-story office building at 24 Surfside Road to provide much needed space for administration staff and personnel. The new building is proposed to be constructed in the southeast corner of the property (close to where the existing garage is located). In addition to the new building, the project proposes to install a new gravel parking area, walkways, and a small patio space.

Anticipated HDC Submission Date: February 18, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

7015 0640 0002 3375 8191

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	$4.10
☐ Return Receipt (hardcopy)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 30 2025
01/30/2025

Sent To: RICHARD JOANN
Street and Apt. No., or PO Box No.: 1 WASHAMAN AV
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	$0.00
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Total Postage and Fees	$9.68

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ANDOVER POST OFFICE ANDOVER MA
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01810-3572
02/03/2025

Sent To: MARTIN NIKKI
Street and Apt. No., or PO Box No.: 908 LINCOLN ST UNIT 5-B
City, State, ZIP+4®: BOSTON, MA 02111

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☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 30 2025
01/30/2025

Sent To: NANTUCKET TOWN OF
Street and Apt. No., or PO Box No.: C/O PARK & REC
City, State, ZIP+4®: 16 BROAD ST
NANTUCKET, MA 02554

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☐ Certified Mail Restricted Delivery	$0.00
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Postage	$0.73
Total Postage and Fees	$9.68

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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

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☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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JAN 30 2025
01/30/2025

Sent To: FRONZUTO DAVID F & SUZANNE M TRS
Street and Apt. No., or PO Box No.: 20 SURFSIDE ROAD
City, State, ZIP+4®: NANTUCKET, MA 02554

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

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



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Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

Nantucket Public Schools

24 Surfside Modular Offices - Hardscape / Landscape

24 Surfside Road, Nantucket, MA 02554

COVER SHEET

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

G-000

SMRT
Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810
1.877.700.7678
www.smrtinc.com

SMRT PROJECT #: 24084

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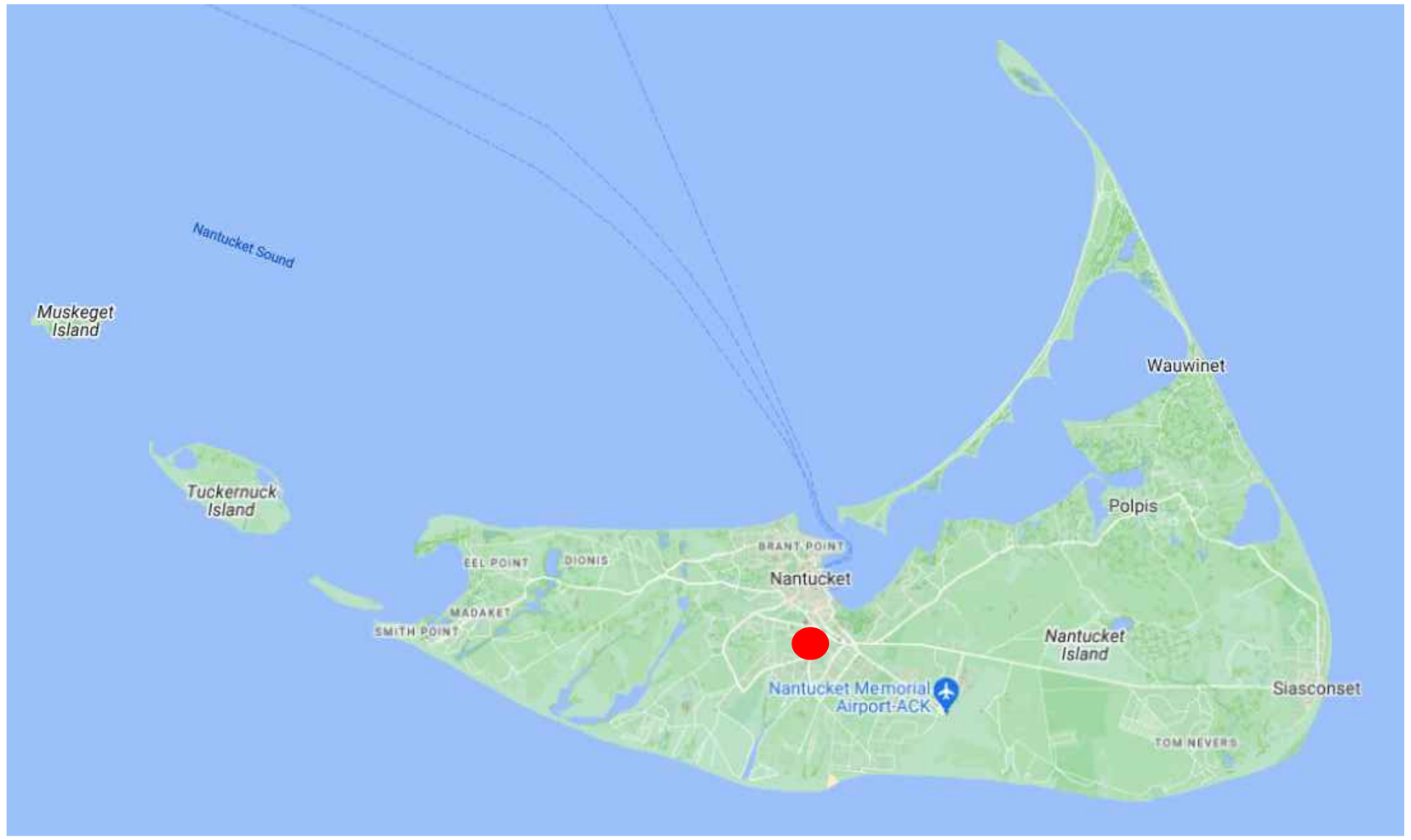
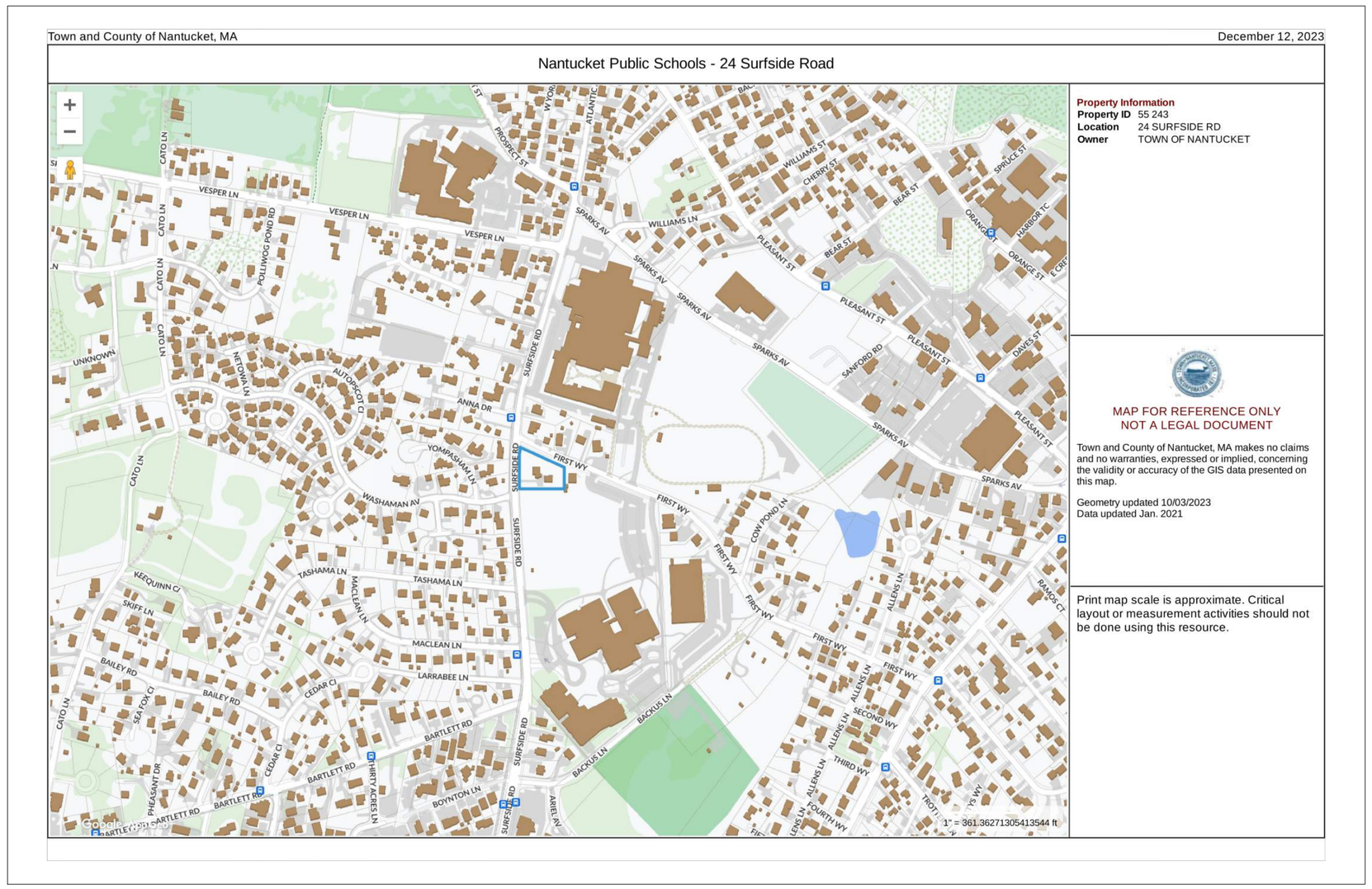
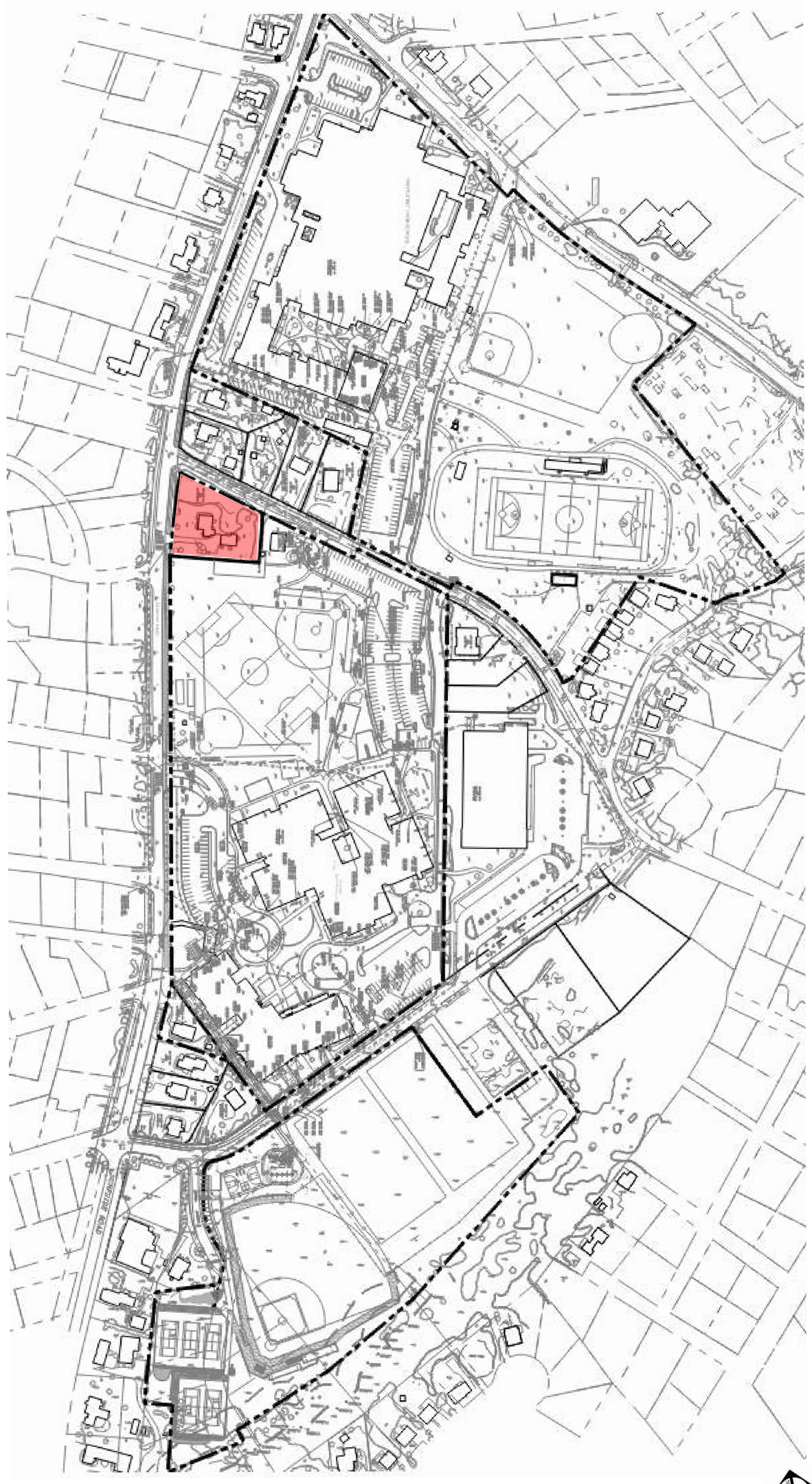


ISLAND CONTEXT



TOWN G.I.S. DATA



NPS CAMPUS CONTEXT

Nantucket Public Schools

24 Surfside Modular Offices

24 SURFSIDE ROAD, NANTUCKET, MA 02554

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200 Brickstone Square, Suite 303
Andover, Massachusetts 01810

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#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

LOCUS MAPS AND SITE INFORMATION

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SCALE:
DESIGNED BY: JSM
SMRT PROJECT #: 24084
DRAWN BY: JSM

A-001

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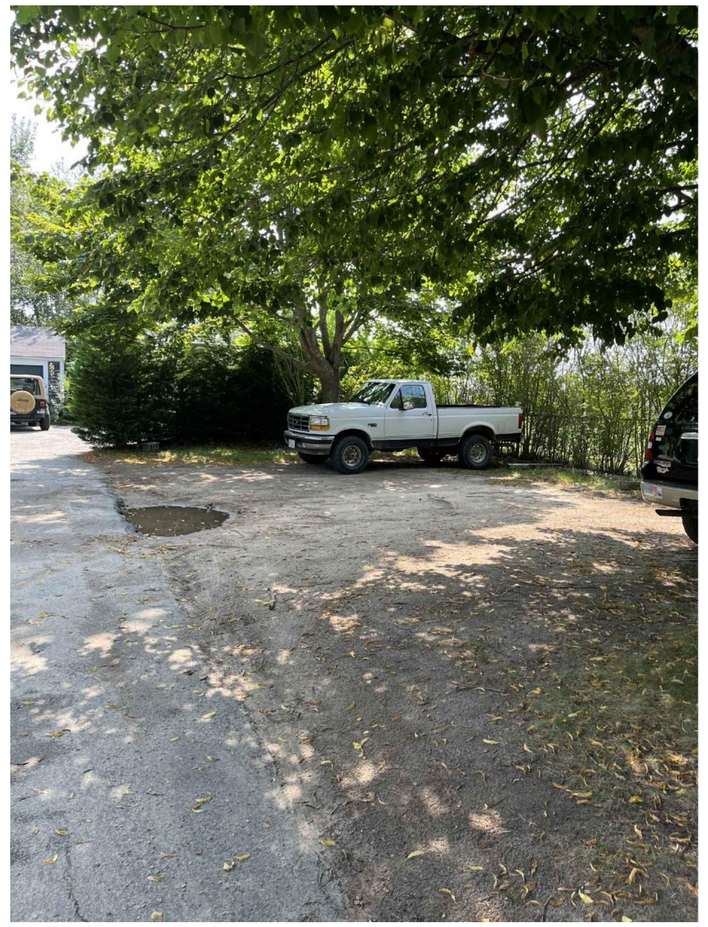
VIEW EAST TOWARDS EX. BUILDING & GARAGE



VIEW NORTHEAST TOWARDS EX. BUILDING



VIEW SOUTHWEST ACROSS FRONT YARD



VIEW EAST AT EX. DRIVEWAY & GRAVEL PARKING



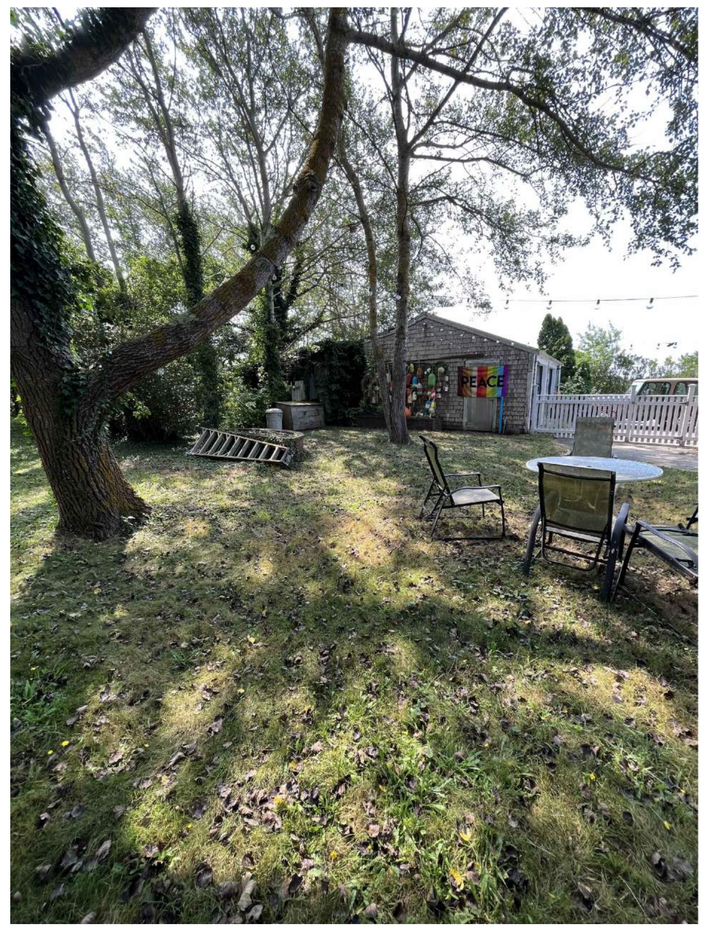
VIEW EAST TOWARDS EX. GARAGE



VIEW SOUTH TOWARDS REAR OF EX. BUILDING



VIEW EAST TOWARDS BACK YARD



VIEW SOUTHEAST TOWARDS BACK / SIDE YARD

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

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#	Description	Date

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FEBRUARY 18, 2025

SHEET TITLE:

SITE PHOTO PLAN

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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

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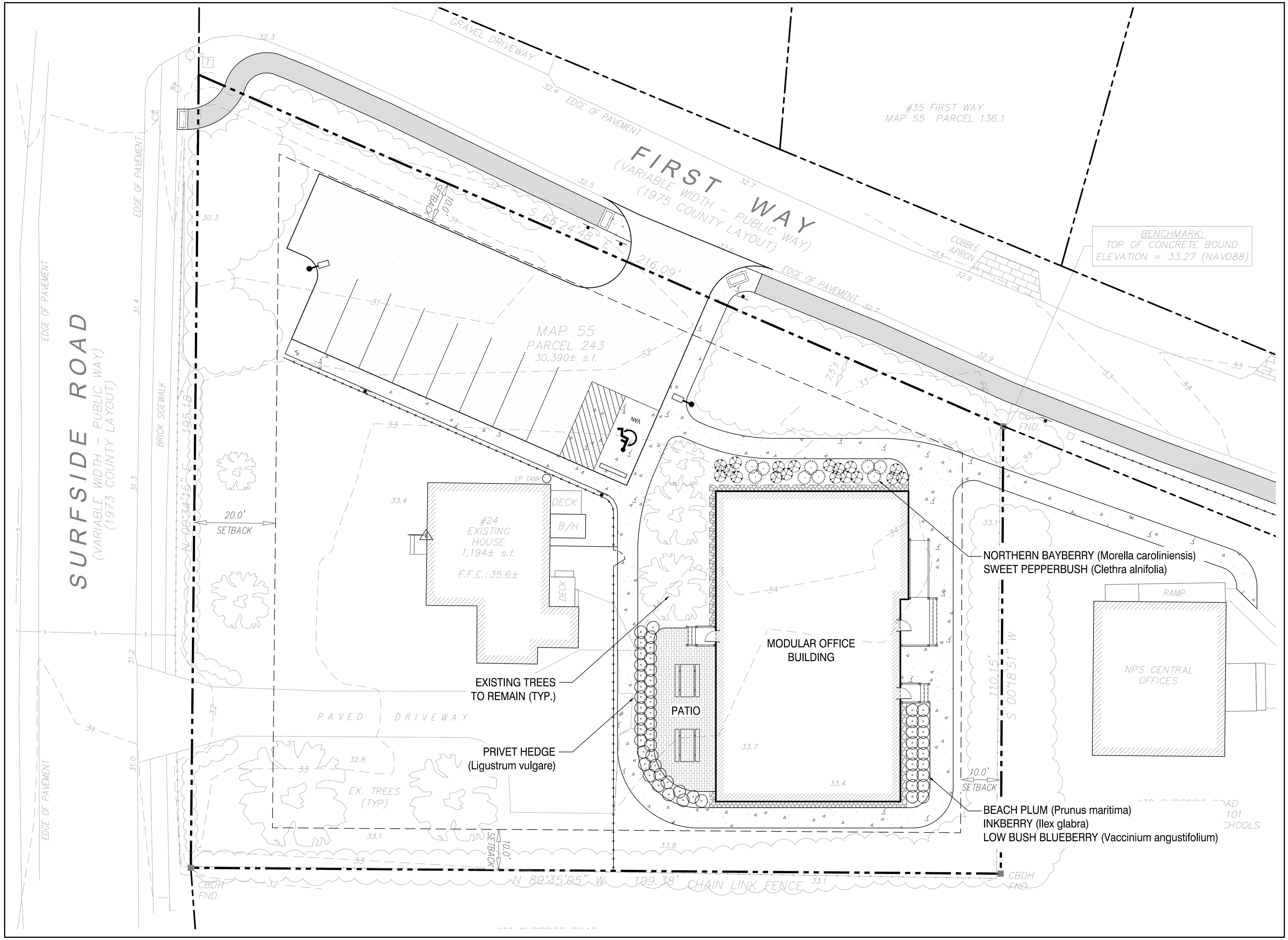

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SHEET TITLE:

SITE LANDSCAPE PLAN

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SMRT PROJECT #:	24084	DRAWN BY:	JSM

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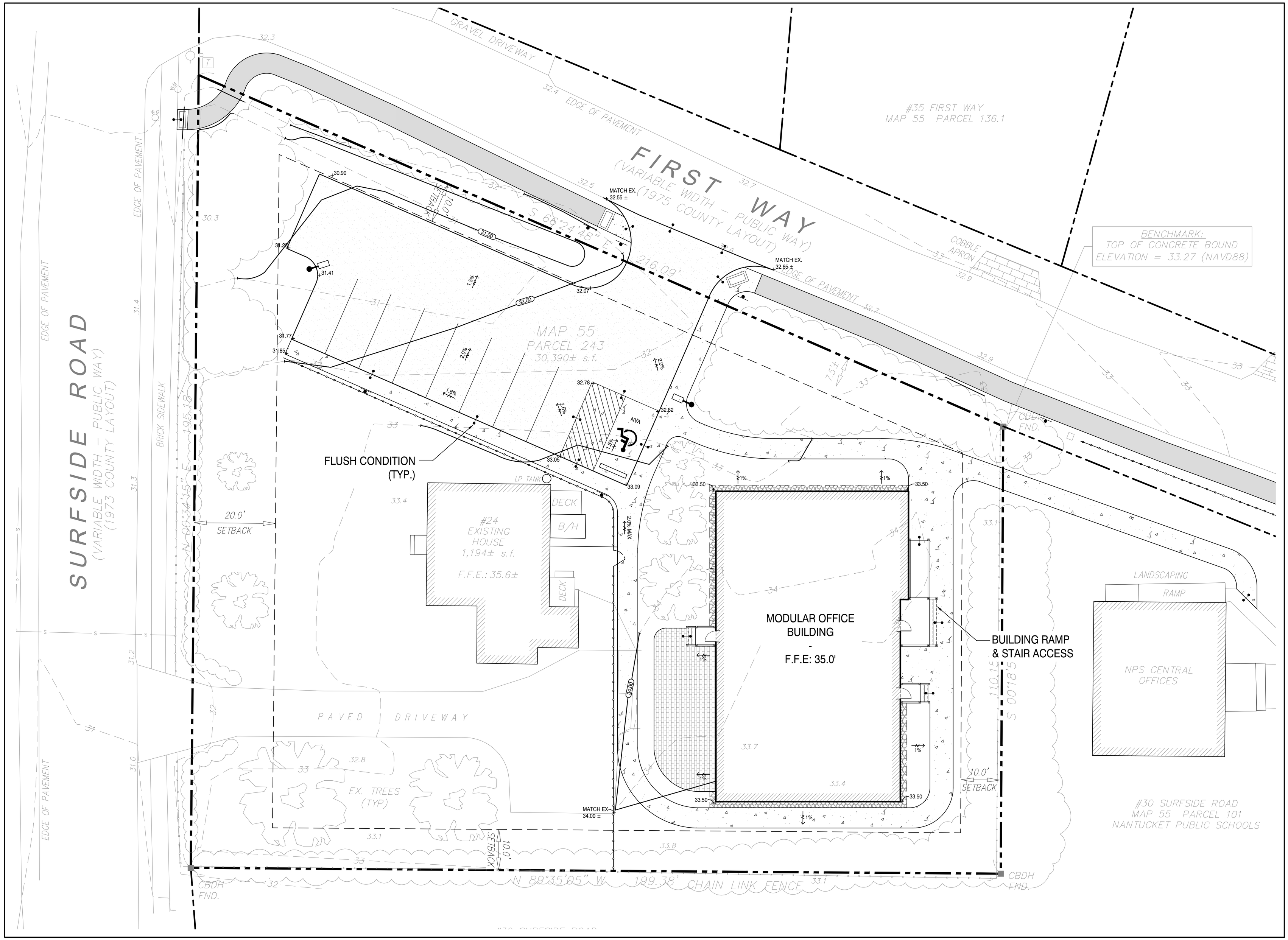

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TRUE NORTH

0' 10' 20' 30'

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

SITE TOPOGRAPHY PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 10'-0"	DESIGNED BY:	JSM
SMRT PROJECT #:	24084	DRAWN BY:	JSM

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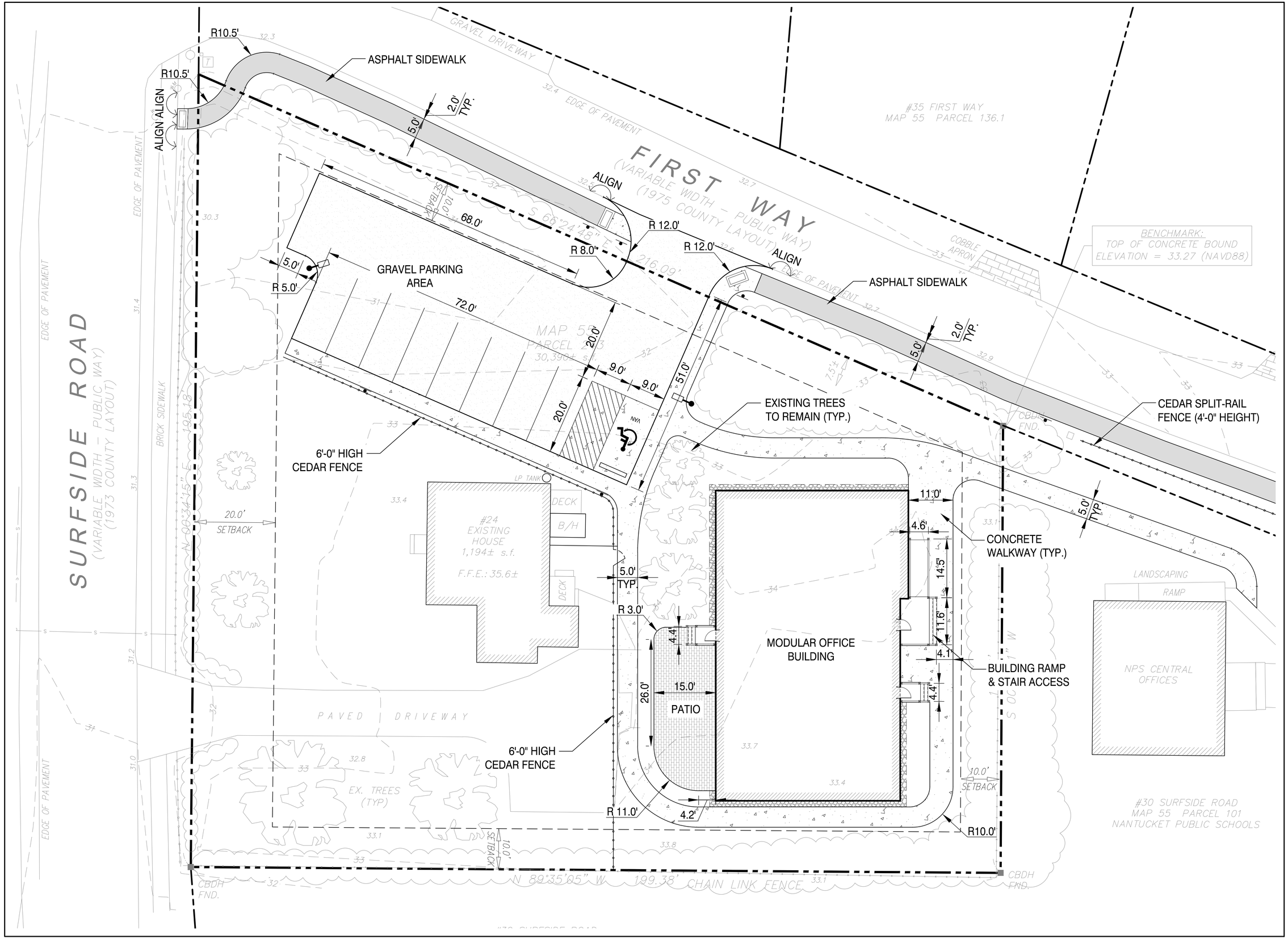

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TRUE NORTH

0' 10' 20' 30'

#	Description	Date

ISSUED FOR HDC APPROVAL

FEBRUARY 18, 2025

SHEET TITLE:

SITE HARDSCAPE PLAN

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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):

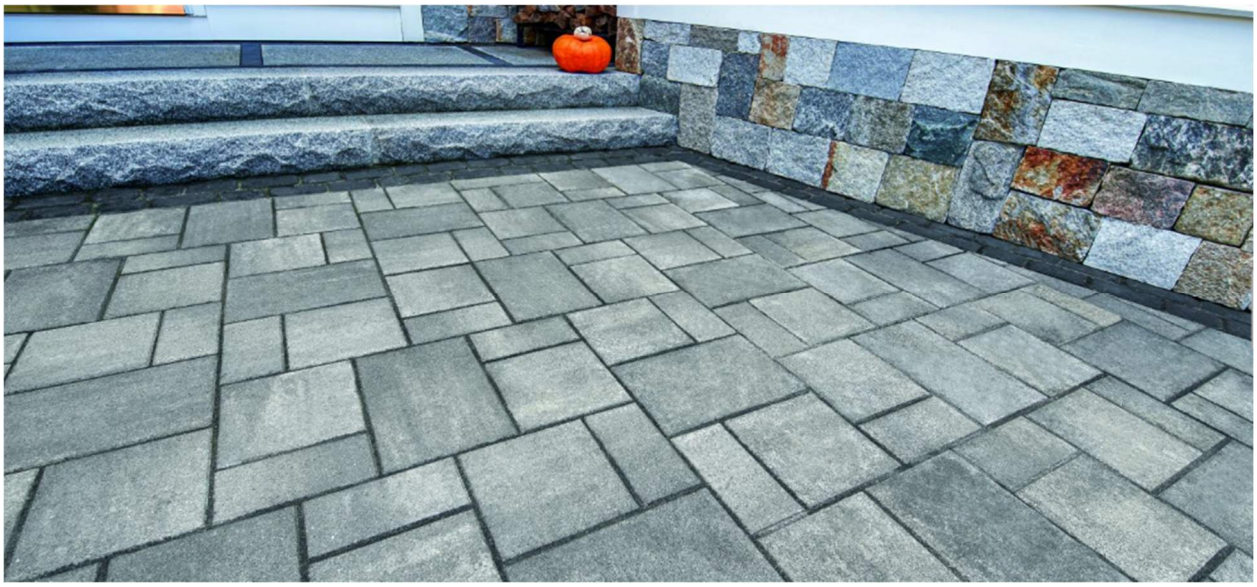






Concrete Block Pavers @ Staff Patio:





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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

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

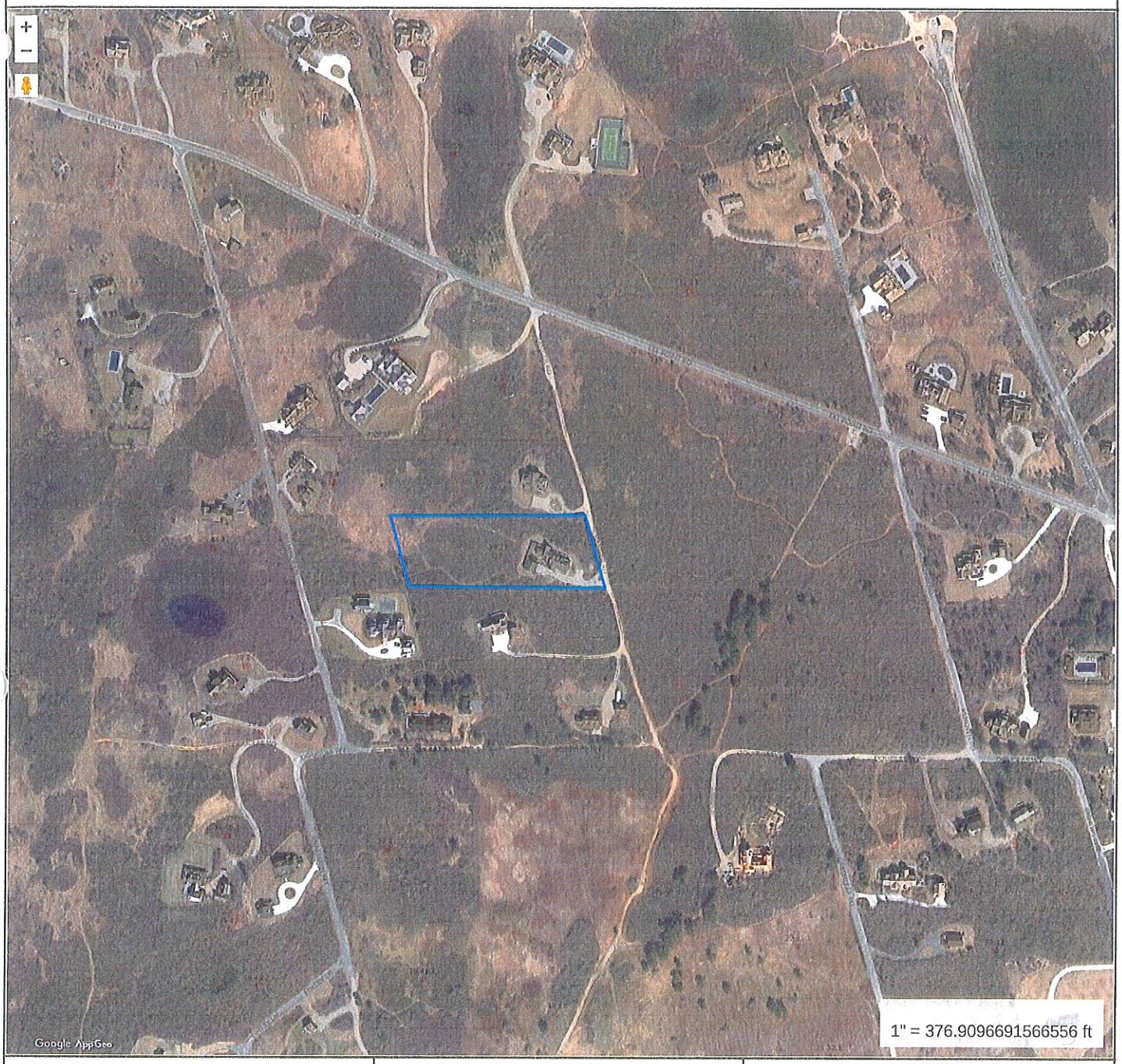
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

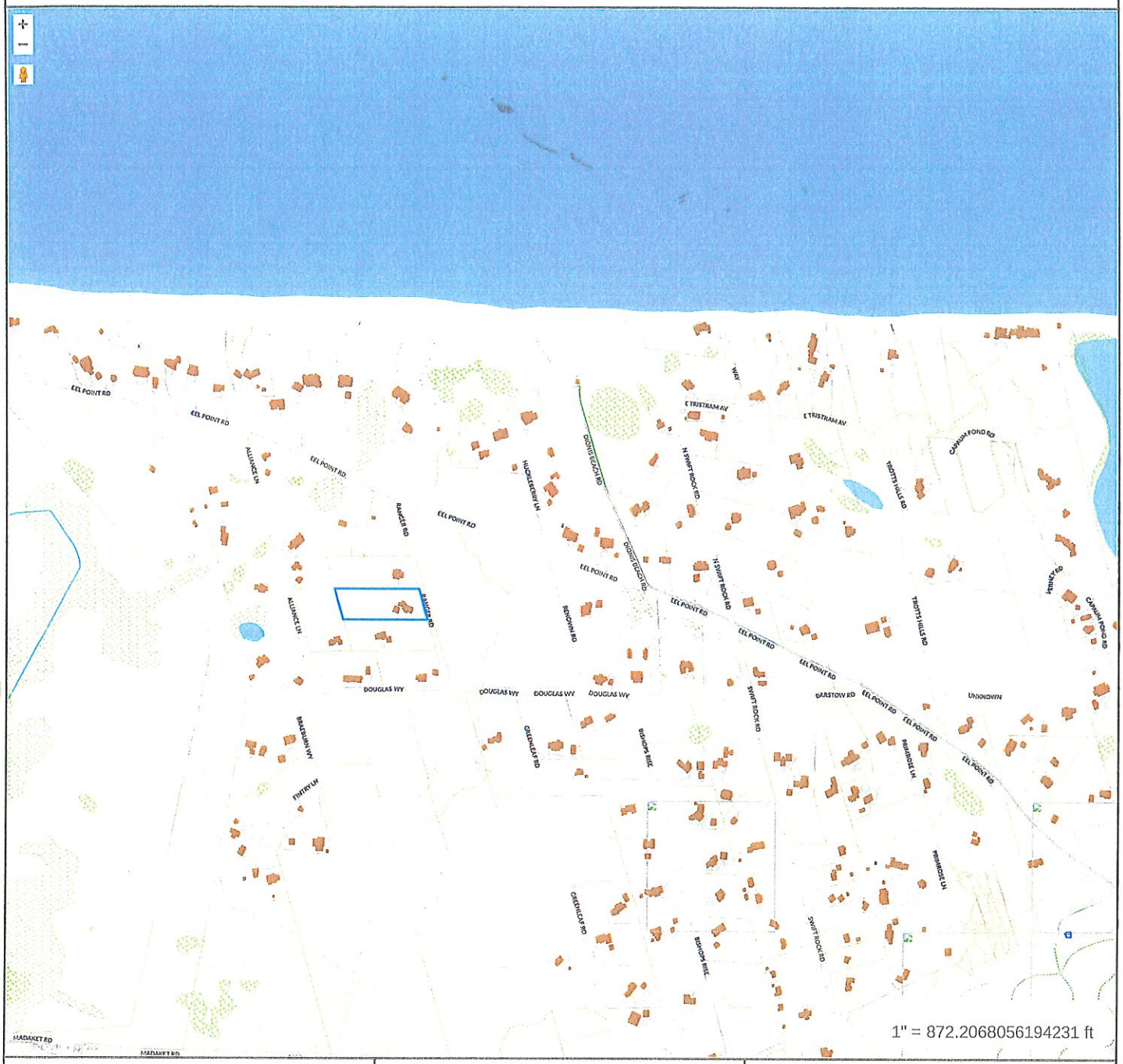
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

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.



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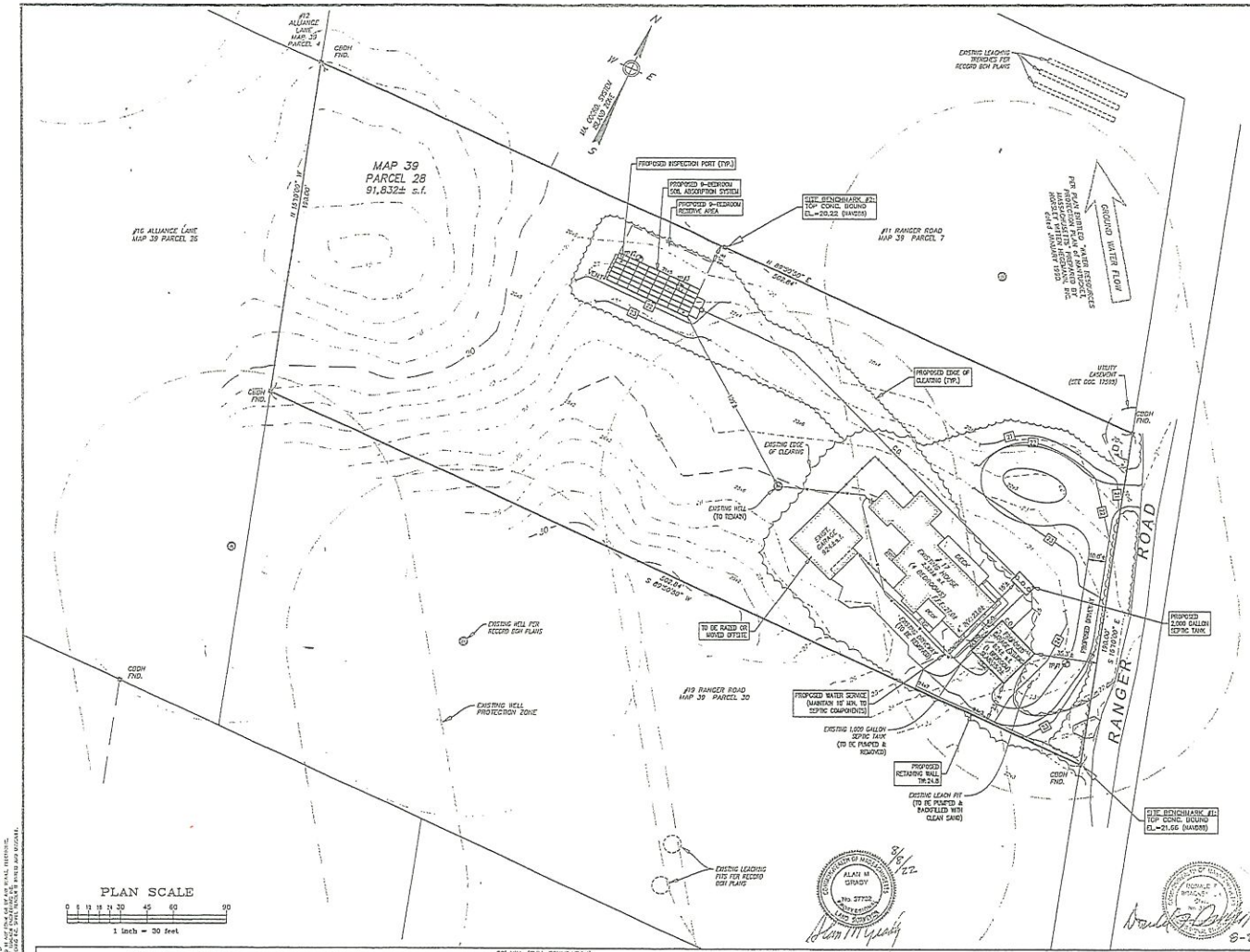
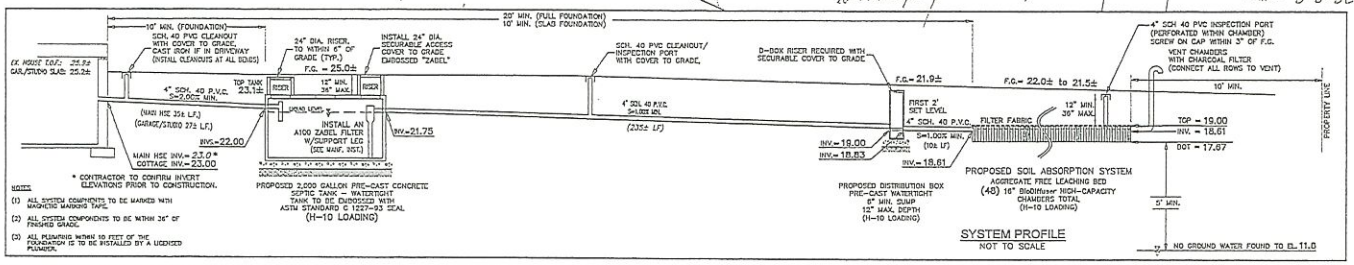
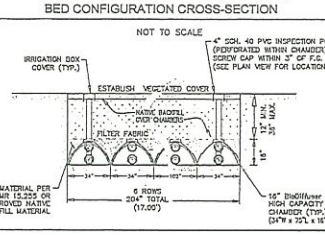




SYSTEM PROFILE
NOT TO SCALE

16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



DESIGN CALCULATIONS

SOIL TEXTURAL CLASS:	CLASS 1
PERC. RATE:	≤2 MINUTES/INCH
NO. OF BEDROOMS:	9
DESIGN FLOW REQUIRED:	900 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

EX. HOUSE: 4 BDRMS
PR. DW./STUDIO: 1 BDRM
TOTAL = 5 BDRMS

LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(48 UNITS)(6.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 950 GPD (REQUIRED)

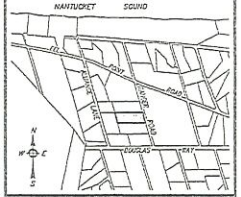
SOIL LOGS

TP NO. 1 GRD. EL. 23.5 GW. EL. NONE to 13.5		TP NO. 2 GRD. EL. 21.6 GW. EL. NONE to 11.6		TP NO. 3 GRD. EL. 21.9 GW. EL. NONE to 11.8	
0"	O/A/E LOAMY SAND 10YR 3/2	0"	O/A/E LOAMY SAND 10YR 3/2	0"	O/A/E LOAMY SAND 10YR 3/2
8"	B LOAMY SAND 10YR 5/8	10"	B LOAMY SAND 10YR 5/8	14"	B LOAMY SAND 10YR 5/8
29"	C1 MEDIUM SAND 2.5Y 6/8	29"	C1 MEDIUM SAND 2.5Y 6/8	30"	C1 MEDIUM SAND 2.5Y 6/8
120"	NO REDOX NO WEEPING	120"	NO REDOX NO WEEPING	120"	NO REDOX NO WEEPING

DATE PERFORMED: MAY 21, 2020
SOIL EVALUATOR: DONALD F. BRACKEN JR.
WITNESSED BY: ART CROWLEY – AGENT
PERC. RATE: ≤2 MINUTES/INCH
SOIL CLASS: CLASS 1
MAX. GROUND WATER ELEV.: NONE TO 11.6
METHOD OF DETERMINATION: NO GROUNDWATER FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

Locus Map

Scale: 1" = 1000'



GENERAL NOTES

1. BENCHMARK: #1 ELEVATION = 21.66 (NAVD88) TOP CONCRETE BOUND
   #2 ELEVATION = 20.22 (NAVD28) TOP CONCRETE BOUND
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: 17 RANGER ROAD LLC
   34 SHEFFIELD WAY
   GREENWICH, CT 06831
9. DEED REFERENCE: Cert: #28304
10. PLAN REFERENCE: L.C. Plan 15209-C (LOTS 40 & 48)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. ENTIRE LOCUS DOES FALL WITHIN A NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES, BUT NOT AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-C dated 06/09/2014.
17. LOT CREATED IN JULY of 1970.

ZONE: LUC–2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	91,832± s.f.	91,832± s.f.
FRONTAGE:	150'	190.00'	190.00'
FRONT YARD:	25'	61.7'±	25.3'±
SIDE/REAR YARD:	15'	35.2'±	23.7'±
GROUND COVER:	4% (MAX) (3,673± s.f.)	3.5% (3,218± s.f.)	3.2% (2,947± s.f.)

Prepared By:

BRACKEN ENGINEERING INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2262
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
17 RANGER ROAD LLC
#17 RANGER ROAD
MAP 39 PARCEL 28

No.	Date	Revision Description	By
1	08/05/22	RELOCATE & ENLARGE SYSTEM	ERC

Date: JUNE 4, 2020 | Drawn: RAW/ERC | Checked: DFB/ANG | Sheet: 1 of 1

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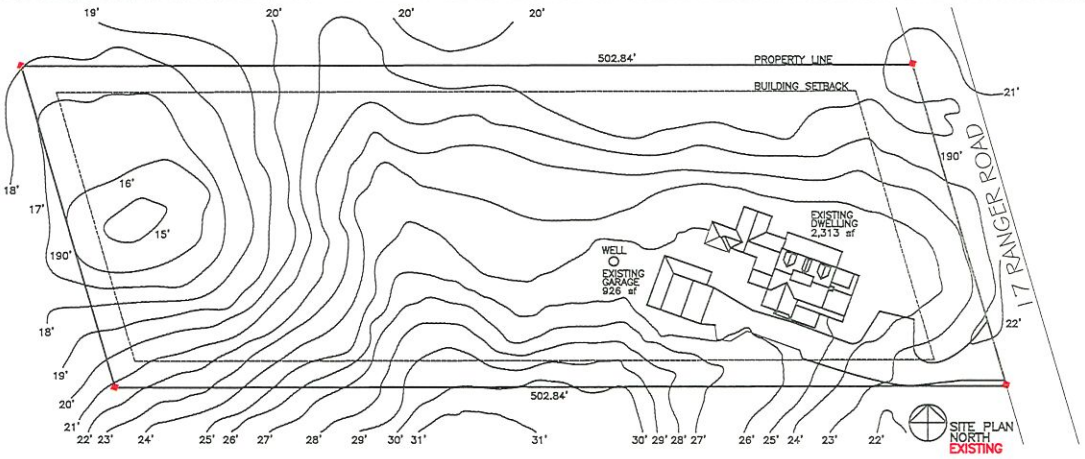
S:\Autocad Drawings\Nantucket\Ranger Road\17 Ranger Road\17 Ranger Road - SSD.dwg 2022.dwg

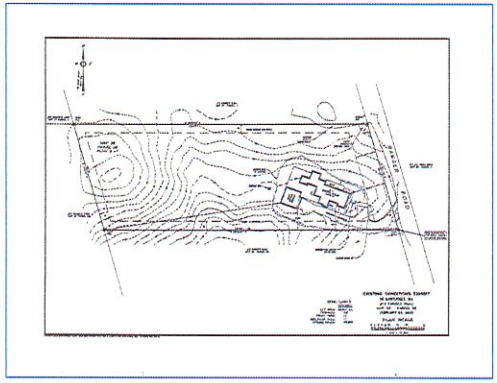
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS: PROPOSED
NORTH, SOUTH, EAST & WEST

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

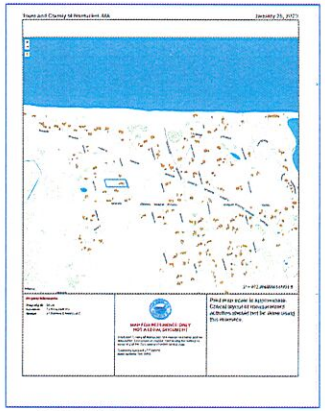




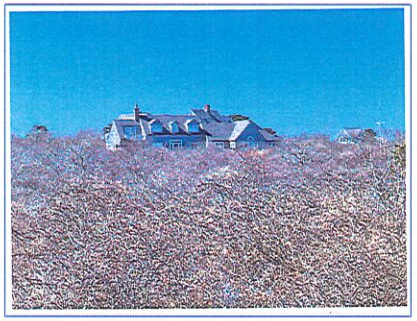
17 RANGER ROAD SURVEY



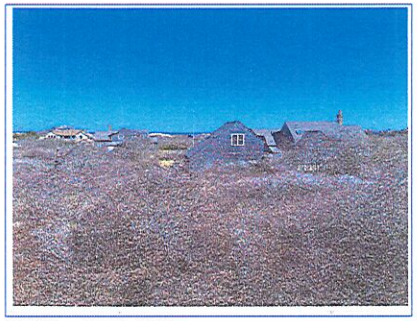
17 RANGER ROAD



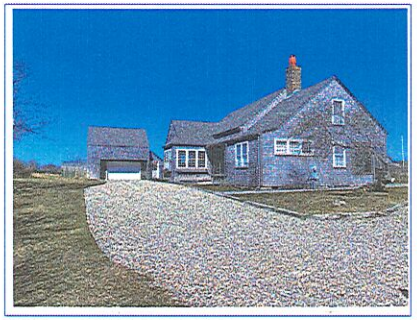
17 RANGER ROAD



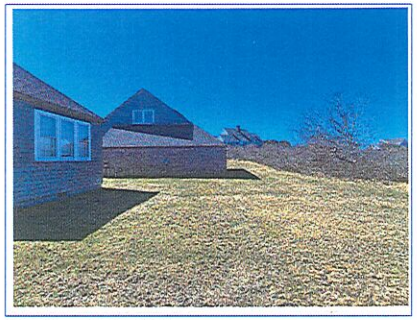
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

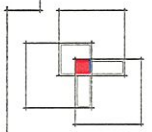


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO.

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"

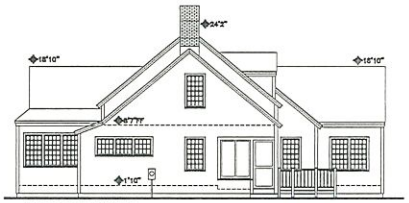
1R



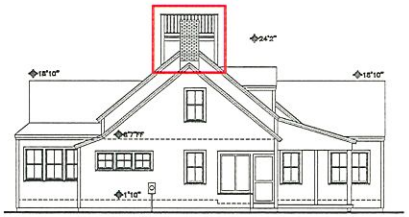
NORTH ELEVATION
EXISTING



NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



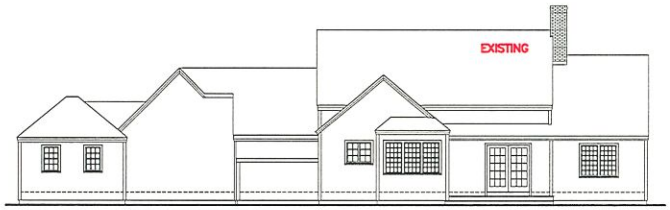
EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

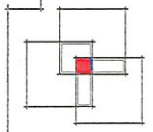


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

ROOF-WALK

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
EXISTING &
PROPOSED

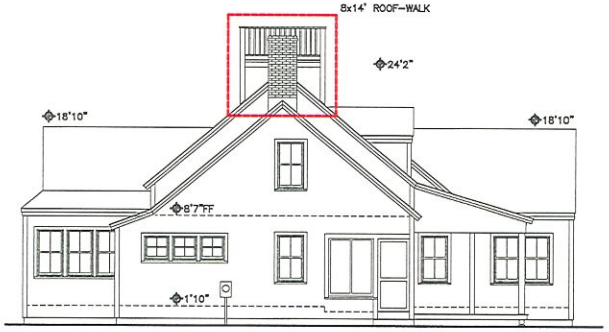
DATE
02-07-2025

SCALE
1/8 "=1'0"

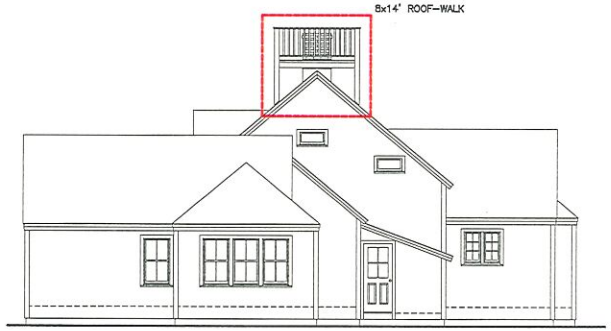
2R



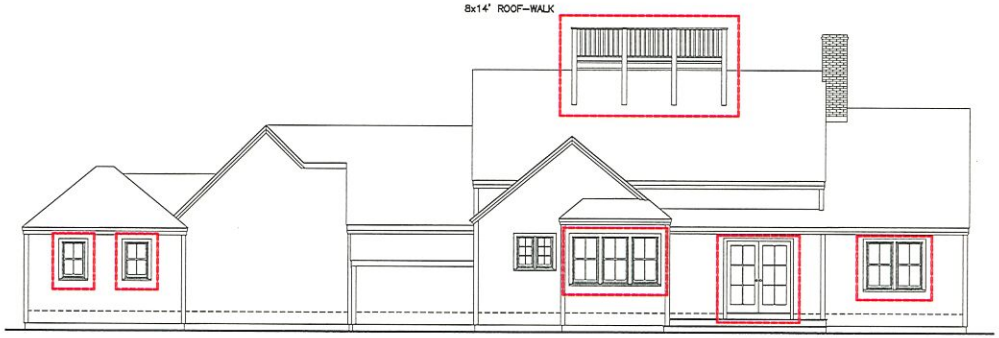
NORTH ELEVATION
PROPOSED



EAST ELEVATION
PROPOSED



WEST ELEVATION
PROPOSED



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO

NOTES
HDC
CERT. NO. ----------

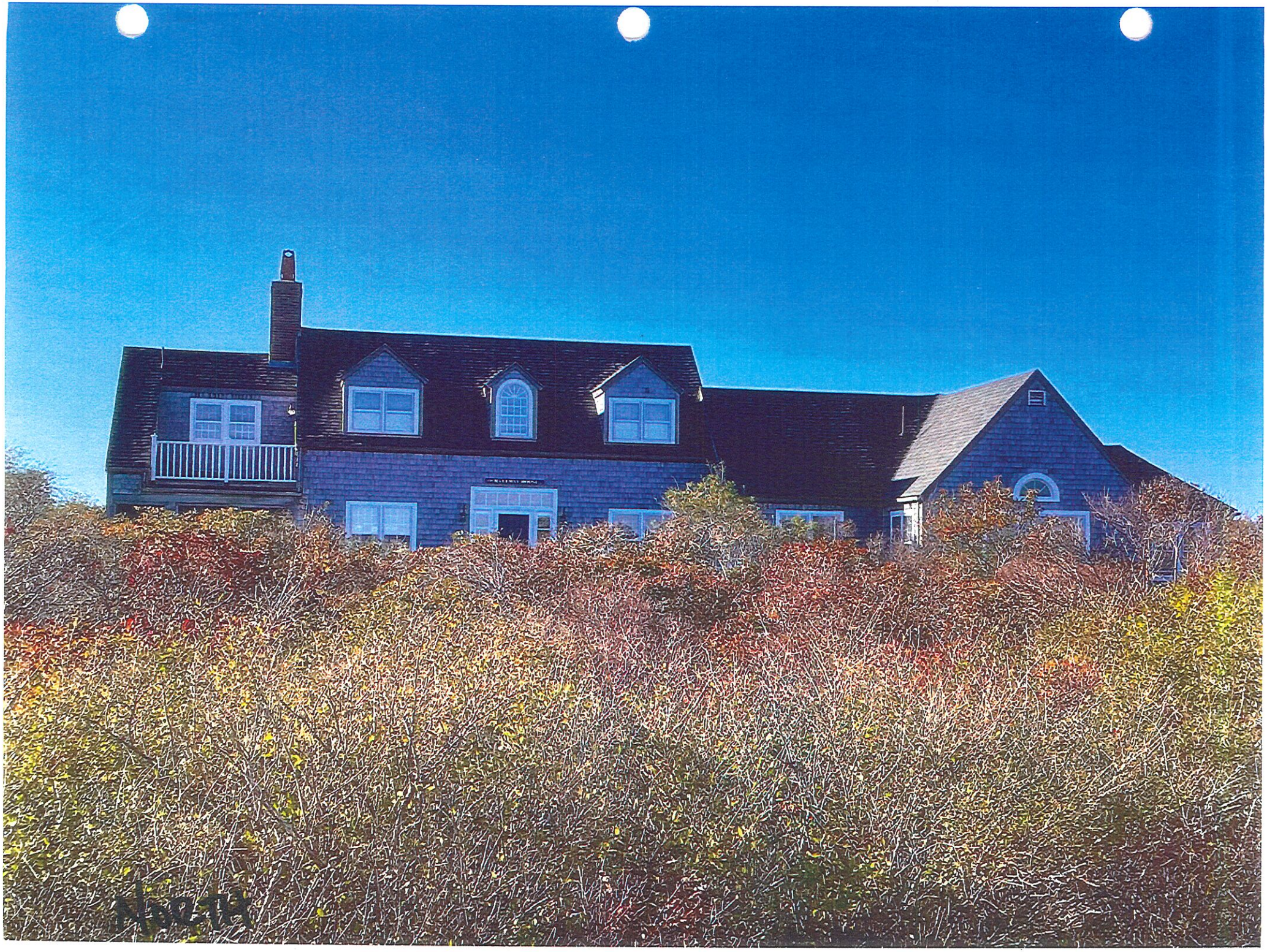
COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST

DATE
02-07-2025

SCALE
1/4"=1'0"

3R




EAST


SOUTH | EAST


SOUTH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587
THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

ESTILL RANGER RD B&W REV.

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee**: See back of application for fee schedule or call the office. 50

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: Trisha Estill <trishacestill@mac.com>
Sent: Saturday, February 1, 2025 3:30 PM
To: r.c.newman@comcast.net
Cc: Scott Estill
Subject: Re: Ranger Rd

Robert Newman is authorized to sign HDC applications as agent for Trisha and Scott Estill/17Ranger Road LLC.

Thank you.

On Jan 31, 2025, at 1:57 PM, r.c.newman@comcast.net wrote:

Trish confirmed its on westerly elevation. I think that's fine.
Can you send me a quick note sometime acknowledging that I can sign HDC apps as your agent please.
Thanks

From: Scott Estill <scott.estill@lancor.com>
Sent: Friday, January 31, 2025 11:54 AM
To: r.c.newman@comcast.net; 'Trisha Estill' <trishacestill@mac.com>
Subject: RE: Ranger Rd

Other suggestion?

Scott Estill
Managing Partner - Lancor
w: lancor.com
e: scott.estill@lancor.com
p: 212 710 2926 m: 917 742 9473

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Scott & Trisha Estill

STREET ADDRESS 17 Ranger Rd

MAP/PARCEL 39/28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

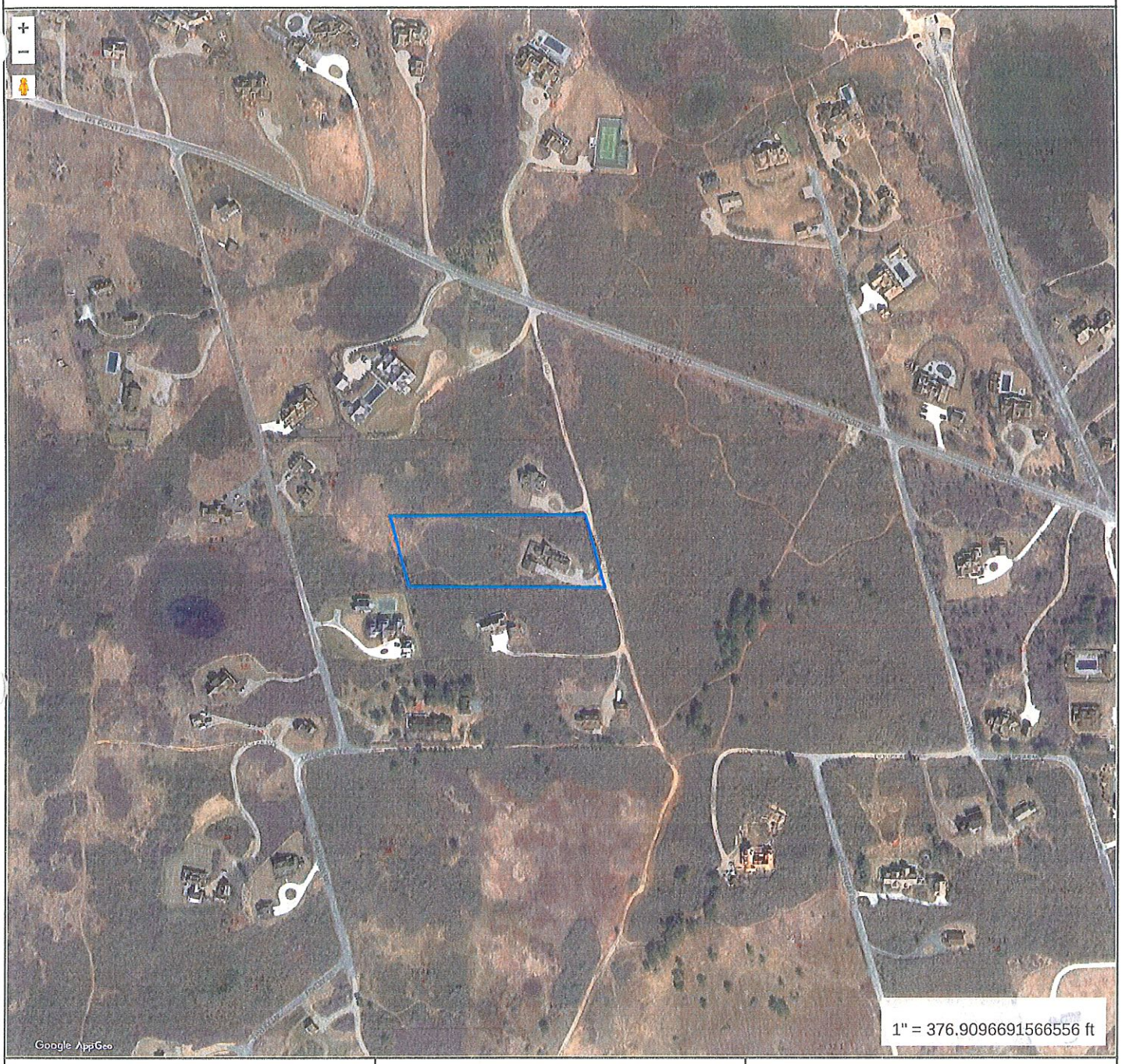
2-10-25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2-10-25 Date



Property Information

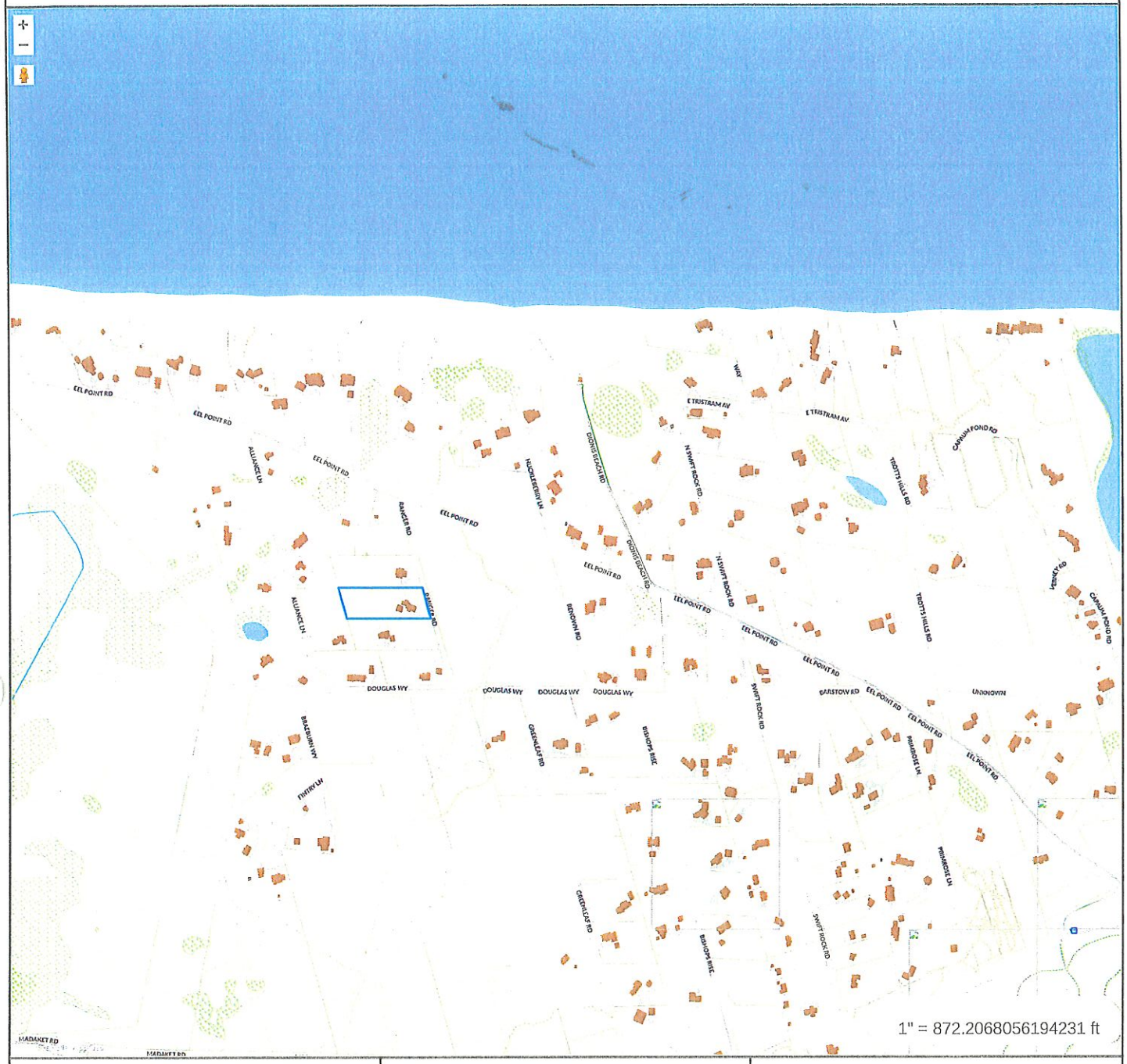
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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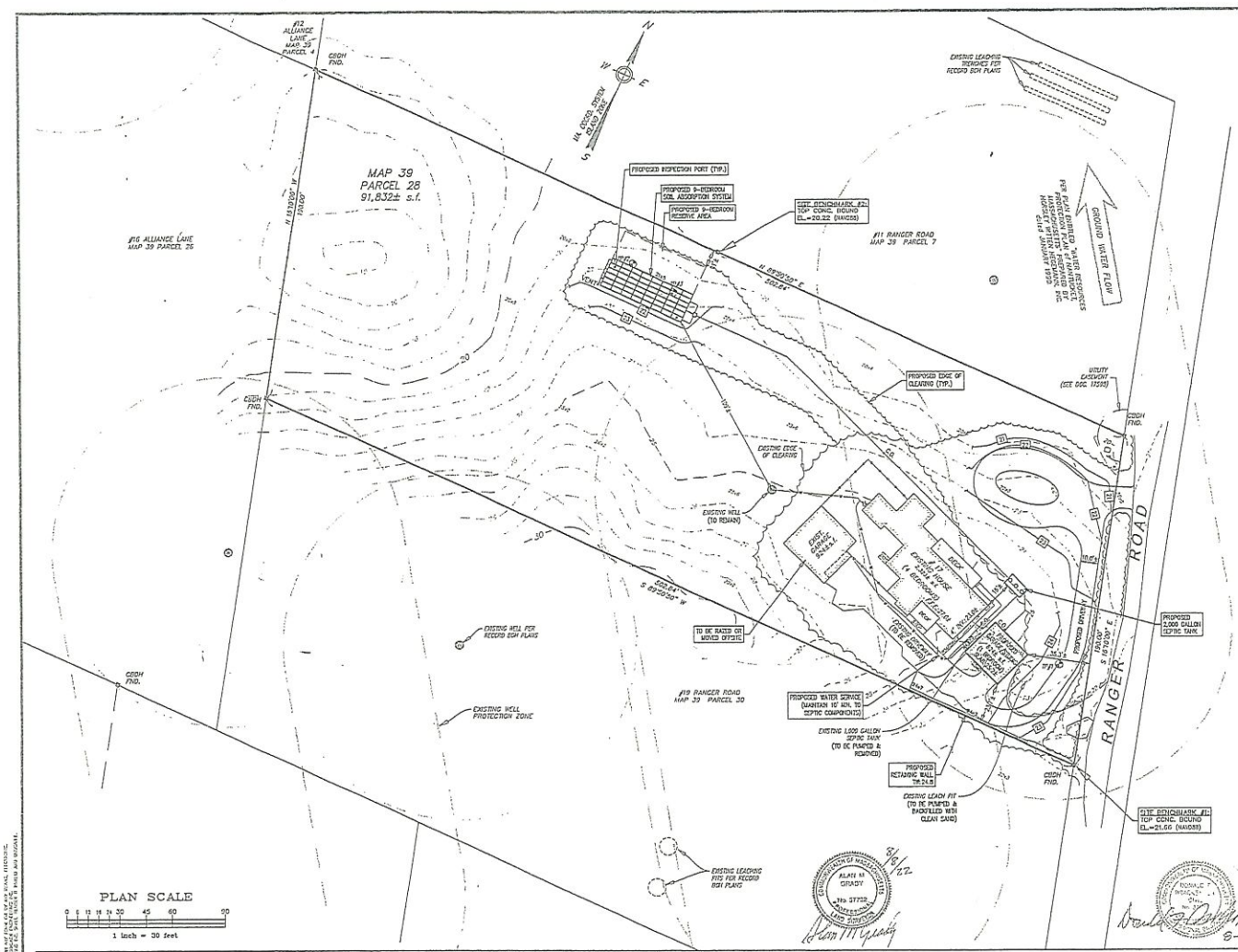
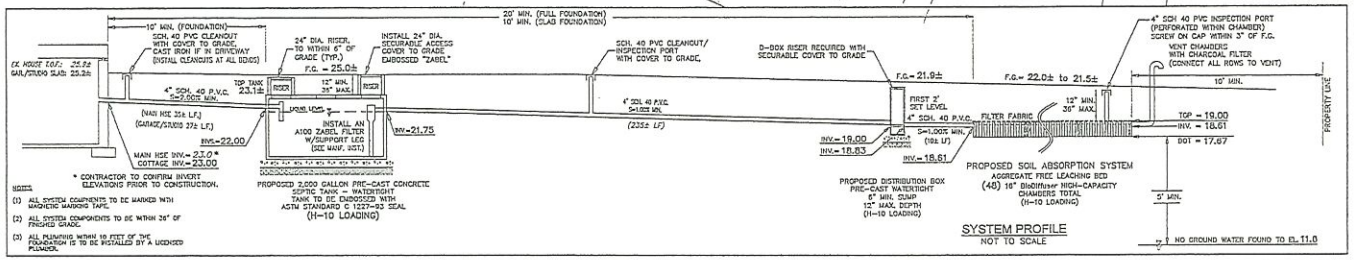




DESIGN CALCULATIONS

SOIL TEXTURAL CLASS:	CLASS I
PERC. RATE:	<2 MINUTES/INCH
NO. OF BEDROOMS:	9 (EX. HOUSE: 4 EXISTING; PR. DWL/STUDIO: 1 EXIST., 4 PROPOSED; TOTAL: 9 BEDRMS)
DESIGN FLOW REQUIRED:	990 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS

EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(45 UNITS)(5.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 990 GPD (REQUIRED)

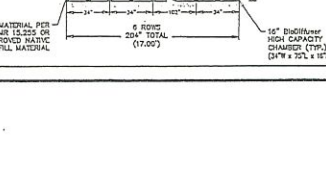
SOIL LOGS

TP NO. 1 GRD. EL. 23.5 GW. EL. NONE to 13.5		TP NO. 2 GRD. EL. 21.6 GW. EL. NONE to 11.6		TP NO. 3 GRD. EL. 21.8 GW. EL. NONE to 11.8	
0"		0"		0"	
	O/A/C LOAMY SAND 10YR 3/2		O/A/C LOAMY SAND 10YR 3/2		O/A/C LOAMY SAND 10YR 3/2
8"	22.5	10"	20.8	14"	20.6
	B LOAMY SAND 10YR 5/8		B LOAMY SAND 10YR 5/8		B LOAMY SAND 10YR 5/8
29"	21.1	29"	19.2	30"	19.3
	C1 MEDIUM SAND 2.5Y 6/8		C1 MEDIUM SAND 2.5Y 6/8		C1 MEDIUM SAND 2.5Y 6/8
120"	13.5	120"	11.6	120"	11.8
NO REDOX NO MOTTLING		NO REDOX NO MOTTLING		NO REDOX NO MOTTLING	

DATE PERFORMED: MAY 21, 2020
SOIL EVALUATOR: DONALD F. BRACKEN JR.
WITNESSED BY: ART CROWLEY — APEX
PERC. RATE: <2 MINUTES/INCH
SOIL CLASS: CLASS I
MAX. GROUND WATER ELEV.: NONE TO 11.6
METHOD OF DETERMINATION: NO GROUNDWATER FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

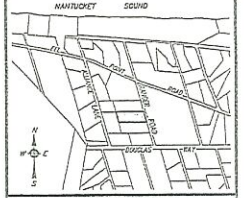
16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



Locus Map

Scale: 1" = 1000'



GENERAL NOTES

1. BENCHMARK: #1 ELEVATION = 21.66 (NAVD88) TOP CONCRETE BOUND
   #2 ELEVATION = 20.22 (NAVD88) TOP CONCRETE BOUND
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: 17 RANGER ROAD LLC
   34 SHEFFIELD WAY
   GREENWICH, CT 06831
9. DEED REFERENCE: Cert: #28364
10. PLAN REFERENCE: L.C. Plan 15209-C (LOTS 42 & 43)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. ENTIRE LOCUS DOES FALL WITHIN A NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES, BUT NOT AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-C dated 06/03/2014.
17. LOT CREATED IN JULY of 1970.

ZONE: LUG-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	91,832± s.f.	91,832± s.f.
FRONTAGE:	150'	190.00'	190.00'
FRONT YARD:	35'	61.7'±	35.3'±
SIDE/REAR YARD:	15'	35.2'±	23.7'±
GROUND COVER:	40% (MAX)	3.5% (3,247± s.f.)	3.2% (2,947± s.f.)

Prepared By:

BRACKEN ENGINEERING INC
43 HERRING POND ROAD
WIANNO, MA 02532
(tel) 508.420.0070
(fax) 508.833.3282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.228.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
17 RANGER ROAD LLC
#17 RANGER ROAD
MAP 39 PARCEL 28

No.	Date	Revision Description	By
1	08/09/22	RELOCATE & ENLARGE SYSTEM	DTC

Date: JUNE 4, 2020 | Drawn: RWM/DTC | Checked: DFB/AWG | Sheet: 1 of 1

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S:\Active Projects\Nantucket\Ranger Road\17 Ranger Road - Sub site 2022.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 28

Street & Number of Proposed Work: 37 RANGER RD.

Owner of record: SCOTT & TRISHA ESTILL

Mailing Address: 34 SHEFFIELD WAY
GREENWICH, CT 06831

Contact Phone #: 917-932-0593 E-mail: TRISHAESTILL@MAC.COM

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SCT

Mailing Address: PO BOX 213
NANTUCKET, MA 02554

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other WINDOW CHANGES / DOOR CHANGES

Size of Structure or Addition: Length: 68 Sq. Footage 1st floor: _____ Decks/Patio: Size: NC ☐ 1st floor ☐ 2nd floor

Width: 51 Sq. footage 2nd floor: _____ Size: " ☐ 1st floor ☐ 2nd floor

EXISTING Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 24 6 South 24 6 East 24 6 West 24 6

Additional Remarks

Historic Name:

Original Date: 1900 +/-

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed EX ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 10 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): EX.

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: — inches) Front ☐ — Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia EX Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front 6 LIGHT, FRENCH Rear 6 LIGHT GRIDDING Side 6 LIGHT GLASS DOOR

Garage Door(s): Type EX Material _____

Hardscape materials: Driveways STONE Walkways STONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall LT. CEDAR NEW Clapboard (if applicable) — Roof WEATHERED WOOD SHAKE

Trim WHITE Sash WHITE Doors WHITE

Deck MAHOG. NEW Foundation CONCRETE Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

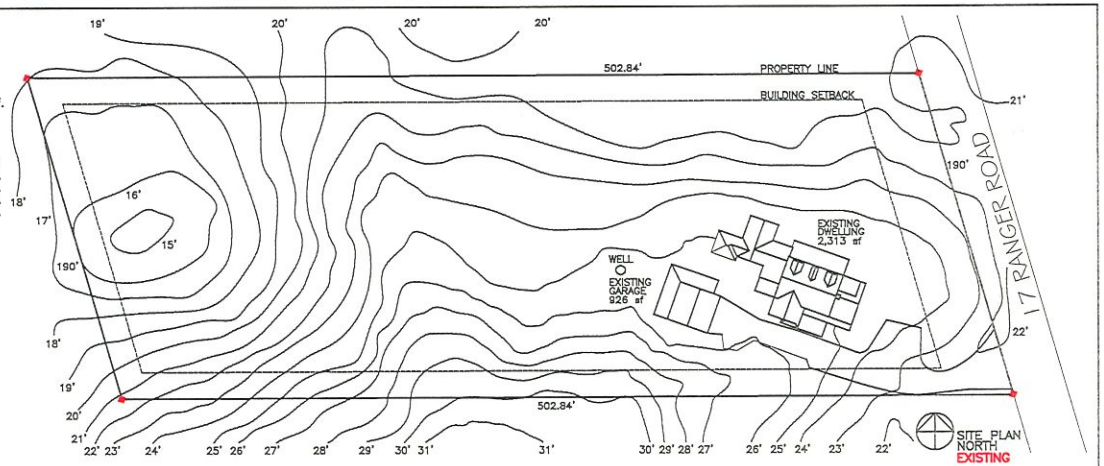
Date 2.10.25 Signature of owner of record _____ SCOTT ESTILL Signed under penalties of perjury

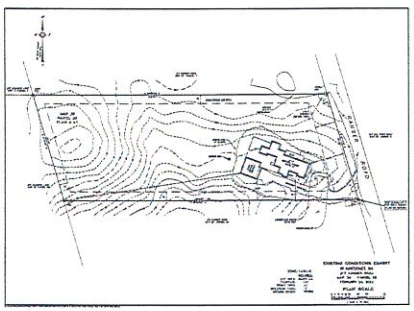
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS:
SOUTH & WEST PROPOSED
D & W SCHEDULES

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

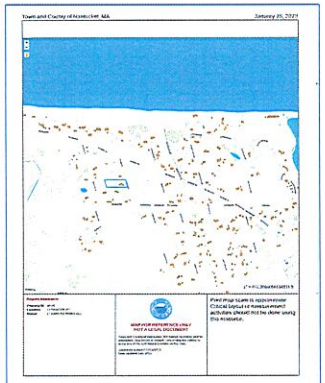




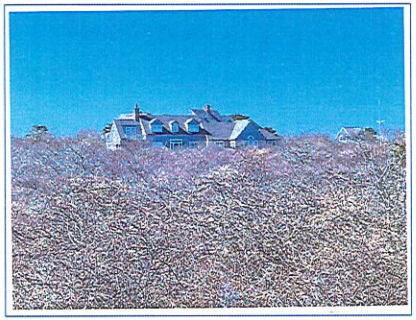
17 RANGER ROAD SURVEY



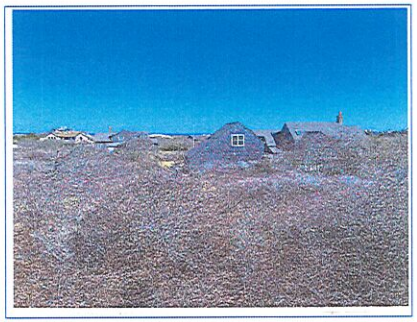
17 RANGER ROAD



17 RANGER ROAD



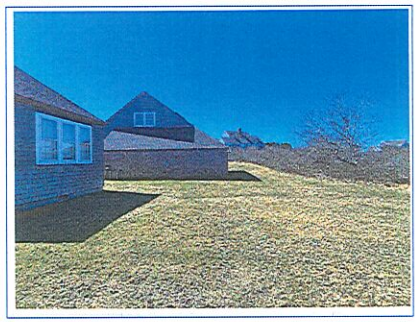
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

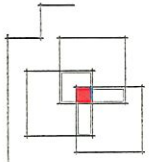


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



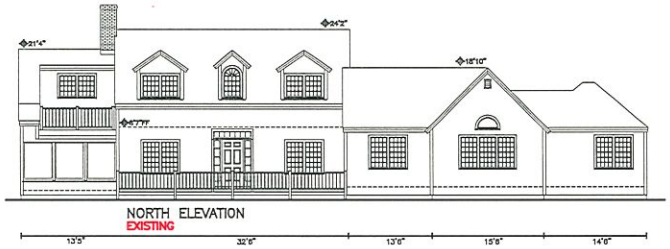
PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
JOB NO

DOOR & WINDOW REVISIONS

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

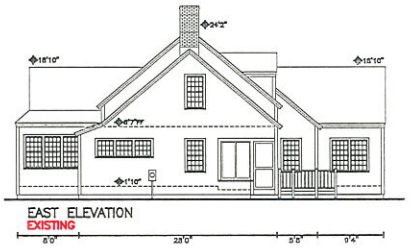
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"
1



NORTH ELEVATION
EXISTING



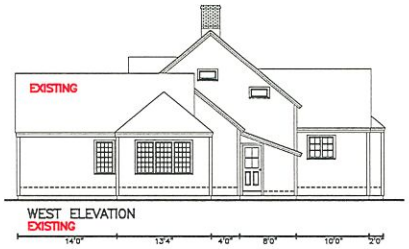
NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



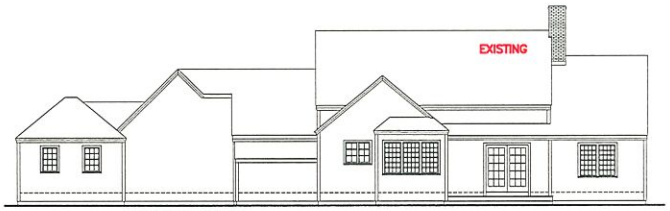
EAST ELEVATION
PROPOSED



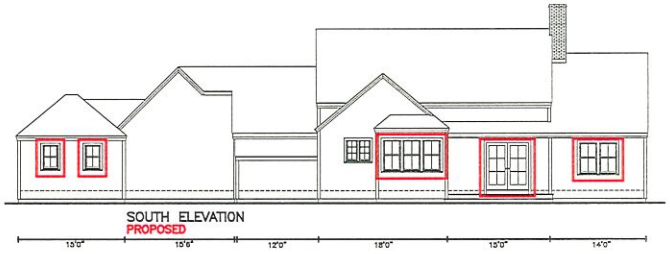
WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

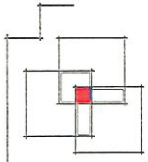


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

DOOR & WINDOW REVISIONS

JOB NO

NOTES
HDC CERT. NO. ----------

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS: EXISTING & PROPOSED

DATE
02-07-2025

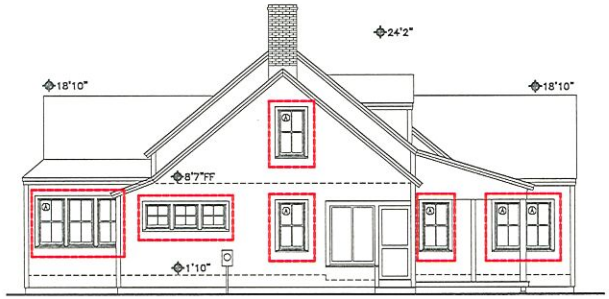
SCALE
1/8 "=1'0"

2



NORTH ELEVATION
PROPOSED

13'5" | 32'6" | 13'6" | 15'6" | 14'6"



EAST ELEVATION
PROPOSED

8'0" | 28'0" | 10'0" | 4'6"



WEST ELEVATION
PROPOSED

14'0" | 13'4" | 4'0" | 8'0" | 10'0" | 2'0"



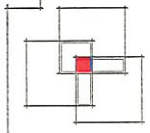
SOUTH ELEVATION
PROPOSED

15'0" | 15'6" | 12'0" | 18'0" | 15'0" | 14'0"

DOOR SCHEDULE						
	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	ANDERSEN	GLIDING PATIO, 15 LIGHT		6'0"x6'8"		
②	ANDERSEN	GLIDING PATIO, 15 LIGHT		6'0"x6'8"		
CONFIRM ALL TO CONSTRUCTION						

WINDOW SCHEDULE						
	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	1/1,TW/DH	400	TW2610		
Ⓑ	ANDERSEN	1/1,TW/DH	400	TW2642		
Ⓒ	ANDERSEN	1/1,TW/DH	400	TW2632		
Ⓓ	ANDERSEN	4 LIGHT, FIXED	400			
Ⓔ	ANDERSEN	1/1,TW/DH	400			
CONFIRM ALL SIZES PRIOR TO CONSTRUCTION						

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02581
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

JOB NO.
WINDOW & DOOR REVISIONS

NOTES
HDC CERT. NO. ---------

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS: NORTH, SOUTH, EAST & WEST
D.&W. SCHEDULES

DATE
02-07-2025

SCALE
1/4"=1'0"

3


NORTH


EAST


SOUTH | EAST


SOUTH

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



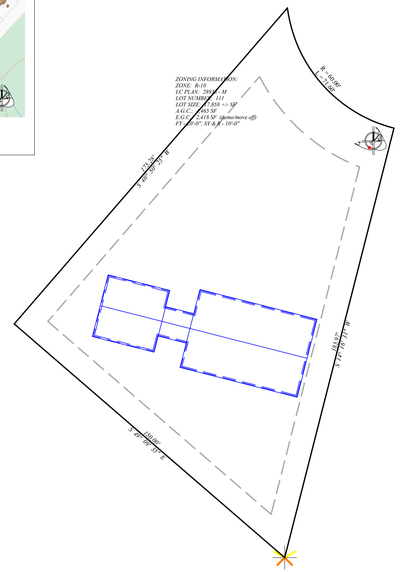
H.D.C. SUBMISSION

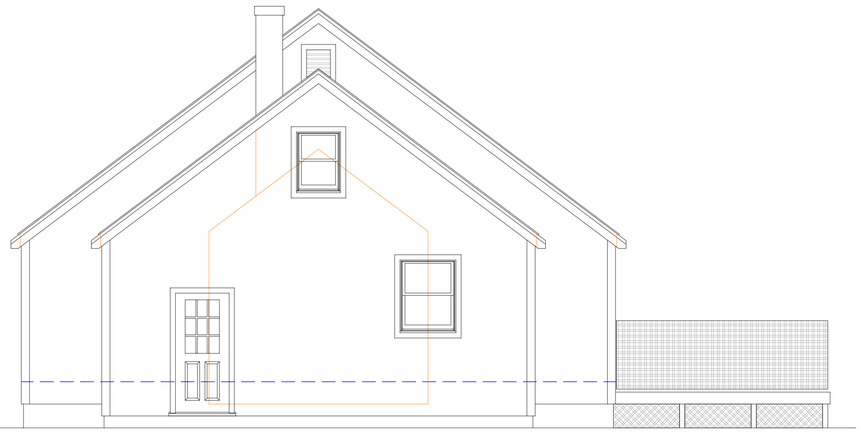


NORTH ELEVATION
facing doc ryder

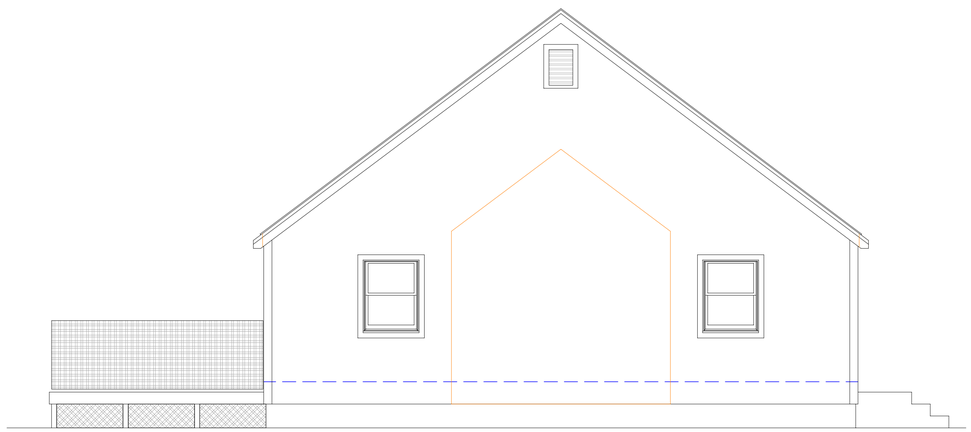


LOCUS MAP - NOT TO SCALE
9 DOC RYDER LLC - MAP 66; PCL 213





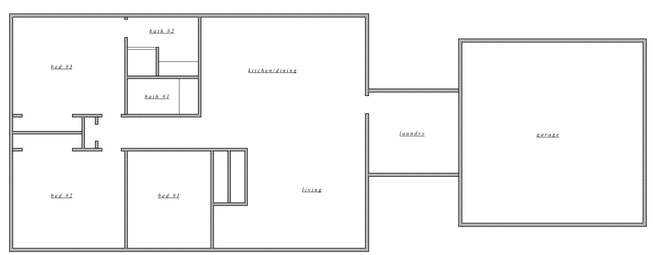
WEST ELEVATION
facing 7 doc ryder



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)





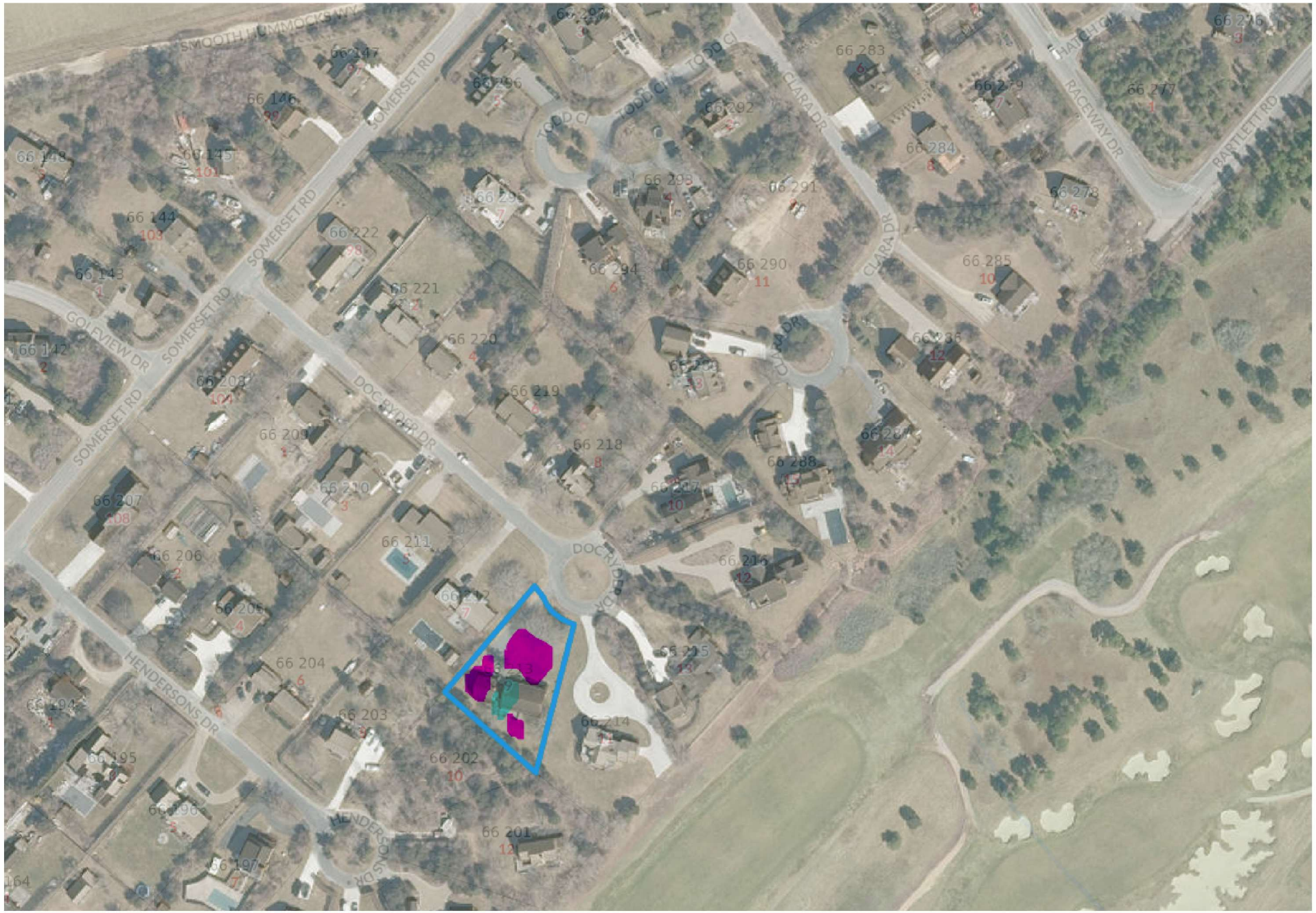
9 DOC RYDER DRIVE - CONTEXT PHOTOS
(10 DOC RYDER)





9 DOC RYDER DRIVE - CONTEXT PHOTOS
(2 & 12 DOC RYDER)



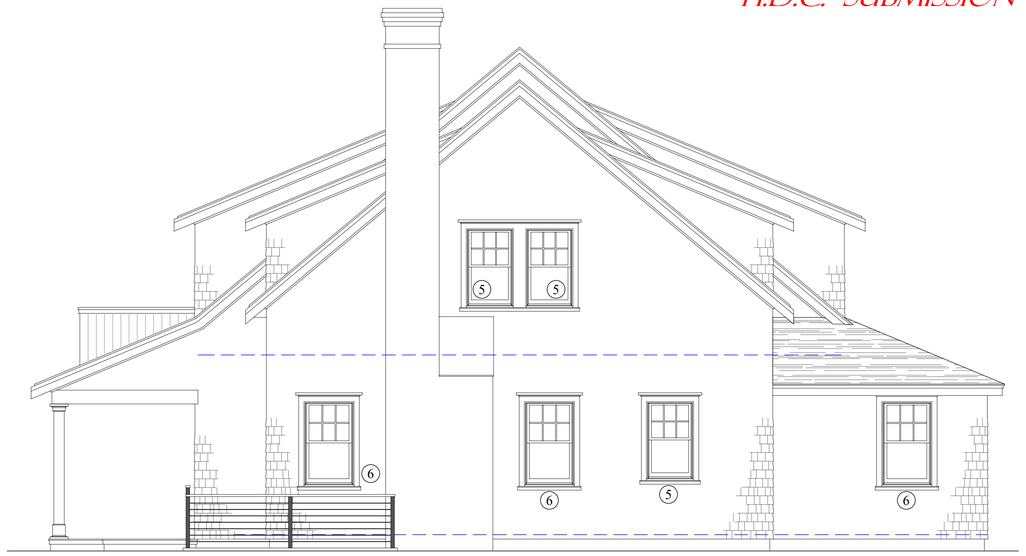


AERIAL VIEW DOC RYDER (GENERAL)

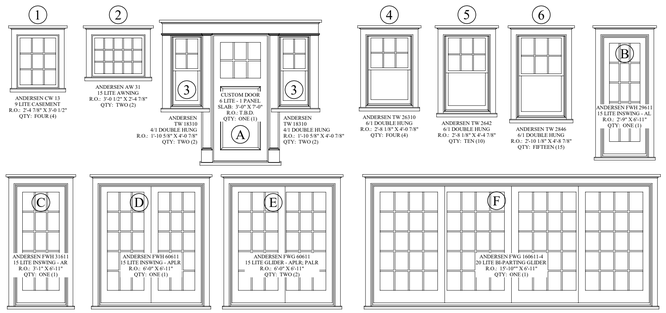
H.D.C. SUBMISSION



NORTH ELEVATION
facing doc ryder

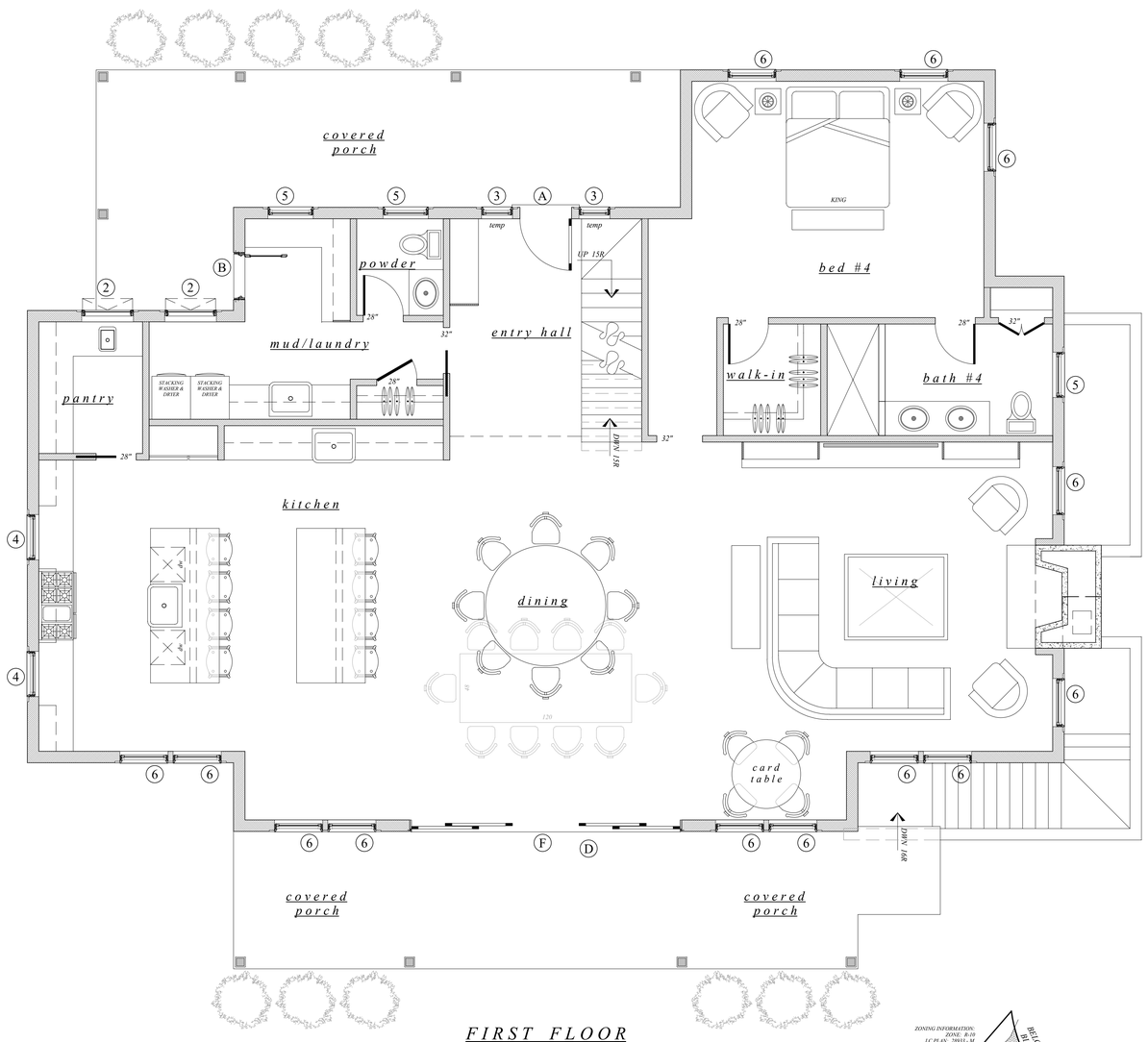


EAST ELEVATION
facing 11 doc ryder

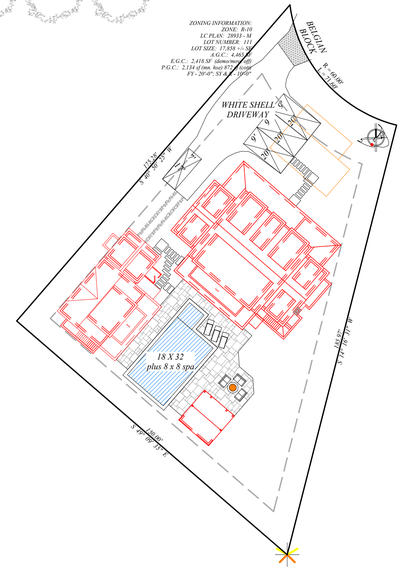


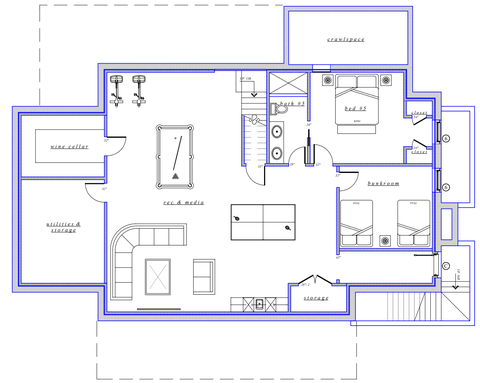


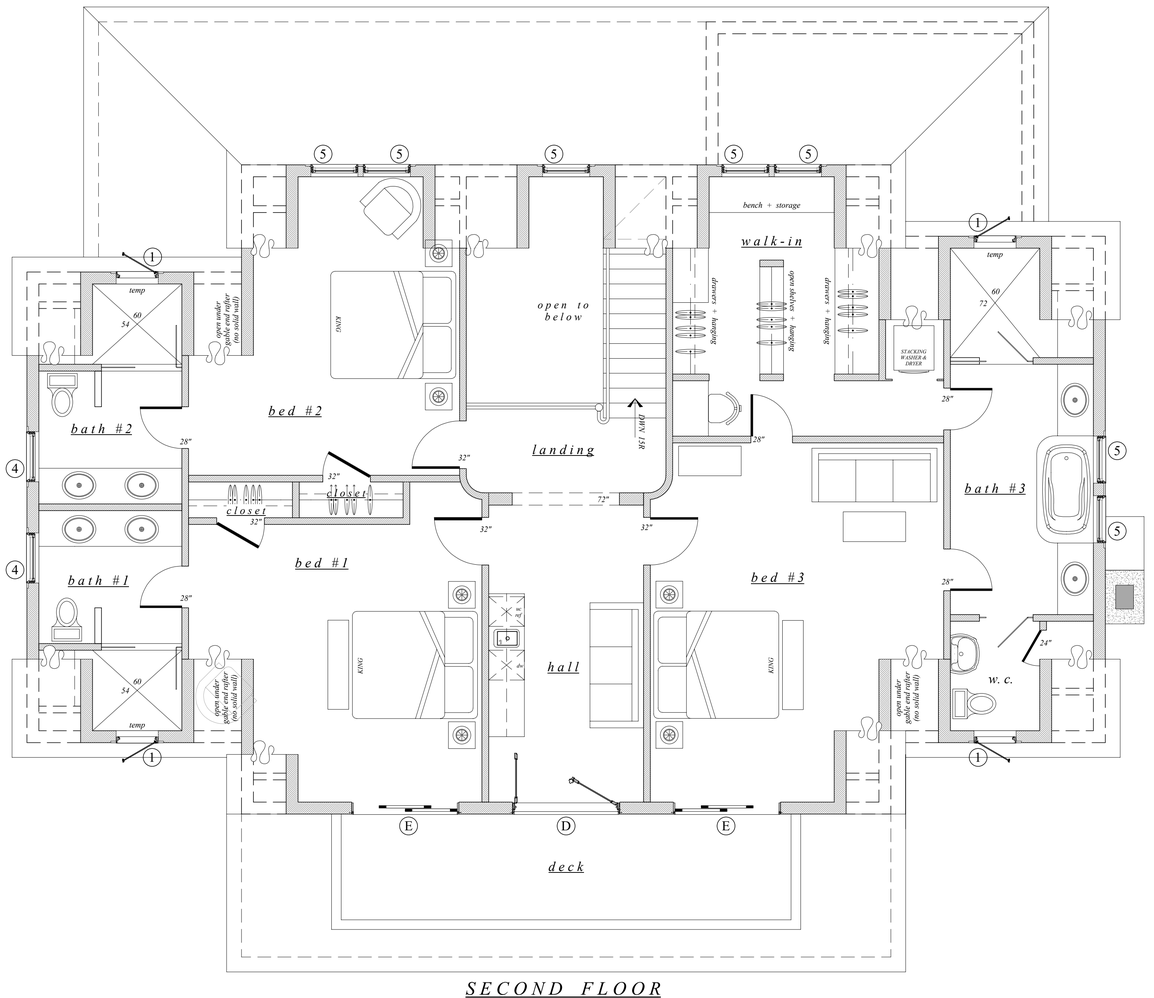
H.D.C. SUBMISSION



FIRST FLOOR







SECOND FLOOR

2

MAP - 66
PCL - 213

NINE DOC RYDER LLC - NEW DWELLING
9 DOC RYDER DR
NANTUCKET, MA

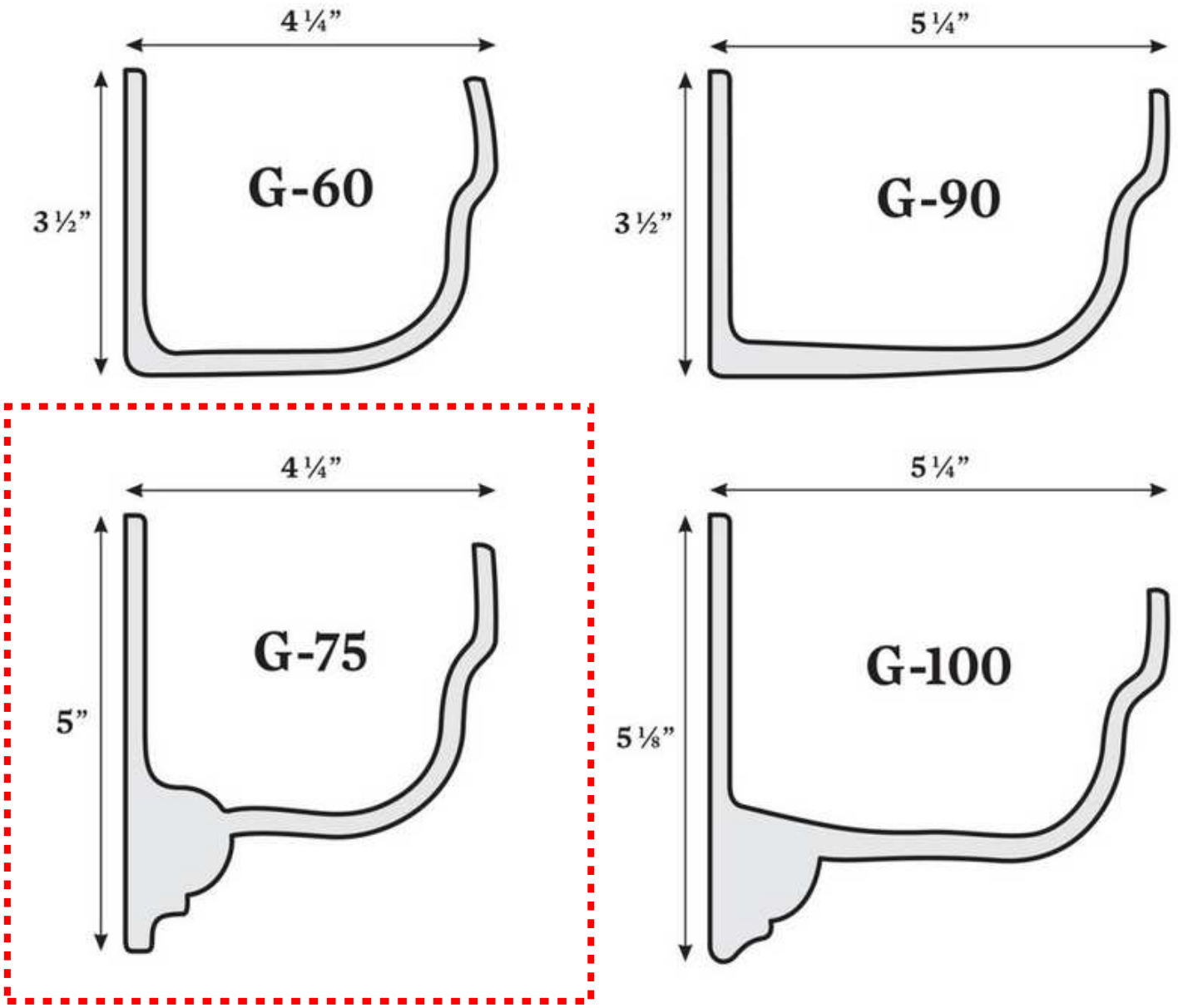
FEB 16, 2025
PLANNING

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.

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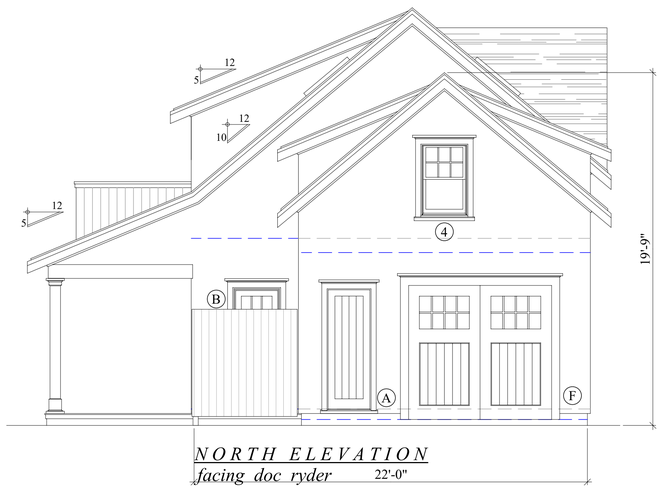
If you have any questions, please contact the HDC office at 508.228.7231.

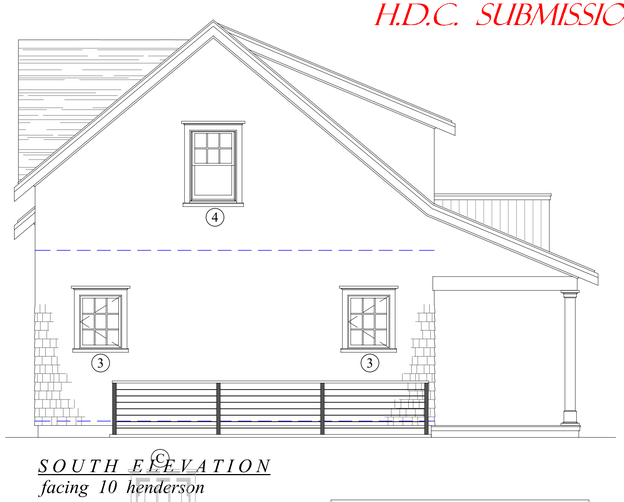
H.D.C. SUBMISSION



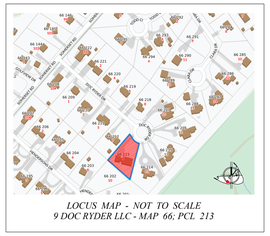
NORTH ELEVATION
facing doc ryder 22'-0"

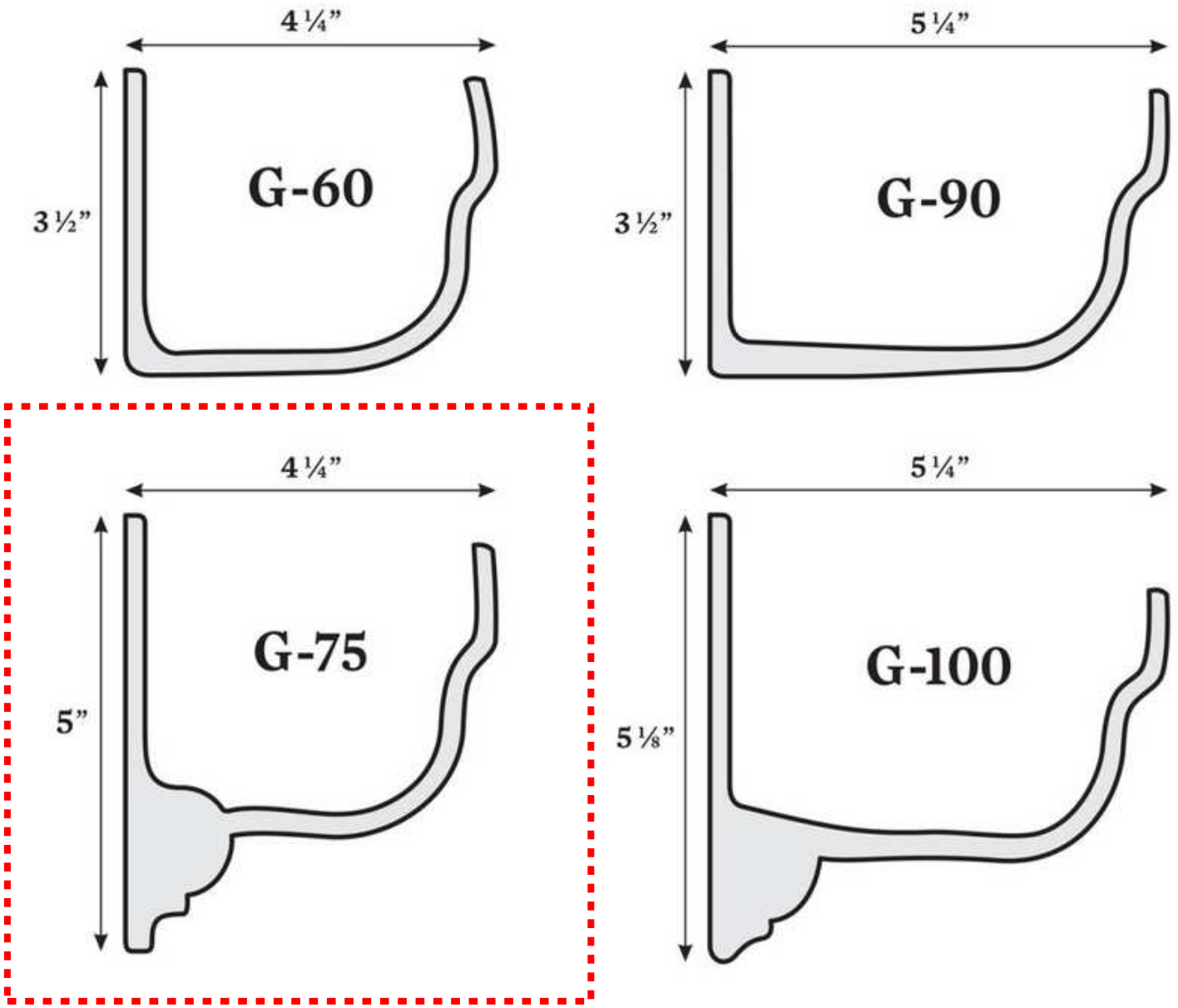


WEST ELEVATION
facing 7 doc ryder



SOUTH ELEVATION
facing 10 henderson





9 DOC RYDER - FIBERGLAS GUTTER CO.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook T Meerbergen — Signature

02-18-2025 — Date

Gazebo

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

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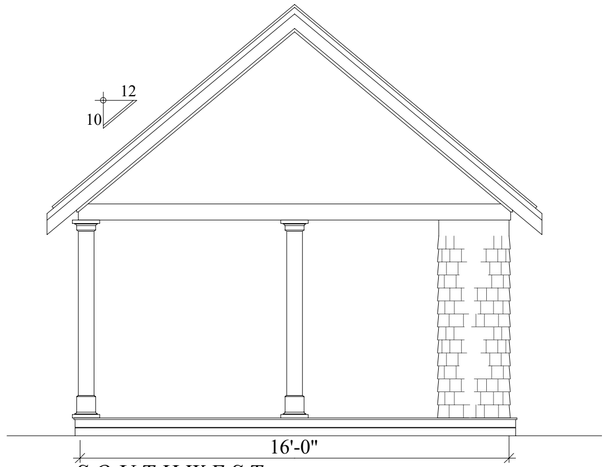
If you have any questions, please contact the HDC office at 508.228.7231.

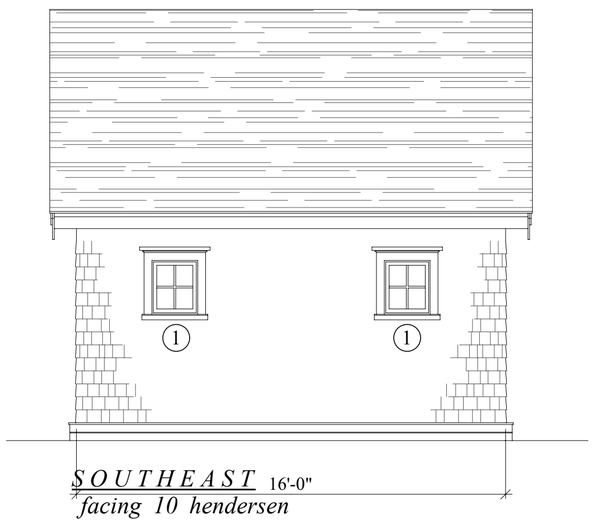
H.D.C. SUBMISSION



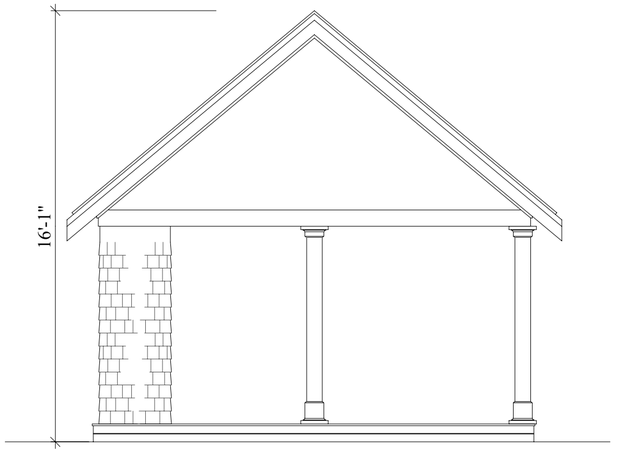
NORTHWEST 16'-0"
facing rear of house



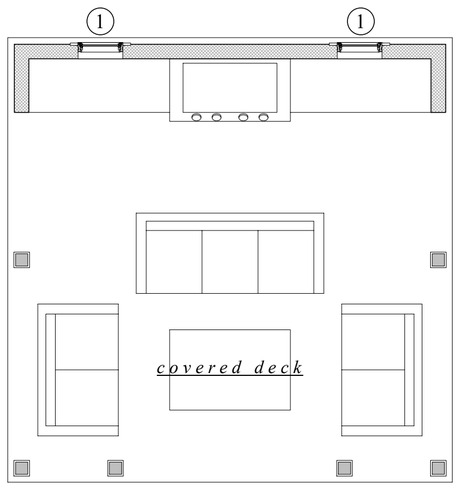
SOUTHWEST
facing pool



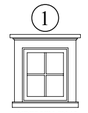
SOUTHEAST 16'-0"
facing 10 hendersen



NORTHEAST
facing 11 doc ryder



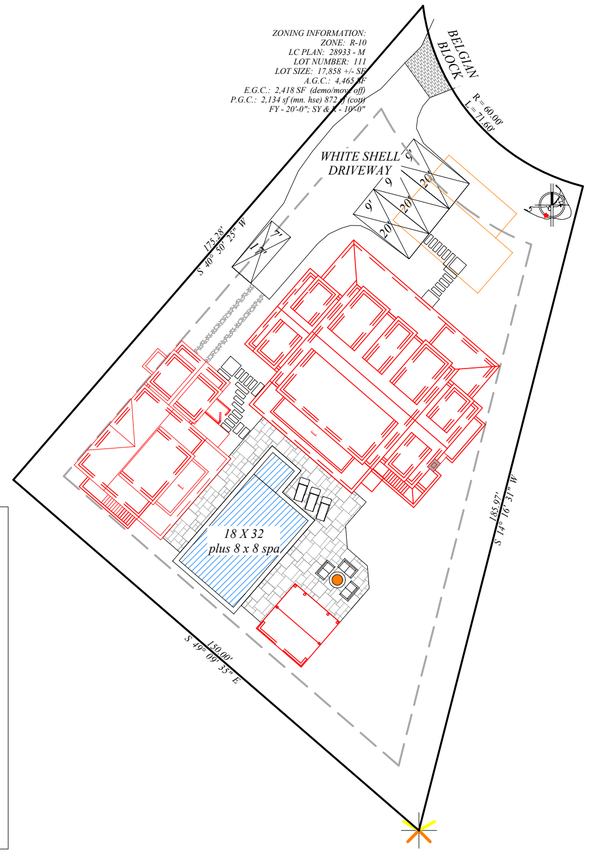
PLAN



ANDERSEN CN 12
4 LITE CASEMENT
R.O.: 1'-9" X 2'-0 5/8"
QTY: TWO (2)



LOCUS MAP - NOT TO SCALE
9 DOC RYDER LLC - MAP 66; PCL 213



1

MAP - 66
PCL - 213

NINE DOC RYDER LLC - GAZEBO
9 DOC RYDER DR
NANTUCKET, MA

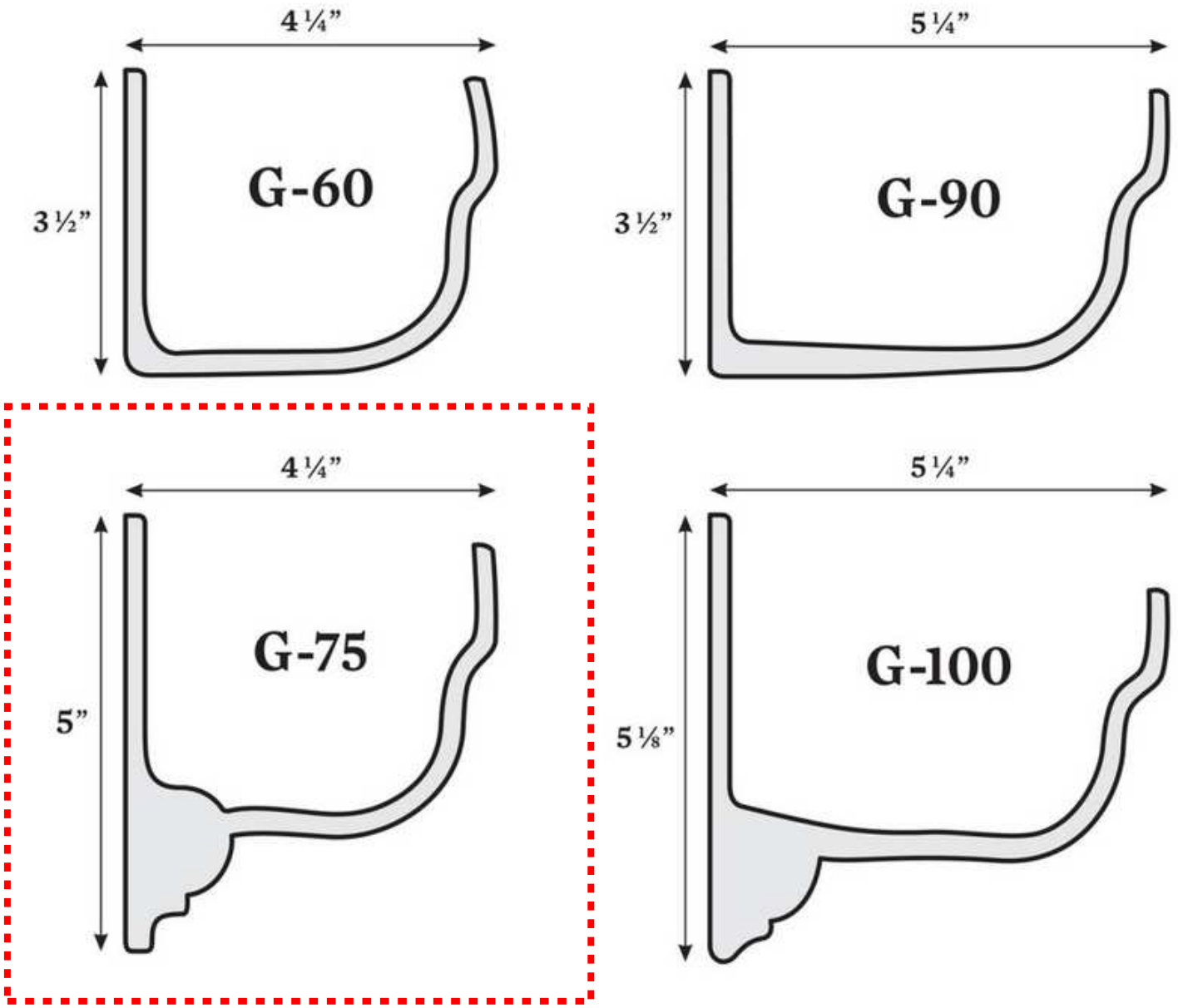
FEB 16, 2025
PRINT DATE

ELEVATIONS; SITE; LOCUS; SCHEDULE
SCALE: 1/4" = 1'-0"; 1" = 30'-0"
DATE: 02-16-25

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388



9 DOC RYDER - FIBERGLAS GUTTER CO.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR 9 Doc Ryder LLC

STREET ADDRESS 9 Doc Ryder Dr

MAP/PARCEL 66 / 213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON February 18, 2025

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook F Meerbergen — Signature

02-18-2025 — Date

Pool +
Yardscape

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

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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.

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Foundation: Height Exposed _____ ☐ Block ☐ Block 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.

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9 Doc - signing permission

TN

Ted Norberg<ted.norberg@gmail.com>

Reply

To: You

Cc: Alexandra Otway

Brook, prayer email below. You have my permission to sign all HDC documents

Thank you,
Ted Norberg

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> Brook

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submitted by: MEERBERGEN DESIGNS - 508.228.1388

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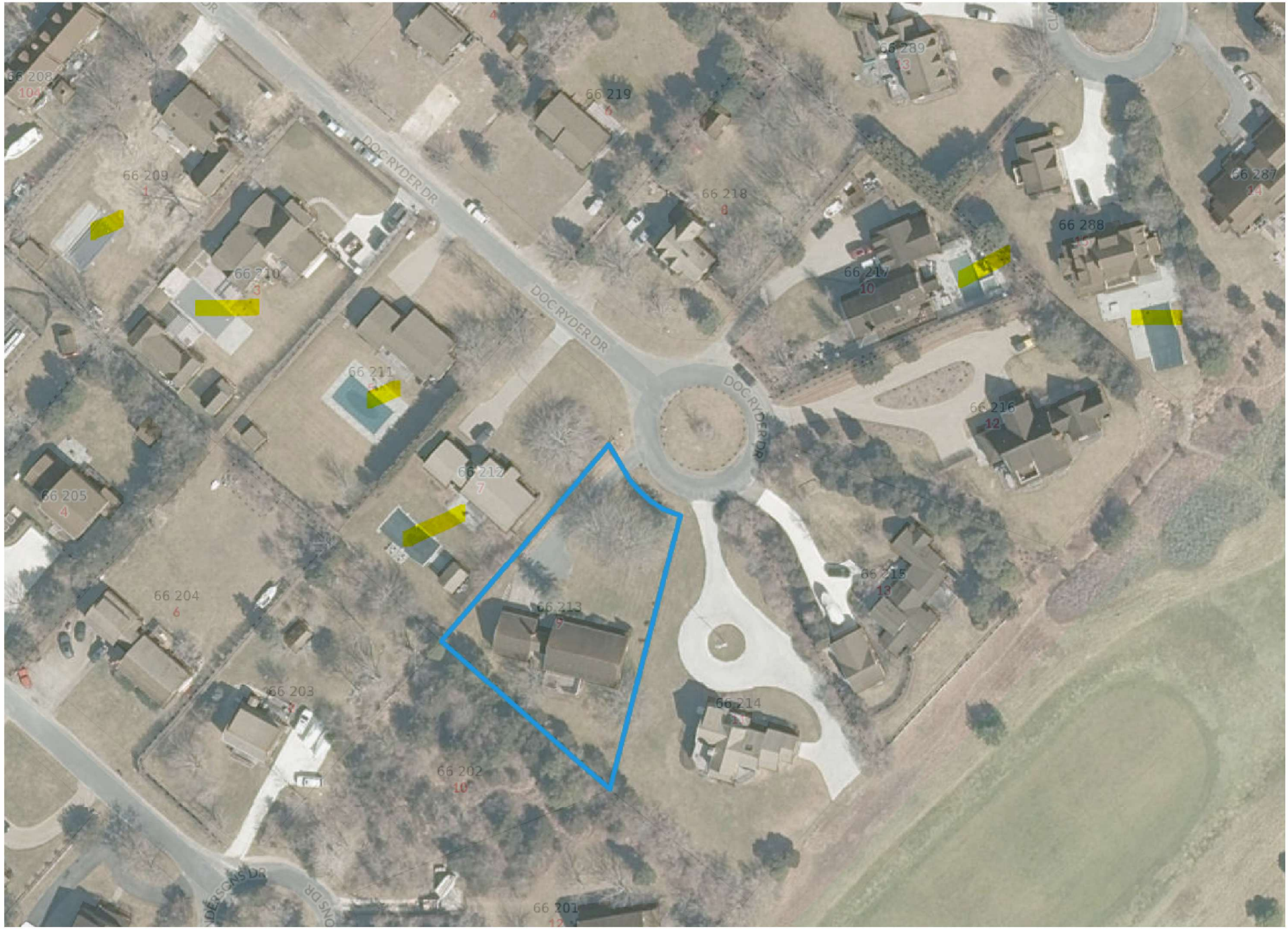
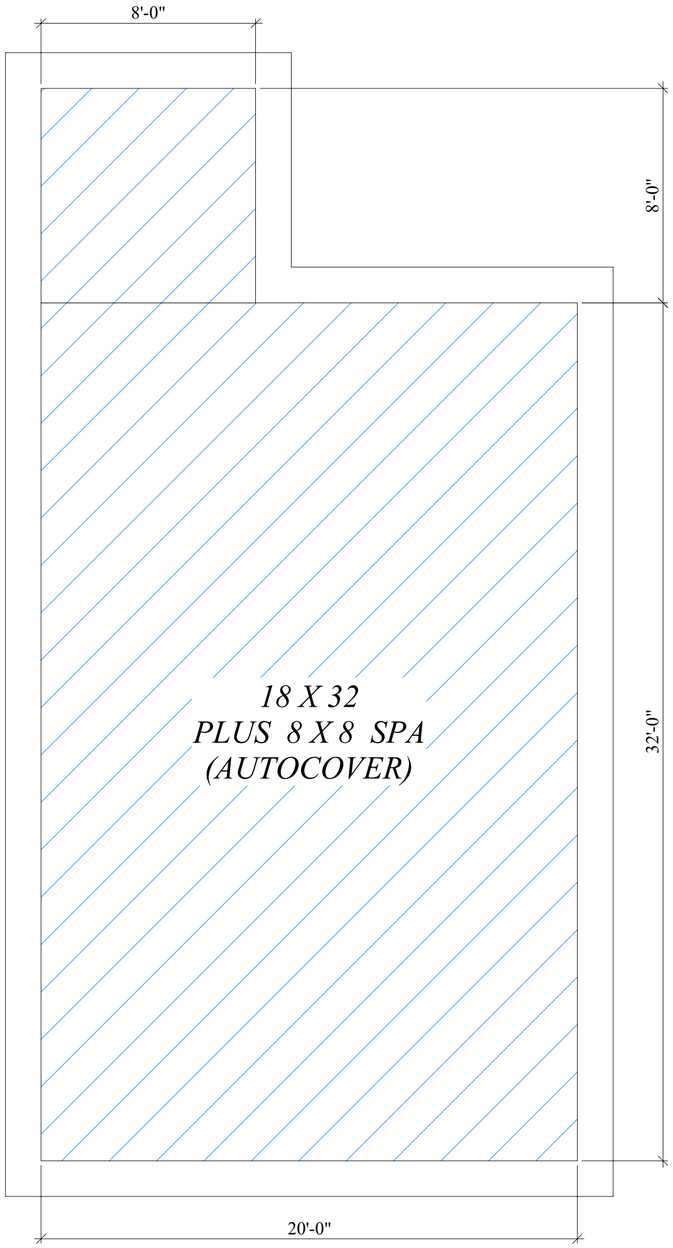


AERIAL VIEW DOC RYDER (POOLS)

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

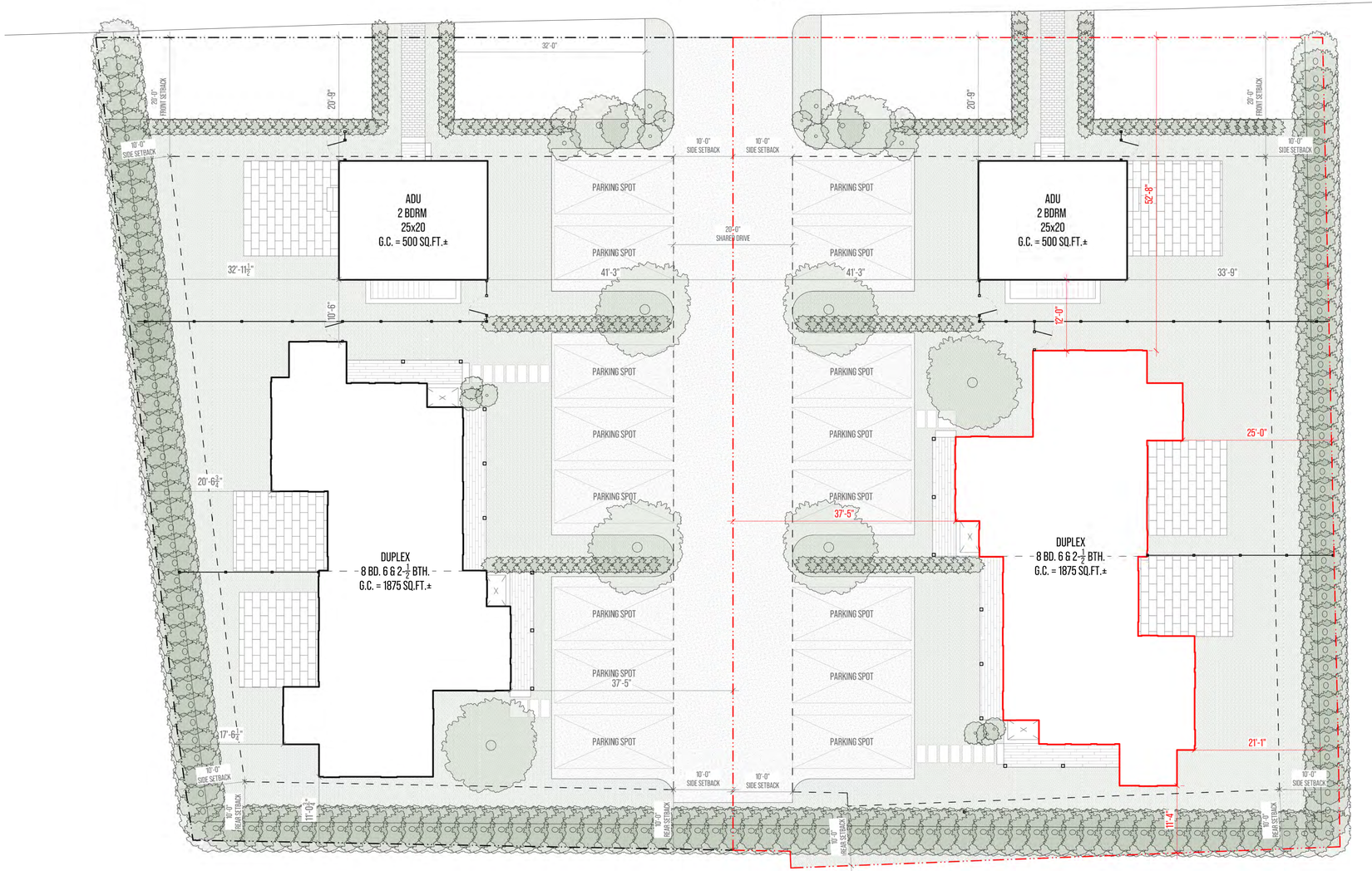
Lawrence Maury <larrymaury@gmail.com> Tue, Jan 21, 2025 at 3:00 PM
To: Reid Yenor <rkyenor@gmail.com>

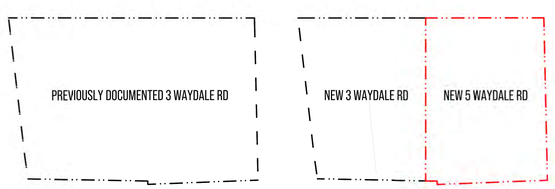
I authorize Reid Yenor to represent 3 Waydale Rd in all matters pertaining to the HDC.

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

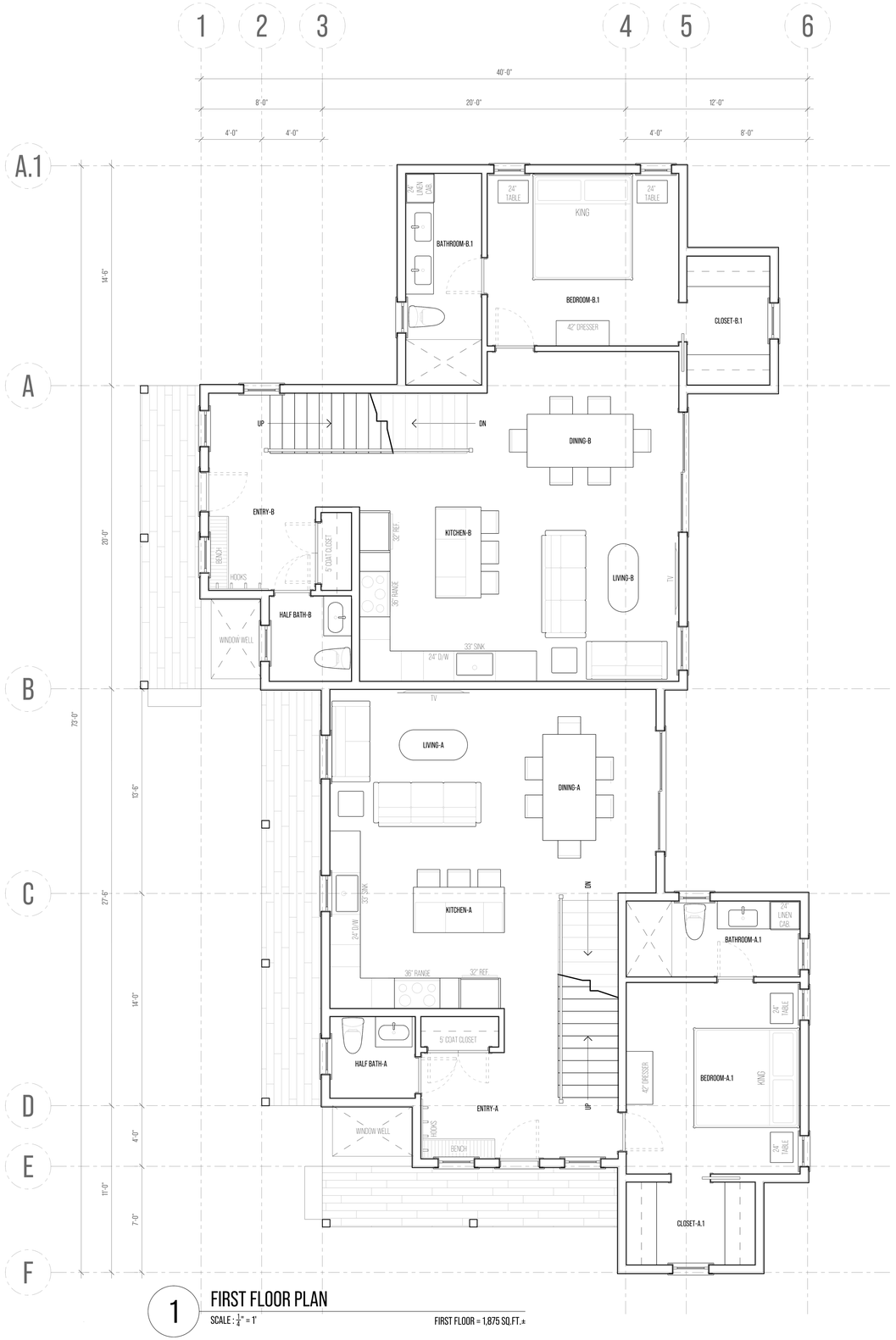
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

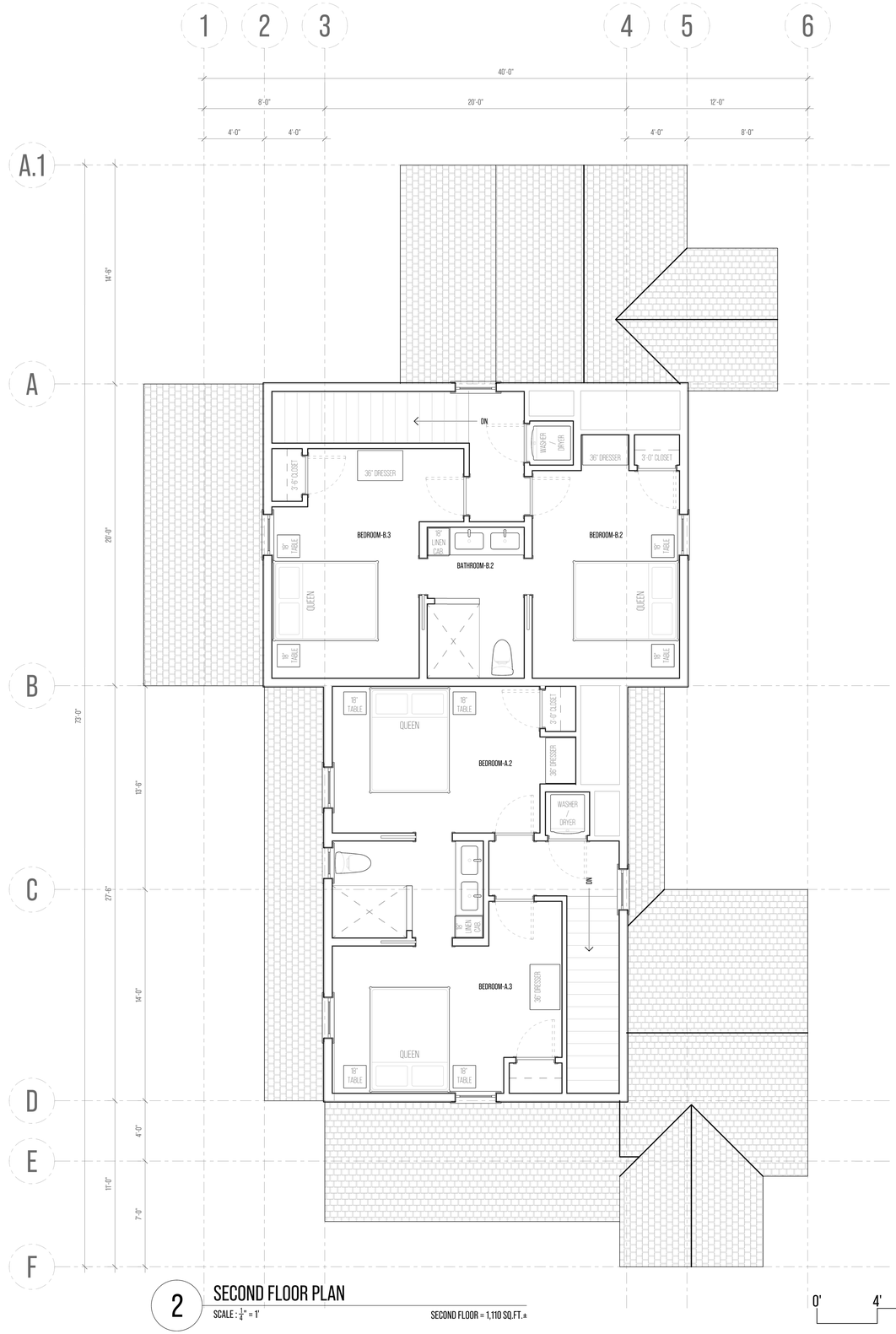
REID YENOR



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

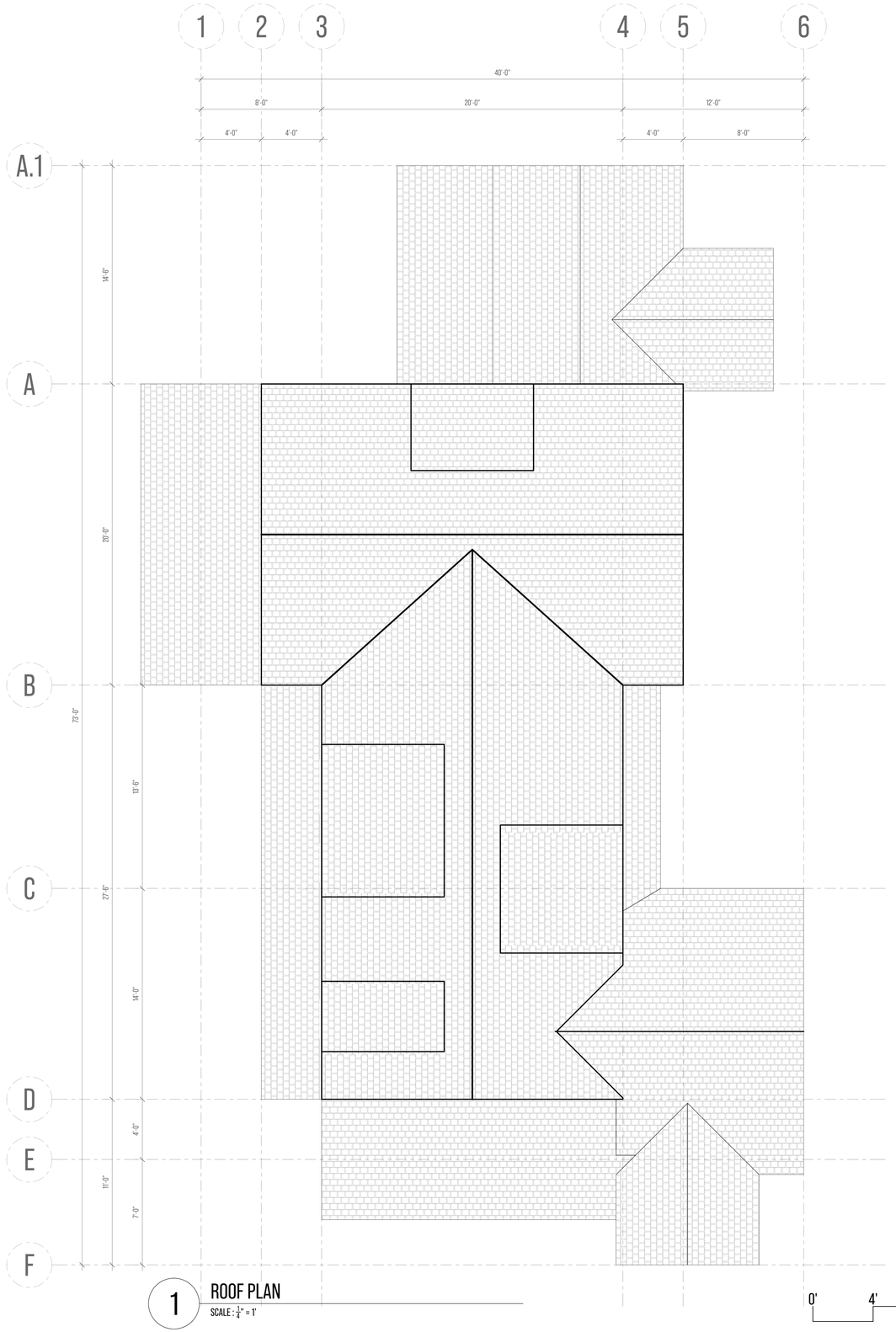
FLOOR PLANS

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

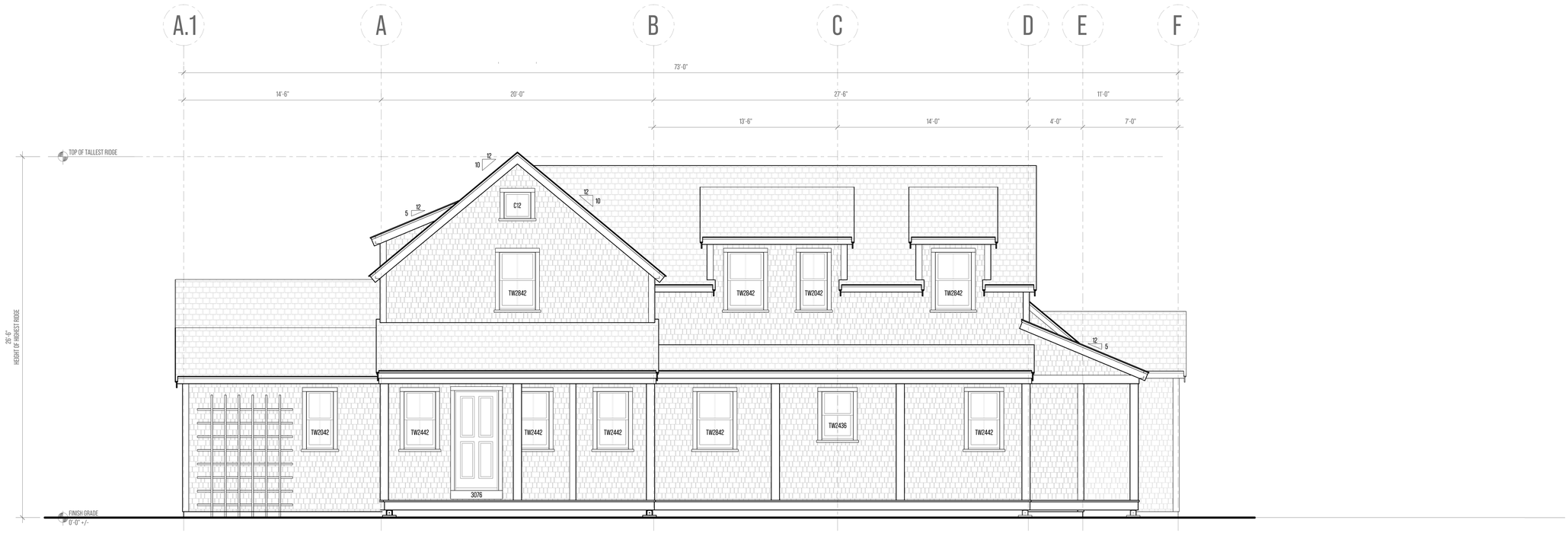
ROOF
PLAN

SHEET NUMBER

A-2.00

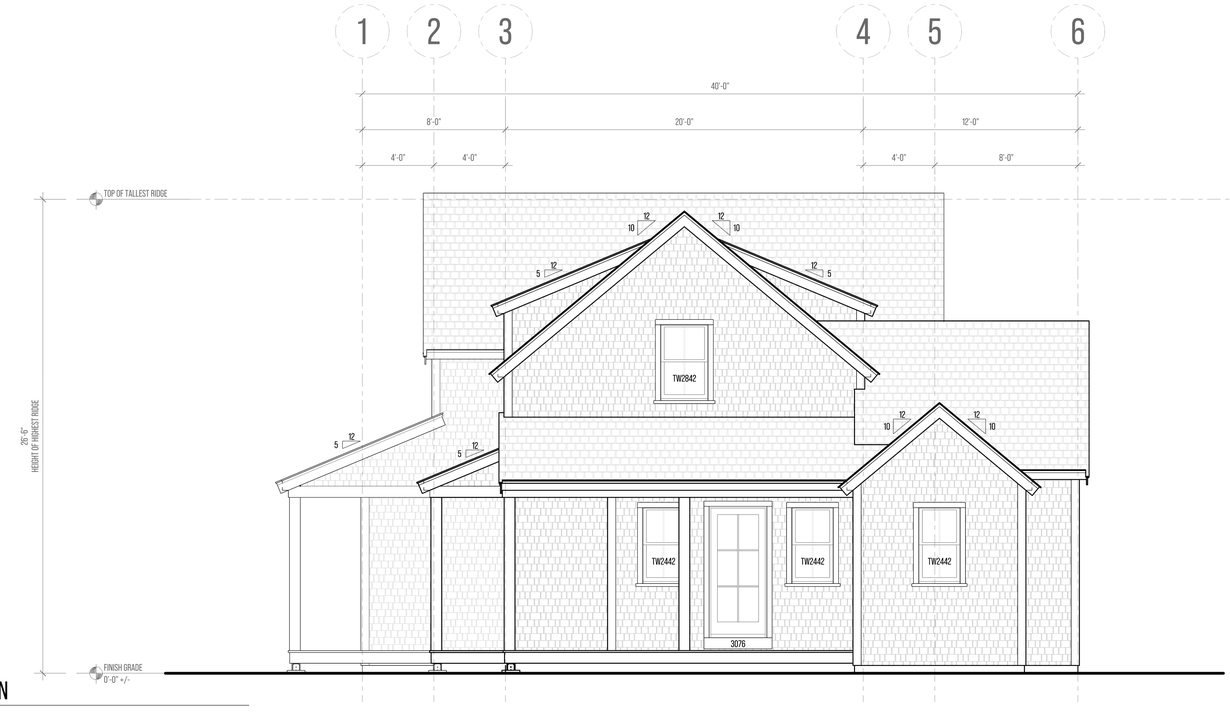
DRAWN BY

REID YENOR



1 FRONT ELEVATION

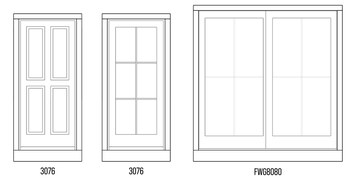
SCALE : $\frac{1}{8}$" = 1'



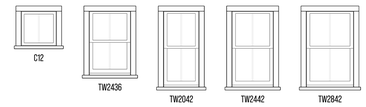
2 RIGHT ELEVATION

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

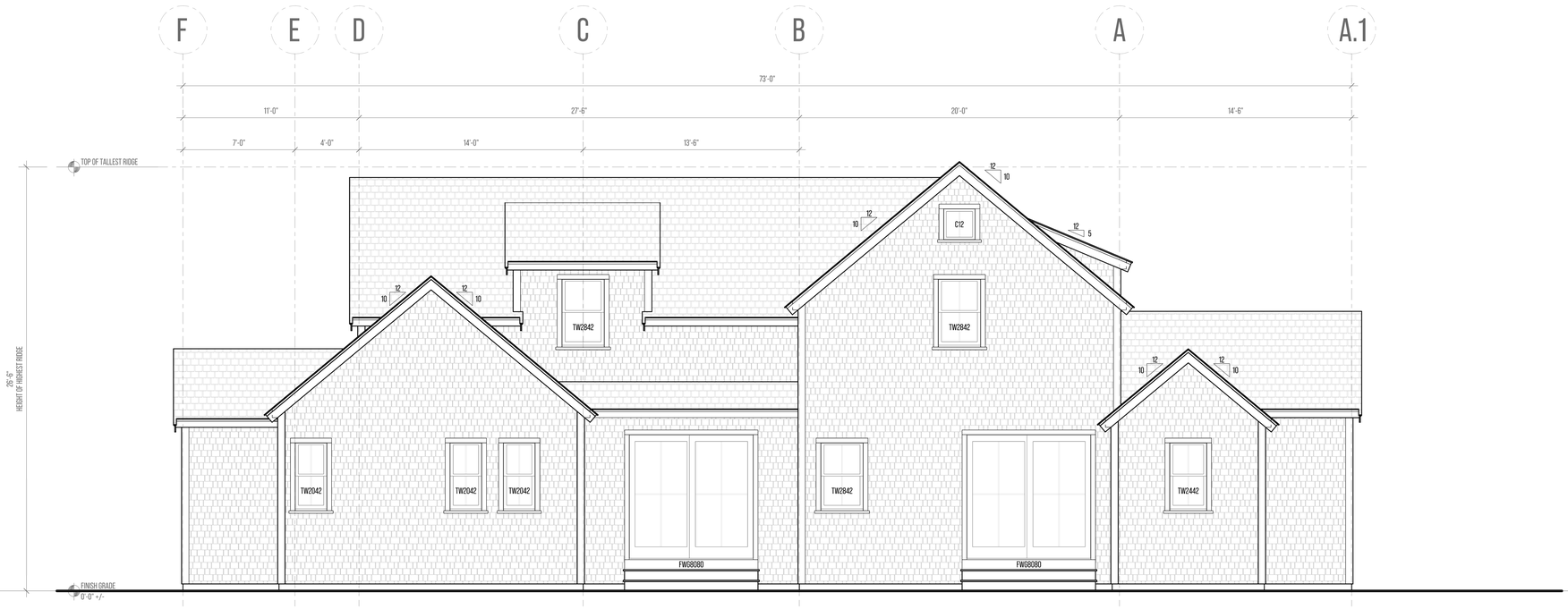
EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

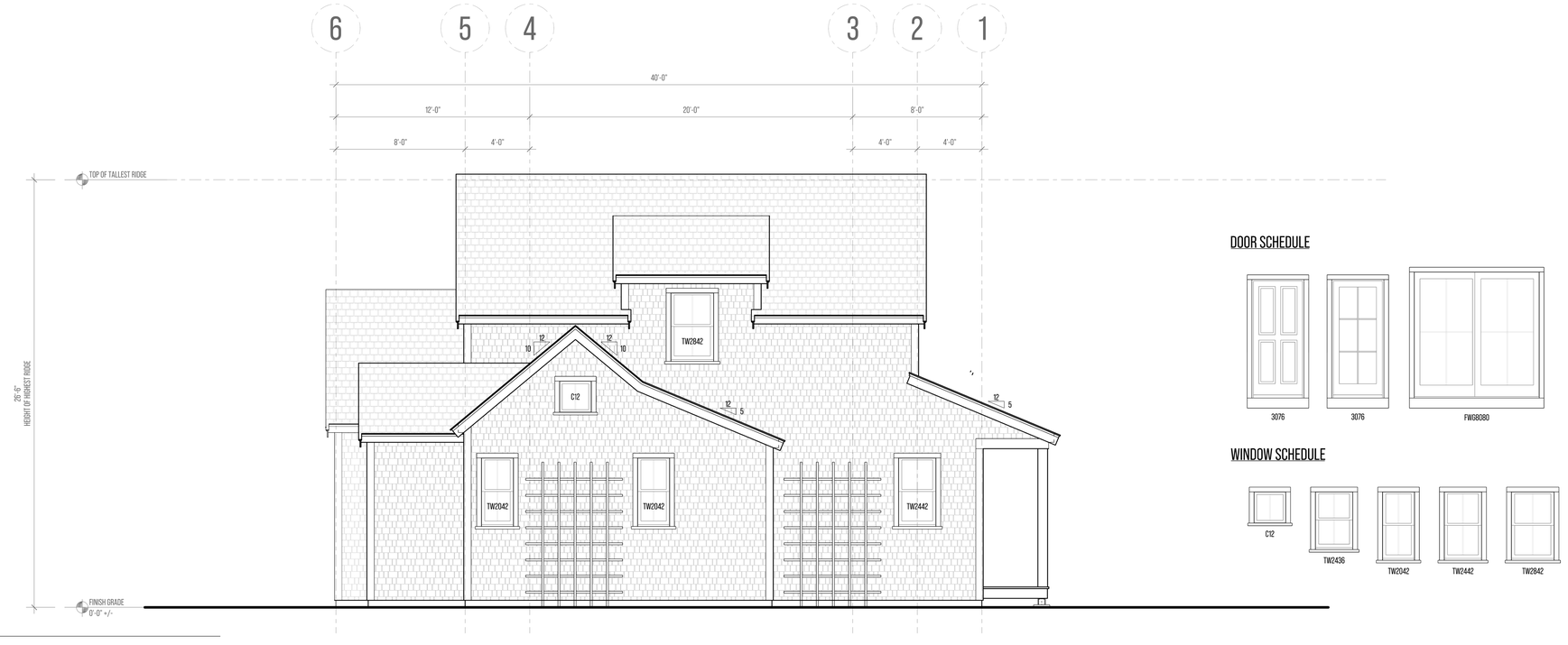
DRAWN BY

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

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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

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Nantucket MA 02554

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Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- 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

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Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- 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

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Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- 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

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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

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FEB 19 2025
33020-9998
02/19/2025

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Street and Apt. No., or PO Box No.: 1 Briarcliff Ln
City, State, ZIP+4®: South Hamilton, MA 01982

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Abington MA 02351

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- Adult Signature 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

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- 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

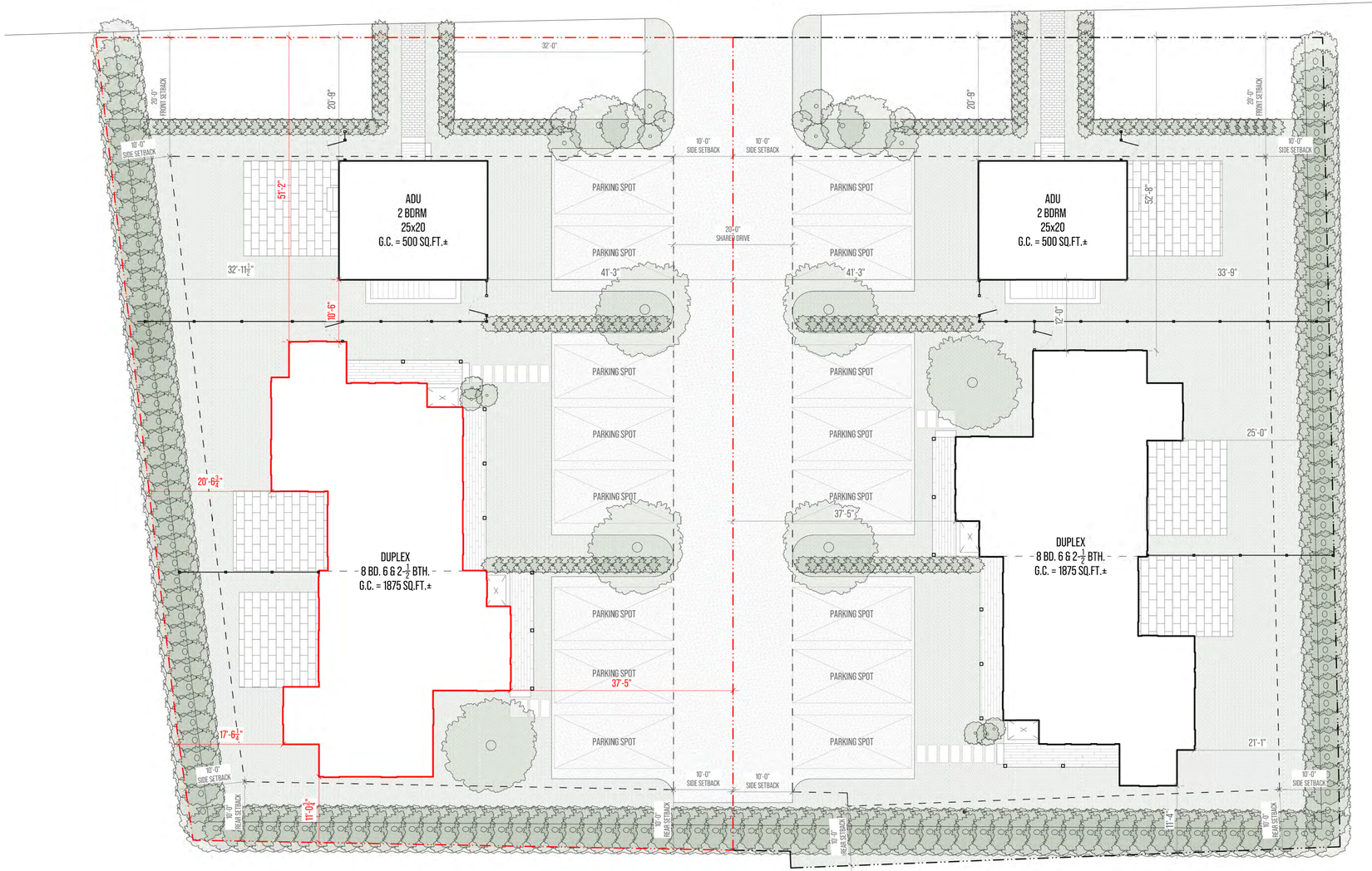
Lawrence Maury <larrymaury@gmail.com> Tue, Jan 21, 2025 at 3:00 PM
To: Reid Yenor <rkyenor@gmail.com>

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

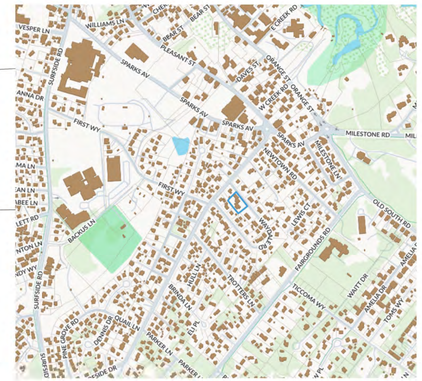
[Quoted text hidden]



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

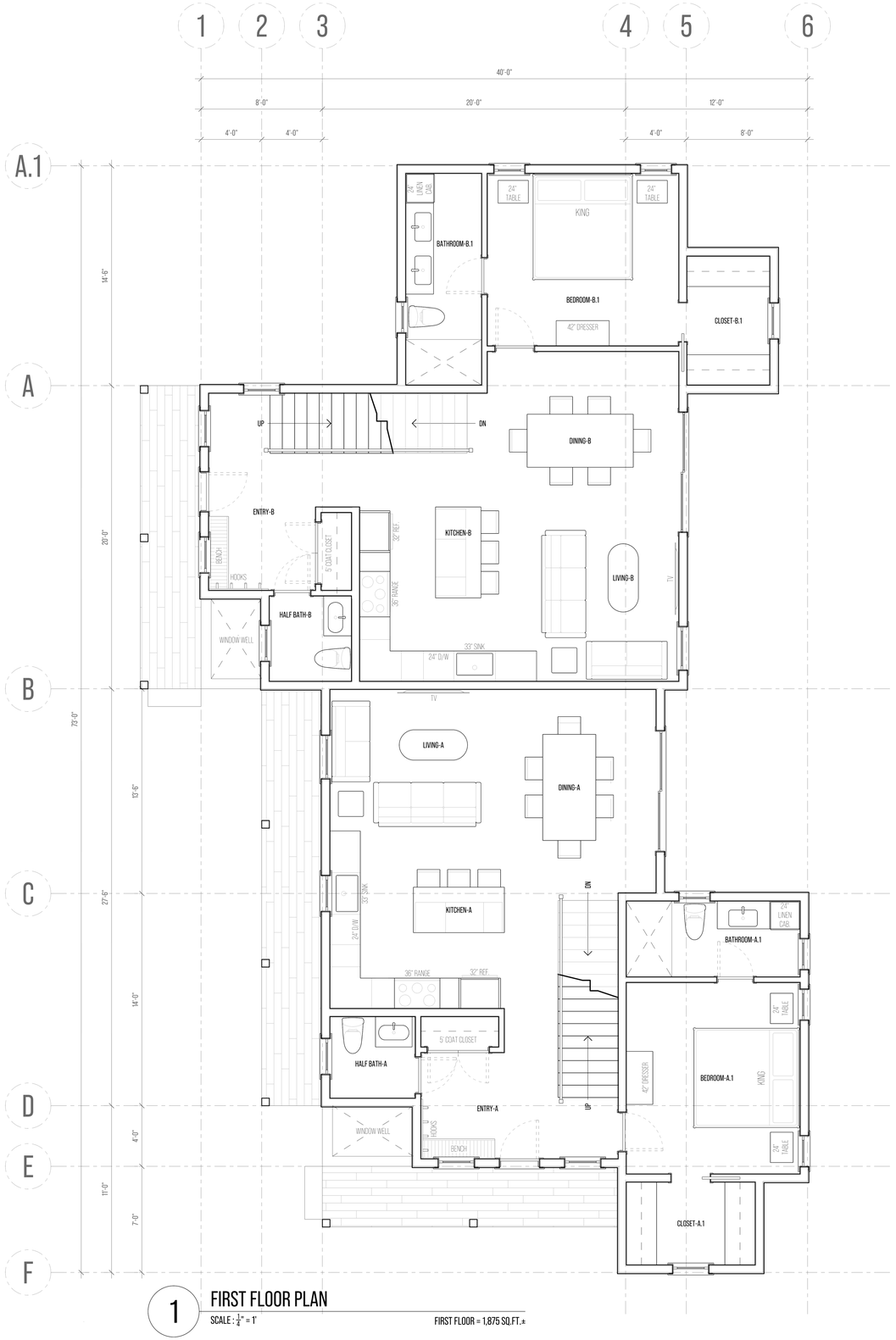
SITE
PLAN

SHEET NUMBER

A-0.00

DRAWN BY

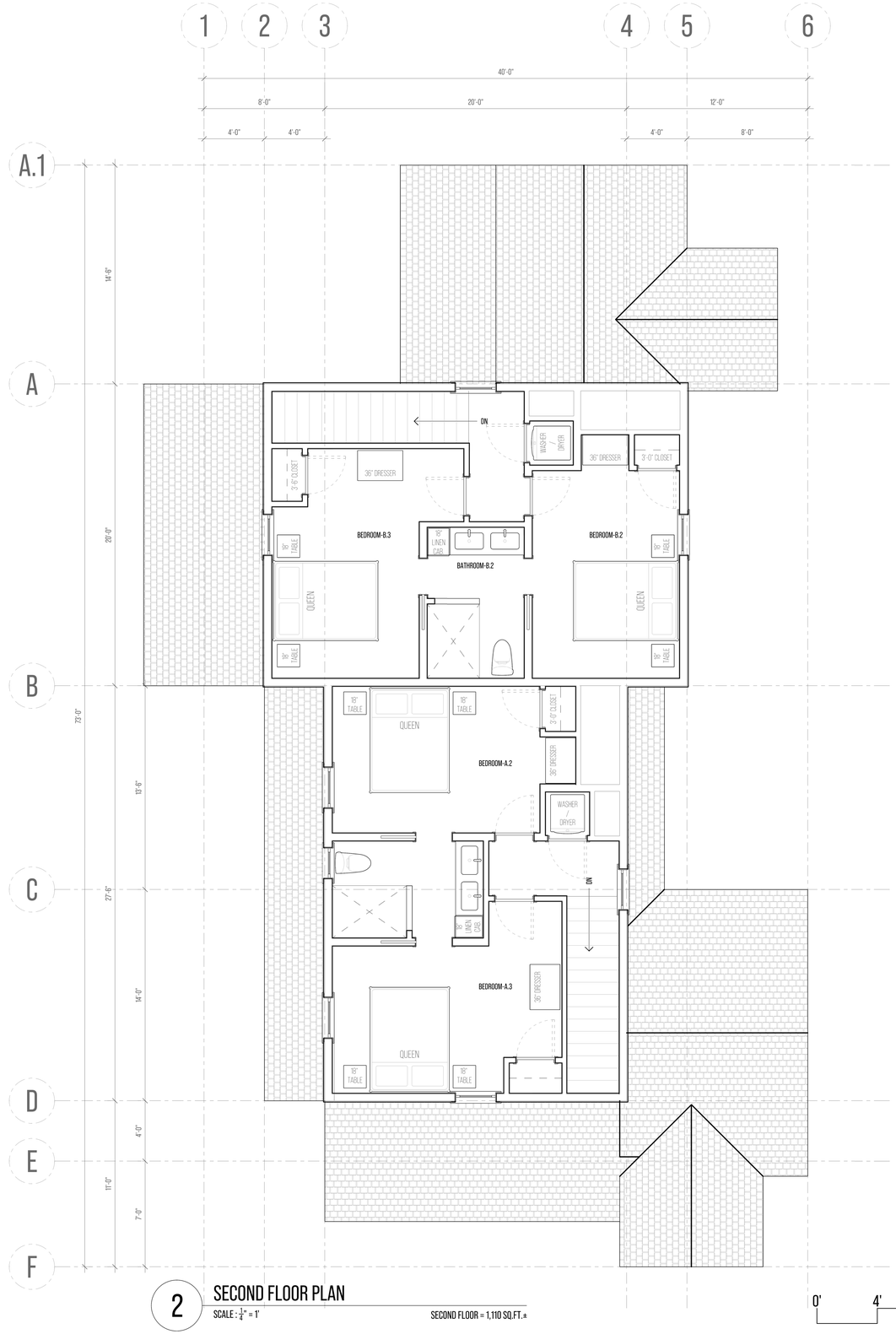
REID YENOR



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

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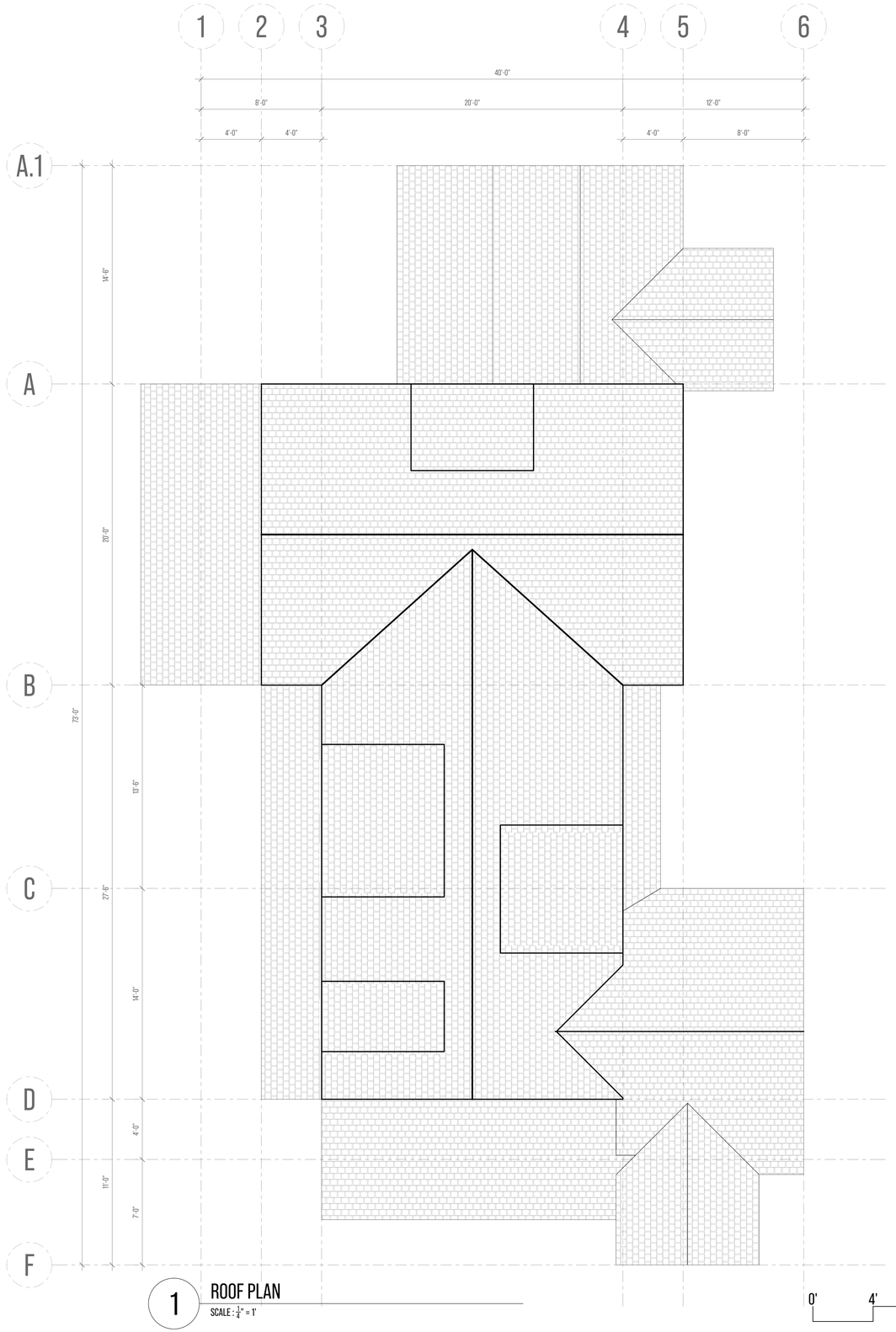
REID YENOR



1 ROOF PLAN

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

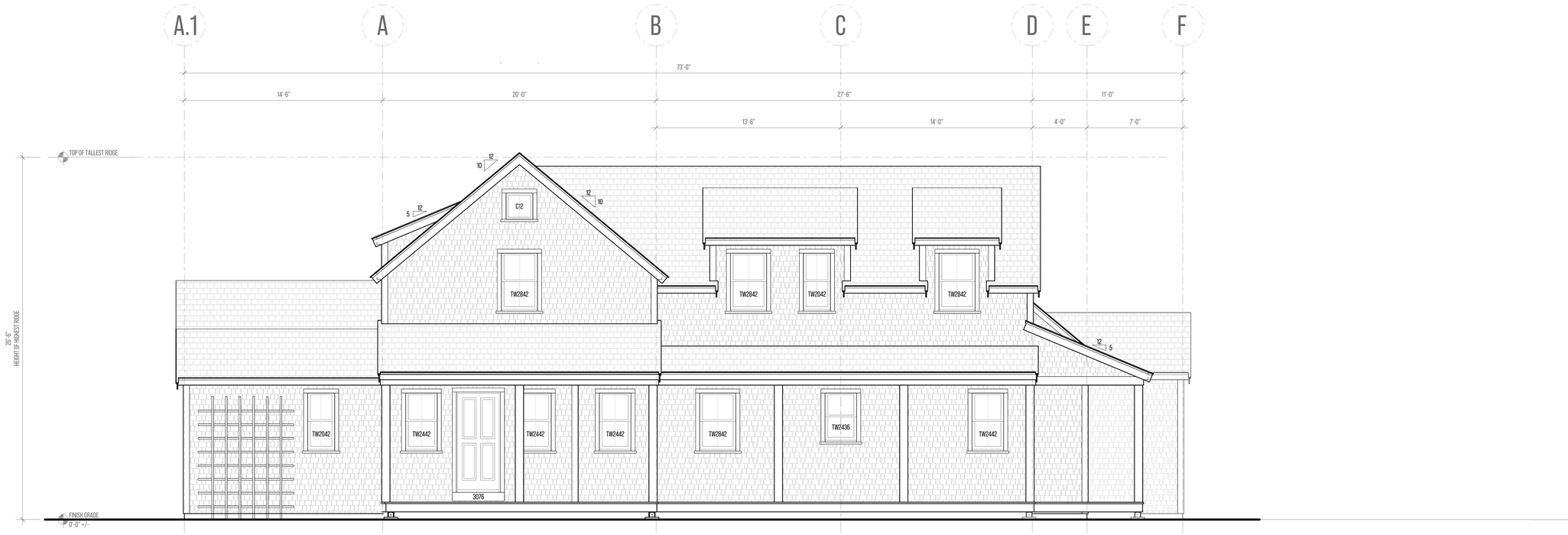
ROOF
PLAN

SHEET NUMBER

A-2.00

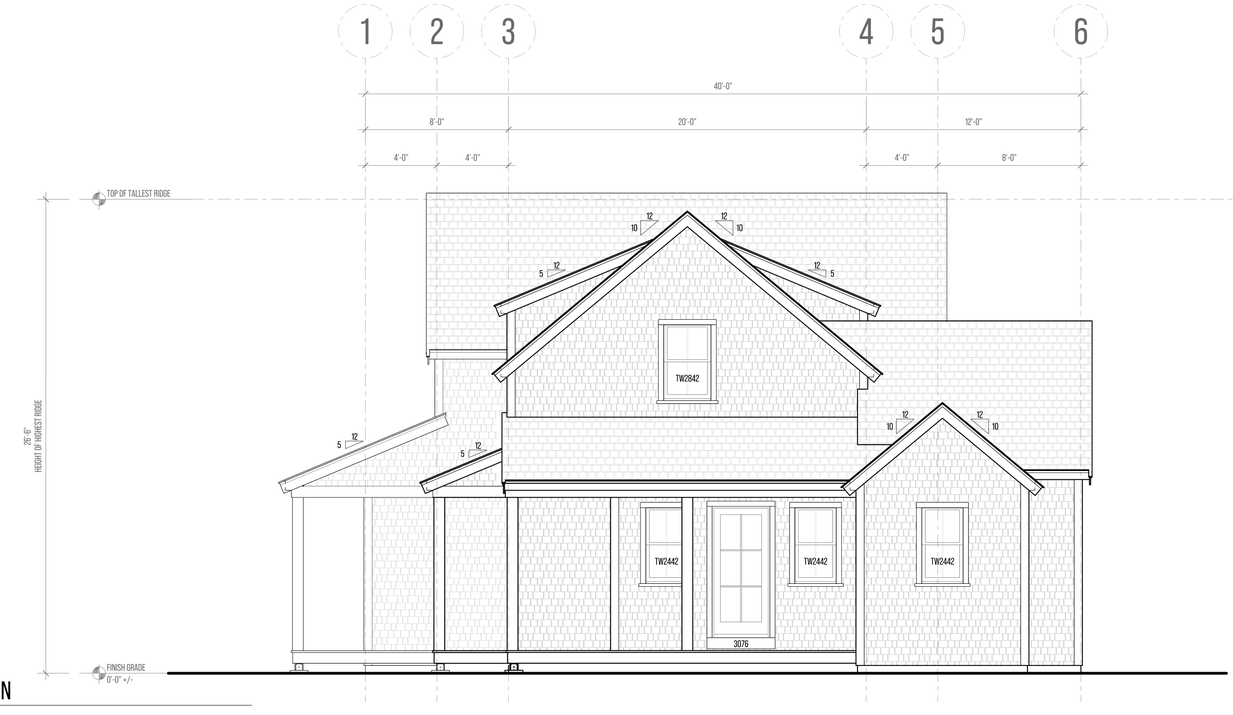
DRAWN BY

REID YENOR



1 FRONT ELEVATION

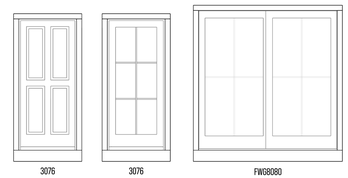
SCALE : $\frac{1}{8}$" = 1'



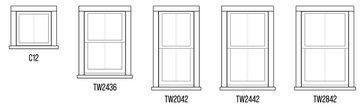
2 RIGHT ELEVATION

SCALE : $\frac{1}{8}$" = 1'

DOOR SCHEDULE



WINDOW SCHEDULE



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

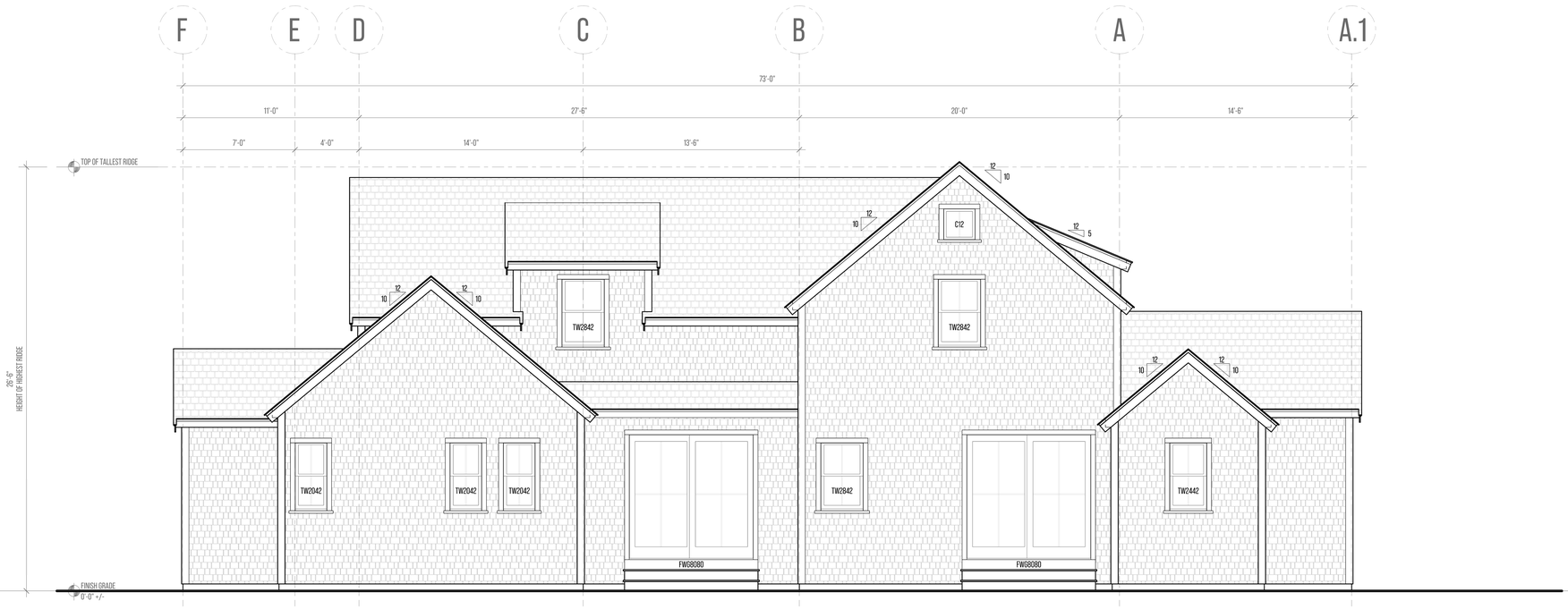
EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

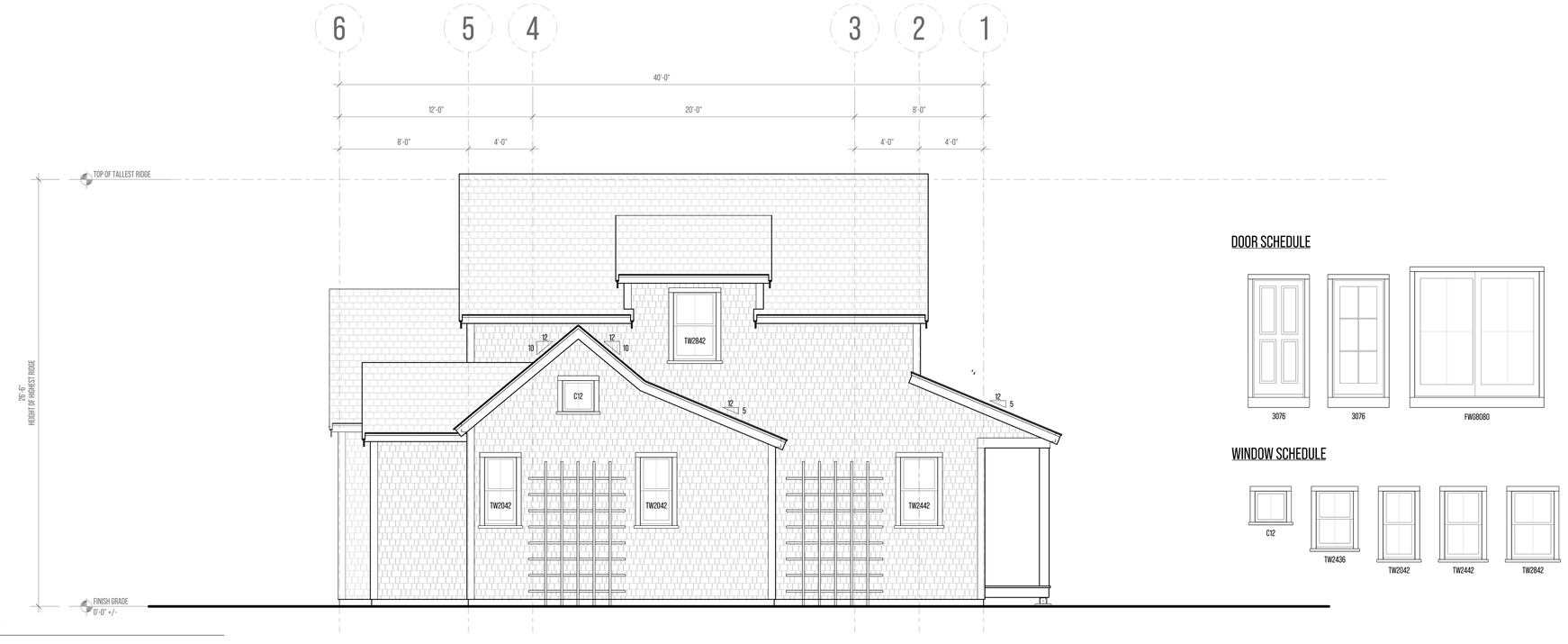
DRAWN BY

REID YENOR



1 REAR ELEVATION

SCALE : $\frac{1}{8}$" = 1'



2 LEFT ELEVATION

SCALE : $\frac{1}{8}$" = 1'

DOOR SCHEDULE

WINDOW SCHEDULE

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
3 WAYDALE RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
DUPLEX

CLIENT:
WAYDALE LLC

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 3 Waydale Rd

Tax Map Number: 55 Parcel Number: 85

Owner of Record: Waydale LLC

Description of Proposal: 3 Waydale Rd is to be subdivided into two equal lots.

The proposed structure for the remaining parcel of 3 Waydale Rd is a 1-3/4 story structure

with a footprint of 1,875 square feet. The structure has a tallest ridge height of 26'-6".

Anticipated HDC Submission Date: 02/24/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....WALTER J GLOWACKI.....

MAILING ADDRESS...HEMENWAY & BARNES LP, BOSTON, MA 02109

PROPERTY LOCATION.....3 WAYDALE RD.....

ASSESSORS MAP/PARCEL...55/85.....

SUBMITTED BY:...REID YENOR.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 8, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

DECOSTA JANET Y TRUSTEE
FOUR WAYDALE RD NOMINEE TRUST
4 WAYDALE ROAD
NANTUCKET, MA 02554

VALERO GALE & RICHARD
1 GOOSE POND LANE
NANTUCKET, MA 02554

ARONOFF CAROLINE E TR
18-20 HOOPER FARM RD REALTY TR
PO BOX 2243
ABINGTON, MA 02531

GLOWACKI DAVID II
2 WAYDALE RD
NANTUCKET, MA 02554

ARONOFF CAROLINE E TR
18-20 HOOPER FARM RD REALTY TR
PO BOX 2243
ABINGTON, MA 02351

COX RYAN ETAL
1 BRIARCLIFF LN
SOUTH HAMILTON, MA 01982

21 WAYDALE ROAD LLC
NANTUCKET GOLF CLUB
PO BOX 313
NANTUCKET, MA 02564

ILIEV ATANAS F & VILINA
19B WAYDALE RD
NANTUCKET, MA 02554

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Postage $0.73

Total Postage and Fees $5.58

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Valerio Gale & Richard

Street and Apt. No., or PO Box No.
1 Goose Pond Lane

City, State, ZIP+4®
Nantucket, MA 02554

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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

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Nantucket, MA 02554

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- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
21 waydale Road LLC Nantucket Golf Club

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PO Box 313

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Nantucket, MA 02564

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- ☐ 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

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Nantucket, MA 02554

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South Hamilton, MA 01982

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $5.58

Sent To
Cox Ryan Etal

Street and Apt. No., or PO Box No.
1 Briarcliff Ln

City, State, ZIP+4®
South Hamilton, MA 01982

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Abington MA 02351

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Postage $0.73

Total Postage and Fees $5.58

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PO Box 2243

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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

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR Waydale LLC

STREET ADDRESS 3 Waydale Rd

MAP/PARCEL 55/85

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

02/24/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

02/18/2025 — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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ASSOCIATE COMMISSIONERS

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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.

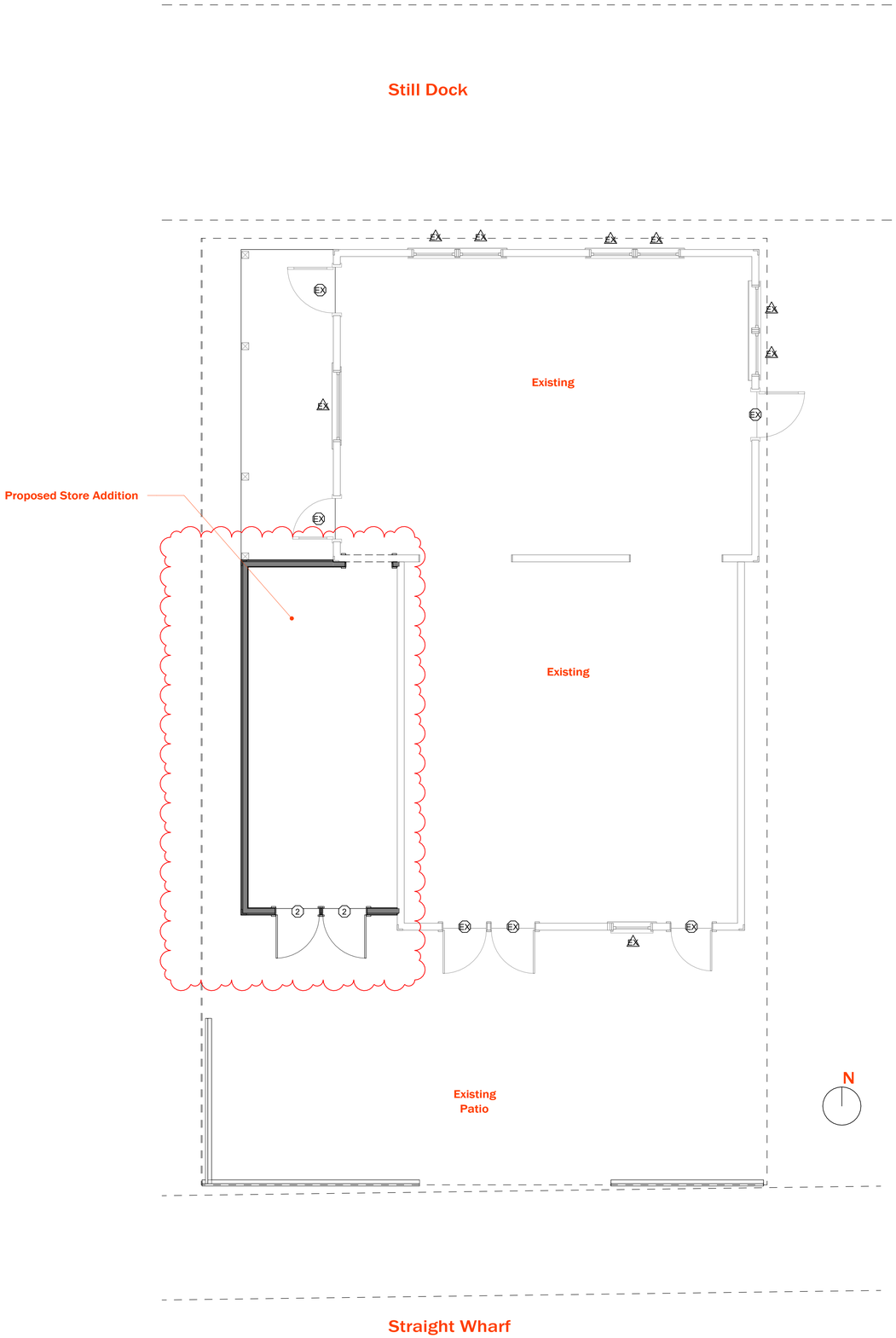
COLORS

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

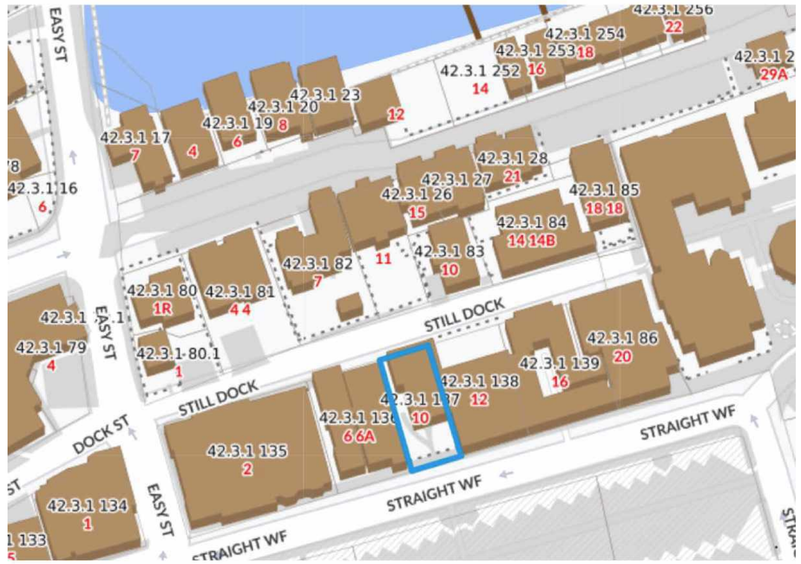


Site Plan - Proposed
1/4" = 1'-0"

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
PROJEC	2410052
T NO	
REVISION	DATE
1	Date 1

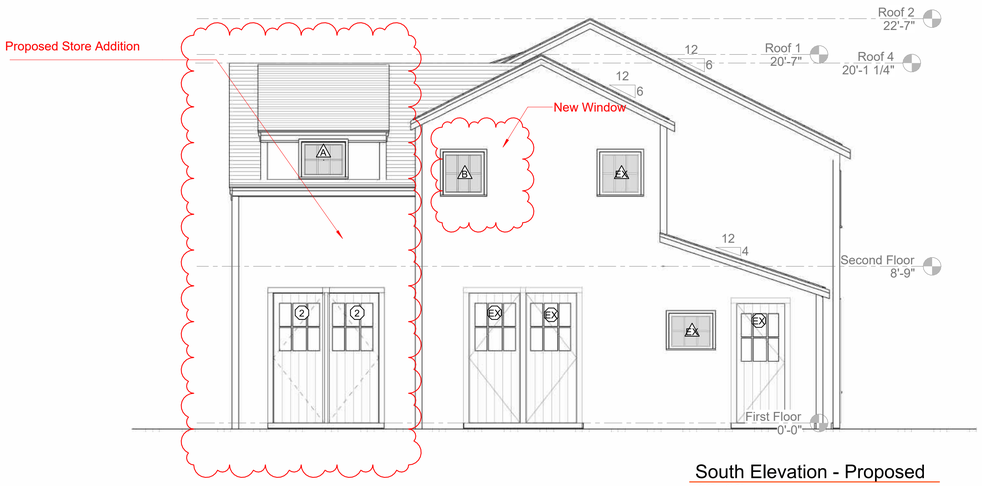
NOTES:

HDC Submission

Survey and Locas Map

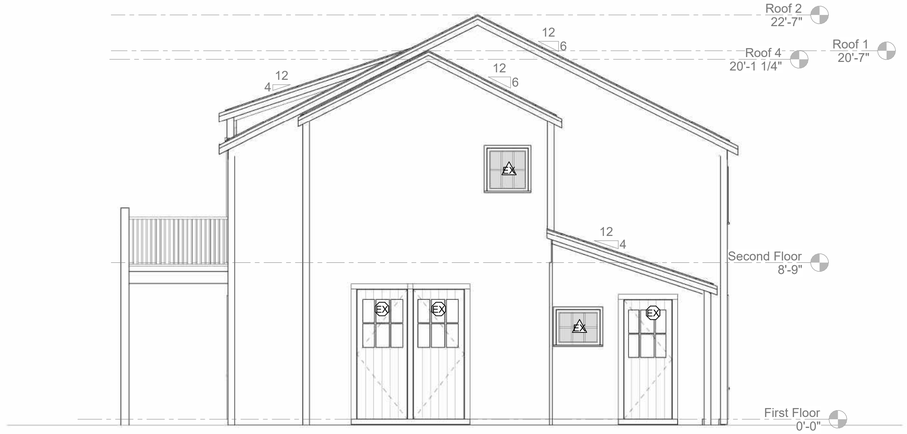
A.100

DRAWN BY: PFQ



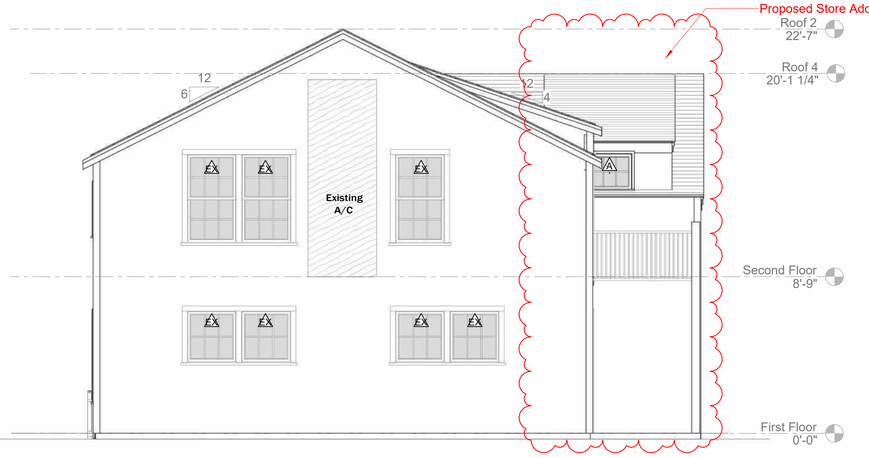
South Elevation - Proposed

1/4" = 1'-0"



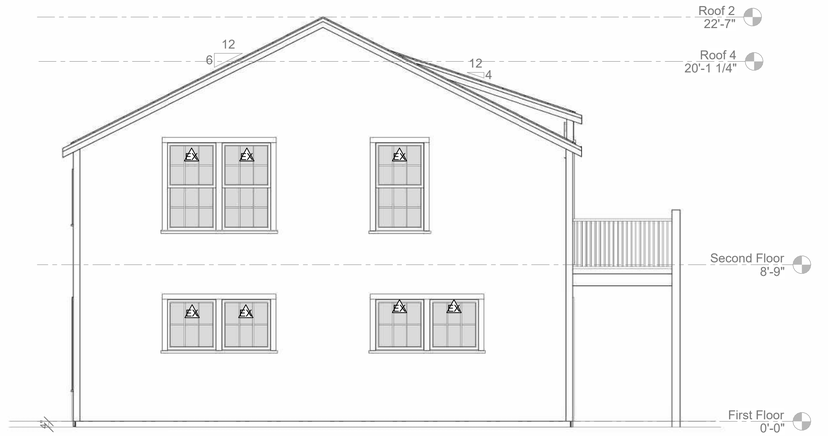
South Elevation - Existing

1/4" = 1'-0"



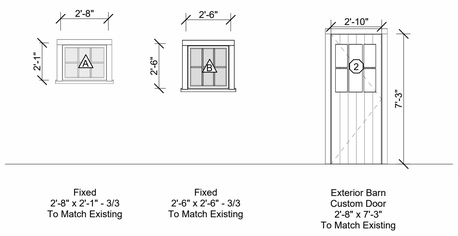
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/4" = 1'-0"



Window Legend

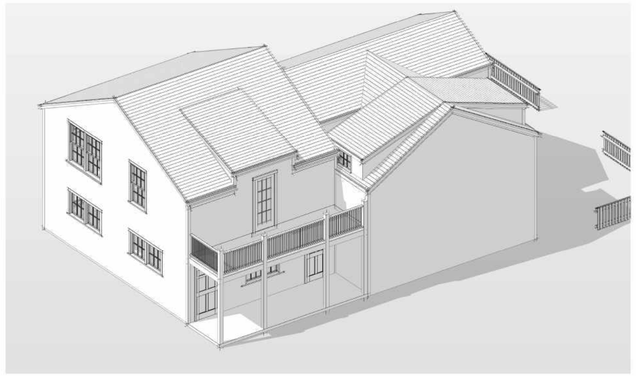
1/4" = 1'-0"

Door Legend

1/4" = 1'-0"



Southwest- Proposed



Northwest - Proposed

Structures Unlimited

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PROJ

Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Building Elevations

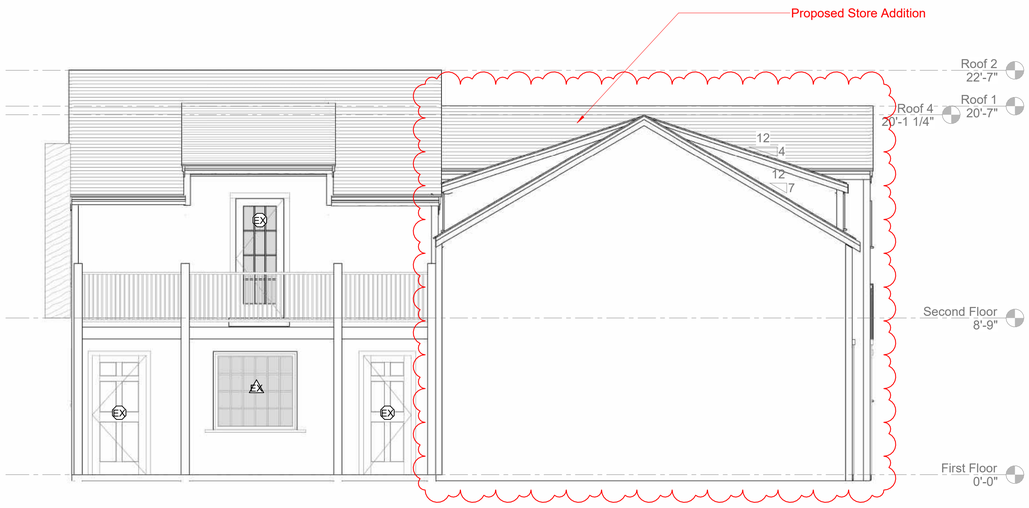
A.150

DRAWN BY: PFQ



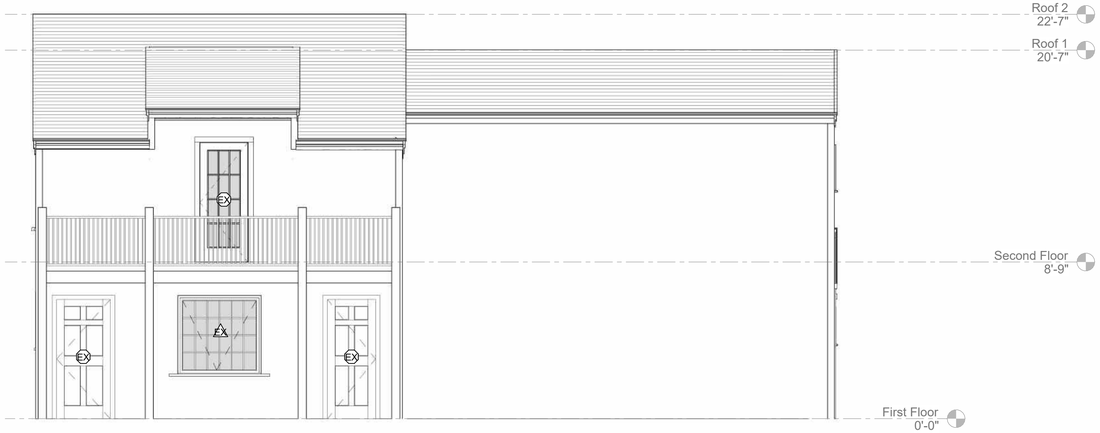
East Elevation - No Change

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Existing

1/4" = 1'-0"

Structures Unlimited

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PROJ
Jack and Charlie's

Nantucket, MA 02554

DA	02/18/25
PROJEC T NO	2410052

REVISION	DATE
1	Date 1

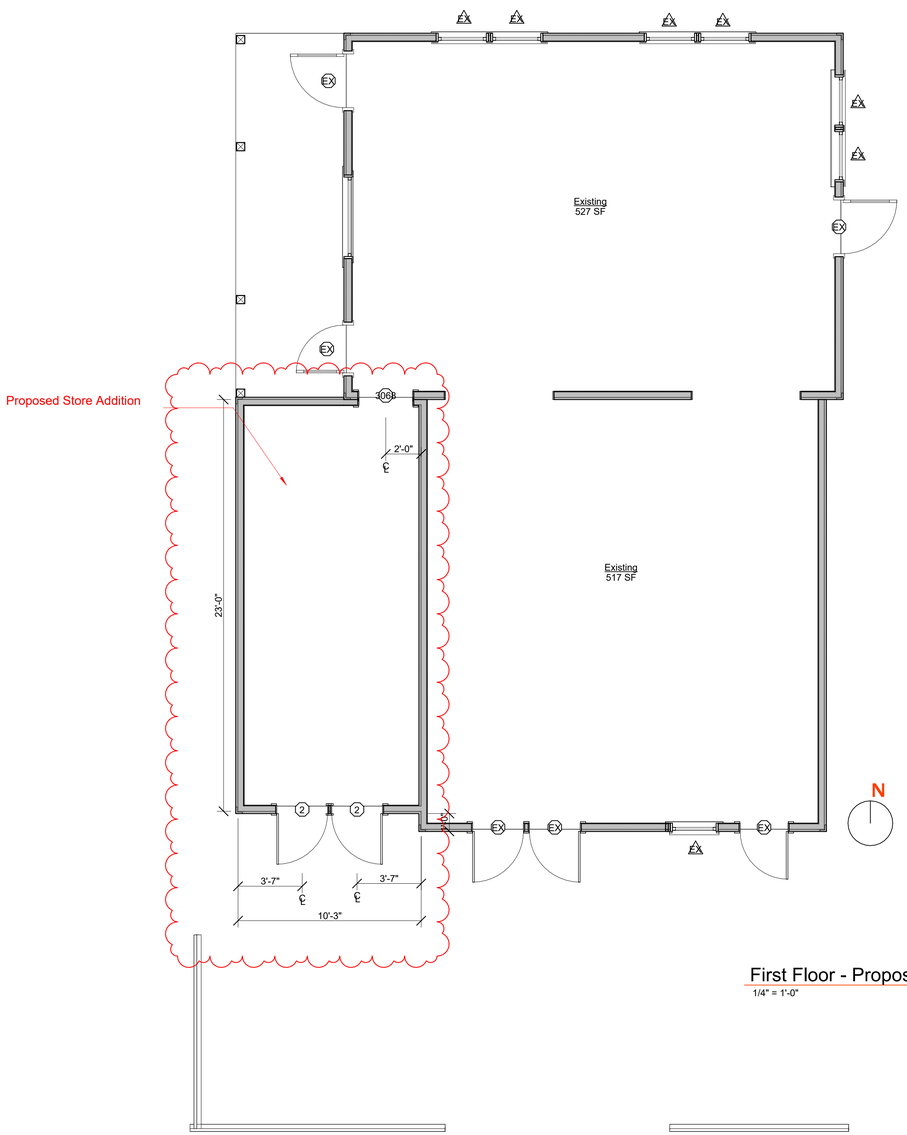
NOTES:

HDC Submission

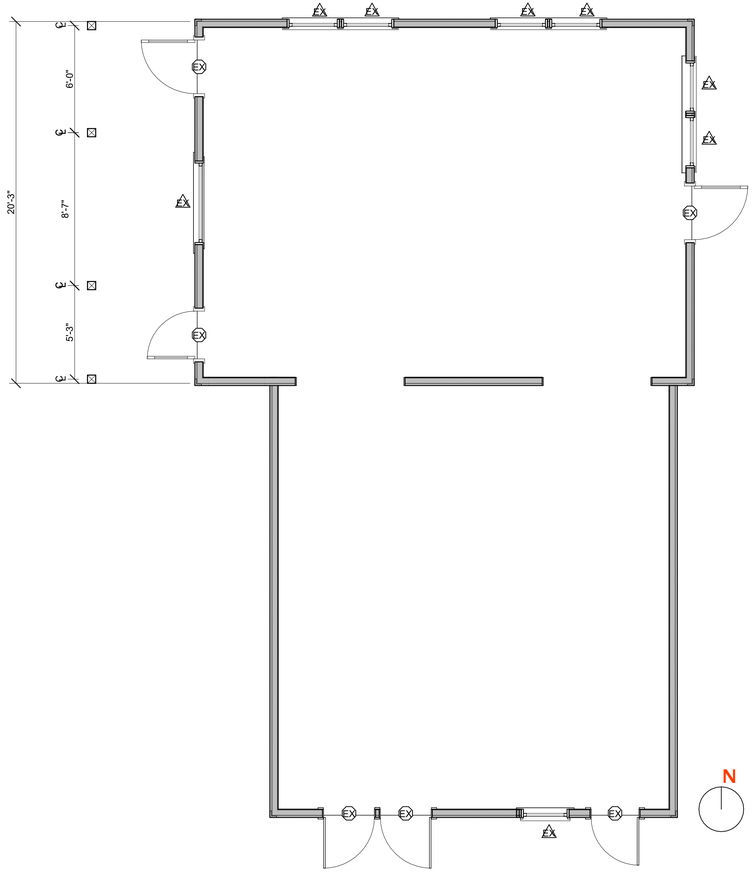
Building Elevations

A.151

DRAWN BY: PQ



First Floor - Proposed
1/4" = 1'-0"



First Floor - Existing
1/4" = 1'-0"

Structures Unlimited

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PROJ
Jack and Charlie's

Nantucket, MA 02554

DATE	02/18/25
PROJECT NO	2410052

REVISION	DATE
1	Date 1

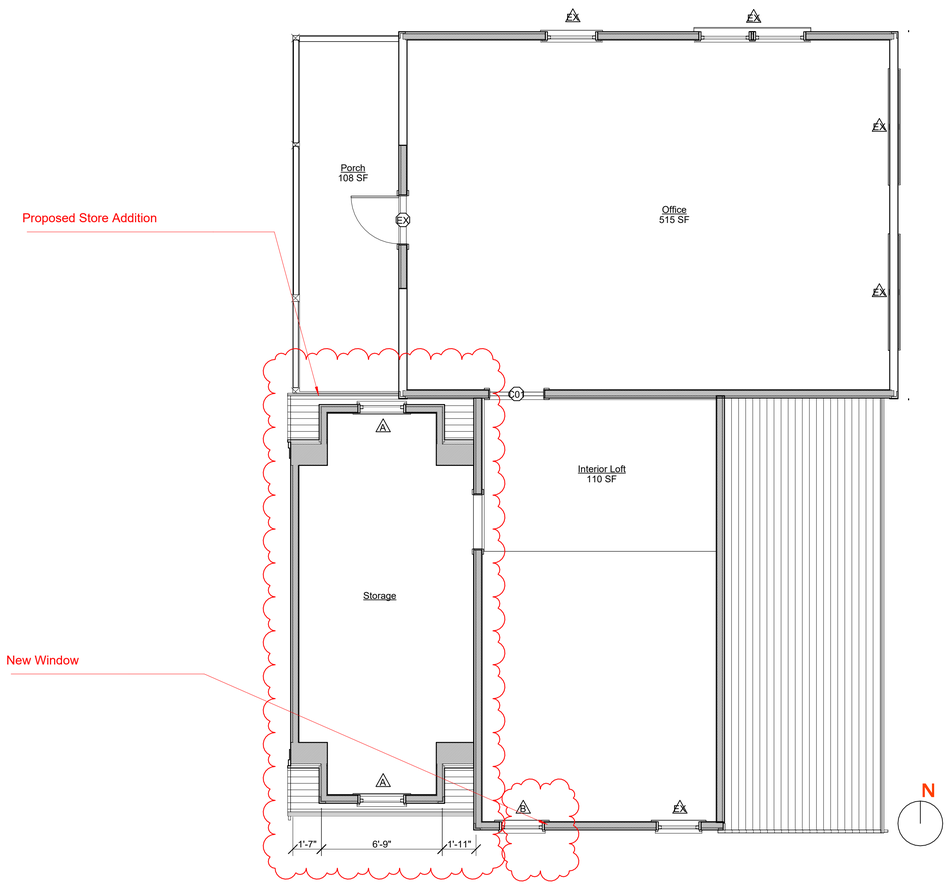
NOTES:

HDC Submission

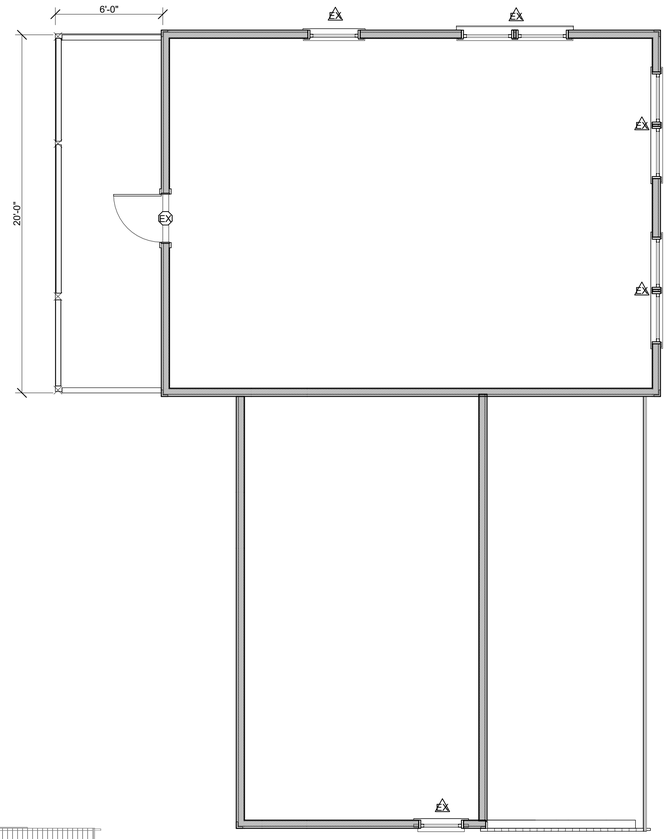
Floor Plans

A.250

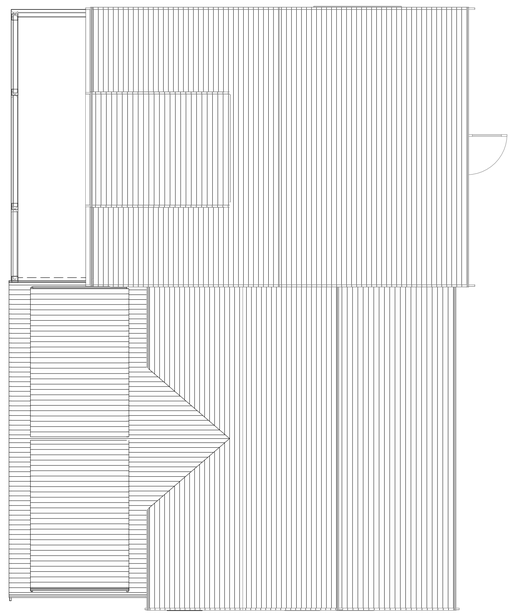
DRAWN BY: PQ



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

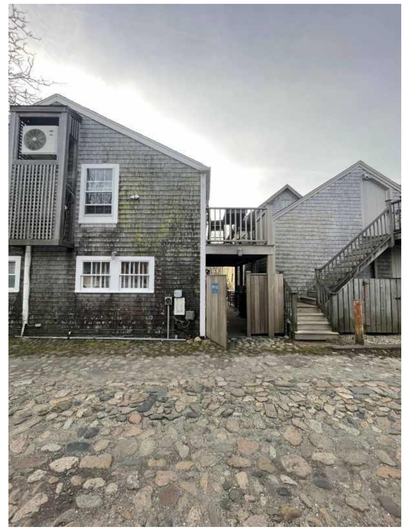
Floor Plans

A.251

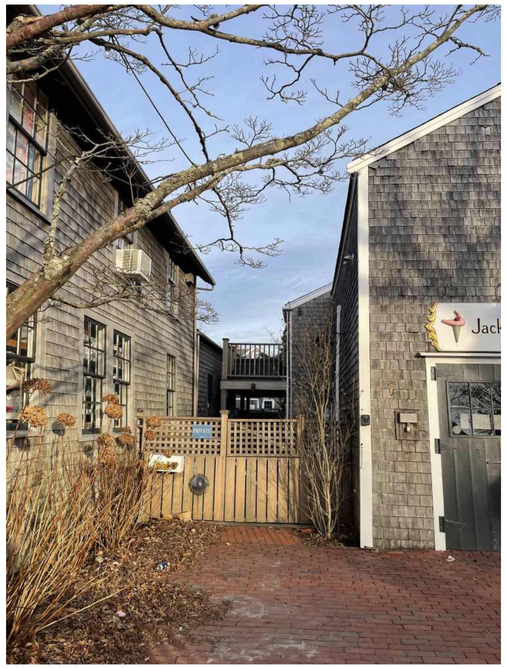
DRAWN BY: PQ



Jack and Charlie's South



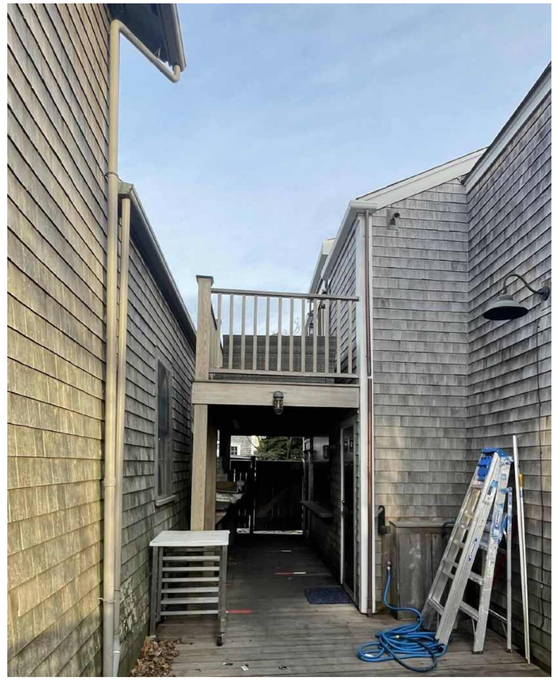
Jack and Charlie's North



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:

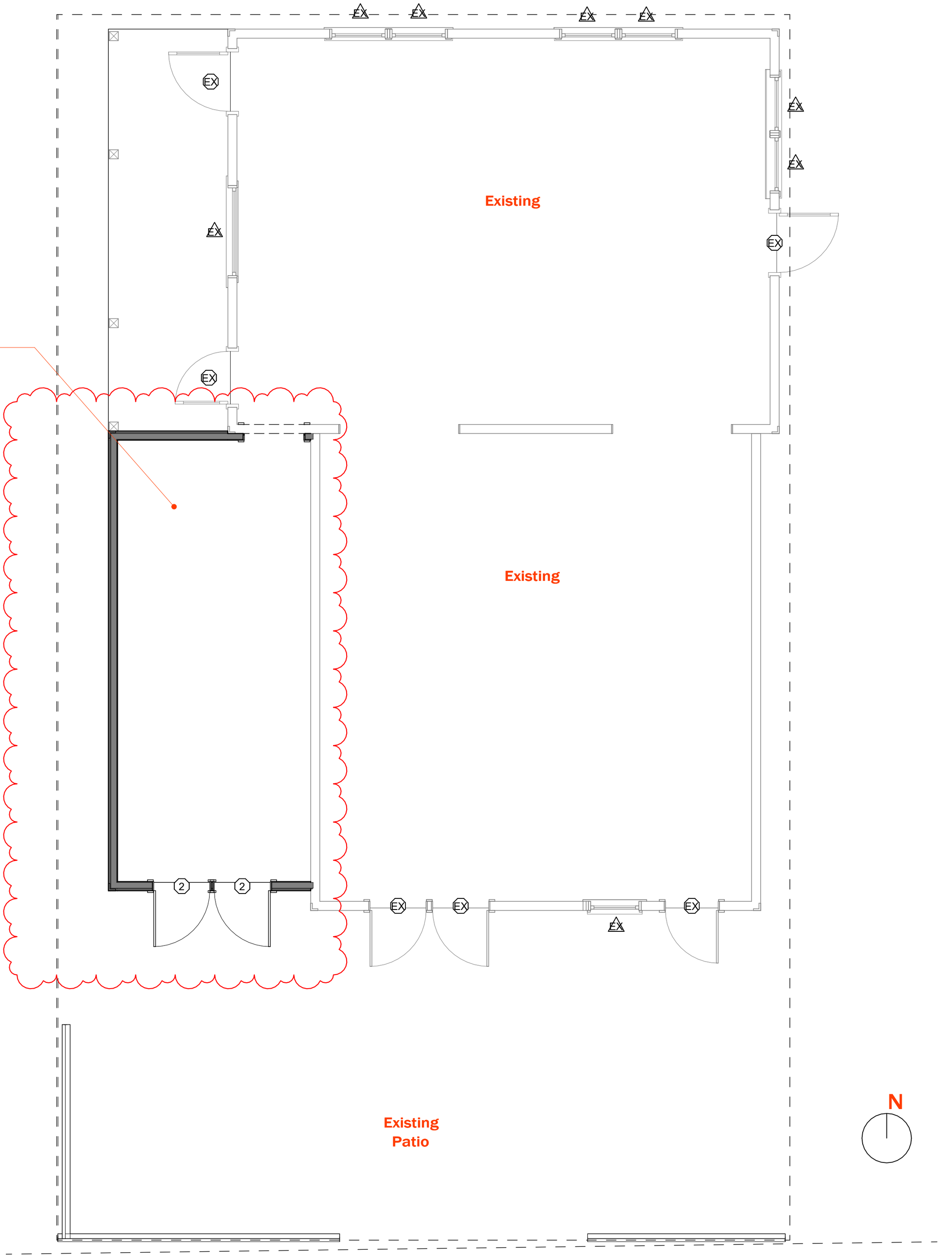
HDC Submission

Photographs

A.350

DRAWN BY: PFQ

Still Dock



Site Plan - Proposed

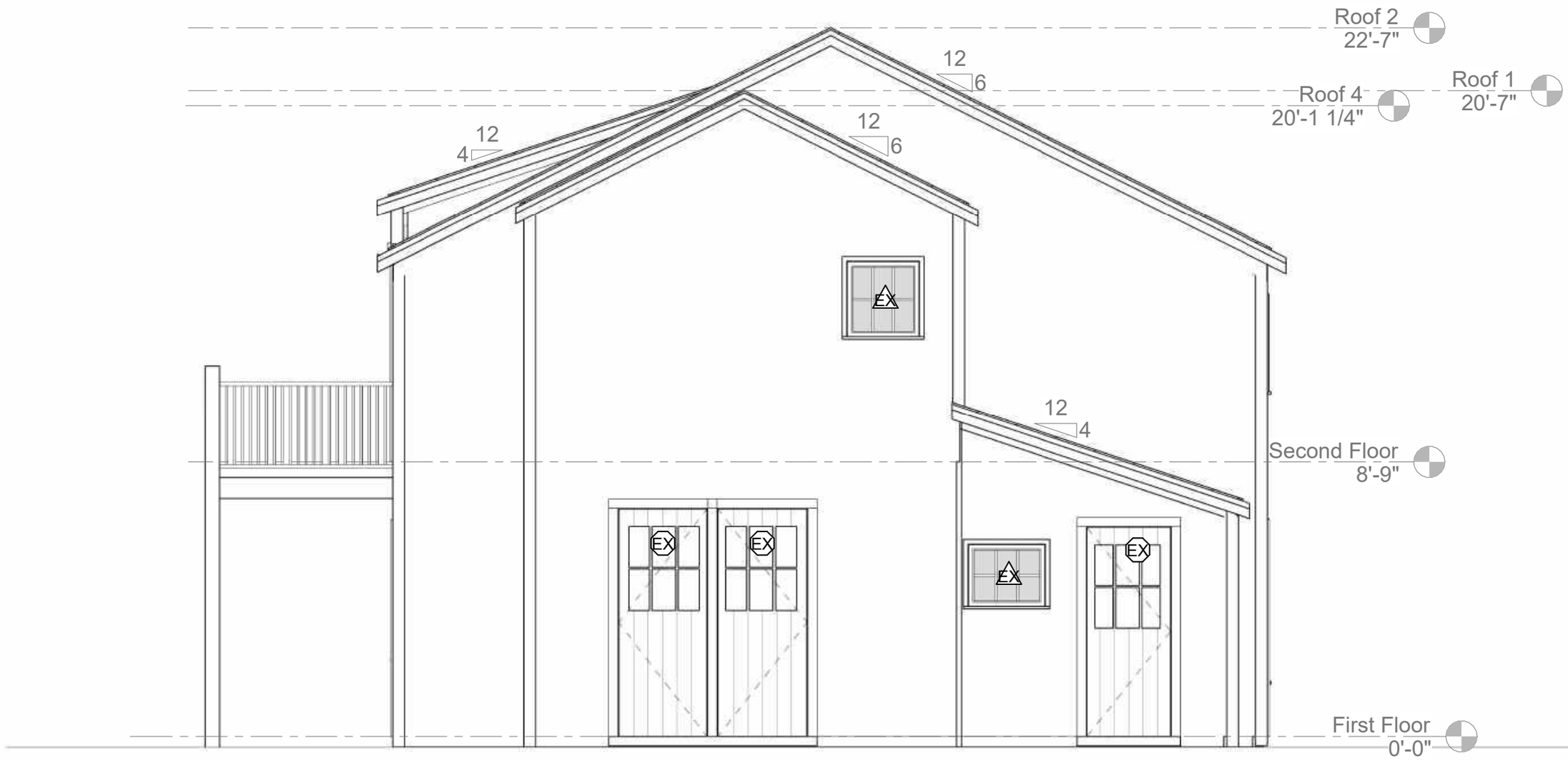
1/4" = 1'-0"

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



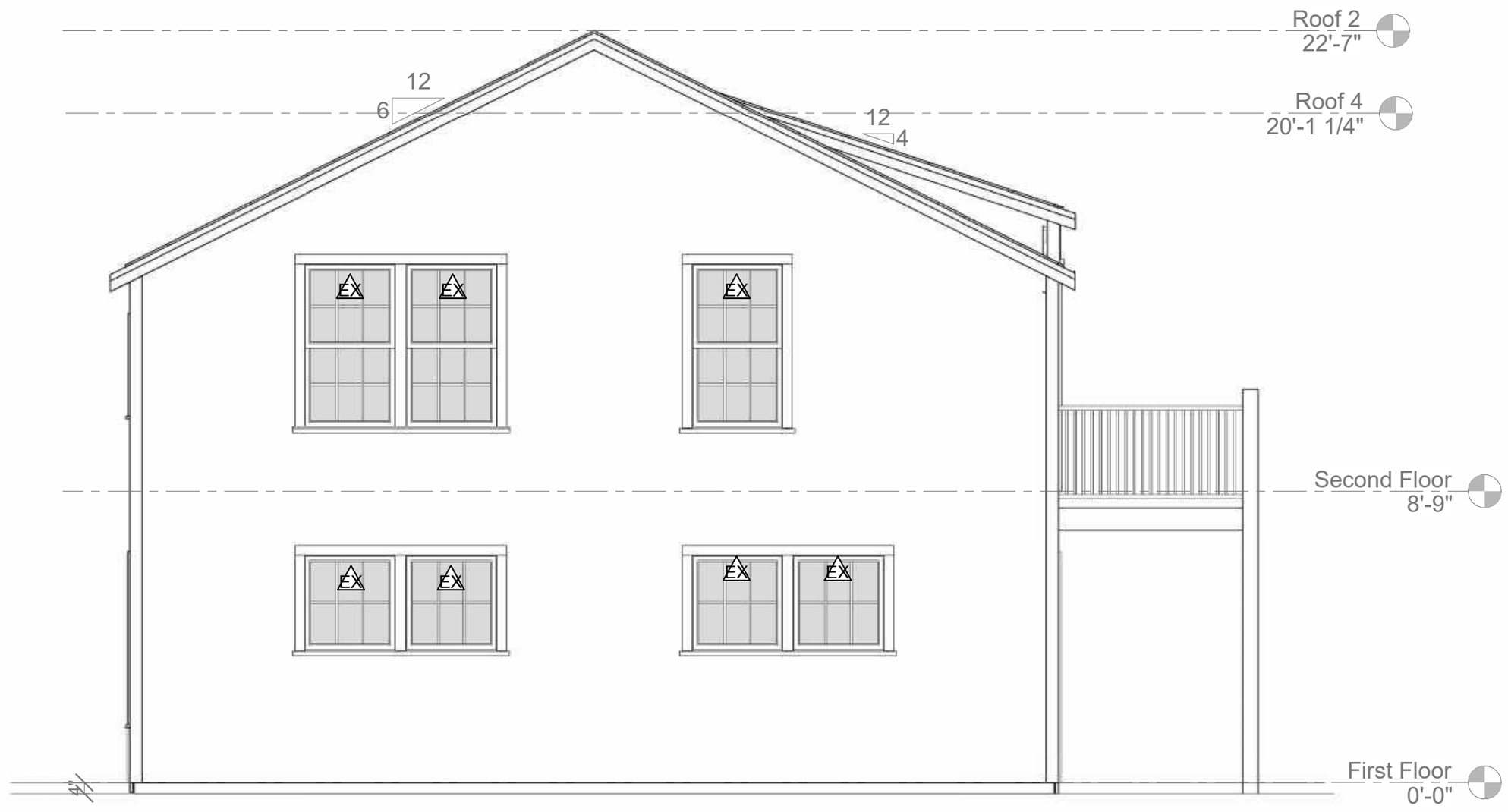
Jack and Charlie's
1" = 20'-0"

Locus Map



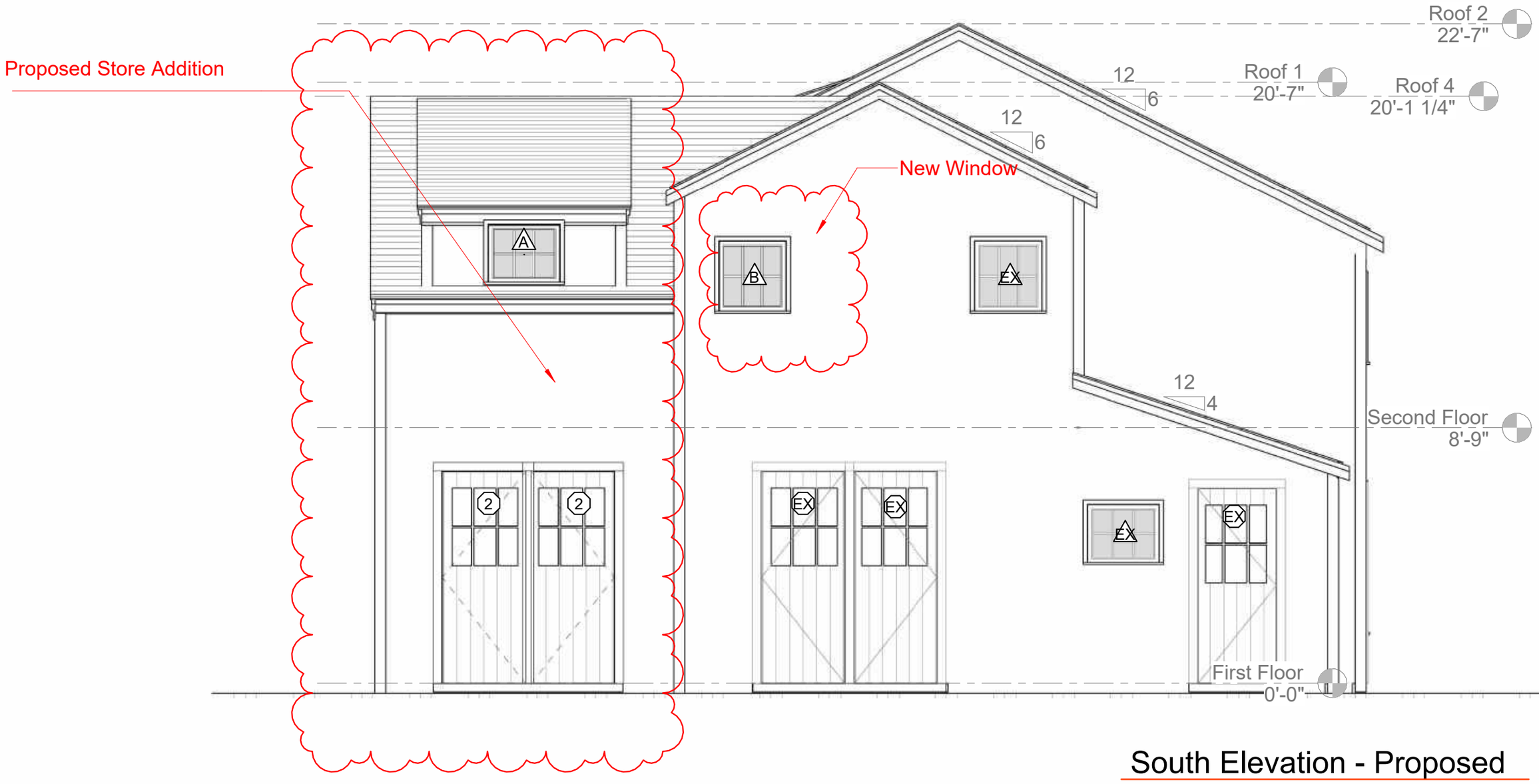
South Elevation - Existing

1/4" = 1'-0"



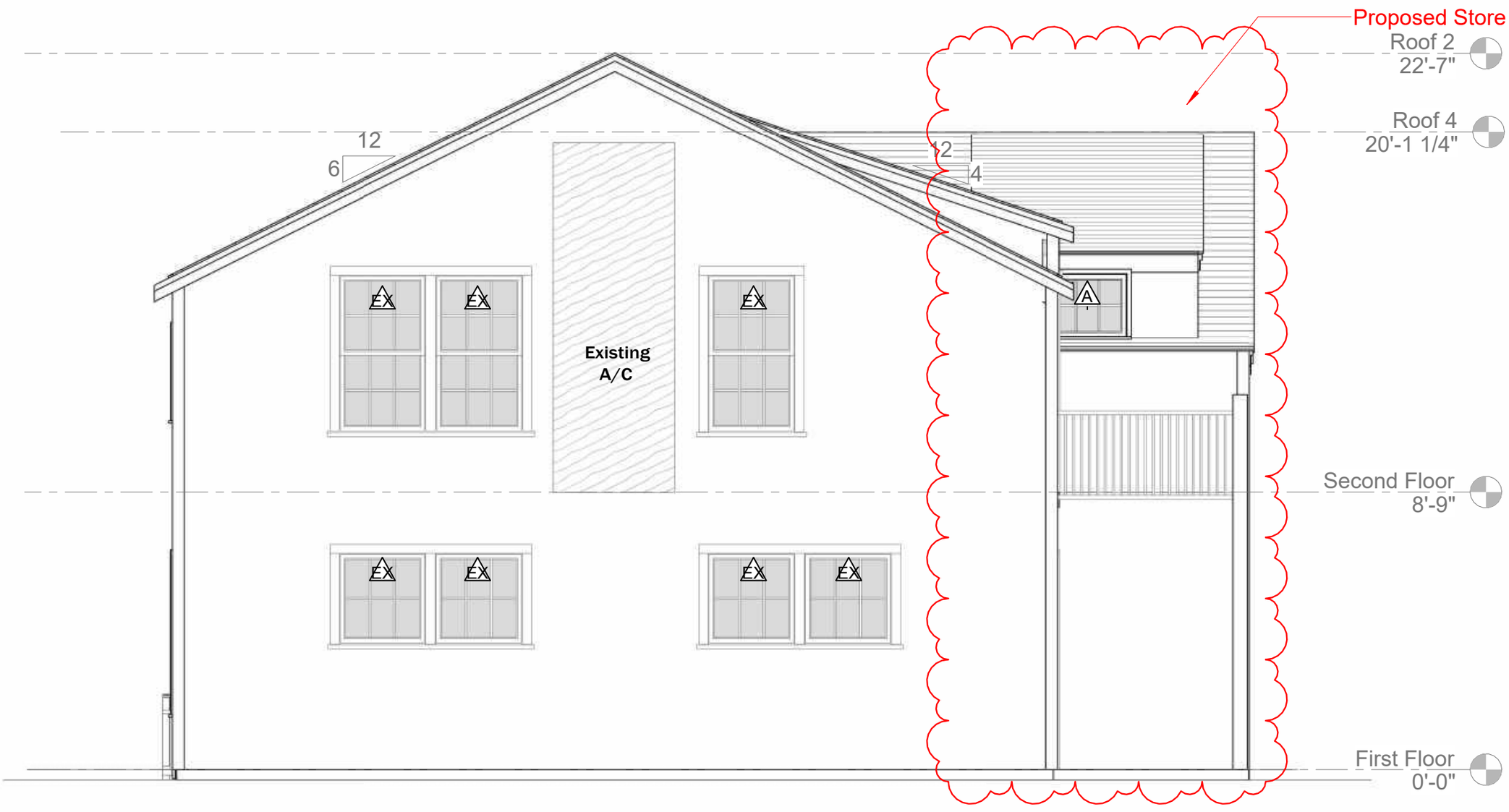
North Elevation - Existing

1/4" = 1'-0"



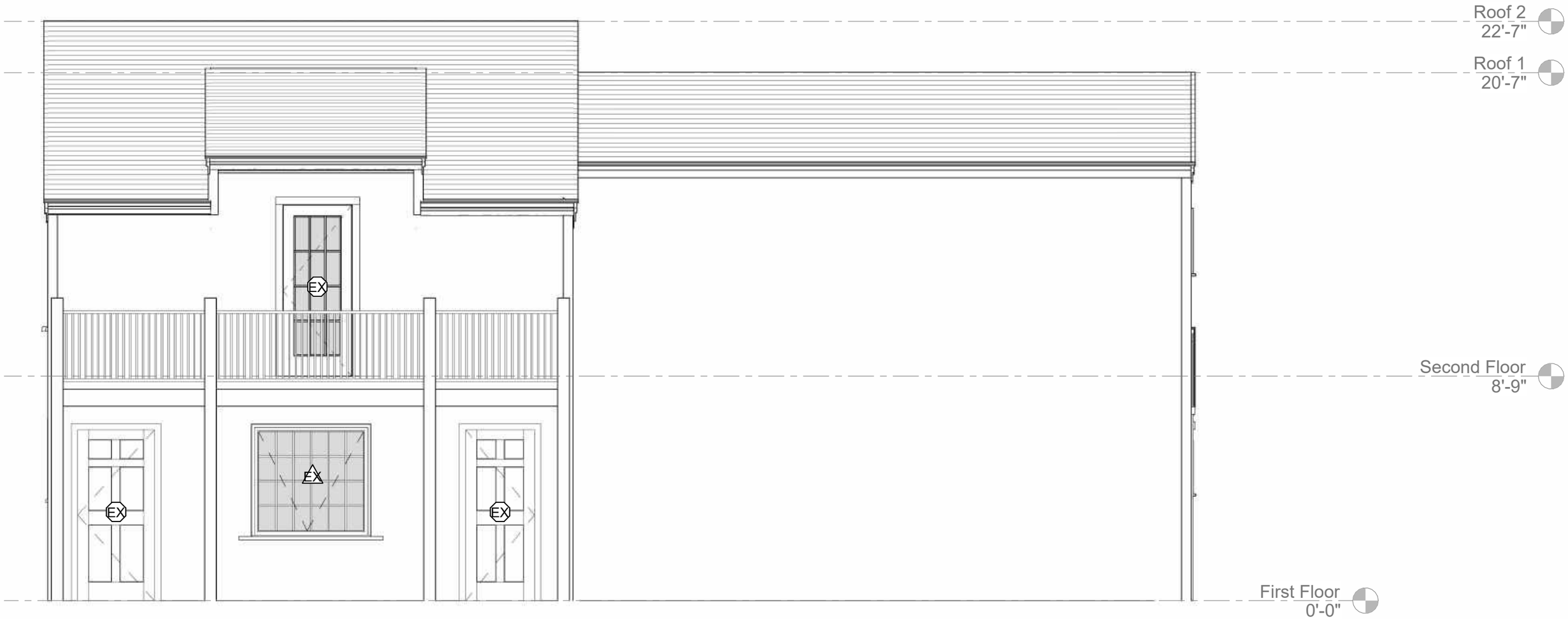
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



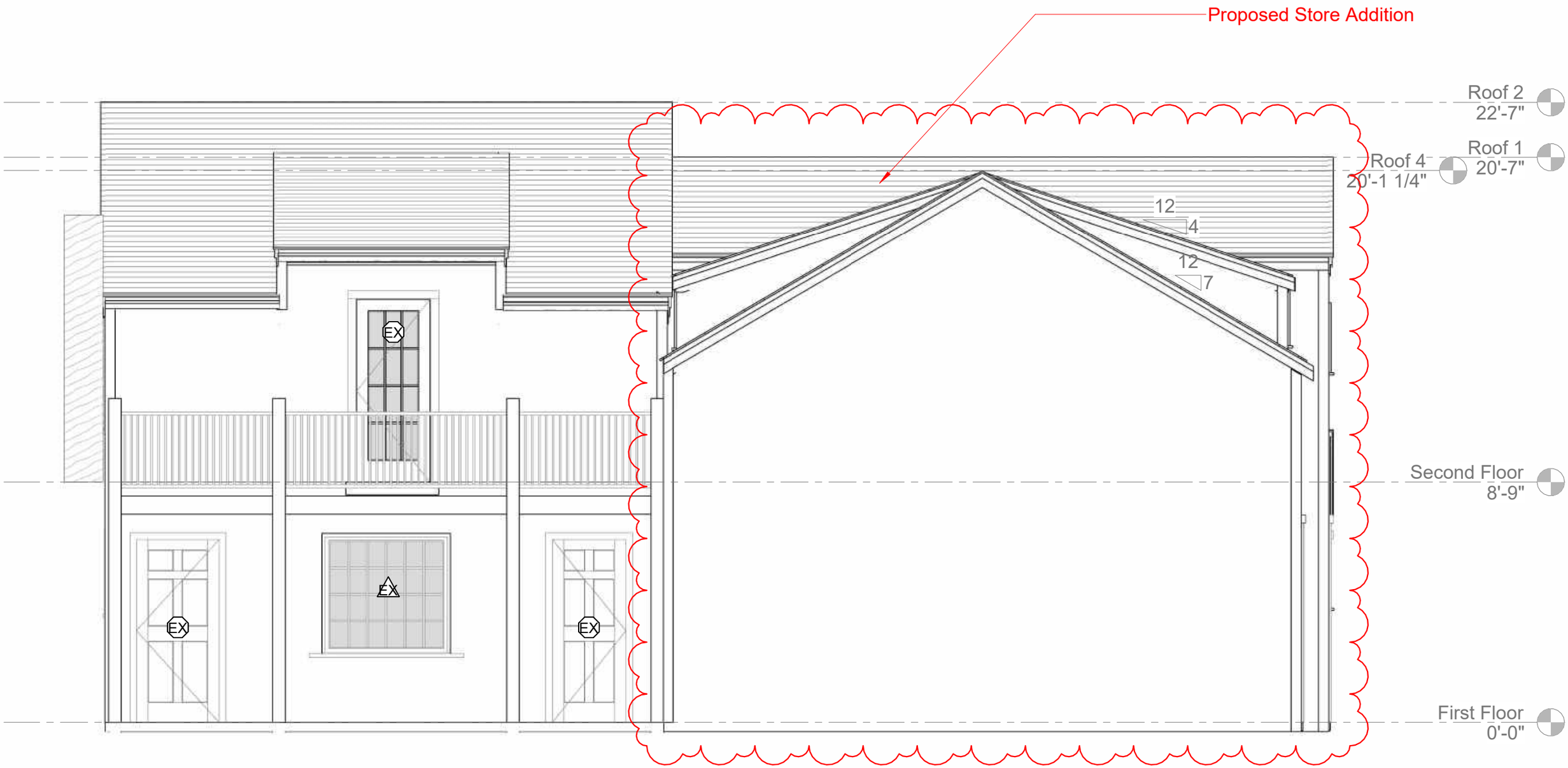
West Elevation - Existing

1/4" = 1'-0"



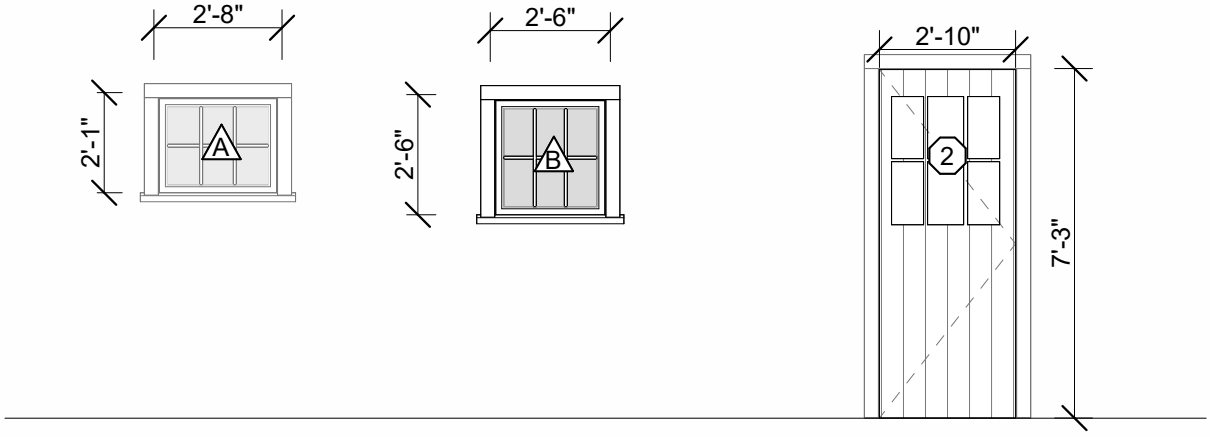
East Elevation - No Change

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"

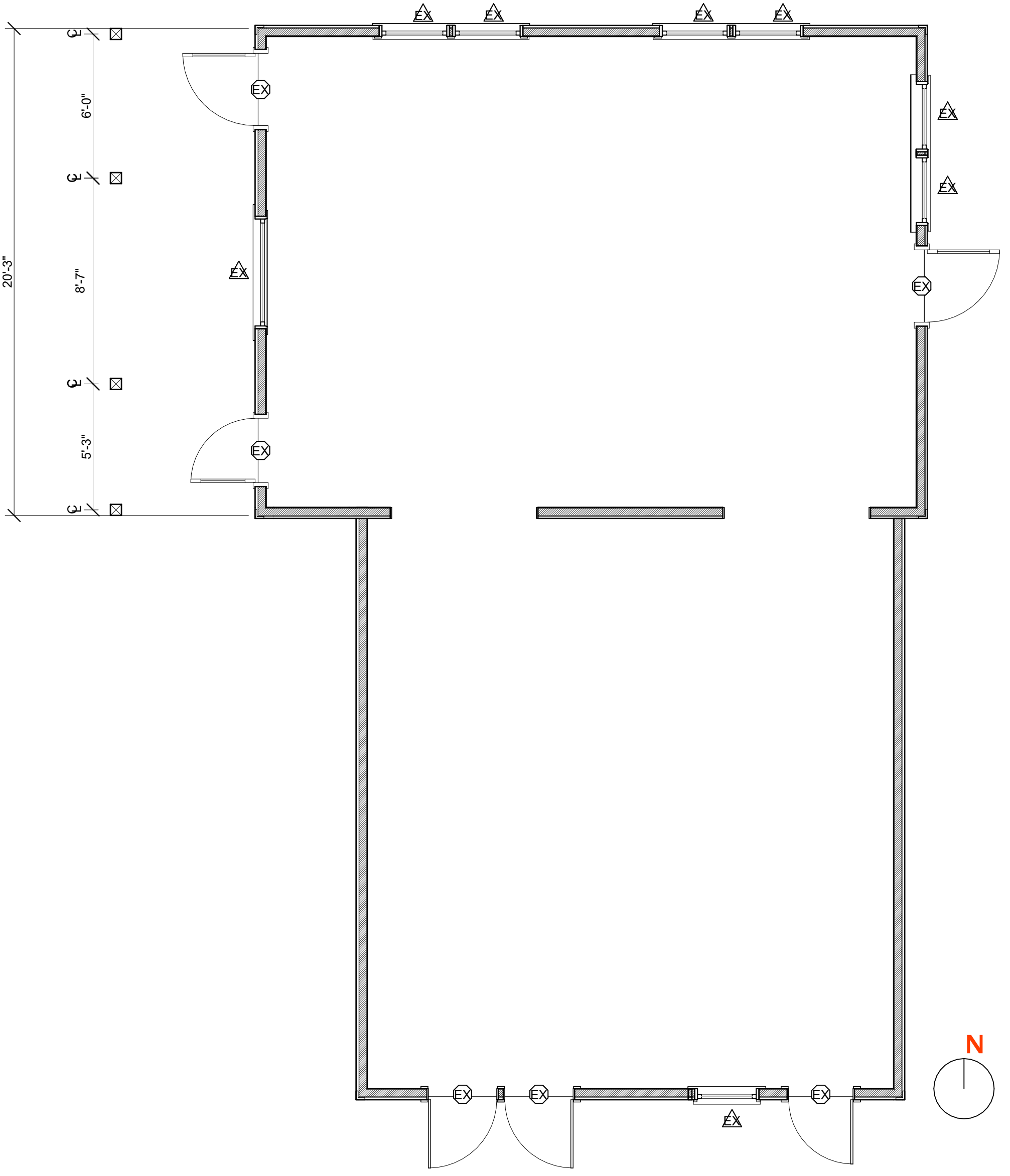
3'-7"

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"

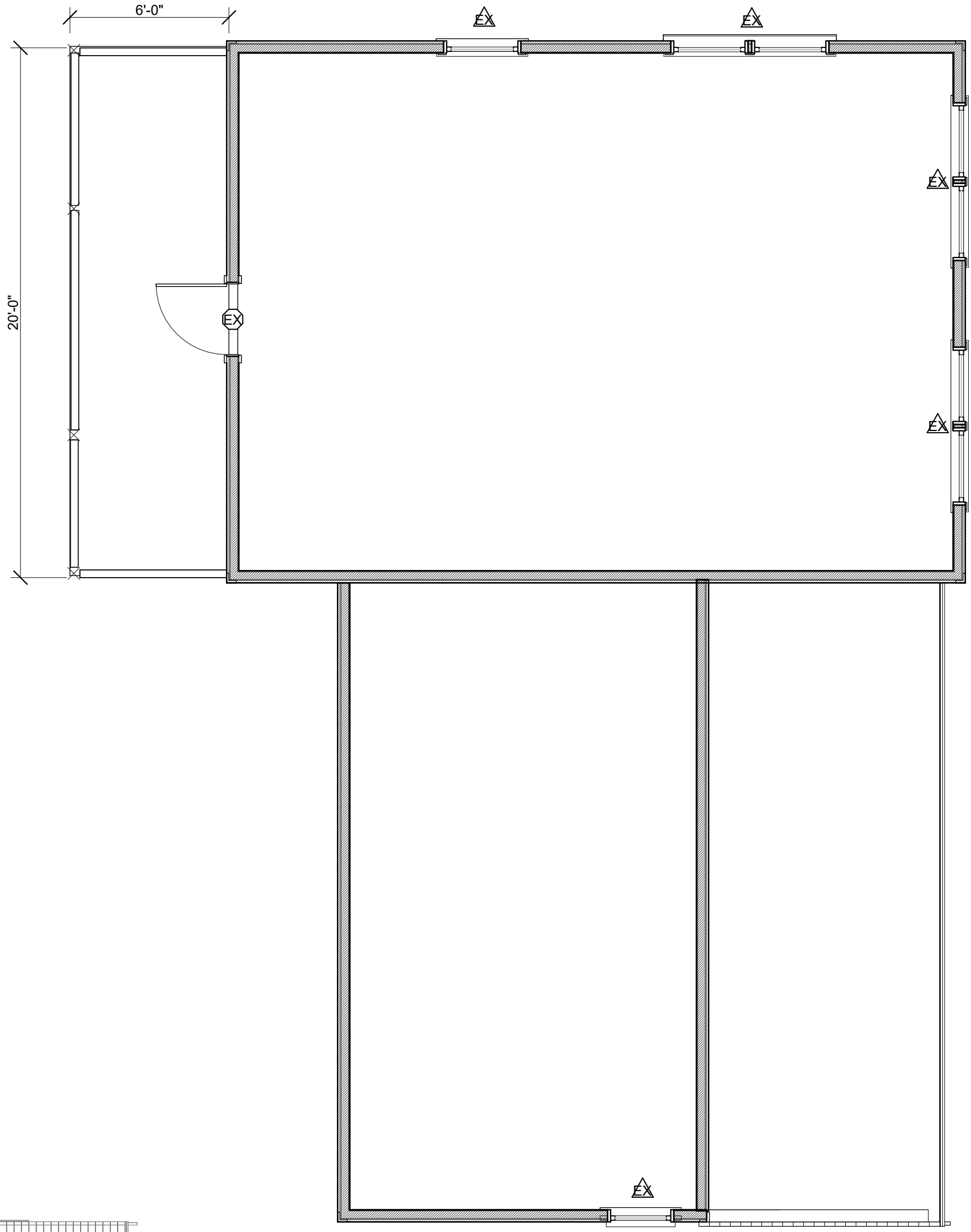
6'-9"

1'-11"

N

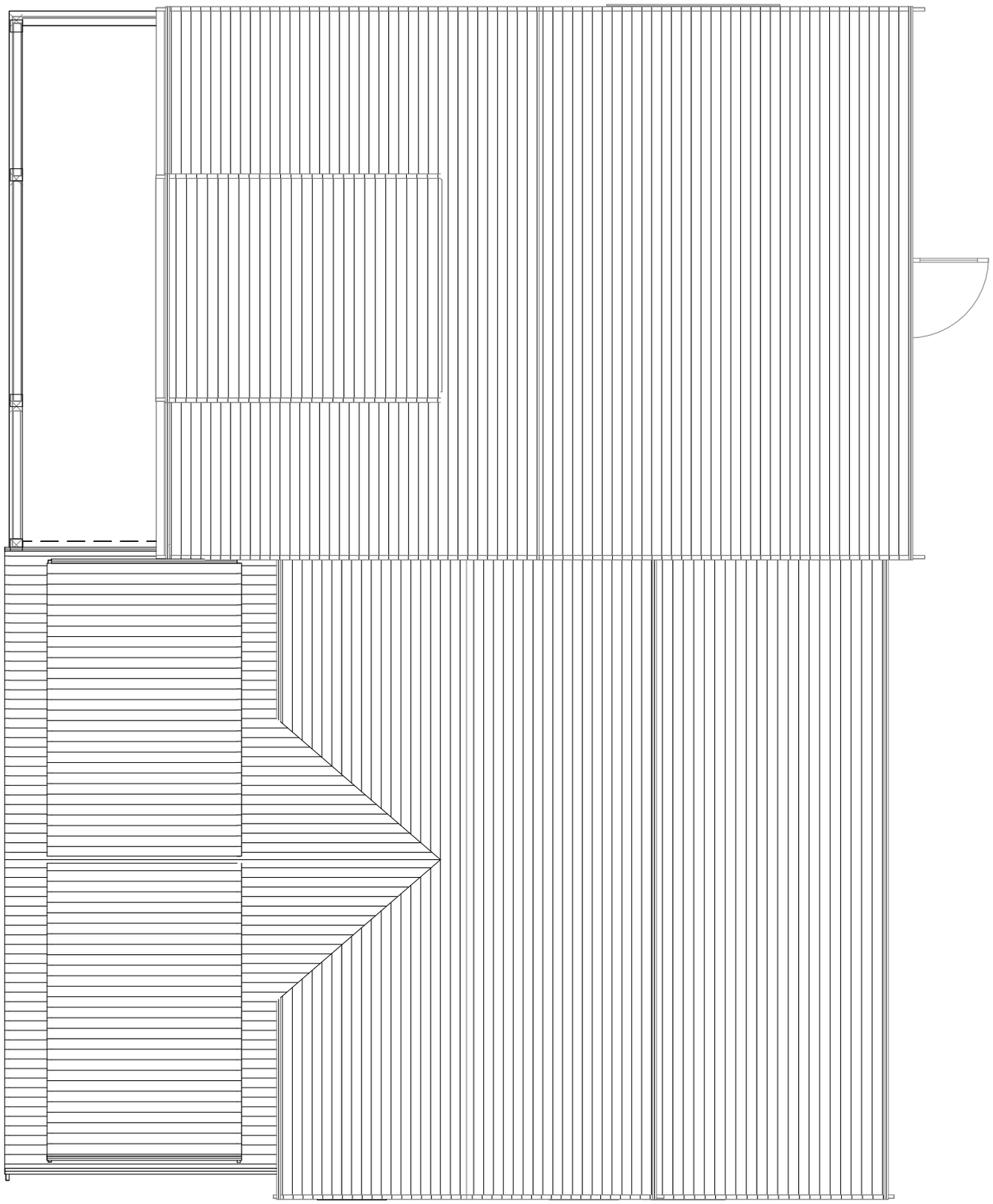
Second Floor - Proposed

1/4" = 1'-0"



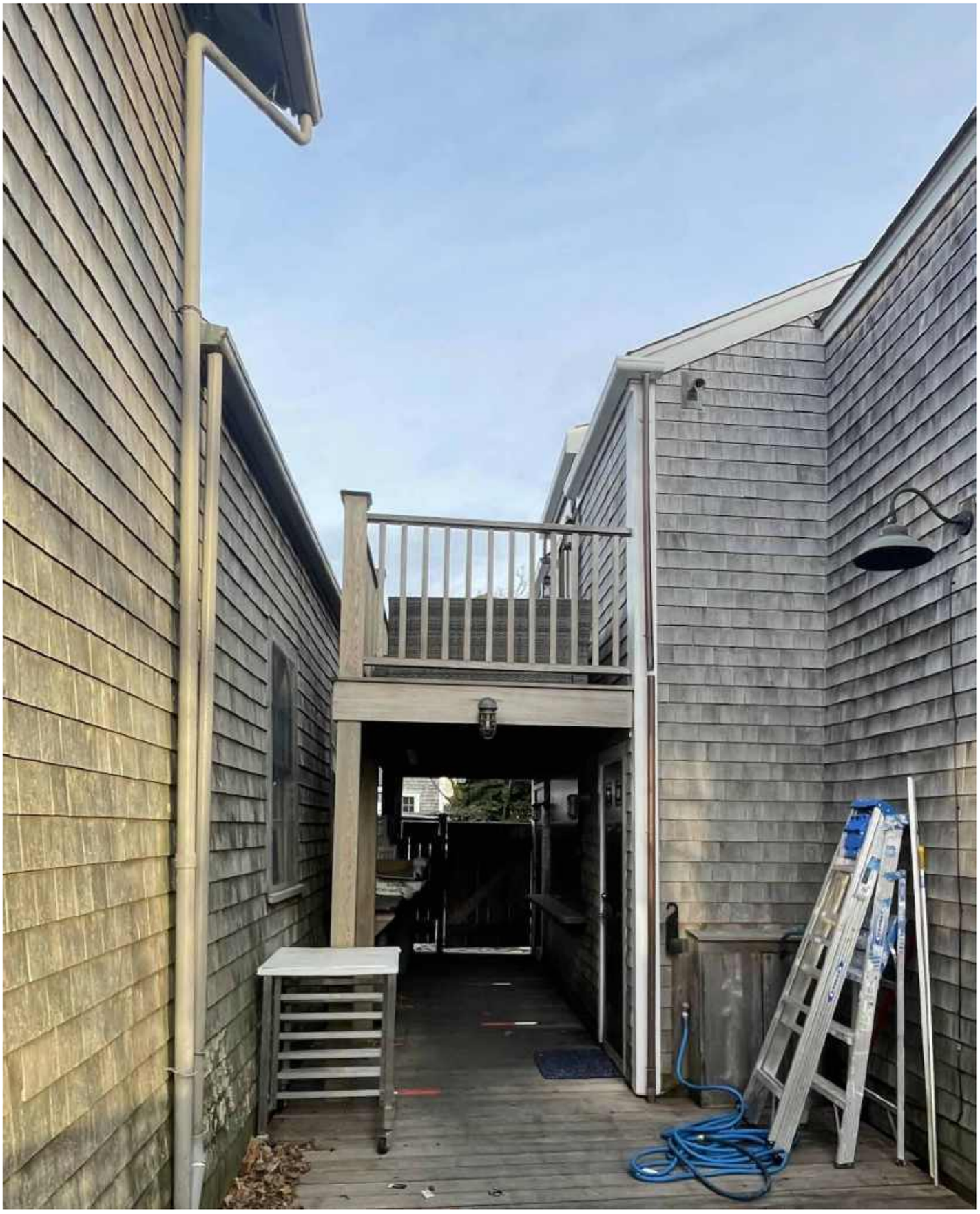
Second Floor - Existing

1/4" = 1'-0"



Roof - Proposed

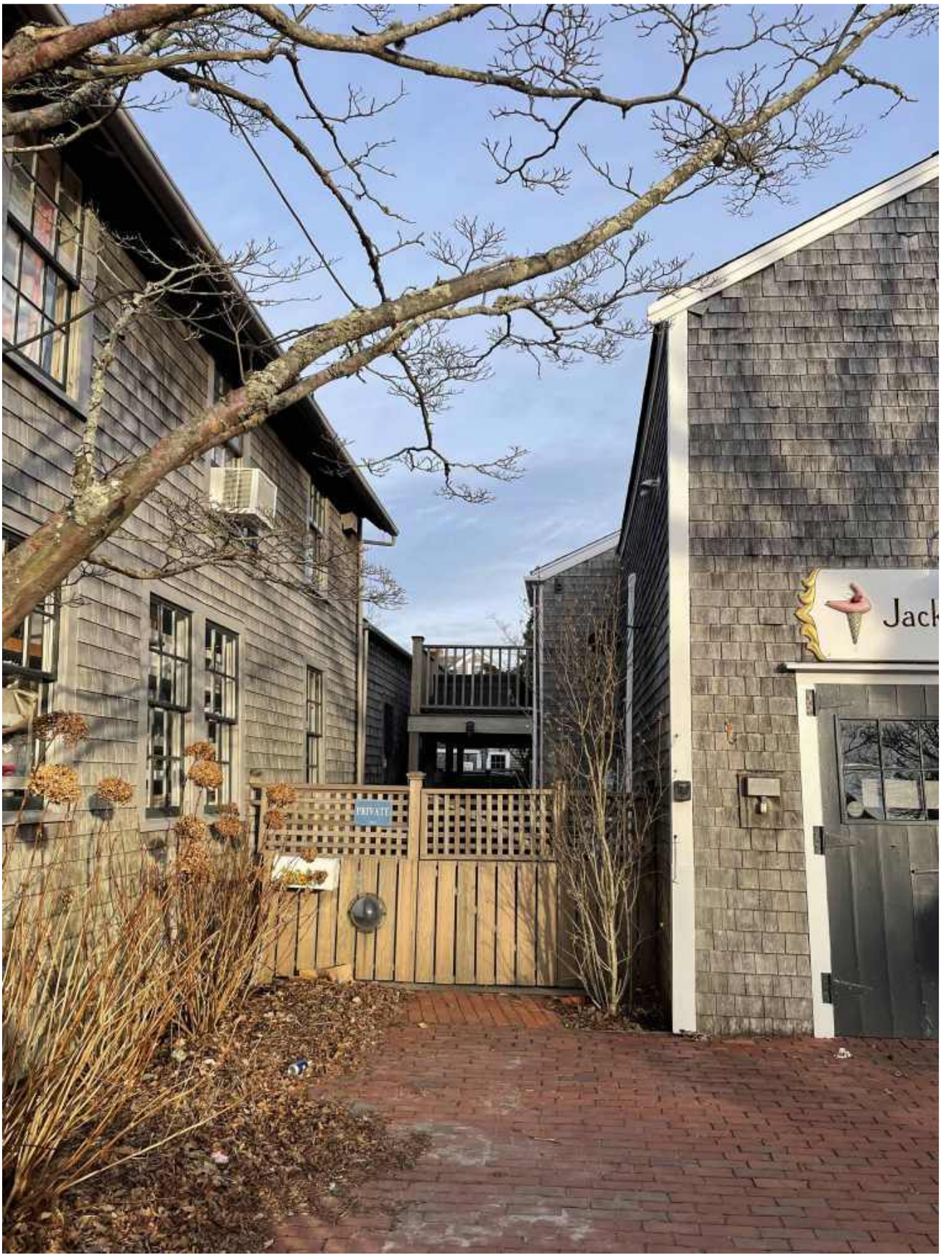
3/16" = 1'-0"



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



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Boston, MA 0211[illegible]

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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Street and Apt. No., or PO Box No.: 75 PARK PLAZA #3

City, State, ZIP+4®: BOSTON, MA 02116

NANTUCKET MA 02584
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FEB 20 2025
02/20/2025
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
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City, State, ZIP+4® MANCHESTER MA 01944
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Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
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Adult Signature Restricted Delivery $
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Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
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City, State, ZIP+4® ENCINO, CA 91436
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery $
Postage $0.73
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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

20 Broad Street • M: 42.4.2 P: 33 • Submitted on February 21, 2025

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

DJK (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 20 Broad Street

Owner of record: Tracy Root

Mailing Address: 3310 West Crown Point Blvd.
Naples FL, 34112

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2024-09-11125
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Replacement Windows

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Bounty

Original Date: 1850

Original Builder:

REVISIONS* (describe)

1. East Elevation No Changes
2. South Elevation " "
3. West Elevation " "
4. North Elevation Add Windows per Historic Photographs

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To Match Existing

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/21/25 Signature of owner of record _____ Signed under penalties of perjury

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 20 Broad St on the following statement:

I Tracy Rae, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

9/6/2024

Client Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR Tracy Root

STREET ADDRESS 20 Broad Street

MAP/PARCEL 42.4.2 / 33

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

February 21, 2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

	February 21, 2025
Signature	Date

Restaurant Alterations

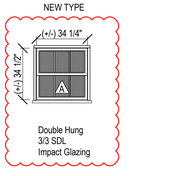
20 Broad Street
Nantucket, MA 02554

02.21.25

HDC Submission



Locus Map



Window Legend

1/4" = 1'-0"



East Elevation



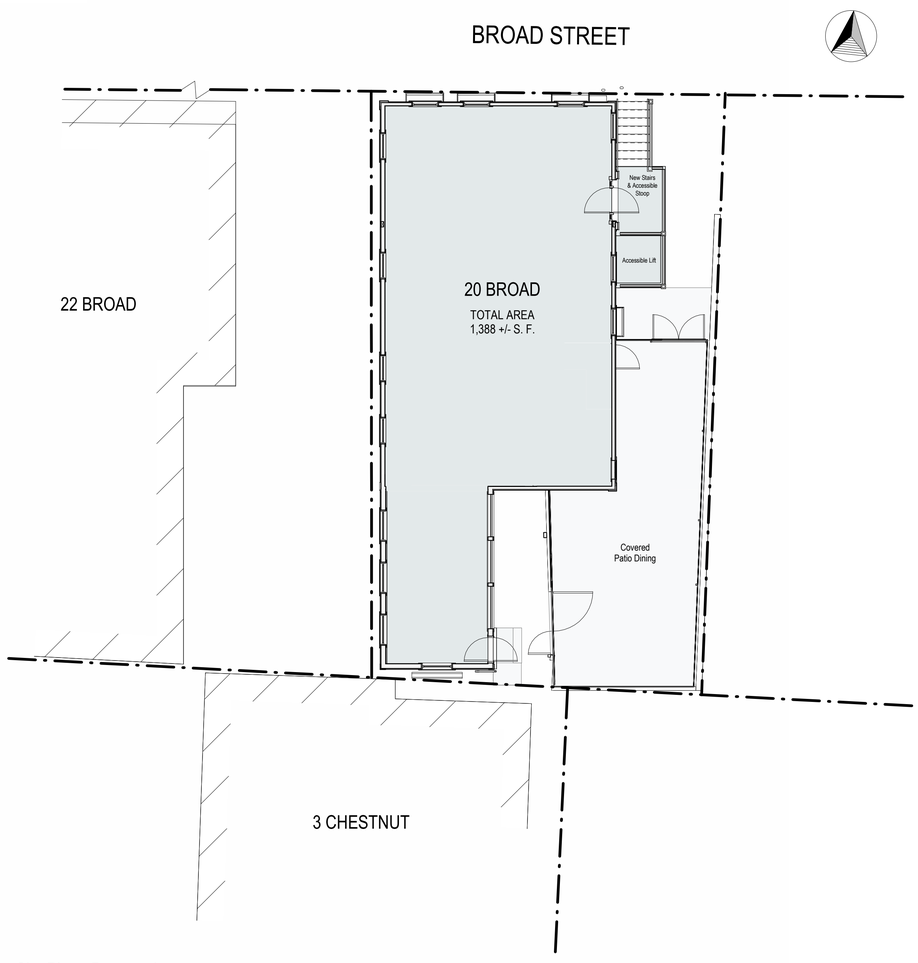
North Elevation



West Elevation



South Elevation



Site Plan - Proposed

1/8" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

Professional Seal

Cover Sheet

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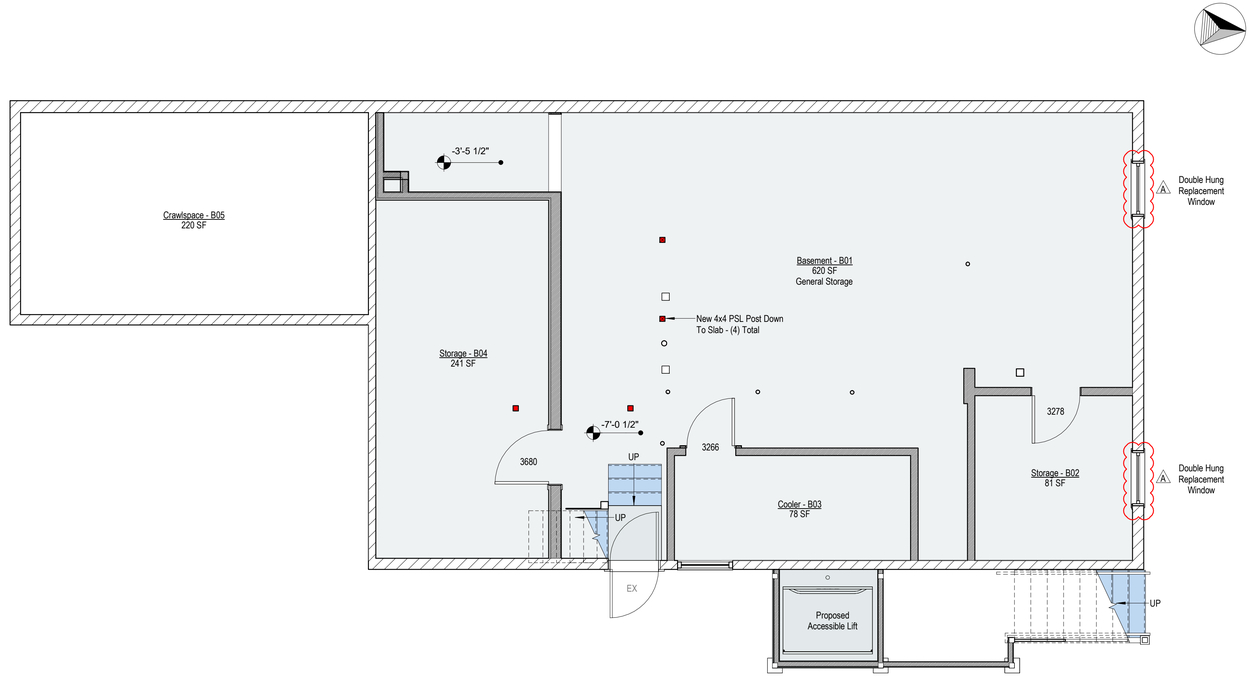
A.0.1

2426

02.21.25

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
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Professional Seal

Floor Plan

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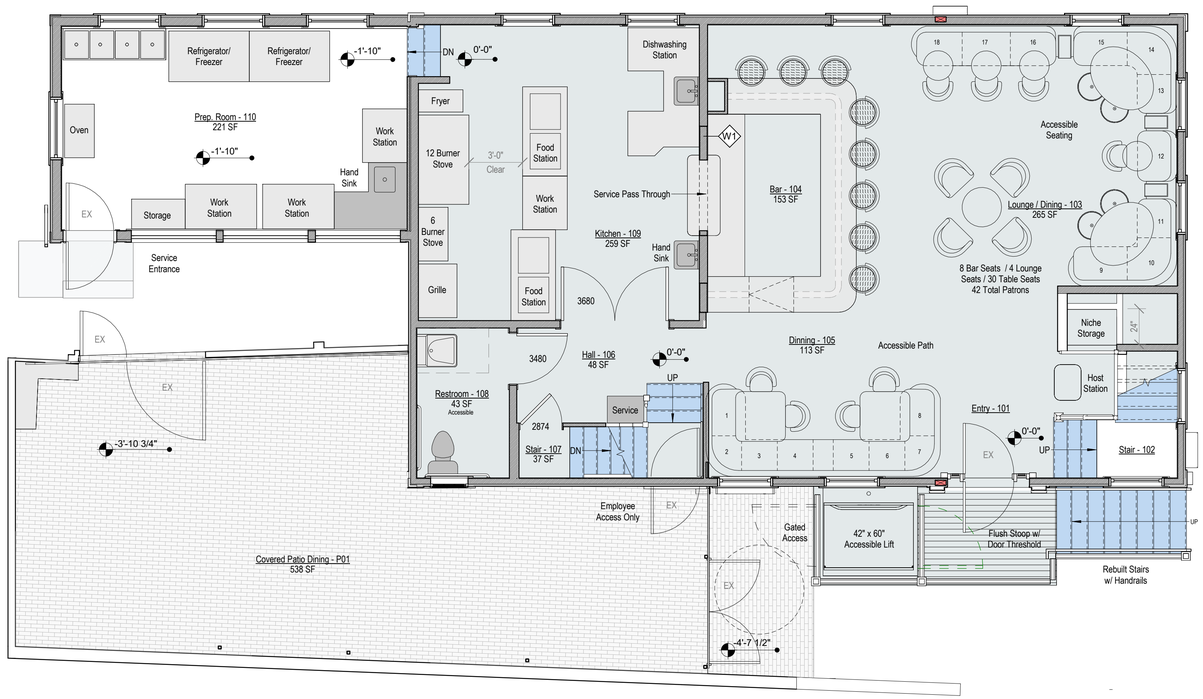
A.1.0

2426

02.21.25

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2426

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Professional Seal

Floor Plan

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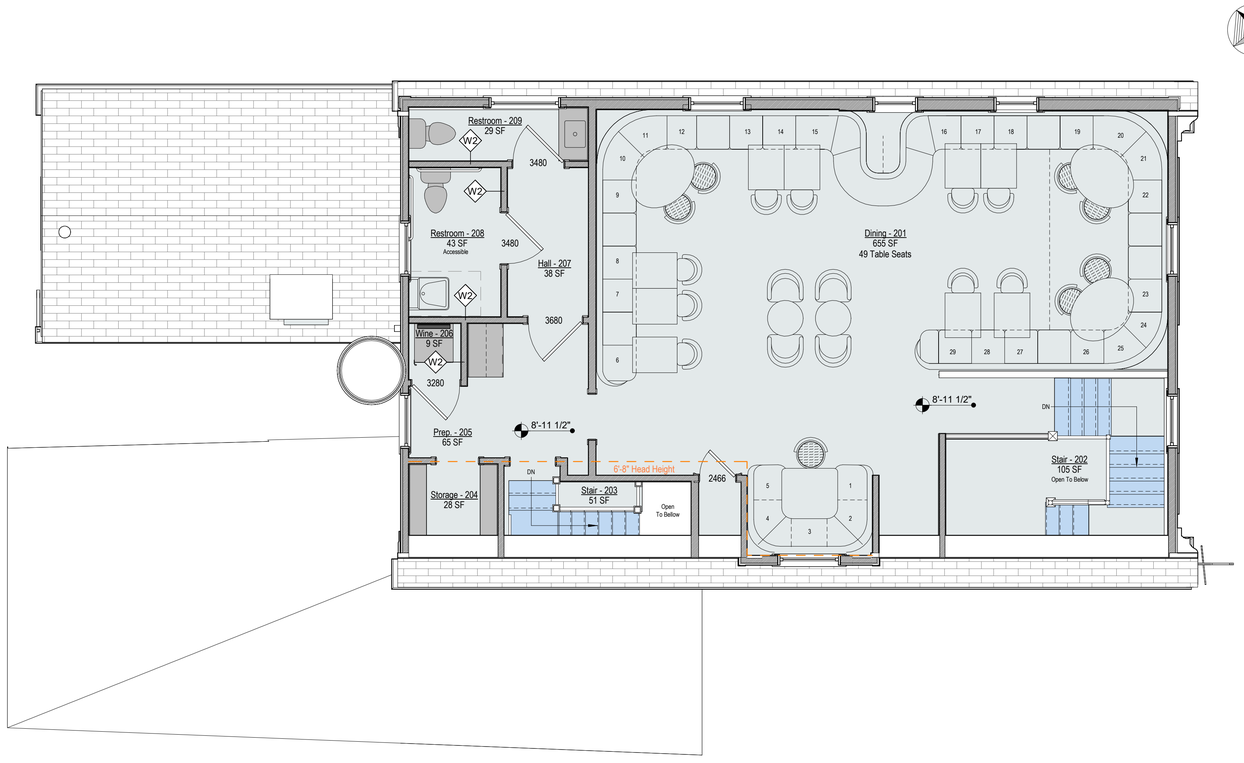
A.1.1

2426

02.21.25

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

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A.1.2

2426

02.21.25

HDC Submission



North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

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Professional Seal

Exterior Elevations

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A.2.1

2426

02.21.25

HDC Submission



East Elevation - Previously Approved

1/8" = 1'-0"



No Visible Changes

East Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

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Professional Seal

Exterior Elevations

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A.2.2

2426

02.21.25

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



No Visible Changes

West Elevation - Proposed

1/4" = 1'-0"

2426

Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

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8 Williams Lane
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Exterior Elevations

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A.2.3

2426

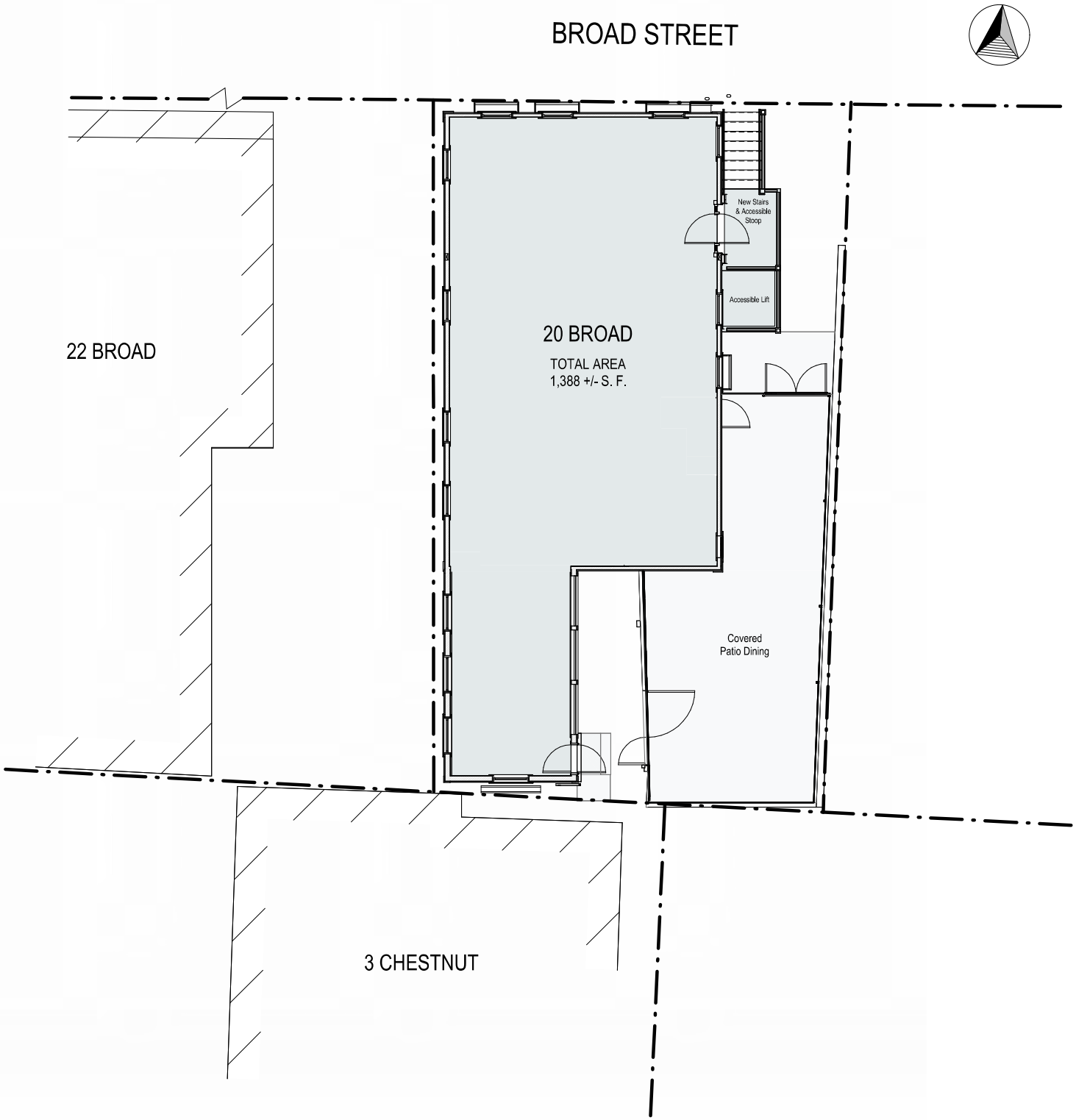
Restaurant Alterations

20 Broad Street
Nantucket, MA 02554

02.21.25



Locus Map



Site Plan - Proposed

1/8" = 1'-0"



East Elevation



North Elevation

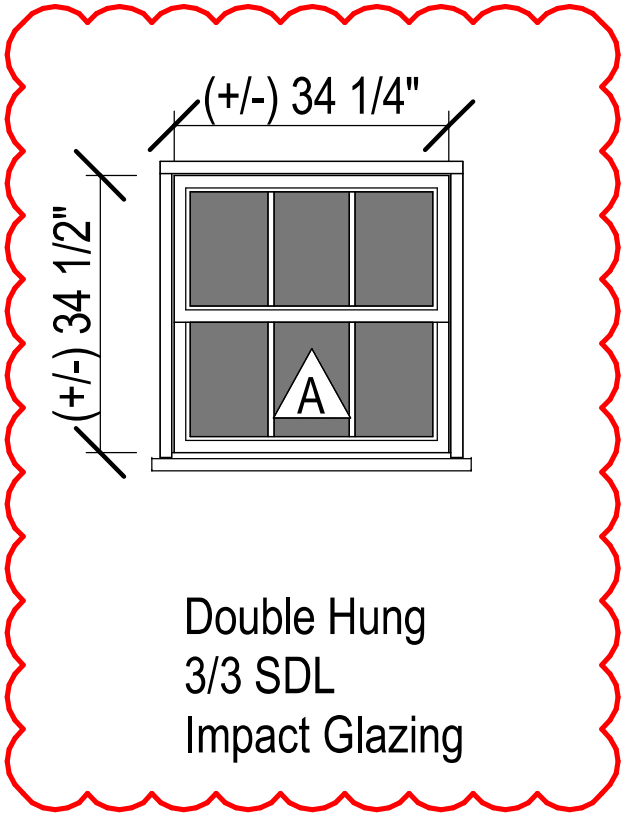


West Elevation



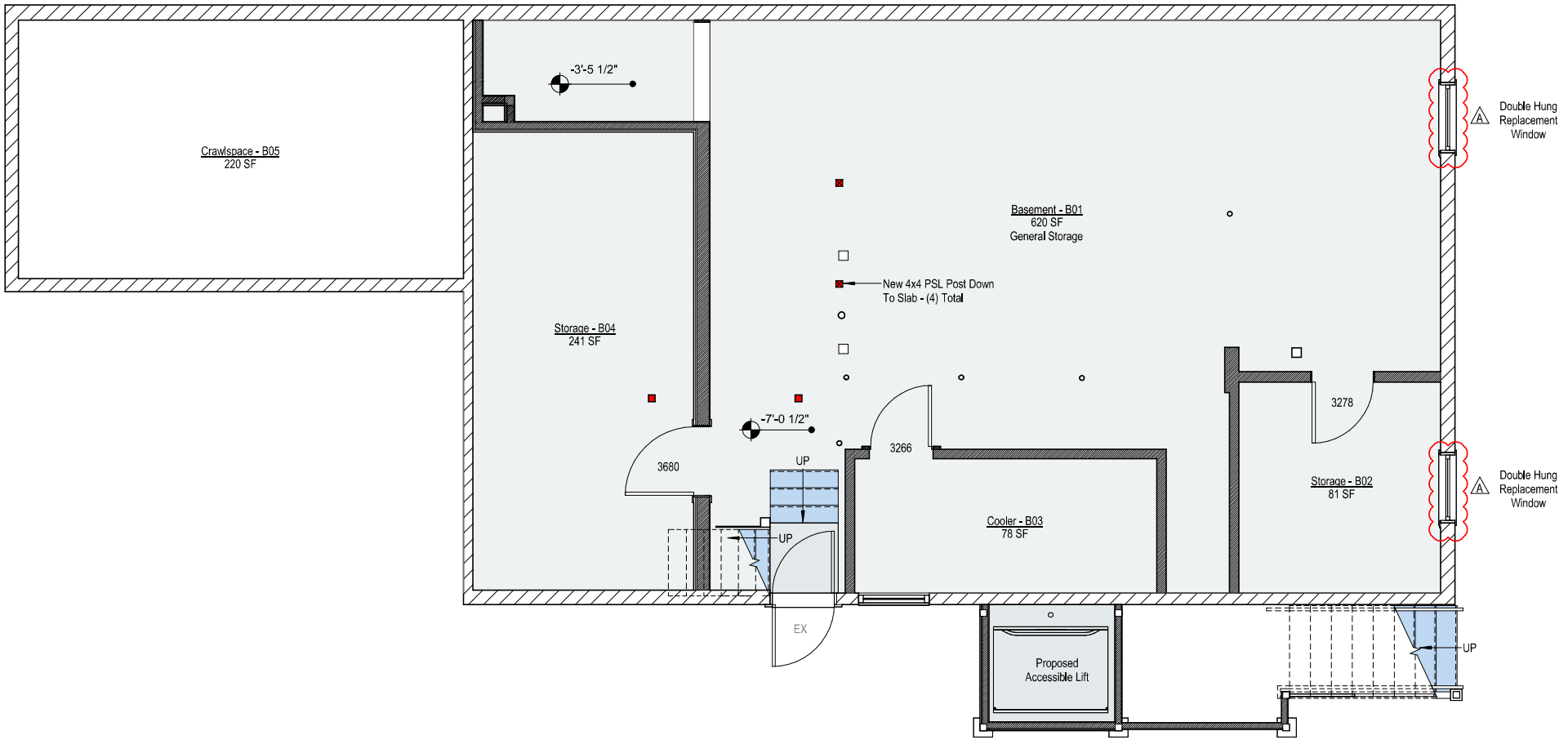
South Elevation

NEW TYPE



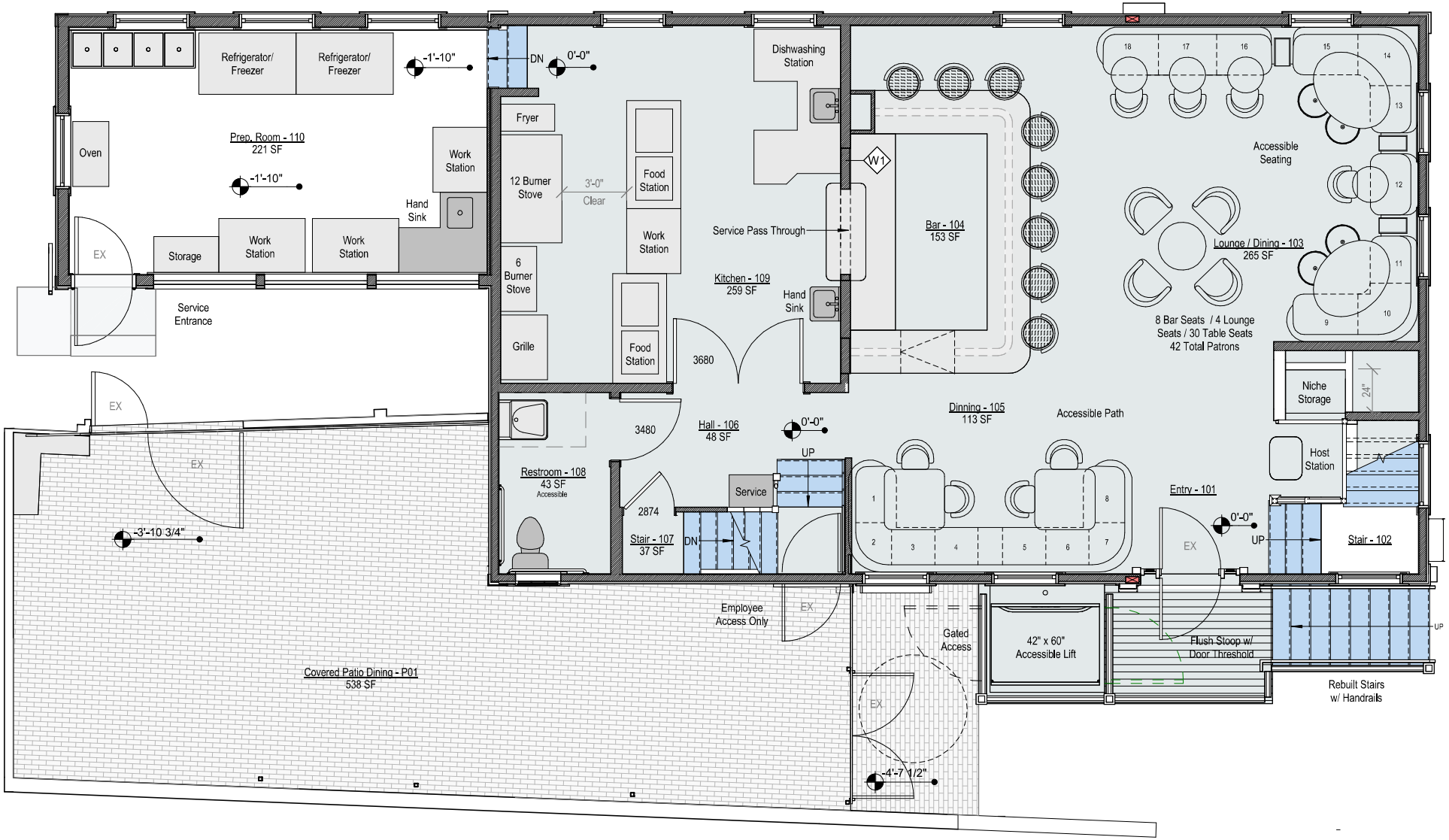
Window Legend

1/4" = 1'-0"



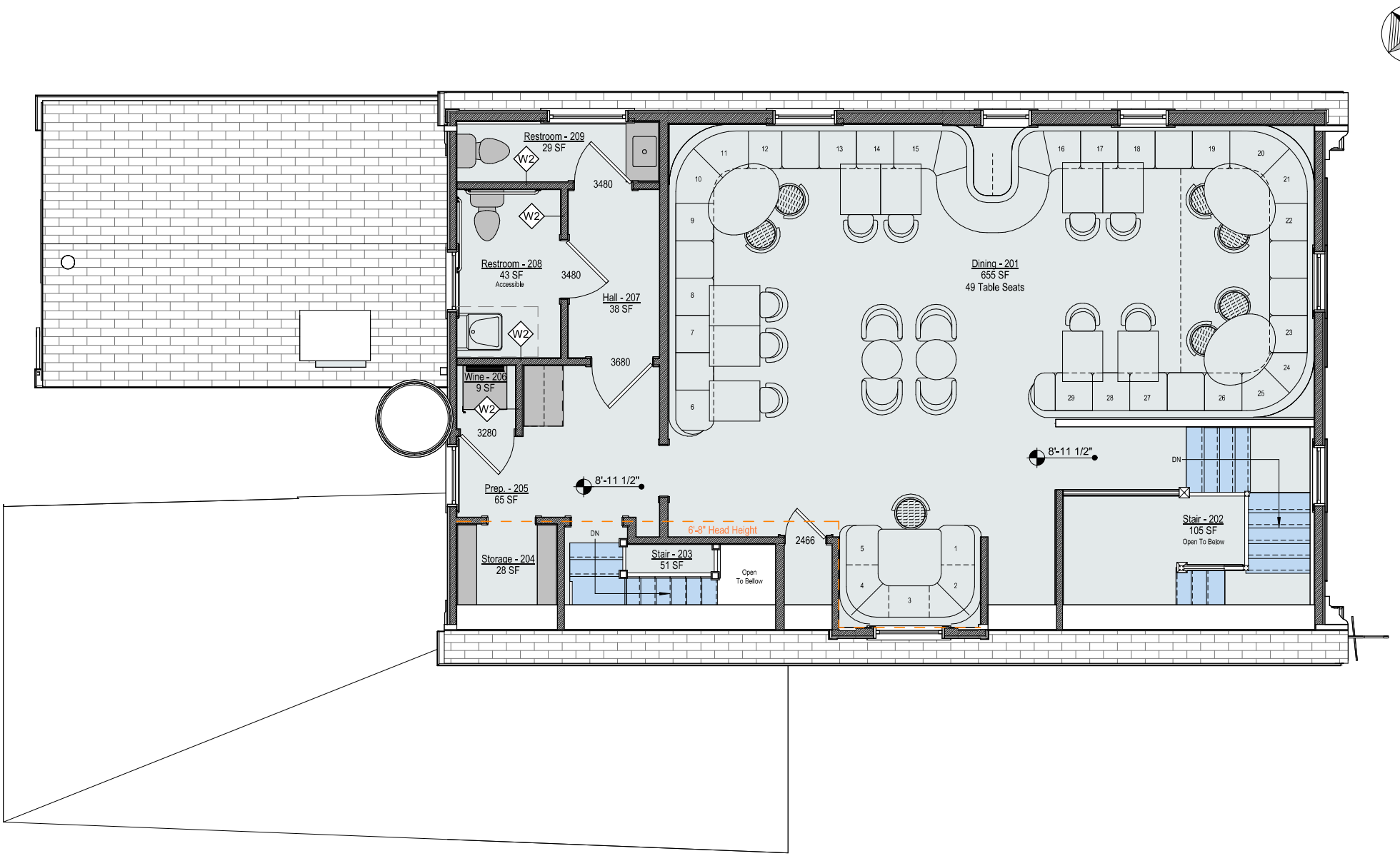
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

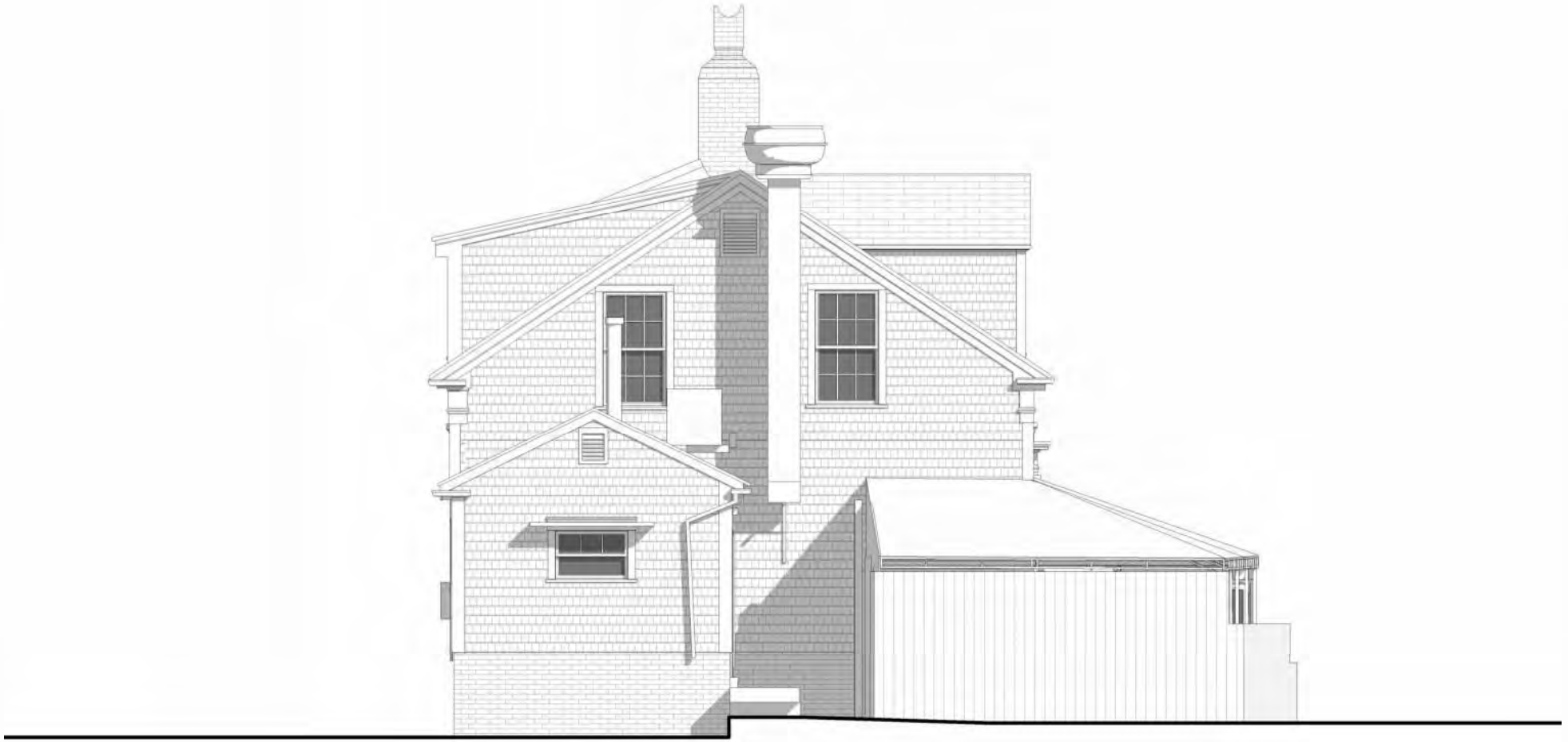
1/8" = 1'-0"



No Visible Changes

South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



No Visible Changes

East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved

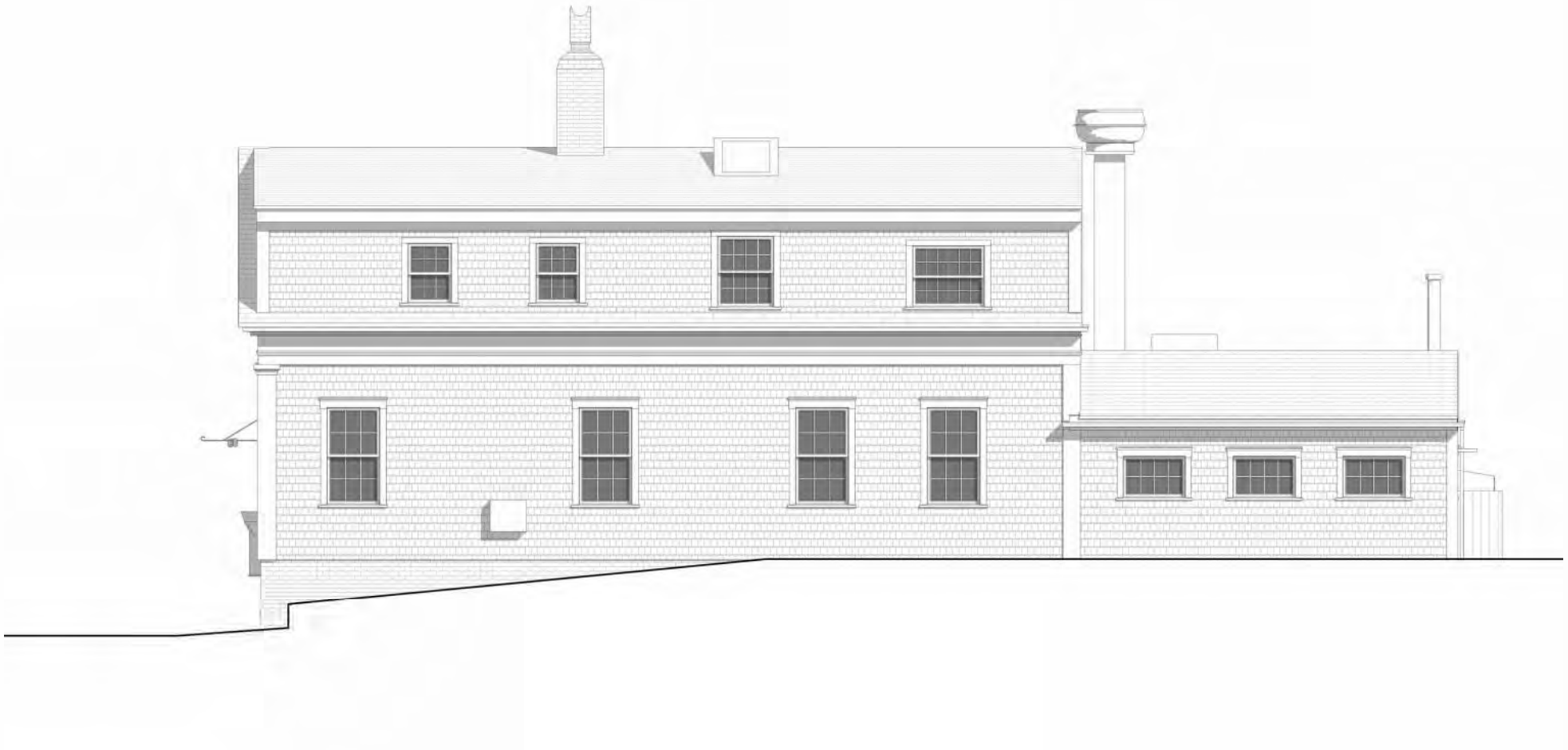
1/8" = 1'-0"



No Visible Changes

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved

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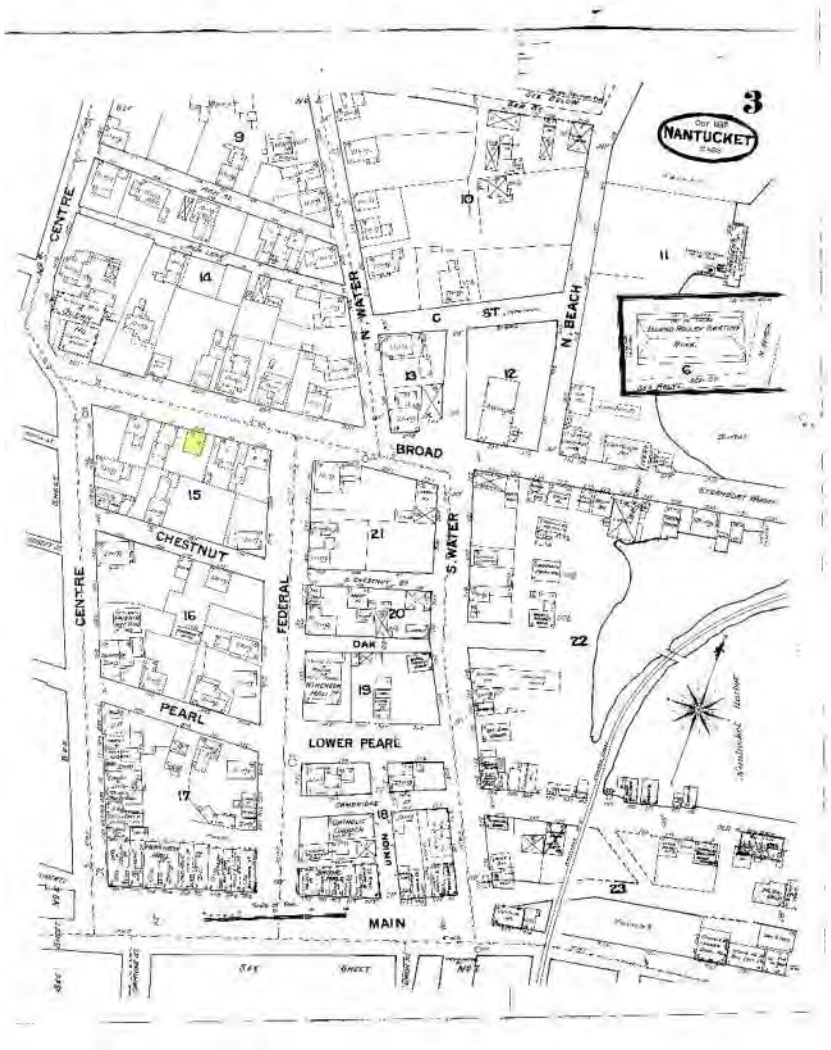
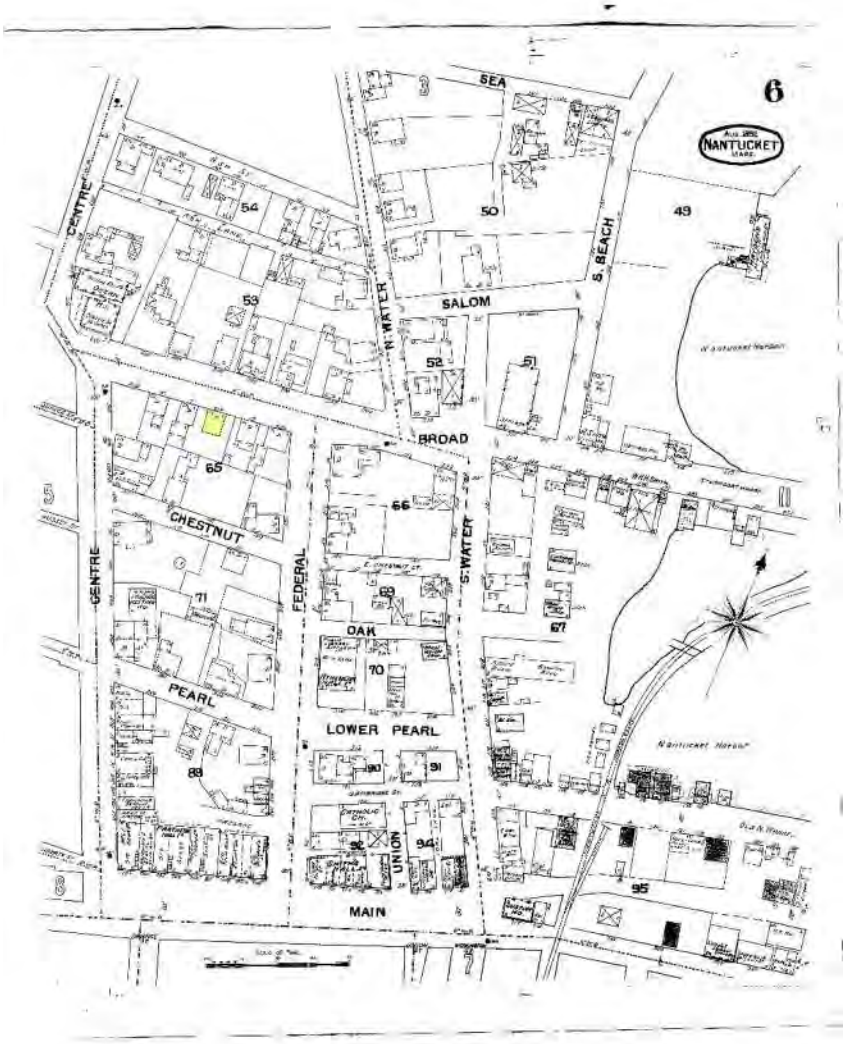


October 1887



August 1892

20 Broad Street

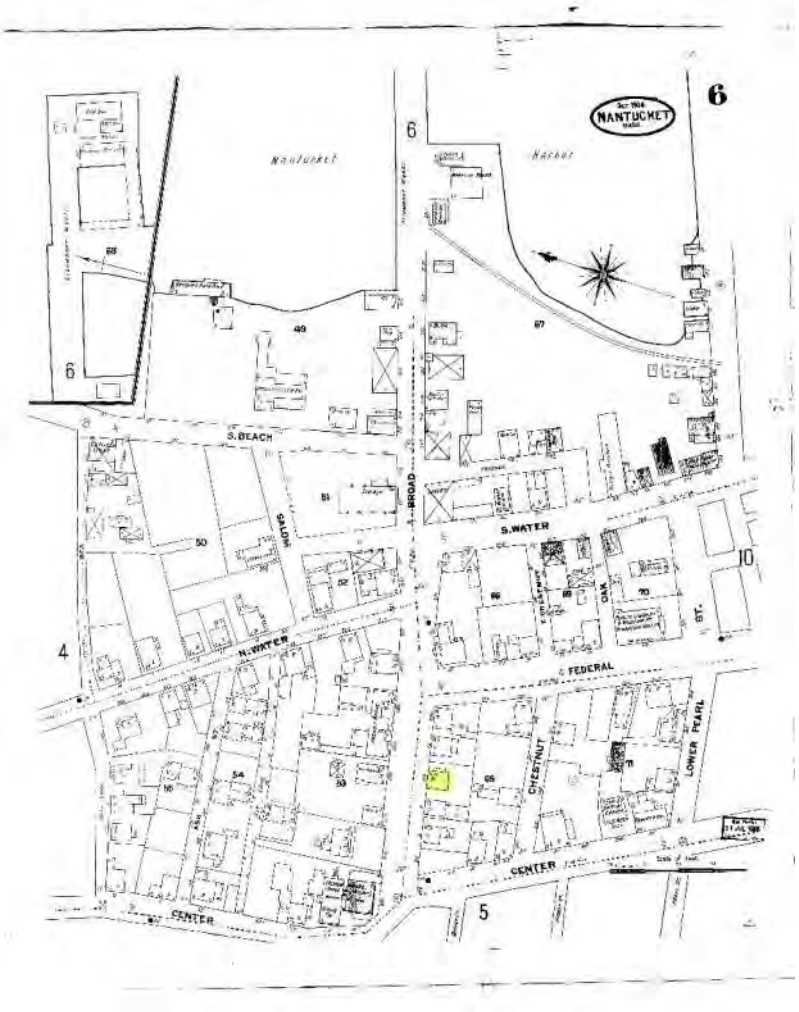
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



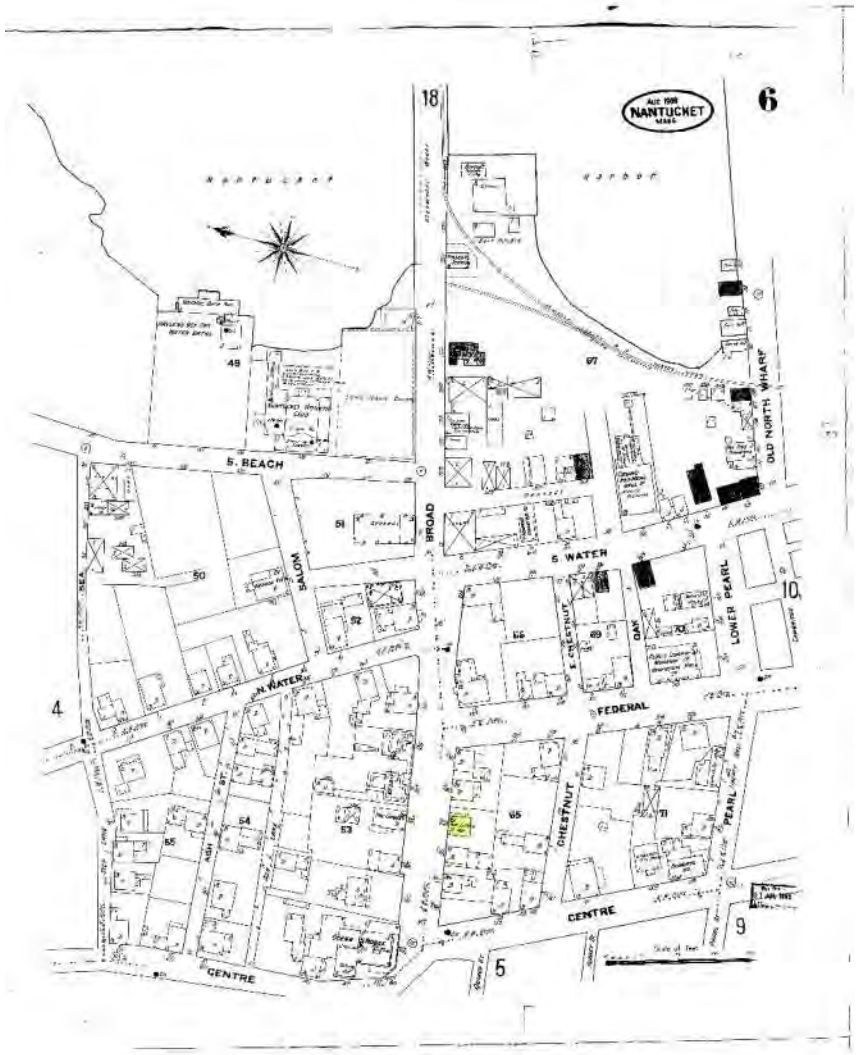
October 1904

20 Broad Street

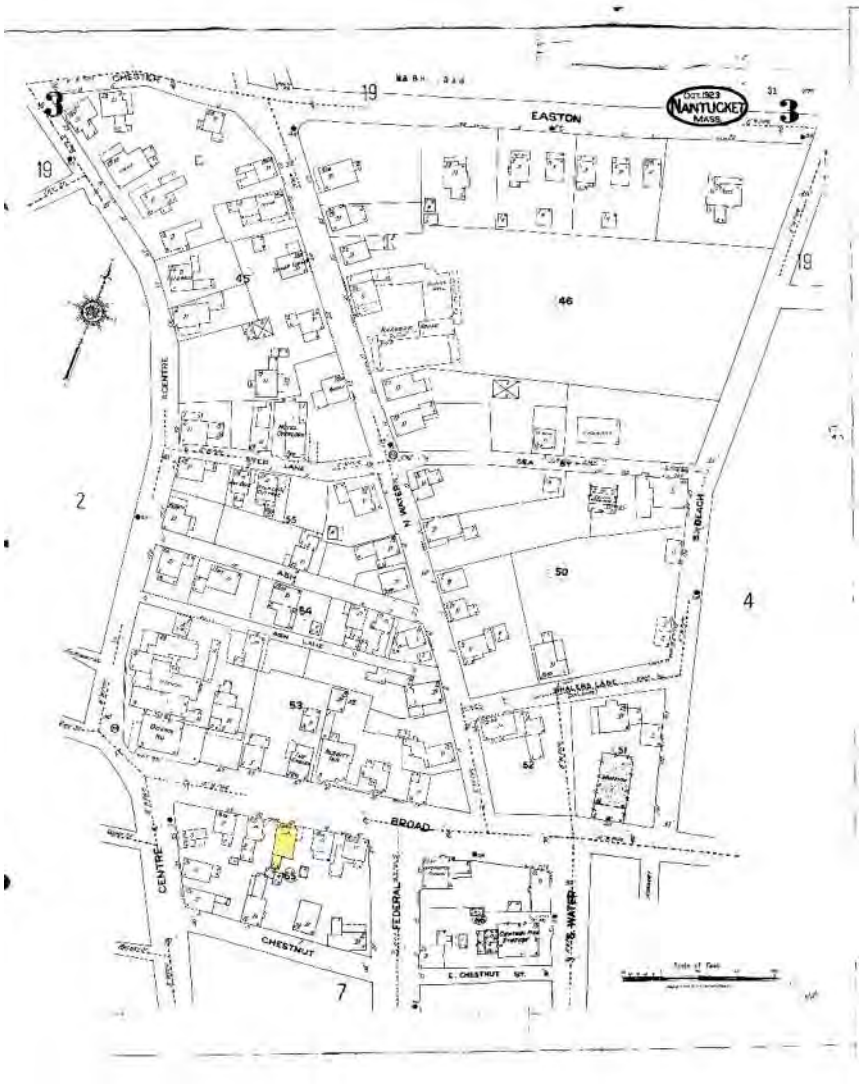
Nantucket, Ma, 02554

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:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,500 SF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-5-9
MAP/PARCEL#: 42-42-033

Recorded By: AEG Date: 10/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Broad St 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Cocker & Carol L

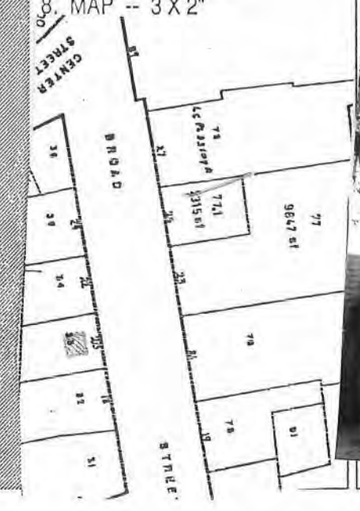
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: _____ Present: _____
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
⊘ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ⊘ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ⊘ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ⊘ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ⊘ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
⊘ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ⊘ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
⊘ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ⊘ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ⊘ g. pilasters
⊘ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ⊘ a. excellent ○ c. fair
⊘ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ⊘ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1896 SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ⊘ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: 10/15/24

HDC 2024-09-11125

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 30 Broad St

Owner of record: Tracy Root

Mailing Address: 3310 W crown pointe blvd
Naples, FL 34112

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY 001361

Date application received: 9/10/24 Fee Paid: $ 50

Must be acted on by: 11/8/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

East Elevation → Flip locations of Left + Star (As per Exhibit "A")

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Rebuild stair and Stoop, add accessible Lift + Like kind replacement of chimney

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks (CONTRIBUTING

Historic Name: Bounty GREEK REVIVAL (describe)

Original Date: 1870 (AFTER GREAT FIRE)

Original Builder: UNKNOWN

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) _____ ☑ Other match existing (MORTAR + BRICK)

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

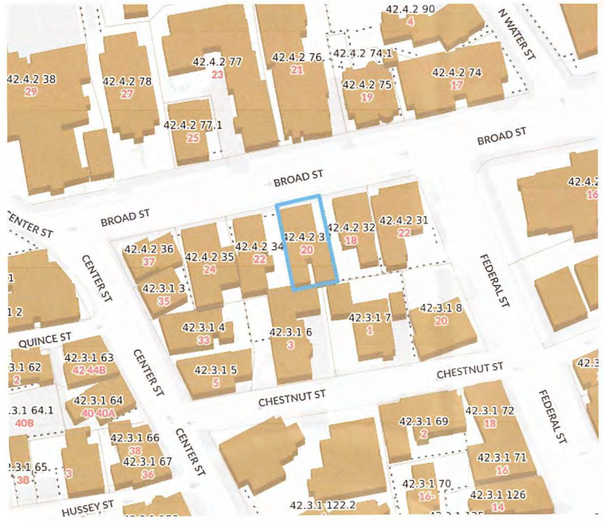
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

Alterations

20 Broad Street
Nantucket, MA 02554

HDC ATS Submission 10.29.24



Locus Map



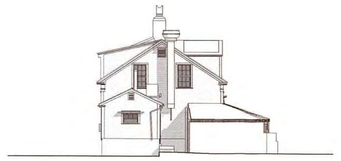
East Elevation



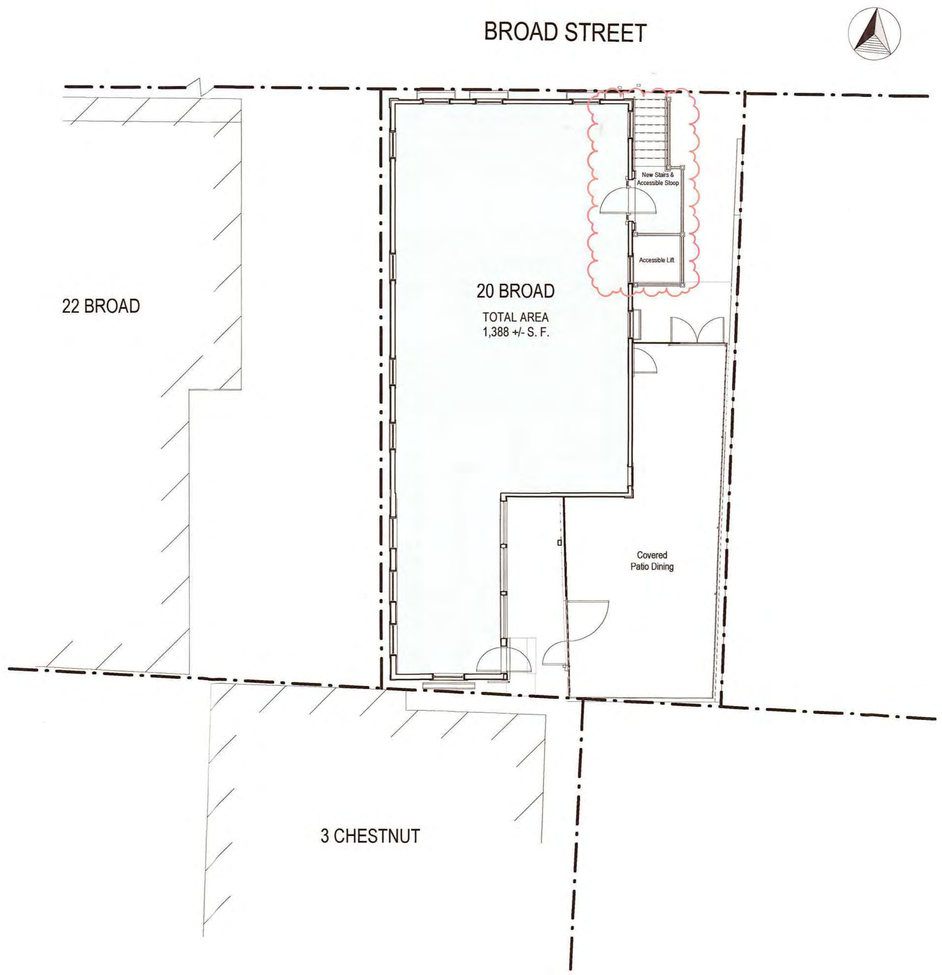
North Elevation



West Elevation



South Elevation



Site Plan - Proposed
1/8" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

OCT 2 9 2024

Revisions

APPROVED
HDC2024-09-11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Cover Sheet

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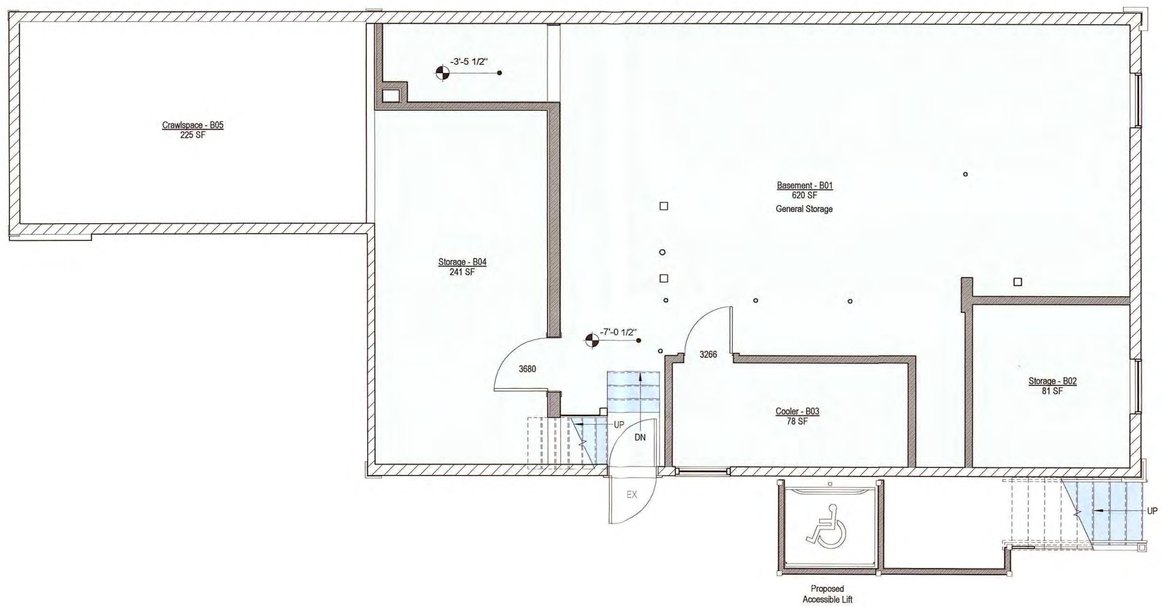
A.0.1

2426

10.29.24

HDC ATS Submission 1



Basement Plan - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.4 Exterior Elevations

Revisions

Floor Plan

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A.1.0

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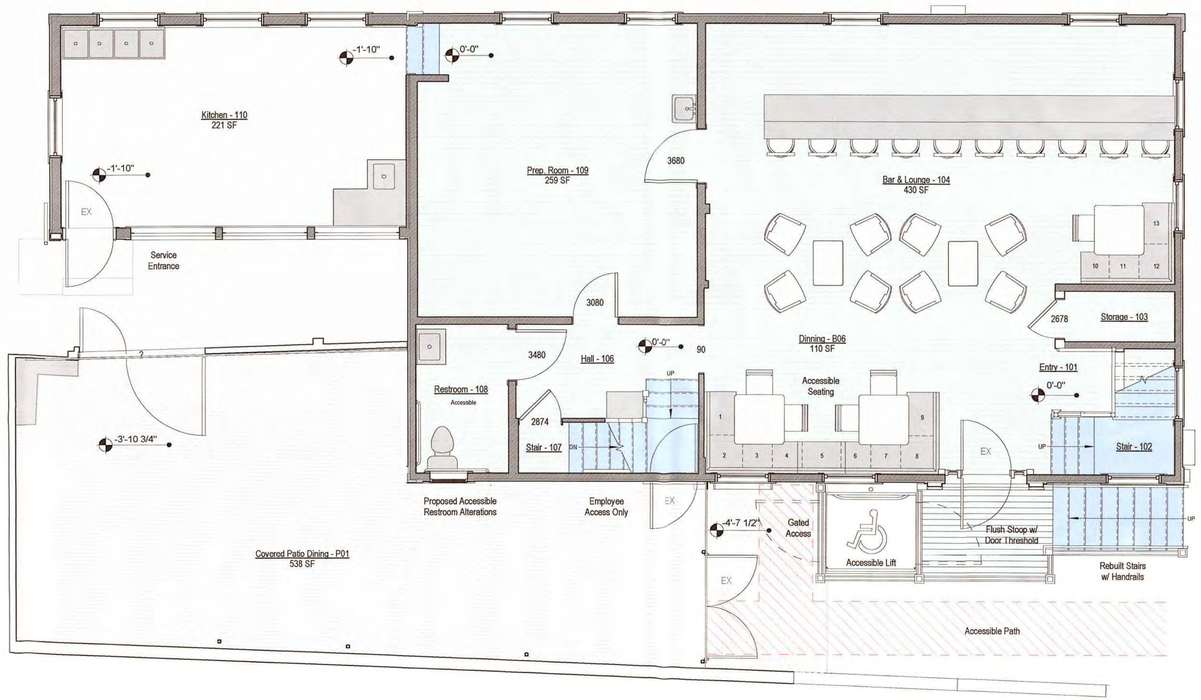
HDC ATS Submission 10.29.24



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
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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

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Revisions

Floor Plan

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A.1.1

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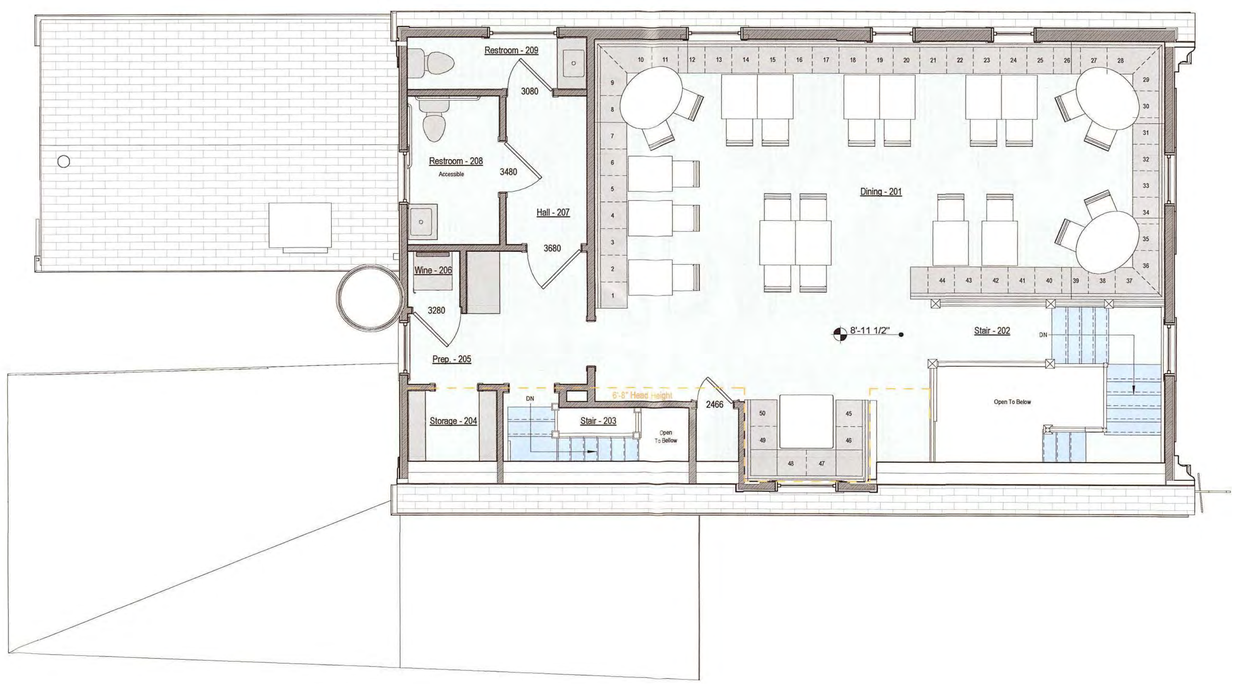

Second Floor Plan - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

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Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.4 Exterior Elevation

Revisions

Floor Plan

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A.1.2

2426

10.29.24

HDC ATS Submission



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
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Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.4 Exterior Elevations

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Revisions

OCT 2 9 2024

Exterior Elevations

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A.2.2

2426

HDC ATS Submission 10.29.24



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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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%
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Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.4 Exterior Elevations

OCT 2 8 2024

Revisions

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Exterior Elevations

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A.2.1

2426

10.29.24

HDC ATS Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
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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%
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Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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HDC 2024.09.11125
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

OCT 2 9 2024

Exterior Elevations

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A.2.3

2426

HDC ATS Submission 10.29.24



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

2426

Alterations

20 Broad Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Turk Family LLC

STREET ADDRESS 15 Marsh Hawk Ln

MAP/PARCEL 56 / 113.6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/24/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 113.6

Street & Number of Proposed Work: 15 MARSH HAWK LN

Owner of record: TURK FAMILY LLC

Mailing Address: 215 FAIRHAVEN HILL RD
CONCORD, MA 01742

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1084
NANTUCKET, MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio Size: 4'X12' ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height (6) 5'/1' LATTICE
Type: 5'4' LATTICE / BOARDS FENCE
Length: 40' (88' L TOTAL X2)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls 30"X18"H STUCCO WALL WITH BLUESTONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTN Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

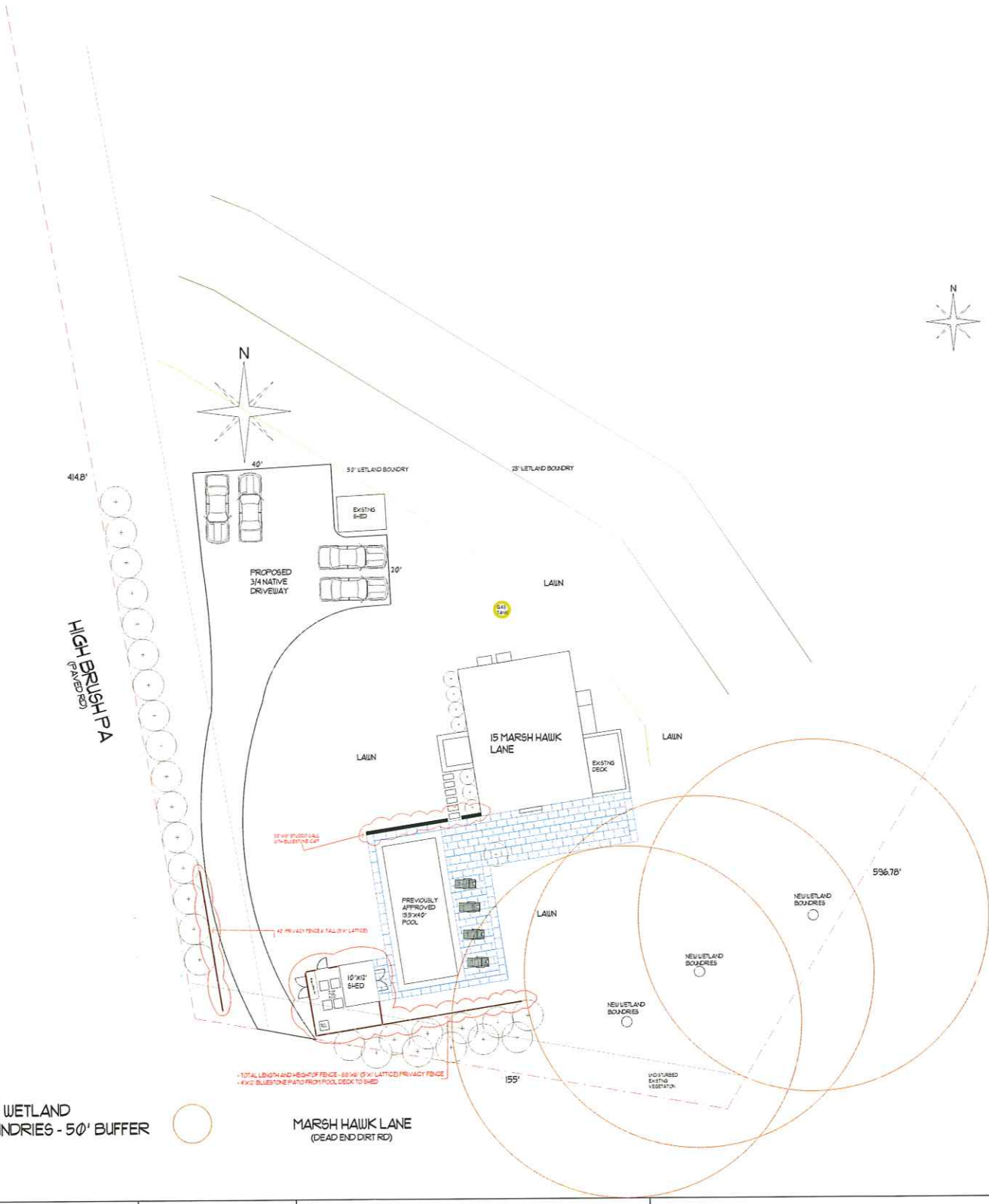
Property ID	4091
Location	15 MARSH HAWK LN
Owner	TURK FAMILY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Revision #: 16 Date: 2/24/2025	Scale: 1" = 40'	Landscape Plan: L! Turk - 15 Marsh Hawk Ln	Landscape Design by: Gkeller The Garden Group

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Nantucket 16 Quaker Project LLC

STREET ADDRESS 16 Quaker Rd

MAP/PARCEL 41/176.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/10/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 176.1

Street & Number of Proposed Work: 16 QUAKER ROAD

Owner of record: NANTUCKET 16 QUAKER PROJECT LLC

Mailing Address: 9 ALANE LANE
DARIEN, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1081
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15' Sq. Footage 1st floor: 113 SF+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7.5' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 10' South 10' East 10' West 10'

Additional Remarks

Historic Name:

Original Date: 1995 (HOUSE)

Original Builder:

REVISIONS* (describe)
1. East Elevation 6/6 WINDOW, DOUBLE DOORS
2. South Elevation 6/6 WINDOW, DOUBLE DOORS
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake _____ Soffit (Overhang) _____ Corner boards 1X8 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side SOLID WOOD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof NTW CEDAR
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/10/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

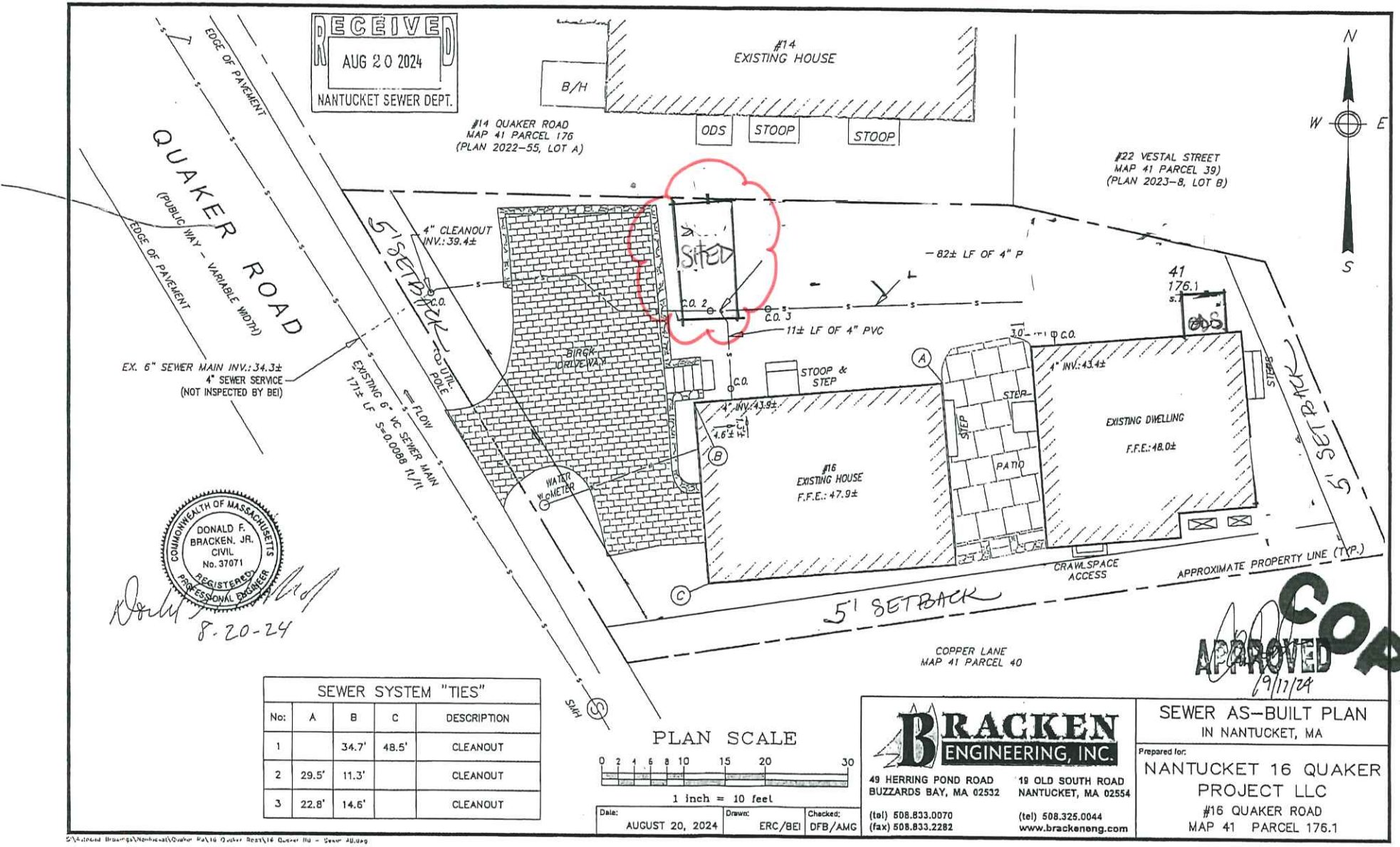
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SEWER SYSTEM "TIES"				
No:	A	B	C	DESCRIPTION
1		34.7'	48.5'	CLEANOUT
2	29.5'	11.3'		CLEANOUT
3	22.8'	14.6'		CLEANOUT

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

Date:	Drawn:	Checked:
AUGUST 20, 2024	ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

SEWER AS-BUILT PLAN
IN NANTUCKET, MA

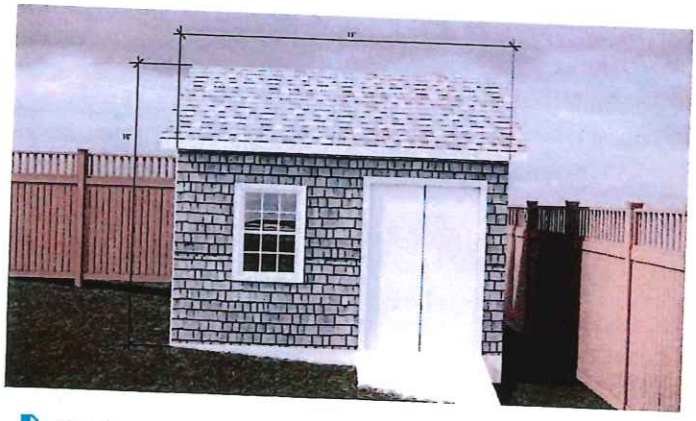
Prepared for:
NANTUCKET 16 QUAKER PROJECT LLC
#16 QUAKER ROAD
MAP 41 PARCEL 176.1

S:\Active Projects\Nantucket\Quaker Rd\16 Quaker Rest\16 Quaker Rd - Sewer AB.dwg

16 QUAKER



SOUTH



EAST

View 3.png

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTORIA EMING C/O LINK 02554

AS AGENT FOR NANTUCKET 16 QUAKER PROJECT LLC

STREET ADDRESS 16 QUAKER ROAD

MAP/PARCEL 41/176.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Eming 2/10/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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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

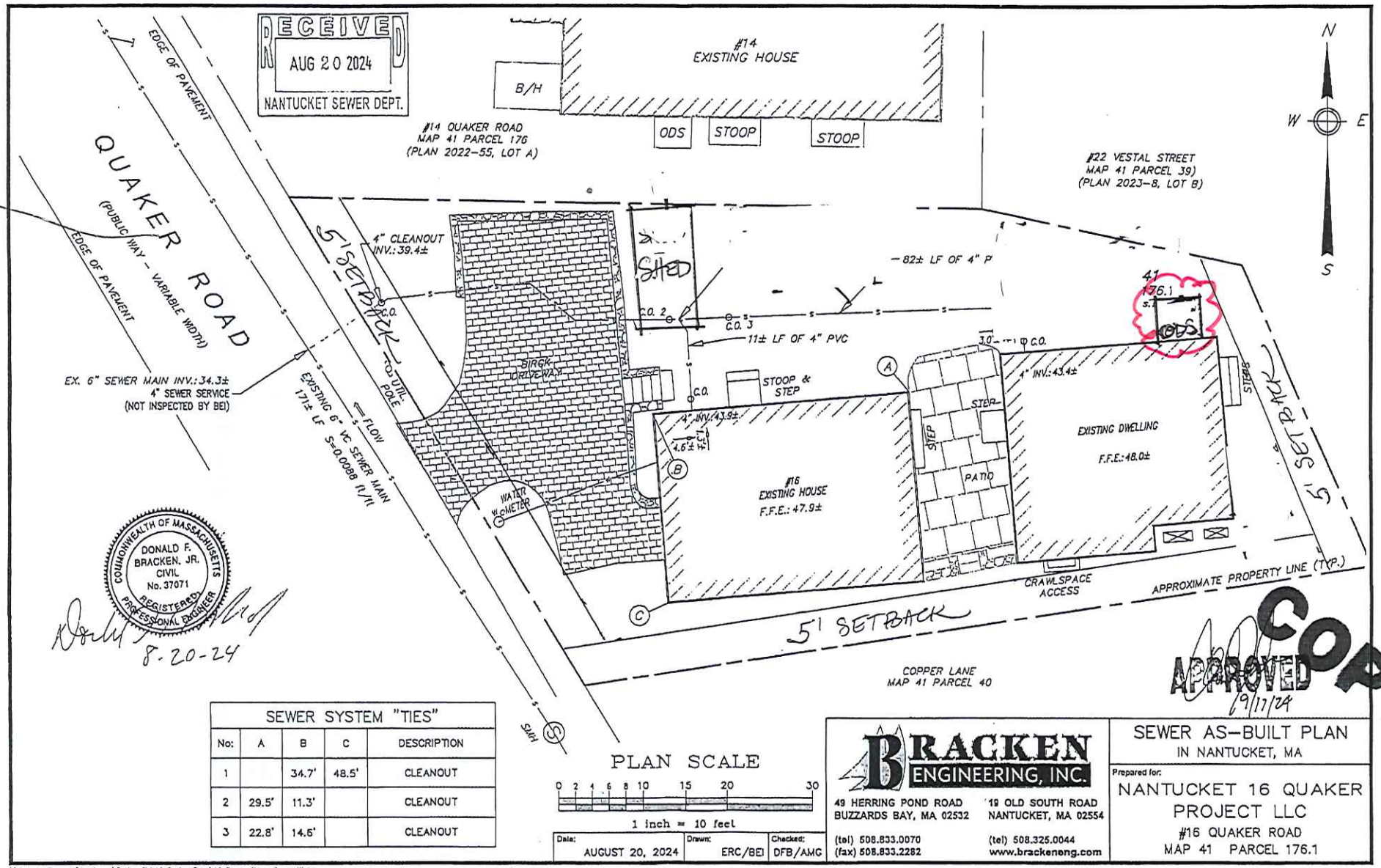
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

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

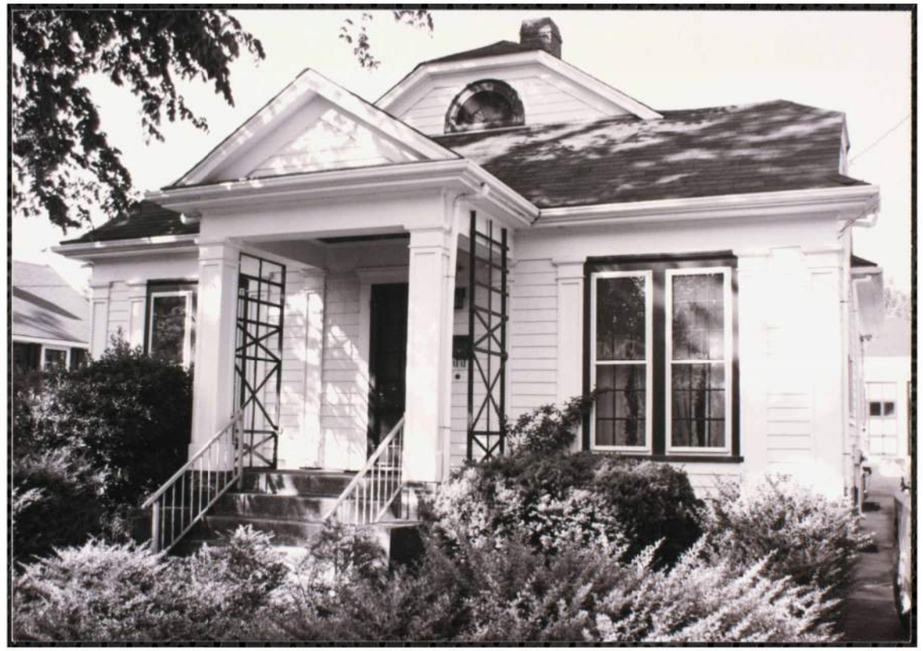
Deck NTW Foundation Gray Fence White Shutters _____

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.

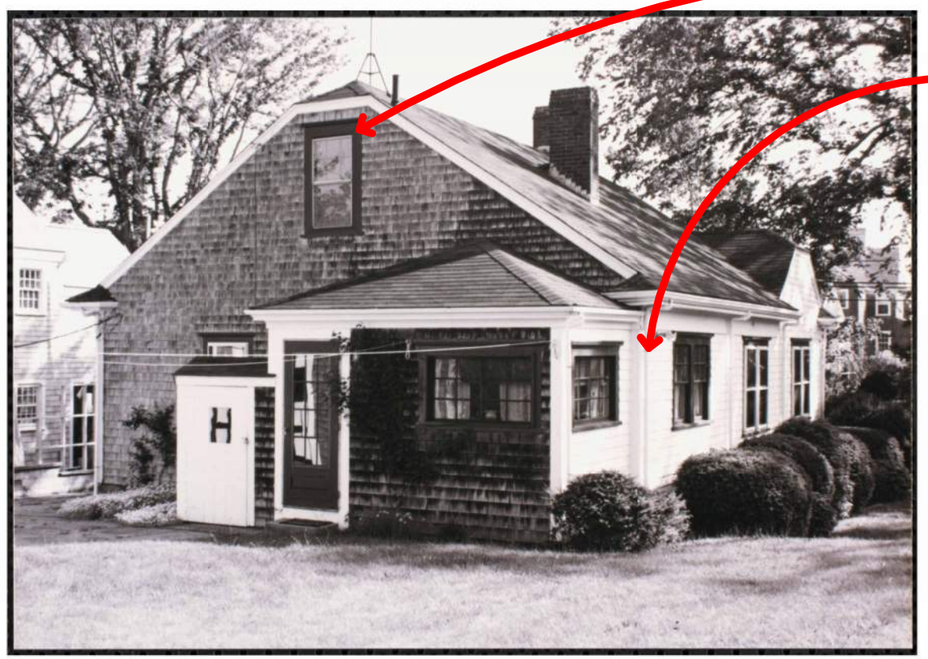
Date 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

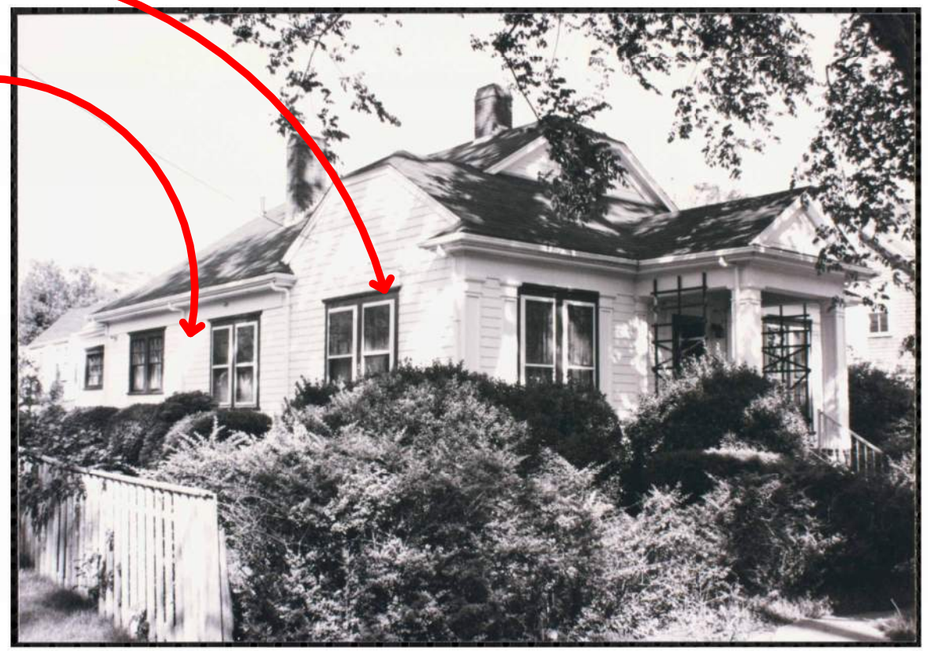




Darker trim color

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

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1920's

Sansone

35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

gryphon ARCHITECTS
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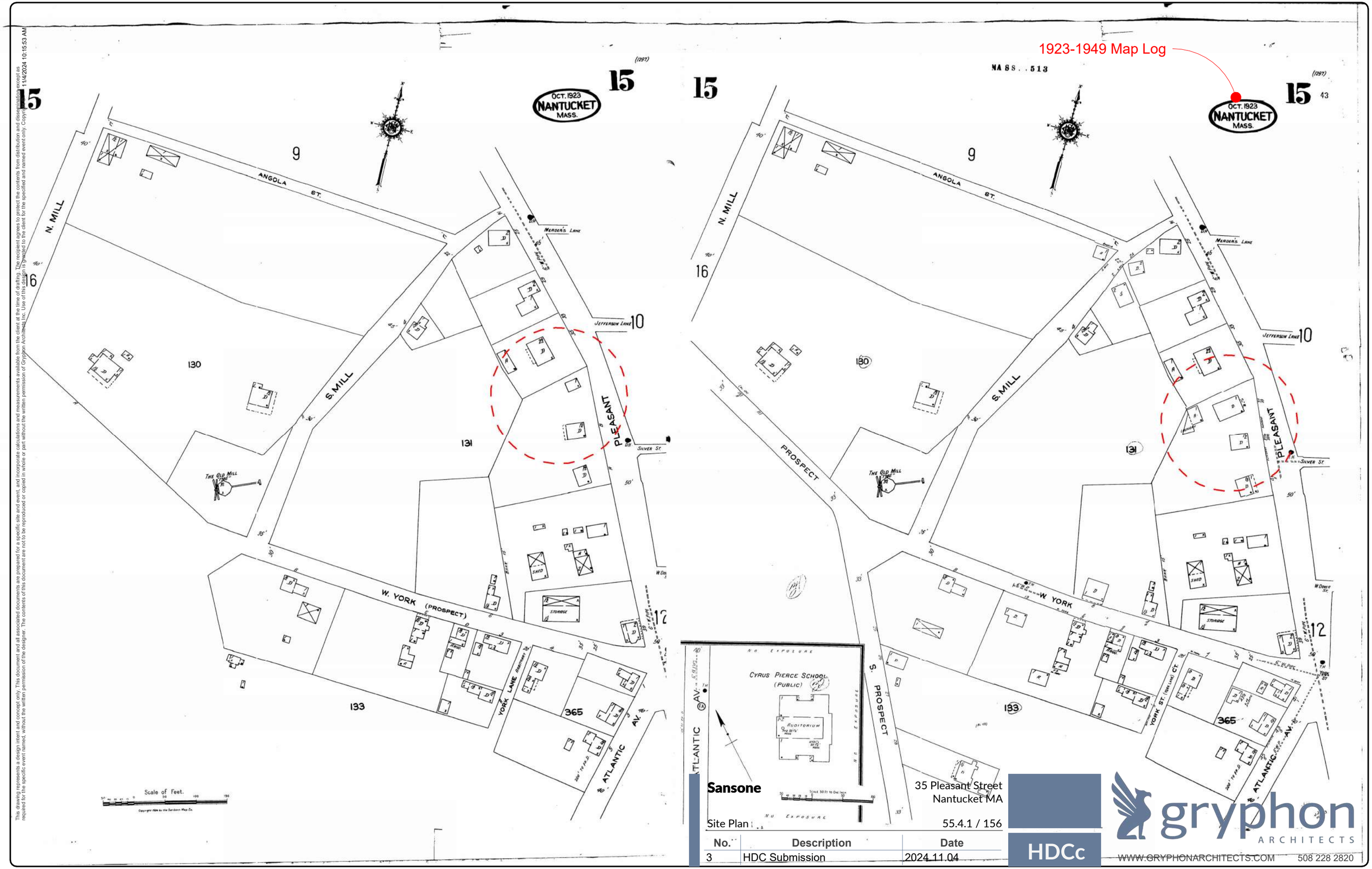

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Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCc

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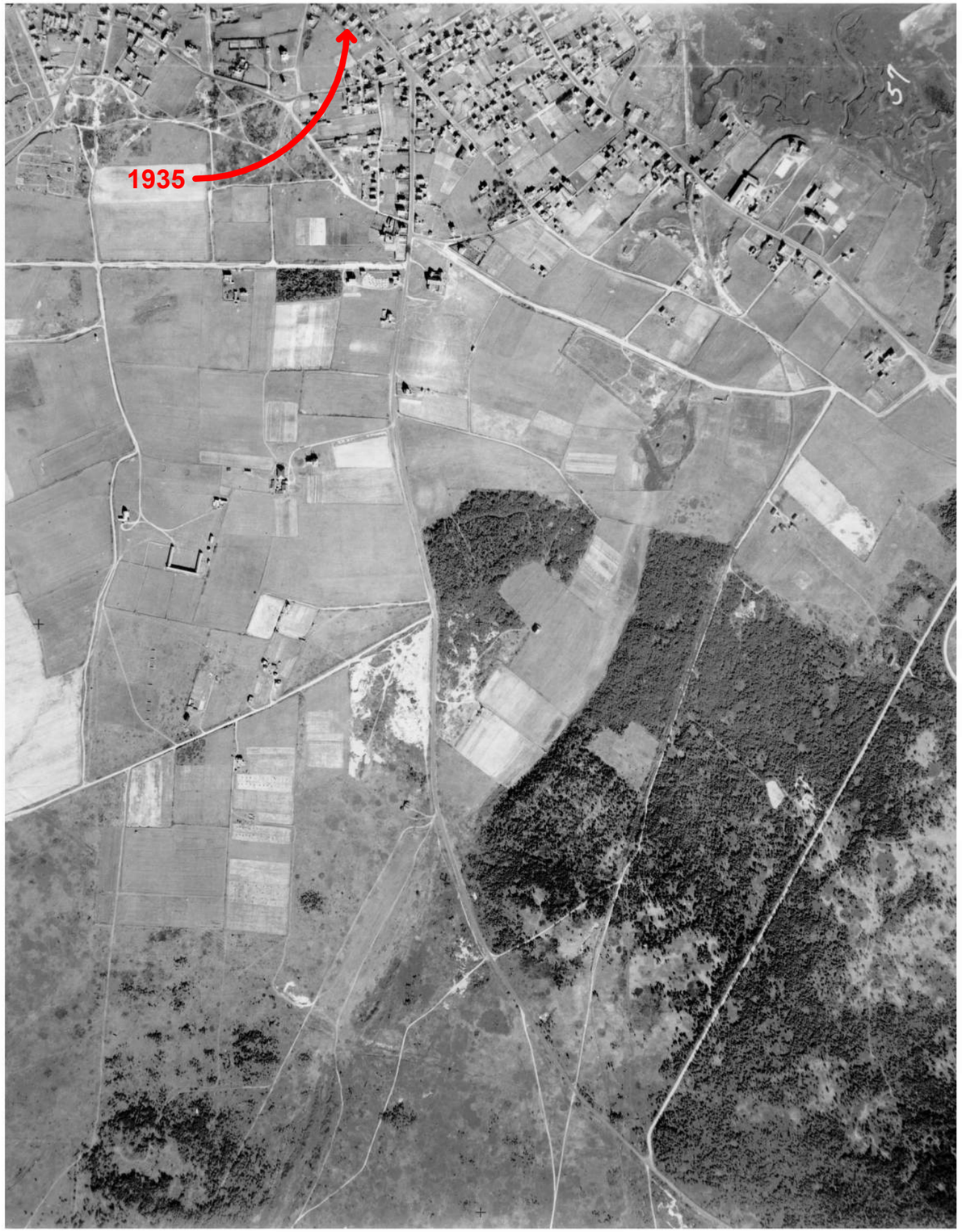




Sansone

35 Pleasant Street
Nantucket MA

Site Plan

55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCd

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:

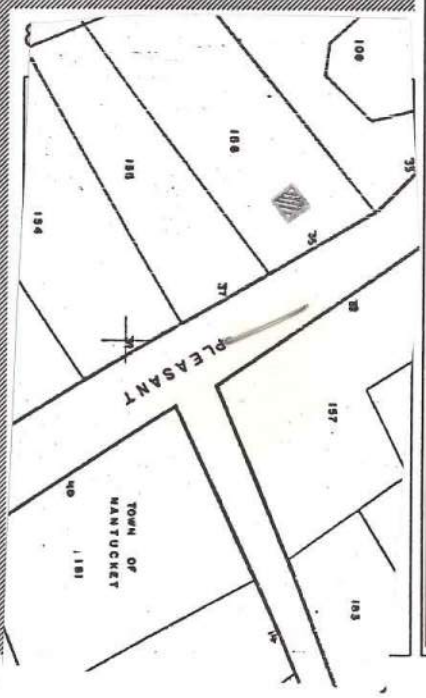
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Pease, Mae F.

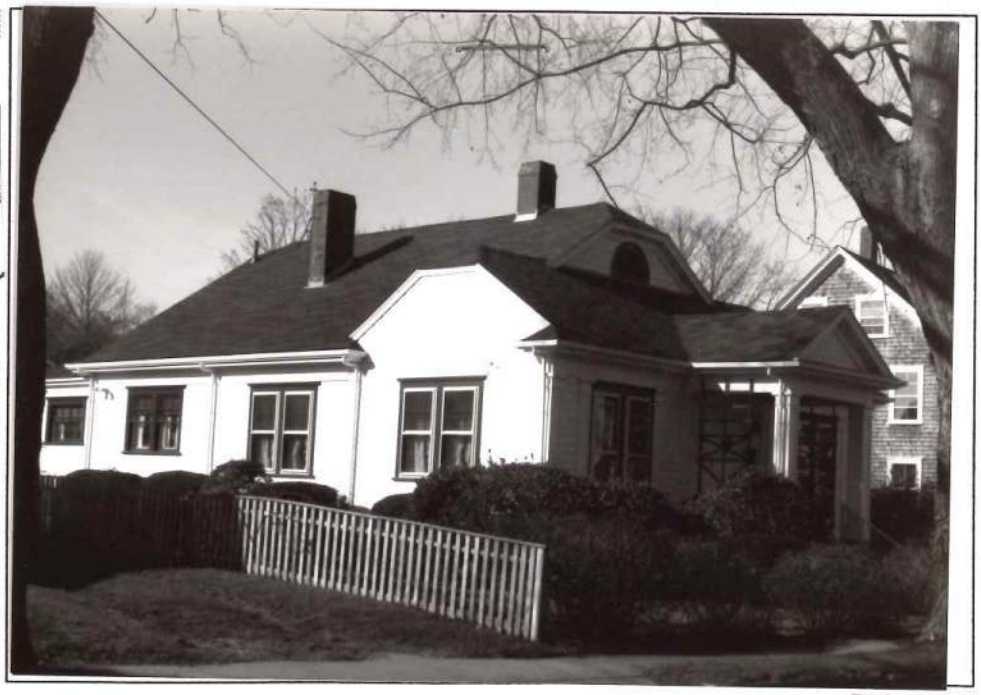
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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:

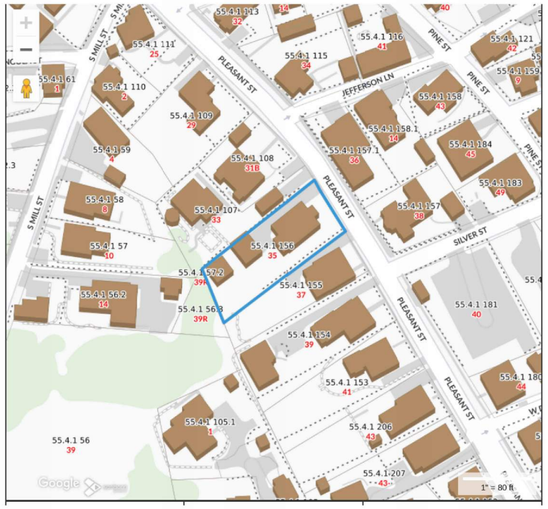
See form(s): _____

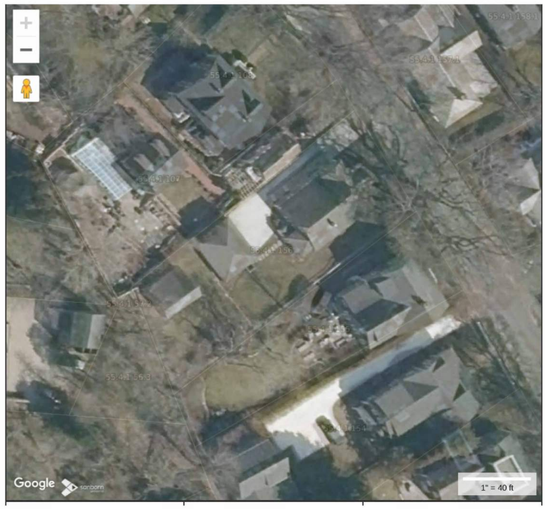
○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

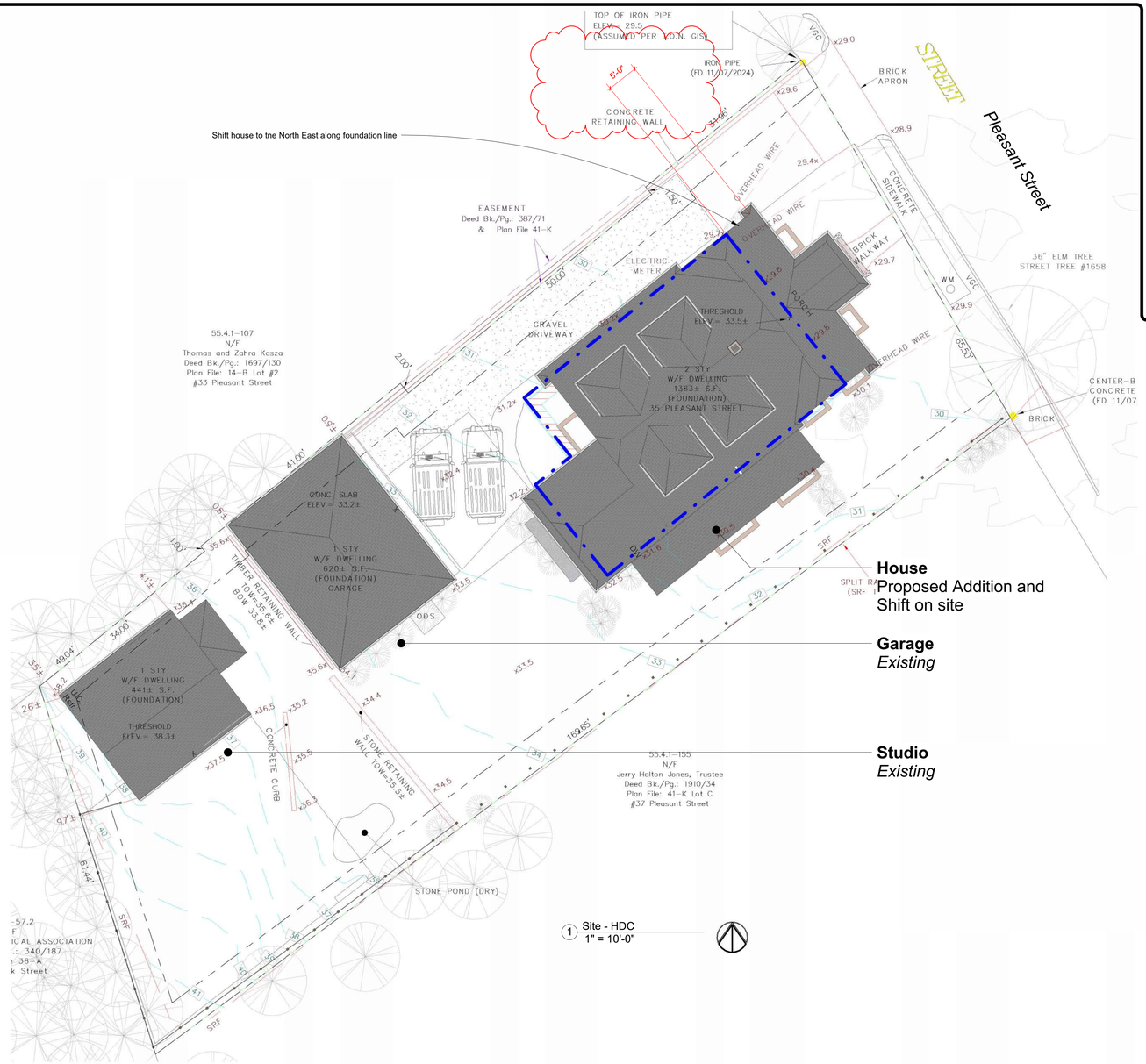
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

_____







1 Site - HDC
1" = 10'-0"









HDC Submission

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PO Box 325 02554
508 228 2820

Owner
Sansone

Project
Phase One

Location
35 Pleasant Street
Nantucket MA

55.4.1 / 156

Structure
Site Plan

Main House Version 2

#	Description	Date
3	HDC Submission	2024.11.04
5	HDC Submission	2024.12.30
6	HDC Staff	2025.01.08
10	HDC Submission	2025.02.24

Site

HDC2.0

Existing



3 **Southeast - Side Yard - Existing**
1/4" = 1'-0"

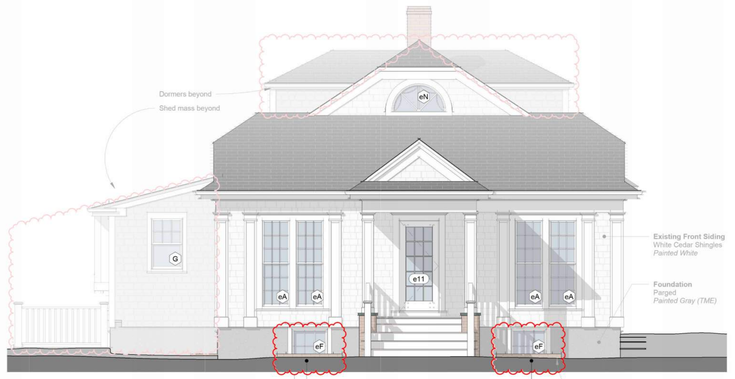


1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Previously Approved



4 **Southeast - Side Yard - HDC**
3/16" = 1'-0"

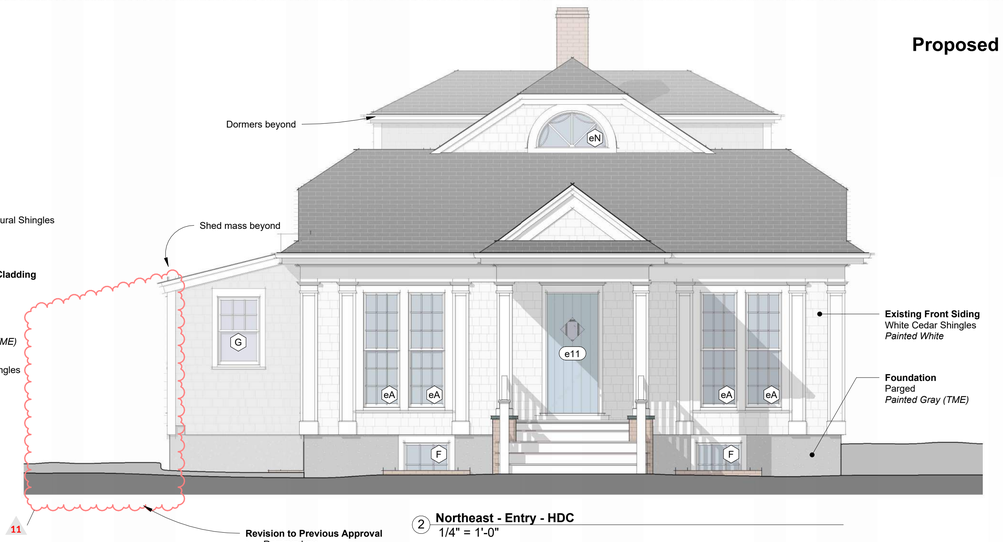


2 **Northeast - Entry - HDC**
3/16" = 1'-0"

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

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35 Pleasant Street
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55.4.1 / 156

Structure
Main House

#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Elevations

HDC2.1

Existing

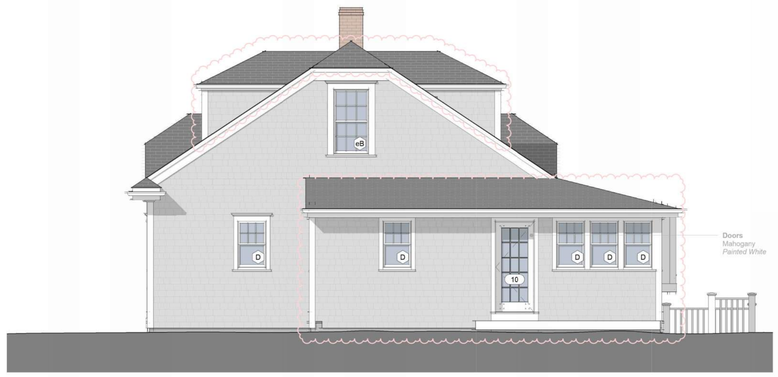


1 **Southwest - Rear - Existing**
1/4" = 1'-0"



3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Previously Approved

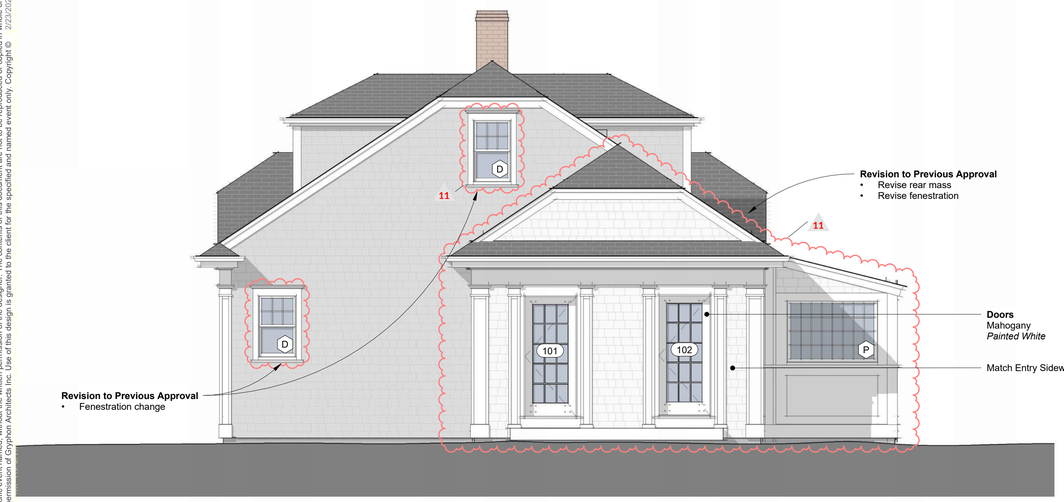


2 **Southwest - Rear - HDC**
3/16" = 1'-0"



4 **Northwest - Driveway - HDC**
3/16" = 1'-0"

Proposed



2 **Southwest - Rear - HDC**
1/4" = 1'-0"



4 **Northwest - Driveway - HDC**
1/4" = 1'-0"

HDC Submission

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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

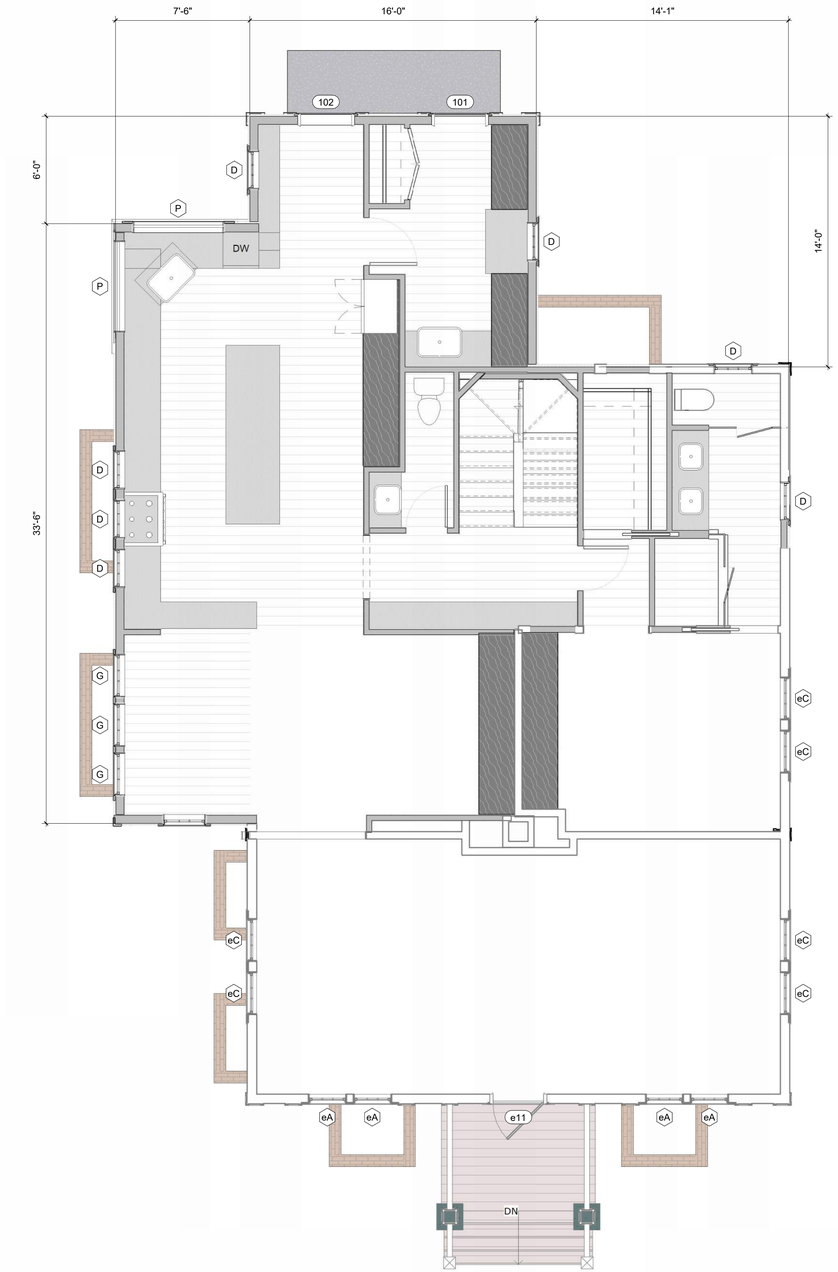
HDC2.2

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

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Sansone

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Phase One

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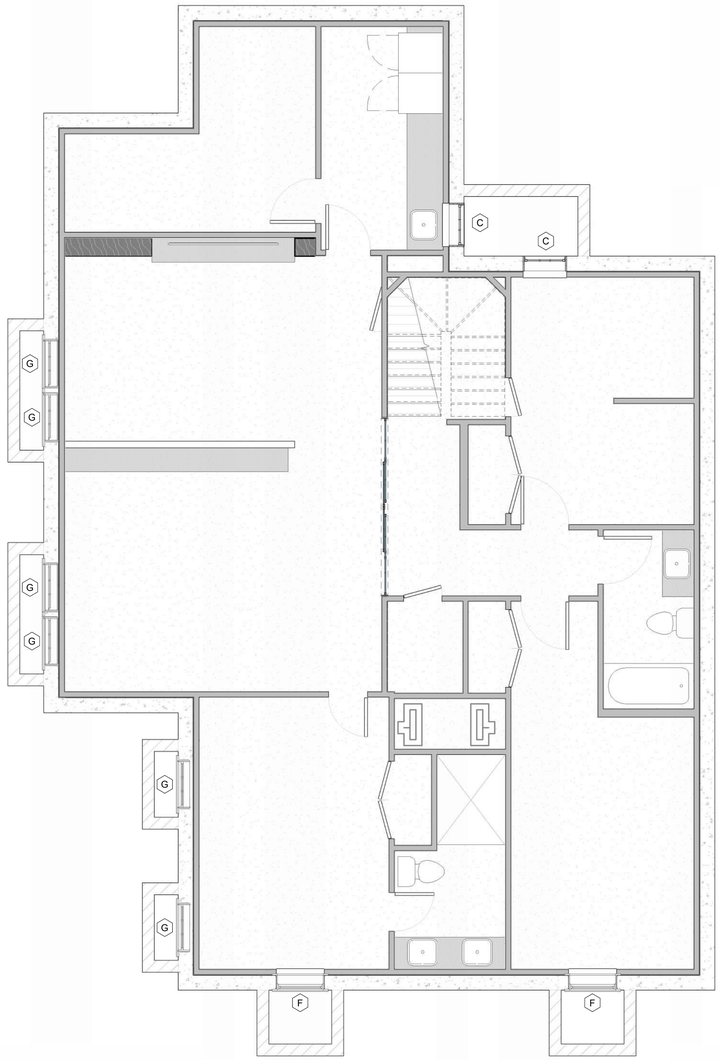
55.4.1 / 156

Structure
Main House

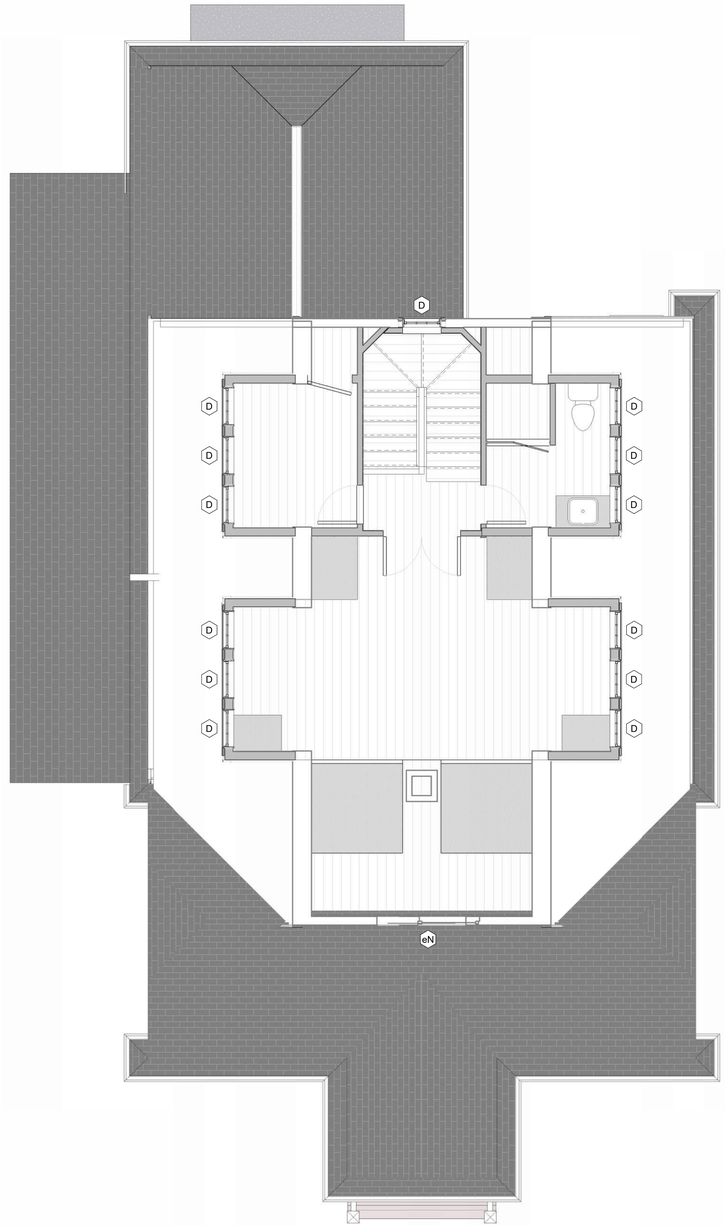
#	Description	Date
3	HDC Submission	2024.11.04
7	HDC Swap	2024.12.30
8	HDC Staff	2025.01.08
11	HDC Submission	2025.02.24

Plans

HDC2.3



1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

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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

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

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☐ Adult Signature Restricted Delivery	$0.00
Postage	$1.01
Total Postage and Fees	$5.86

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Sent To: MCSWEENEY JOHN P + ANNE M
Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0681 6383 60

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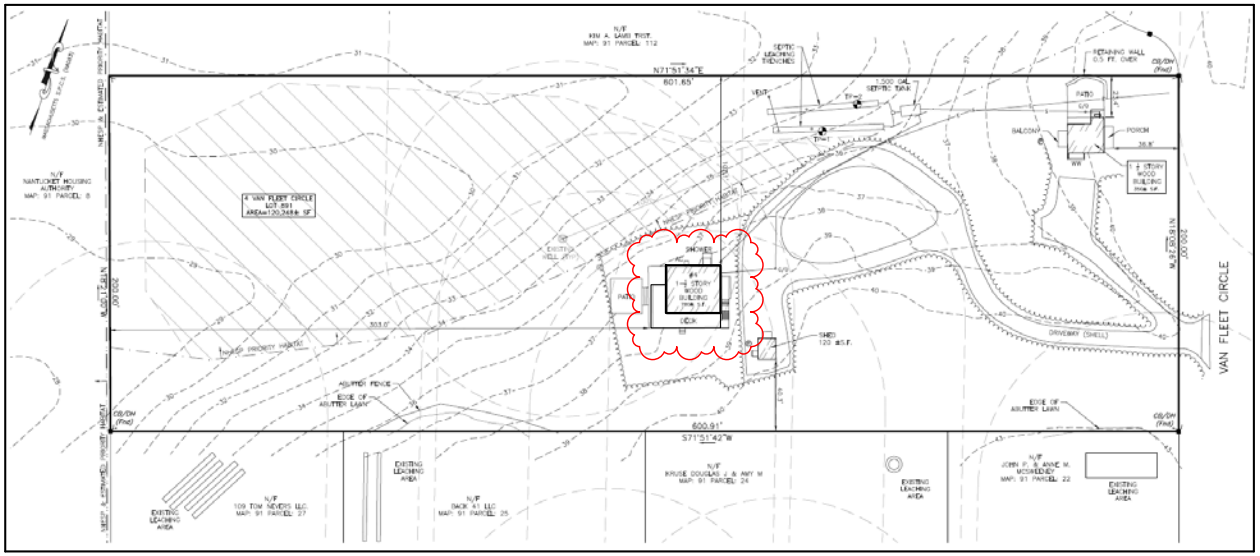
NEVER BLUE LLC

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

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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
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Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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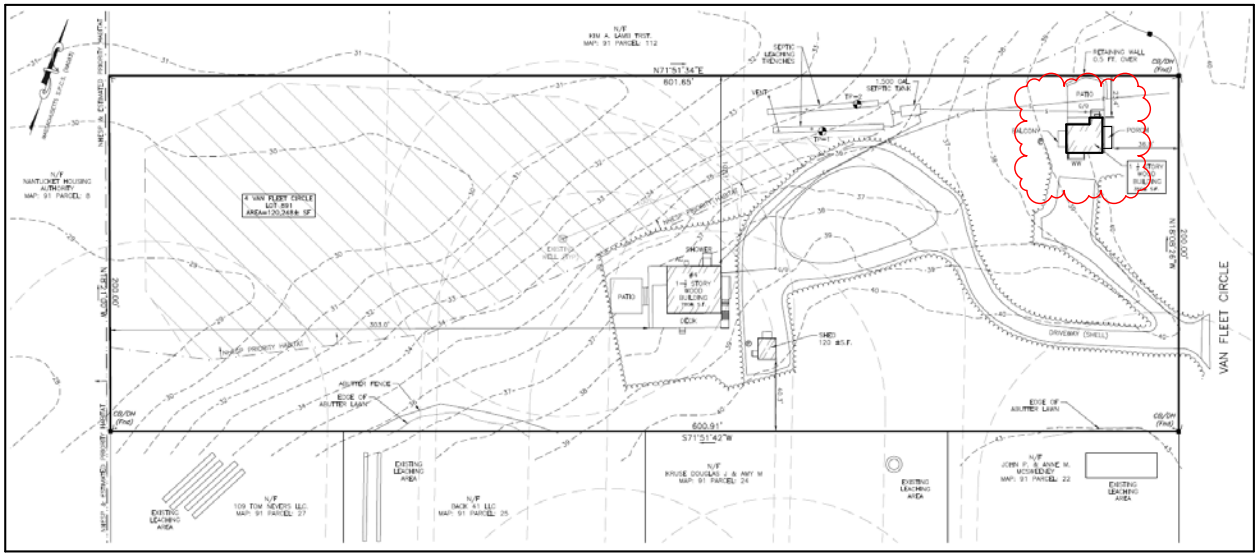
NEVER BLUE LLC

Demo/Move Existing Studio

4 Van Fleet Cl, Nantucket, MA



Locus Plan











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11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Demo
HDC1 Studio Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC1

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2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of all Applications:

1. Completed Application Form (description of all work must be indicated on application form)
2. Property Owner's Signature (current owner's signature required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

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City, State, ZIP+4®: MANHASSET NY 11020

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City, State, ZIP+4®: NANTUCKET MA 02584

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Total Postage and Fees	$5.86

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City, State, ZIP+4®: BOSTON MA 02196

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Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

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City, State, ZIP+4®: NANTUCKET MA 02554

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Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

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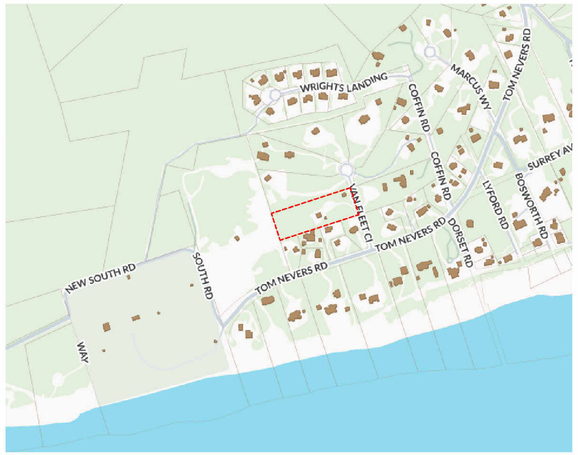
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NEVER BLUE LLC

Main House

4 Van Fleet Cl, Nantucket, MA



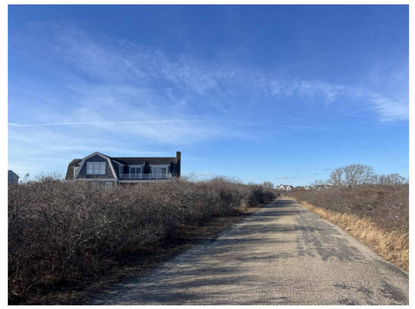
Ground Coverage Summary

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

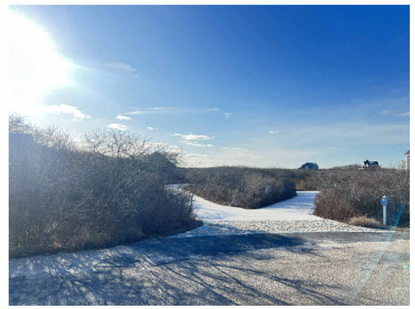




1. Turn on Van Fleet



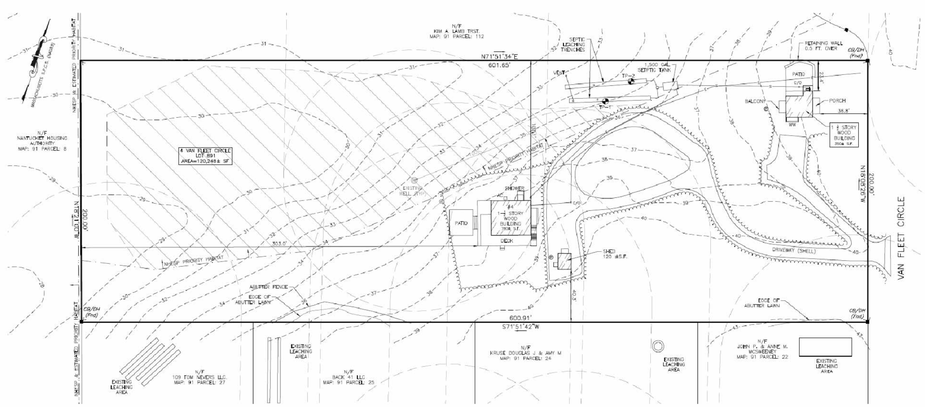
3. Existing Driveway



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

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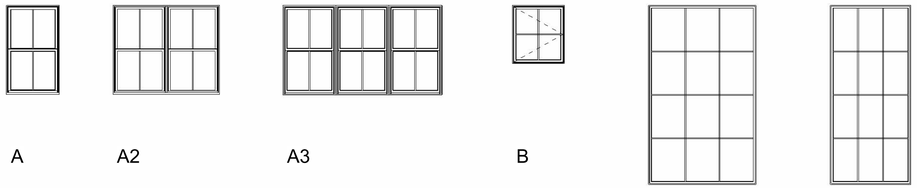


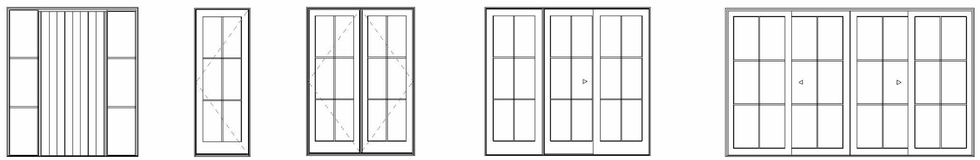
A A2 A3 B C D

Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"		
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"		
A3	Marvin Windows and Doors	ELDH3660	8'-11 3/4"	5'-0 3/8"		
B	Marvin Windows and Doors	ELCANF	2'-11 3/8"	3'-3 1/4"		
C	Marvin Windows and Doors	UDGRECT	6'-1"	10'-0 1/2"		
D	Marvin Windows and Doors	UDGRECT	4'-7"	10'-0 1/2"		

Base Window Specifications

Interior Finish: Primed
Hardware: Contemporary, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



7684 3084 6084 9084 1484

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
01	Custom	Custom		8'-0"		
02	Marvin Windows and Doors	UOFD6084	6'-1 5/8"	8'-4"		
03	Marvin Windows and Doors	UOFD6084	6'-1 5/8"	8'-4"		
04	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	14'-0"	8'-3 1/2"		
05	Marvin Windows and Doors	UMSDSTK30084_OXXXX-XXXXO	14'-0"	8'-3 1/2"		
06	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
07	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
08	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
09	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
10	Marvin Windows and Doors	UMSDSTK30080_OXXXX-XXXXO	14'-0"	8'-4"		
11	Marvin Windows and Doors	USFD9084	9'-3 3/4"	8'-4"		
12	Marvin Windows and Doors	UOFD3084	3'-2 7/16"	8'-4"		
13	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
14	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		
15	Marvin Windows and Doors	UIFD6084	6'-1 5/8"	8'-4"		

Base Door Specifications

Interior Finish: Primed
Hardware: Contemporary Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

HDC

Never Blue LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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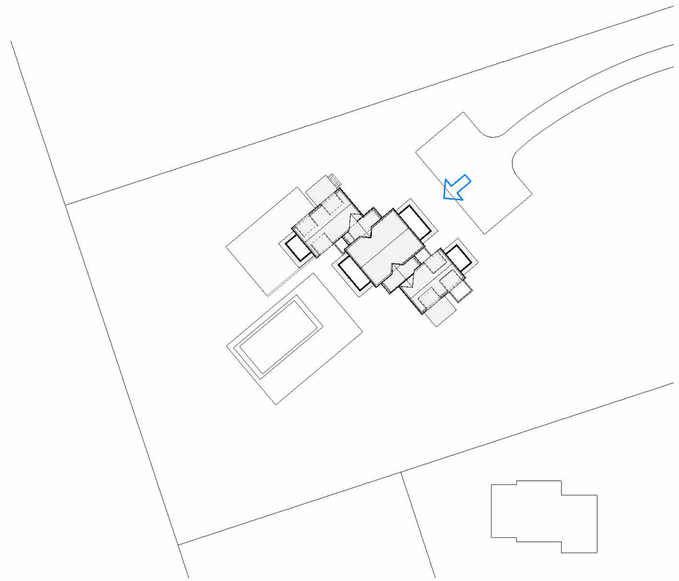

Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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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

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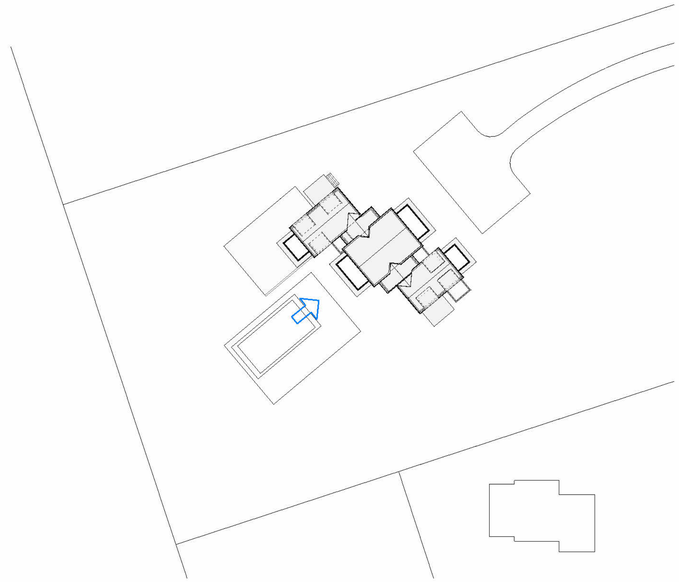
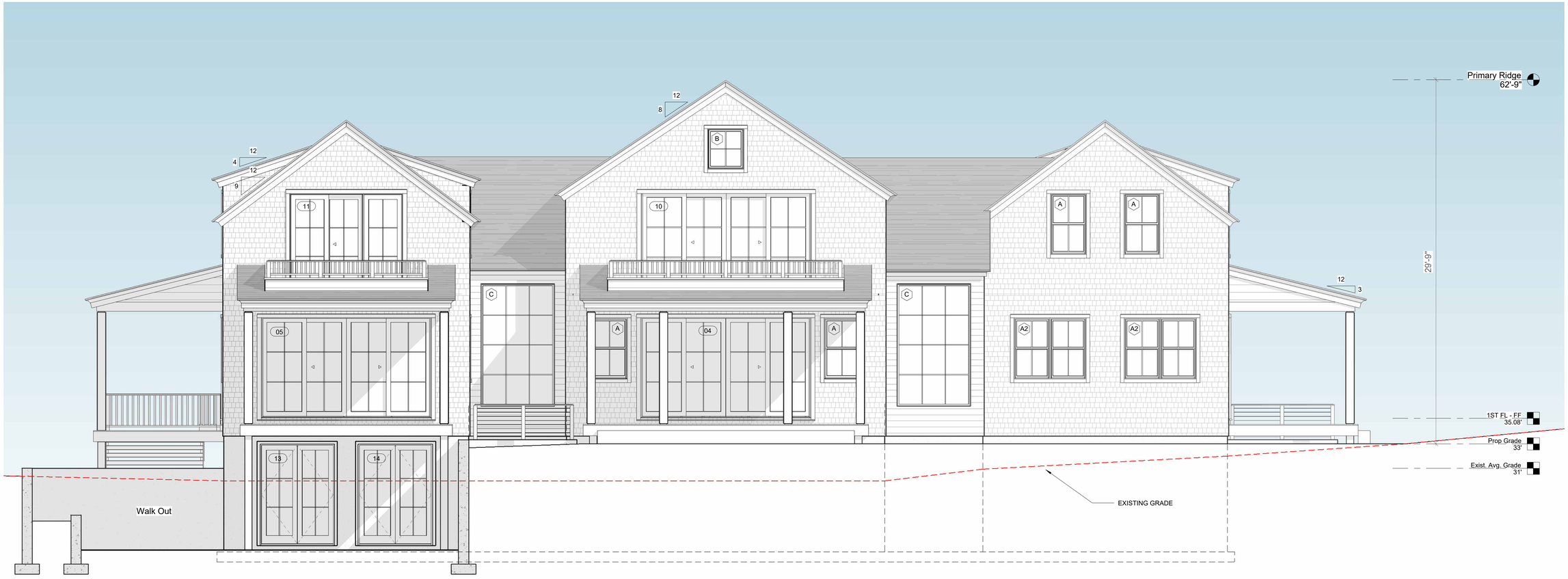


Current Submission



1 West - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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

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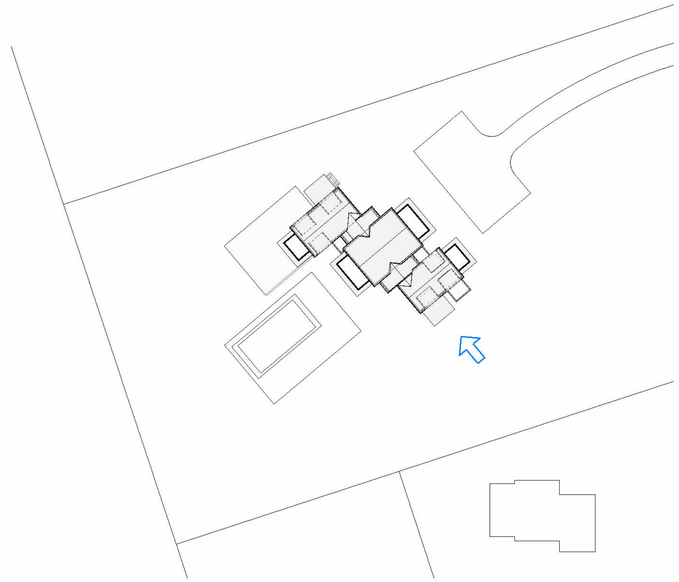

Current Submission



1 South - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC5 South

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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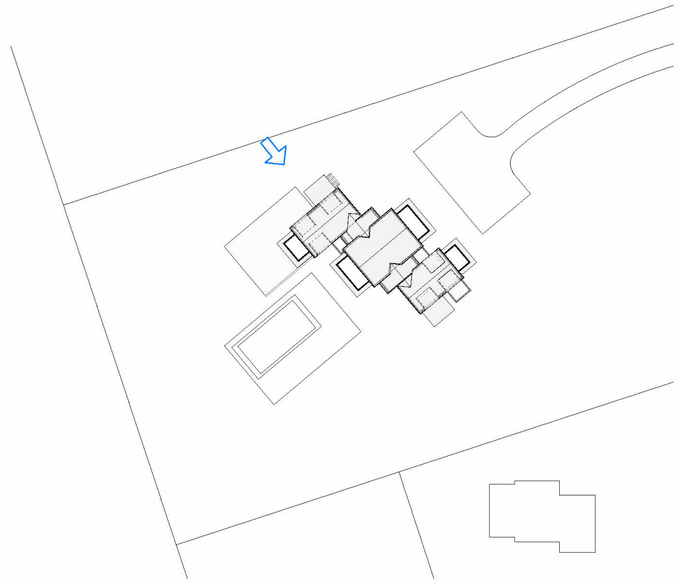

Current Submission



1 North - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC7 North

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

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1 HDC - First Floor
1/4" = 1'-0"

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1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC8 Floor 1

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC8

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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

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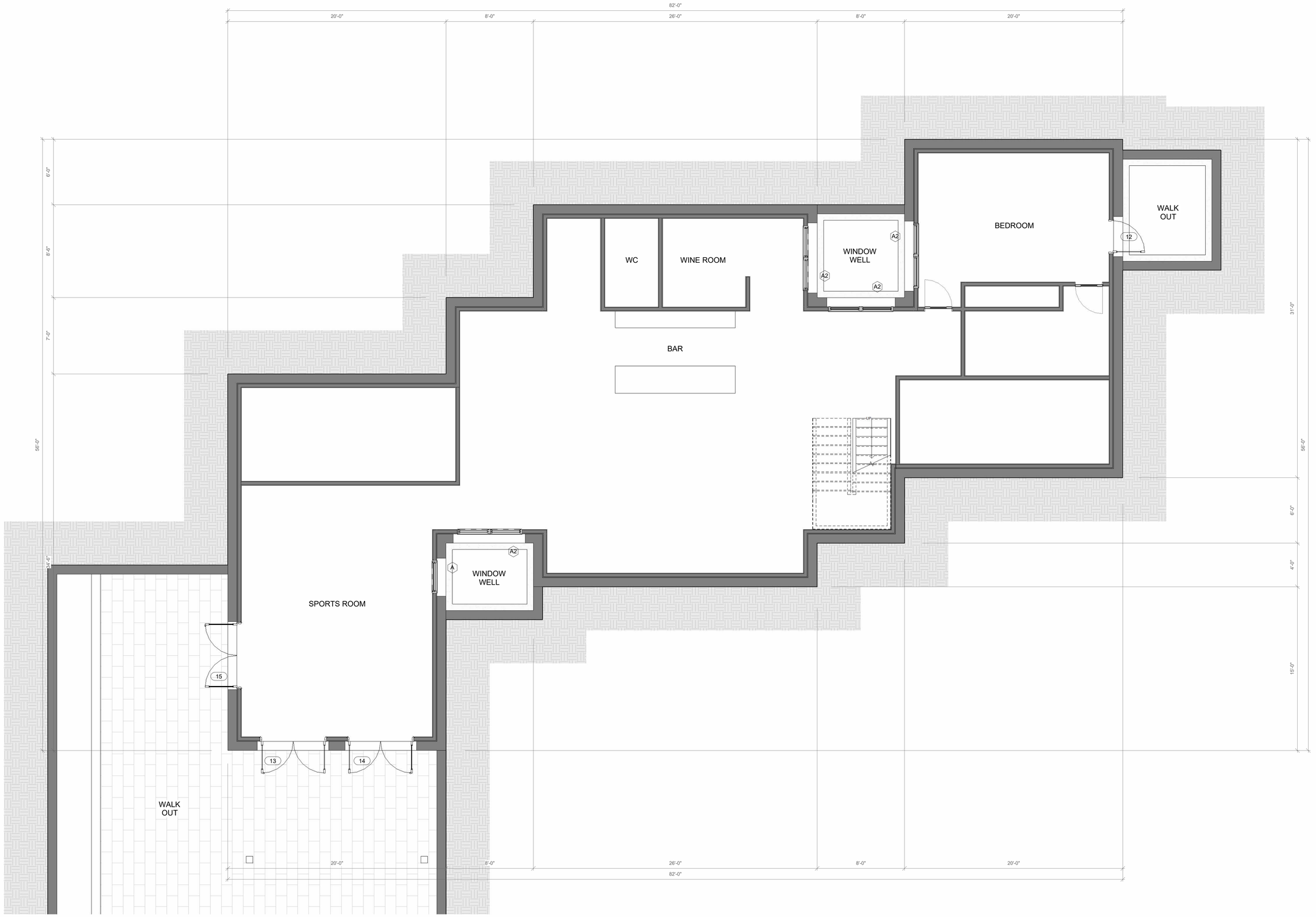

1 HDC - Basement
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC10 Basement

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2 0 2 4 6 8 10
1/4" = 1'-0" SCALE FEET

HDC10

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of all Applications:

1. Completed Application Form (description of all work must be indicated on application form)
2. Property Owner's Signature (current owner's signature required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

9589 0710 5270 0681 6383 91

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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

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Street and Apt. No., or PO Box No.: 95 REVERE ROAD
City, State, ZIP+4®: MANHASSET NY 11020

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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

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Boston, MA 02196

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

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Sent To: CARROLL JOHN R + BRONWEN CTR
Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $4.00
☐ Adult Signature Restricted Delivery	$
Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

Sent To: NANTUCKET HOUSING AUTHORITY
Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Stuart, FL 34997

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
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Postage	$1.01
Total Postage and Fees	$5.86

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Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 S E MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
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Avon, CT 06001

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

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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

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Cheyenne, WY 82001

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

FEB 21 2025 0056 03 Postmark Here 02/21/2025 02584 9998

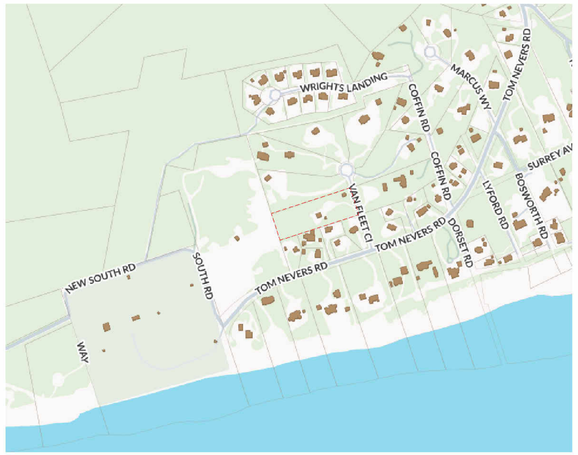
Sent To: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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



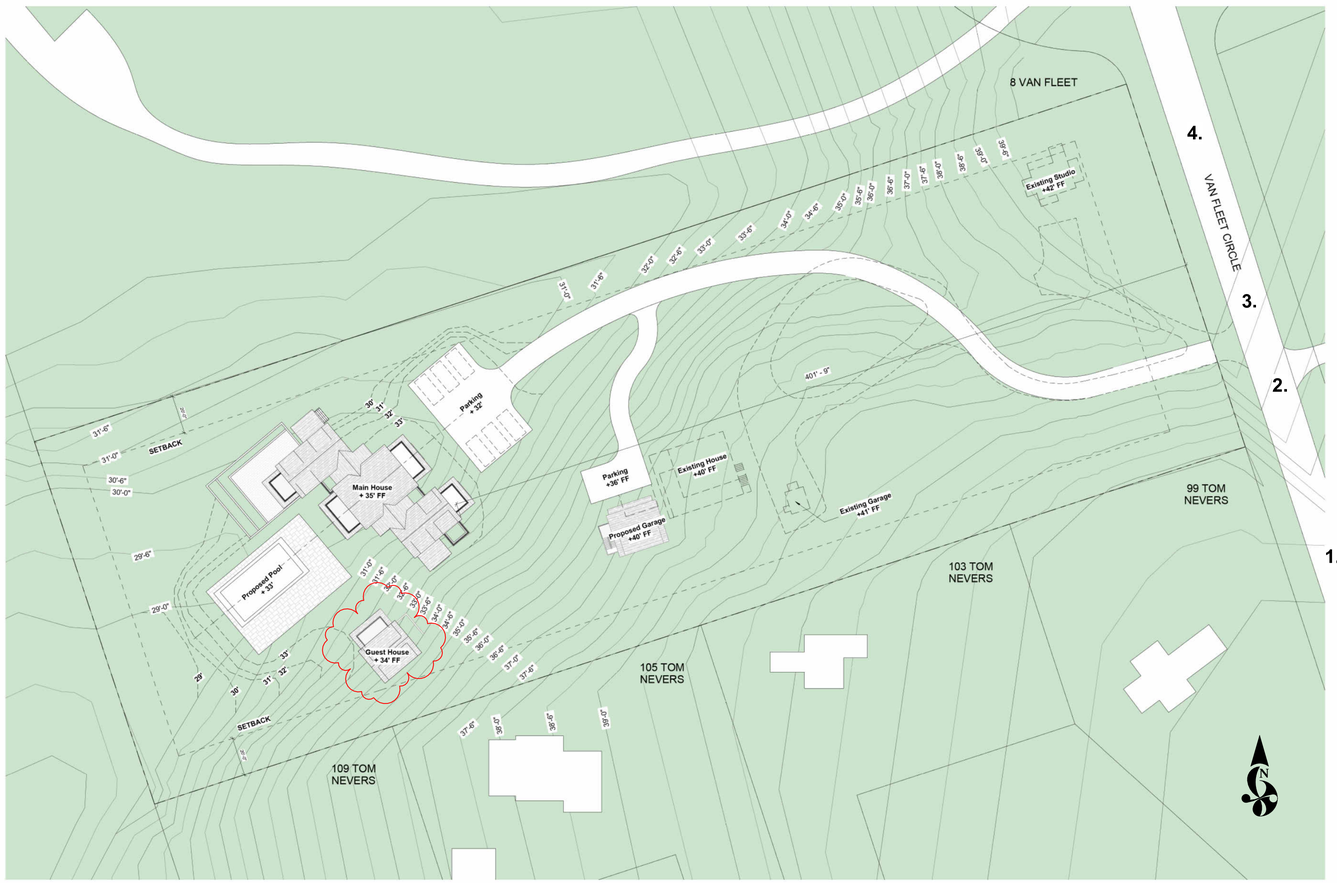
Ground Coverage Summary

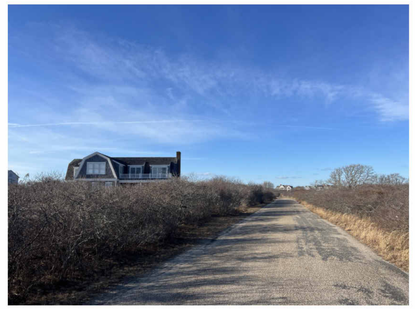
Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF

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



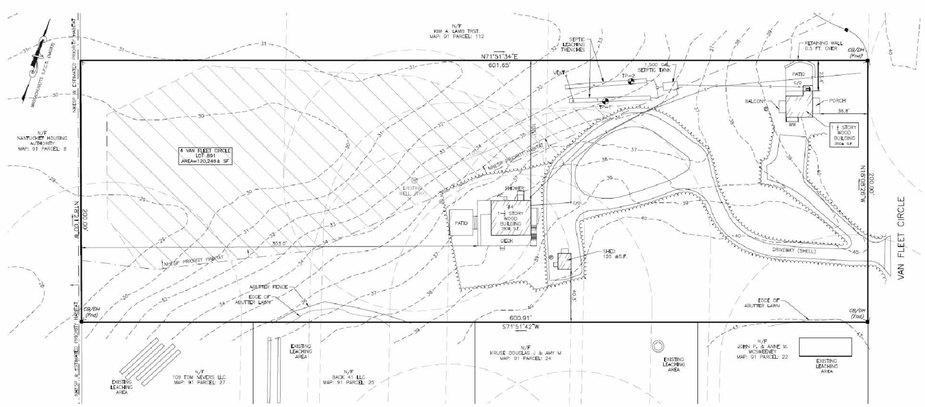
3. Existing Driveway



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

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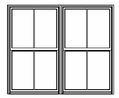
A



A2

Window Legend

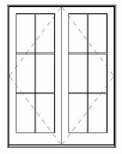
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	Black	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"		

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

12080



6084

Exterior Door Legend - HDC

1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"		Exterior	
02	Marvin Windows and Doors	CUOFD6084	6'-1 5/8"	8'-6 1/2"	Black	Exterior	
03	Marvin Windows and Doors	CUOFD6084	6'-1 5/8"	8'-6 1/2"		Exterior	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

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

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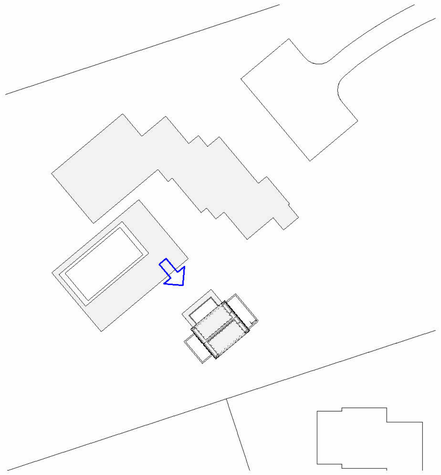
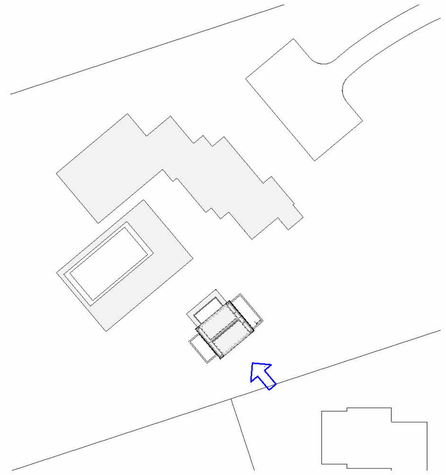


Site Plan

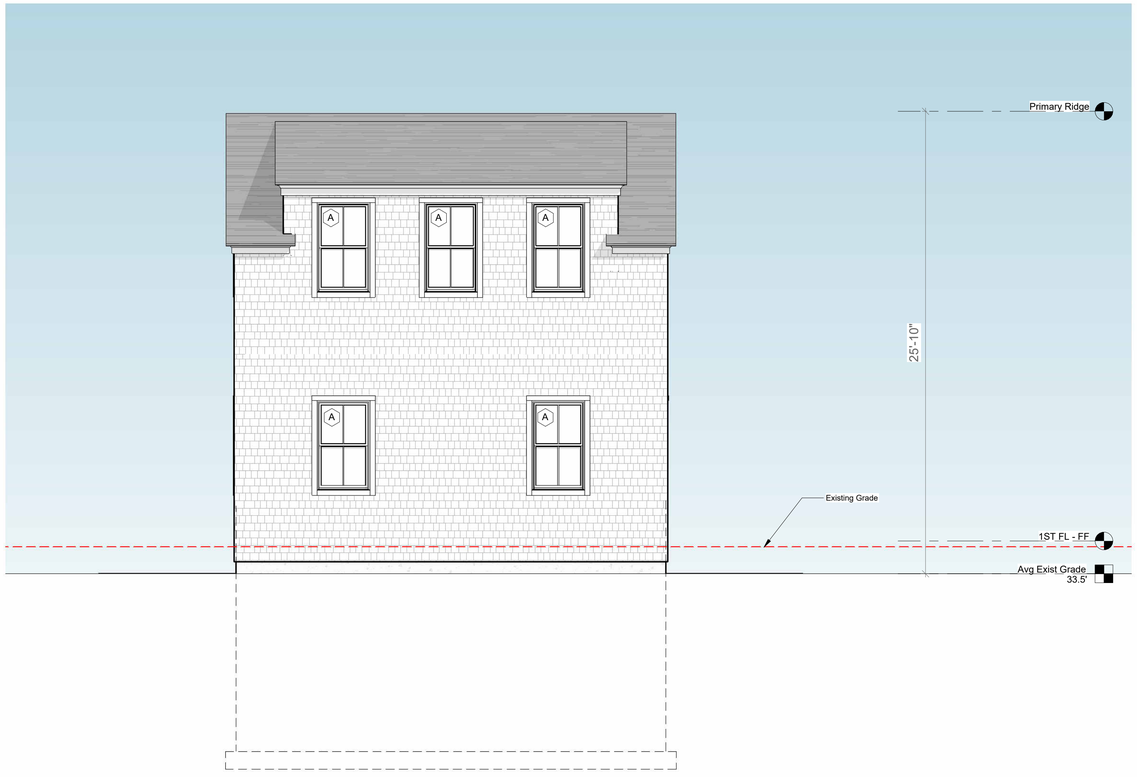


Site Plan

Current Submission



Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

2 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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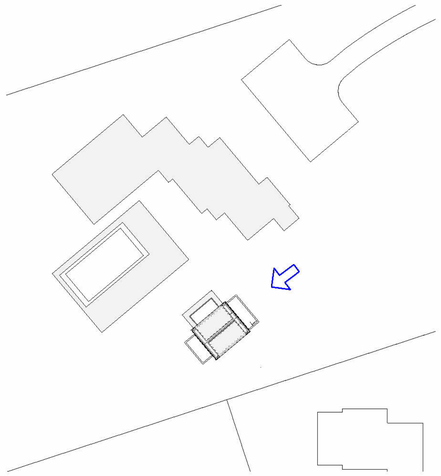
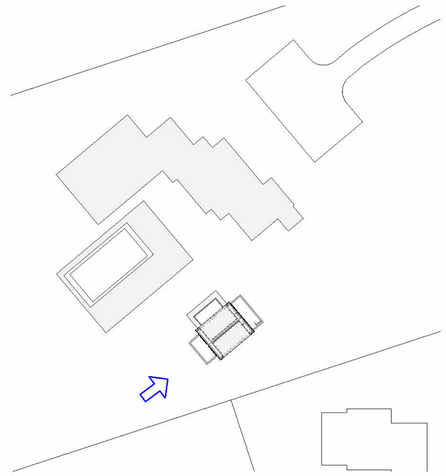
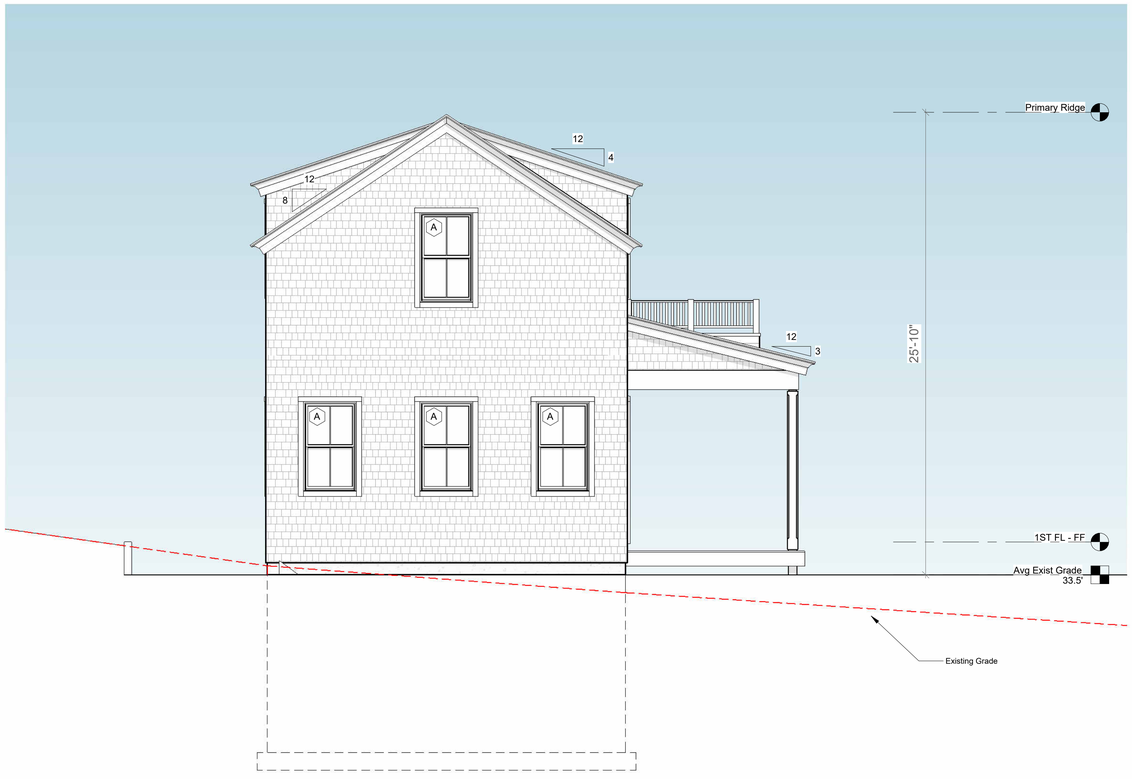


Site Plan

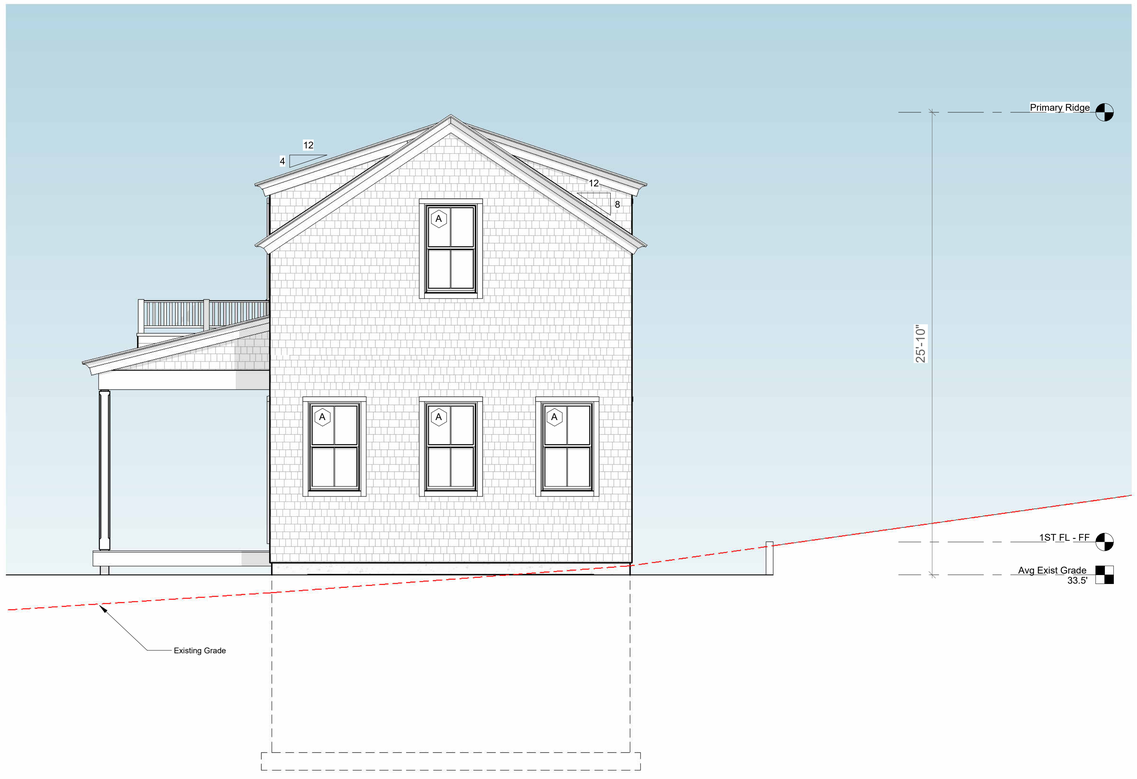


Site Plan

Current Submission



Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

2 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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

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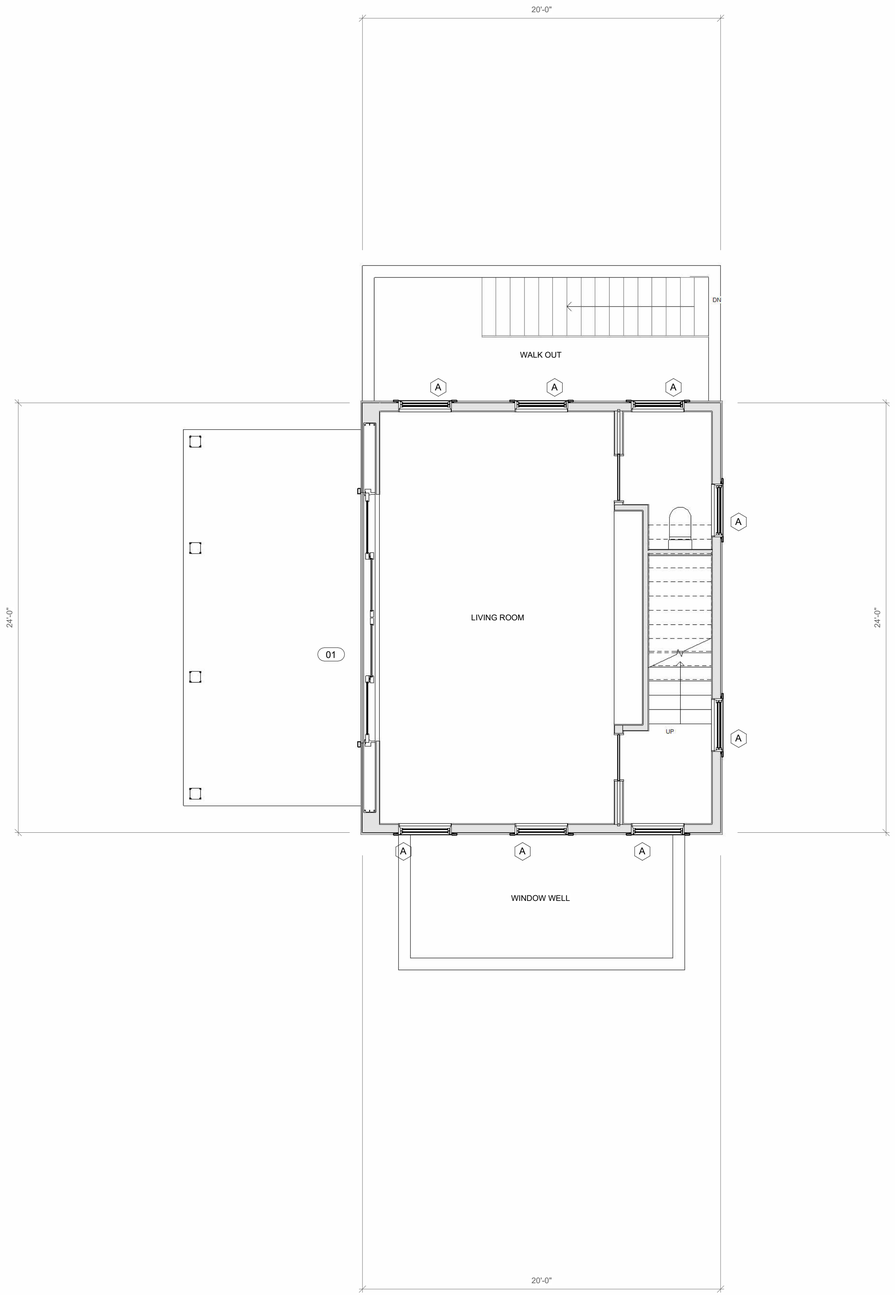
1 HDC - Basement Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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

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HDC5

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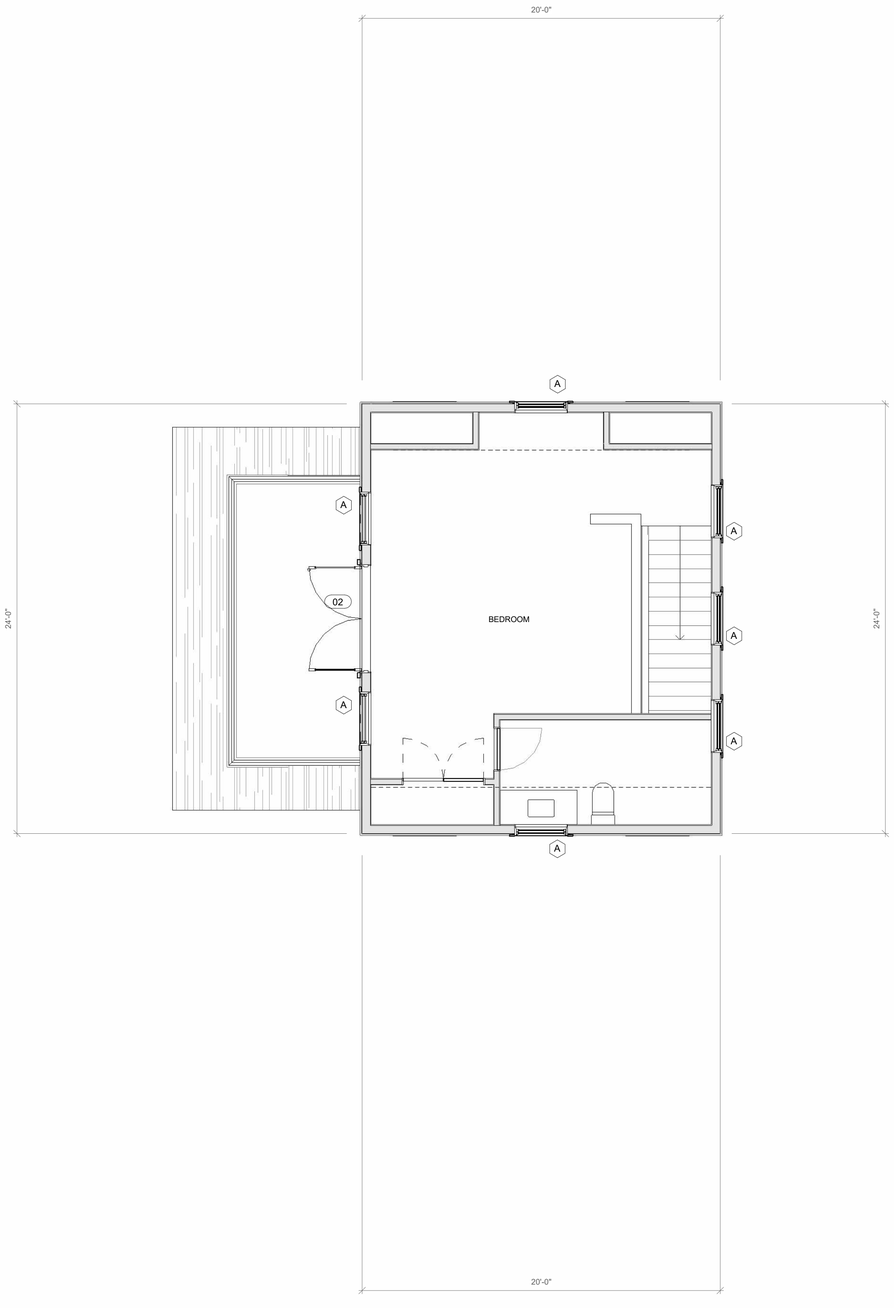
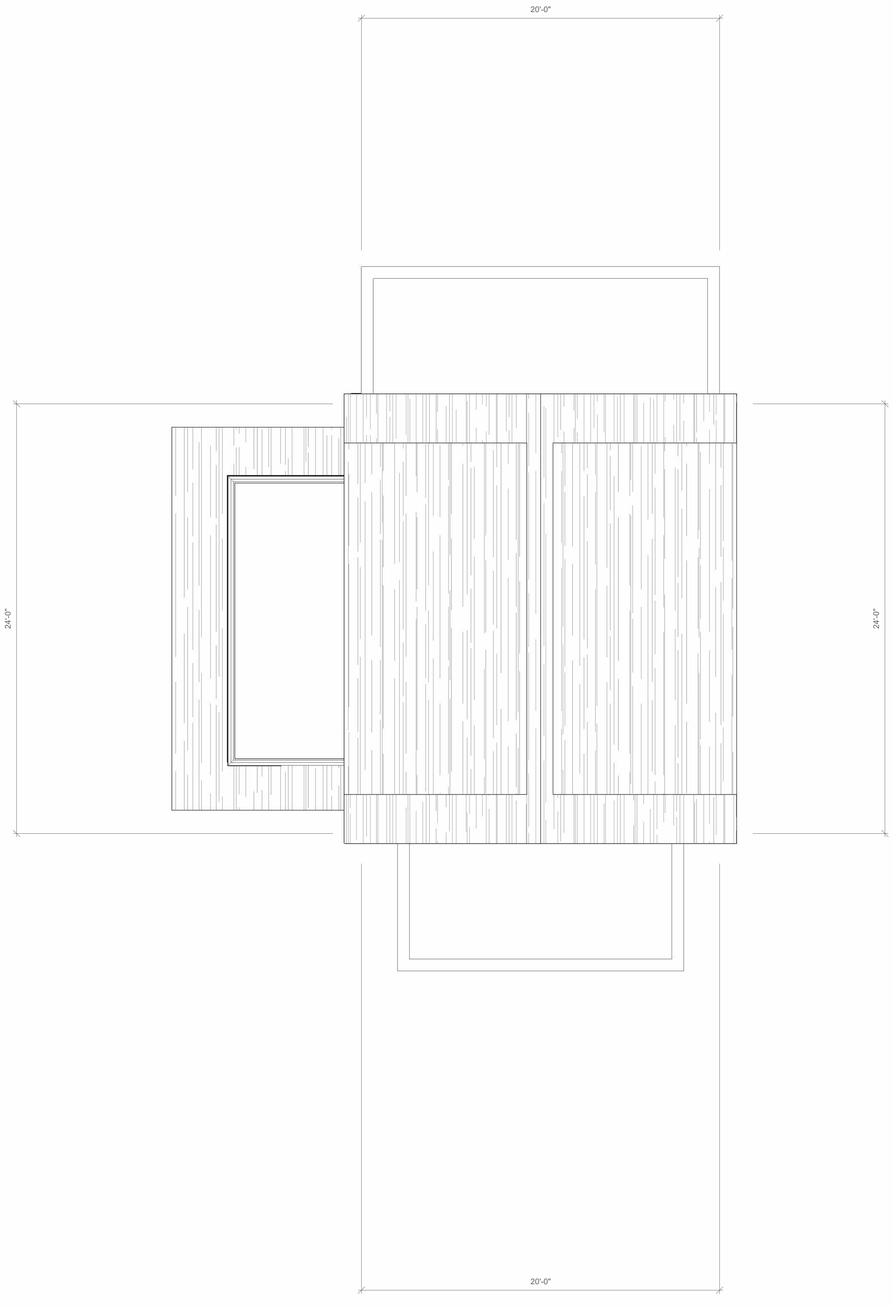


1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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
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6	2021.11.30	HDC Resubmission
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8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:07 PM

HDC6

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

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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.

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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

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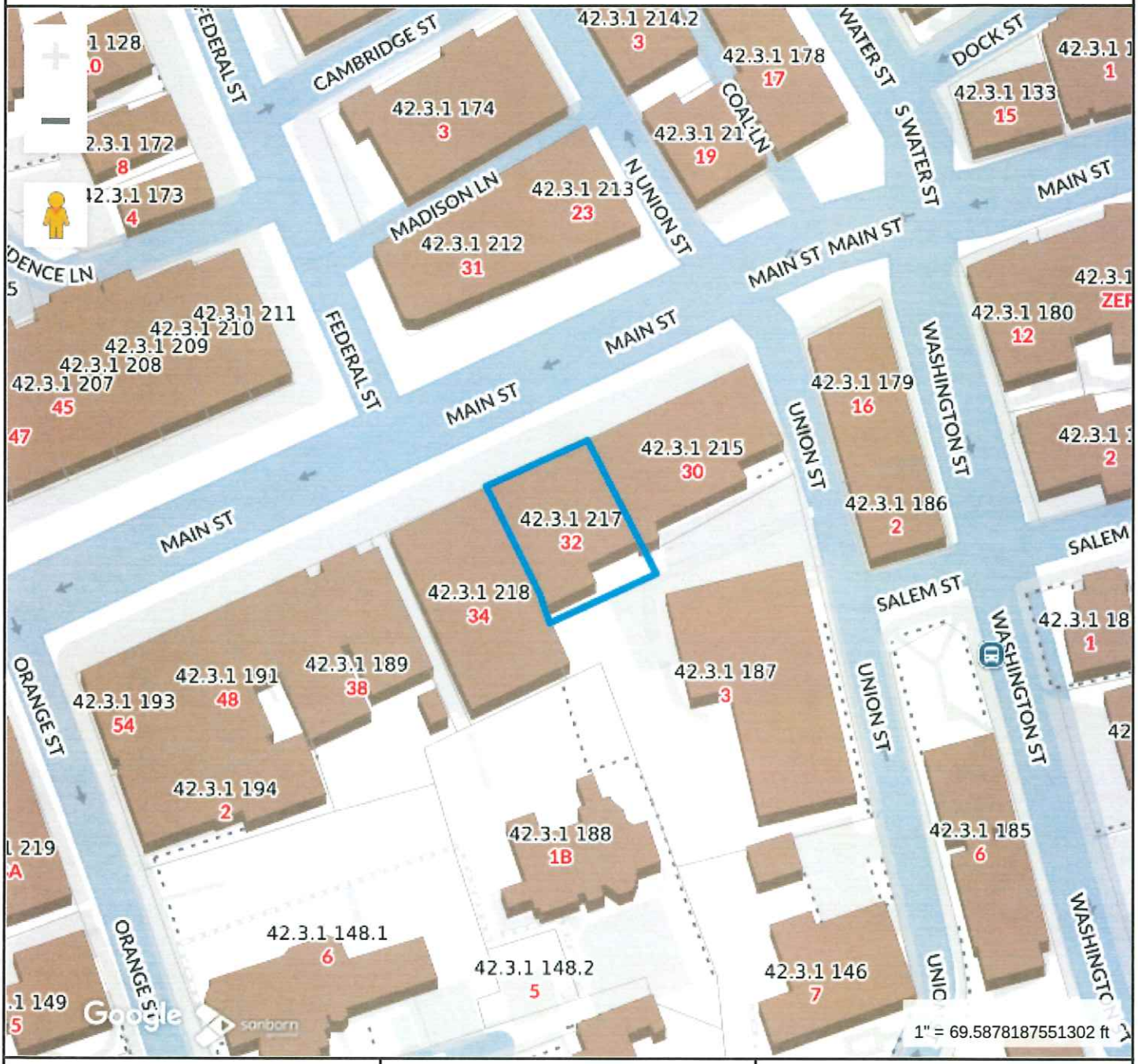

Property Information

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.

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Property Information

Property ID	9684
Location	32 MAIN ST
Owner	NIR RETAIL II LLC

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Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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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

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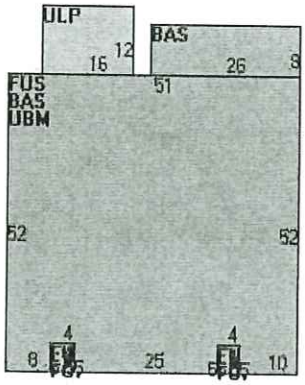
Model	Commercial
Grade	Excellent
Stories:	2
Occupancy	3.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
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

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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

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MAR 04 2025



Existing: North Elevation

PROPOSED: NORTH ELEVATION



PROPOSED: NORTH ELEVATION



Nantucket Historic District Commission
Approvable Colors

Main Street Yellow .....PMS 120



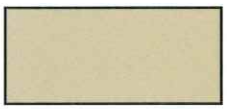
Cottage Red.....PMS 492



Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423



Chrome Green.....PMS 3302



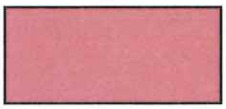
Nantucket Gray .....PMS 416



Essex Green .....PMS 5605



Nantucket Red.....PMS 1807



Newport Blue.....PMS 5408

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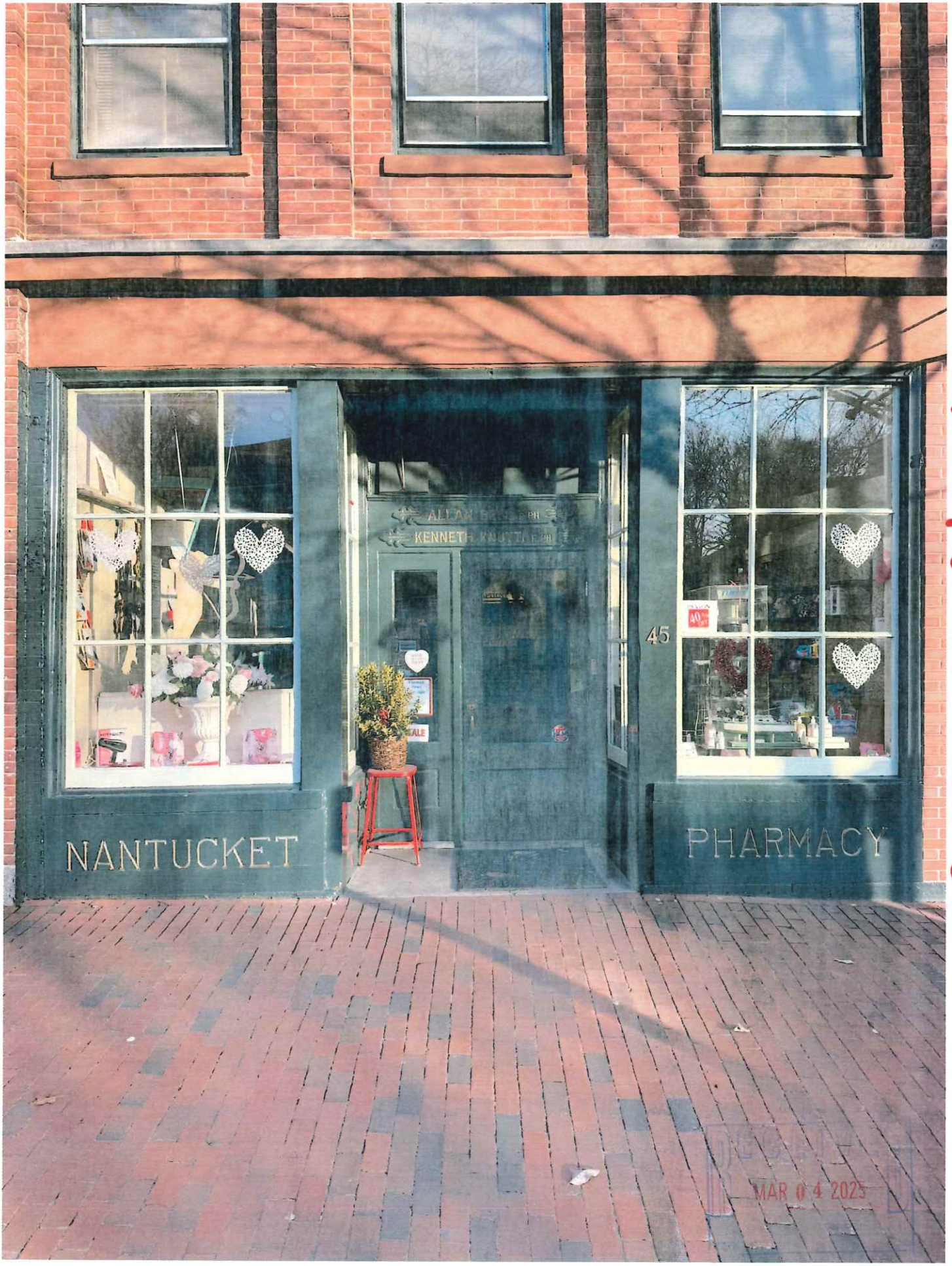
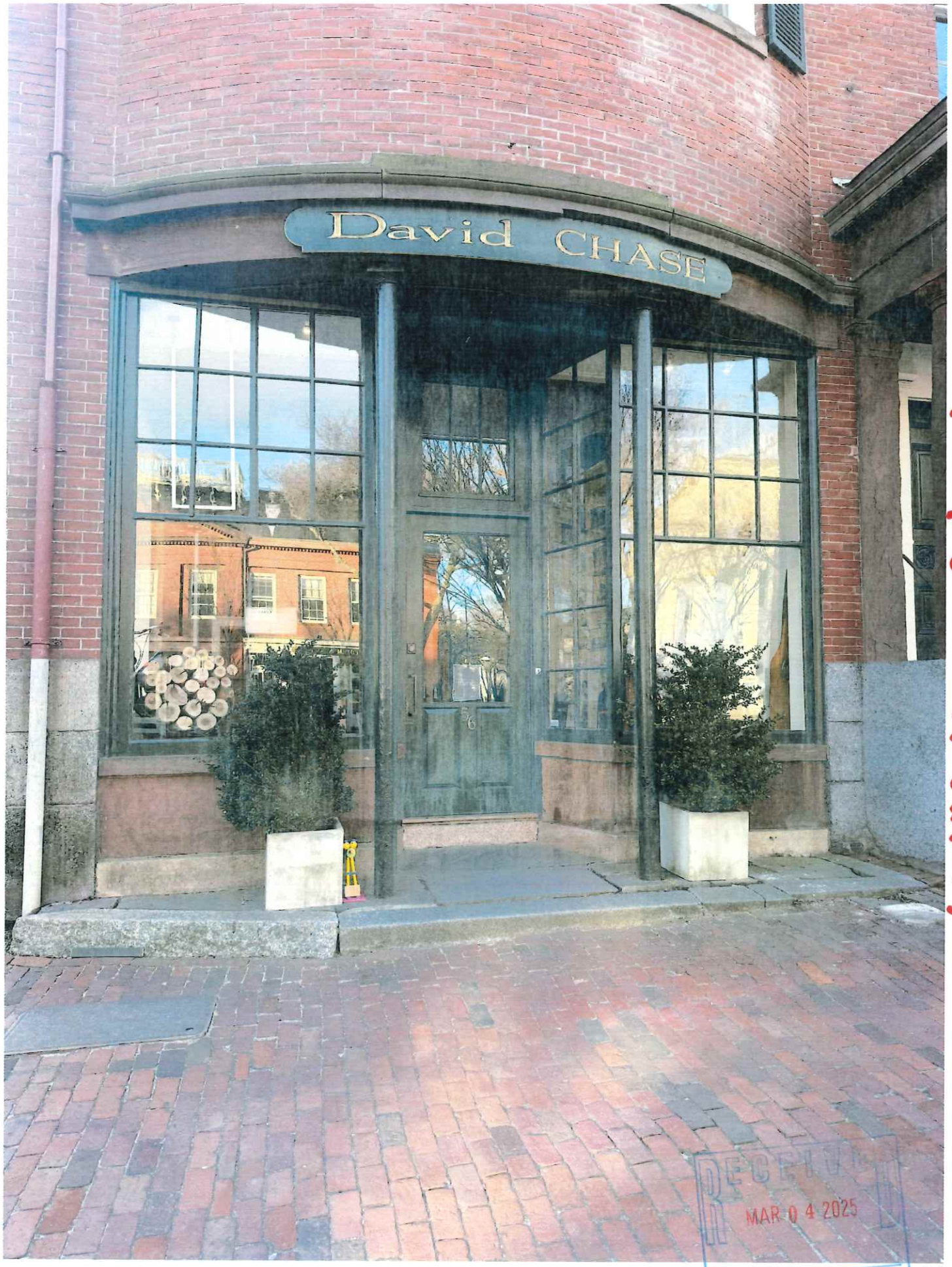


Example: 45 Main St



Example: 56 Main St

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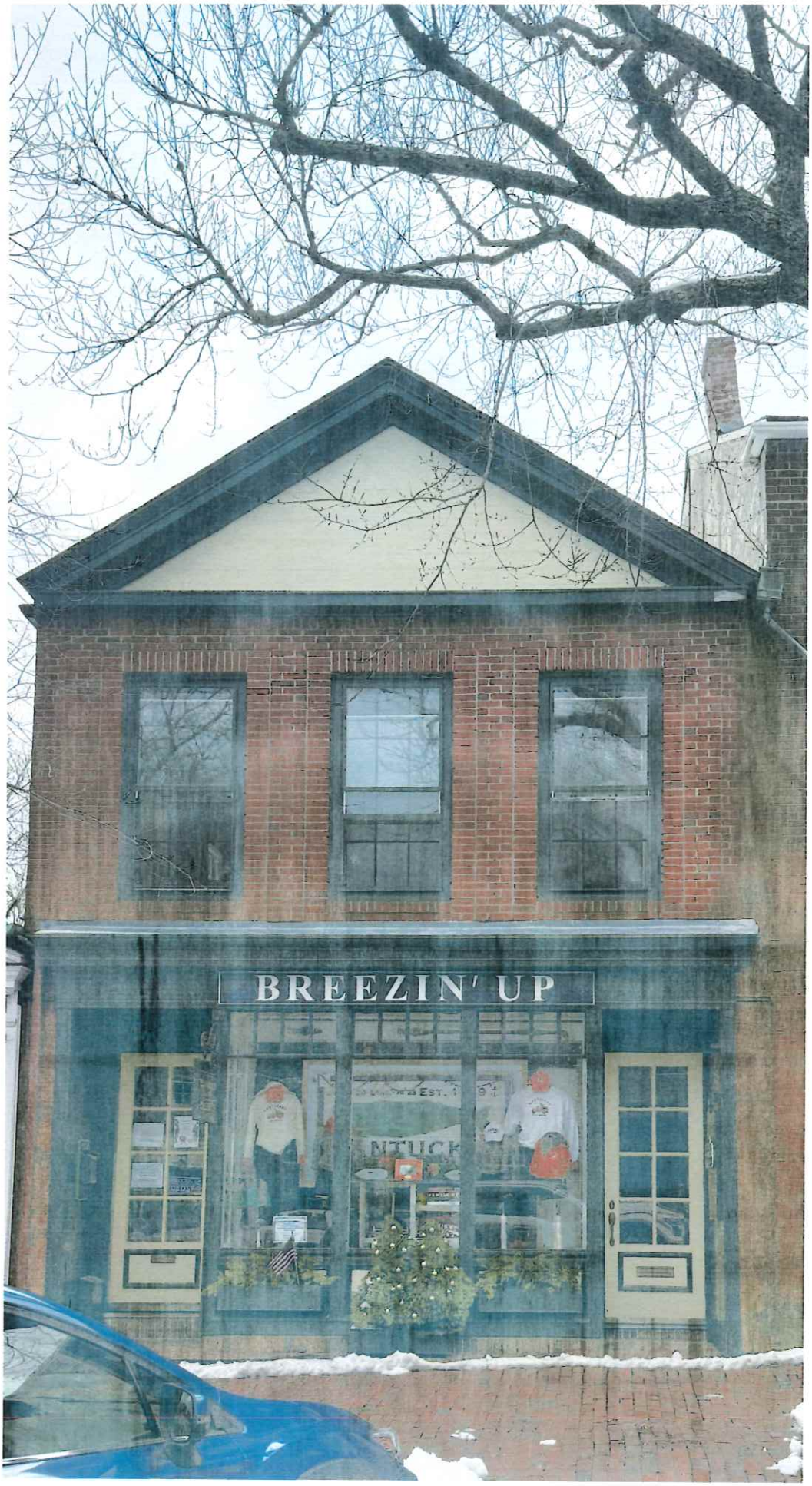
By



Example: 48 Main St

RECEIVED
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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.

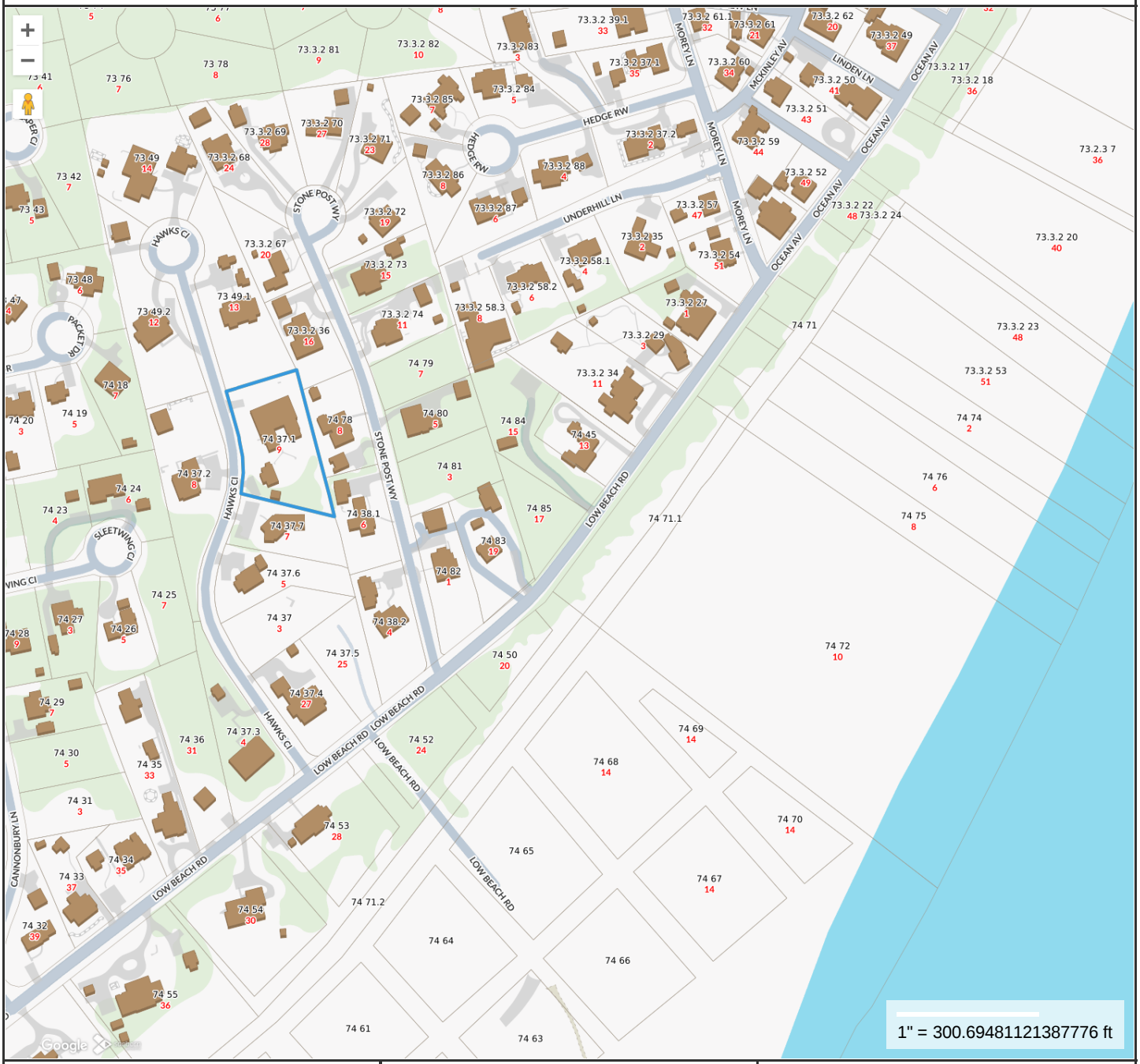
COLORS

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

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Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


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**

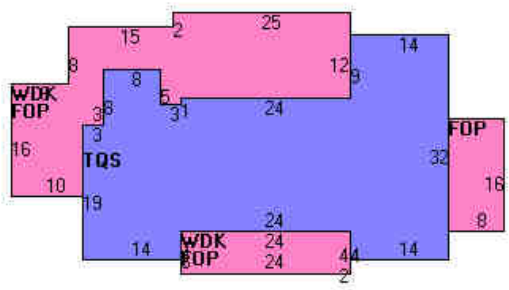
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced 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

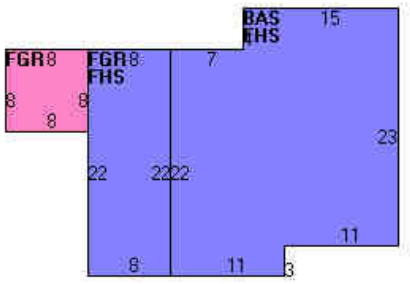
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Very Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 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

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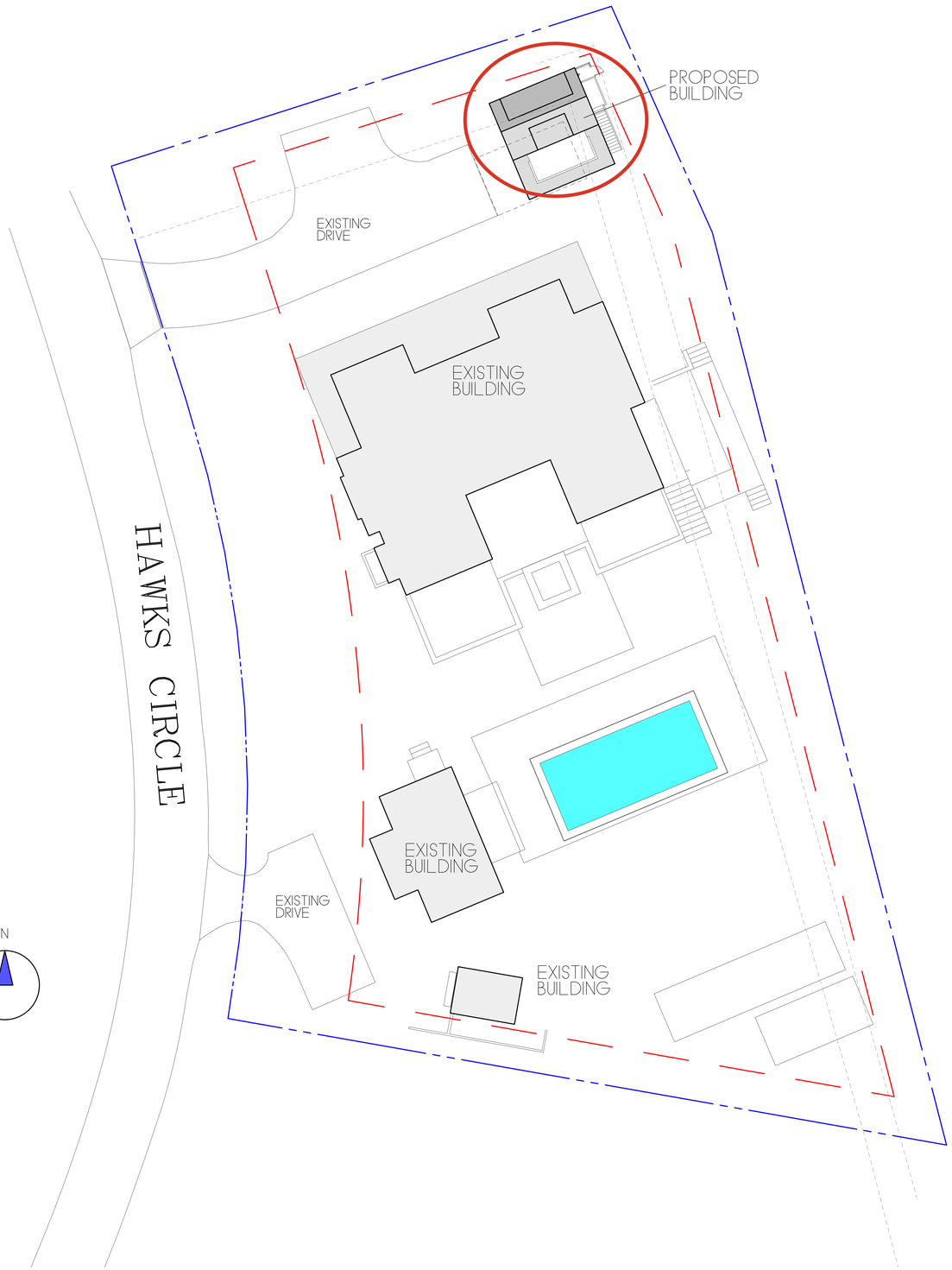

ZONING CLASSIFICATION: S.R.-20
MAP: 74 PARCEL: 37.1

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.

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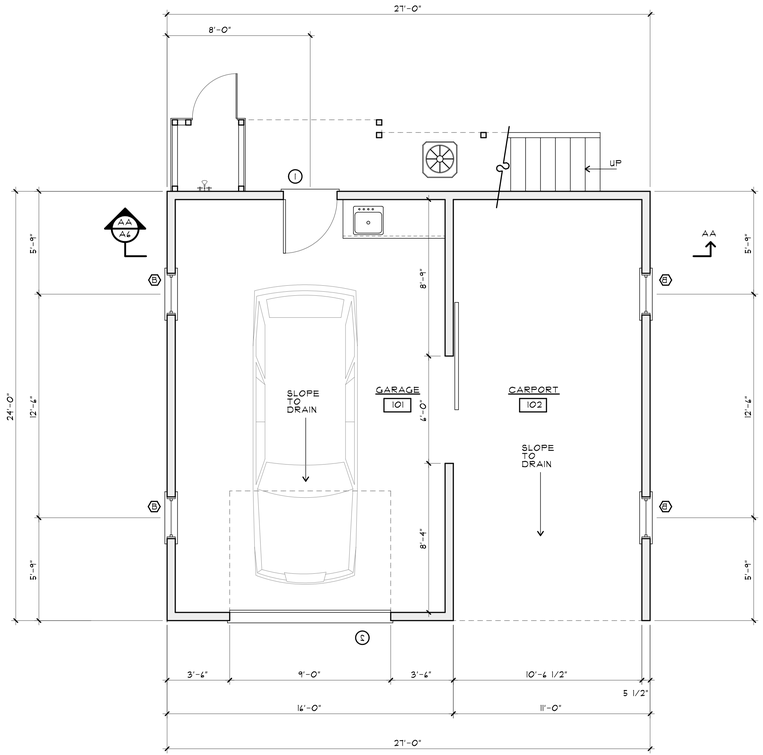
LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

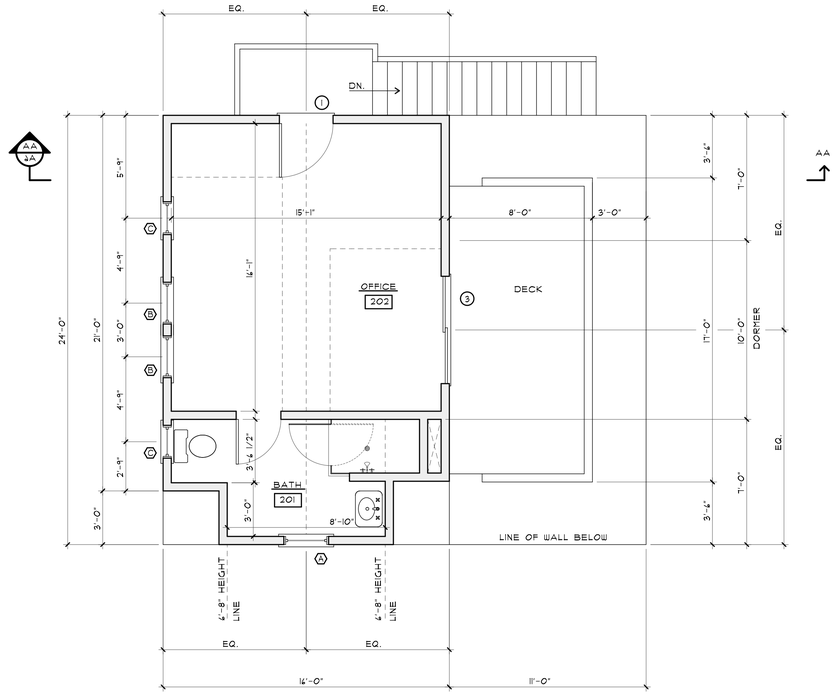
MAP: 74 PARCEL: 37.1
GARAGE H.D.C. SITE PLAN ONLY

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

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NOTE:
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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

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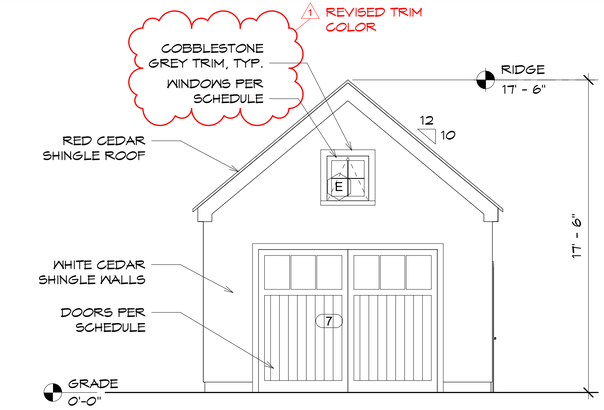
LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1062
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

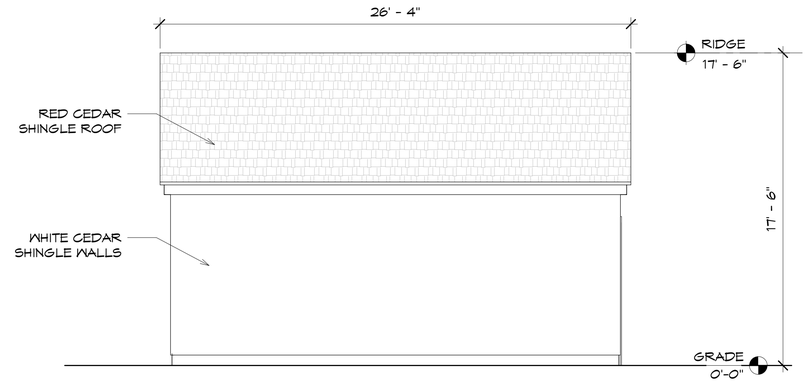
MAP: 74 PARCEL: 371
GARAGE ELEVATIONS
ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

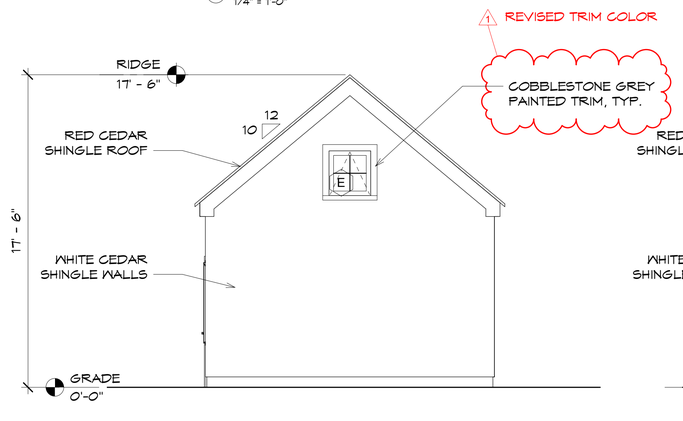
HDC APPROVED PLAN



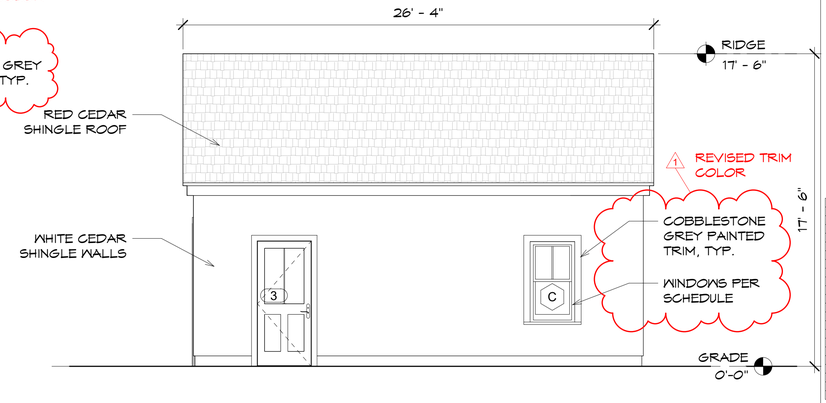
5 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

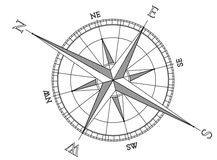
9 HAWKS CIRCLE - GARAGE

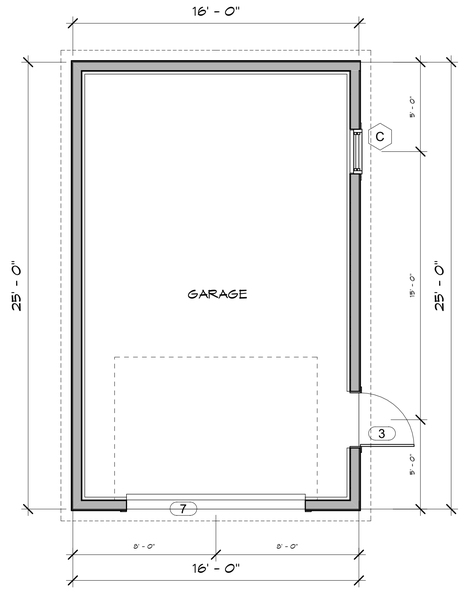
WINDOW & DOOR SCHEDULE:

	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

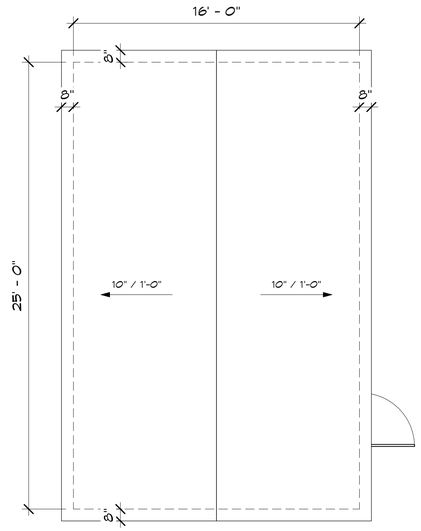
NOTES: ANDERSEN WINDOWS AND DOORS

- 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

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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) ✓

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.

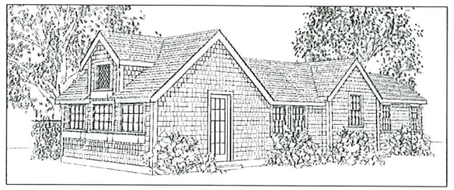
COLORS

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



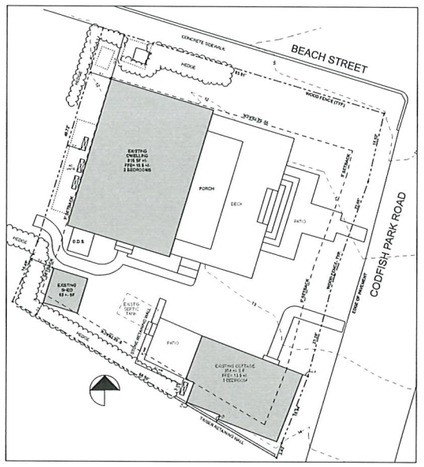
Northeast Perspective



Locus

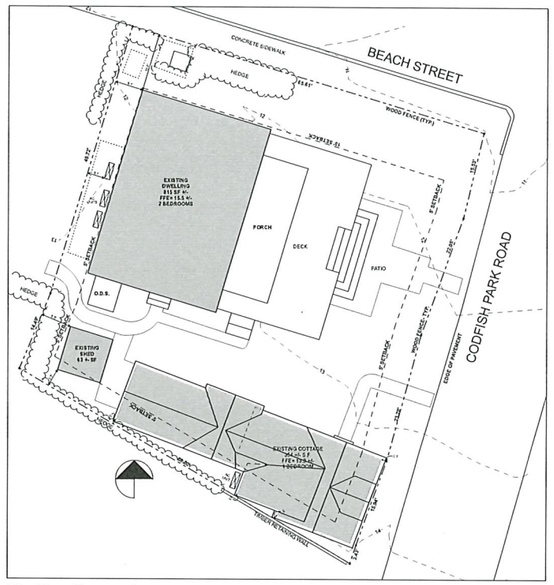
Additions & Renovations to the
Wilner Cottage

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

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Project No:
Designed by: GT
Drawn by: EH
Checked by: GT

Sheet No:
A0.0
Cover Page

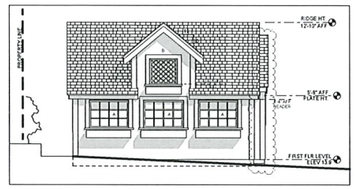
WINDOW SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
A	2	44" x 28"	OLD ADL SINGLE GLAZING, 12 LIGHT FIXED WOOD SASH
B	1	31" x 30"	OLD ADL SINGLE GLAZING, MULTI DIAMOND, FIXED WOOD SASH- SILL- 6'-8"
C	1	26" x 41"	PELLA CLAD, SDL, THERMAL PANE, 6/6 DBH

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"

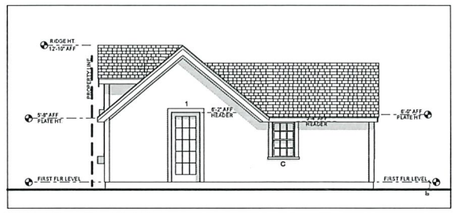


East Elevation- Proposed

SCALE: 1/4" = 1'-0"

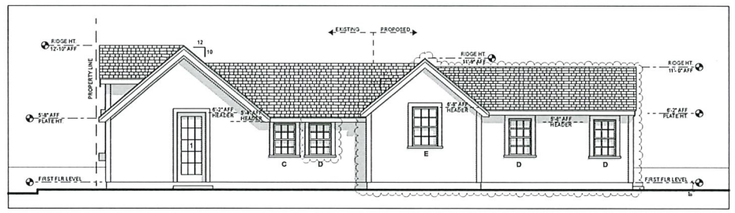
EXTERIOR MATERIALS LIST

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

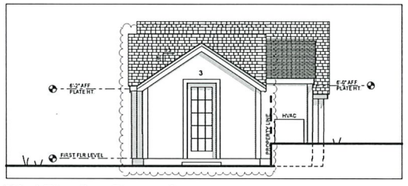
DOOR SCHEDULE- PROPOSED					
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
3	1	FWG 2668	2'-5 1/4" x 6'-7 1/2"	2'-6" x 6'-8"	15 LITE FRENCH INSWING, WD, PNT WHITE

WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL STORM/ SCREEN COMBO UNIT ON EXTERIOR



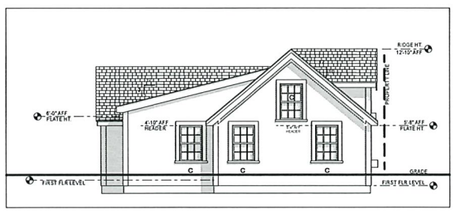
West Elevation- Existing

SCALE: 1/4" = 1'-0"



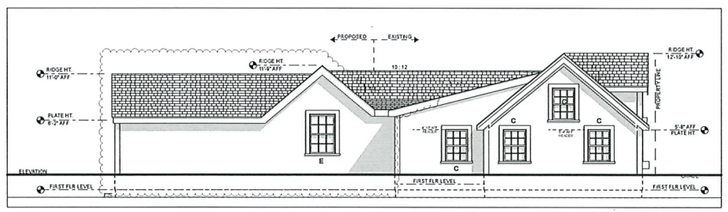
West Elevation- Proposed

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

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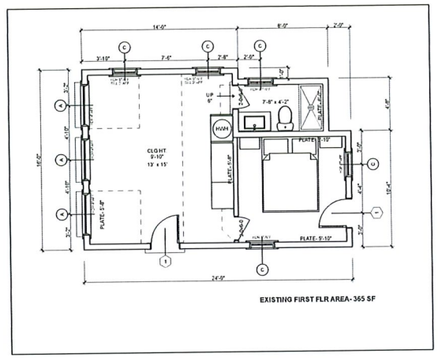
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PR
Checked by: LT

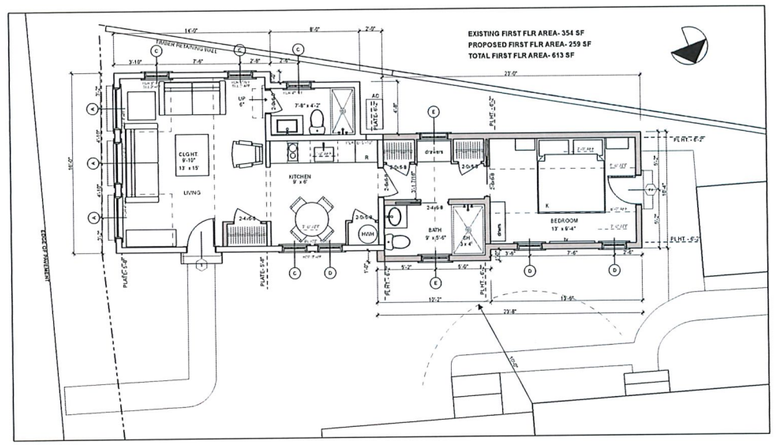
Sheet No:
A2.1

Drawing Revisions



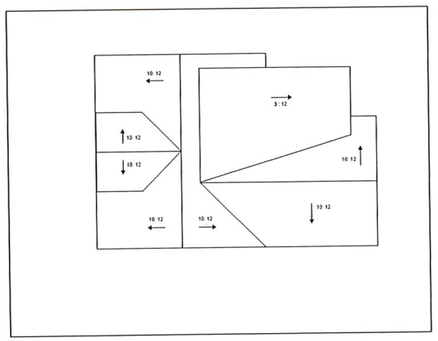
First Floor Plan- Existing

SCALE: 1/4" = 1'-0"



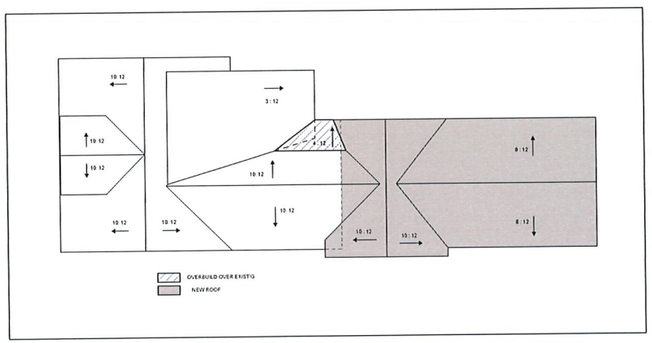
First Floor Plan- Proposed

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

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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

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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

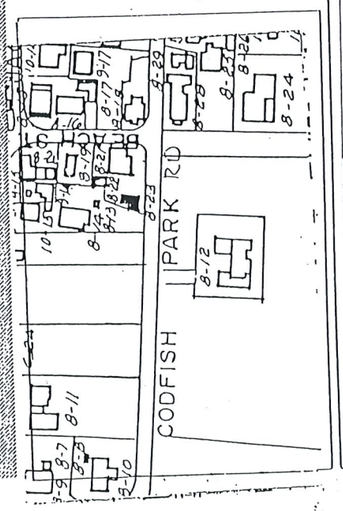
4. Present Owner: WILNER, ROBERT & SHEILA

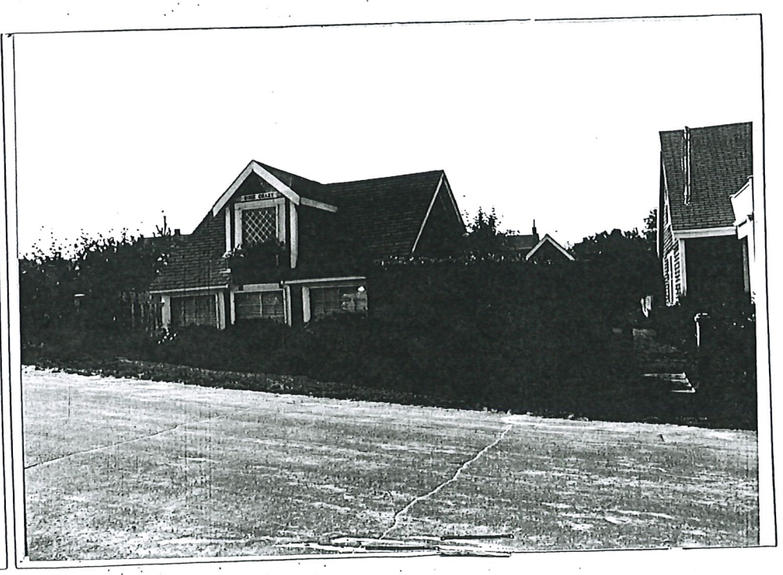
5. Ownership History:
Unknown

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

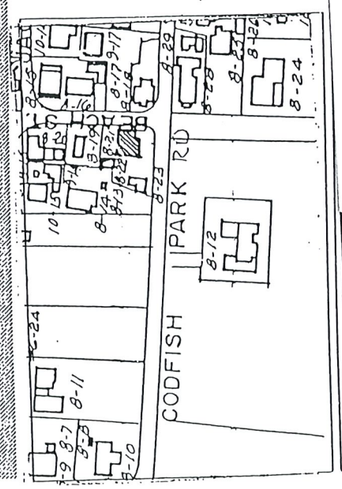
4. Present Owner: WILNER, ROBERT & SHEILA

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

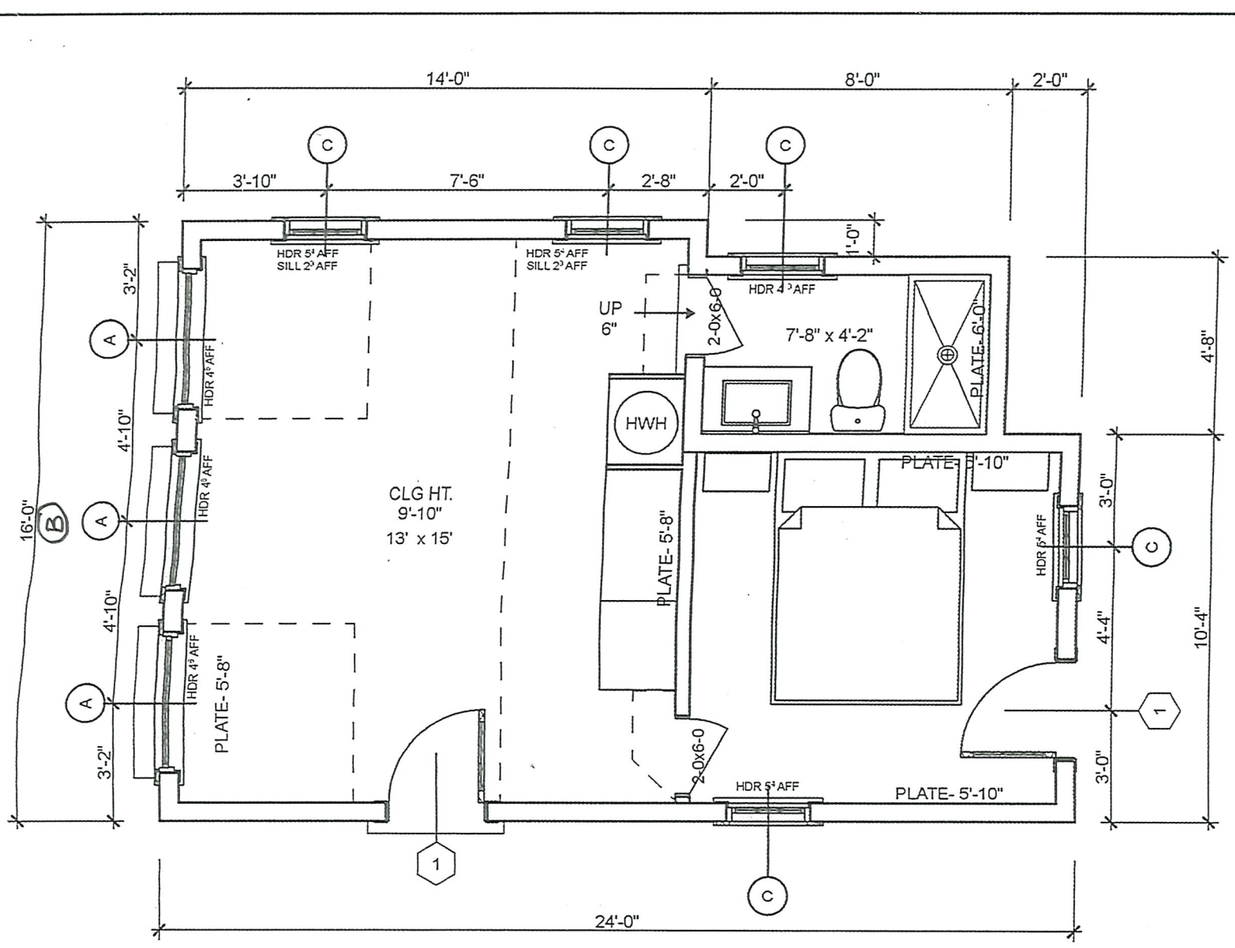
47. Sources: Historic District Commission,
    Certificate,
    #12900



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.

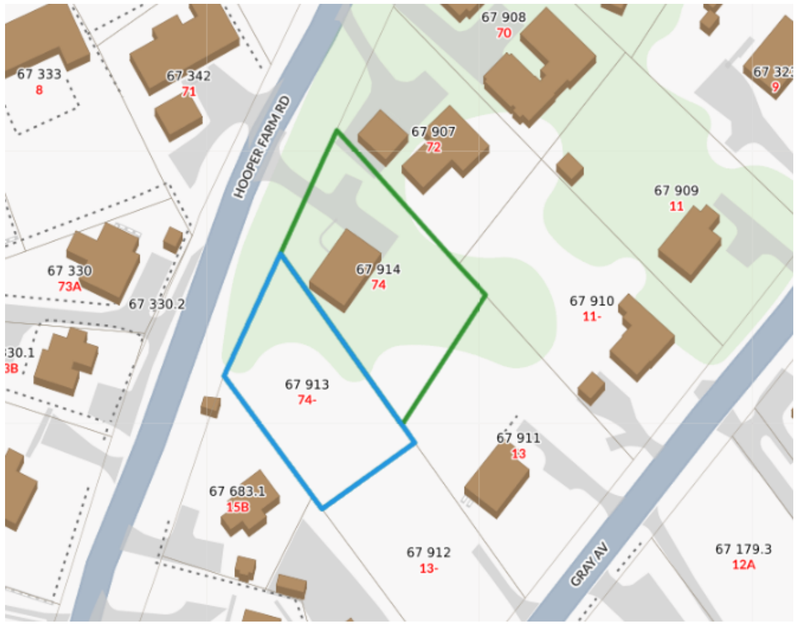
COLORS

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)





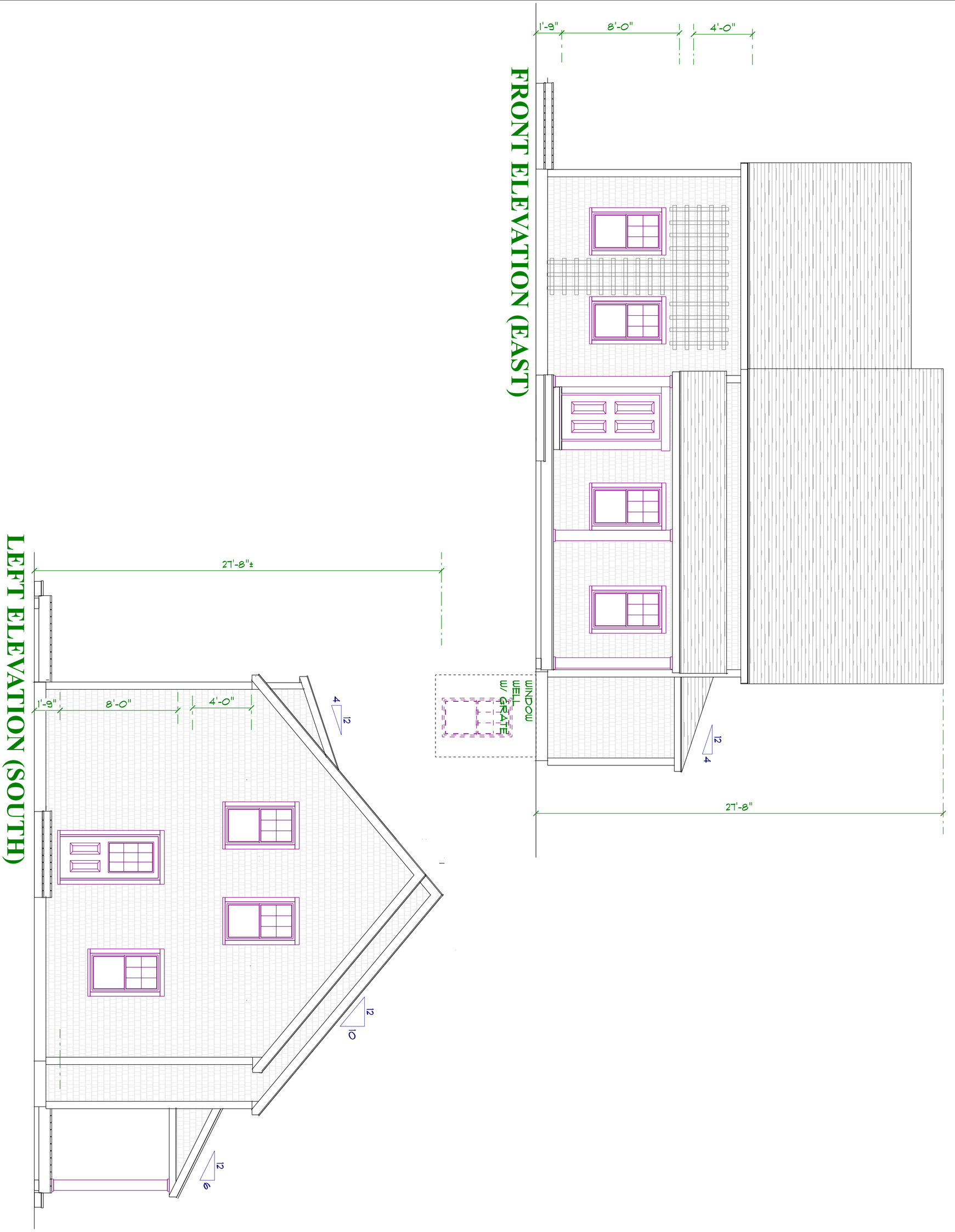
SCALE: 1/4"=1'-0"

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

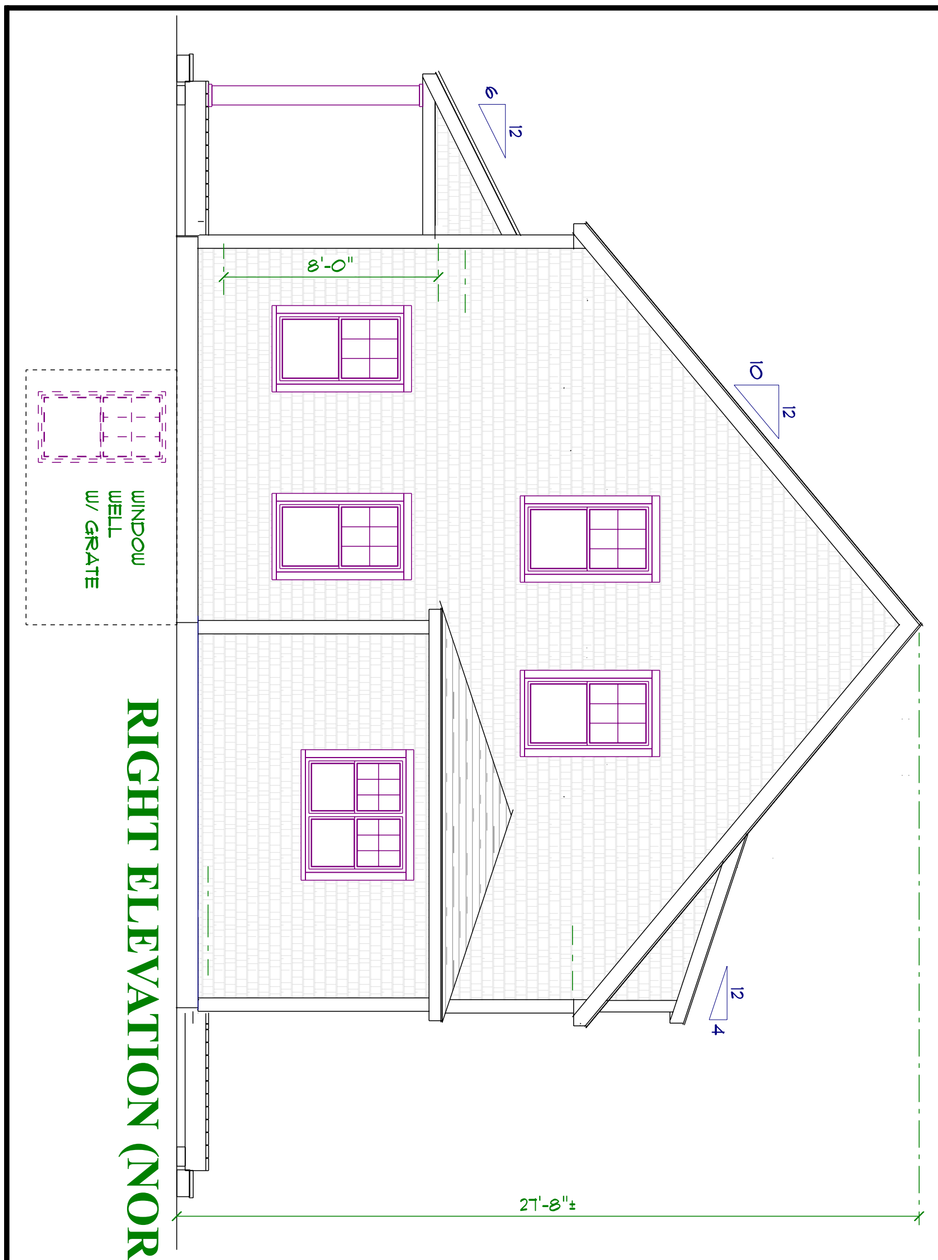
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

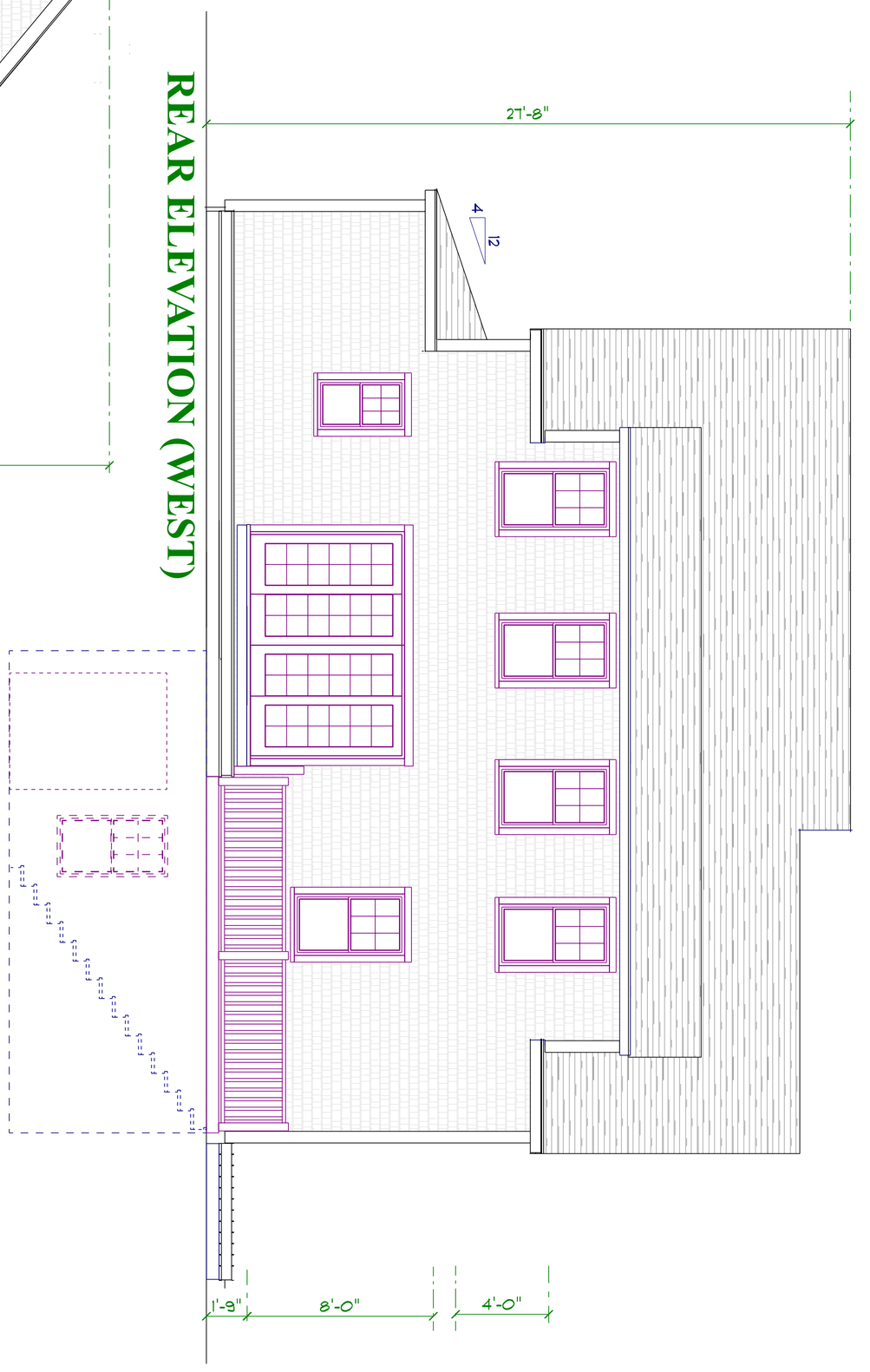
DRAWN BY: VO

DATE: 2-25-25

RIGHT ELEVATION (NORTH)



REAR ELEVATION (WEST)



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

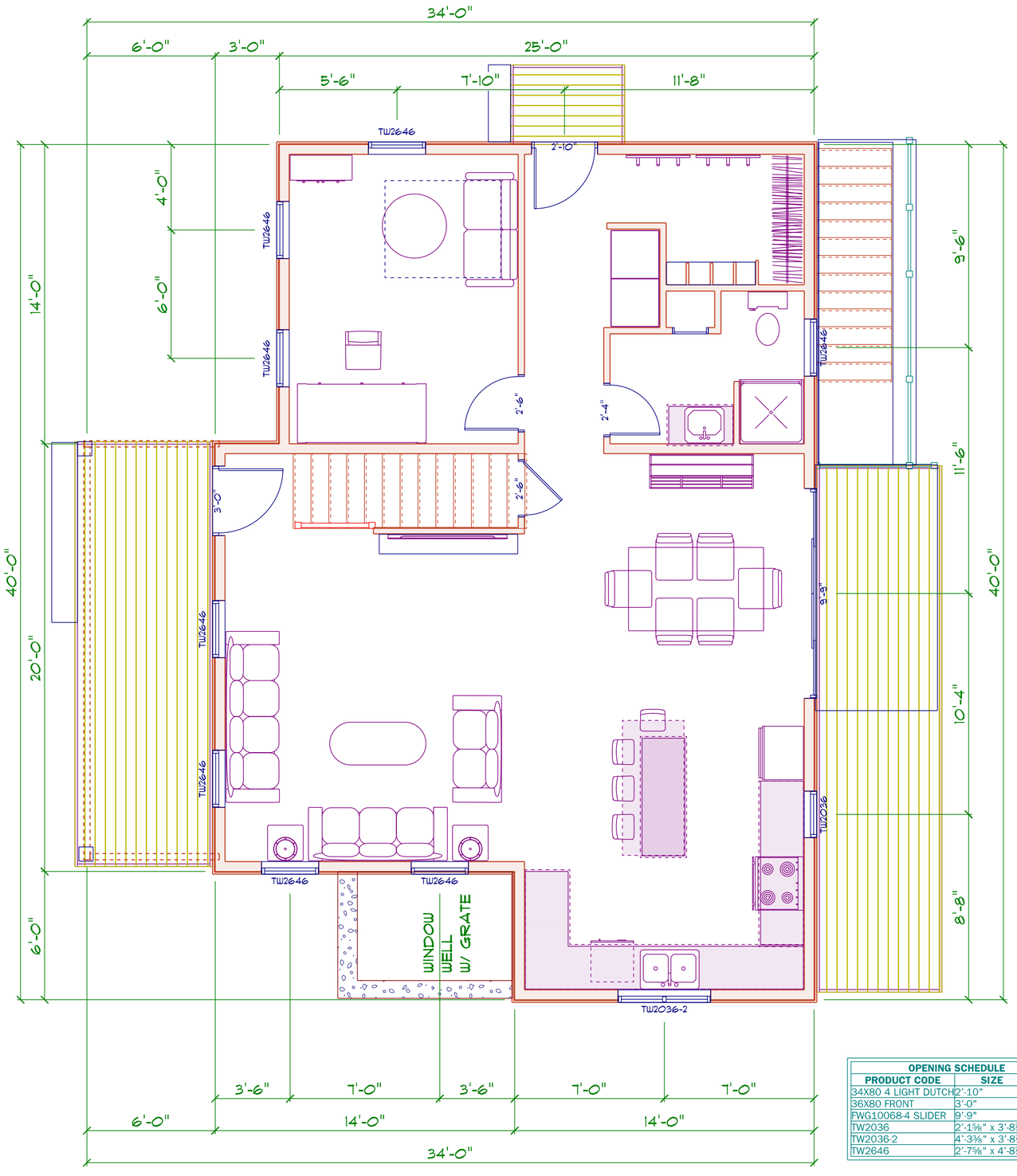
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

DRAWN BY: VO

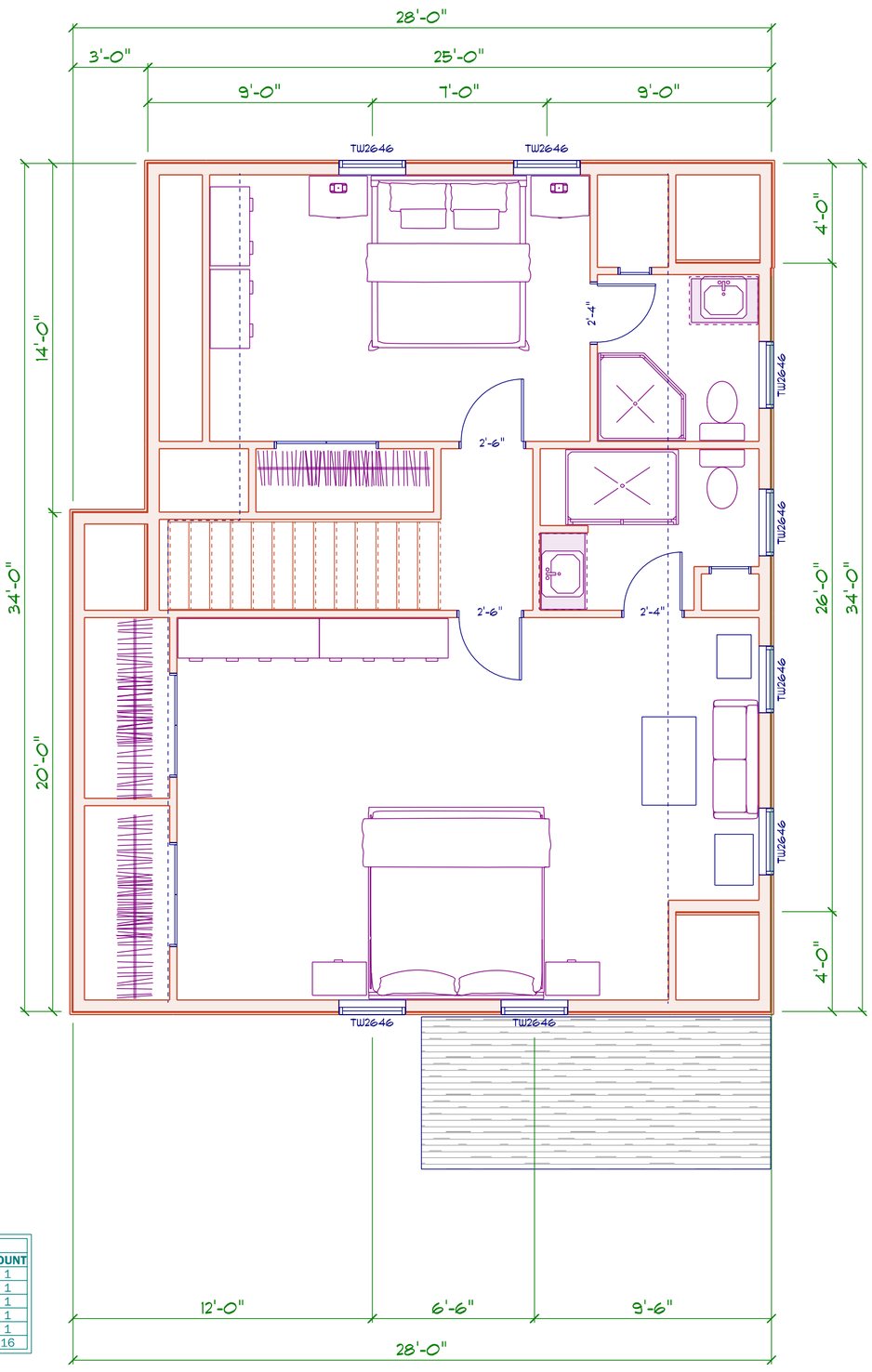
DATE: 2-25-25

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 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

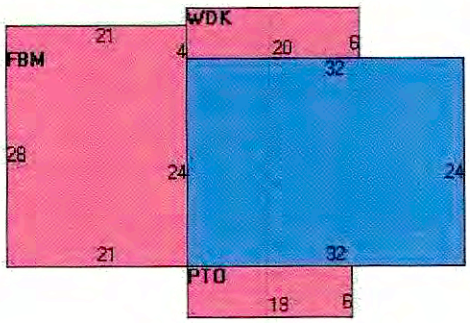
Building Attributes	
Field	**Description**
Style:	Raised Ranch
Model	Residential
Grade:	Above Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Concr/Cinder
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
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

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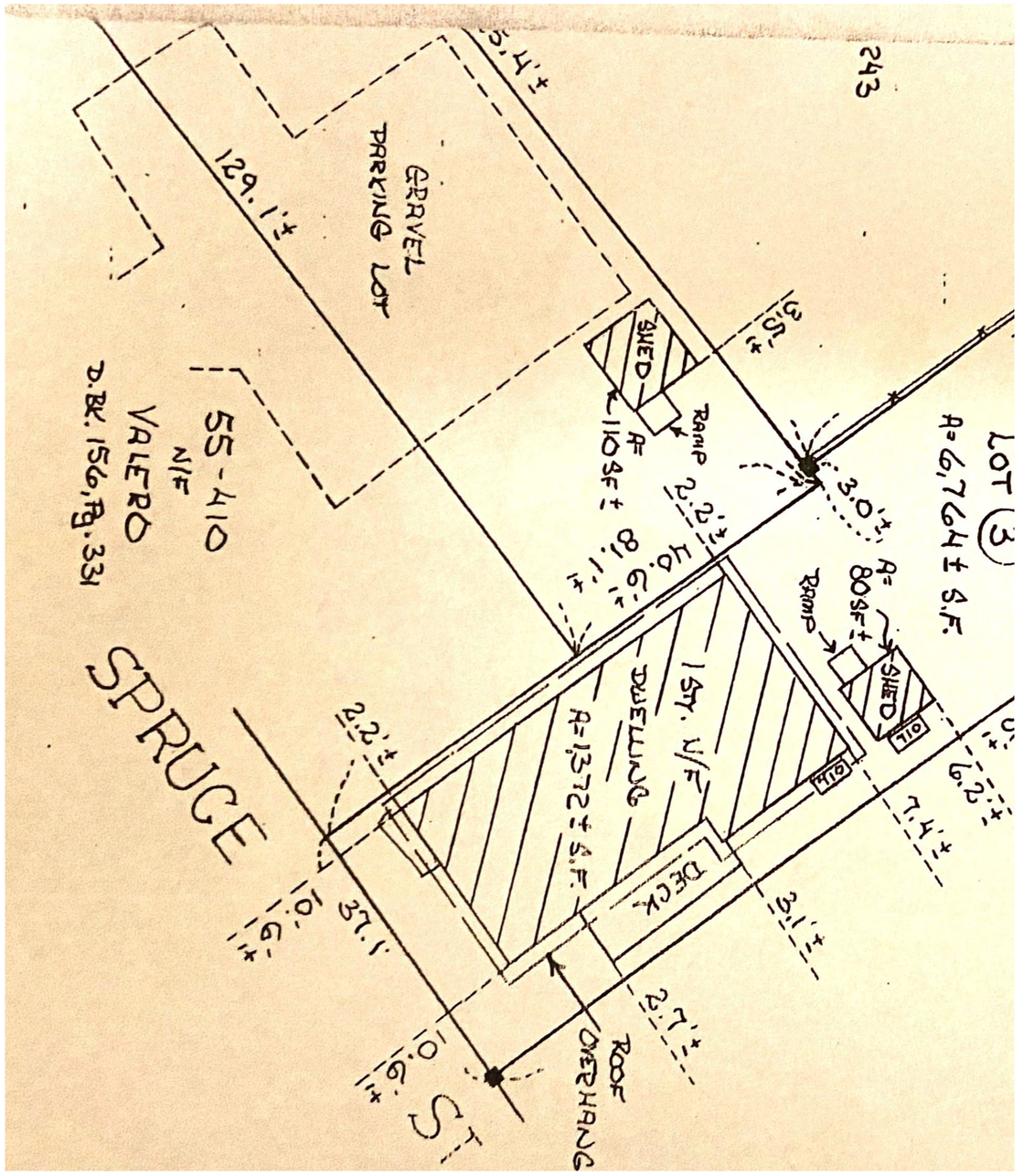


EXISTING HOUSE PHOTOS







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

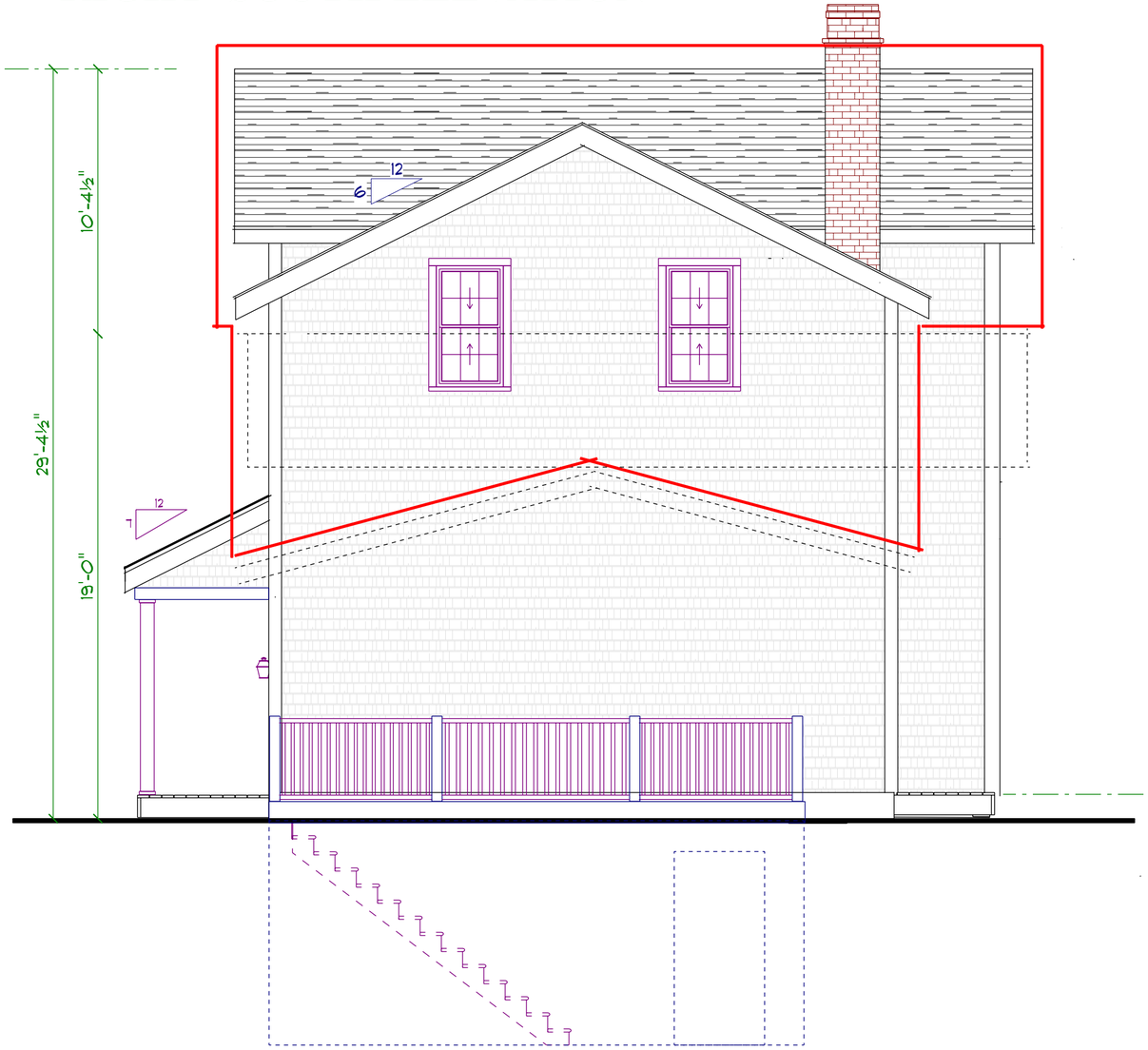
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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"

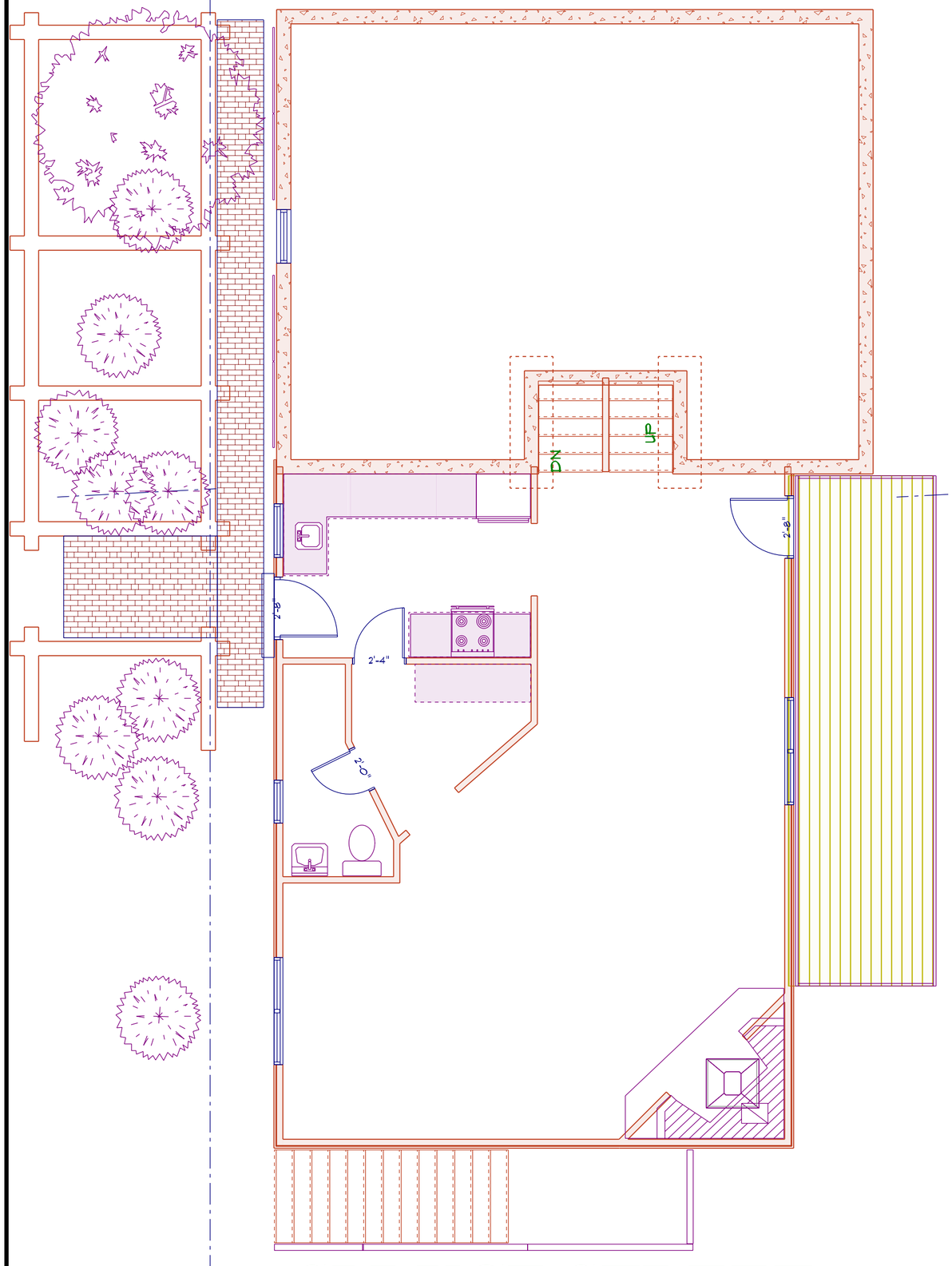
DRAWN BY: VO

DATE: 2-25-25

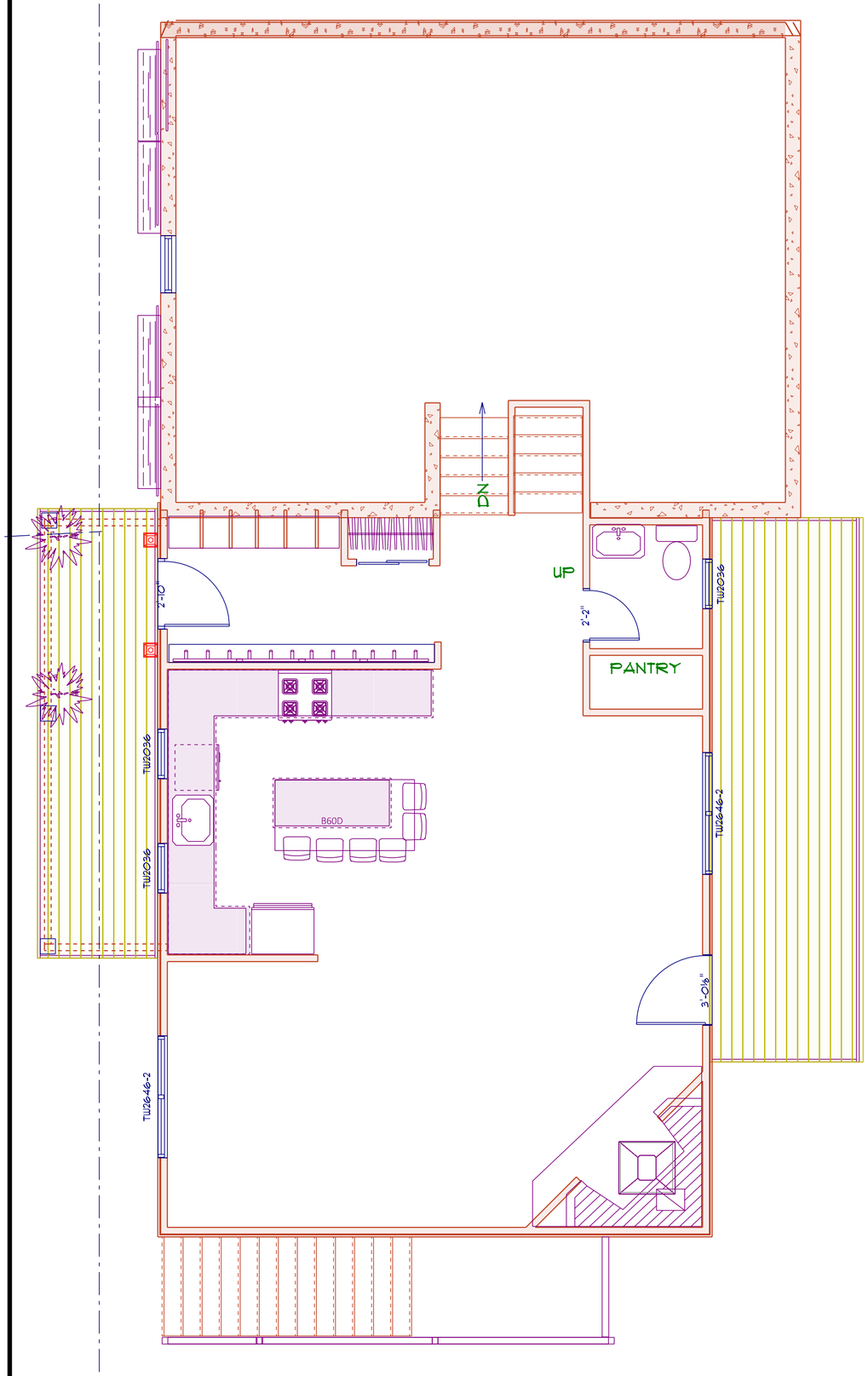
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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"

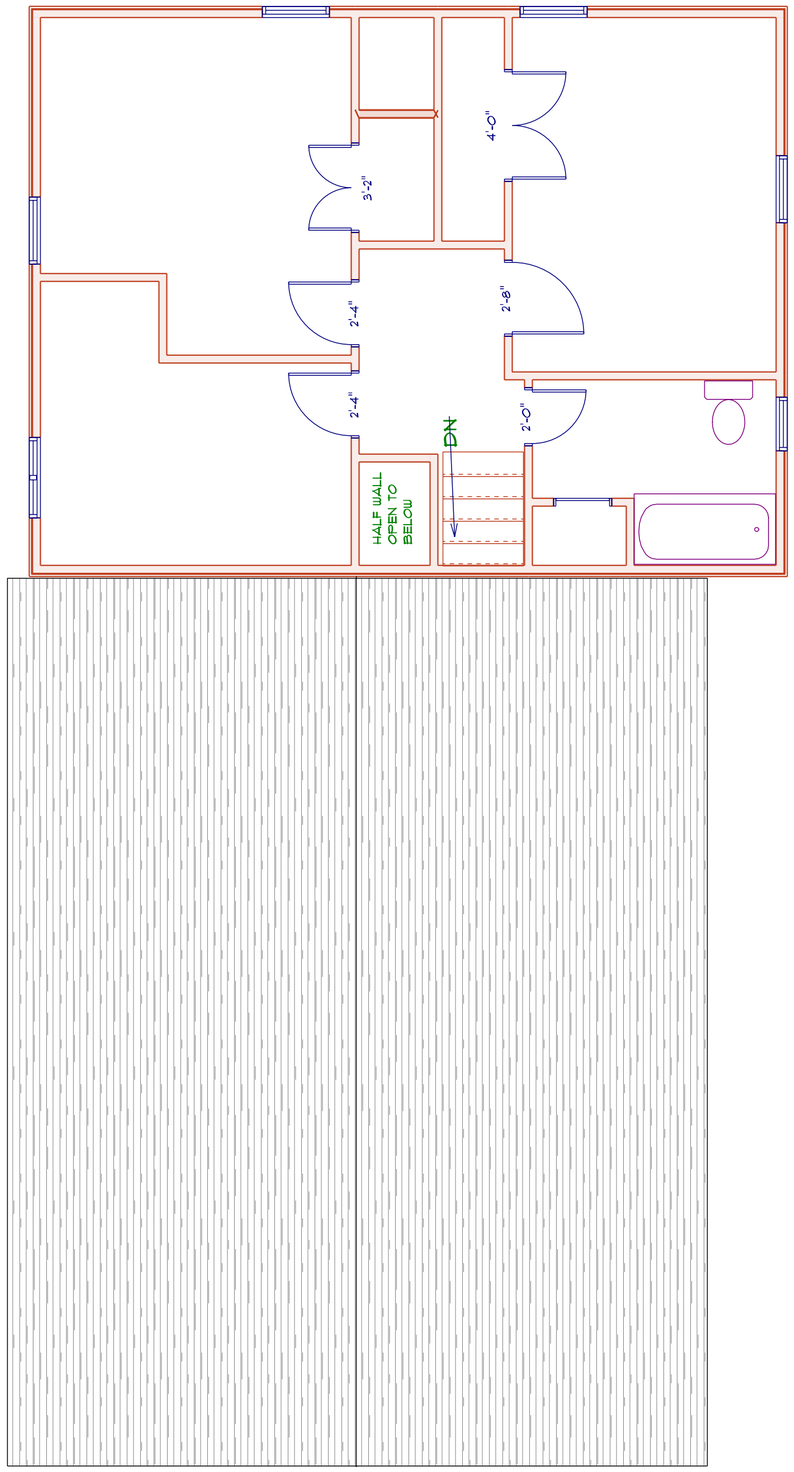
DRAWN BY: VO

DATE: 2-25-25

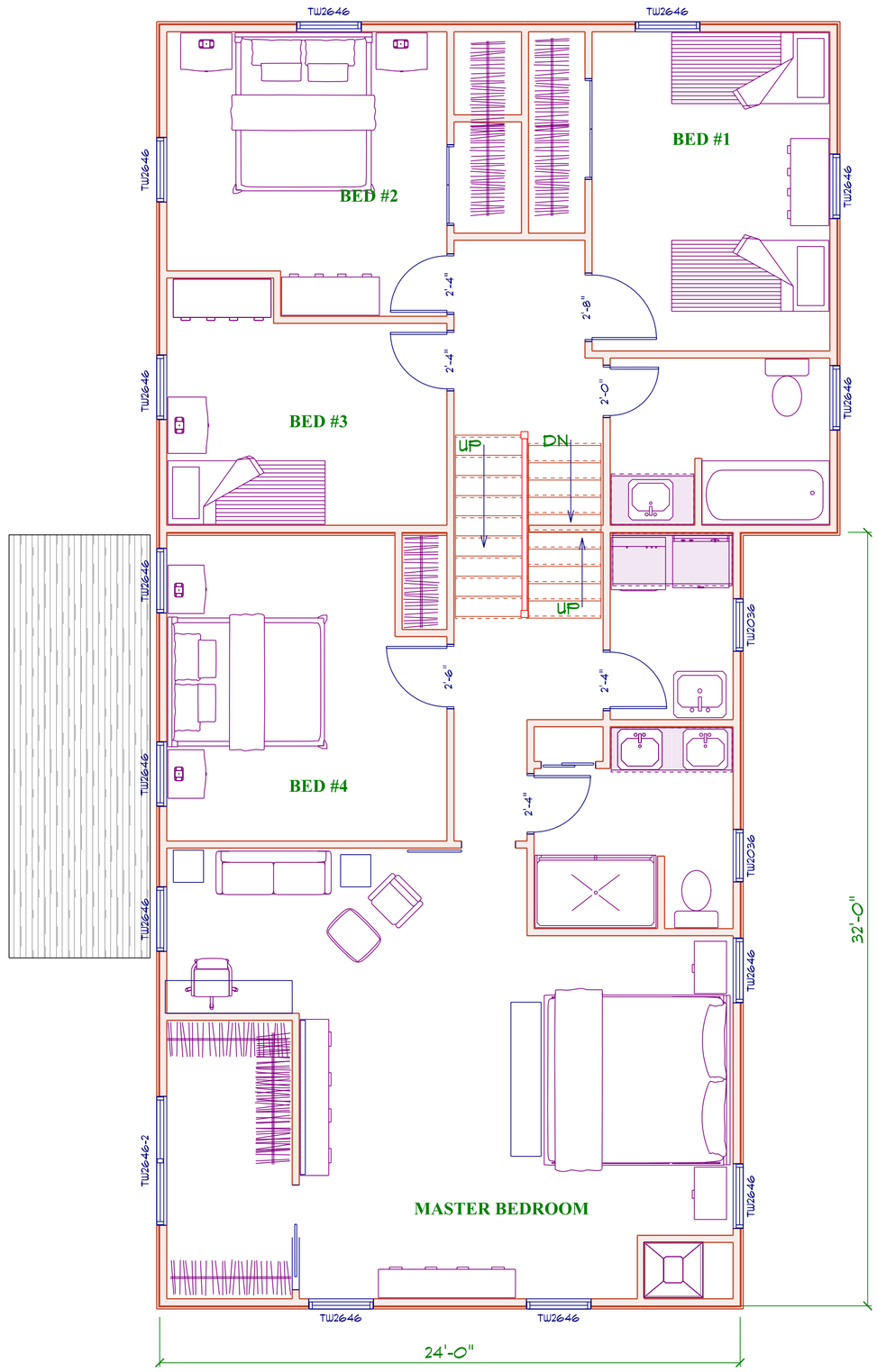
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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"

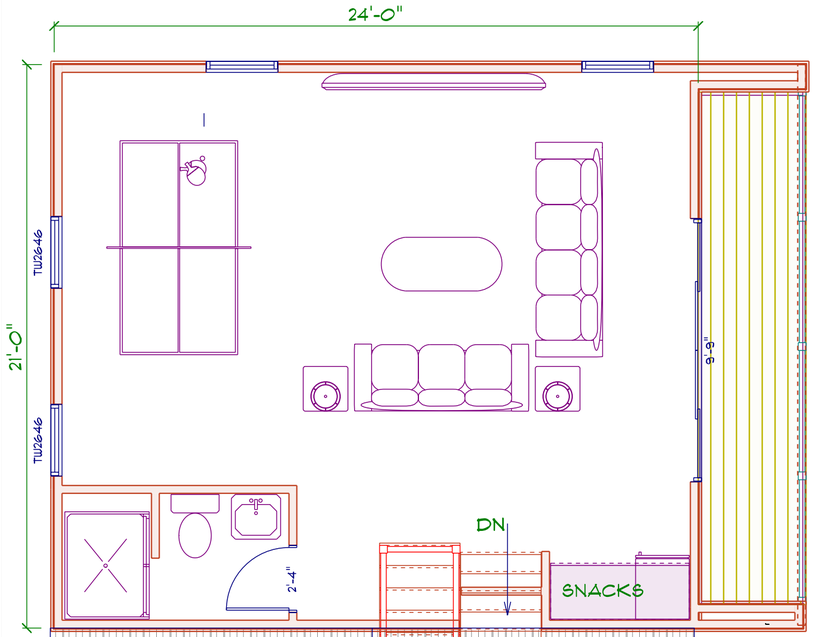
DRAWN BY: VO

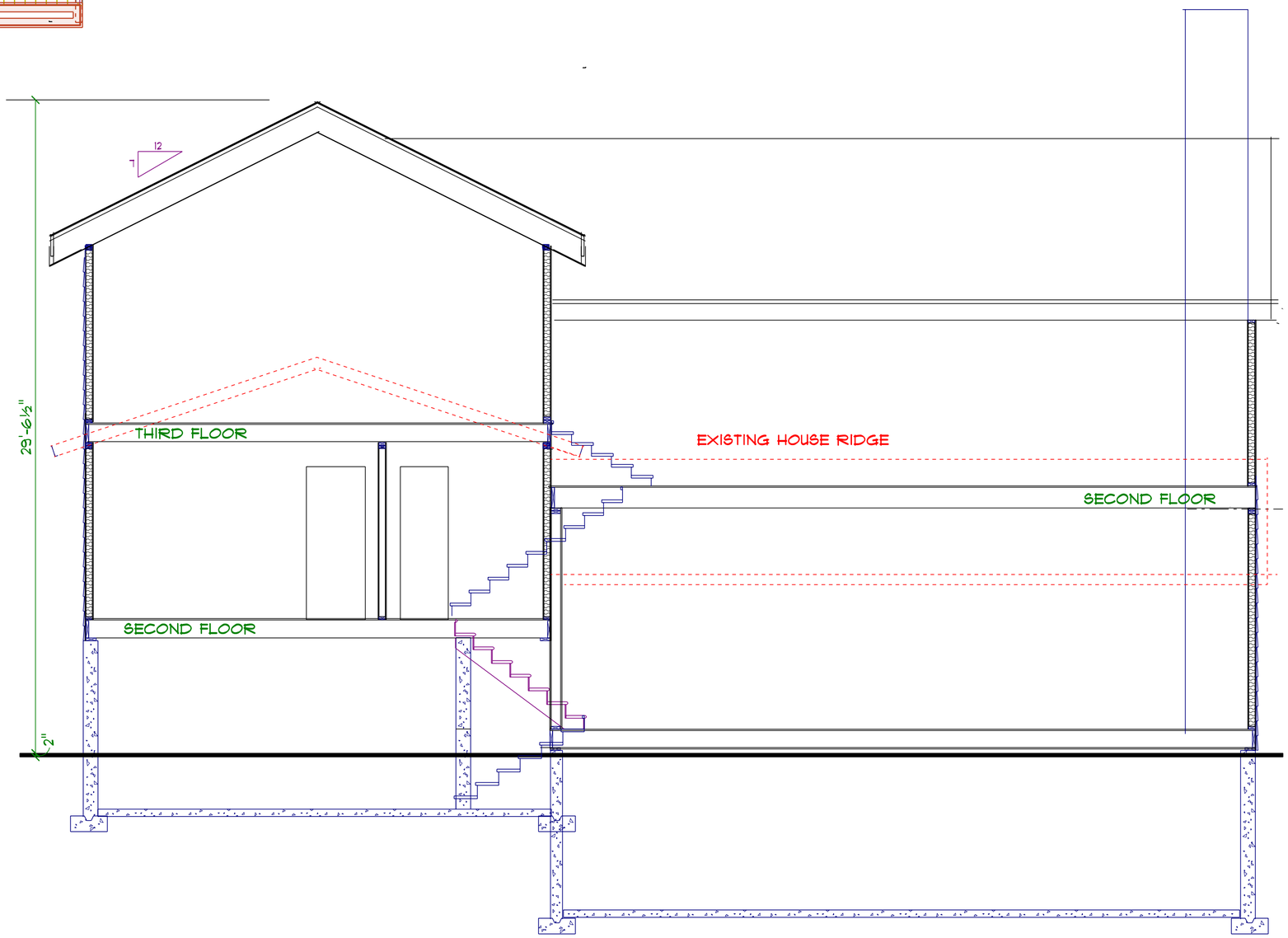
DATE: 2-25-25

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

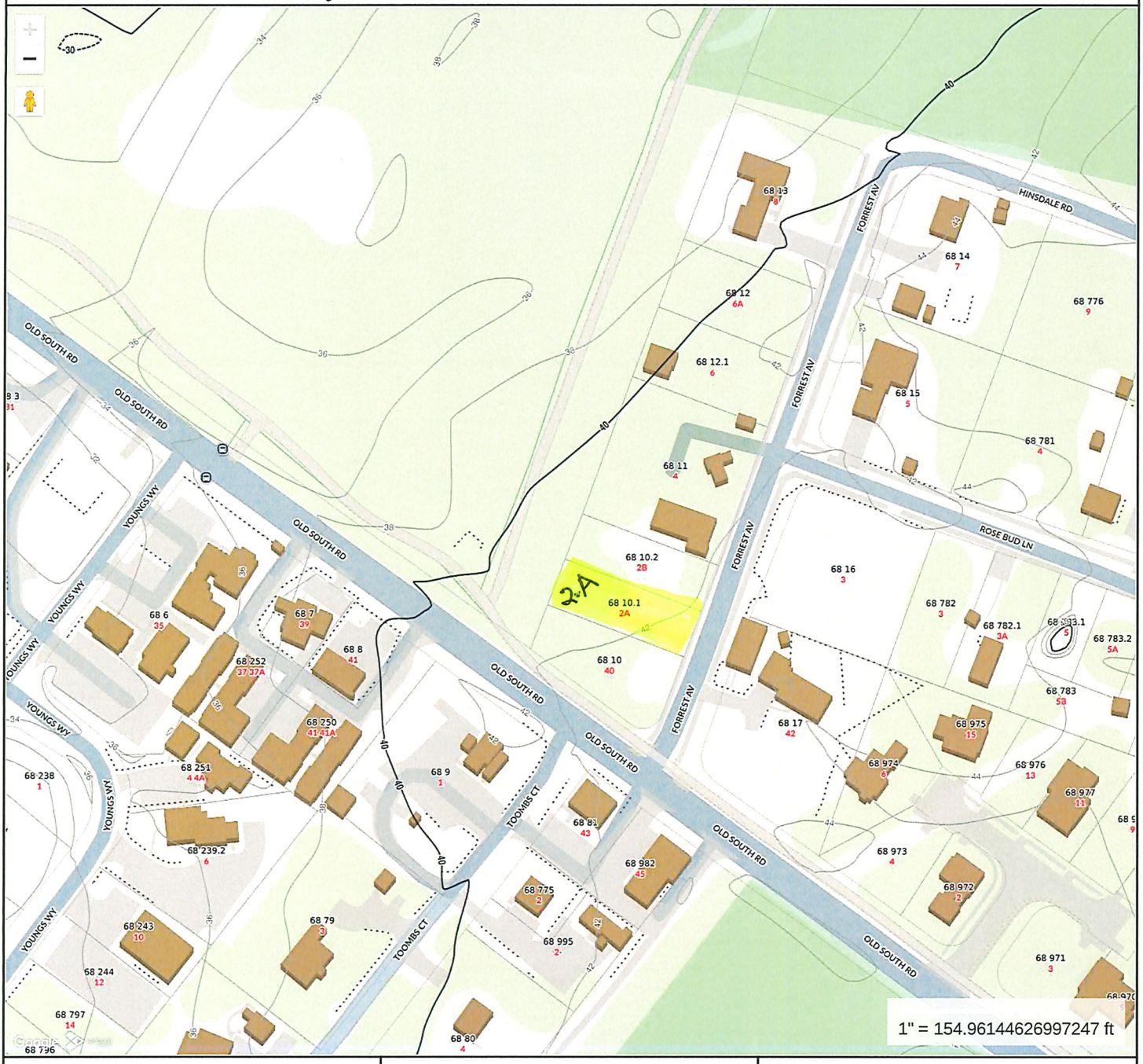
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

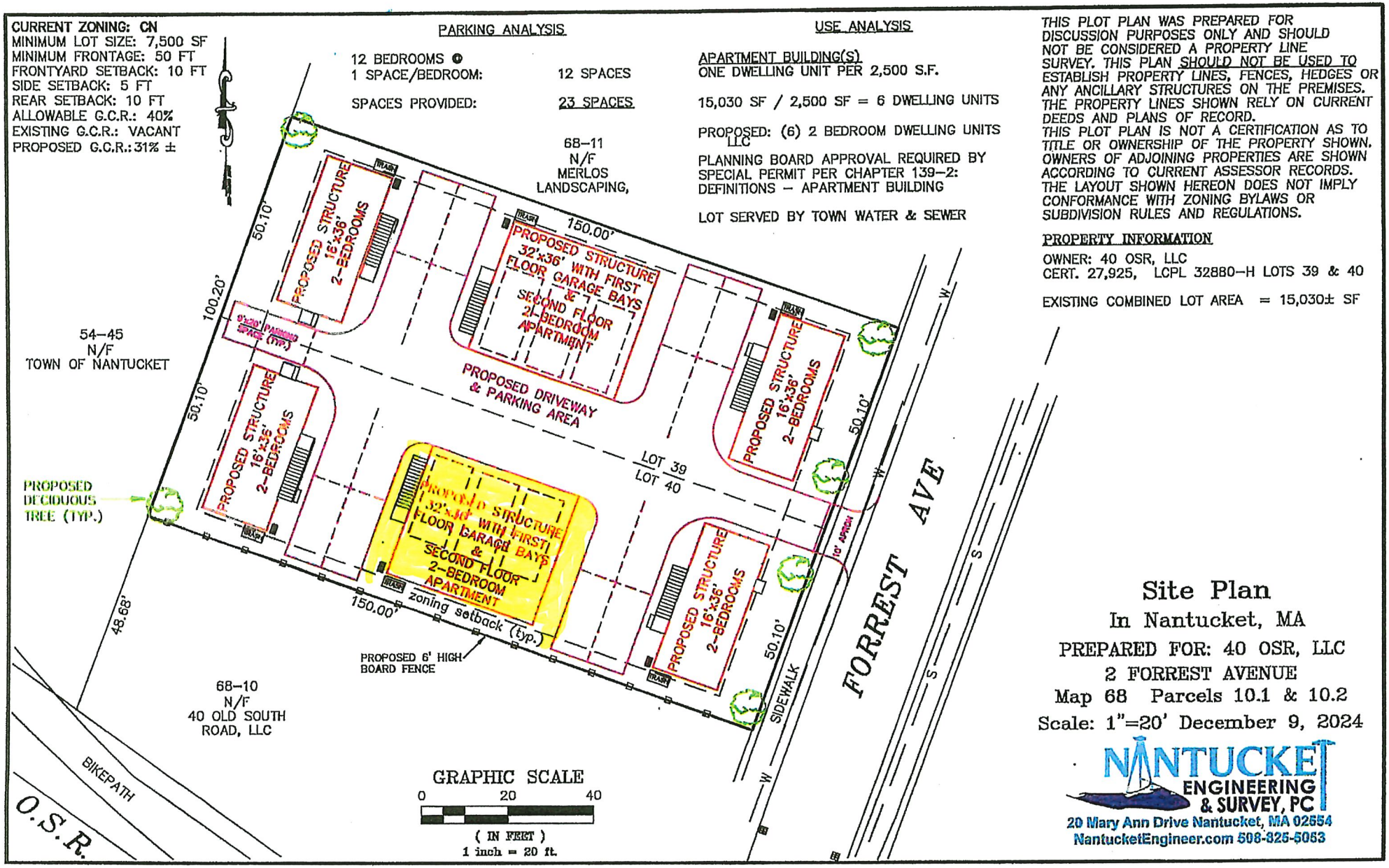


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

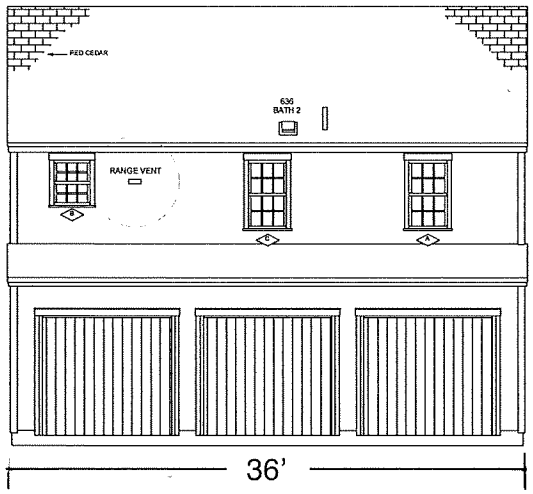
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' December 9, 2024

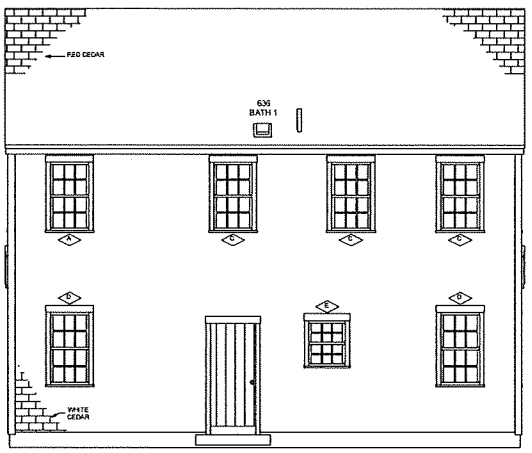
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5063



FRONT ELEVATION

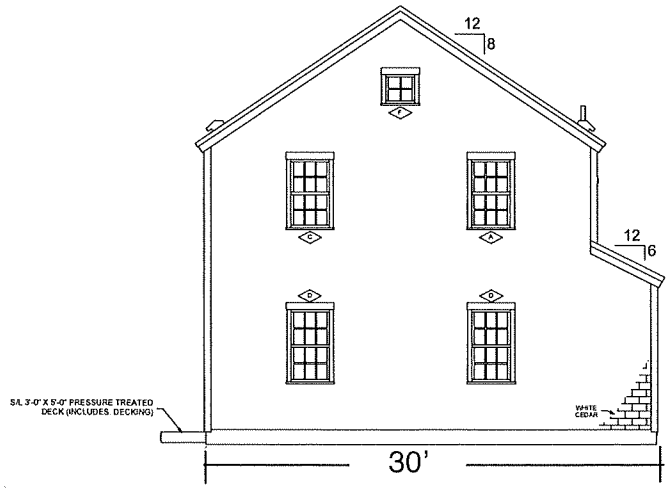
North

28'



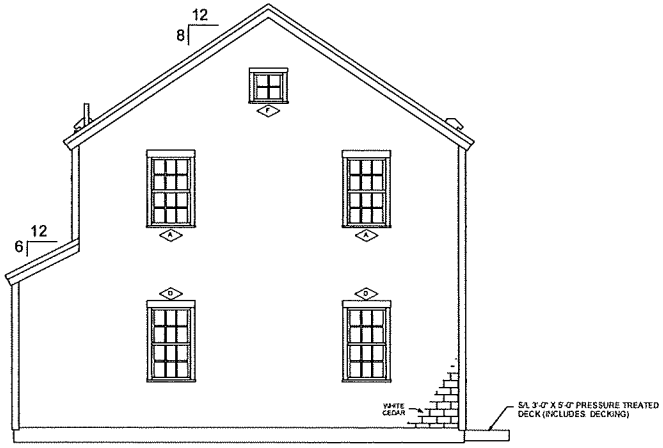
REAR ELEVATION

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

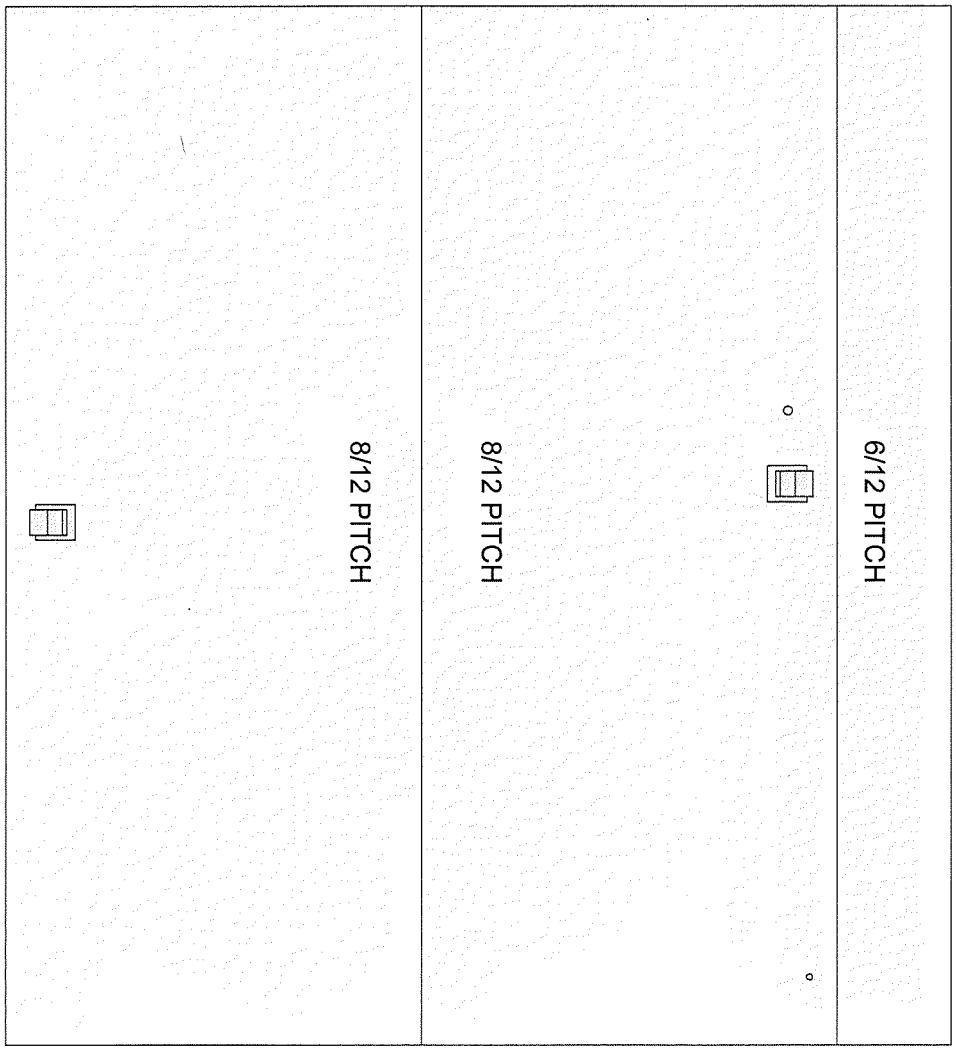
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

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:

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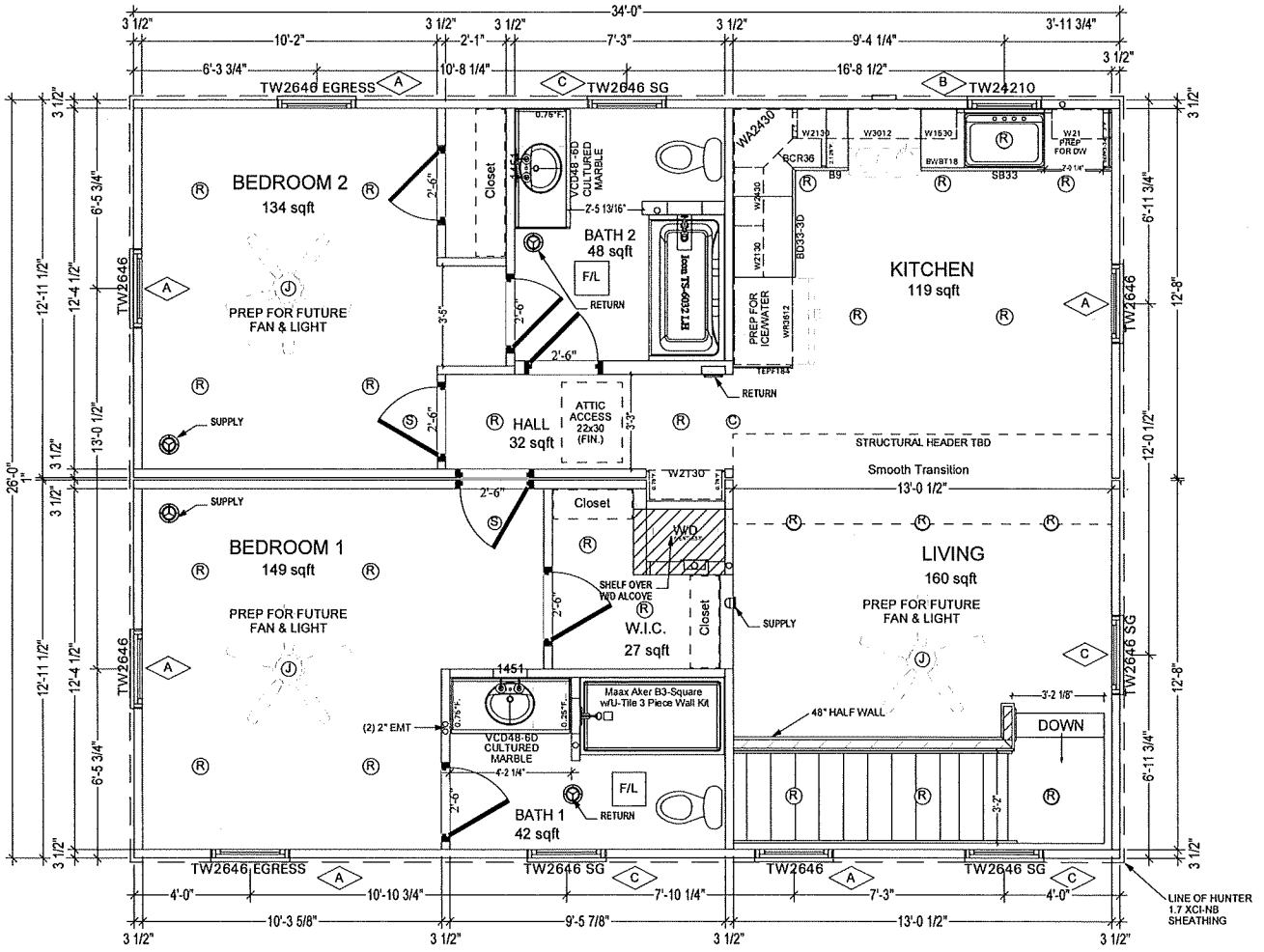
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

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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

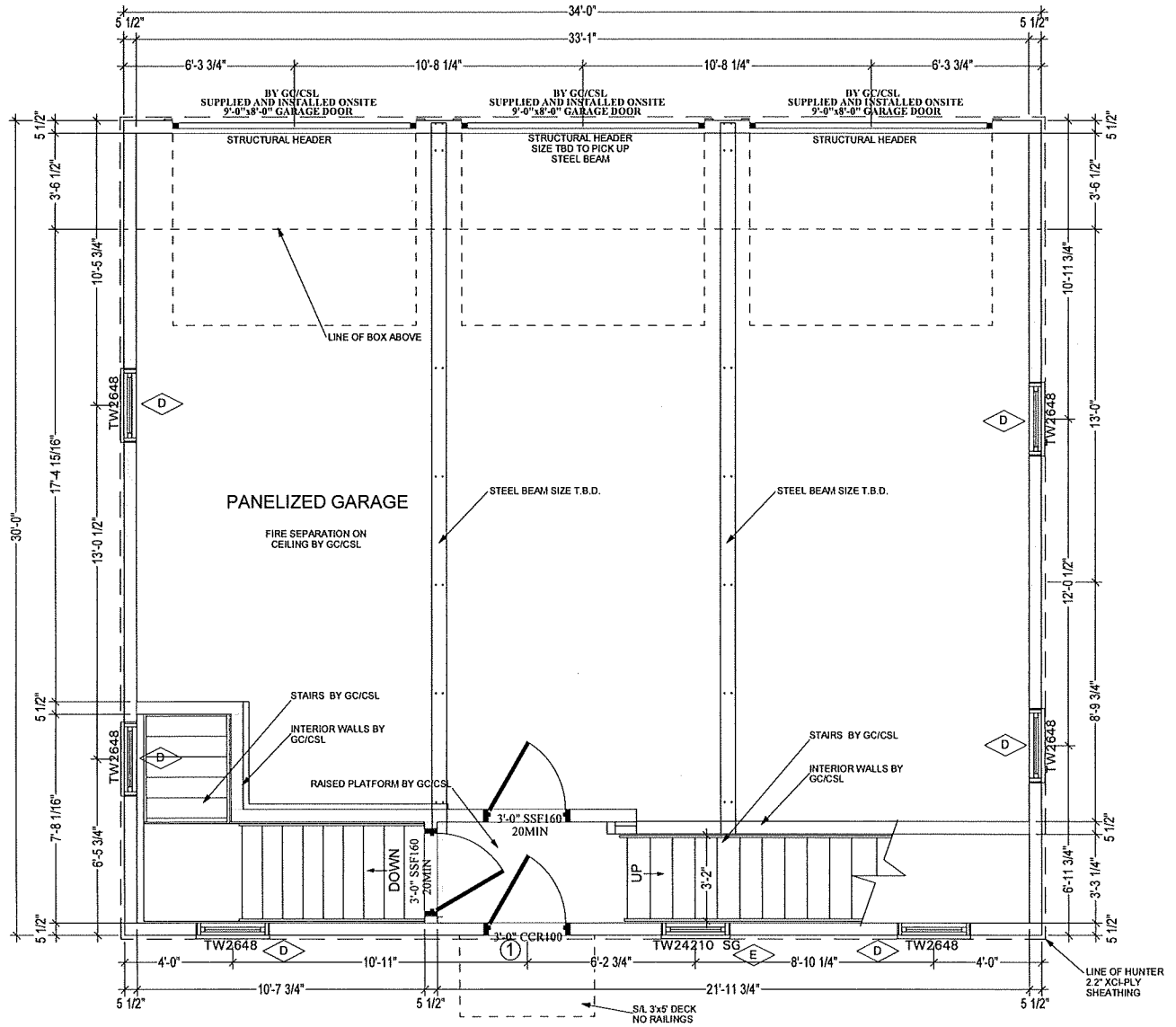
1ST FLOOR PLAN

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

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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

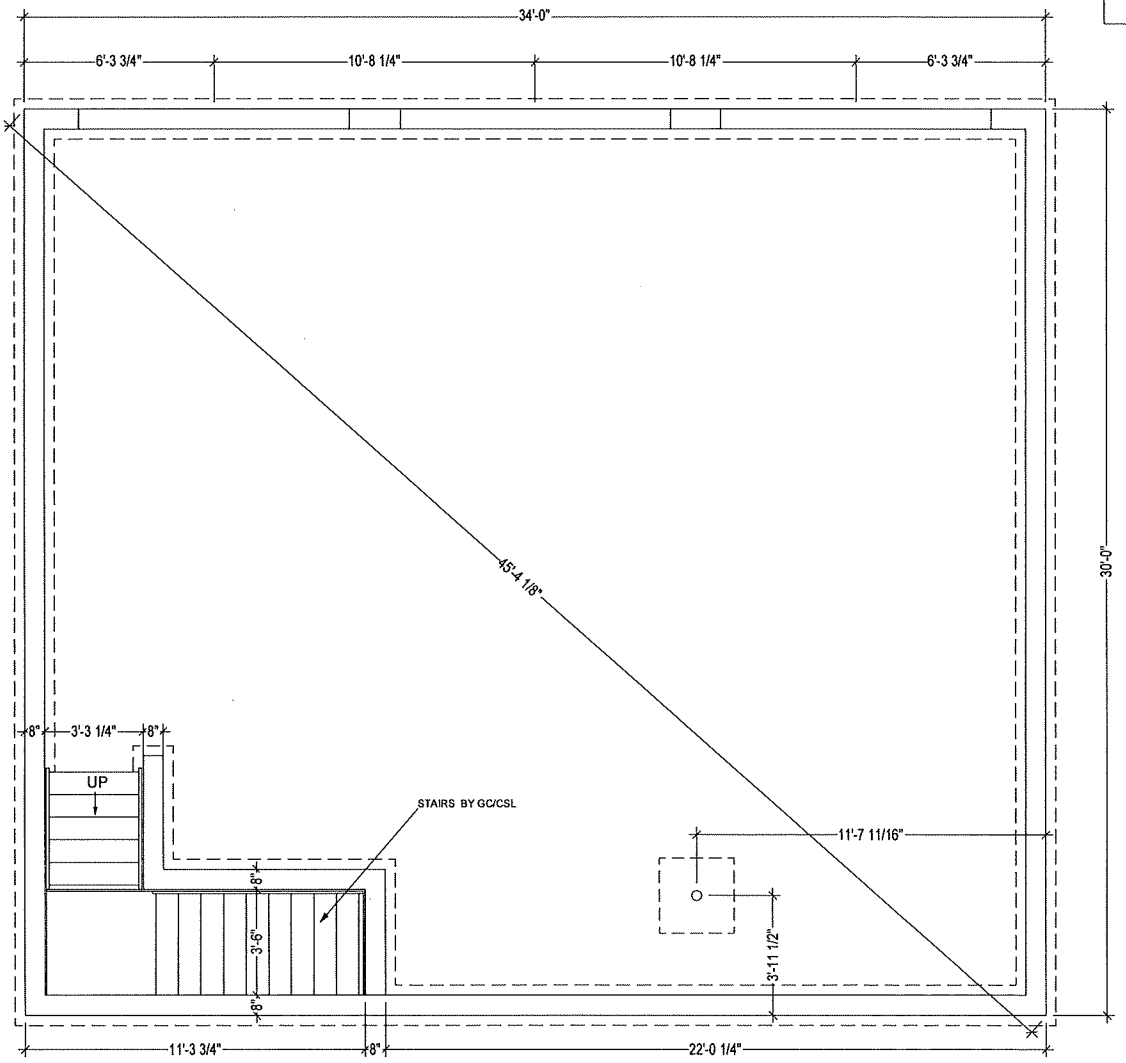
PANELIZED GARAGE

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

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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

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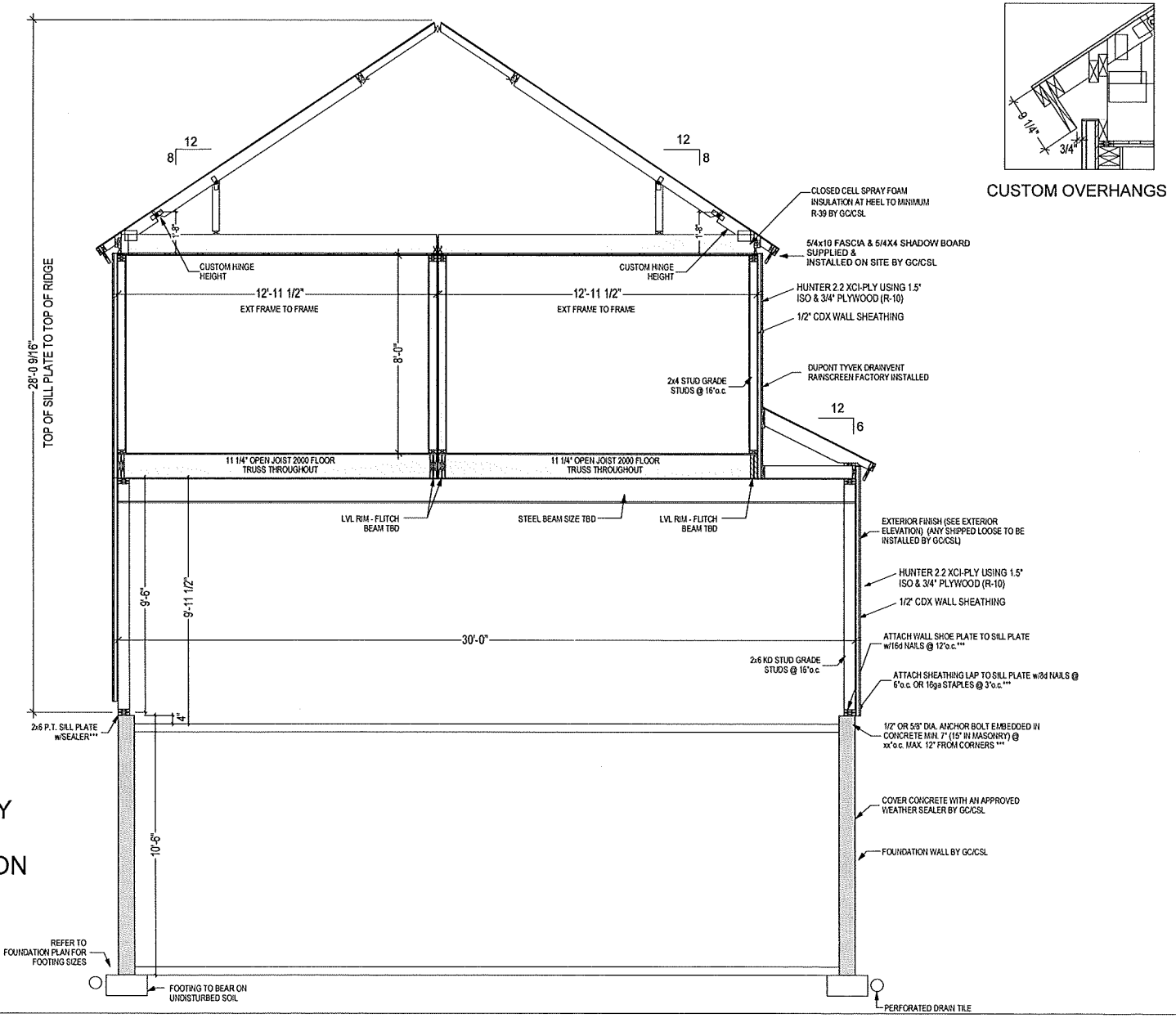

CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

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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"

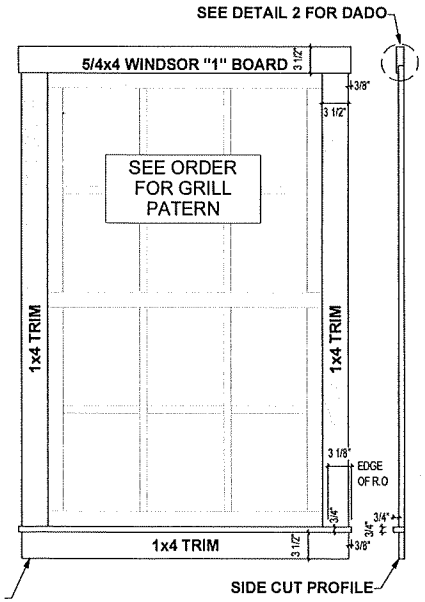
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

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

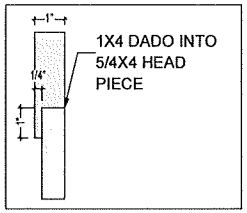
DOOR SCHEDULE

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



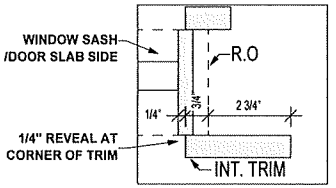
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



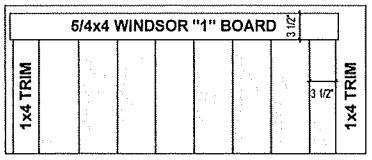
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



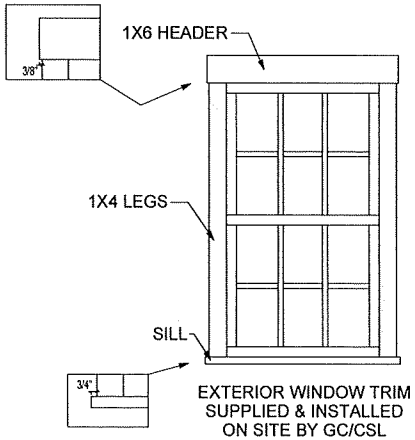
TRIM REVEAL AT CORNER

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

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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

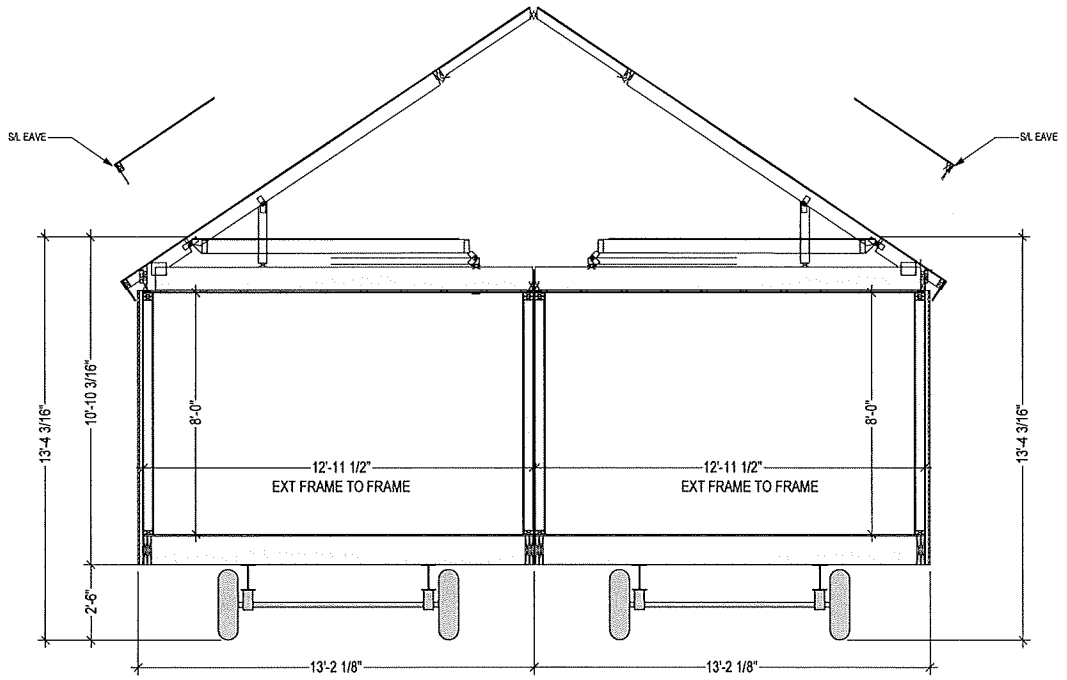
WINDOW/DOOR SCHEDULE & TRIM DETAILS

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"

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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

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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
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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
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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

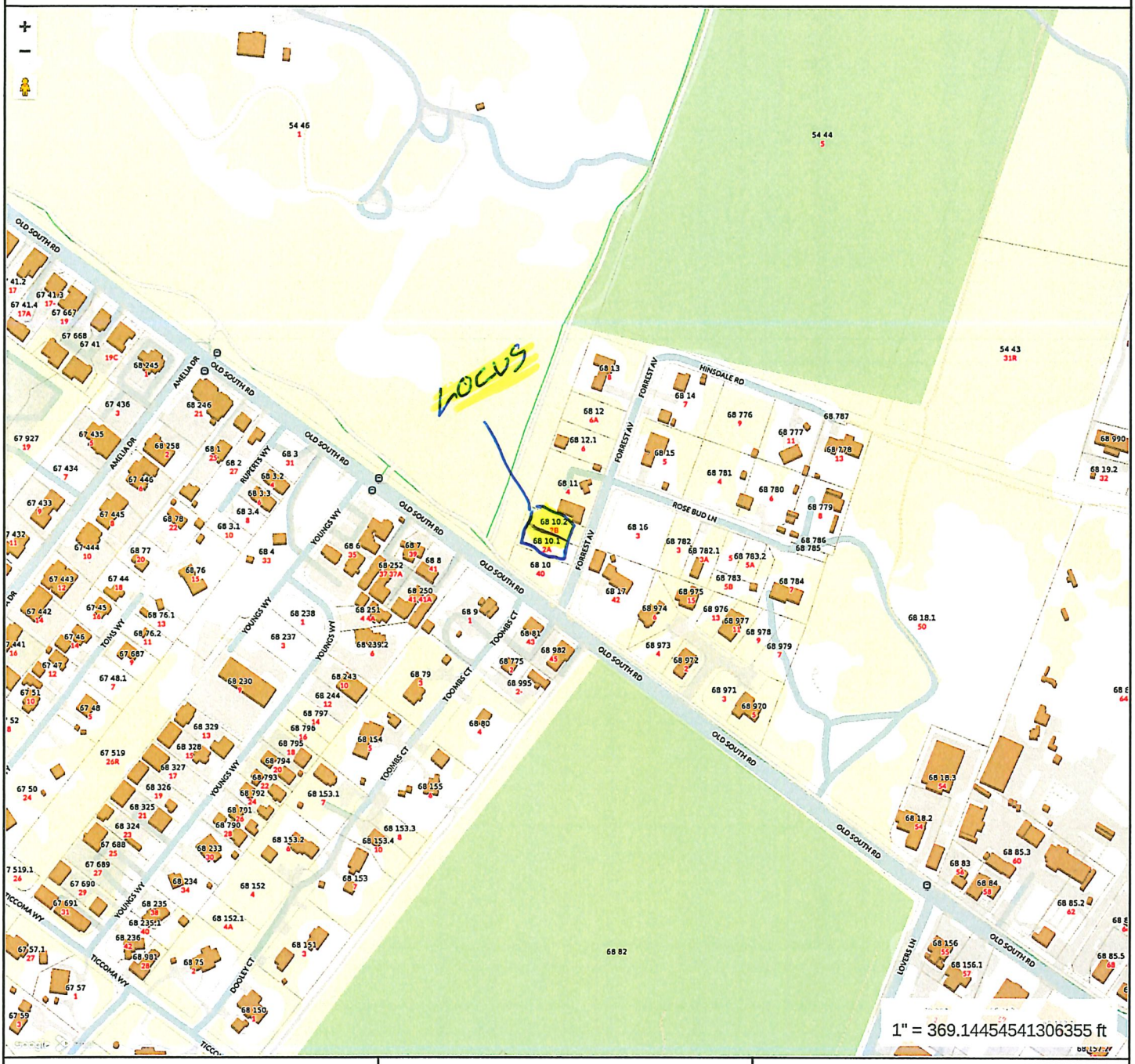
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

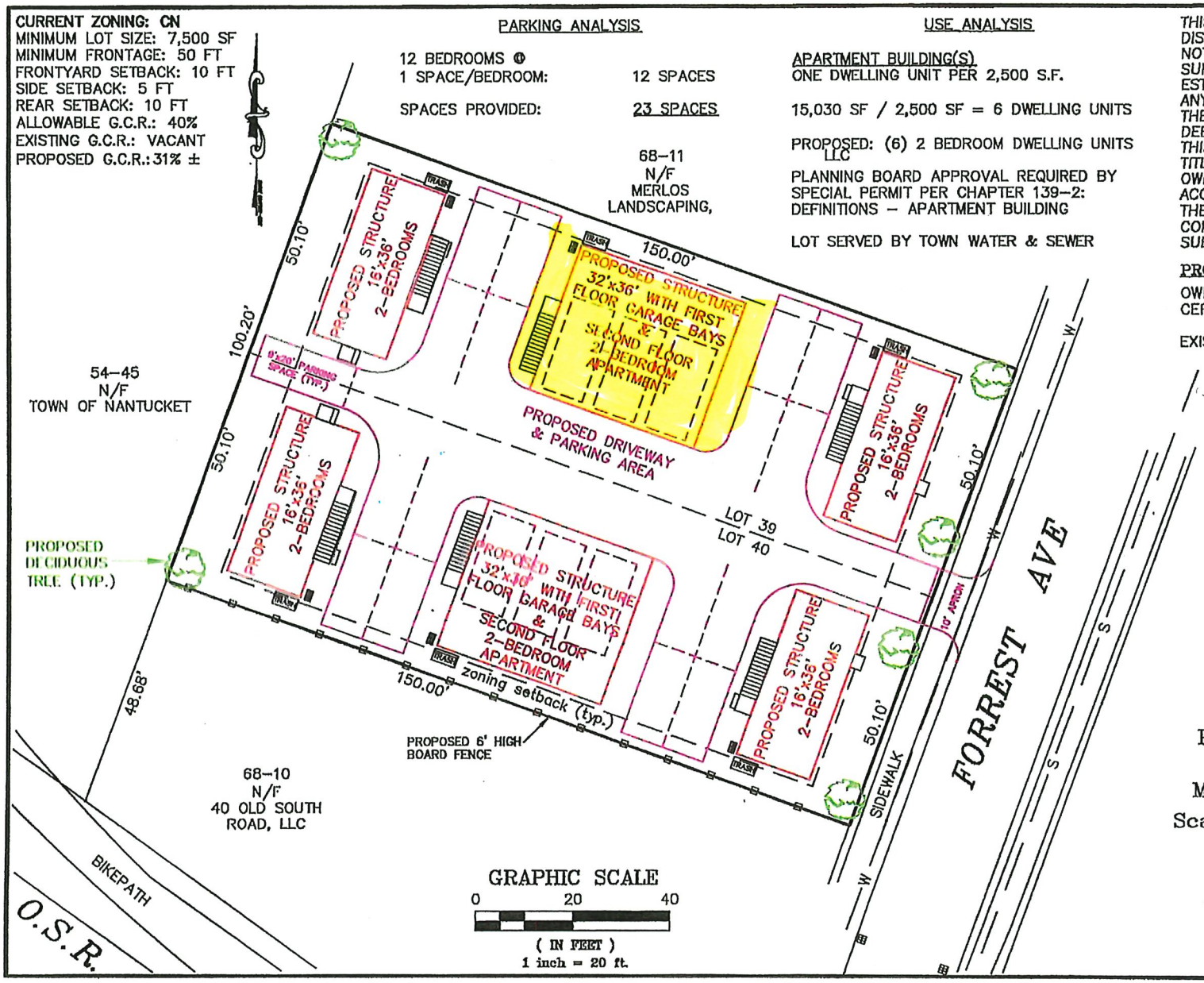
LOT SERVED BY TOWN WATER & SEWER

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

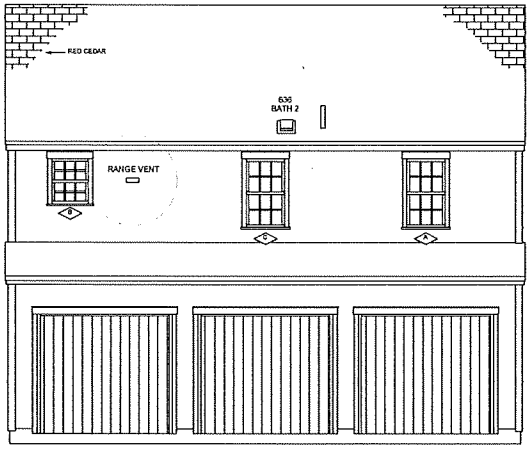


Site Plan

In Nantucket, MA

PREPARED FOR: 40 OSR, LLC
2 FORREST AVENUE
Map 68 Parcels 10.1 & 10.2
Scale: 1"=20' December 9, 2024

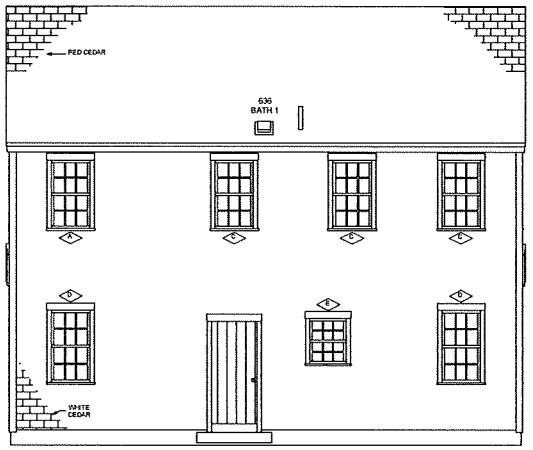
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



FRONT ELEVATION

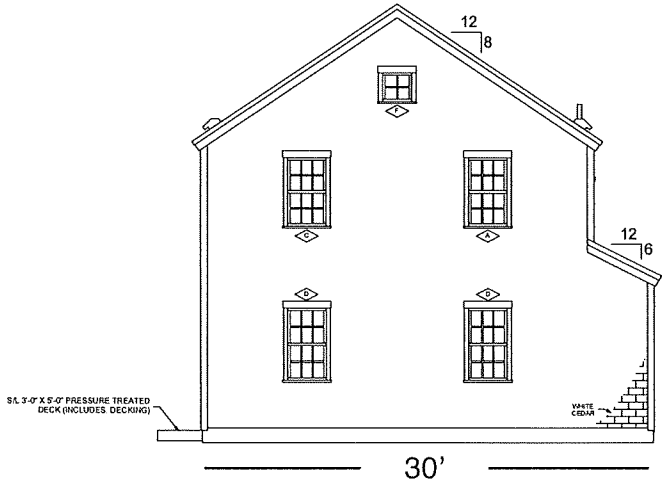
South

28'



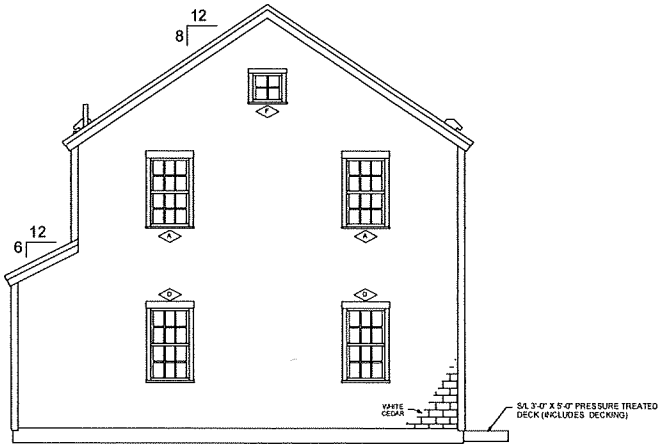
REAR ELEVATION

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

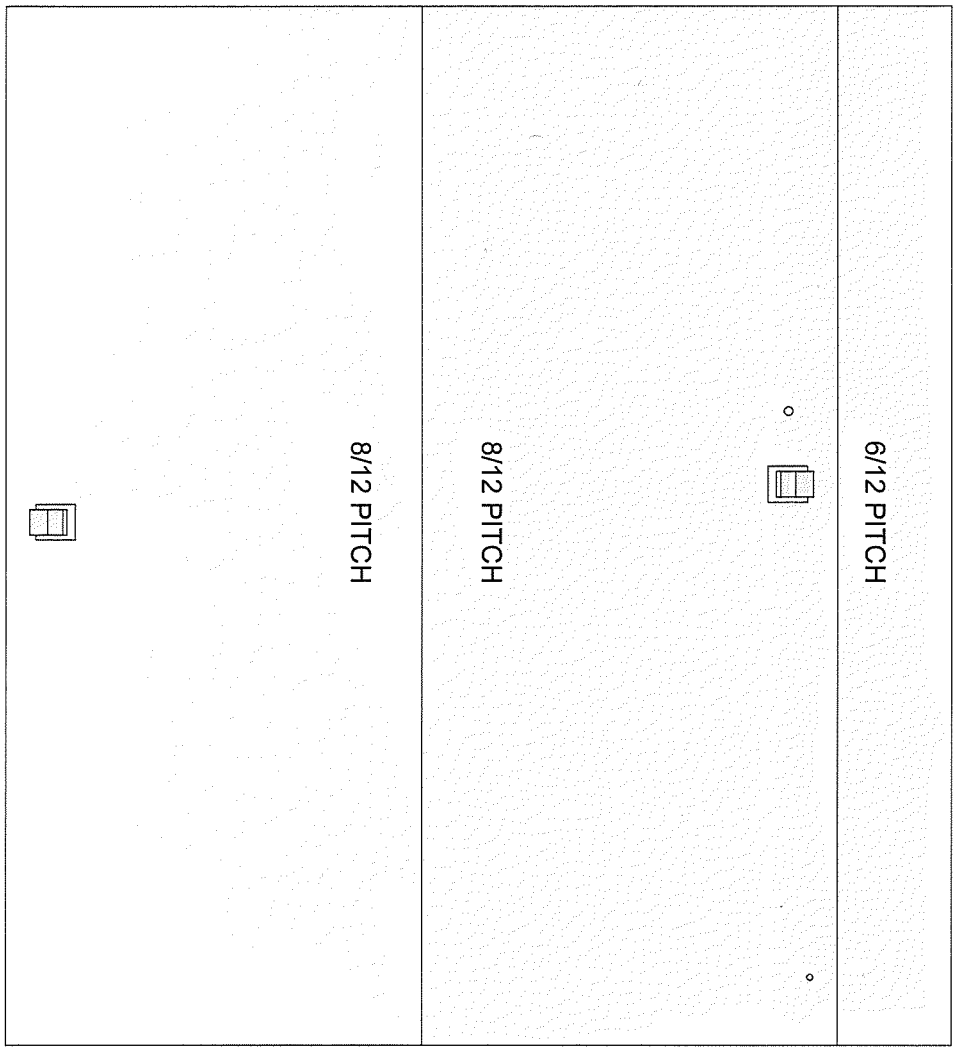
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

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:

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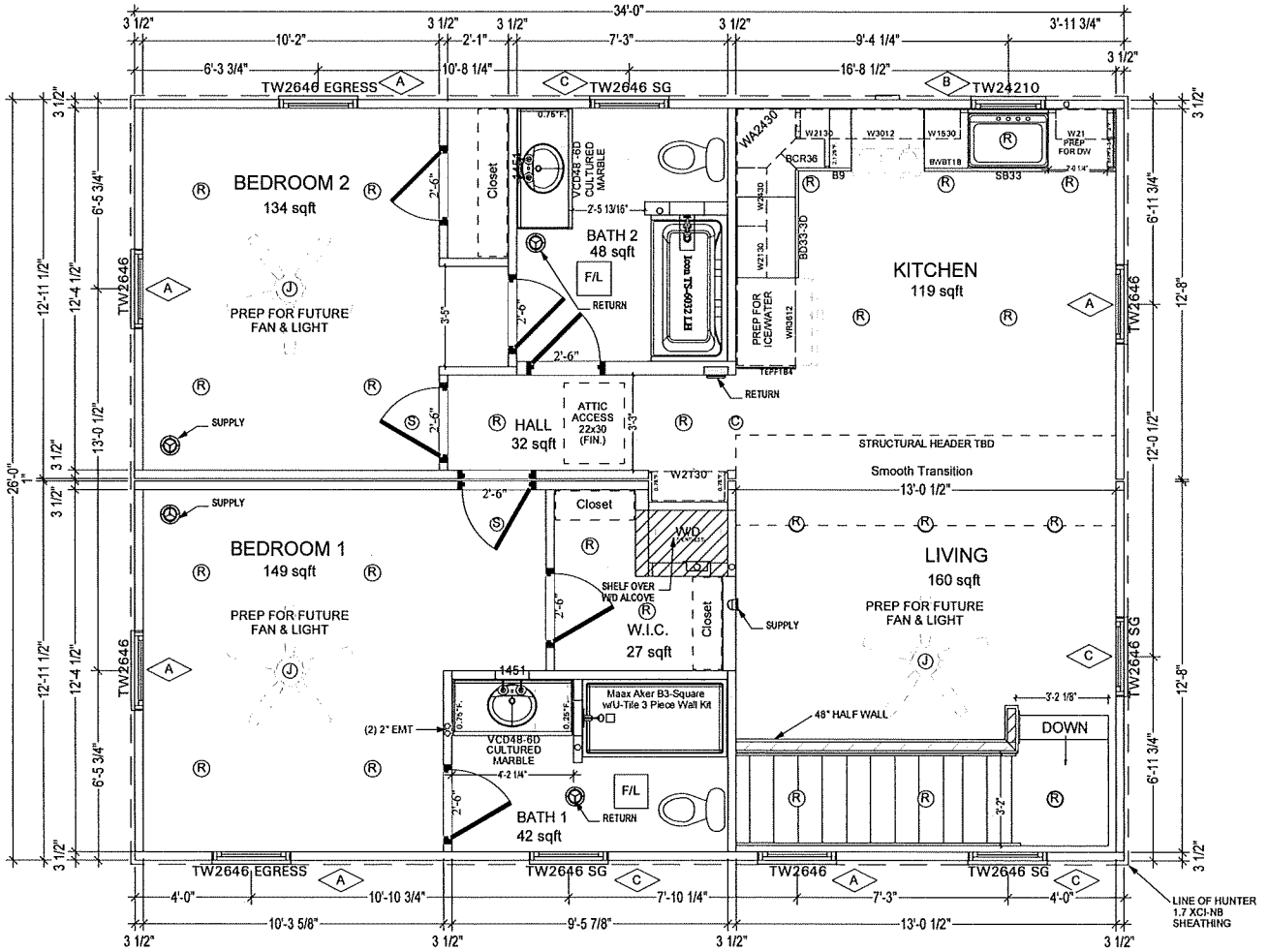
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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

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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"

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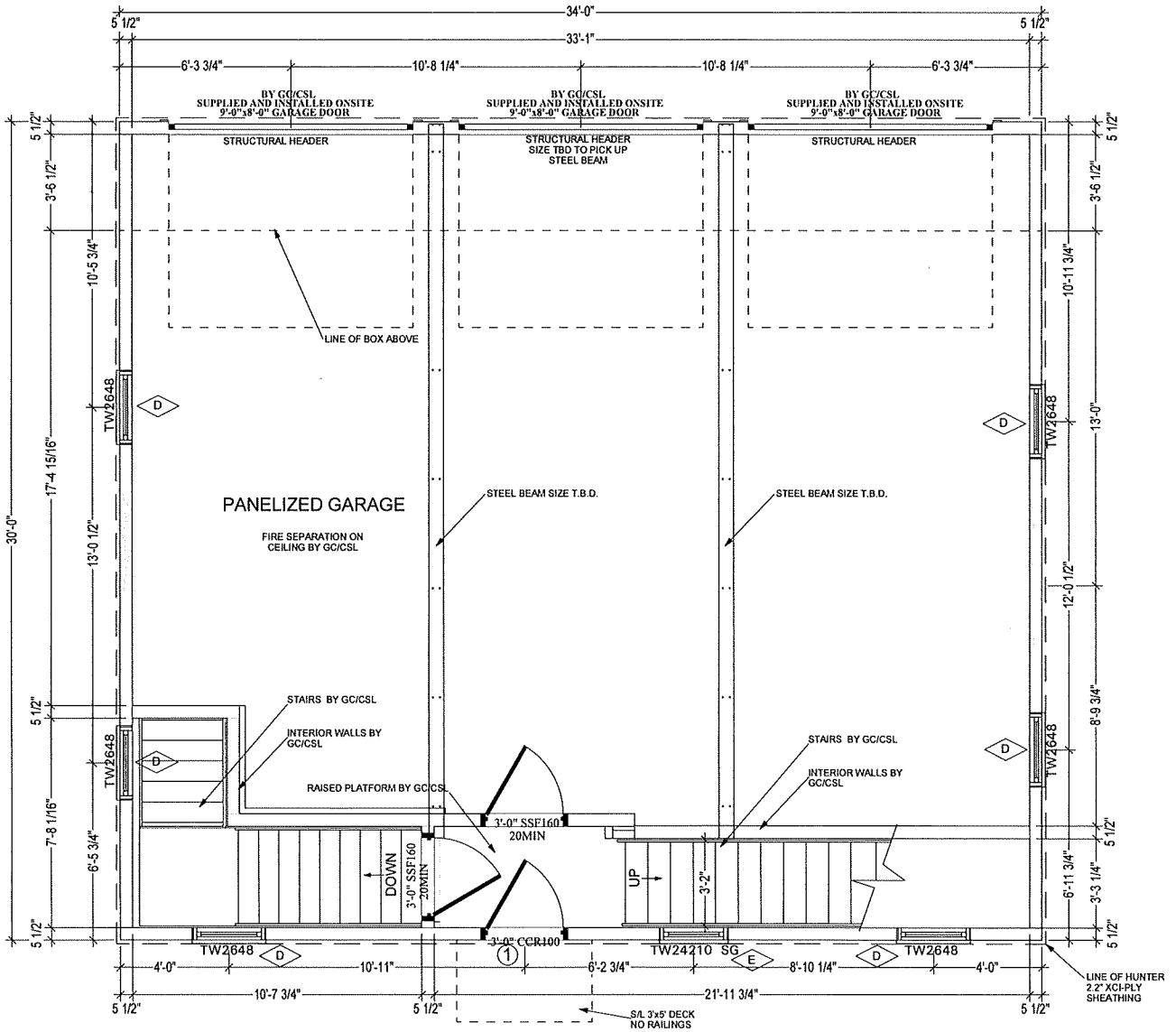
FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

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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

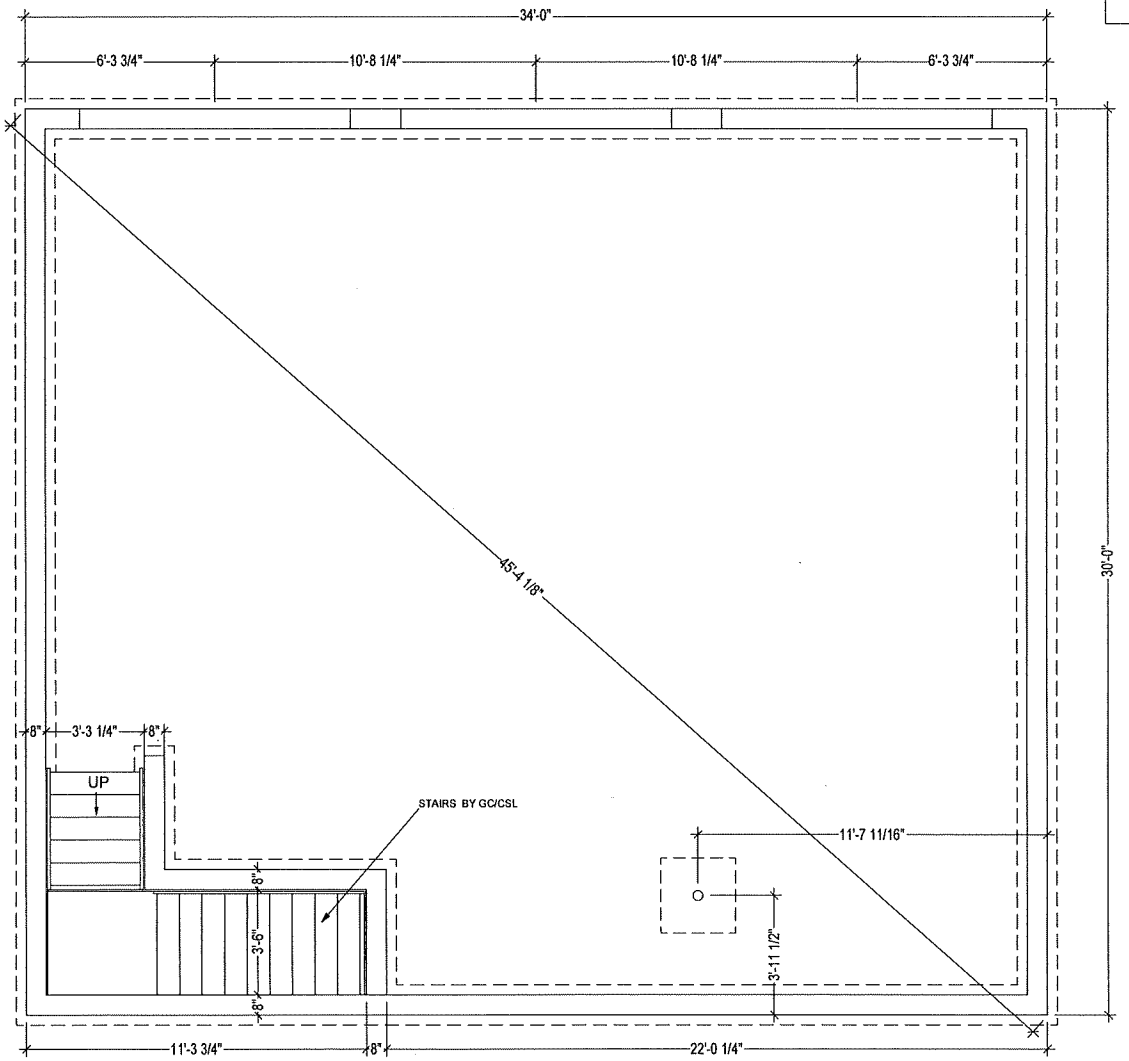
PANELIZED GARAGE

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

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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

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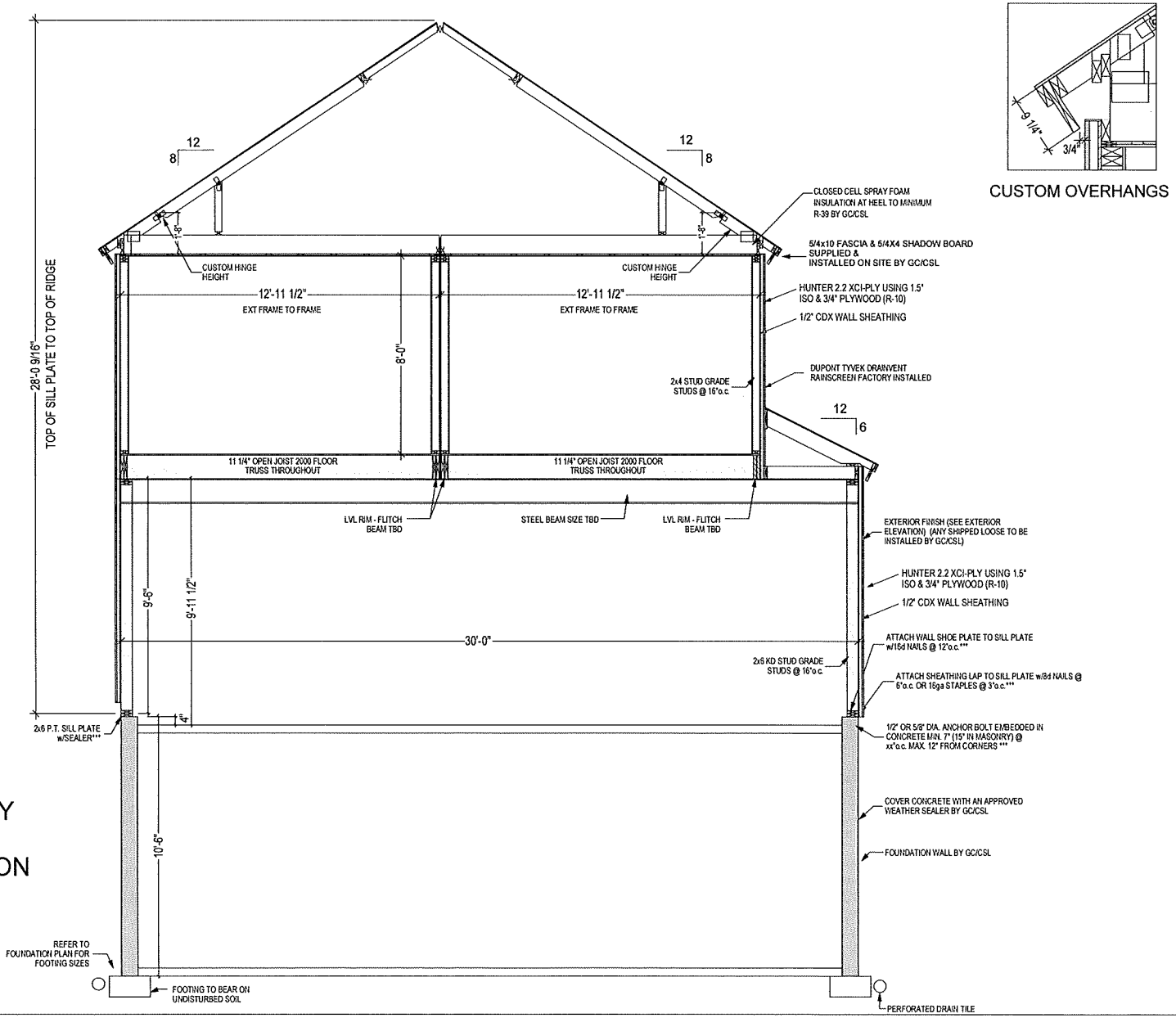

CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

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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"

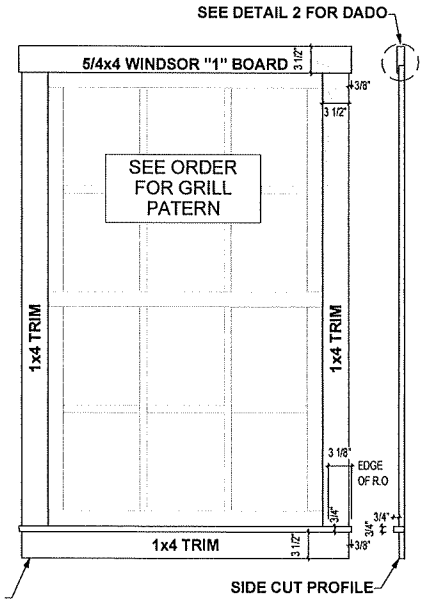
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

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

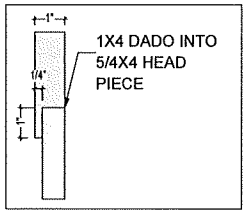
DOOR SCHEDULE

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



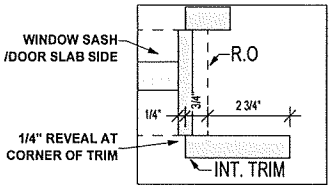
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



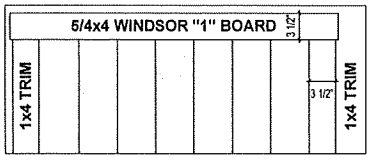
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



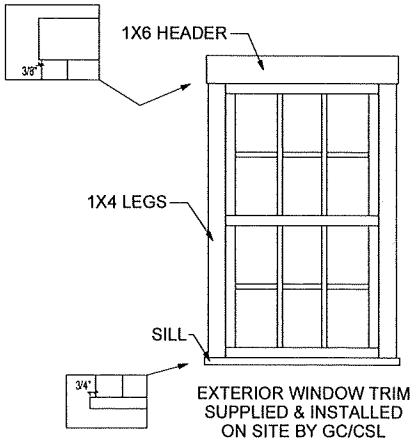
TRIM REVEAL AT CORNER

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

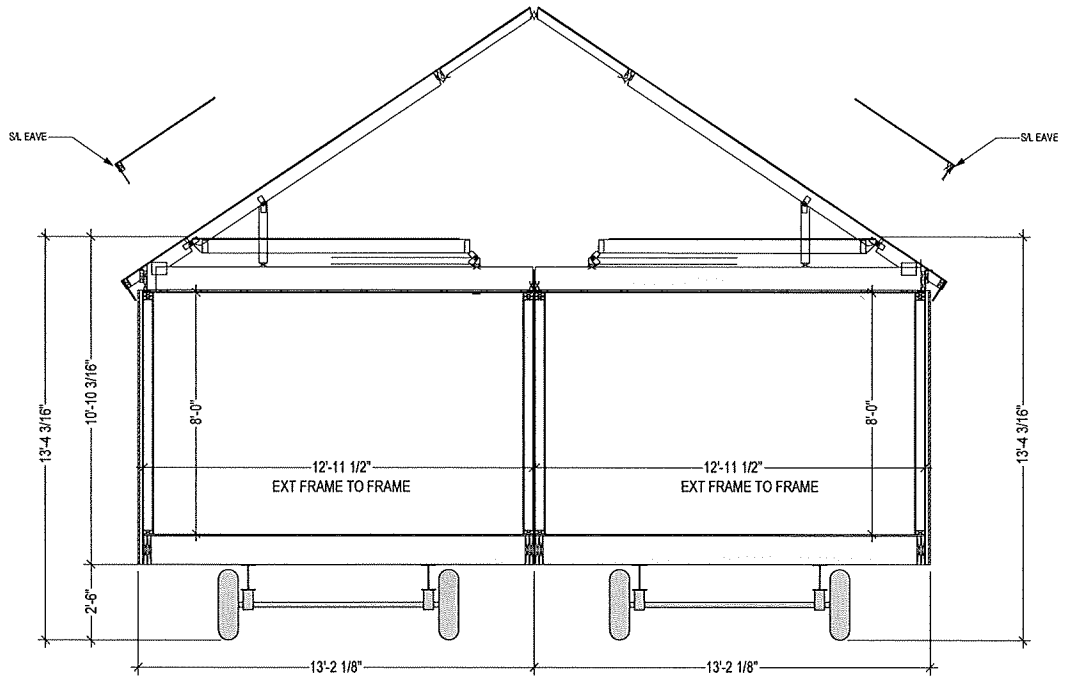
WINDOW/DOOR SCHEDULE & TRIM DETAILS

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

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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

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- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

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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

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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

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- ☐ 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

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- ☒ 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**								

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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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

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JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

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Street and Apt. No.
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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
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Total Postage and Fees
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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
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VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

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- Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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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
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- Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
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CRESSMAN NATHAN D & LISA
L
401 SUNSET DR
GREENSBORO, NC 27408

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- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
Street and Apt. No.
City, State, ZIP+4®

82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

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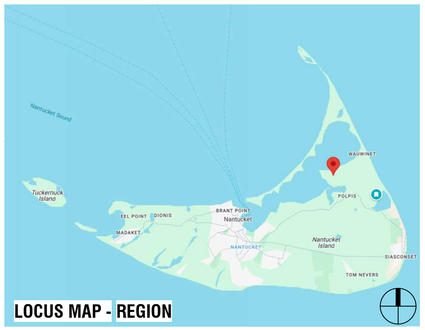
5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

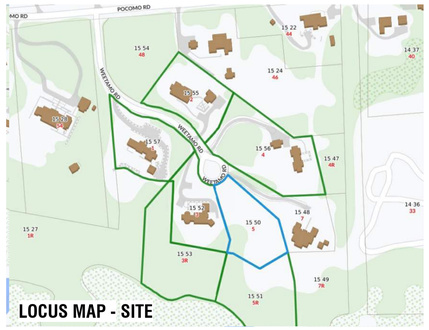




LOCUS MAP - REGION



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

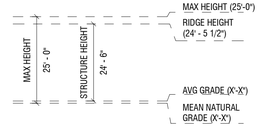
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM 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

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Nantucket, MA 02554
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SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

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SHEET REVISIONS

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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

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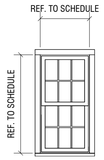
WINDOW SCHEDULE

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



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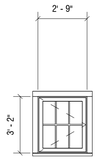
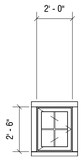
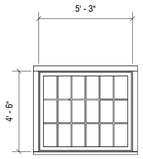
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



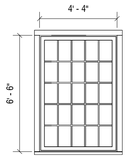
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

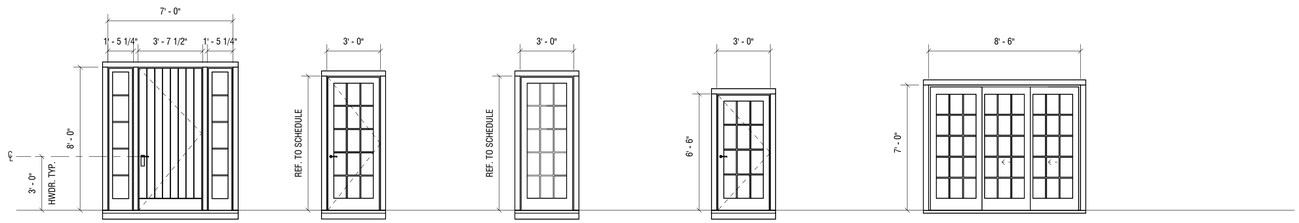


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



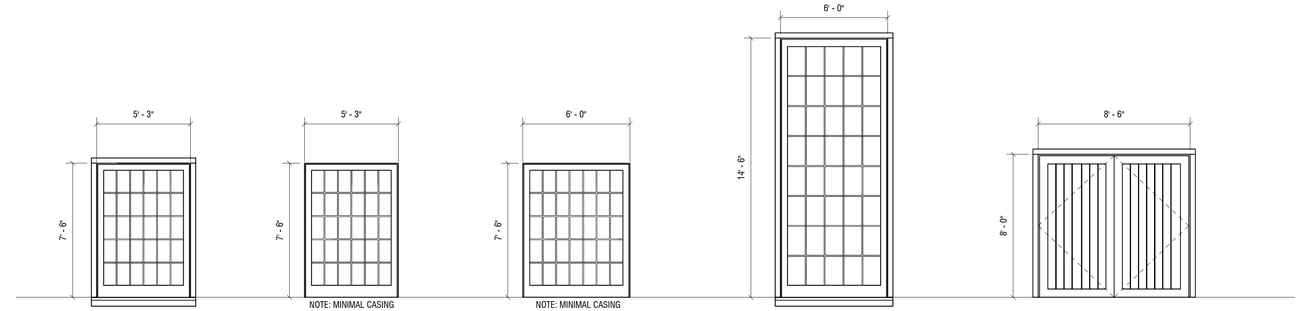
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

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
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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

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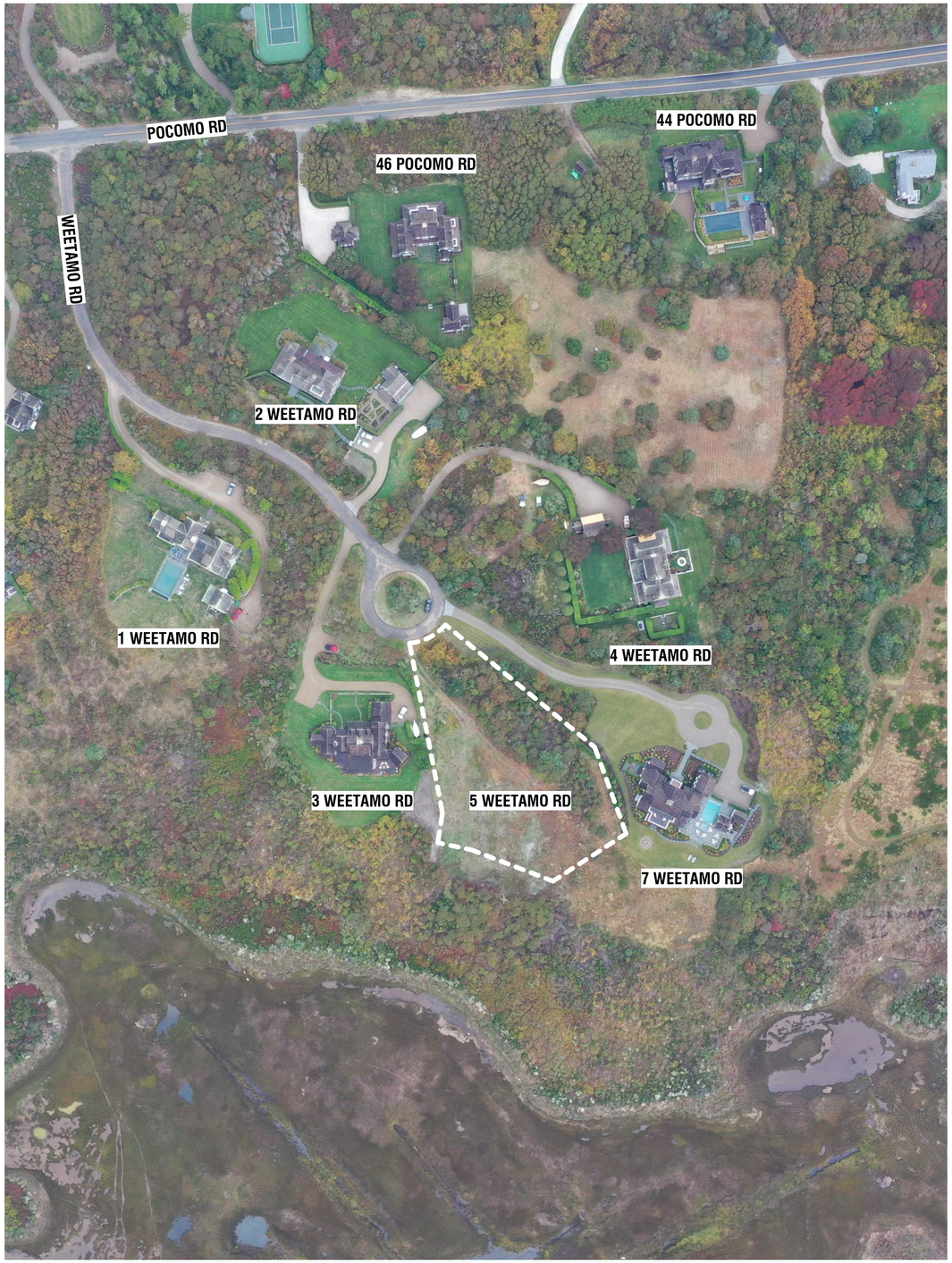



1. AERIALVIEW - LOOKING SOUTH



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

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SURVEYOR

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NANTUCKET, MA 02554
(508)825-5053

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SIGN & SEAL

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02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

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SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

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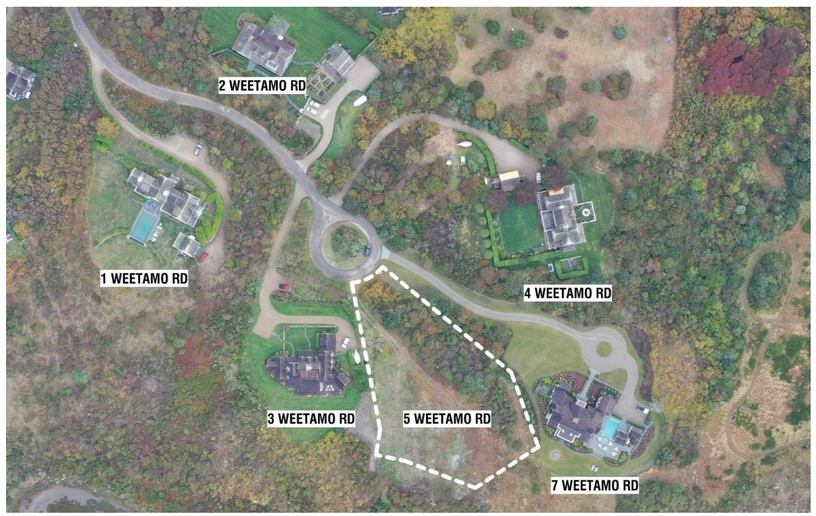
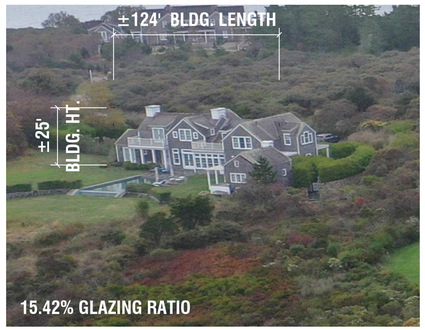
AERIAL PHOTO OF POCOMO HEAD

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%

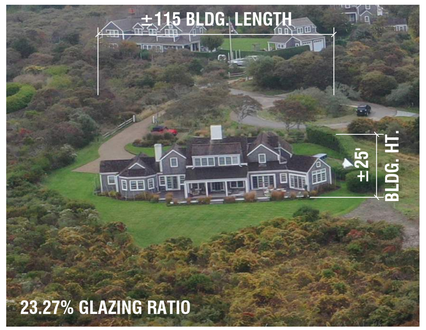


VICINITY MAP



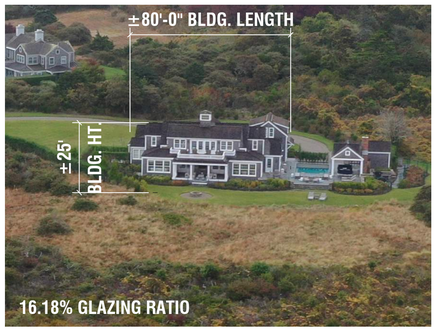
15.42% GLAZING RATIO

1 WEETAMO ROAD



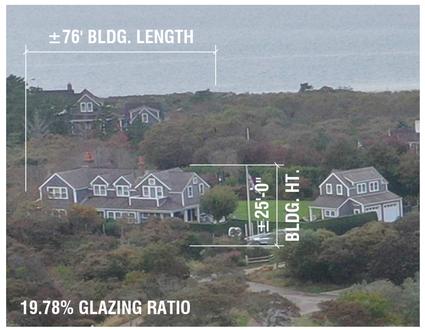
23.27% GLAZING RATIO

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

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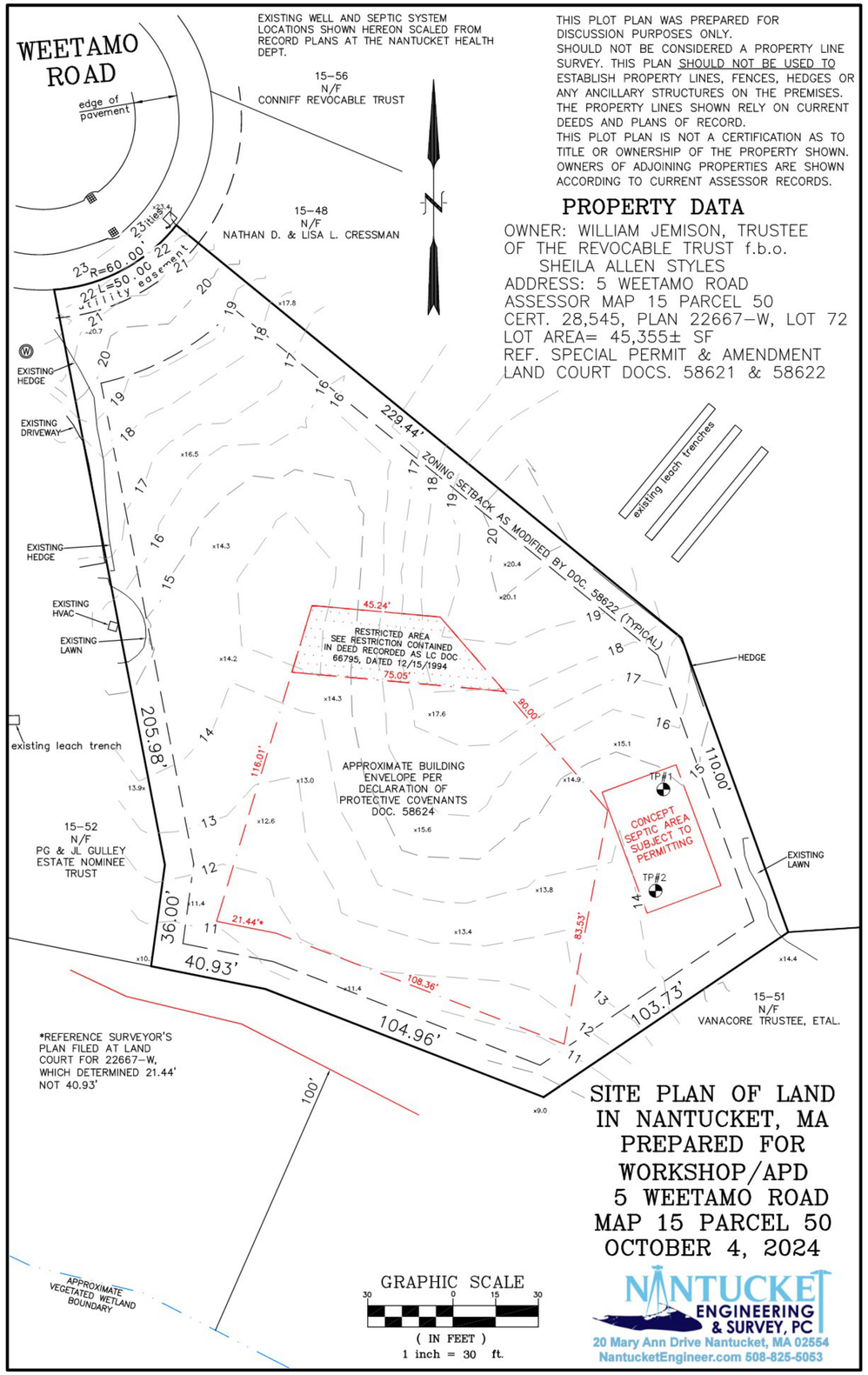

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SITE SURVEY

X-000

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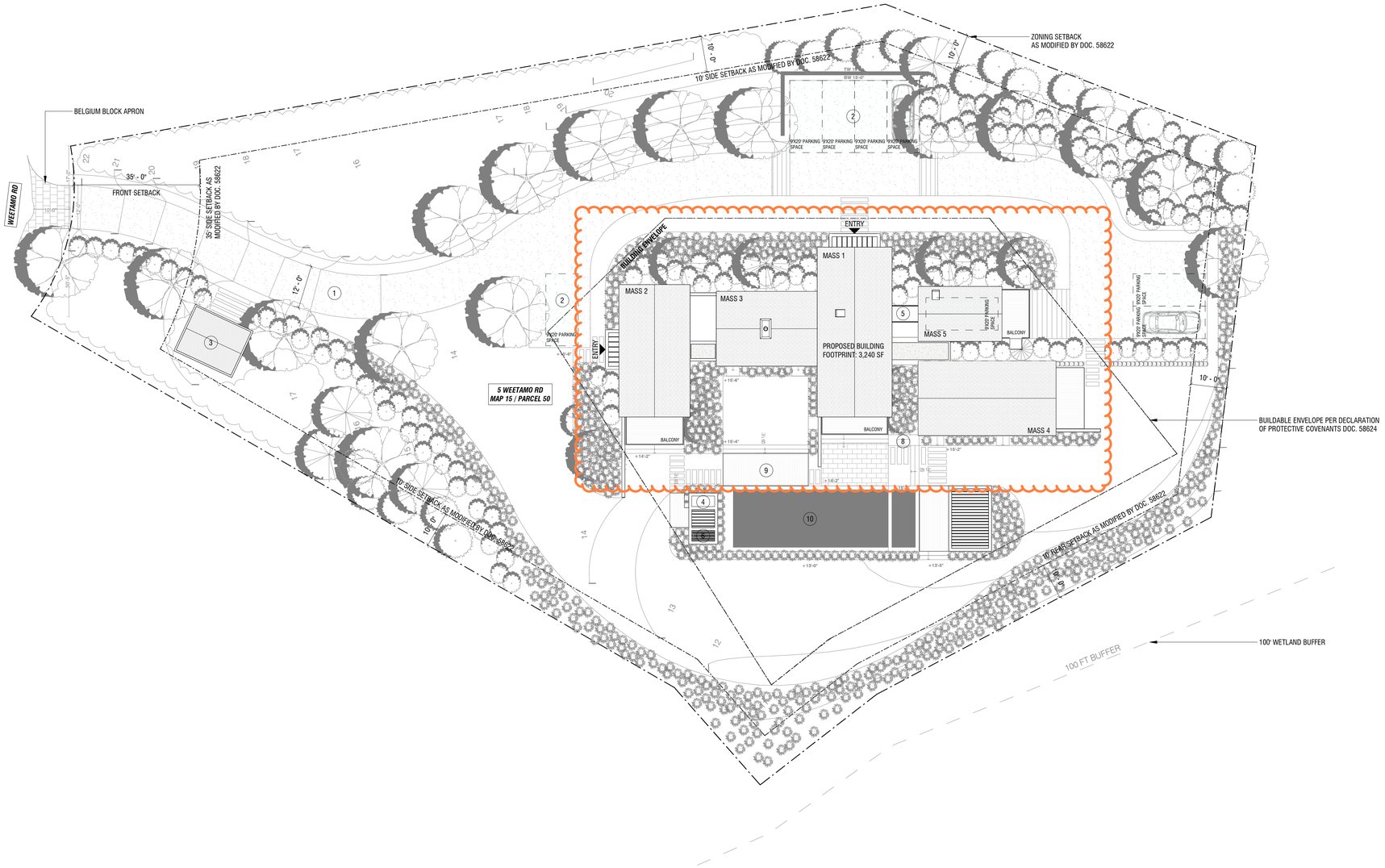

SITE PLAN LEGEND

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

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NANTUCKET, MA 02554

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SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

5WR

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NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS

A-200

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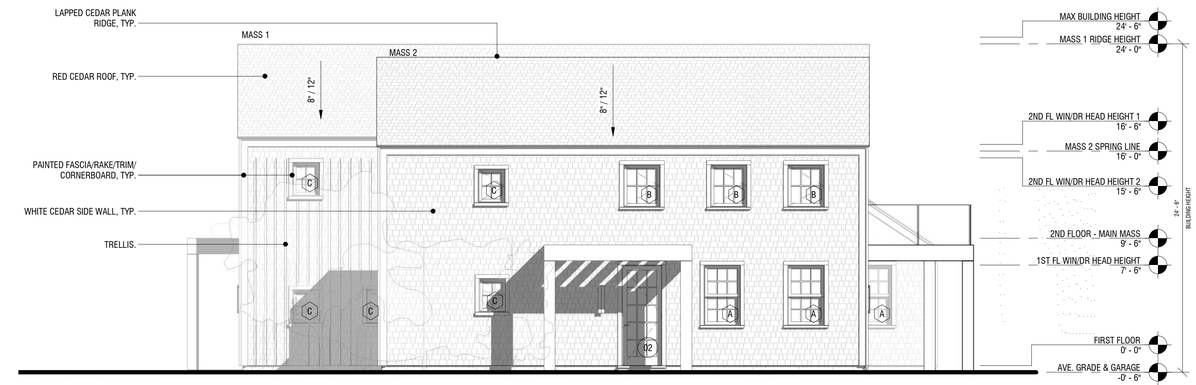
1 EXTERIOR ELEVATION - EAST

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

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BUILDING ELEVATIONS

A-201

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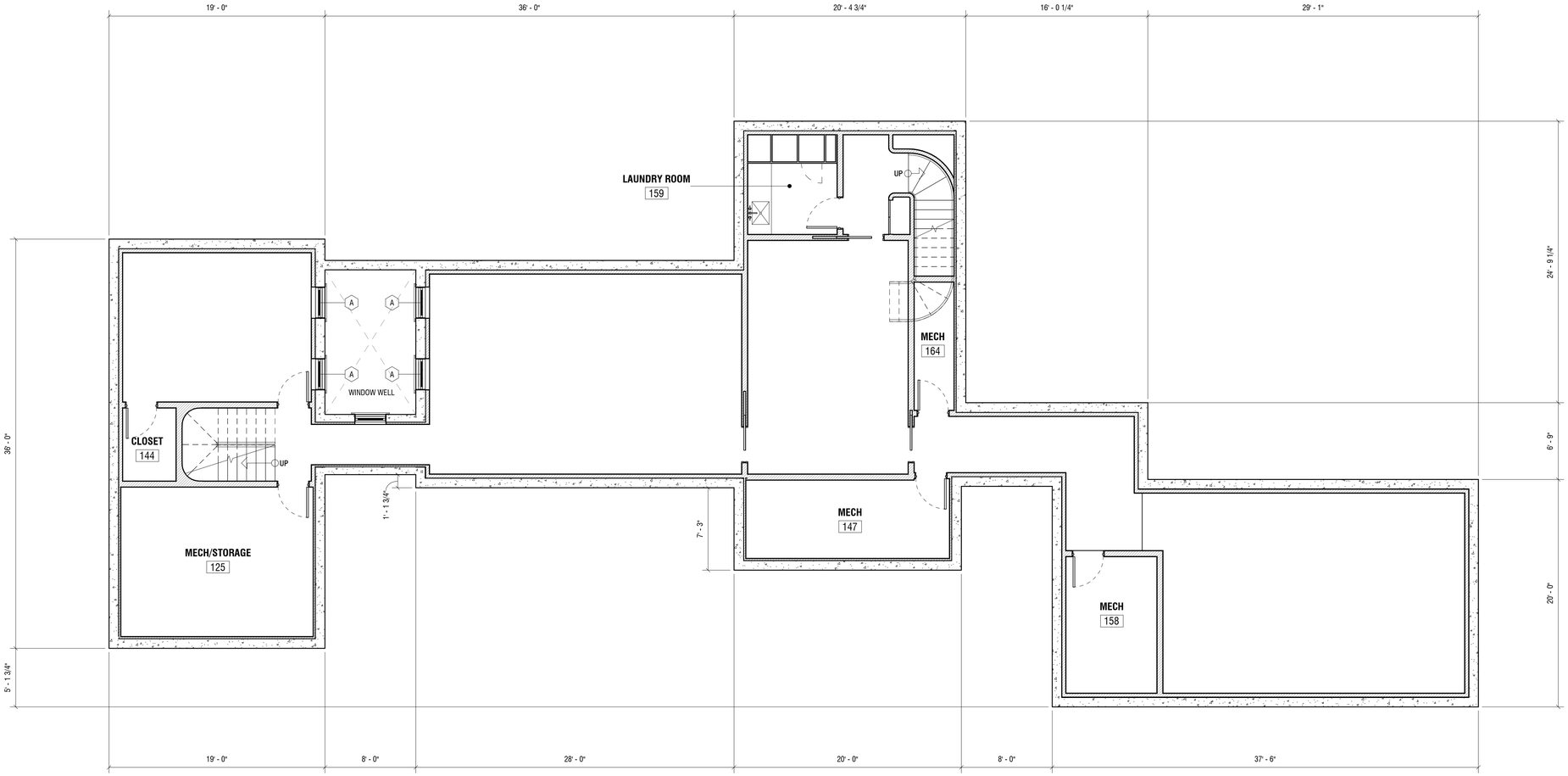

1 BASEMENT FLOOR PLAN

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.
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BASEMENT FLOOR PLAN

A-100

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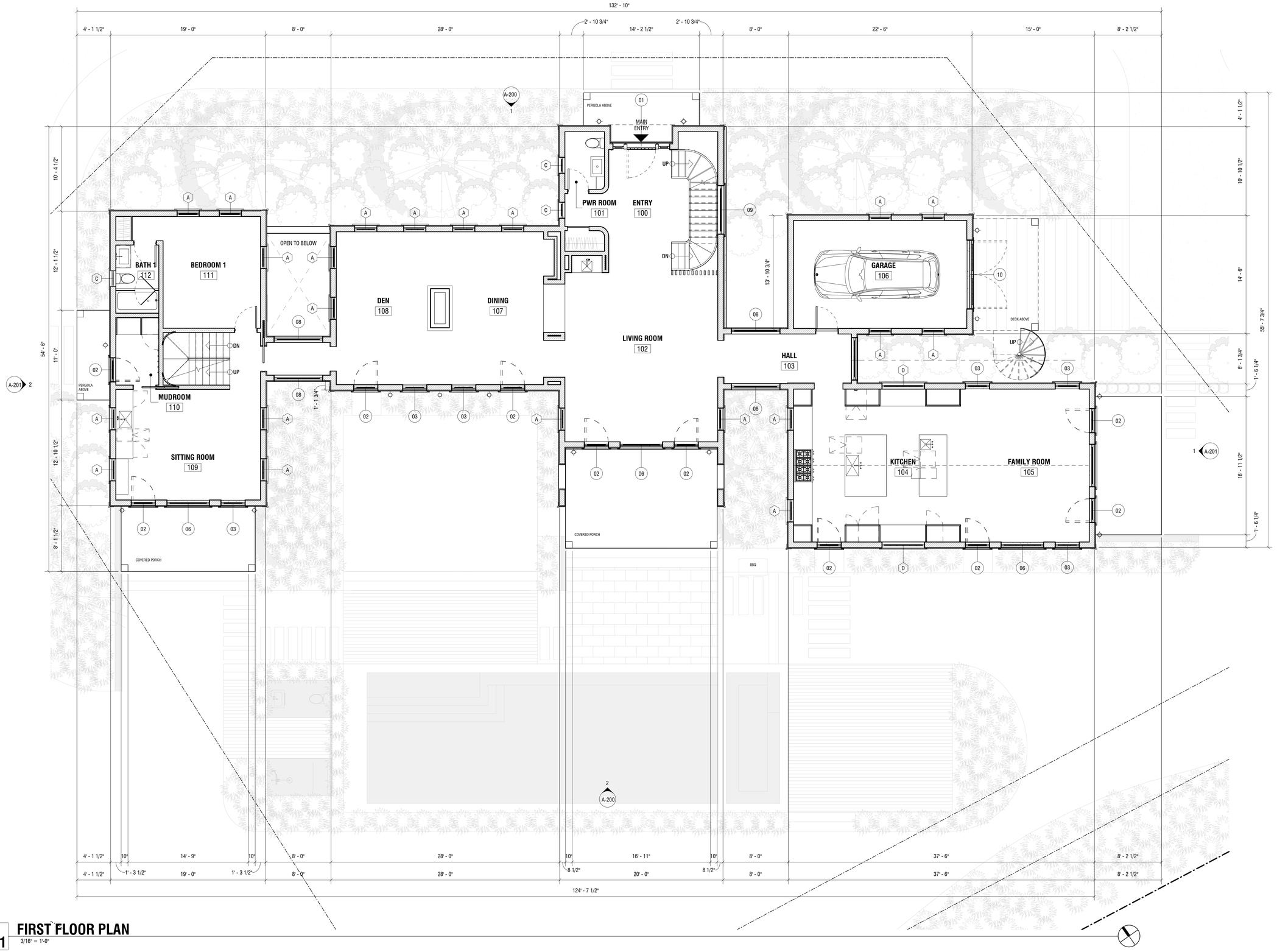

1 FIRST FLOOR PLAN

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.
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FIRST FLOOR PLAN

A-101

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1 SECOND FLOOR PLAN

3/16" = 1'-0"

5WR

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OWNER

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12 MAIN STREET, 2ND FLOOR, P.O.
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SECOND FLOOR PLAN

A-102

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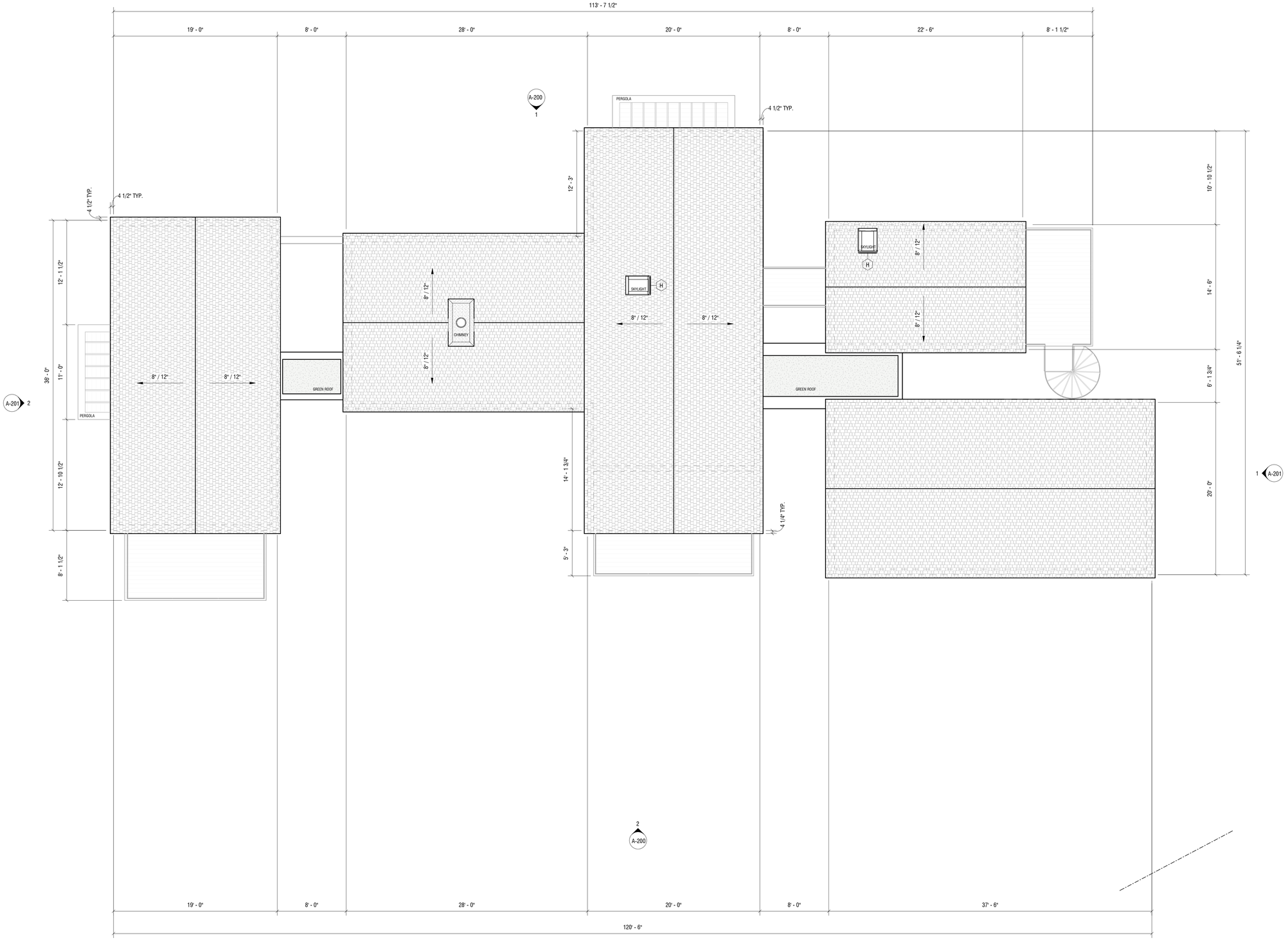

1 ROOF PLAN

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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ROOF - CONSTRUCTION PLAN

A-103

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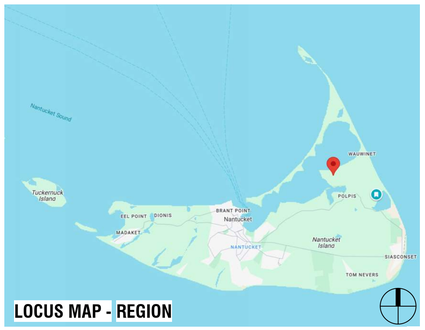
5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

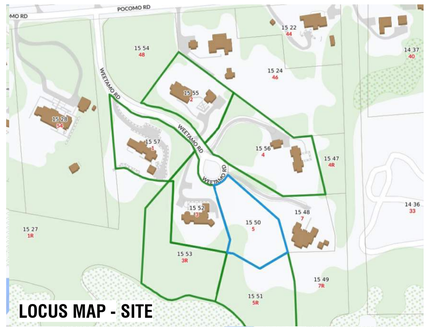




LOCUS MAP - REGION



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

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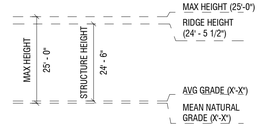

MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
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TITLE SHEET

T-000

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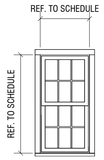
WINDOW SCHEDULE

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		

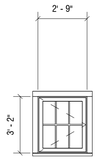
DOOR SCHEDULE - EXTERIOR

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	

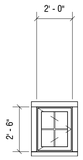
WINDOW TYPES



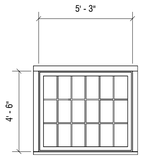
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



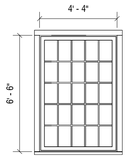
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

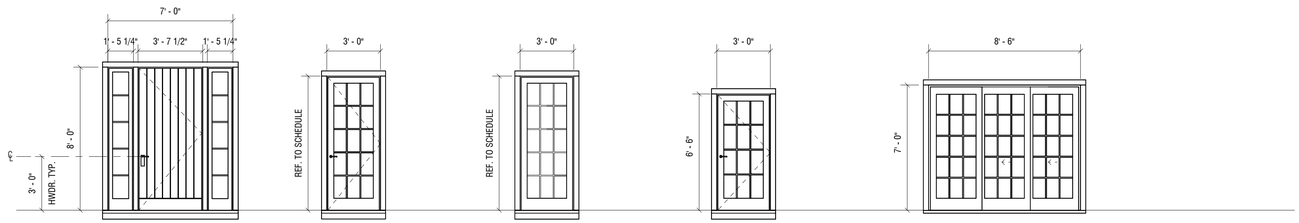


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



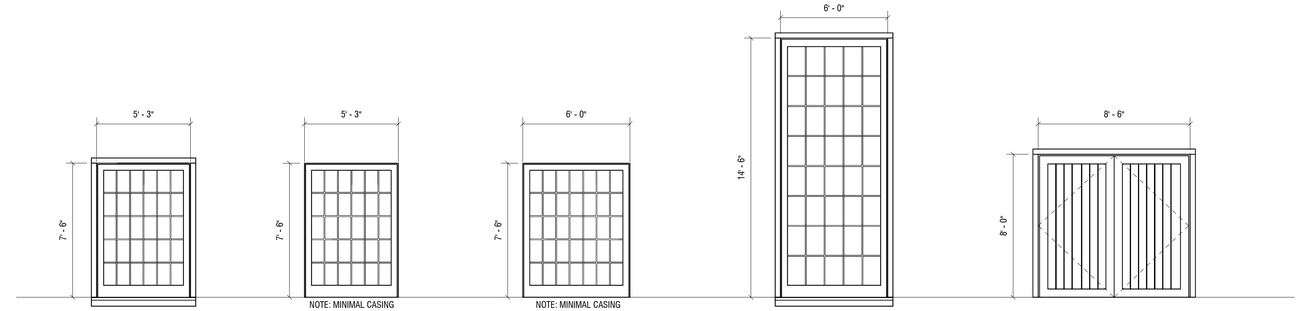
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

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

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WINDOW AND DOOR SCHEDULE

G-002

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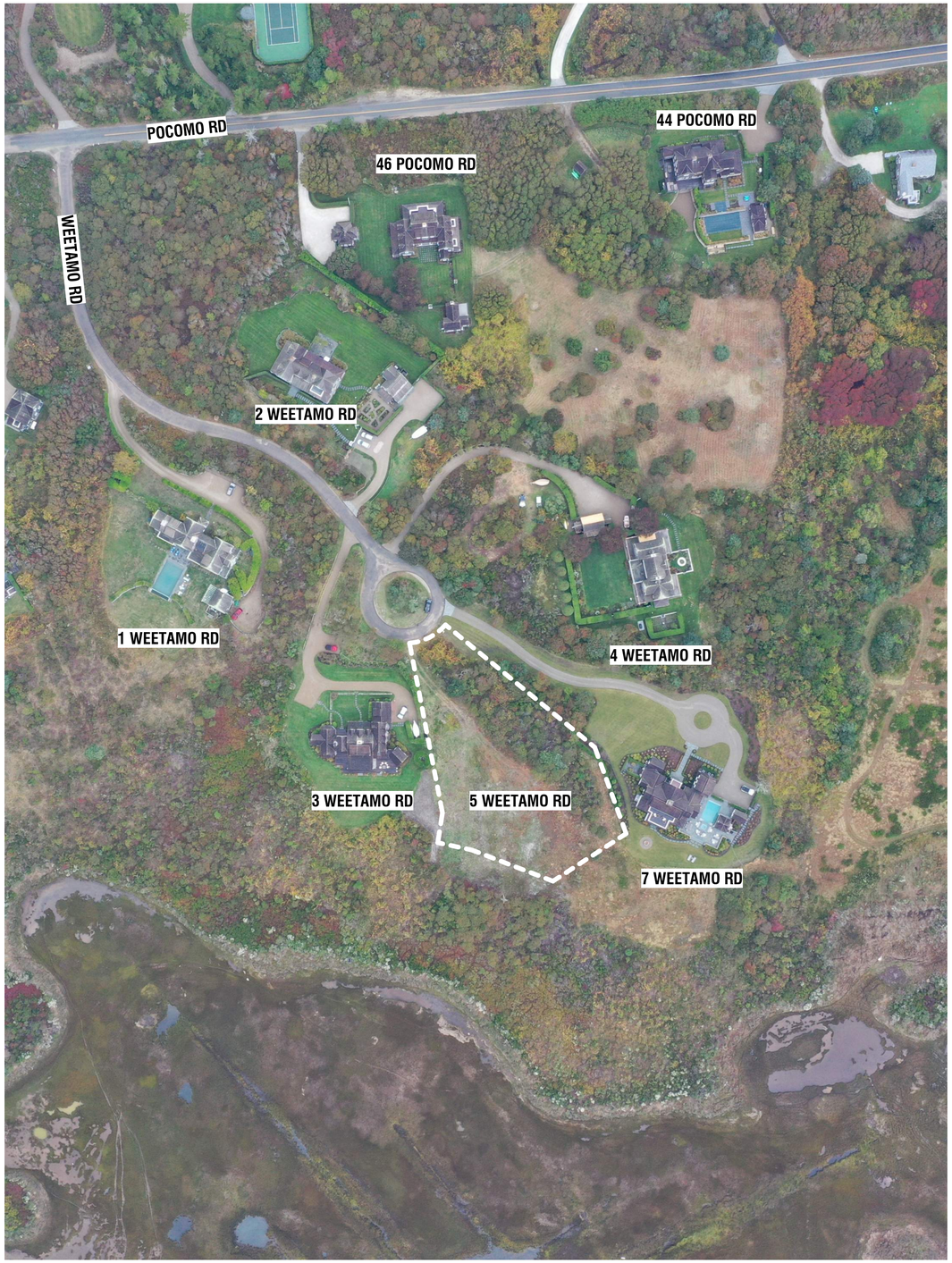



1. AERIALVIEW - LOOKING SOUTH



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

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EXISTING CONDITIONS

G-003

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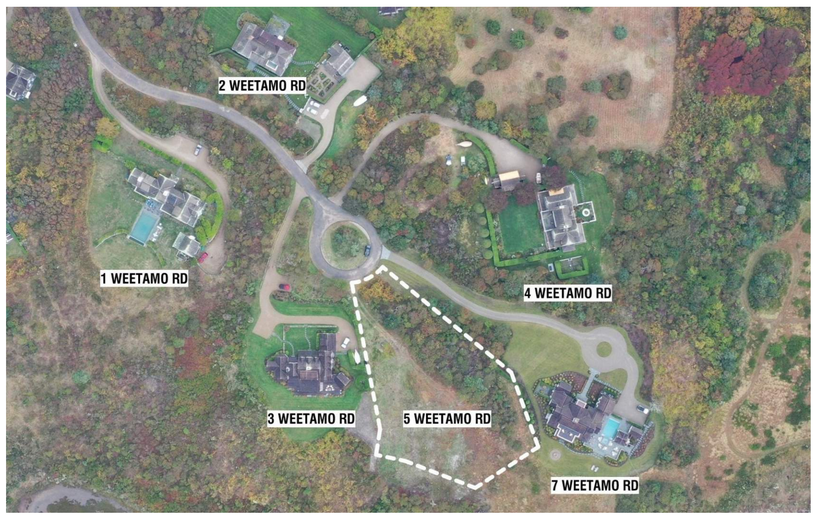
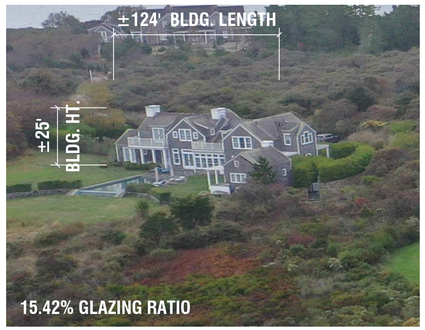
AERIAL PHOTO OF POCOMO HEAD

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%

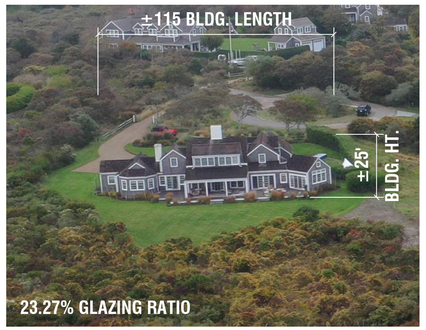


VICINITY MAP



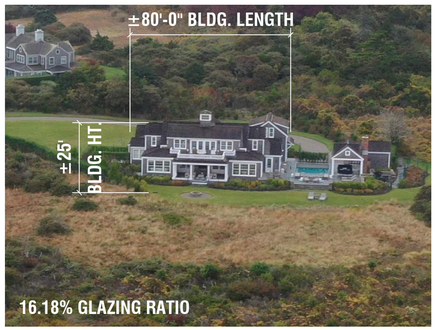
15.42% GLAZING RATIO

1 WEETAMO ROAD



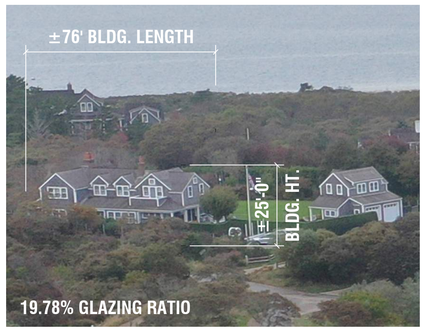
23.27% GLAZING RATIO

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

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EXISTING CONDITIONS

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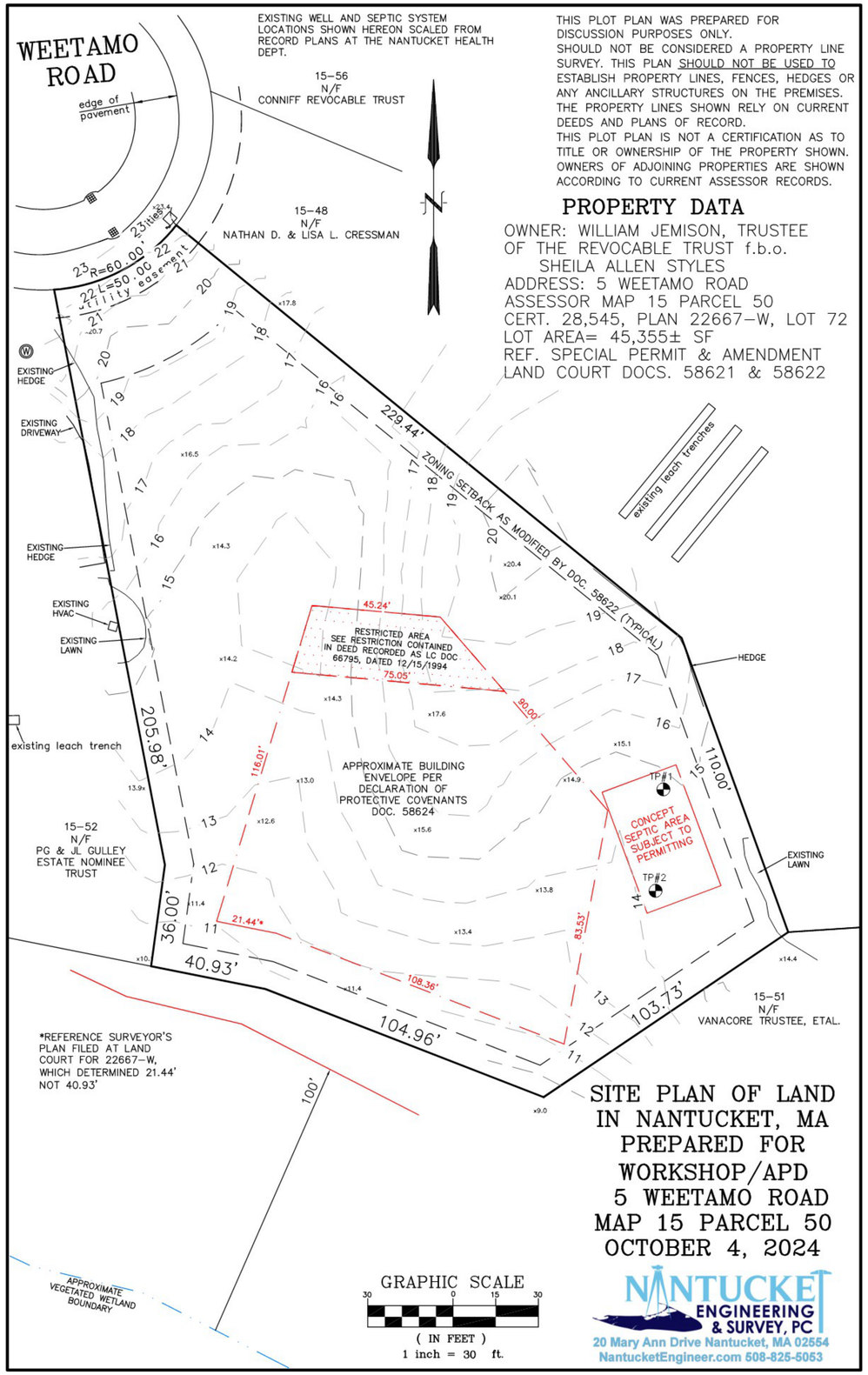

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CONTRACTOR

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

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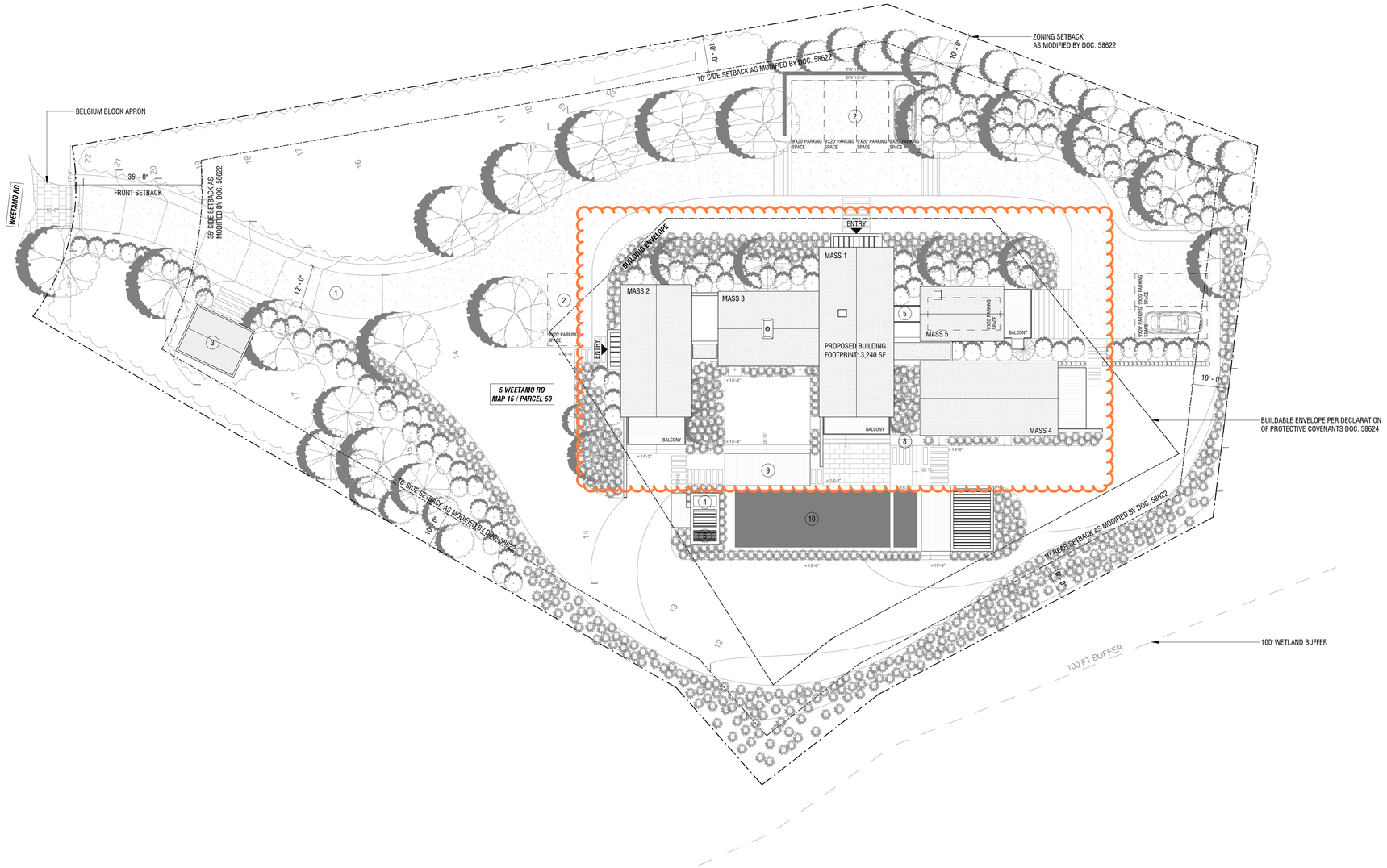
SITE PLAN LEGEND

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

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SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

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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.
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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BUILDING ELEVATIONS

A-200

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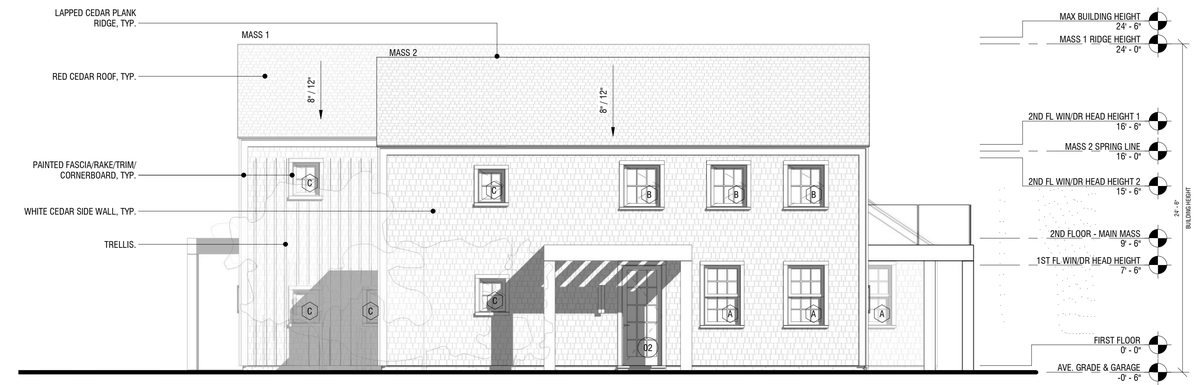
1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

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DRAWING SET ISSUES

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BUILDING ELEVATIONS

A-201

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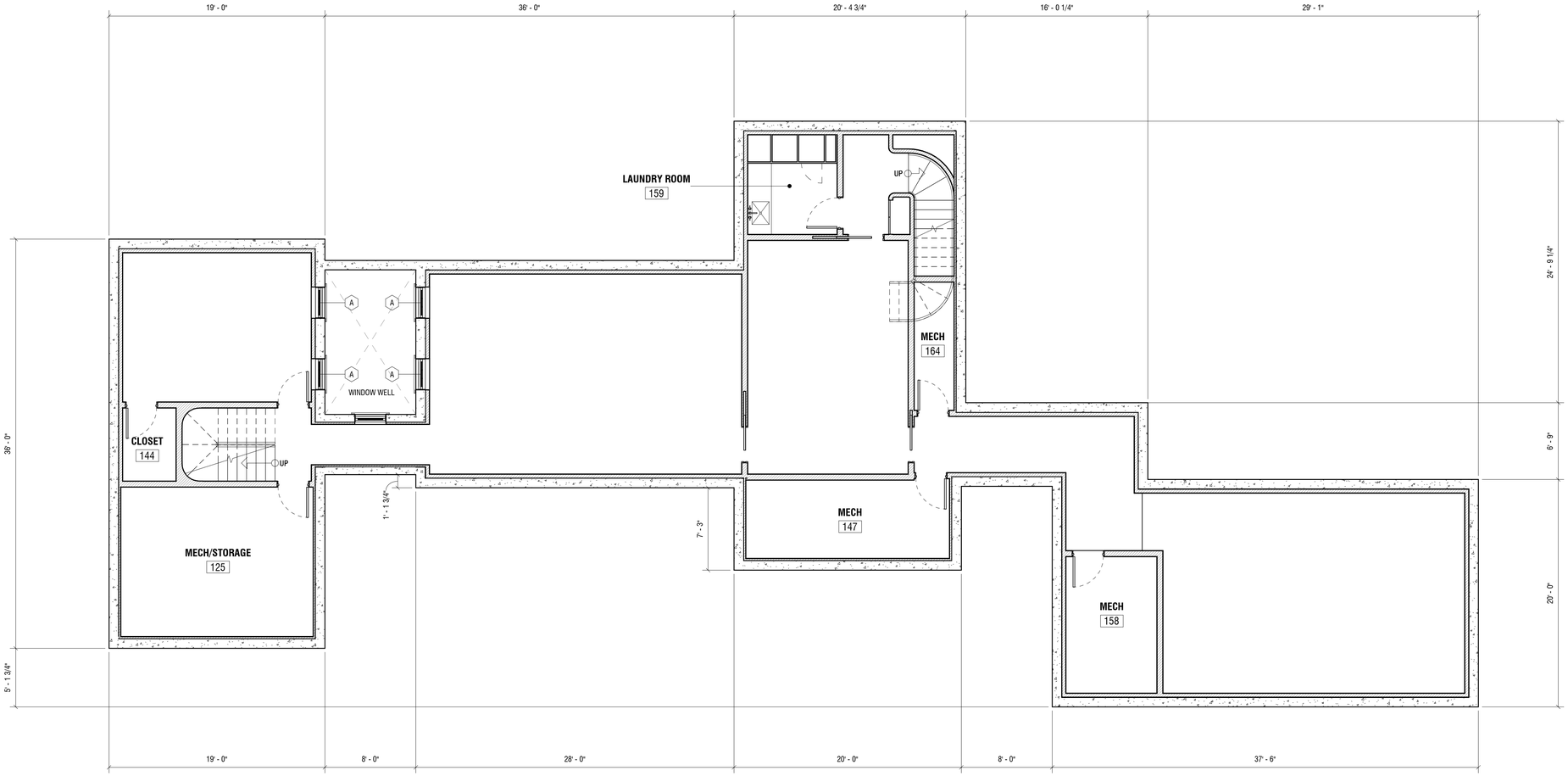

1 BASEMENT FLOOR PLAN

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

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DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

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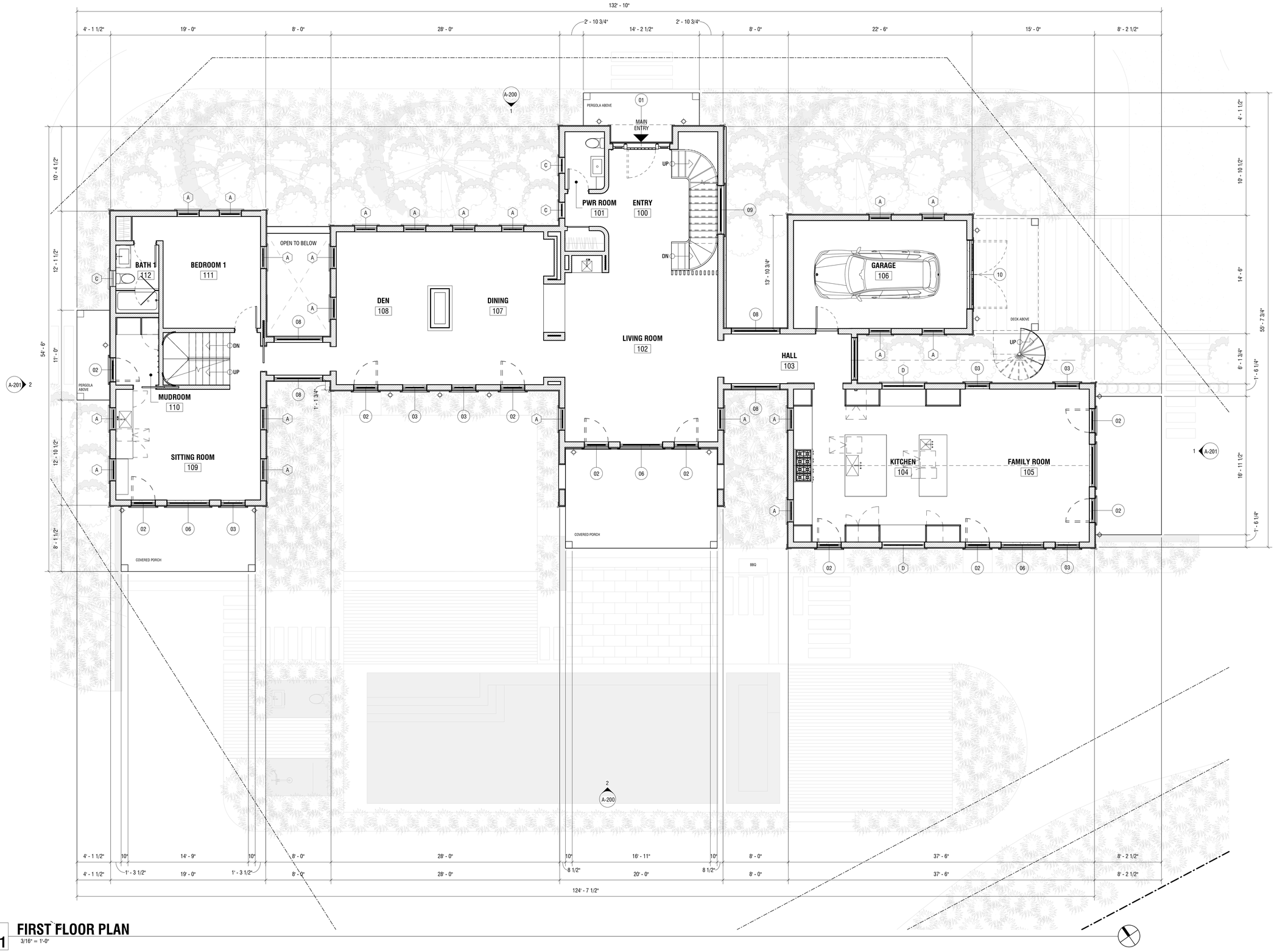

1 FIRST FLOOR PLAN

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

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SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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CHECKED BY:	ADK/ARK/MLW
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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

FIRST FLOOR PLAN

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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

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SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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CHECKED BY:	ADK/ARK/MLW
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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

SECOND FLOOR PLAN

A-102

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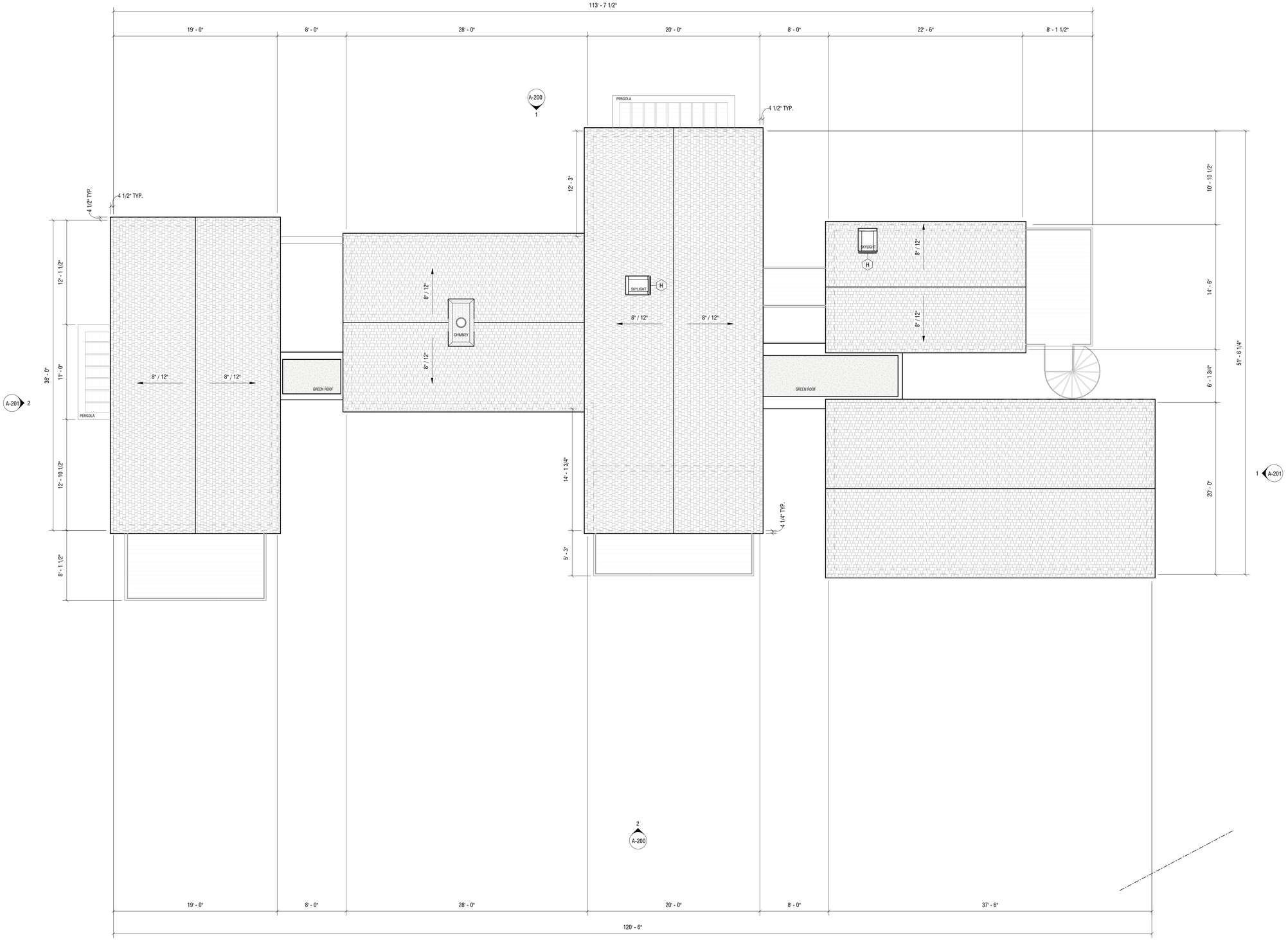

1 ROOF PLAN

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

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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

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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.

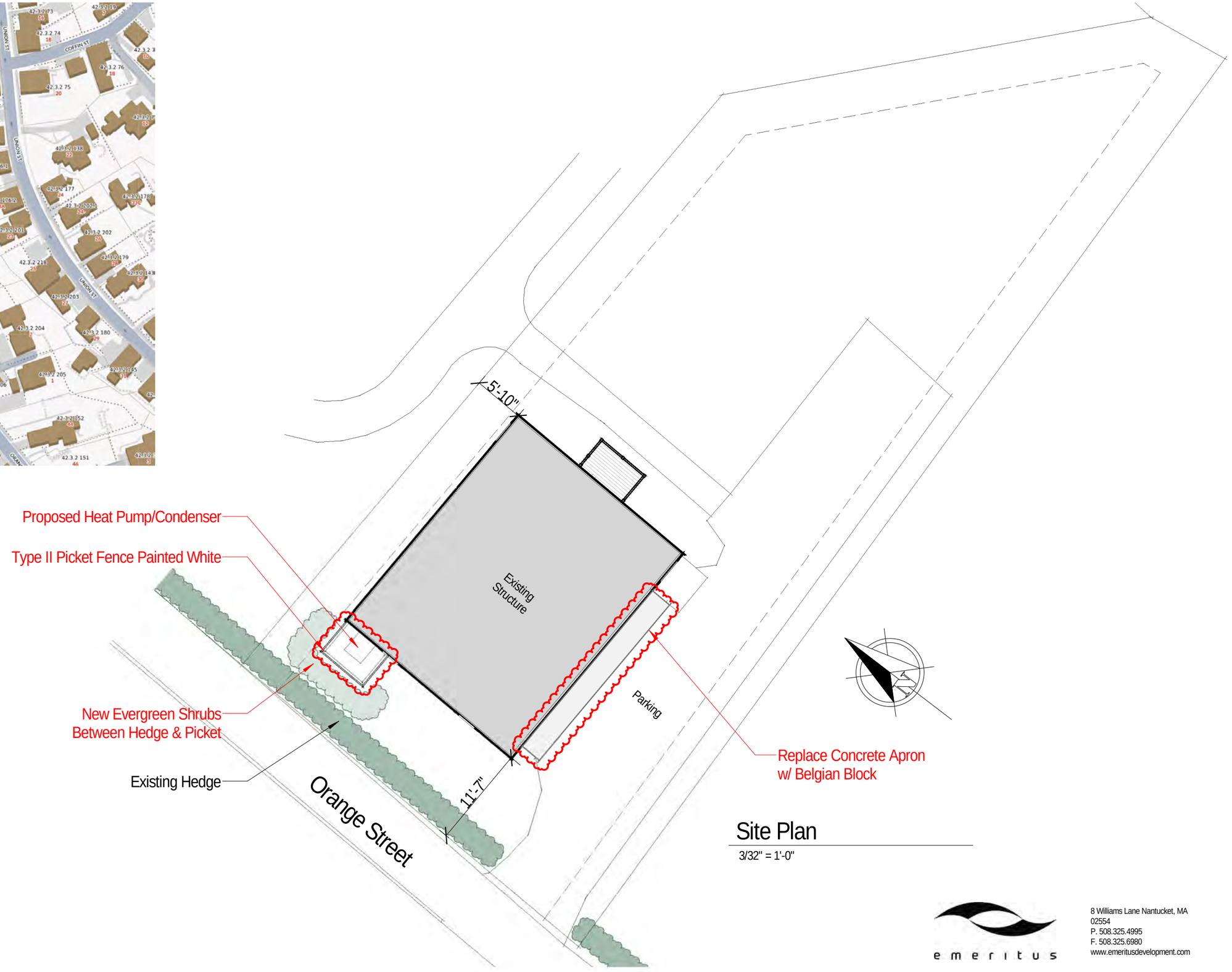
Date: July 29, 2021

Signature:



Locus Map

Not to Scale



Site Plan

3/32" = 1'-0"

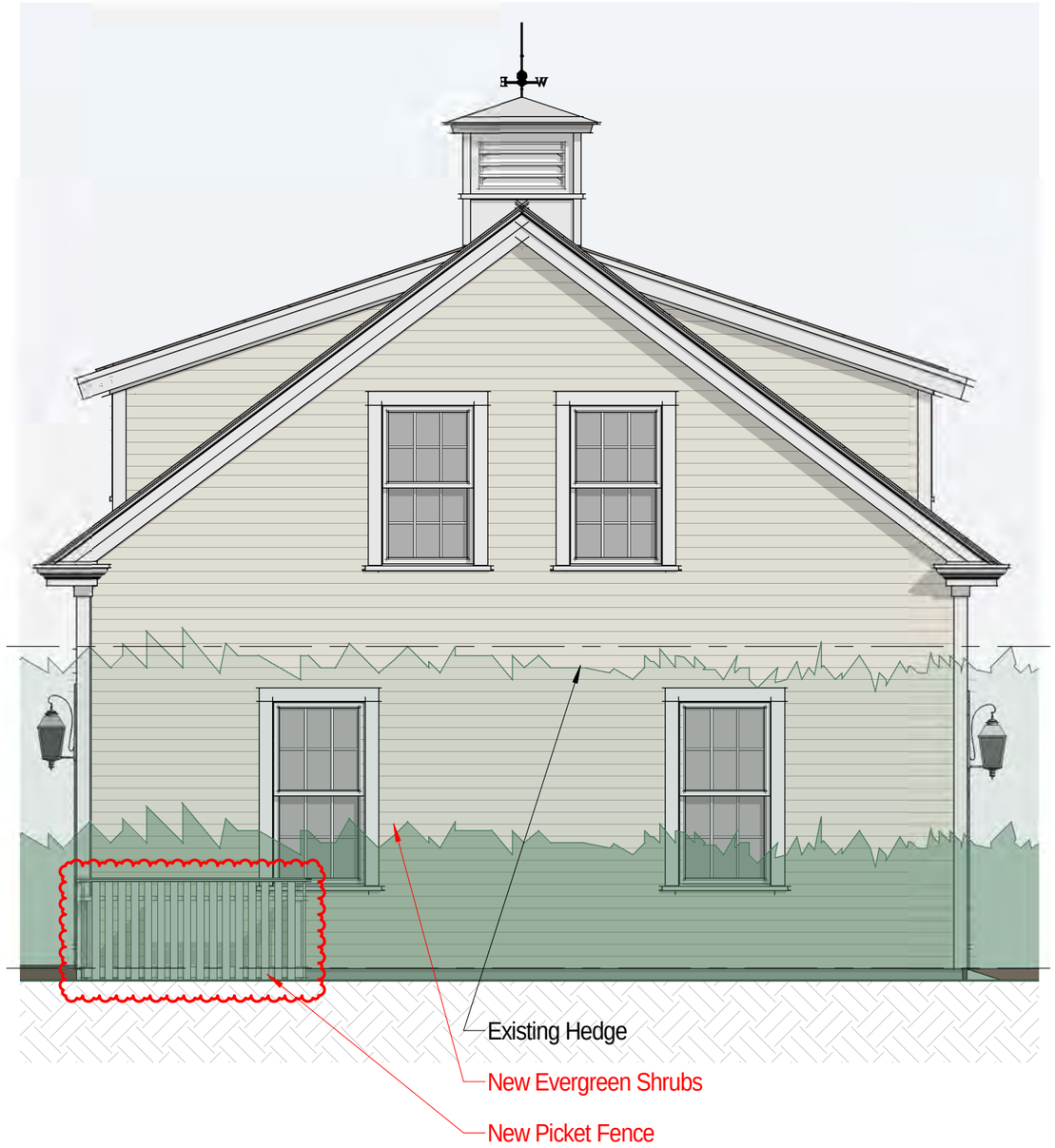
Greenberg Garage

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

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Nantucket, MA 02554

emeritus

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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.

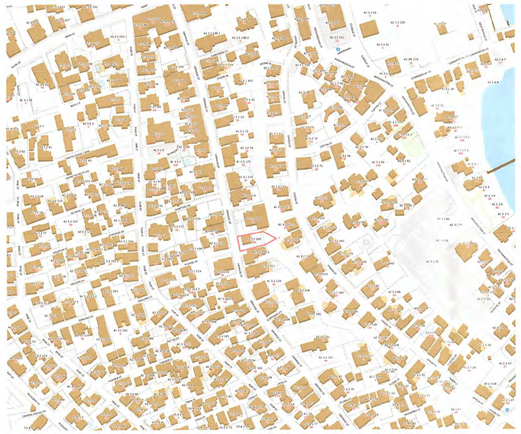
Date 7/12/24 Signature of owner of record [signature] Signed under penalties of perjury

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

08.27.24

HDC ATS Submission



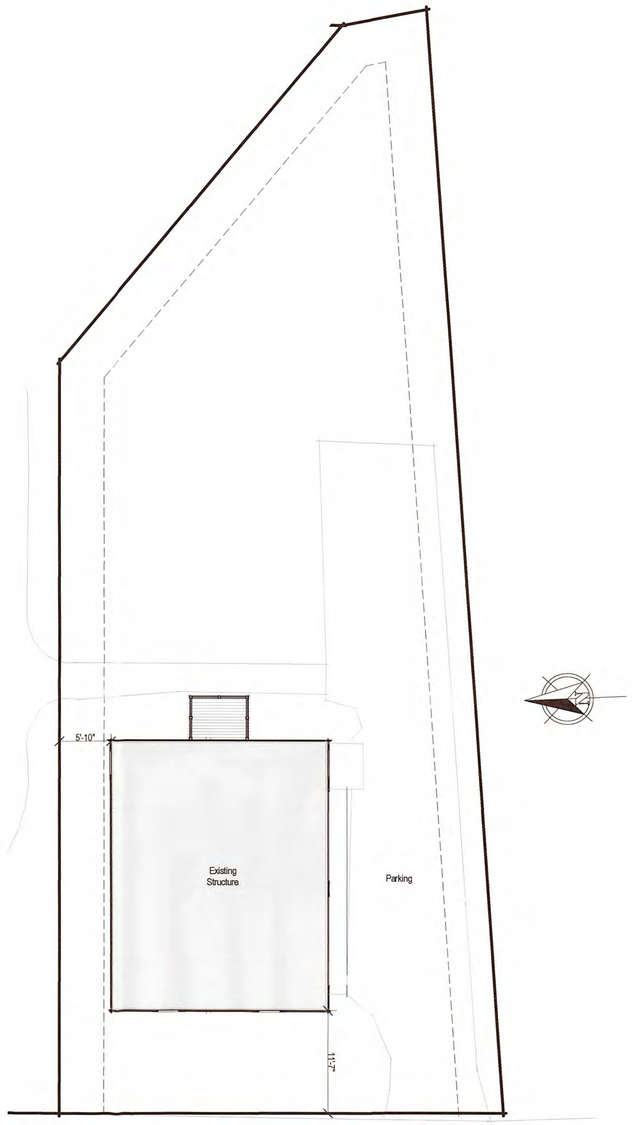
1 Locus Map
Not to Scale

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

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A.1.2 Roof Plan
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S.1.2 Building Section
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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.

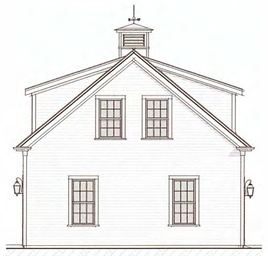
G.1.1
2120

08.27.24

HDC ATS Submission



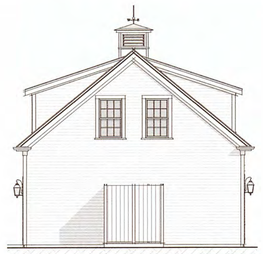
Previously Approved South Elevation
1/8" = 1'-0"



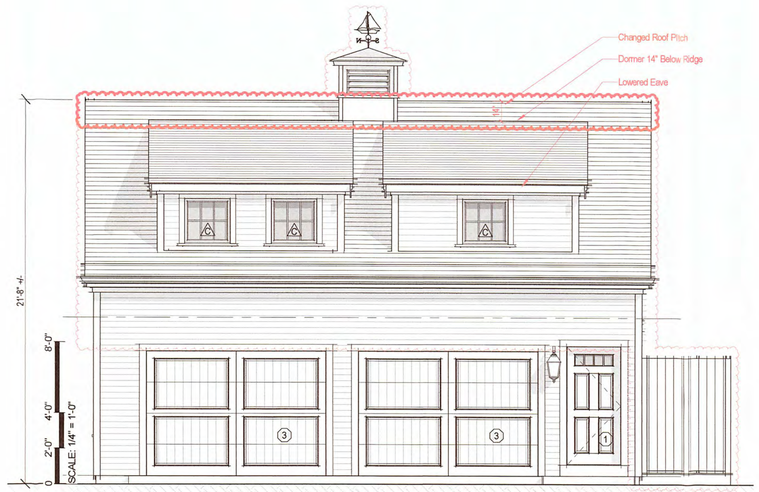
Previously Approved West Elevation
1/8" = 1'-0"



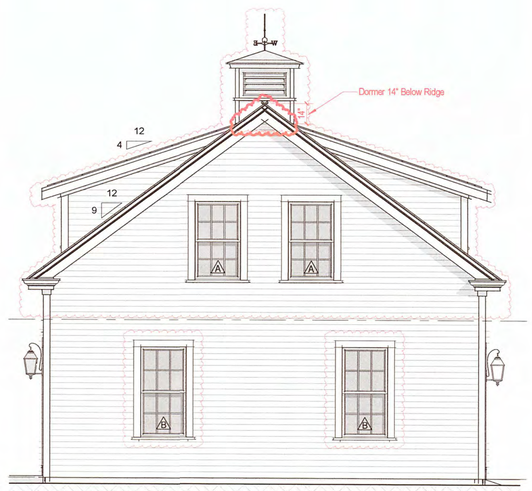
Previously Approved North Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



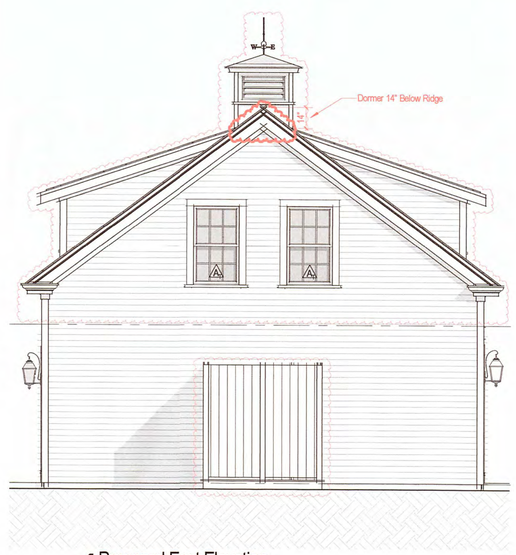
1 Proposed South Elevation
1/4" = 1'-0"



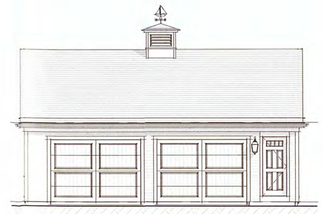
2 Proposed West Elevation
1/4" = 1'-0"



3 Proposed North Elevation
1/4" = 1'-0"



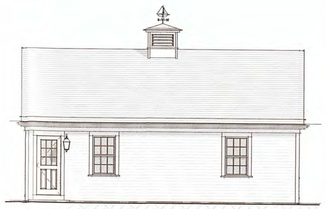
4 Proposed East Elevation
1/4" = 1'-0"



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.

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APPROVED
HDC 2024.07.10837
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

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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

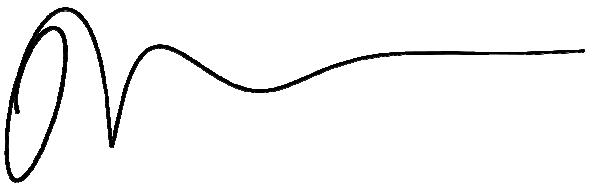
Authorization Letter

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…

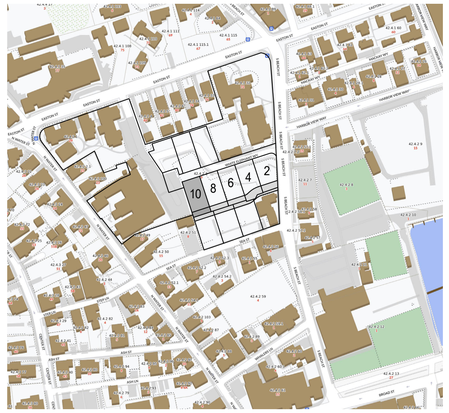
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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



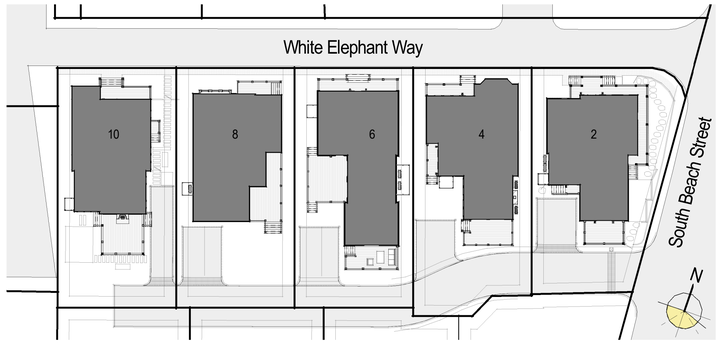
East



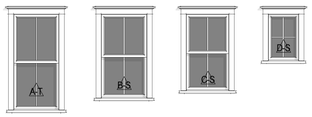
South



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

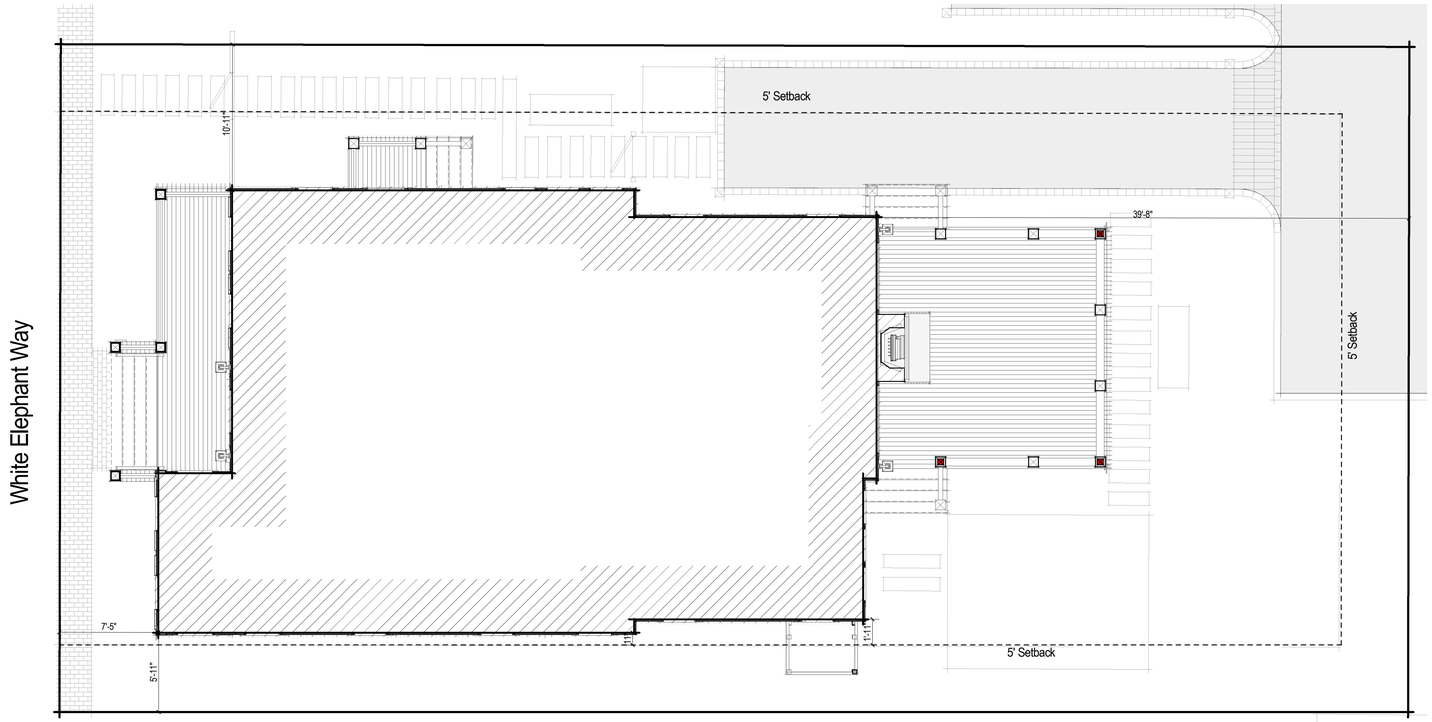
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	64"	65-1/4"	Norwood	Gray	≥30
A-T	7	32"	33"	64"	65-1/4"	" "	" "	≥30
B-S	24	32"	33"	56"	57-1/4"	" "	" "	≥30
C-S	3	30"	31"	52"	53-1/4"	" "	" "	≥30
D-S	1	22"	23"	32"	33-1/4"	" "	" "	≥30

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.

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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

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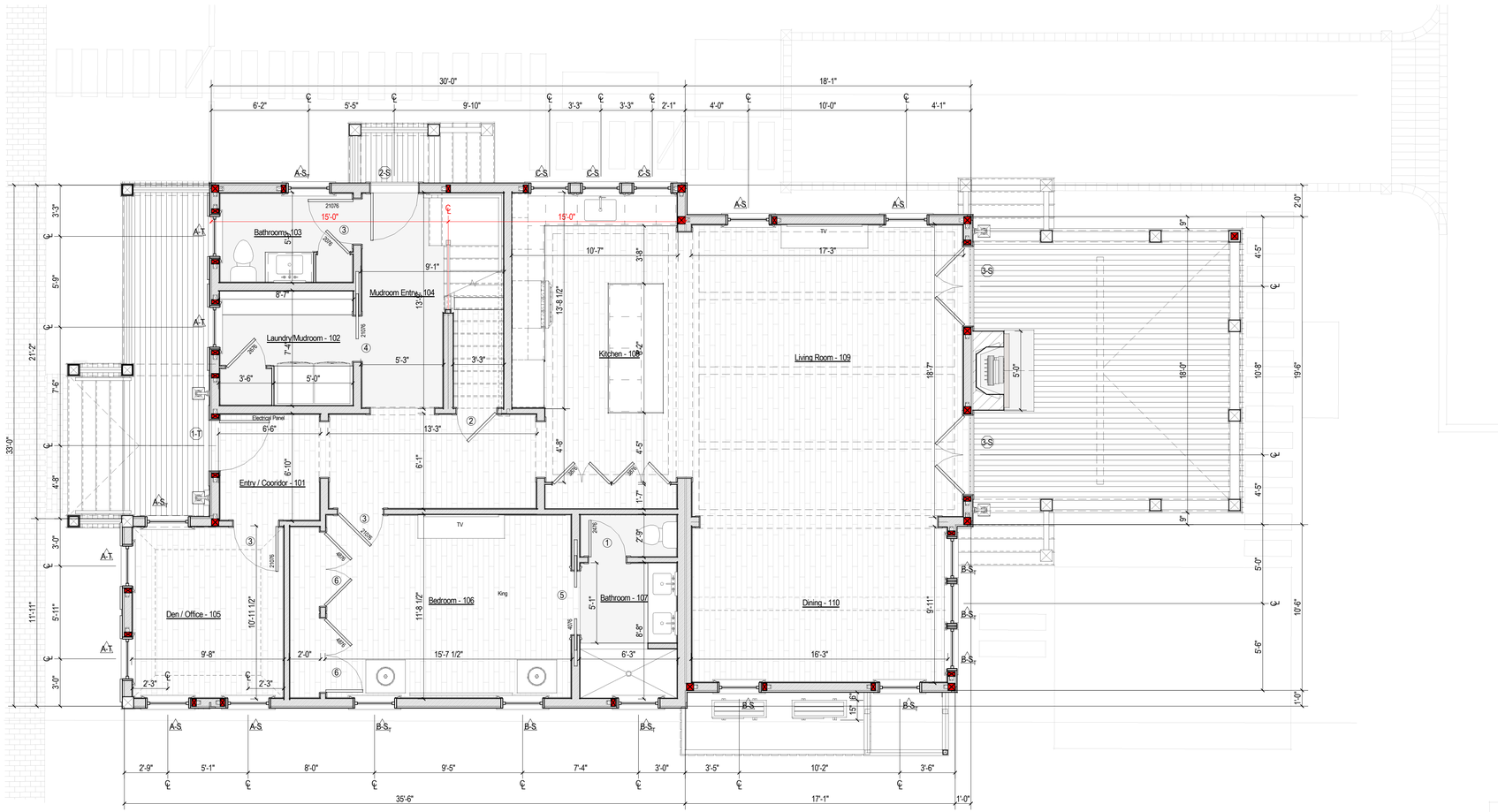
G.1.1

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

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First Floor Plan

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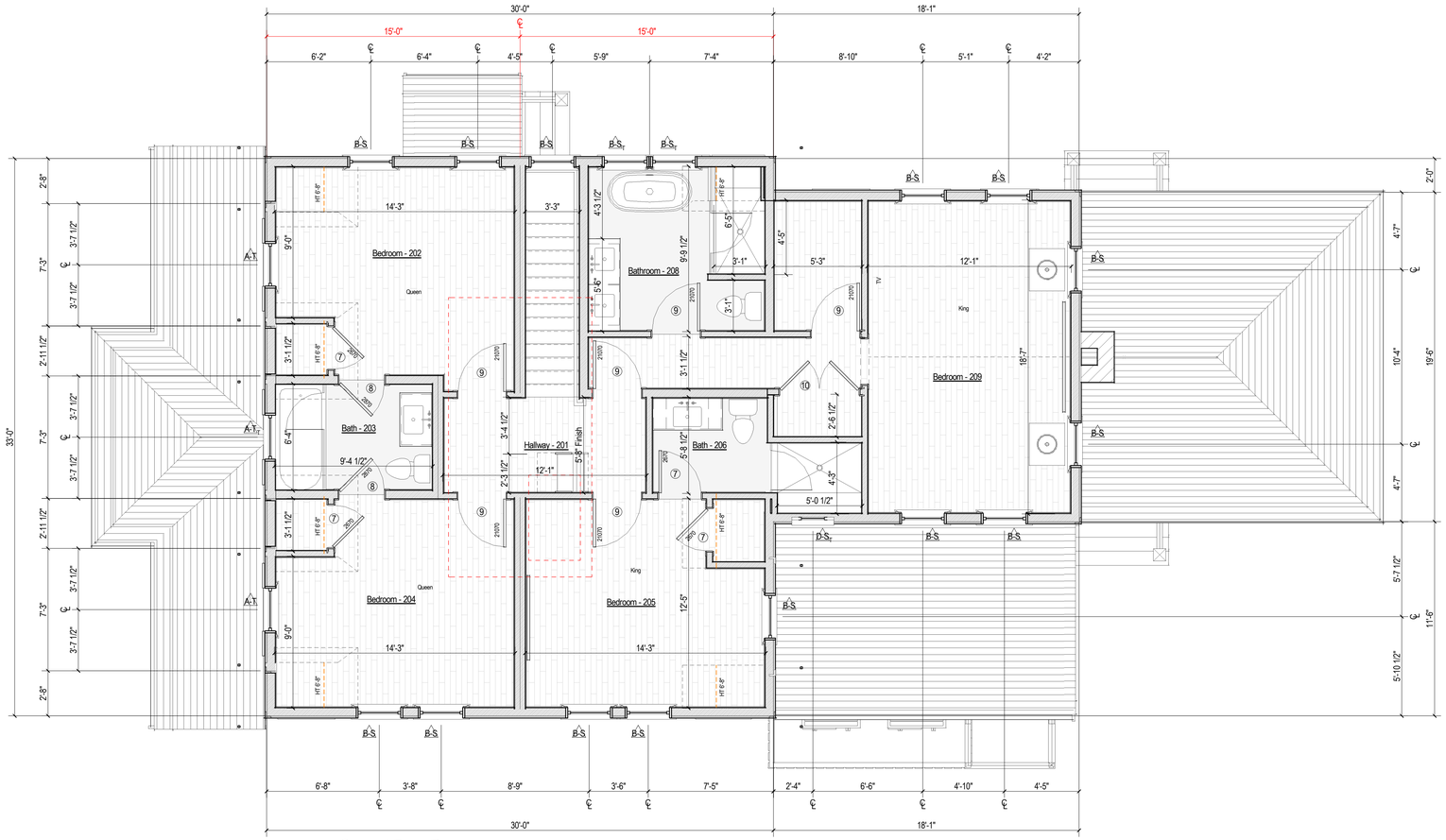
A.1.1
2317

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

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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
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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"

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Elevations

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A.2.4	Street Elevation

Revisions

Revision 2	03.11.24

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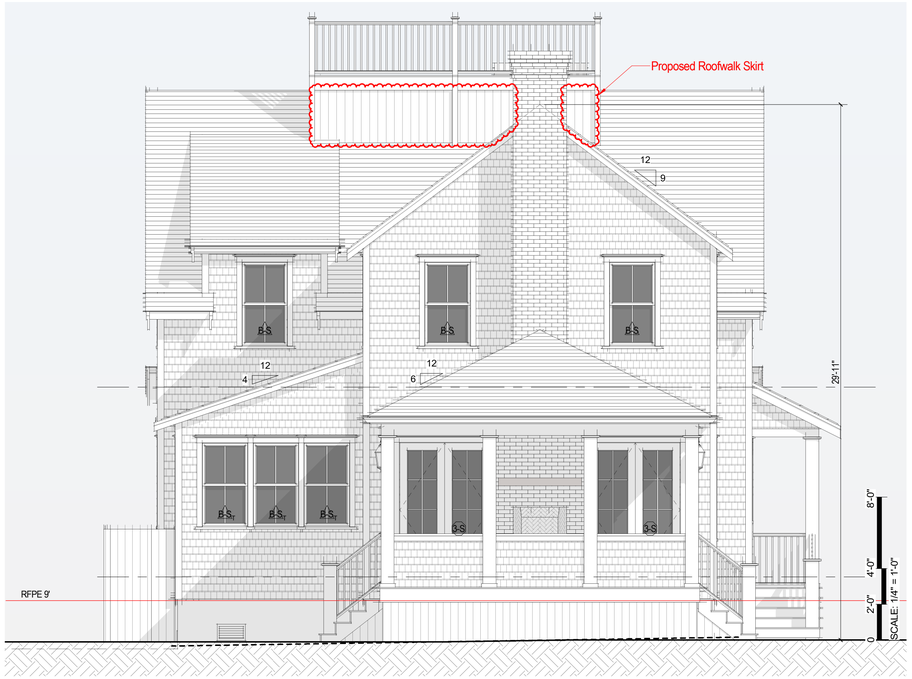
A.2.1

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"

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White Elephant Village

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emeritus
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Elevations

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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
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www.emeritusltd.com
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Exterior Perspectives

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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

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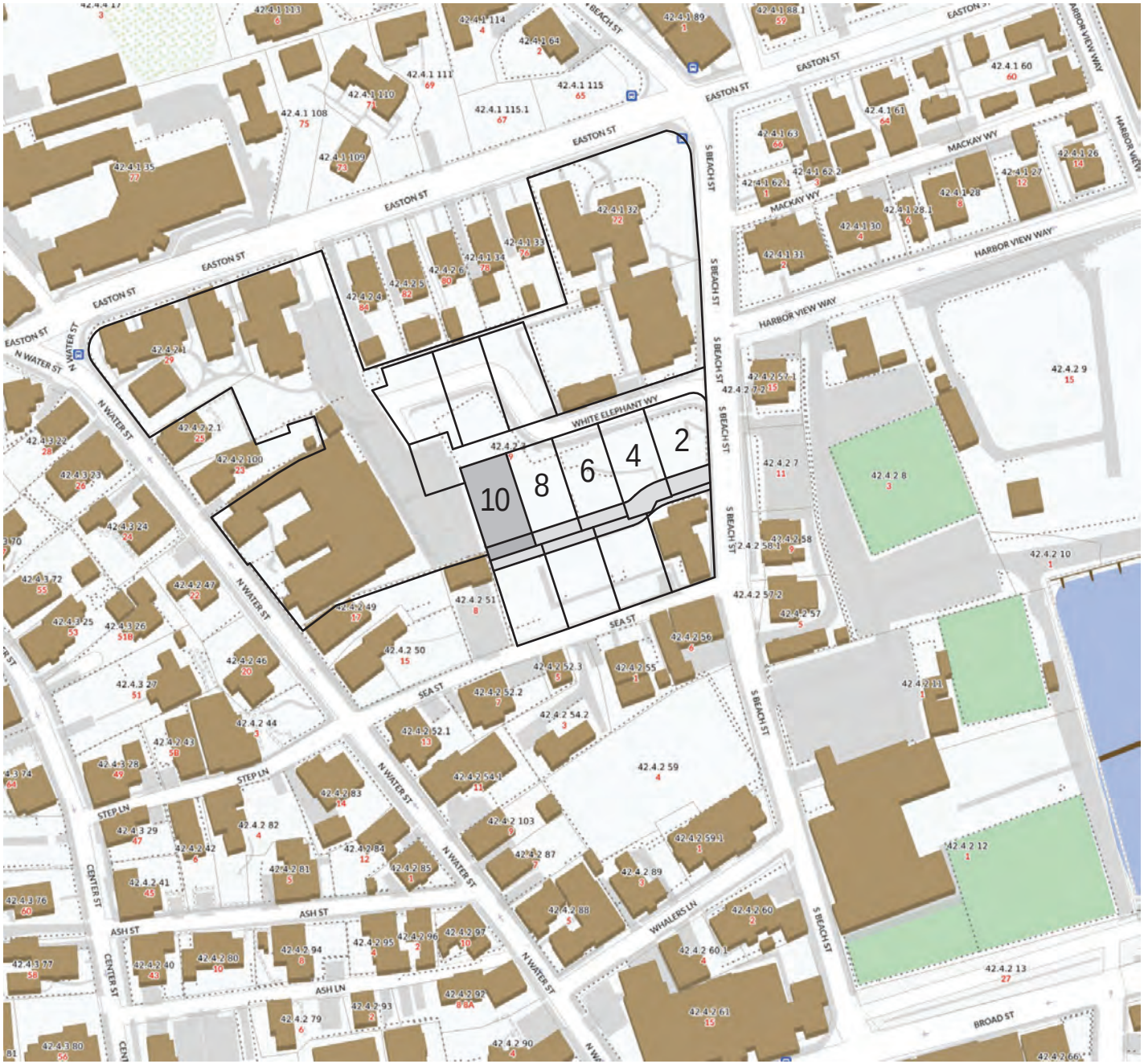
A.2.4

2317

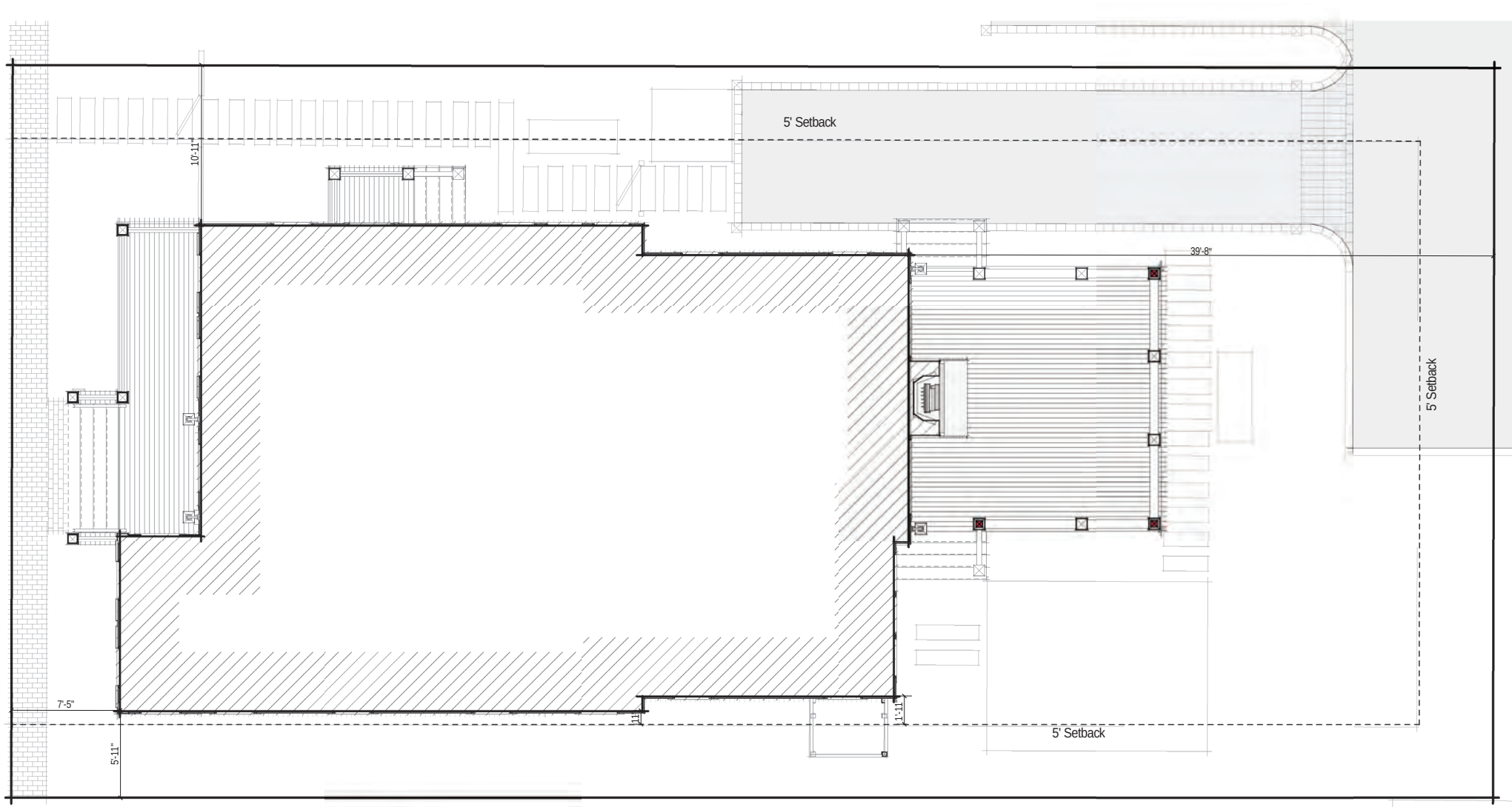




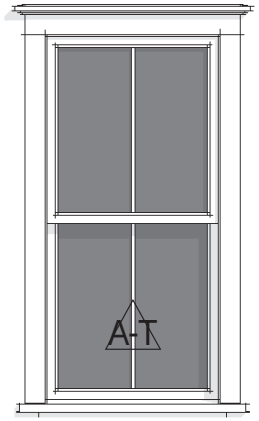


1 Locus Map .

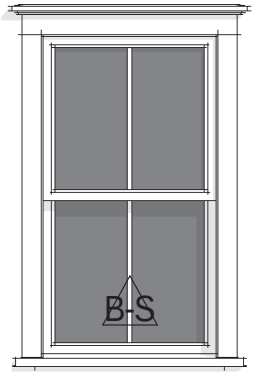
Not to Scale



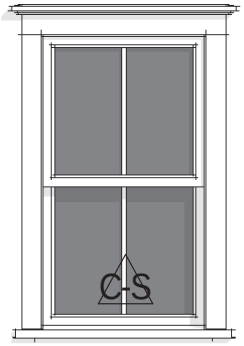
3 Site Plan .
3/16" = 1'-0"



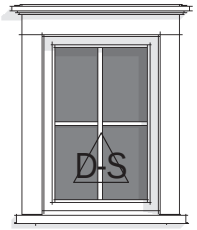
Double Hung
2/2
Egress Window



Double Hung
2/2
Egress Window



Double Hung
2/2



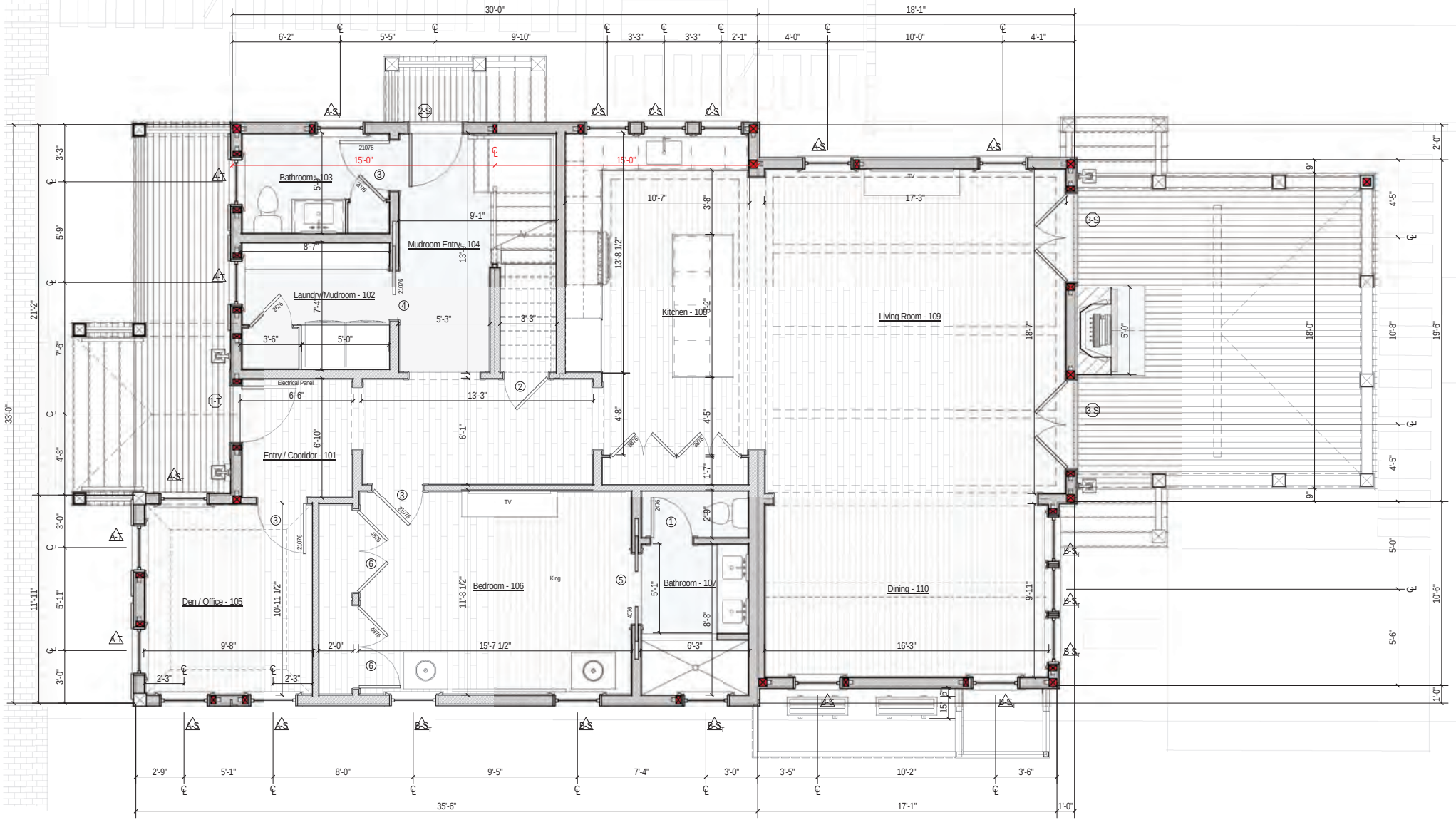
Fixed
4 Lite



Main Entry Door
TDL

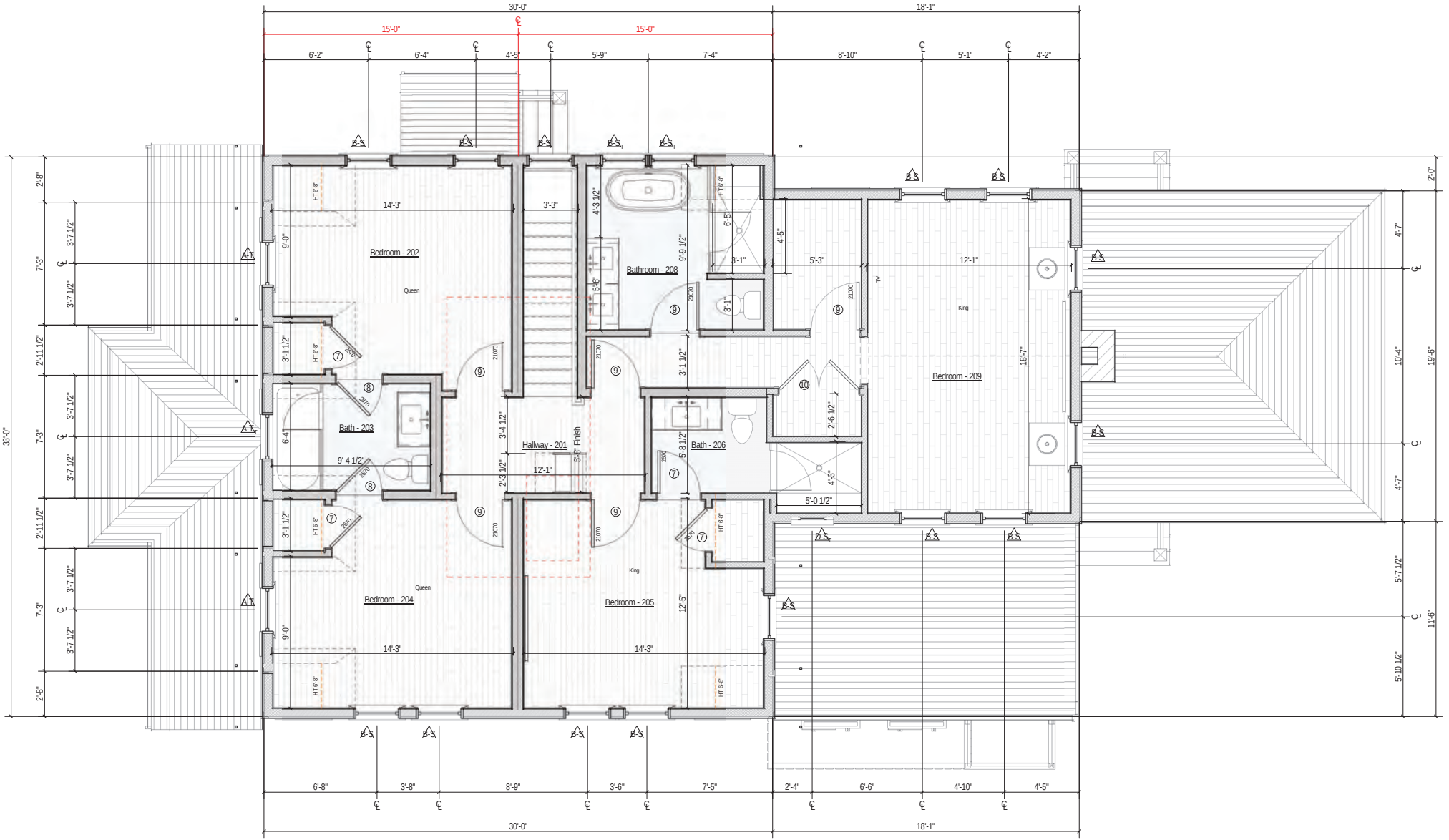
Single Hinged Door
SDL

Double Hinged Door
SDL



1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

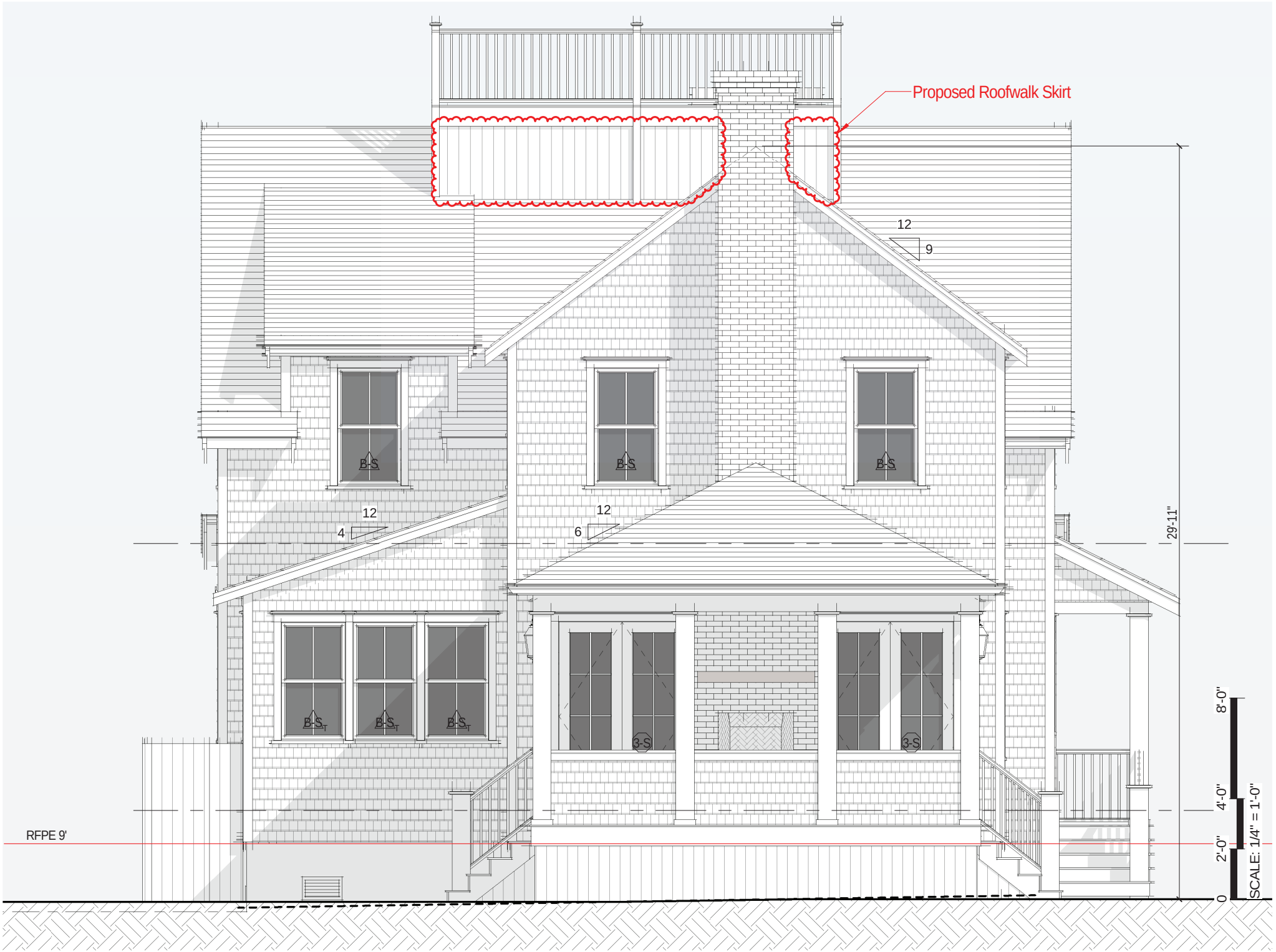


1 Proposed North Elevation

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

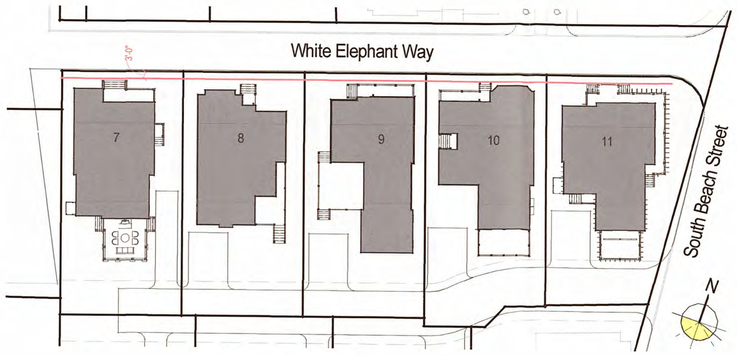
12.12.23



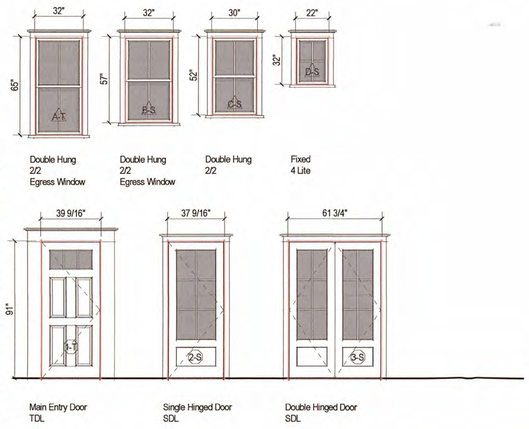
1 Locus Map
Not to Scale



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

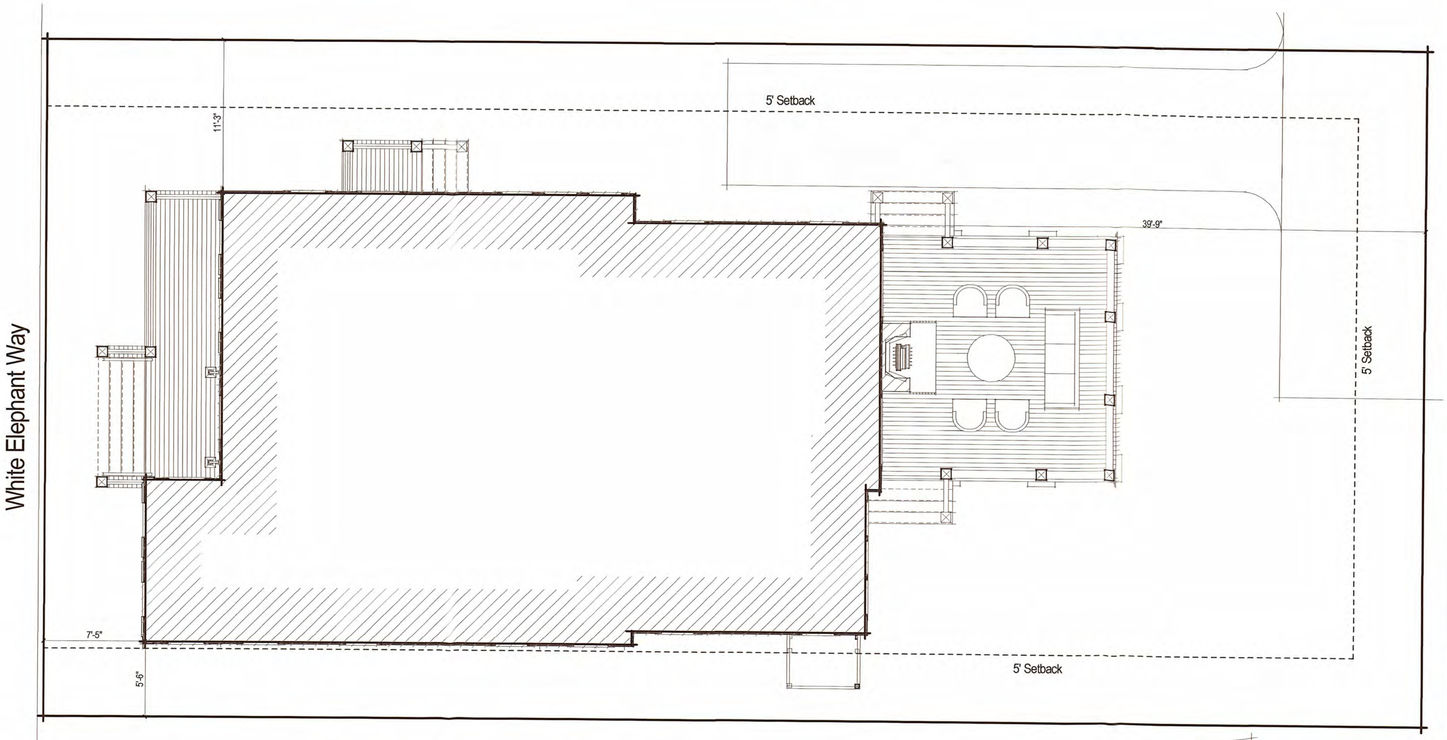
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	65"	66-1/4"	Norwood	White	≥30
A-T	7	32"	33"	65"	66-1/4"	**	**	≥30
B-S	24	32"	33"	57"	58-1/4"	**	**	≥30
C-S	3	30"	31"	52"	53-1/4"	**	**	≥30
D-S	1	22"	23"	32"	33-1/4"	**	**	≥30

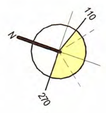
EXTERIOR DOOR SCHEDULE

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.

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A.1.2 Second Floor Plan
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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
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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
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Revisions

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

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

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Revisions

Revision 1 — Date 1

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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

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Revisions

Revision 1 — Date 1

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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 Move off/demo

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1038

Width: _____ Sq. footage 2nd floor: 1542 3½ story

Sq. footage ~~3rd floor:~~ 504 garage

Decks/Patio: PORCH Size: 48 ☒ 1st floor ☐ 2nd floor

STOOP Size: 94 ☐ 1st floor ☐ 2nd floor

~~COTTAGE 1447~~

Difference 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 2/17/25 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).

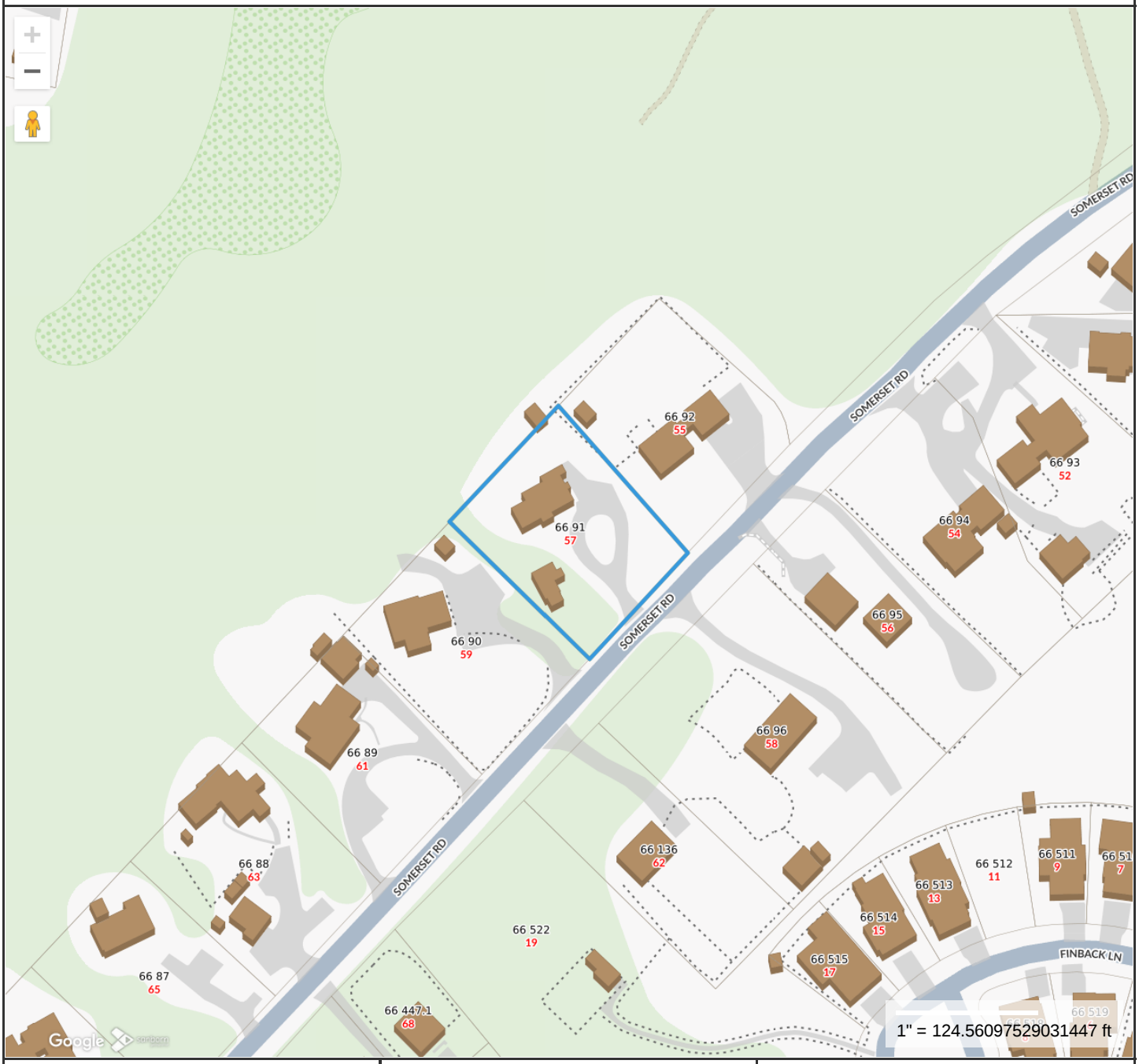
N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.**



Property Information

Property ID	4899
Location	57 SOMERSET RD
Owner	BARTKOWIAK ANDRZEJ & SUSAN

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.

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

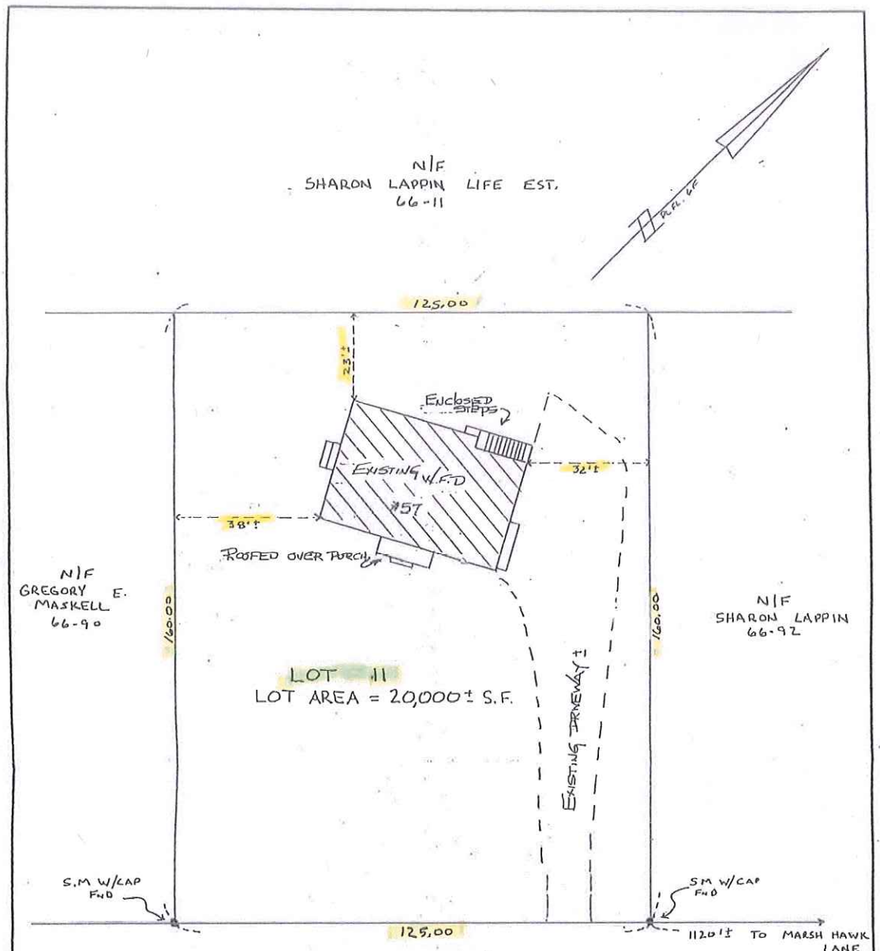
Building Information

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

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

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.

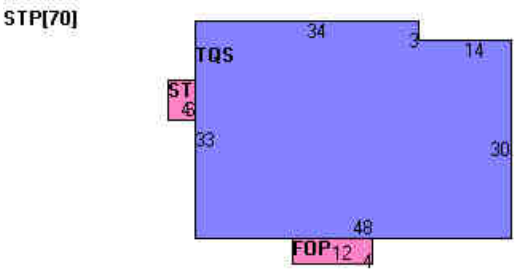
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
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



(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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....57 Somerset Road LLC.....

MAILING ADDRESS.....PO Box 2294 Nantucket MA 02584.....

PROPERTY LOCATION.....57 Somerset Road.....

ASSESSORS MAP/PARCEL.....66-91.....

SUBMITTED BY:.....M Reid.....

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 , 27 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.27 12:07:10 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	11		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	49 SOMERSET RD
66	90		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	02584	55 SOMERSET RD
66	96		MORRIS FAMILY INVESTMENT TRUST		PO BOX 58	NANTUCKET	MA	02554	58 SOMERSET RD
Count:	**4**								

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
NANTUCKET, MA 02584

MORRIS FAMILY INVESTMENT TRUST
PO BOX 58
NANTUCKET, MA 02554

9589 0710 5270 1188 2687 22

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To: Marks Family
Street and Apt. No., or PO Box No.: PO BOX 53
City, State, ZIP+4®: Nantucket MA 02554

Postmark Here
CAPE CORAL FL 33914 SW CAPE CORAL CPU

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To: RON CONWAY TRUST
Street and Apt. No., or PO Box No.: PO BOX 2261
City, State, ZIP+4®: NANTUCKET MA 02584

Postmark Here
CAPE CORAL FL 33914 SW CAPE CORAL CPU

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To: Thomas & Molly Mosscrop
Street and Apt. No., or PO Box No.: 57 Somerset Rd
City, State, ZIP+4®: Nantucket MA 02554

Postmark Here
CAPE CORAL FL 33914 SW CAPE CORAL CPU

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To: Nant Islands Land Bnk
Street and Apt. No., or PO Box No.: 22 Broad St
City, State, ZIP+4®: Nantucket MA 02554

Postmark Here
CAPE CORAL FL 33914 SW CAPE CORAL CPU

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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



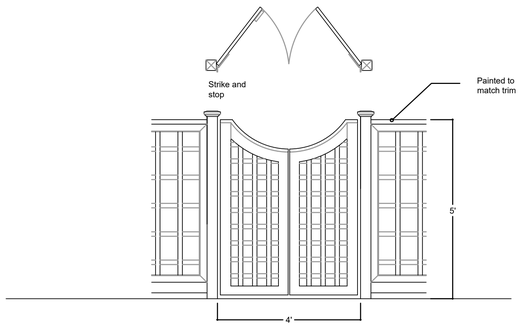
LOCUS MAP

CONCEPT PLAN
SCALE: 1" = 20'

VIEW FROM ARBOUR WAY

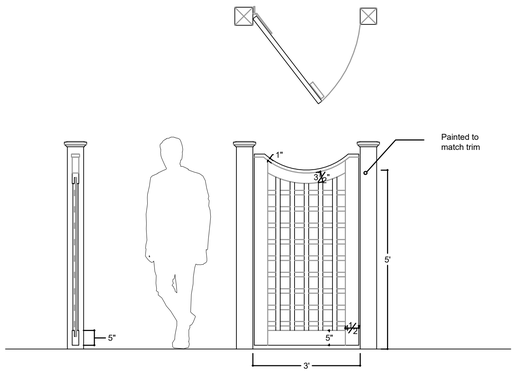
EXISTING APRON AND VEHICLE GATE

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



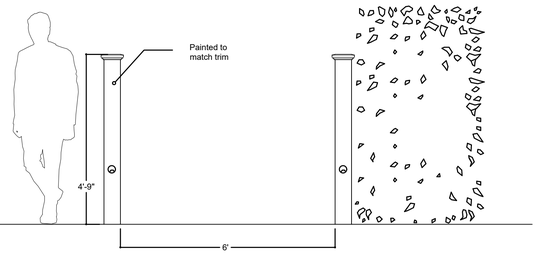
1 4' W DOUBLE GATE W TRELLIS FENCING AT POOL ENTRY

SCALE: 1/2" = 1' - 0" ELEVATION



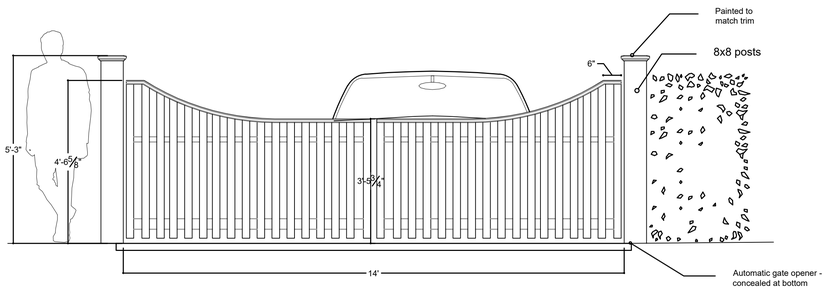
2 3' W 5' H SINGLE GATE AT VEGGIE GARDEN

SCALE: 1/2" = 1' - 0" ELEVATION



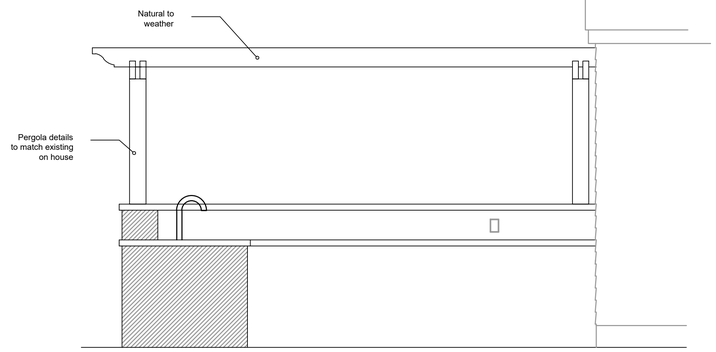
3 ENTRY POSTS W LIGHTS

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.

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____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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(initial to indicate read and understand)

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
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Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

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Val Oliver

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:

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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

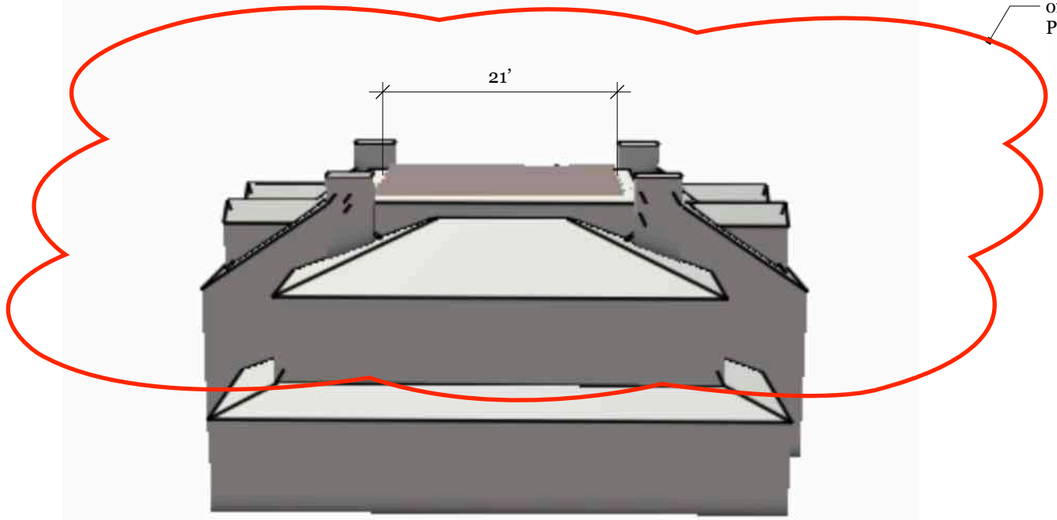
ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

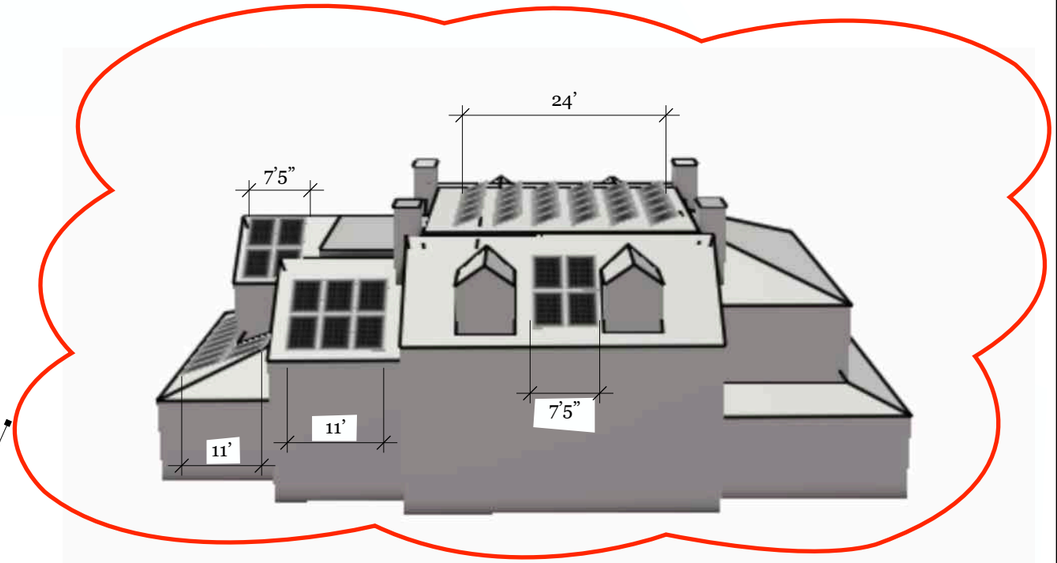
REVISIONS

	MM/DD/YY	REMARKS
1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

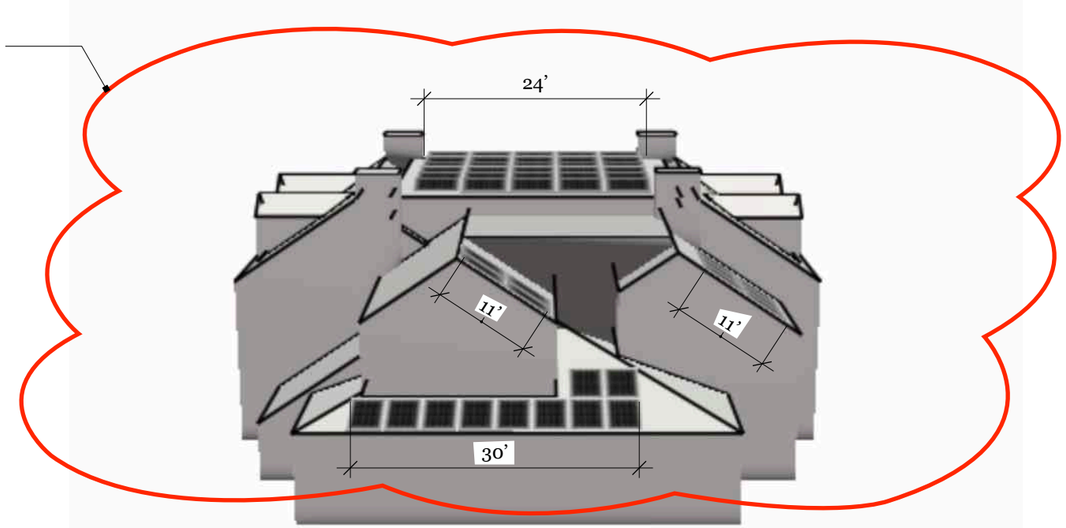
PV 01



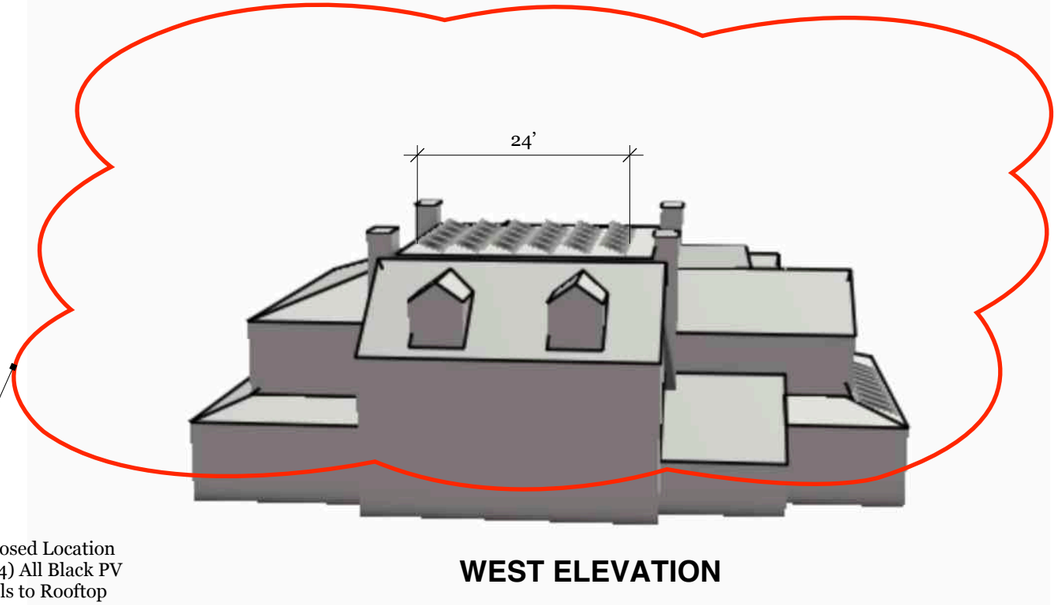
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
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ELEVATIONS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
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Map: 67	Parcel: 918

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2		
3		
4		

PV 02



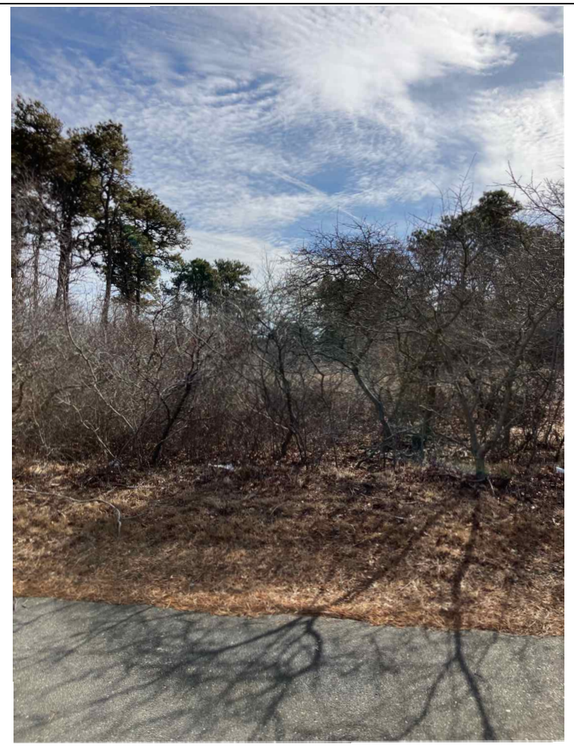

PHOTO A

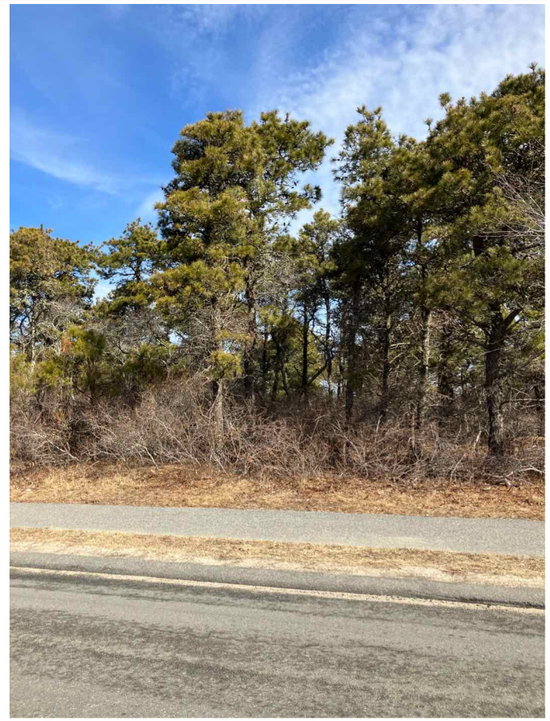

PHOTO B



PHOTO C

ACK SMART
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PHOTOS

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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

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PV MODULE SPECIFICATIONS

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23.22kW DC, 20kW AC

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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

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Waiver of the HDC 10 Day Hearing Requirement

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STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 67 / 918

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Zoning Class: CN
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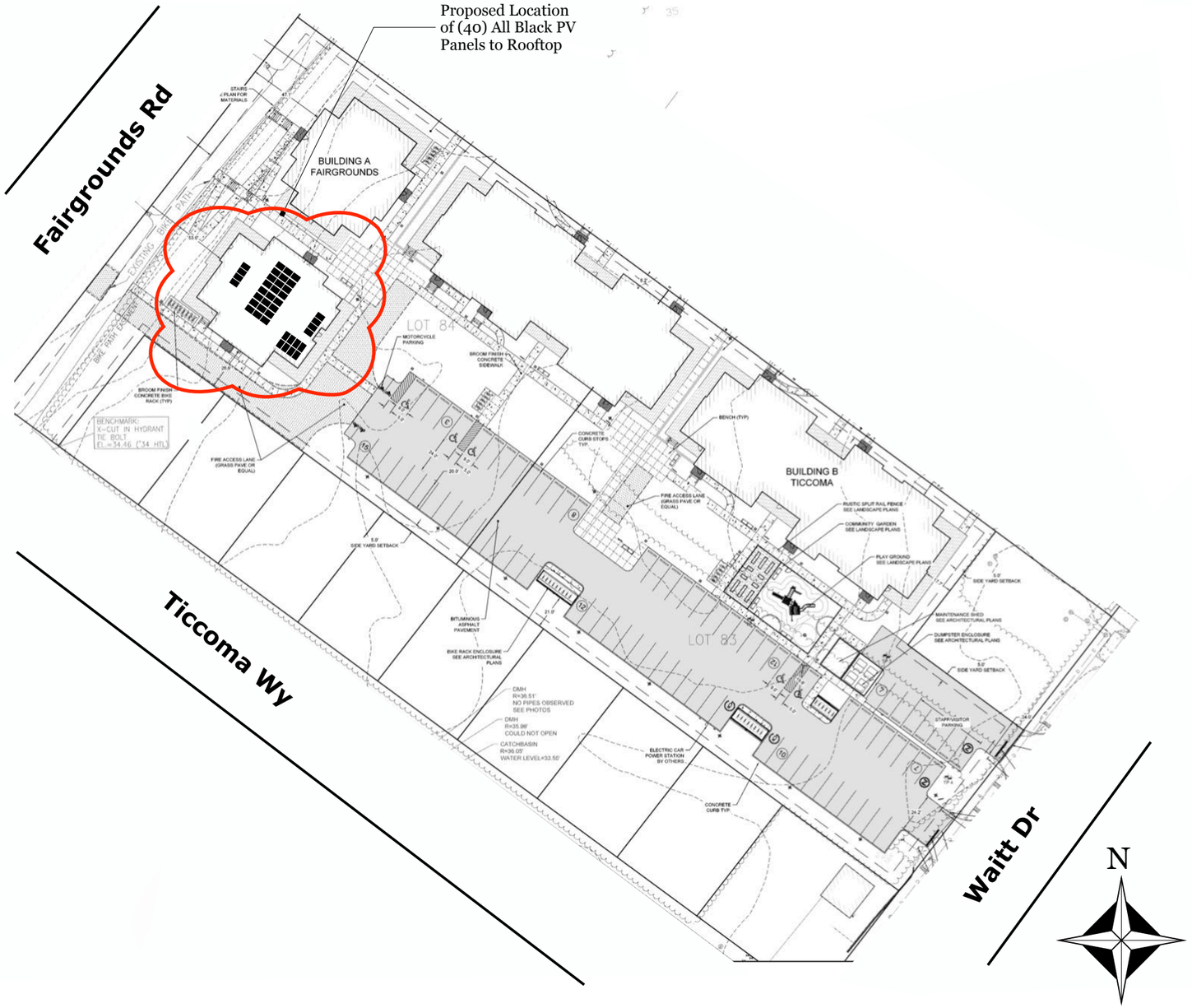

Scale: 1” = 75’

ACK SMART
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GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

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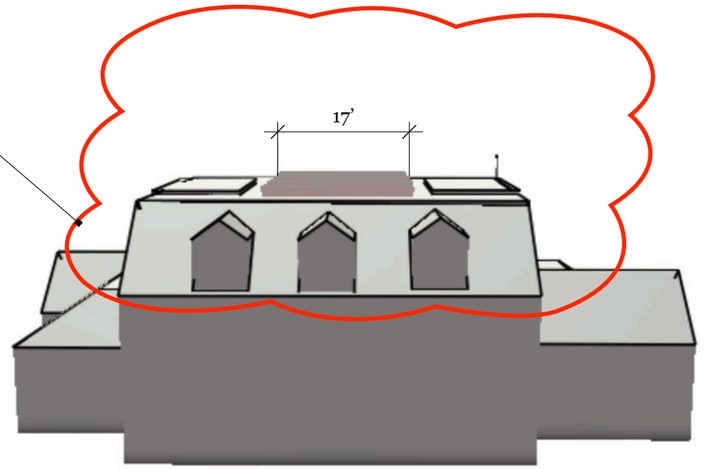
PV 01

Proposed Location
of (40) All Black PV
Panels to Rooftop



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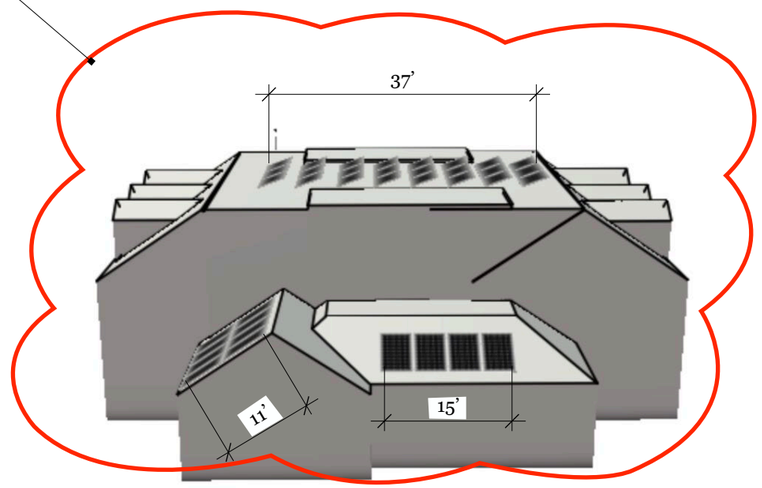

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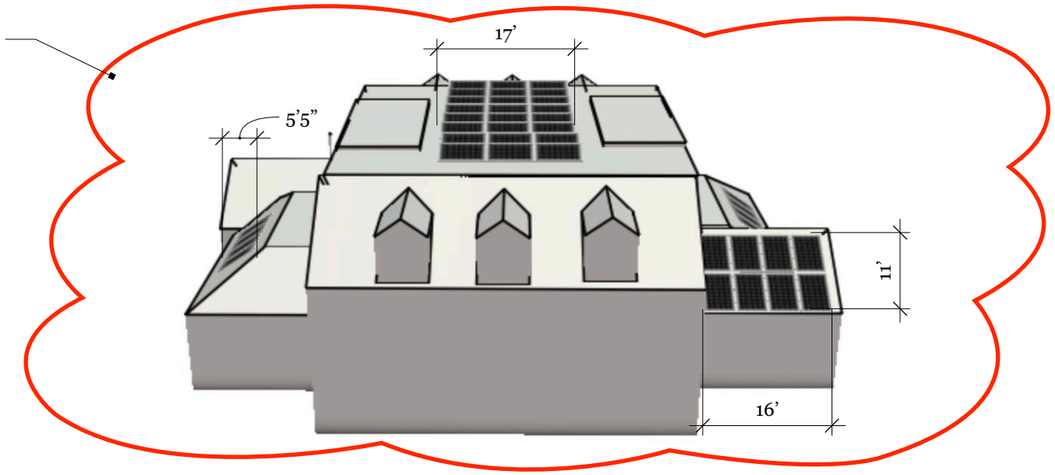

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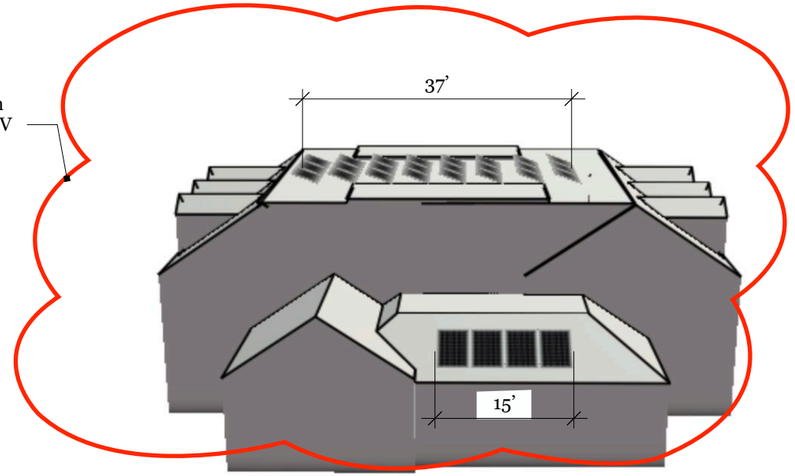

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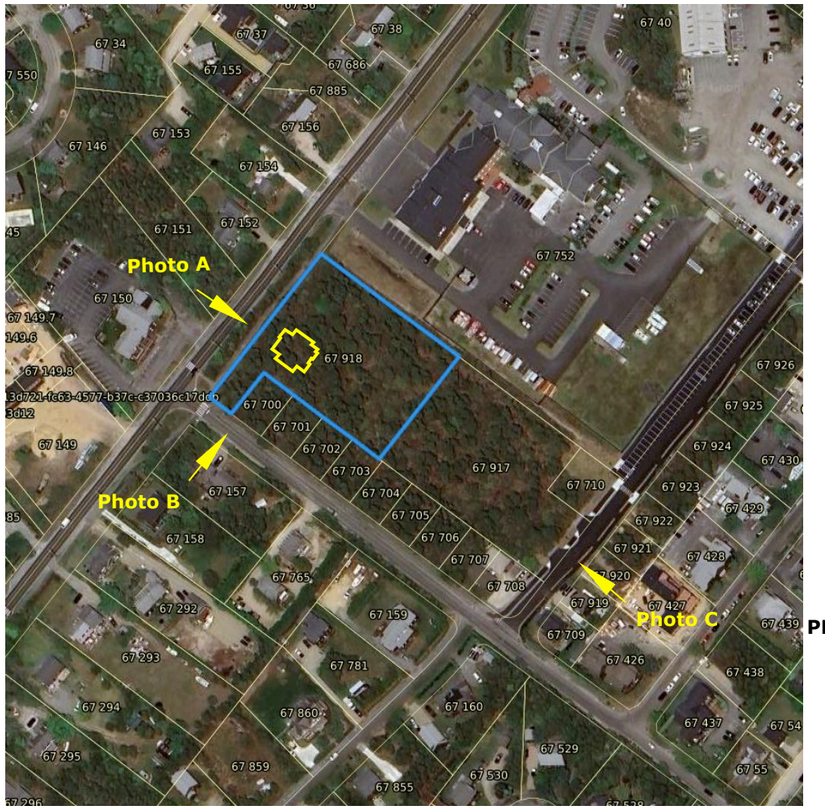



PHOTO A



PHOTO B



PHOTO C

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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)

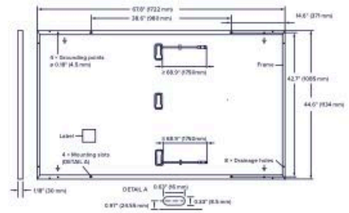
The ideal solution for:

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

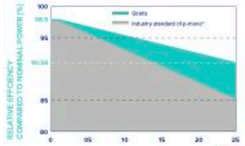


Electrical Characteristics

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

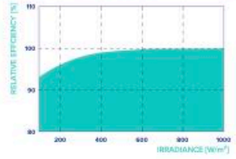


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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.

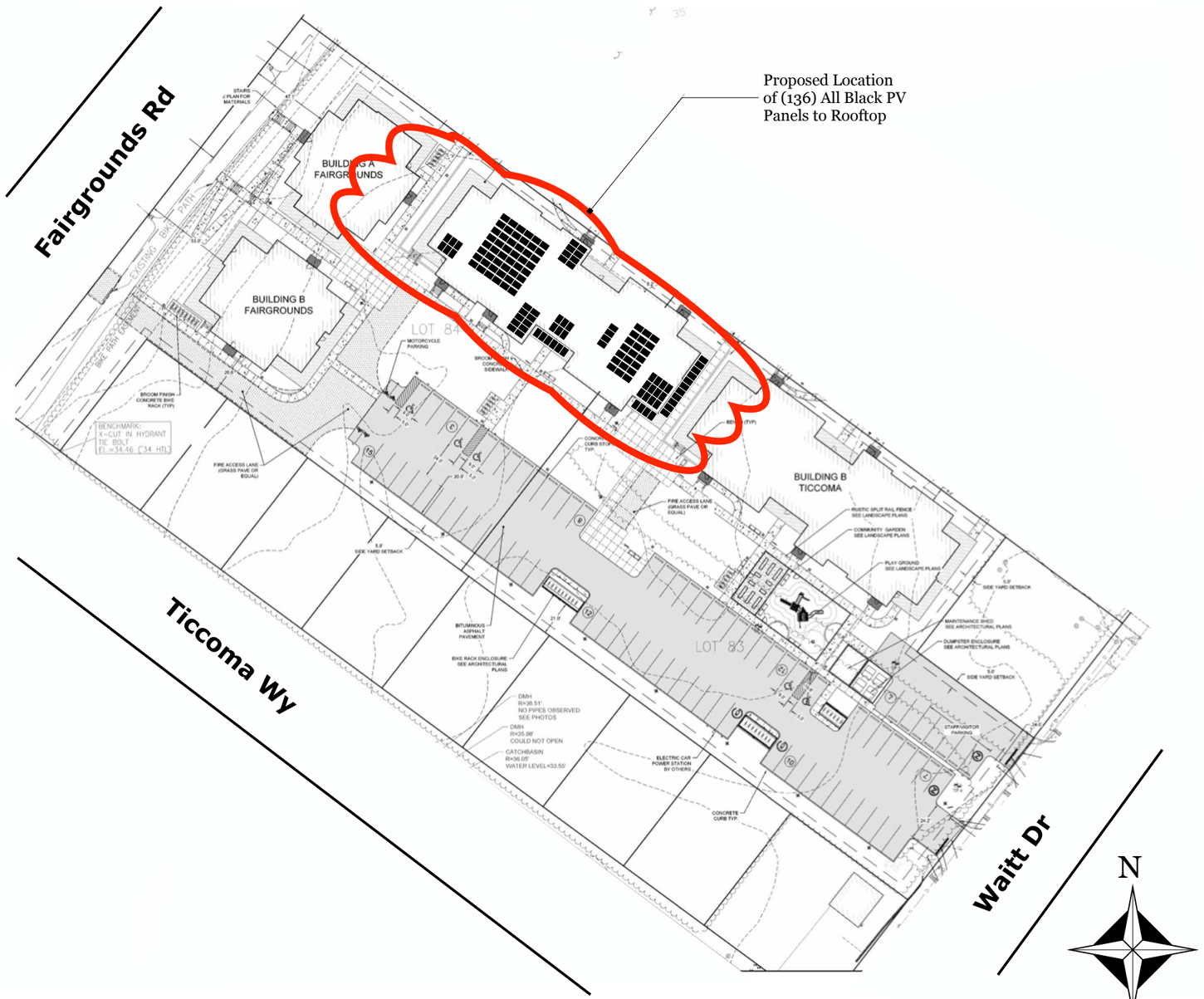
Caroline F. Wallace — 3/5/25

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

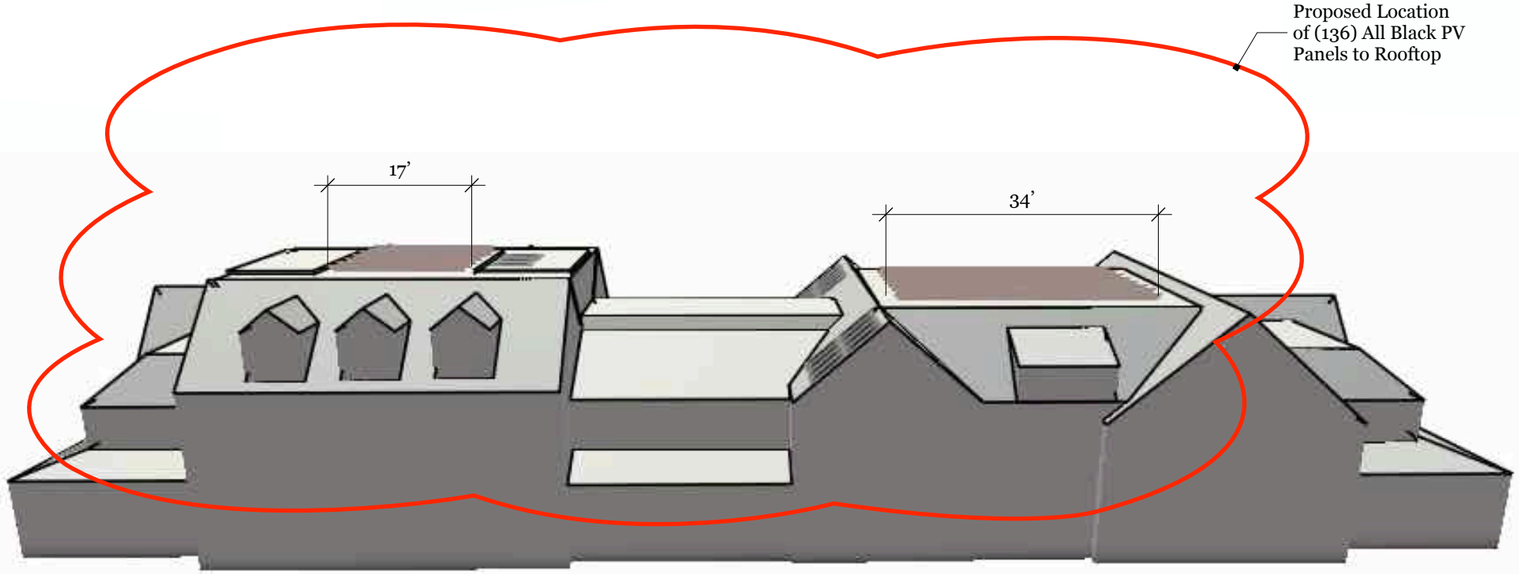
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

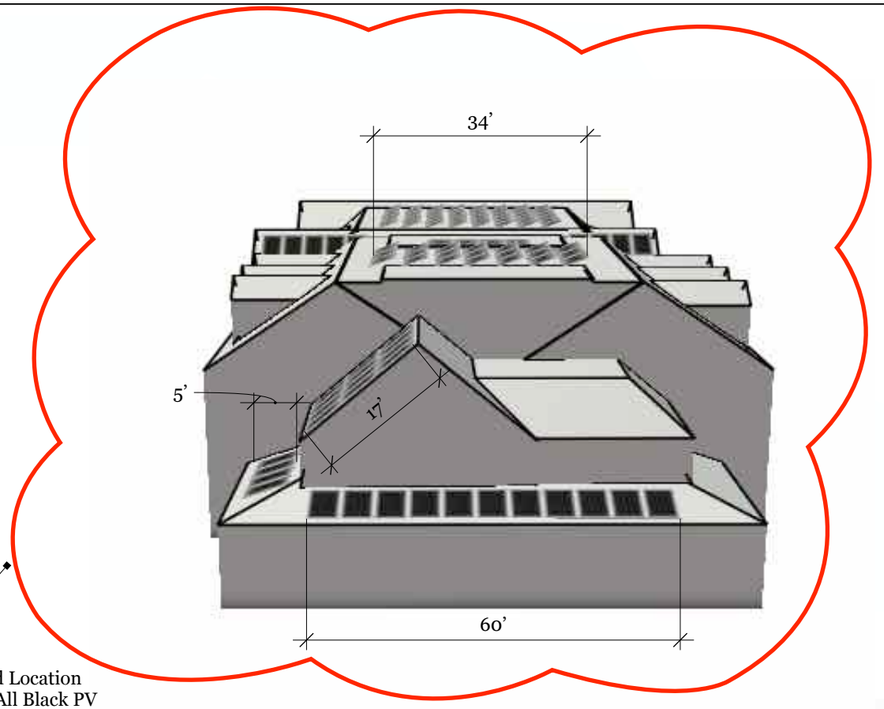
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

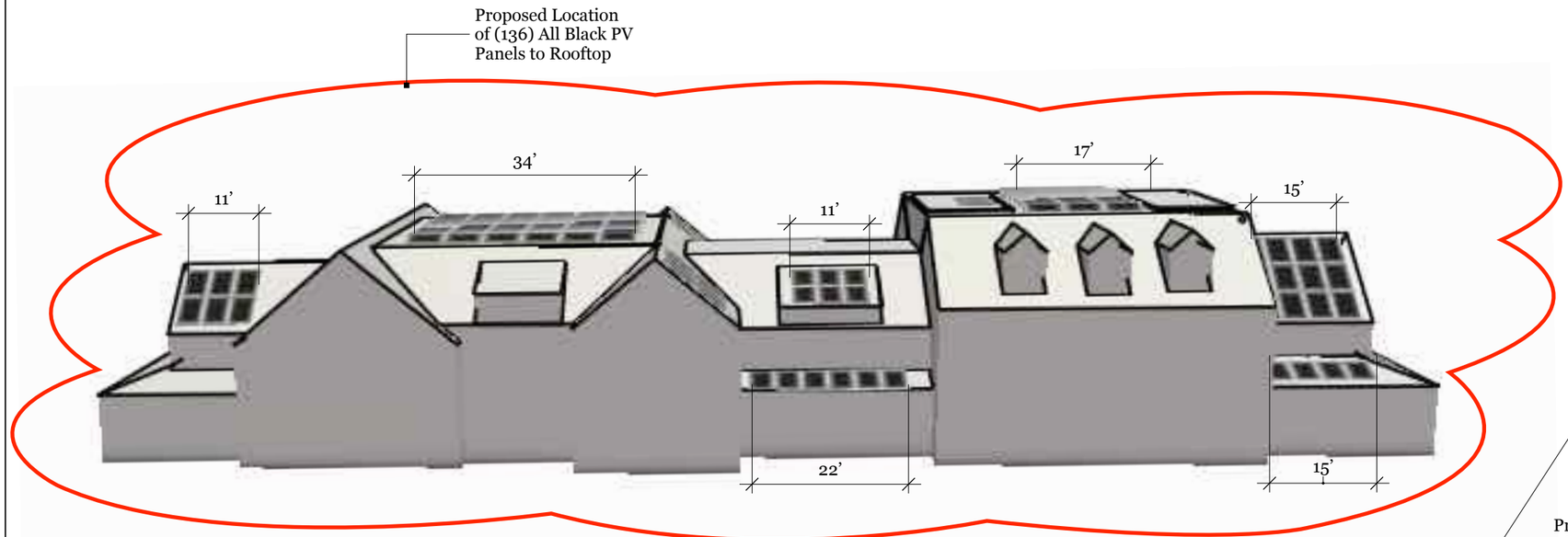
PV 01



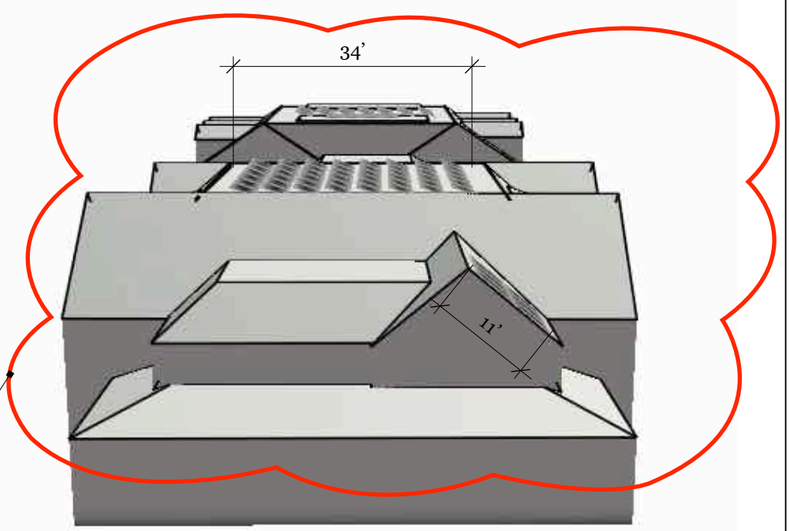
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

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58.48kW DC, 50kW AC

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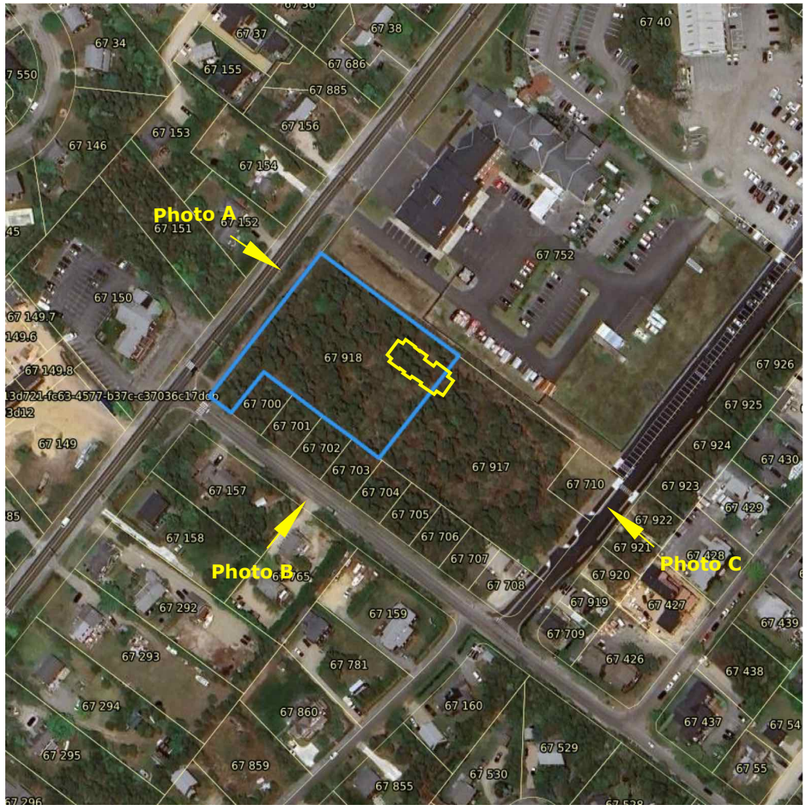
PV 02



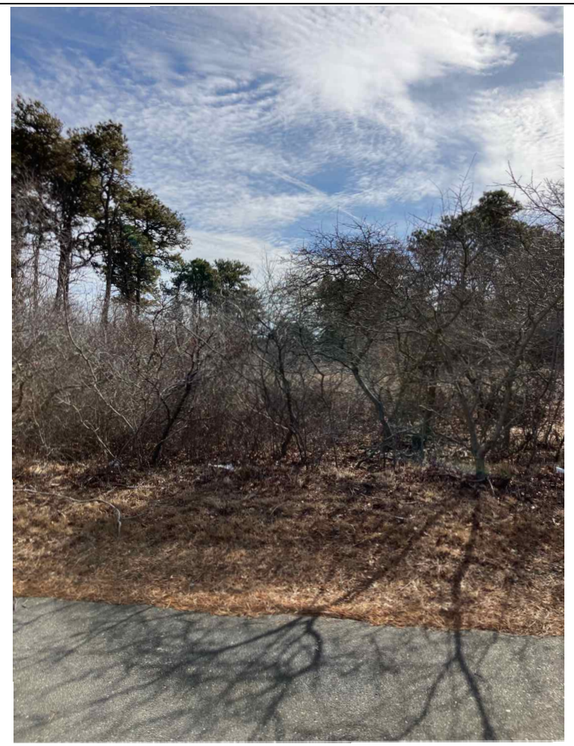


PHOTO A

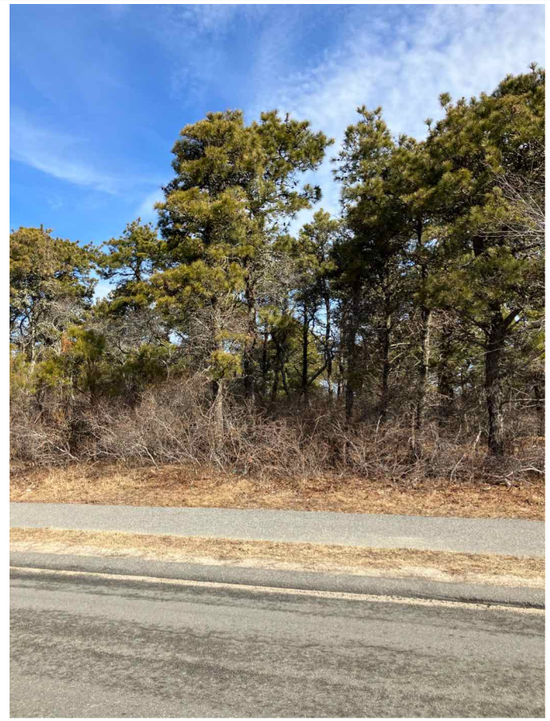


PHOTO B



PHOTO C

PHOTOS

ROOFTOP SOLAR ARRAY
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[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

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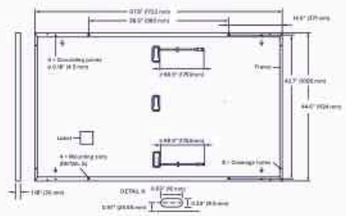

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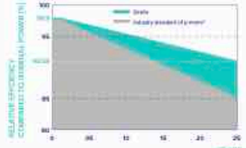
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[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

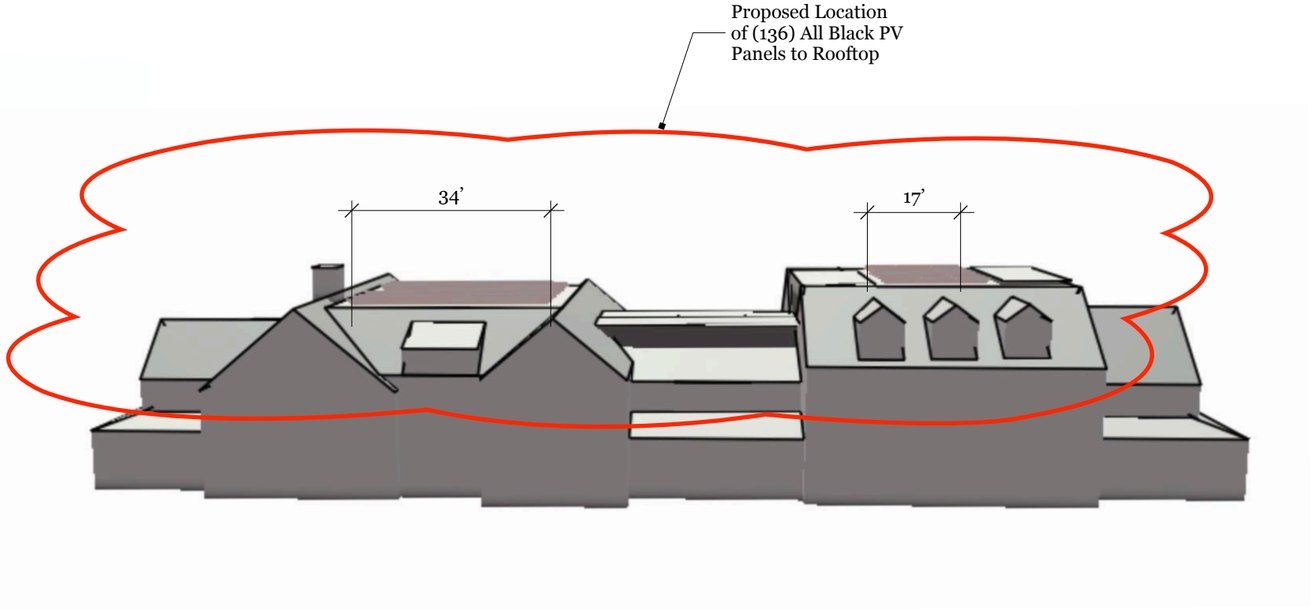
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

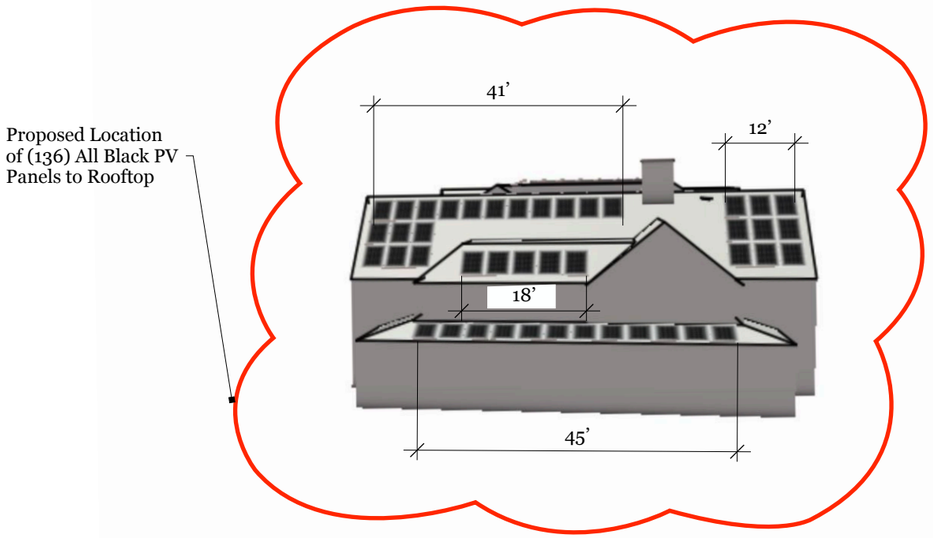
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

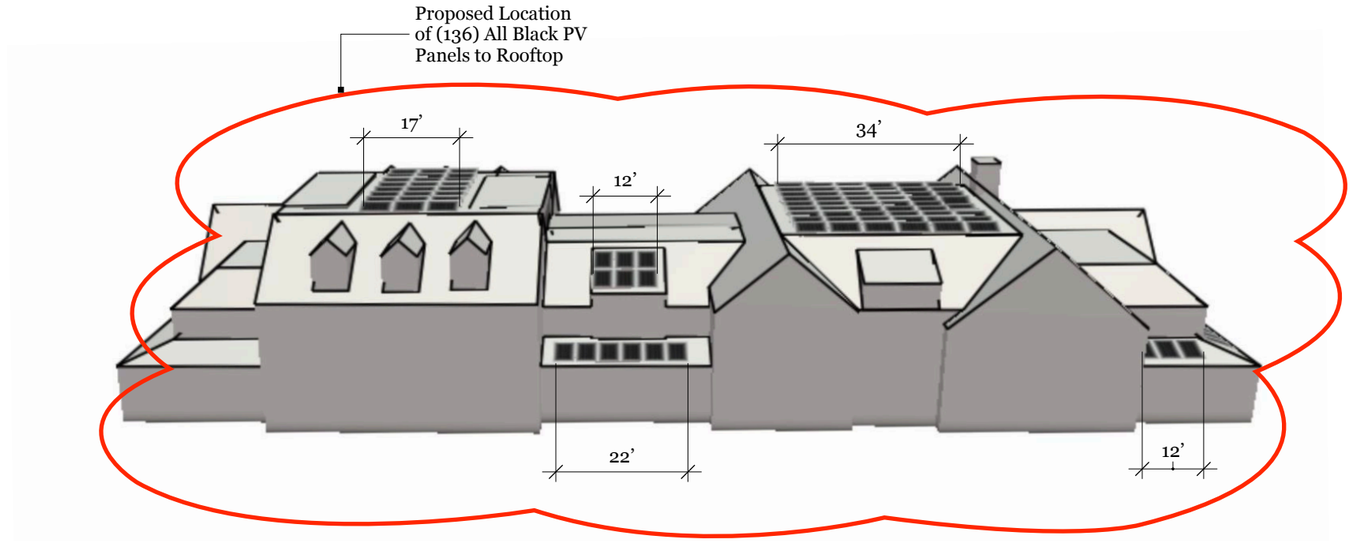
PV 01



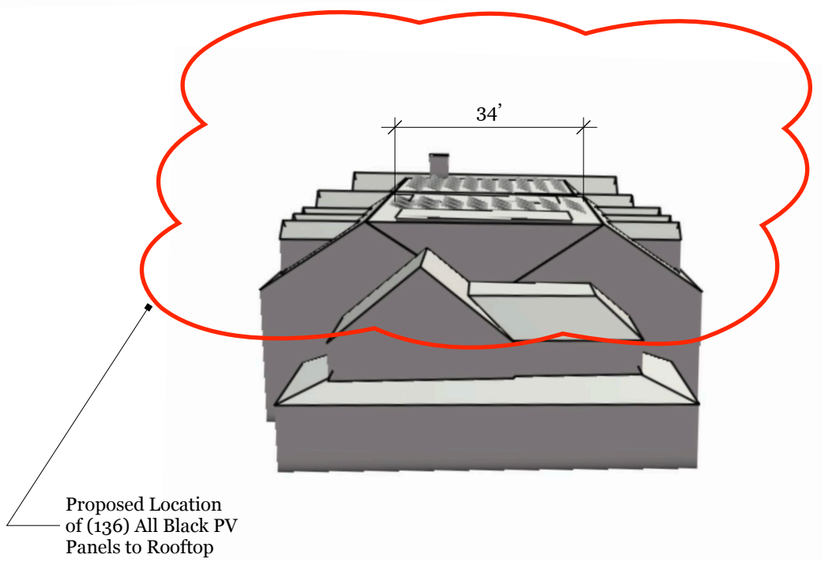
NORTH ELEVATION



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)

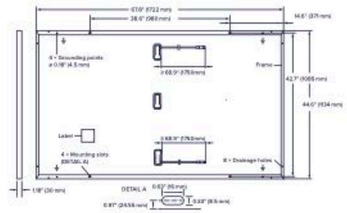
The ideal solution for:

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

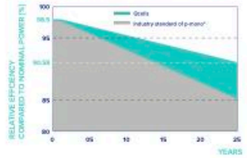


Electrical Characteristics

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

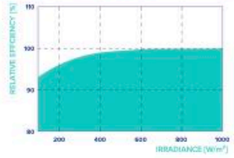


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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
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Map: 67	Parcel: 917

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

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 Miroslava Ahern

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 Weetamo Rd

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 02/21/2025

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.

Miroslava Ahern 02/20/2025

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:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

MA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN ST, 2ND FL, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District LUG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 50.5 Sq. Footage 1st floor: _____ Decks/Patio: Size: 308 SF ☐ 1st floor ☐ 2nd floor
Width: 16 Sq. footage 2nd floor: _____ Size: 107 SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 365 SF
294 SF

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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 GRAVEL Walkways GRANITE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: BELGIUM BLOCK, GRANITE DECK: IPE

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 03/21/2025 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 15/50



AERIAL MAP: 15/50



POOL & DECK AT GRADE



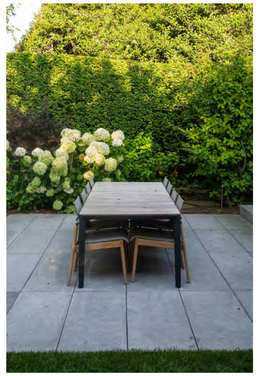
CONCRETE WALL



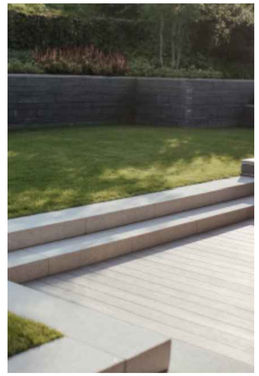
BELGIUM BLOCK APRON
W/ GRAVEL DRIVEWAY



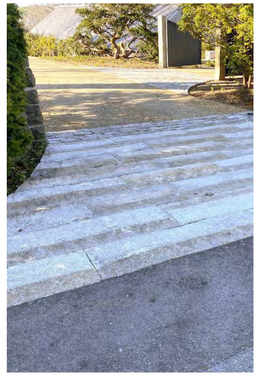
GRANITE PATIO

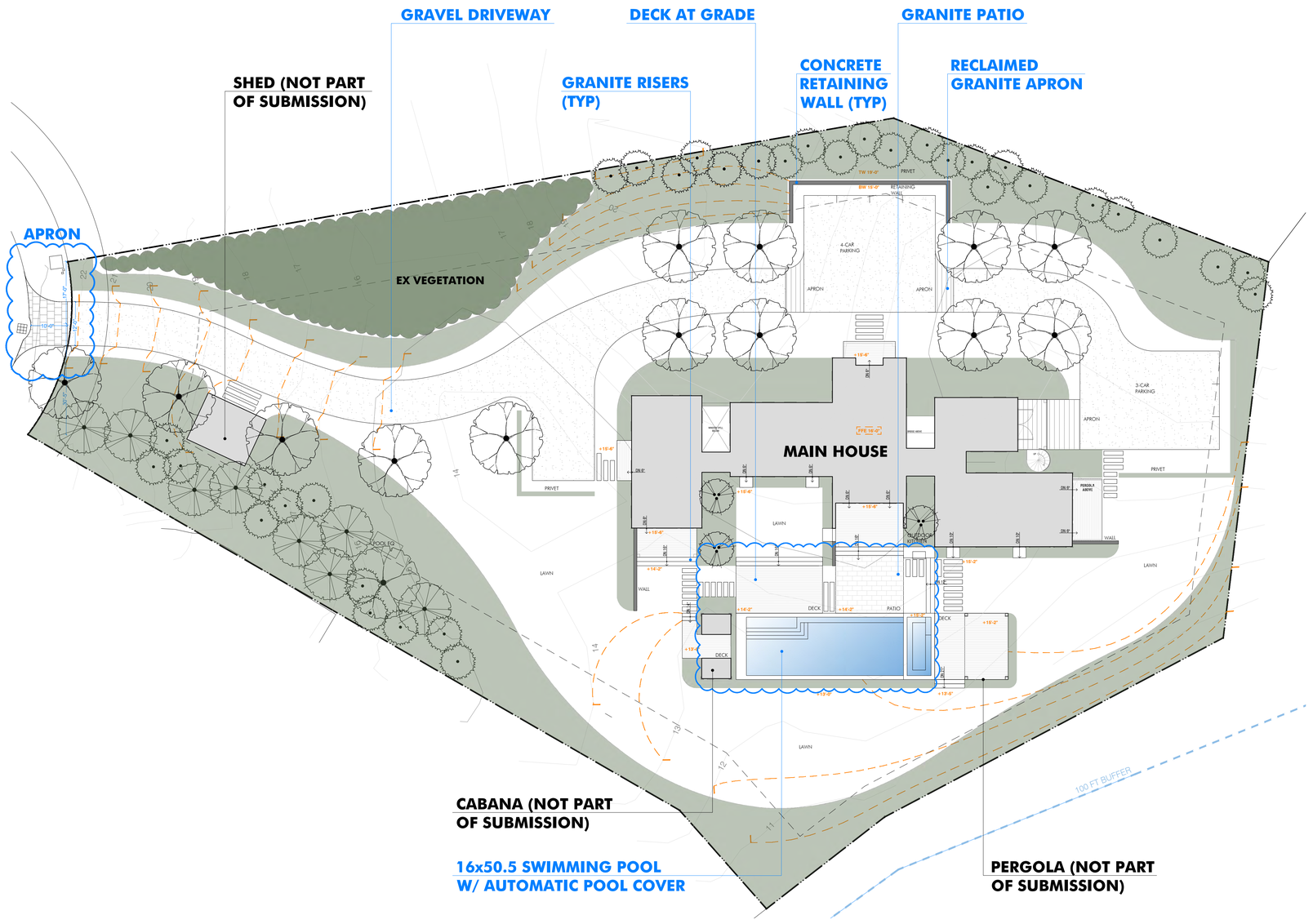


GRANITE RISERS



GRANITE APRON





PLANT LEGEND

SYMBOL	NAME
	Existing vegetation to remain
	Native mix of shrubs & grasses

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

5WR

5 WEETAMO ROAD,
NANTUCKET MA 02554

OWNER

5 WEETAMO ROAD LLC
12 Main Street, 2nd FL, Nantucket, MA 02554
T (508) 221-0750

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

NANTUCKET ENGINEERING & SURVEY
20 Mary Ann Drive, Nantucket, MA 02554
T (508) 825-5053

PROPERTY INFO

ZONE: LUG3
MAP / PARCEL: 15/50
LOT SIZE: 45,350 SF
MIN. LOT SIZE: 120,000 SF

FRONTAGE: 200 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 20 FT

GROUND COVER:
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION
SWIMMING POOL

NOTES

DRAWING INFO

DATE	MARCH 21, 2025
SCALE	1/16"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01

CERTIFICATE NO: — NO VISIBILITY — DATE ISSUED:

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 718.1

Street & Number of Proposed Work: 13 R EVERGREEN WAY

Owner of record: UNMATCHED PROPERTIES LLC

Mailing Address: 150 DORCHESTER AVE #105
BOSTON, MA 02127

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: STRUCTURESUNLTD @GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 288SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø
Height of ridge above final finish grade: North 13-1" South 13'-1' East 13'-1 West 13'-1"

Additional Remarks: BUILD 12'x24' GARAGE

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x5 Rake 1x5 Soffit (Overhang) 1x5 Corner boards 1x5 Frieze 1x5
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 9 LITE Side _____
Garage Door(s): Type UTILITY CUSTOM Material T&G PINE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

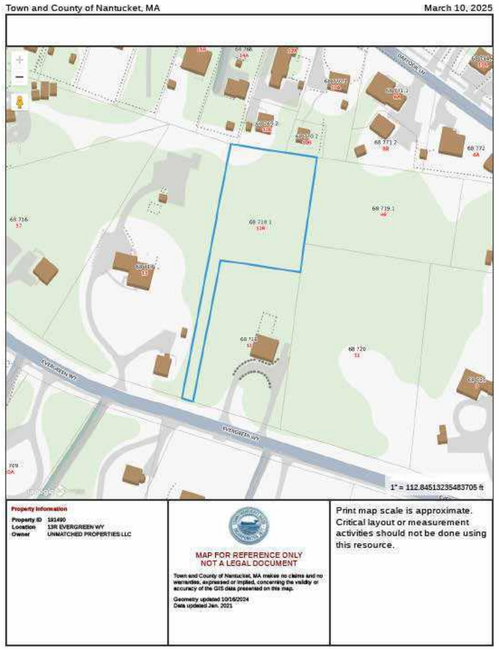
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof BLACK
Trim WHITE Sash WHITE Doors WHITE/WHITE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date MAR 10 25 Signature of owner of record _____ Signed under penalties of perjury



Locus Map

MAP: 68 PARCEL: 718.1

Zoning Classification: R-40

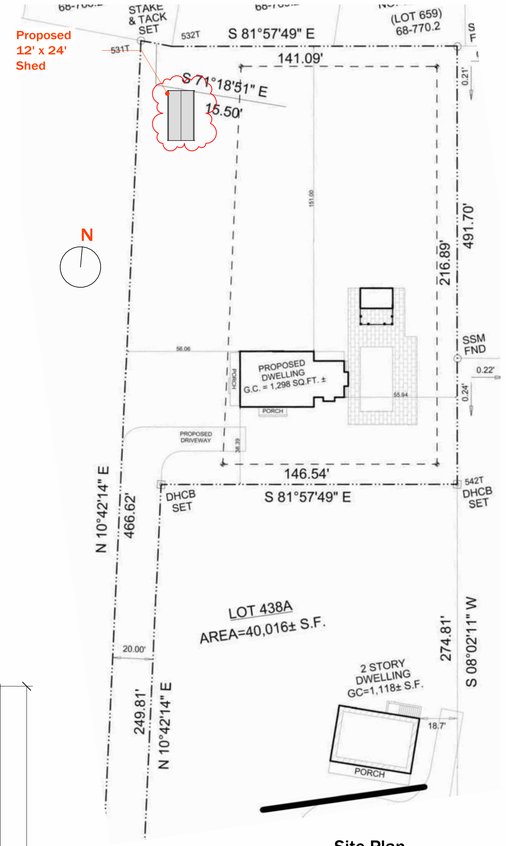
Min Area: 40,000 SF / Actual: 43,560 SF

Min Frontage: 75 FT / Actual: 185 FT

Front Yard Setback: 30 FT

Side/Rear Setback: 10 FT/10 FT

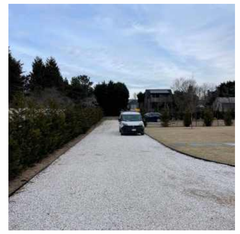
Ground Cover: 10%



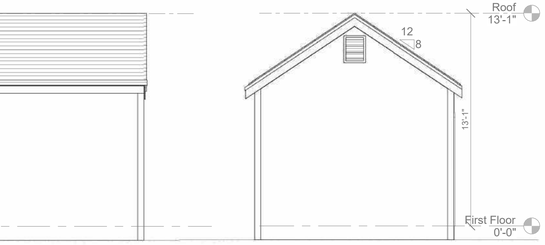
Site Plan

1/32" = 1'-0"







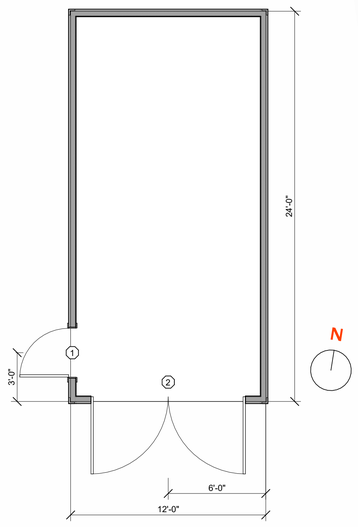


East Elevation - Proposed

1/4" = 1'-0"

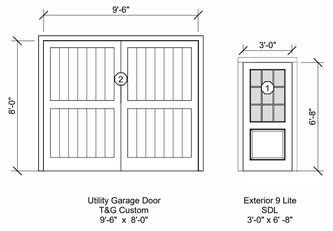
North Elevation - Proposed

1/4" = 1'-0"



First Floor

1/4" = 1'-0"



Utility Garage Door
T&G Custom
9'-6" x 8'-0"

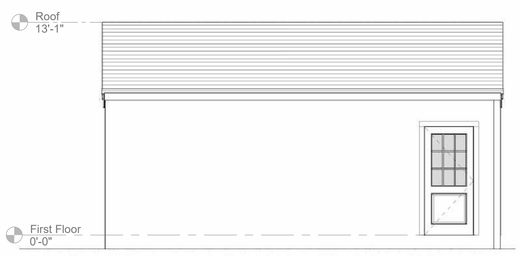
Exterior 9 Lite
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"

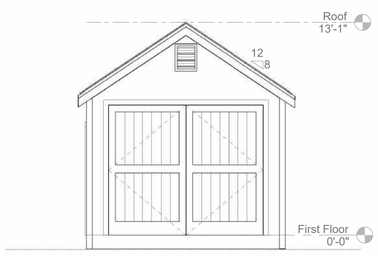


13 R Evergreen Way



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

Structures Unlimited

Nantucket, MA ©2023

PROJ
Hebert
13R
Evergreen

Nantucket, MA 02554

DA	03.07.25
PROJEC T NO	2410048
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Plan

A.100

DRAWN BY: PQ



Property Information

Property ID	191490
Location	13R EVERGREEN WY
Owner	UNMATCHED PROPERTIES LLC

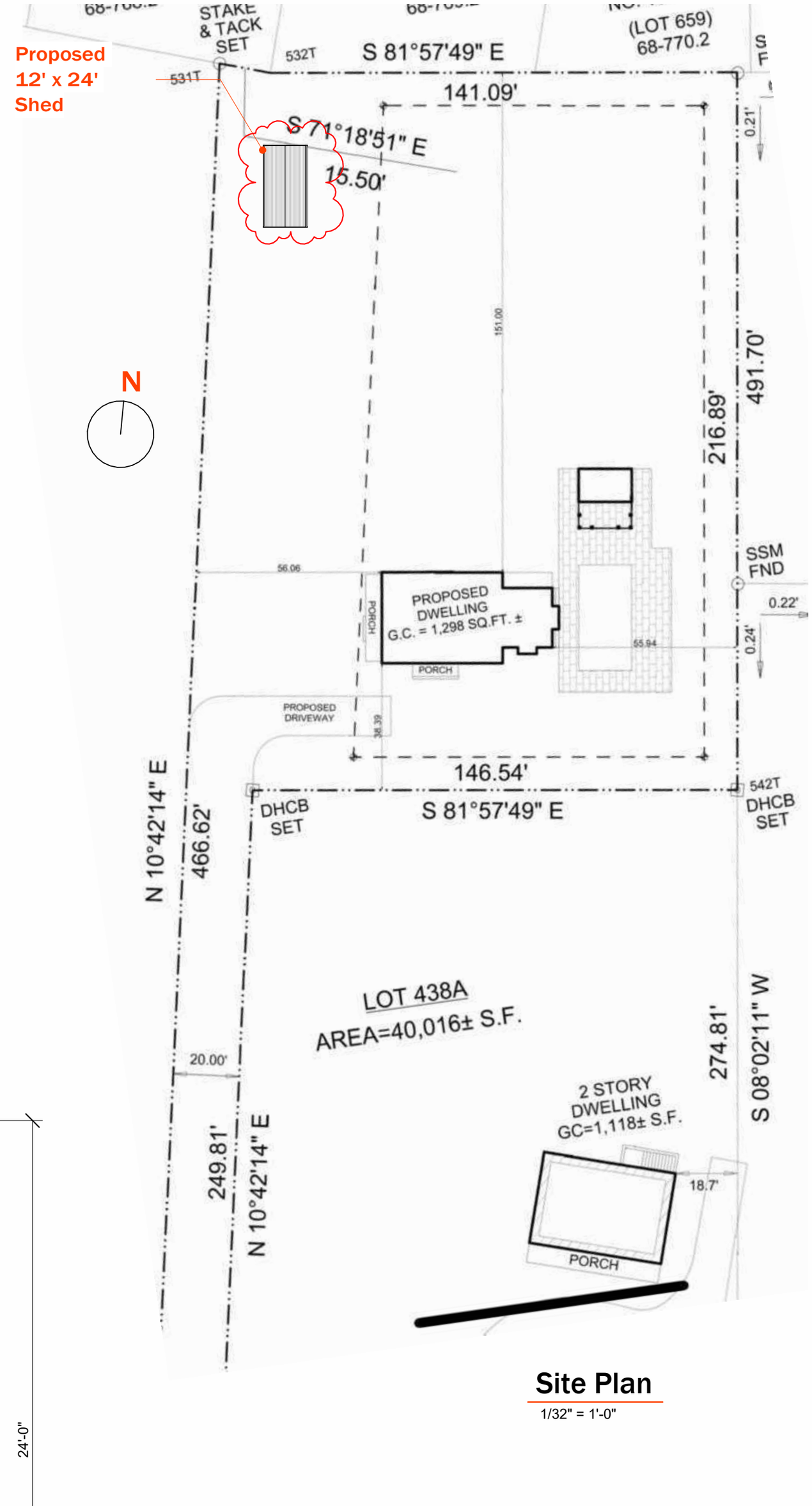
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

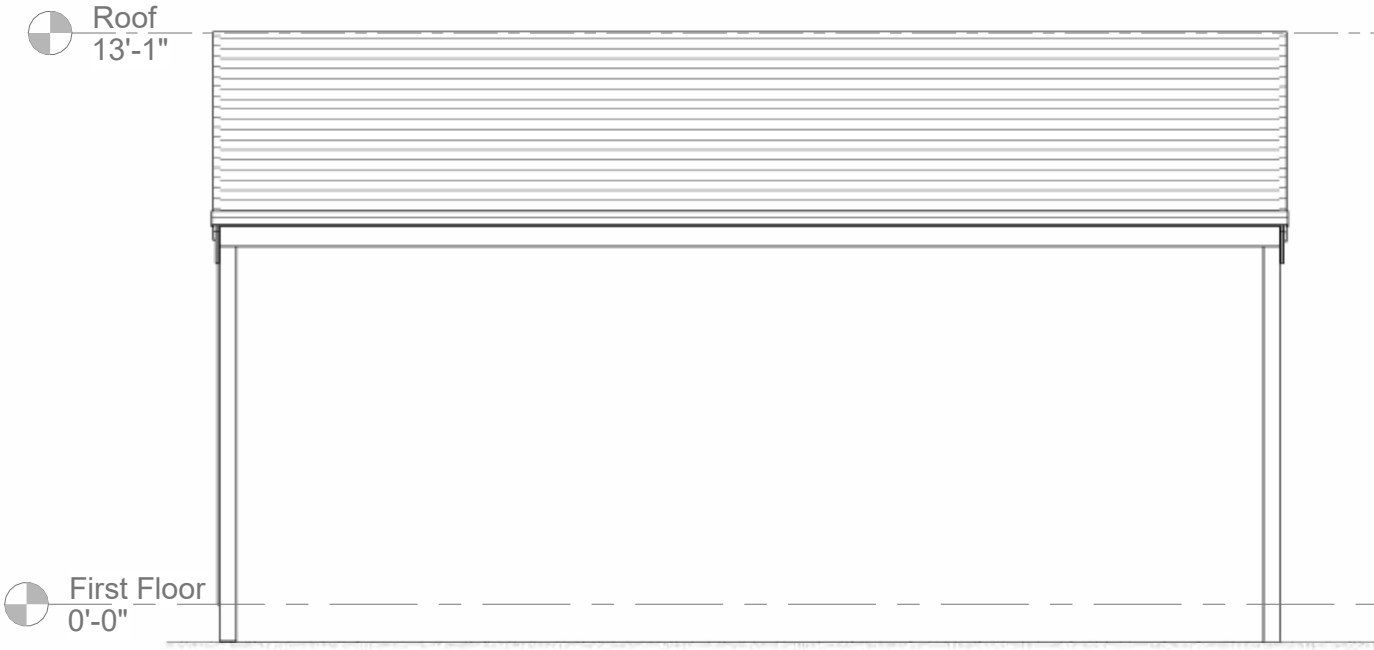
Locus Map



Site Plan

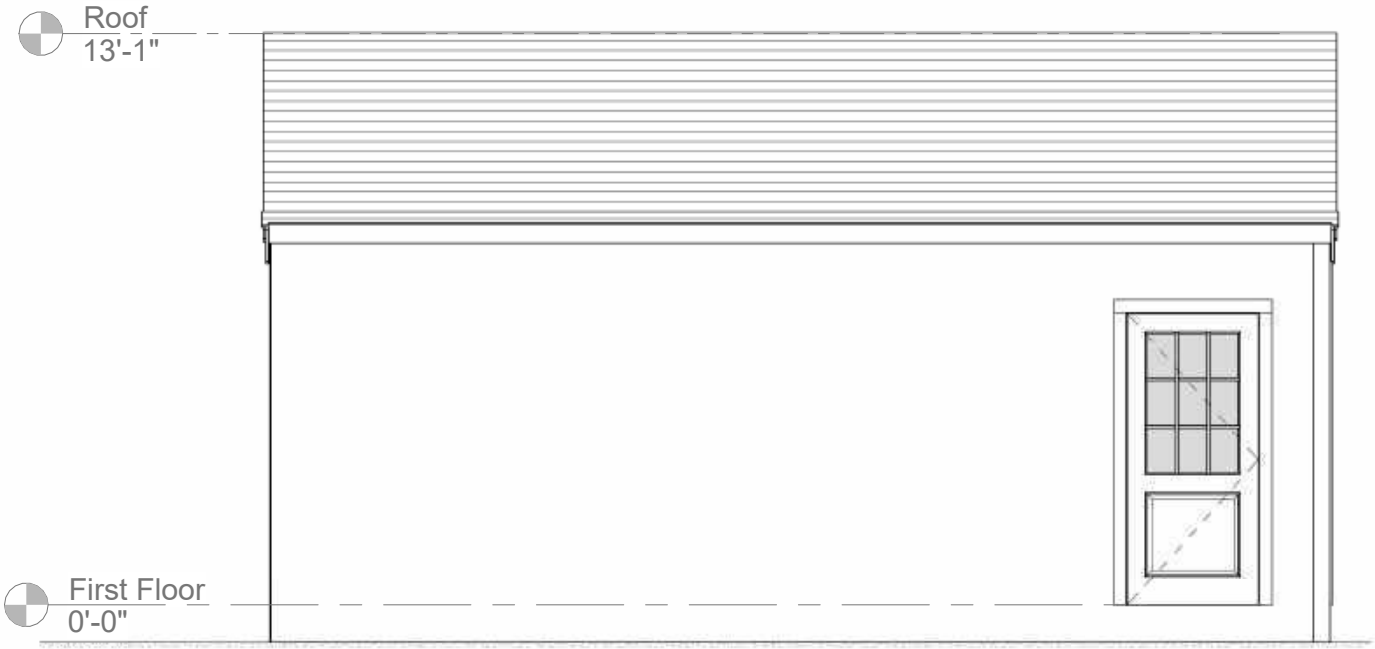
1/32" = 1'-0"

24'-0"



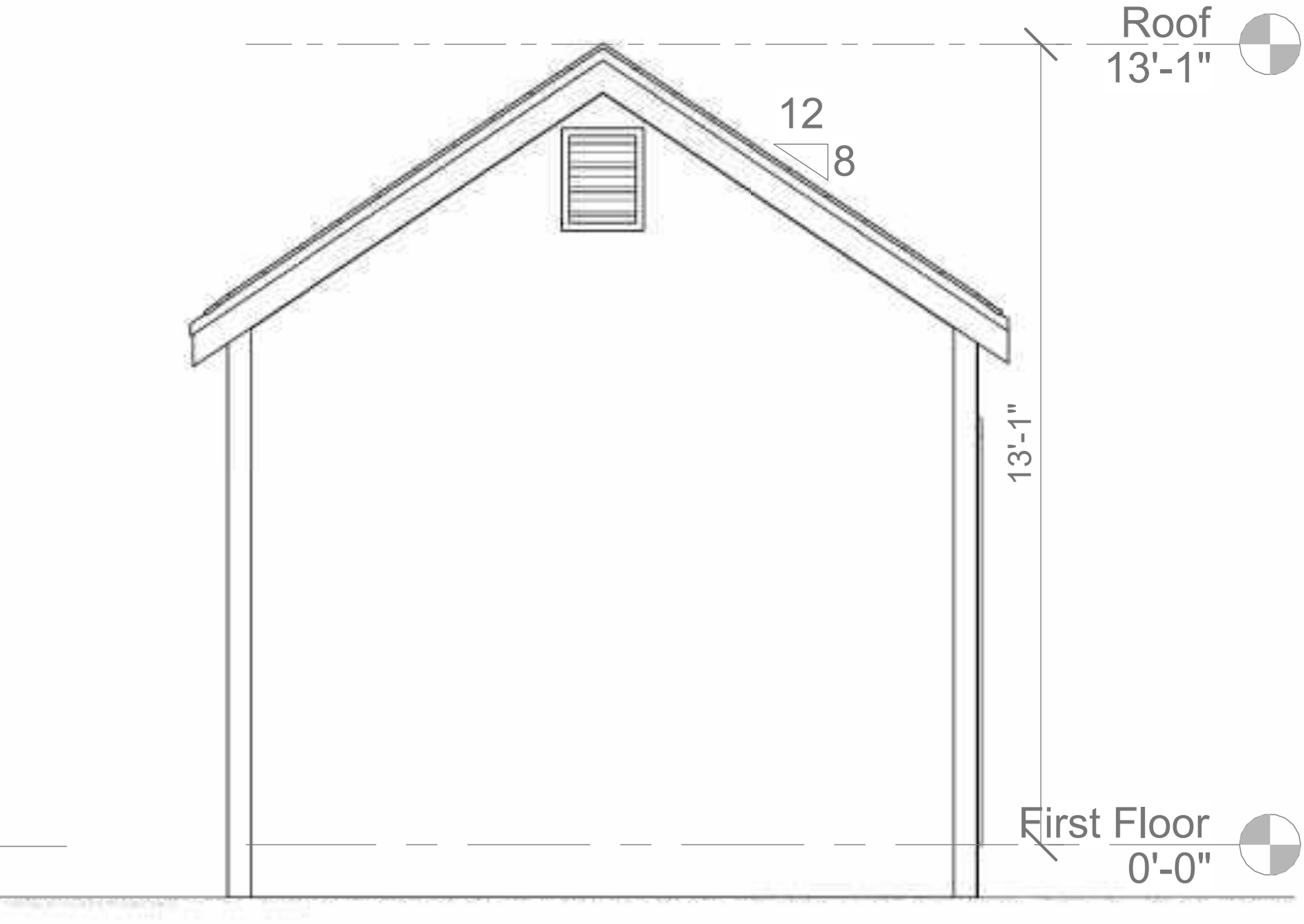
East Elevation - Proposed

1/4" = 1'-0"



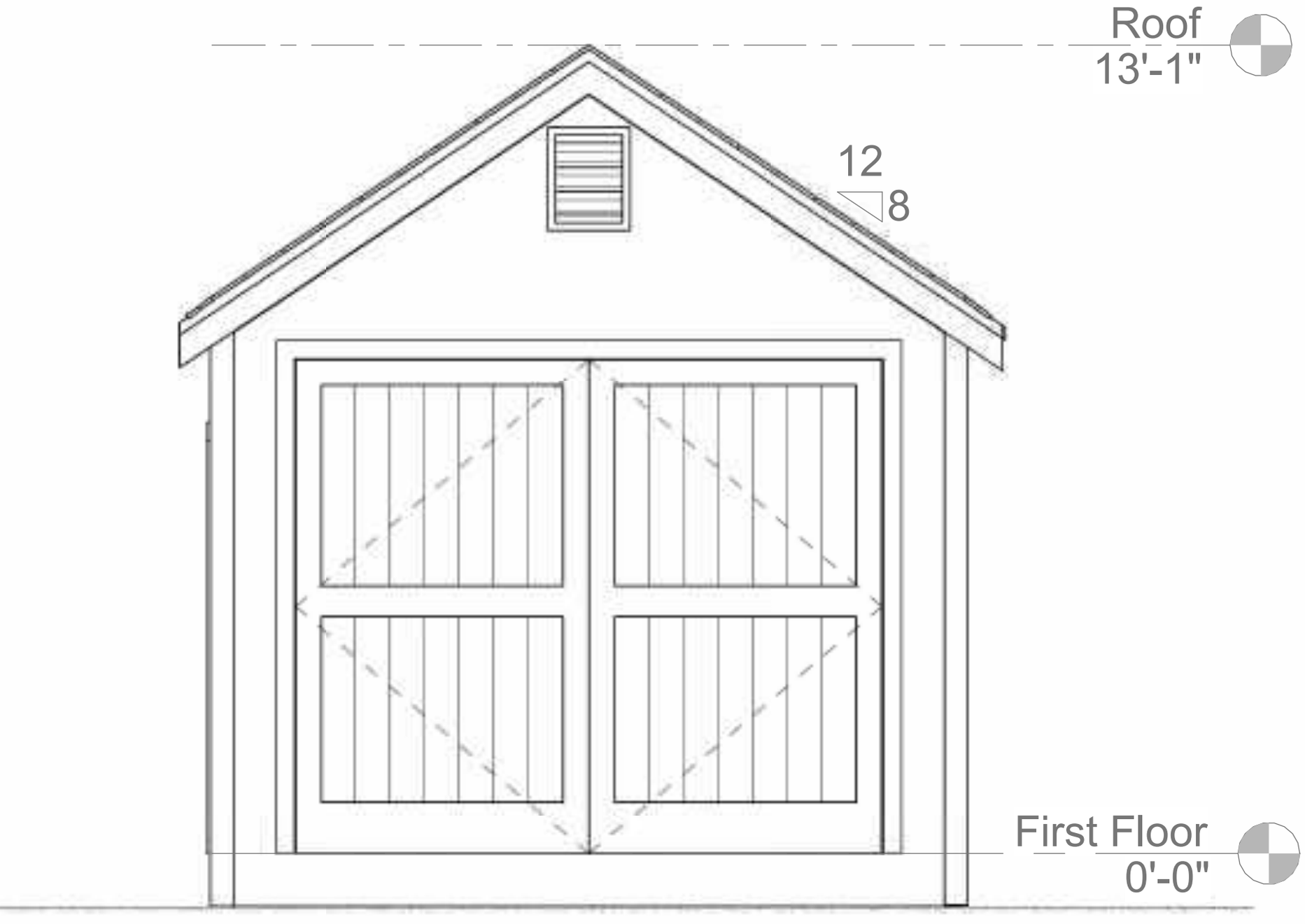
West Elevation - Proposed

1/4" = 1'-0"



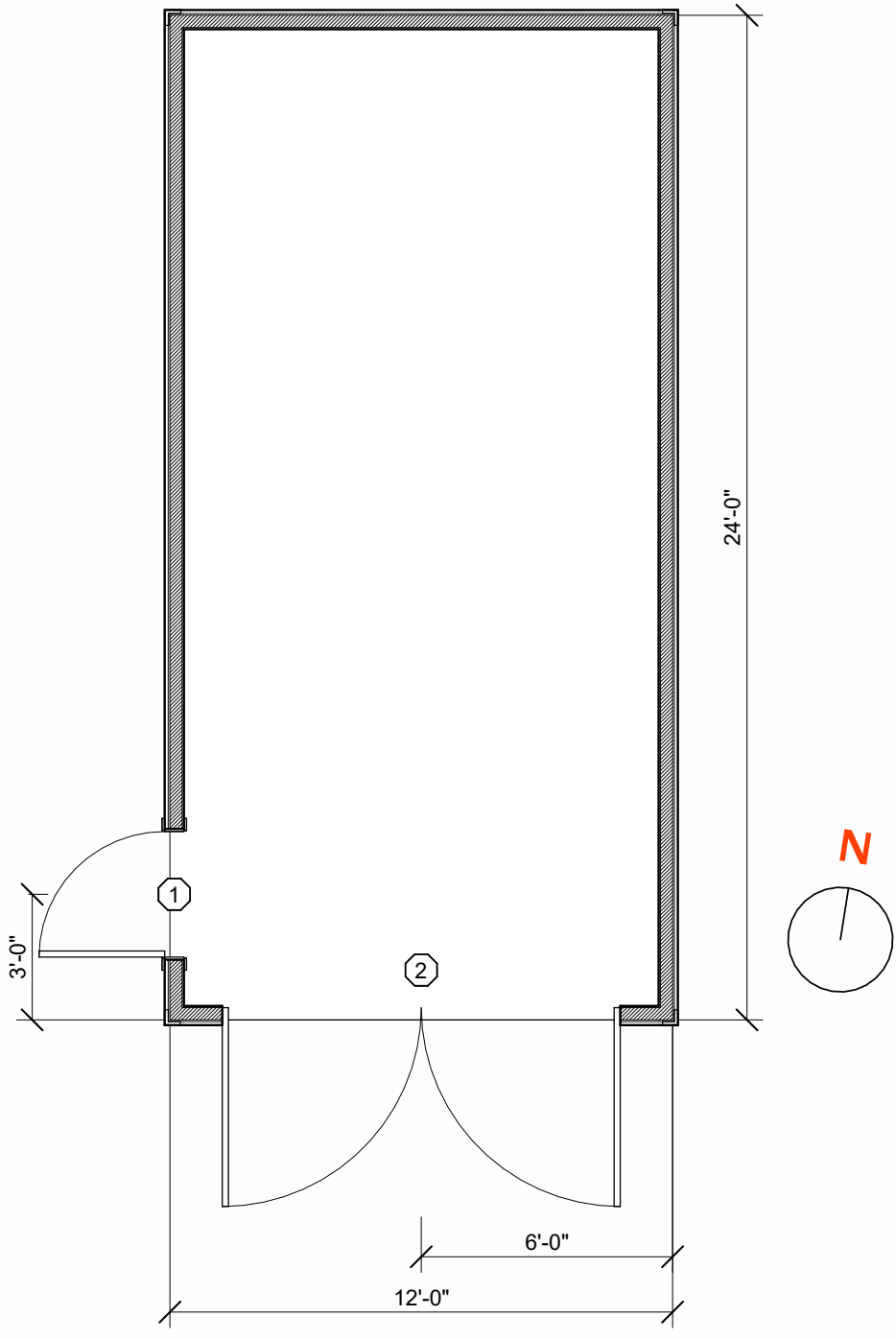
North Elevation - Proposed

1/4" = 1'-0"



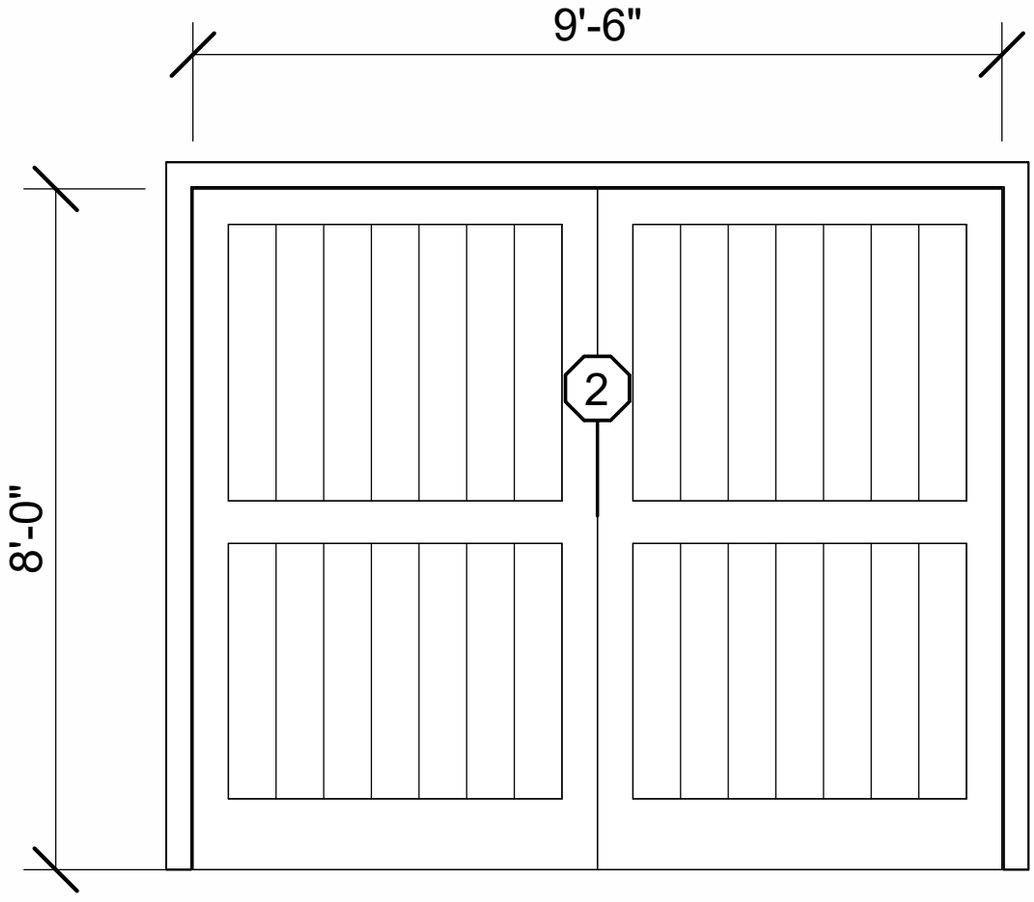
South Elevation - Proposed

1/4" = 1'-0"

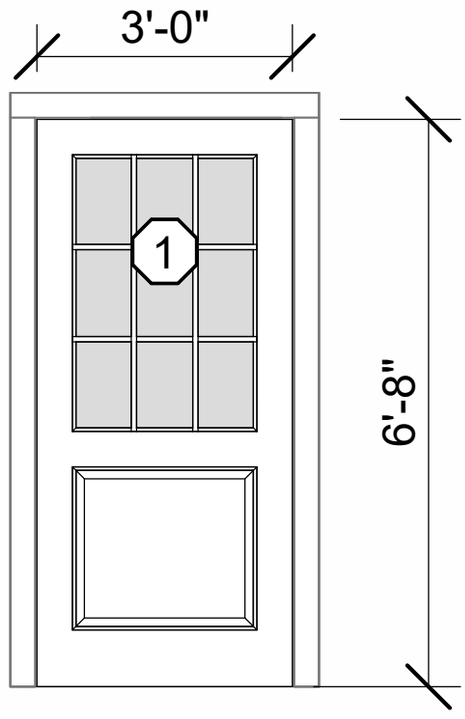


First Floor

1/4" = 1'-0"



Utility Garage Door
T&G Custom
9'-6" x 8'-0"



Exterior 9 Lite
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"



Plan

1 ' - 0 "







i t e

8 "

1 3 R E v e r g r e

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 258

Street & Number of Proposed Work: 12 Hanbca Ln.

Owner of record: 12 Hanbca Lane LLC

Mailing Address: 45 Wauwinet Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 57'6" Sq. Footage 1st floor: 1586 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 28' Sq. footage 2nd floor: 1586 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 29' 4" ~~South~~ → East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New mixed use building

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x10 Soffit (Overhang) 6" Corner boards 5/4x8 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 4 light 1 panel Rear 9 light 2 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 Dual black
Trim White Sash White Doors White
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2025 Signature of owner of record [signature] - agent to owner Signed under penalties of perjury


MAC DAVIS
FLOORING
508-228-1027
MACDAVISFLOORING.COM
MAC DAVIS
FLOORING
508-228-1027
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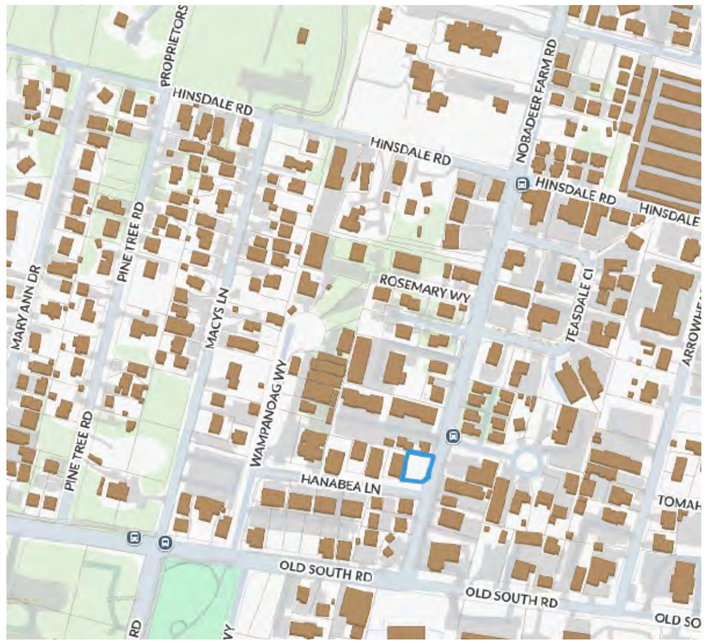
12 HANABEA LANE
NANTUCKET, MA 02554





MAP & PARCEL: 69 x 258
ZONE: CMI
FRONT / REAR SETBACKS: 0' / 0'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 6,064 s.f.
GROUND COVER RATIO: 50%
TOTAL GROUND COVER: 1,586 S.F.
ALLOWABLE GROUND COVER: 3,032 s.f.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

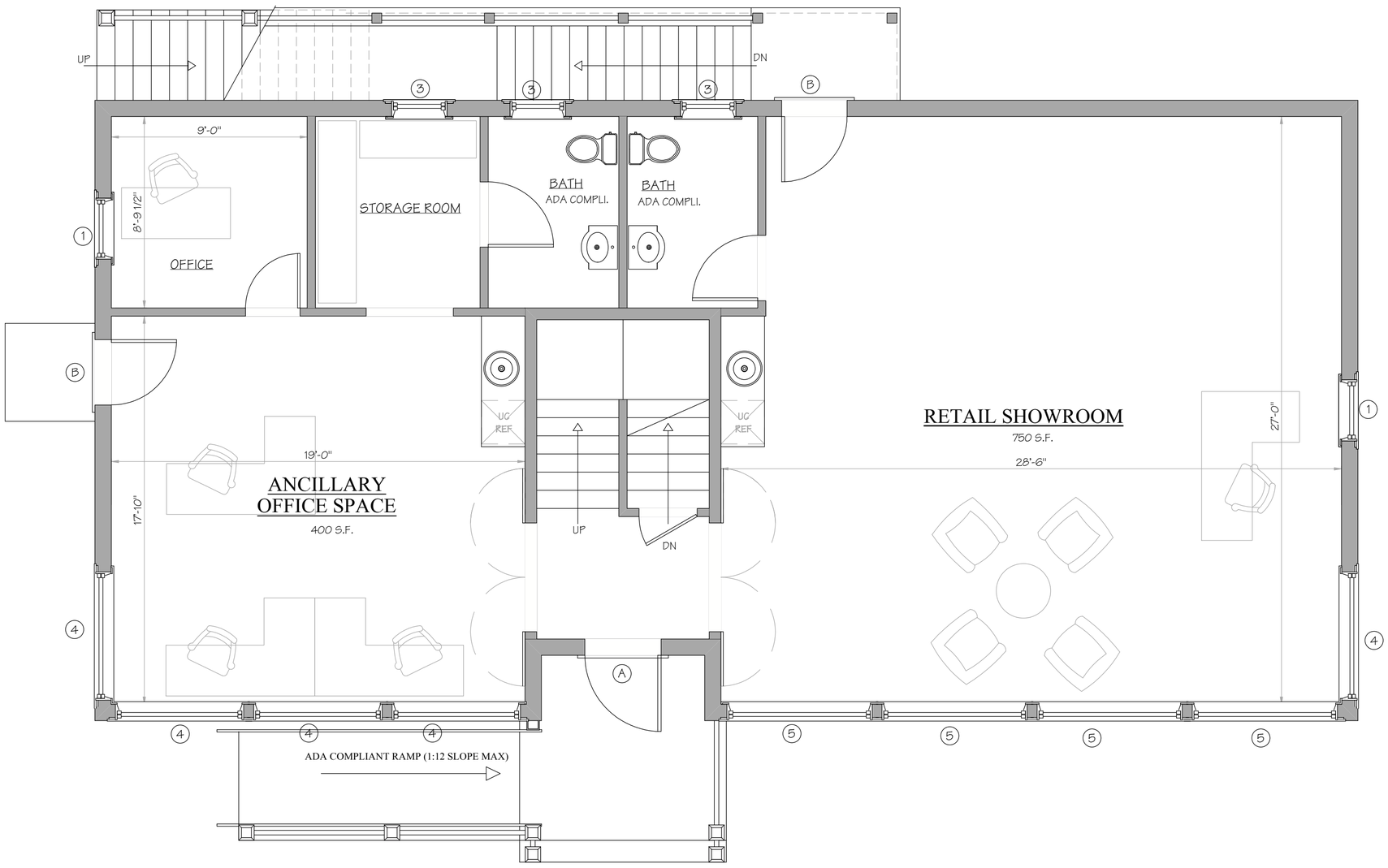
Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 03/10/2025
SCALE: AS NOTED

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

A



FIRST FLOOR PLAN

	NUMBER	SASH/UNIT SIZE	ROUGH OPENING	MANUF.	TYPE	UNITS	MODEL NO.	NOTES	QUANT
WINDOWS	1	2'-9 5/8" X 4'-8 7/8"	2'-10 1/8" X 4'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2846		12
	T1	2'-9 5/8" X 4'-8 7/8"	2'-10 1/8" X 4'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2846	TEMPERED	4
	2	BLANK							1
	3	2'-5 5/8" X 3'-8 7/8"	2'-6 1/8" X 3'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2436		8
	4	5'-8" X 6'-1"	TBD	TBD	1 PICTURE 6 LT	SINGLE	TBD		5
	5	6'-8" X 6'-1"	TBD	TBD	1 PICTURE 7 LT	SINGLE	TBD		4
DOORS	A	3'-6" X 6'-8"	TBD	TBD	4LT 2 PL W/ 6LT TRANSOME	SINGLE	TBD		1
	B	3'-0" X 6'-8"	TBD	TBD	9 LT 2 PL	SINGLE	TBD		2
	C	2'-8" X 6'-8"	TBD	TBD	9 LT 2 PL	SINGLE	TBD		2
	D	6'-0" X 6'-8"	TBD	TBD	15LT 1 PL	DOUBLE	TBD	BASEMENT	1

NOT FOR CONSTRUCTION

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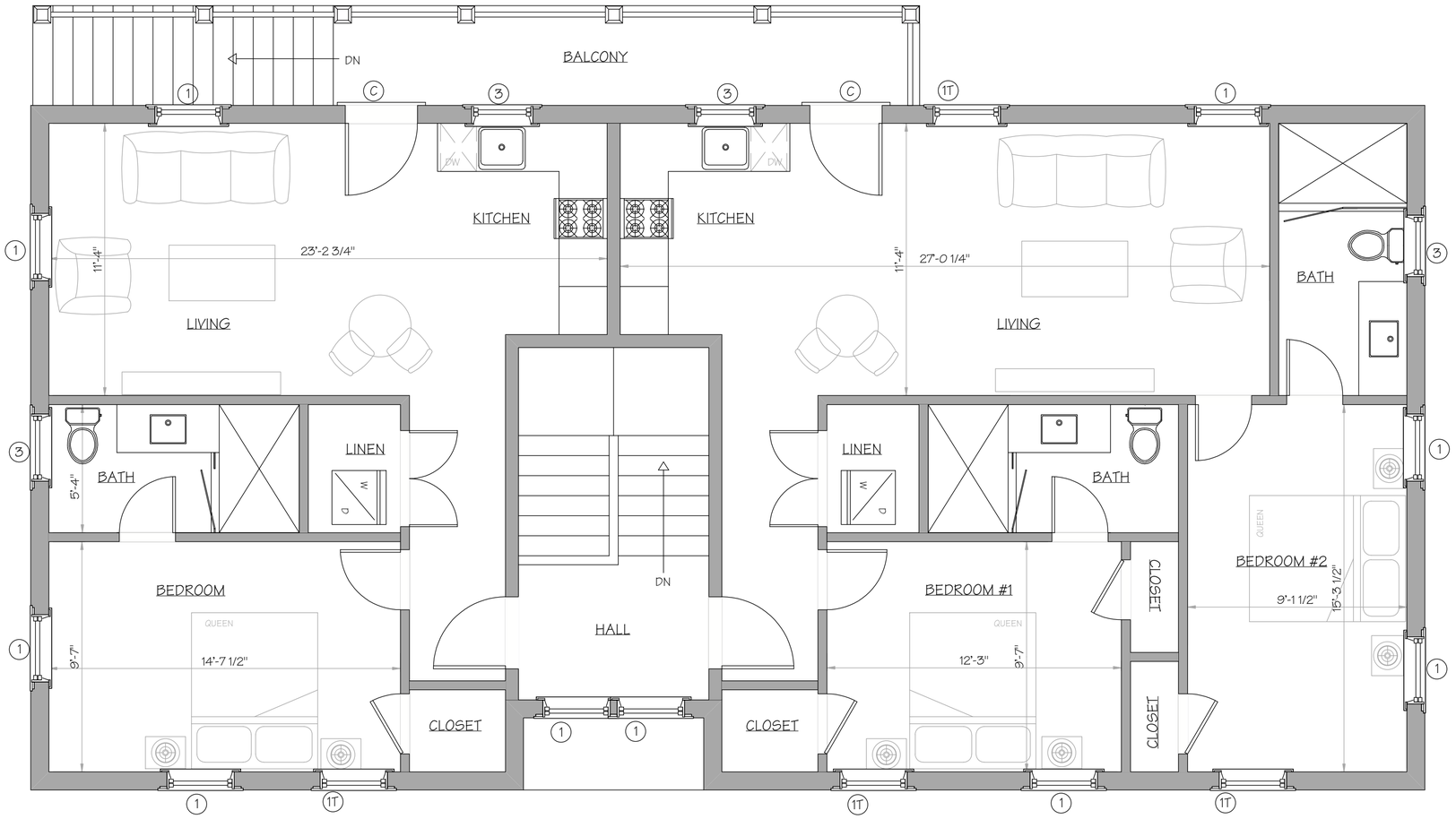
FIRST FLOOR PLAN
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

1



APARTMENT #1

APARTMENT #2

SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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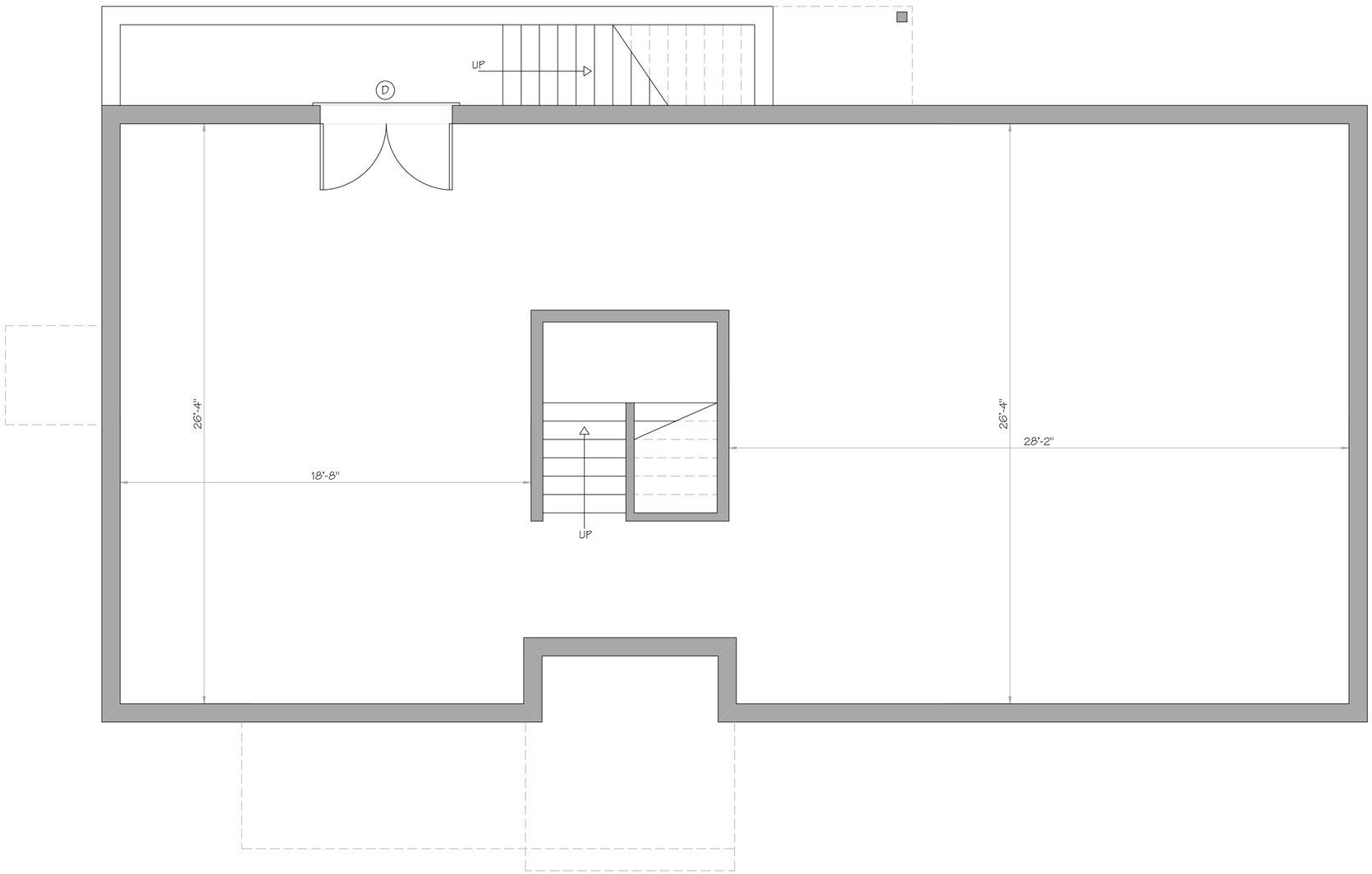
SECOND FLOOR PLAN
DATE: 03/10/2025
SCALE 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

2



BASEMENT PLAN

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BASEMENT PLAN
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

3



SOUTH ELEVATION

	NUMBER	SASH/UNIT SIZE	ROUGH OPENING	MANUF.	TYPE	UNITS	MODEL NO.	NOTES	QUANT
WINDOWS	1	2'-9 5/8" X 4'-8 7/8"	2'-10 1/8" X 4'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2846		12
	T1	2'-9 5/8" X 4'-8 7/8"	2'-10 1/8" X 4'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2846	TEMPERED	4
	2	BLANK							1
	3	2'-5 5/8" X 3'-8 7/8"	2'-6 1/8" X 3'-8 7/8"	ANDERSON	6/1 DBL. HUNG	SINGLE	TW2436		8
	4	5'-8" X 6'-1"	TBD	TBD	1 PICTURE 6 LT	SINGLE	TBD		5
	5	6'-8" X 6'-1"	TBD	TBD	1 PICTURE 7 LT	SINGLE	TBD		4
DOORS	A	3'-6" X 6'-8"	TBD	TBD	4LT 2 PL W/ 6LT TRANSOME	SINGLE	TBD		1
	B	3'-0" X 6'-8"	TBD	TBD	9 LT 2 PL	SINGLE	TBD		2
	C	2'-8" X 6'-8"	TBD	TBD	9 LT 2 PL	SINGLE	TBD		2
	D	6'-0" X 6'-8"	TBD	TBD	15LT 1 PL	DOUBLE	TBD	BASEMENT	1

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ELEVATIONS
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

4



EAST ELEVATION

28'-0"

NOT FOR CONSTRUCTION

BENJAMIN
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ELEVATION
DATE: 03/10/2025
SCALE: 1/4" = 1' 0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

5



NORTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATION
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

6



WEST ELEVATION

NOT FOR CONSTRUCTION

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(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATION
DATE: 03/10/2025
SCALE: 1/4" = 1' 0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

7

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 12 Hanbaea Lane LLC .....

MAILING ADDRESS..... 45 Wauwinet Rd. .....

PROPERTY LOCATION..... 12 Hanbaea Lane .....

ASSESSORS MAP/PARCEL..... 69/258 .....

SUBMITTED BY:..... Ben Normand .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 6, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.06 14:15:43 -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: 12 Hanbera Lane

Tax Map Number: 69 Parcel Number: 258

Owner of Record: 12 Hanbera Ln.

Description of Proposal: New mixed-use building

Anticipated HDC Submission Date: 3/12/2025

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.

SCARLETT OHARA LLC
C/O ARCHER TAX AND FINANCIAL
512 W LANCASTER AVE SUITE C
WAYNE, PA 19087

OSONA RAFAEL E & GAIL E
PO BOX 2607
NANTUCKET, MA 02584

CROWLEY SEAMUS M & GENNARO ELIZABETH
18 DAFFODIL LANE
NANTUCKET, MA 02554

OAK HILL INVESTMENTS LLC
2 ANGELL ST UNIT 3
PROVIDENCE, RI 02903

10 HANABEA LANE LLC
C/O C B BOOKING
PO BOX 2609
NANTUCKET, MA 02584

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Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $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 $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: Seamus Crowley & Elizabeth Gennaro
Street and Apt. No., or PO Box No.: 18 Daffodil 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 1006 2241 83

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Providence, RI 02903

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$ $0.00

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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

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03/10/2025

Sent To: Oak Hill Investments LLC
Street and Apt. No., or PO Box No.: 2 Angell St. Unit 3
City, State, ZIP+4®: Providence, RI 02903

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: 10 Hanabea Lane LLC c/o CB Backing
Street and Apt. No., or PO Box No.: PO Box 2609
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCK MAR 10 02554-9 0554 02

03/10/2025

Sent To: Rafael & Gail Osona
Street and Apt. No., or PO Box No.: PO Box 2607
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at *www.usps.com*®.

Wayne, PA 19087

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$ $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUC MAR 10 02554-9 0554 02

03/10/2025

Sent To: Scarlett Ohara LLC
Street and Apt. No., or PO Box No.: 512 W Lancaster Ave Suite C
City, State, ZIP+4®: Wayne PA 19087

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.

$684.40 3. **Application Fee:** See back of application for fee schedule or call the office. Structure: $634.40 Parking: $50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Benjamin Norman

AS AGENT FOR 12 Hombeck Lane LLC

STREET ADDRESS 12 Hombeck Ln.

MAP/PARCEL 69/258

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/12/2025

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

3/10/2025
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 258

Street & Number of Proposed Work: 12 Hanbee Ln.

Owner of record: 12 Hanbee Lane LLC

Mailing Address: 45 Wauwinet Rd.
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New curb cut & parking area

Is there an HDC survey form for 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 Asphalt Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

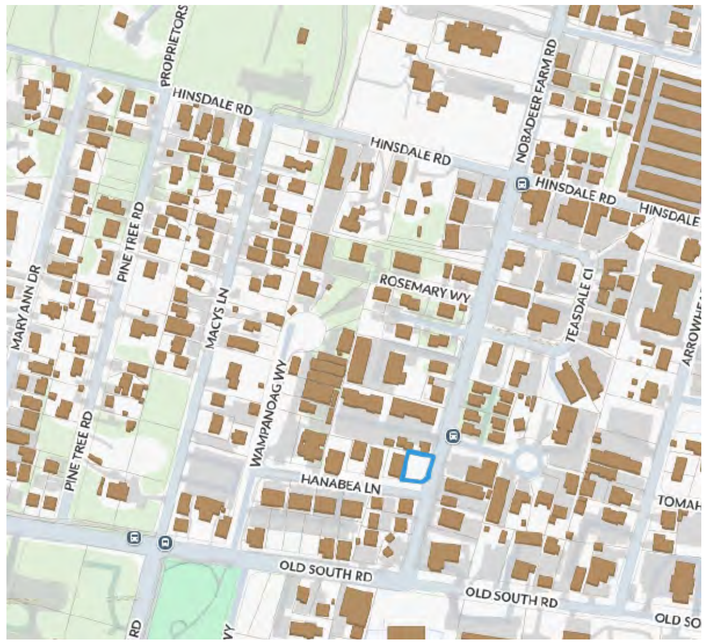
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2025 Signature of owner of record _____ - agent for owner Signed under penalties of perjury


MAC DAVIS
FLOORING
508-228-1027
MACDAVISFLOORING.COM
MAC DAVIS
FLOORING
508-228-1027
MACDAVISFLOORING.COM
MAC DAVIS
FLOORING
MACDAVISFLOORING.COM
MAC DAVIS

12 HANABEA LANE
NANTUCKET, MA 02554





MAP & PARCEL: 69 x 258
ZONE: CMI
FRONT / REAR SETBACKS: 0' / 0'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 6,064 s.f.
GROUND COVER RATIO: 50%
TOTAL GROUND COVER: 1,586 S.F.
ALLOWABLE GROUND COVER: 3,032 s.f.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

COVER SHEET
DATE: 03/10/2025
SCALE: AS NOTED

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

A

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 12 Hanbaea Lane LLC .....

MAILING ADDRESS..... 45 Wauwinet Rd. .....

PROPERTY LOCATION..... 12 Hanbaea Lane .....

ASSESSORS MAP/PARCEL..... 69/258 .....

SUBMITTED BY:..... Ben Normand .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 6, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.06 14:15:43 -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: 12 Hanbera Lane

Tax Map Number: 69 Parcel Number: 258

Owner of Record: 12 Hanbera Ln.

Description of Proposal: New mixed-use building

Anticipated HDC Submission Date: 3/12/2025

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.

SCARLETT OHARA LLC
C/O ARCHER TAX AND FINANCIAL
512 W LANCASTER AVE SUITE C
WAYNE, PA 19087

OSONA RAFAEL E & GAIL E
PO BOX 2607
NANTUCKET, MA 02584

CROWLEY SEAMUS M & GENNARO ELIZABETH
18 DAFFODIL LANE
NANTUCKET, MA 02554

OAK HILL INVESTMENTS LLC
2 ANGELL ST UNIT 3
PROVIDENCE, RI 02903

10 HANABEA LANE LLC
C/O C B BOOKING
PO BOX 2609
NANTUCKET, MA 02584

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
$ $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 $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: Seamus Crowley & Elizabeth Gennaro
Street and Apt. No., or PO Box No.: 18 Daffodil 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 1006 2241 83

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For delivery information, visit our website at *www.usps.com*®.

Providence, RI 02903

OFFICIAL USE

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$ $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: Oak Hill Investments LLC
Street and Apt. No., or PO Box No.: 2 Angell St. Unit 3
City, State, ZIP+4®: Providence, RI 02903

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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Nantucket, MA 02584

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$ $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCKET MAR 10 2025 02554-9990 0554 02

03/10/2025

Sent To: 10 Hanabea Lane LLC c/o CB Backing
Street and Apt. No., or PO Box No.: PO Box 2609
City, State, ZIP+4®: Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 06

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee $4.85
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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUCK MAR 10 02554-9 0554 02

03/10/2025

Sent To: Rafael & Gail Osona
Street and Apt. No., or PO Box No.: PO Box 2607
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

Wayne, PA 19087

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

Total Postage and Fees $5.58
$

Postmark Here: NANTUC MAR 10 02554-9 0554 02

03/10/2025

Sent To: Scarlett Ohara LLC
Street and Apt. No., or PO Box No.: 512 W Lancaster Ave Suite C
City, State, ZIP+4®: Wayne PA 19087

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.

$684.40 3. **Application Fee:** See back of application for fee schedule or call the office. Structure: $634.40 Parking: $50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Benjamin Norman

AS AGENT FOR 12 Hombeck Lane LLC

STREET ADDRESS 12 Hombeck Ln.

MAP/PARCEL 69/258

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/12/2025

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

3/10/2025
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

RECEIVED MAR 11 2025 By

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 14

Street & Number of Proposed Work: 45 Surfside Rd

Owner of record: Rebecca Moesinger

Mailing Address: 45 Surfside Rd Nantucket MA 02554

Contact Phone #: 617-980-4745 E-mail: rebecca@45surfside.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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 ft Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Height 40" 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: as built fence

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 white paint

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence White Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/11/25 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

✓	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see below.

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/2/25

RECEIVED
MAR 11 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

RECEIVED
MAR 11 2025
By

I Rebecca Moesinger

AS AGENT FOR 45 Surfside Café

STREET ADDRESS 45 Surfside Road MA 02554

MAP/PARCEL 67 · 14

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/11/25

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 3/11/25
Date

RECEIVED
MAR 11 2025



Property Information

Property ID	5270
Location	45 SURFSIDE RD
Owner	FORTY FIVE SURFSIDE RD LLC

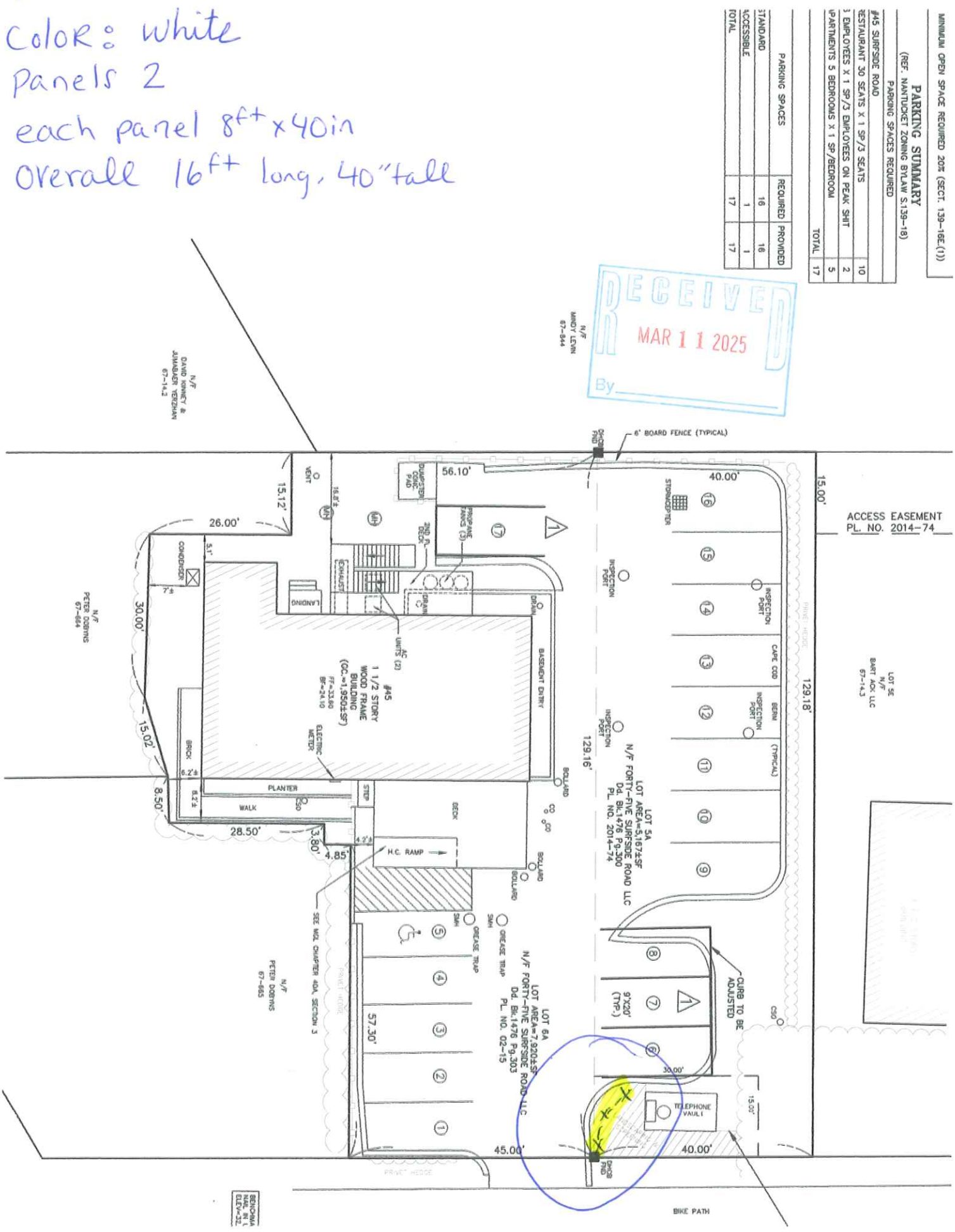
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Material: Cedar
Color: White
Panels 2
each panel 8ft x 40in
Overall 16ft long, 40" tall




SURFSIDE


45 SURFSIDE
bakery and café

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.
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 also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path (Guest House)

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Ln
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-12-9671
☐ 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 Chimney Removed. Posts added for door canopy
2. South Elevation Chimney Removed. Posts added for door canopy
3. West Elevation Chimney Removed.
4. North Elevation Chimney Removed. Posts added for door canopy

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 _____ 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 3/2/25 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Quidnest LLC

STREET ADDRESS 26 Quidnet Path

MAP/PARCEL 21 / 150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03.12.2025

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.

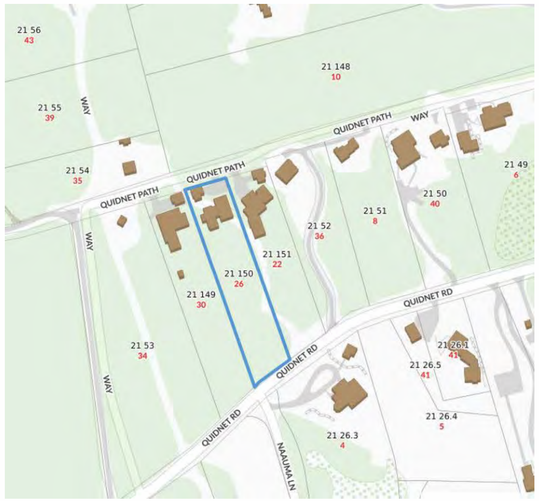
Michael Clancy — Signature

03.12.2025 — Date

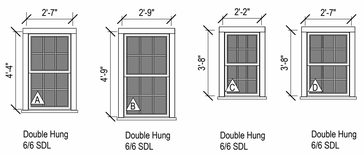
Guest House

26 Quidnet Path
Nantucket, MA 02554

HDC Submission (Chimney & Post Changes) *03.04.2025*

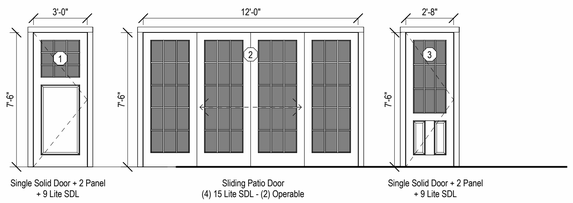


Locus Map



Window Legend

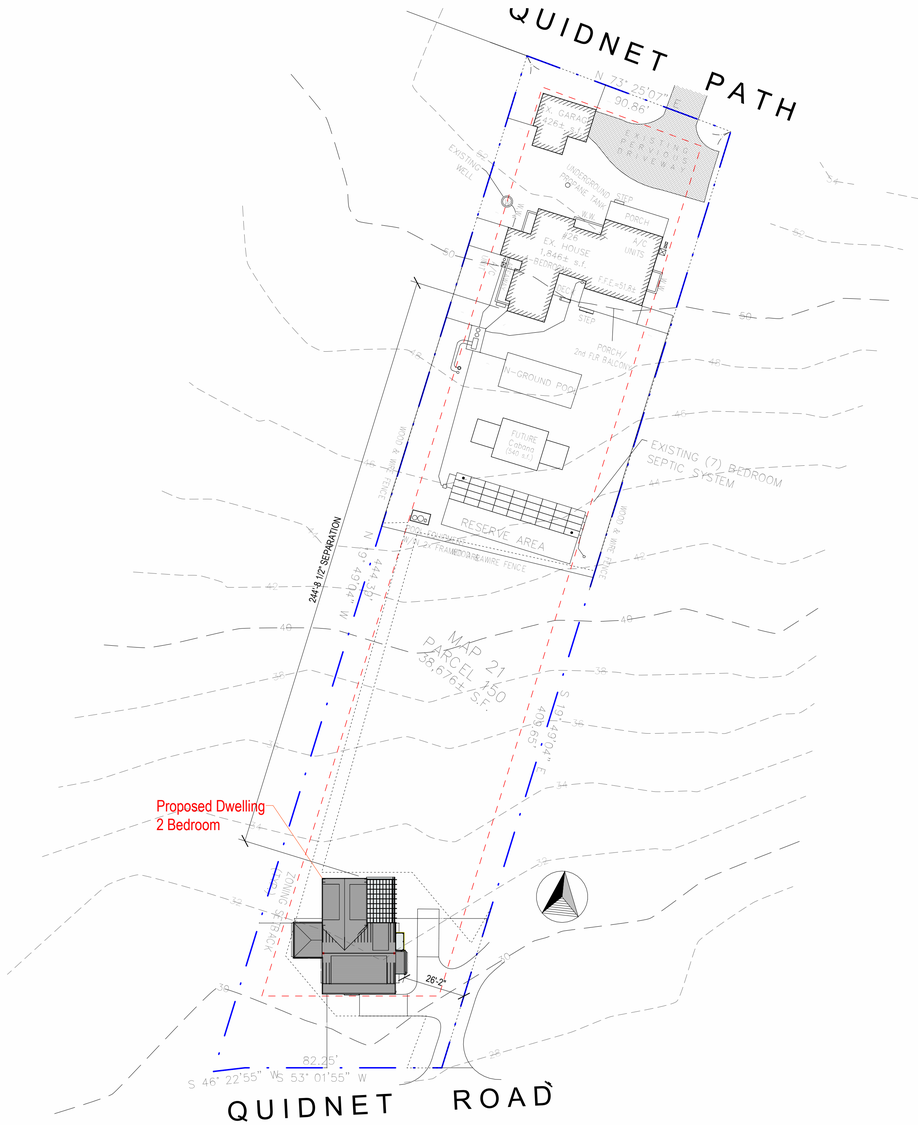
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"





Site Plan

1" = 30'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 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.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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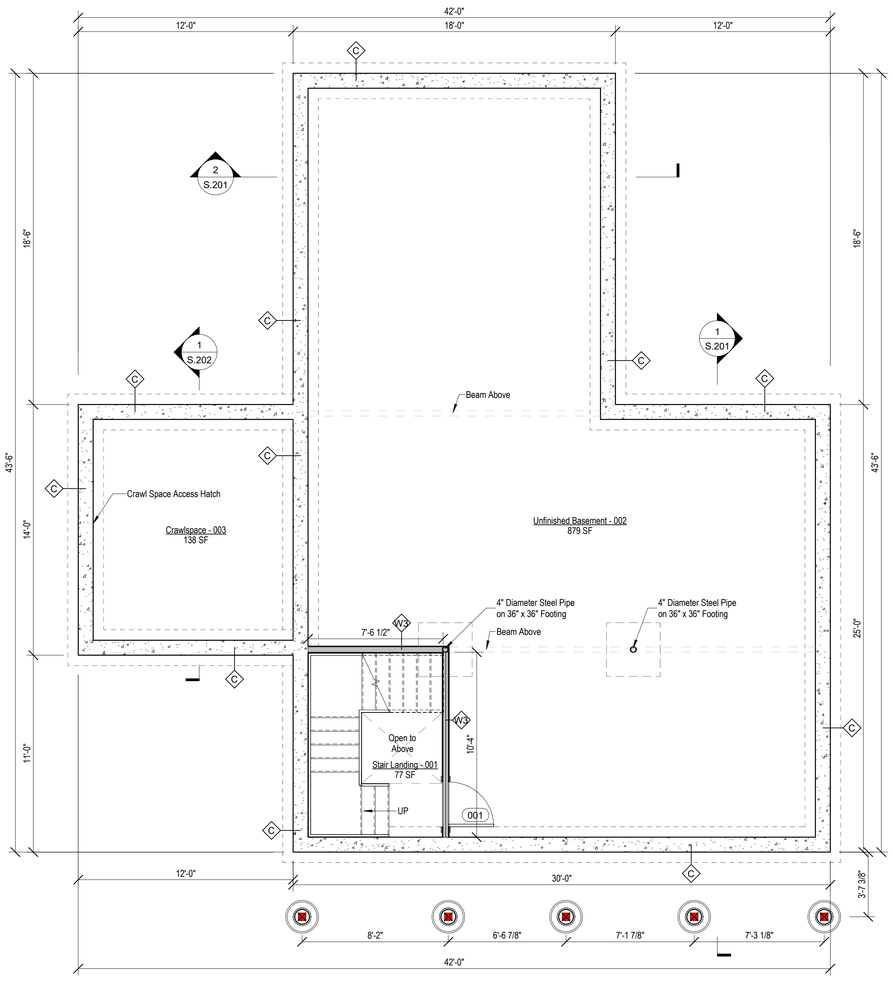
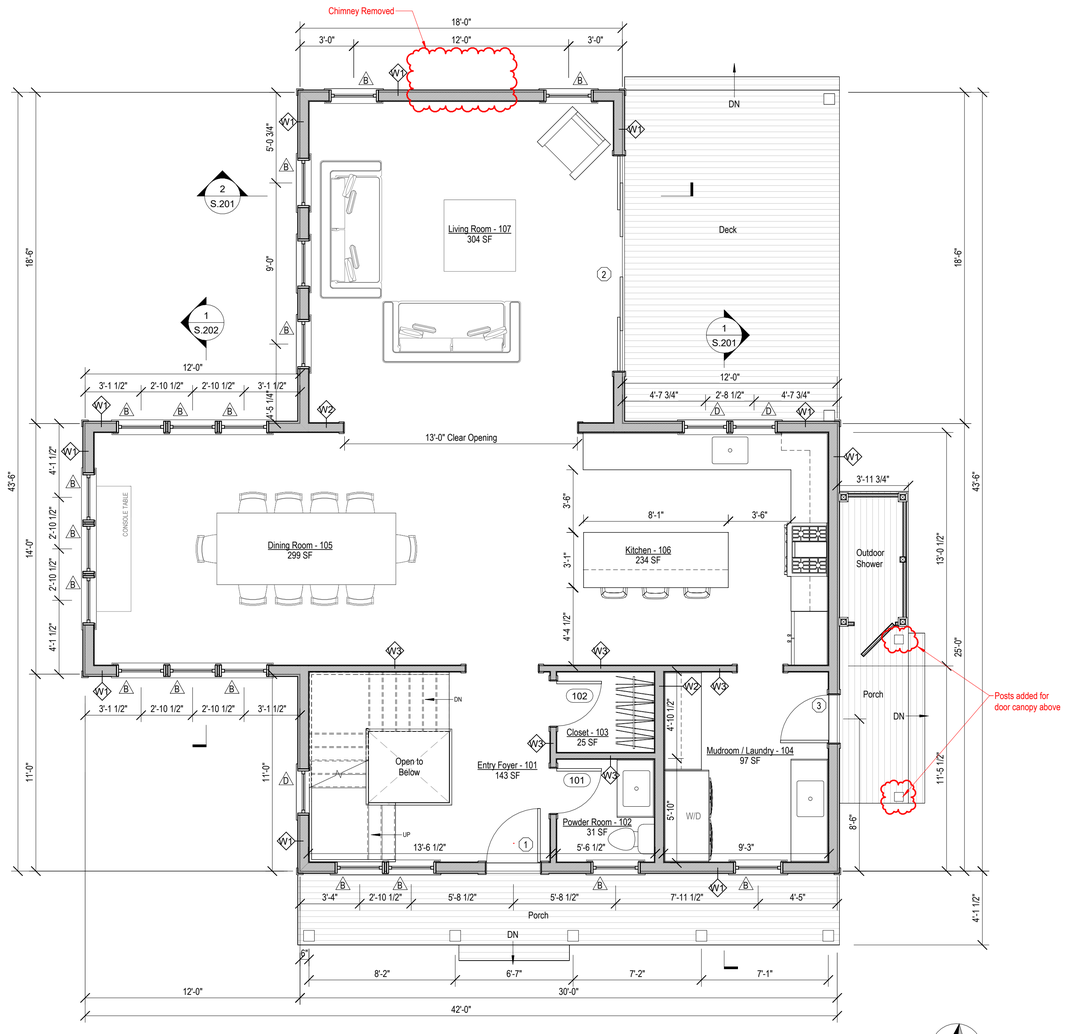
G.101
2327

HDC Submission (Chimney & Post Changes) 03.04.2025



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"

PARTITION TYPES

Wood Framed Exterior - 5 1/2" Stud	W1
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement and First Floor Plans

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

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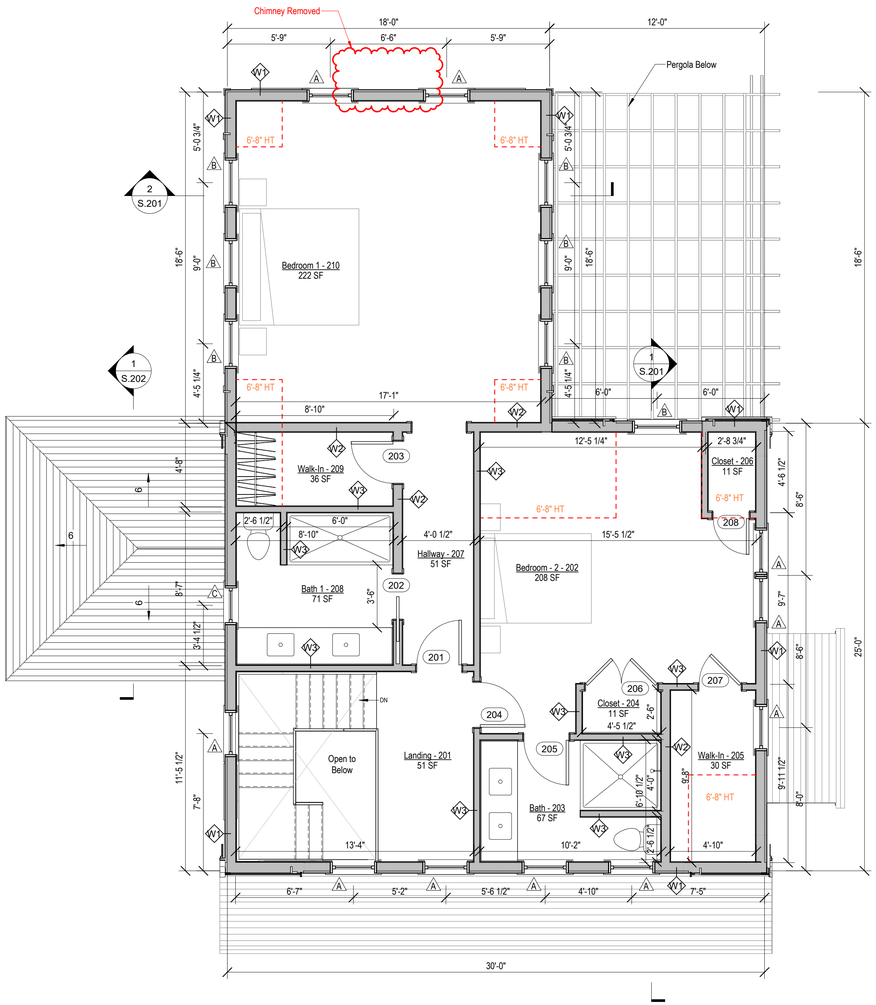
A.101
2327

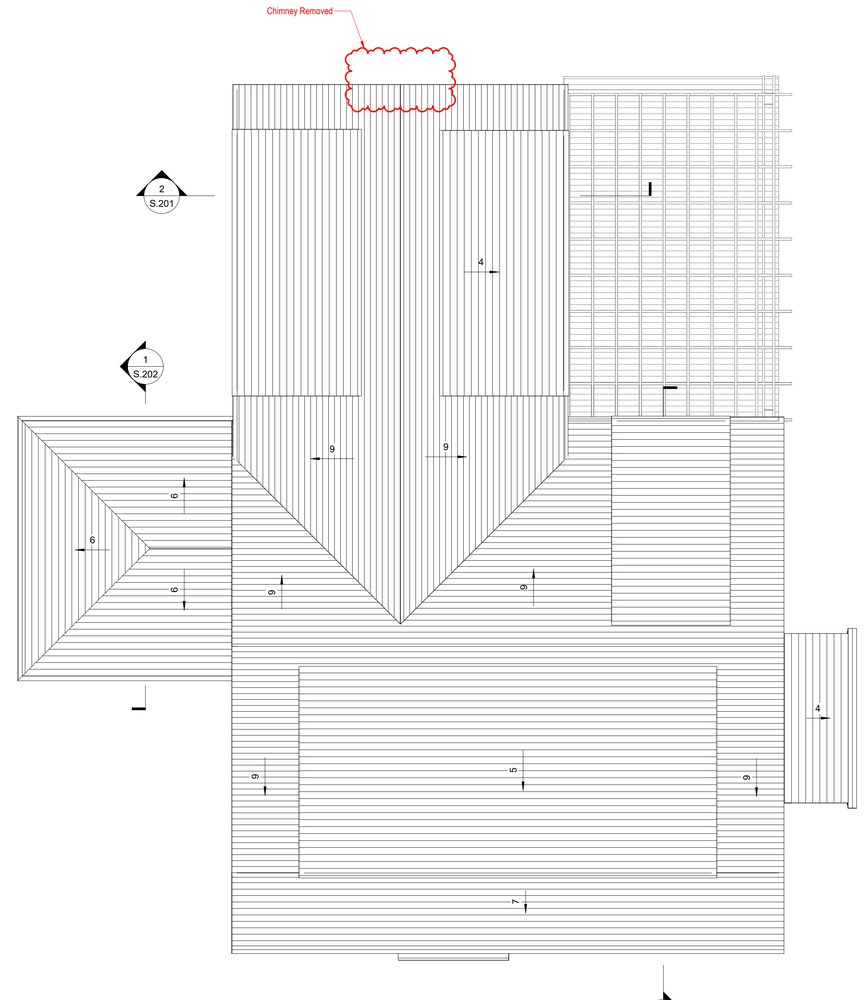
HDC Submission (Chimney & Post Changes) *03.04.2025*

PARTITION TYPES	
Wood Framed Exterior - 5 1/2" Stud	W1
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted



Second Floor Plan
1/4" = 1'-0"



Roof Plan
1/4" = 1'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor and Roof Plans

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

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A.102
2327

03.04.2025

HDC Submission (Chimney & Post Changes)



West Elevation - Proposed

1/4" = 1'-0"



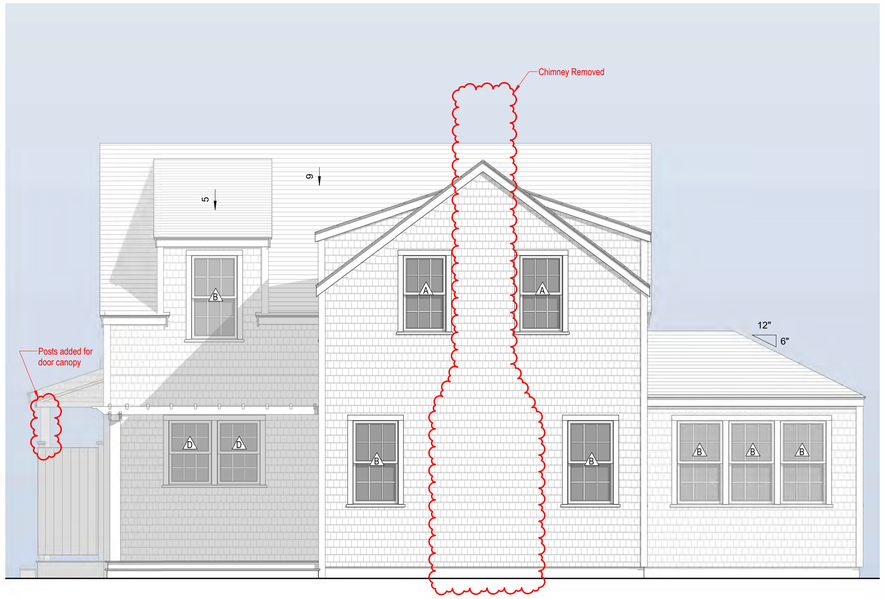
South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous South Elevation



Previous East Elevation



Previous North Elevation

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
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508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 sf

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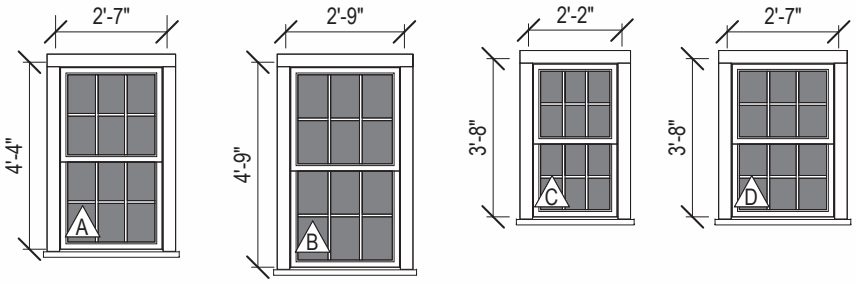
A.201
2327


21 56
43
21 148
10
21 55
39
WAY
QUIDNET PATH
WAY
21 54
35
QUIDNET PATH
QUIDNET PATH
21 49
6
21 50
40
21 51
8
21 52
36
WAY
21 151
22
21 150
26
21 149
30
QUIDNET RD
21 53
34
21 26.1
41
21 26.5
41
WAY
QUIDNET RD
QUIDNET RD
21 26.4
5
21 26.3
4
NAAUMA LN

Locus Map



Double Hung
6/6 SDL

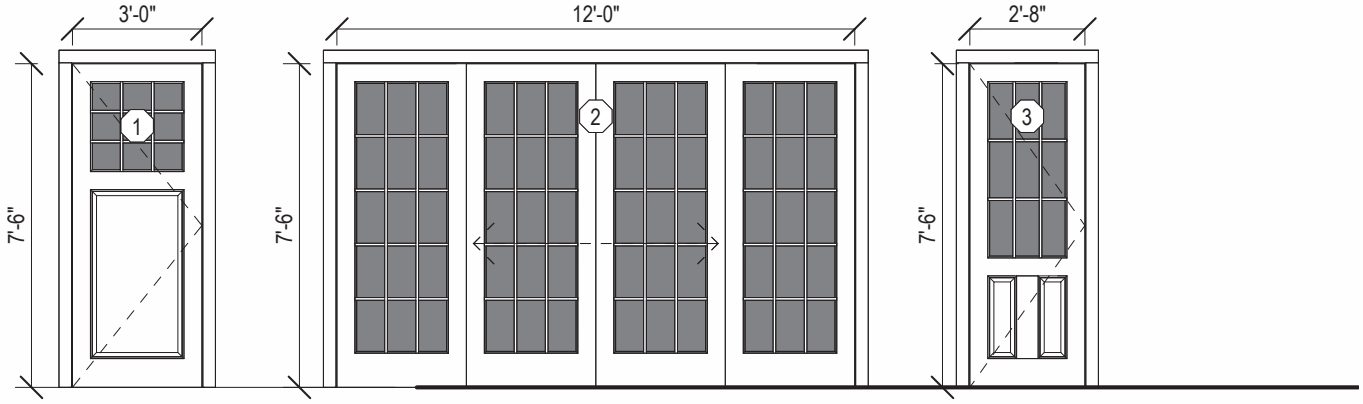
Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



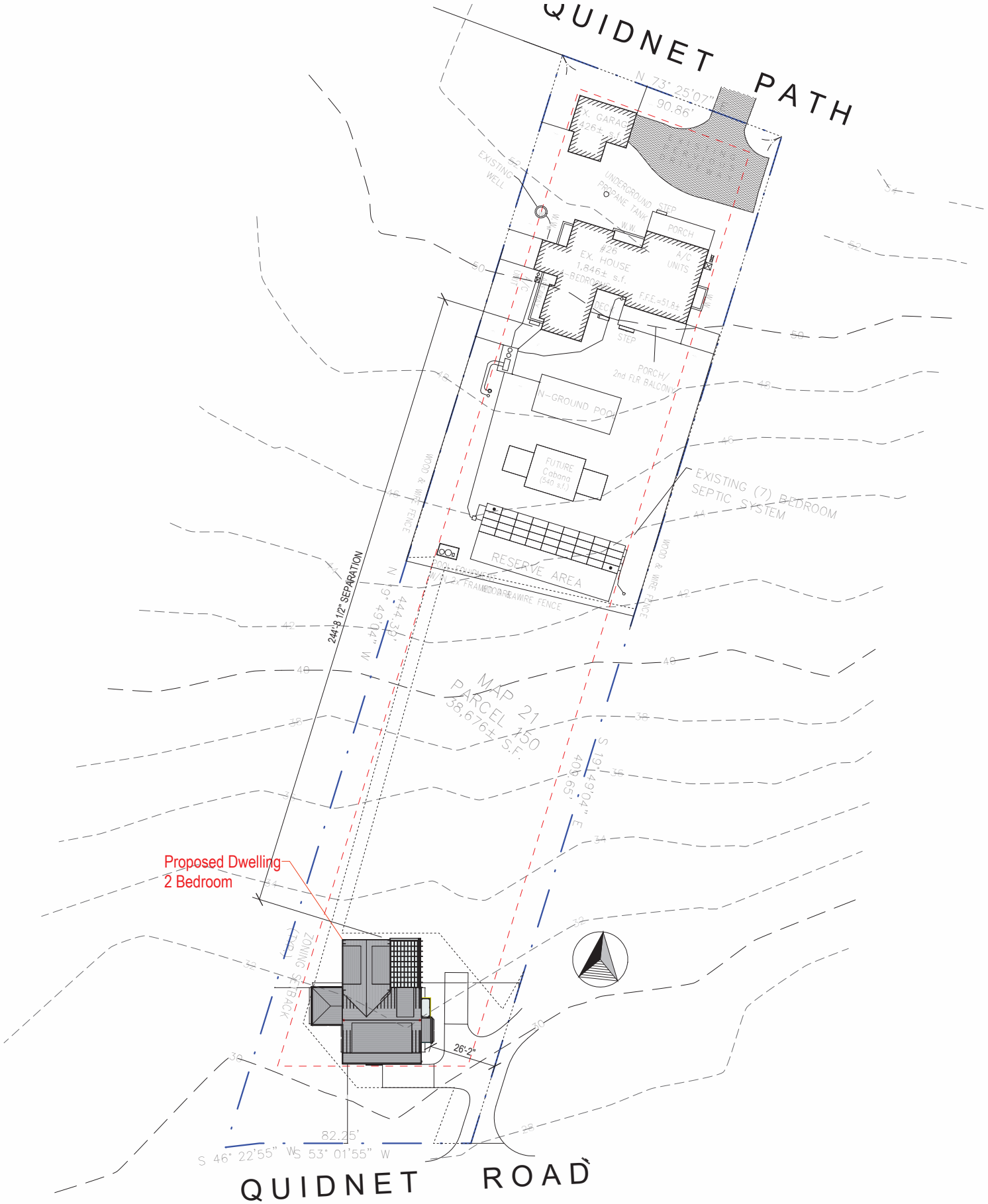
Single Solid Door + 2 Panel
+ 9 Lite SDL

Sliding Patio Door
(4) 15 Lite SDL - (2) Operable

Single Solid Door + 2 Panel
+ 9 Lite SDL

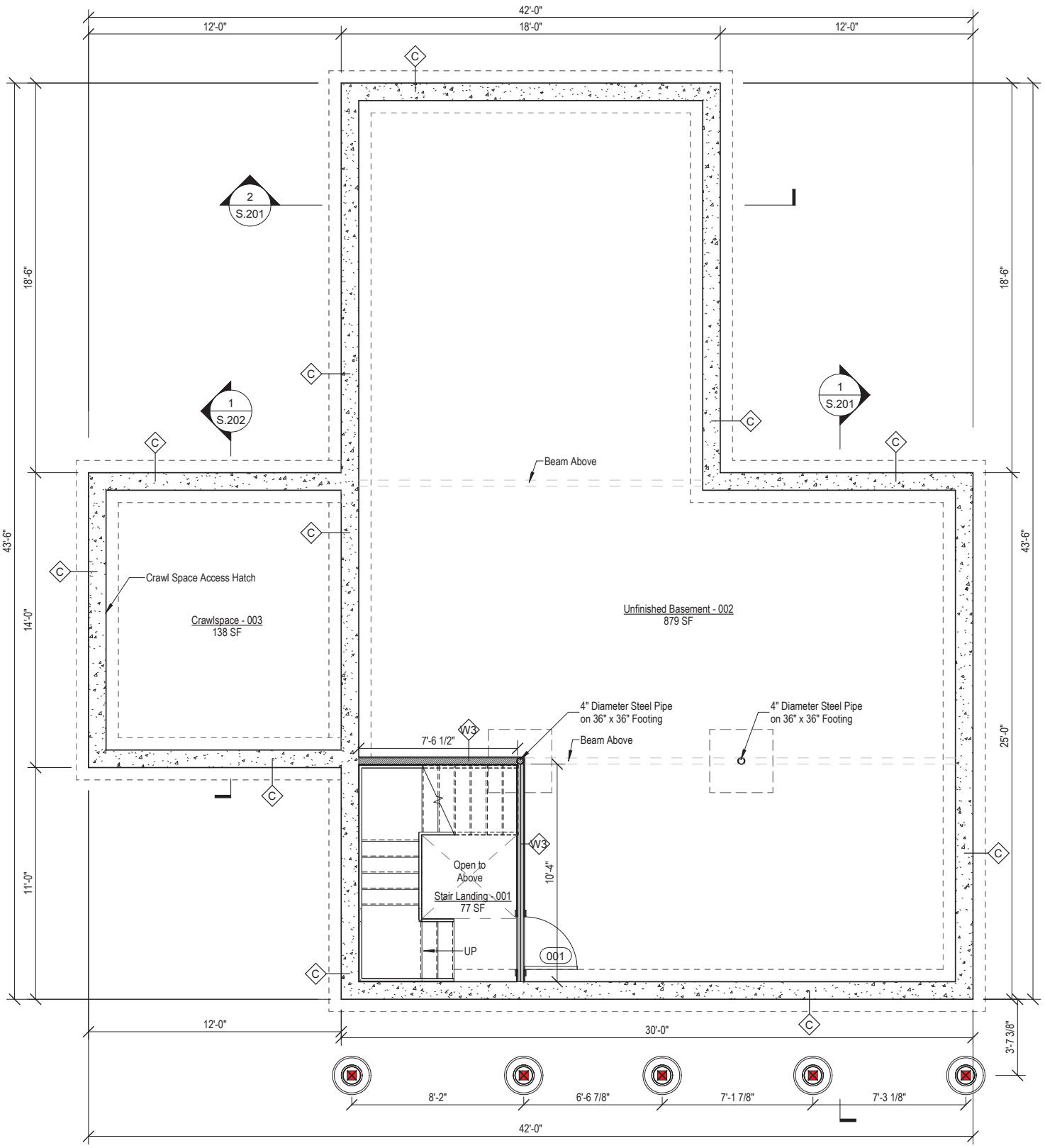
Door Legend

1/4" = 1'-0"



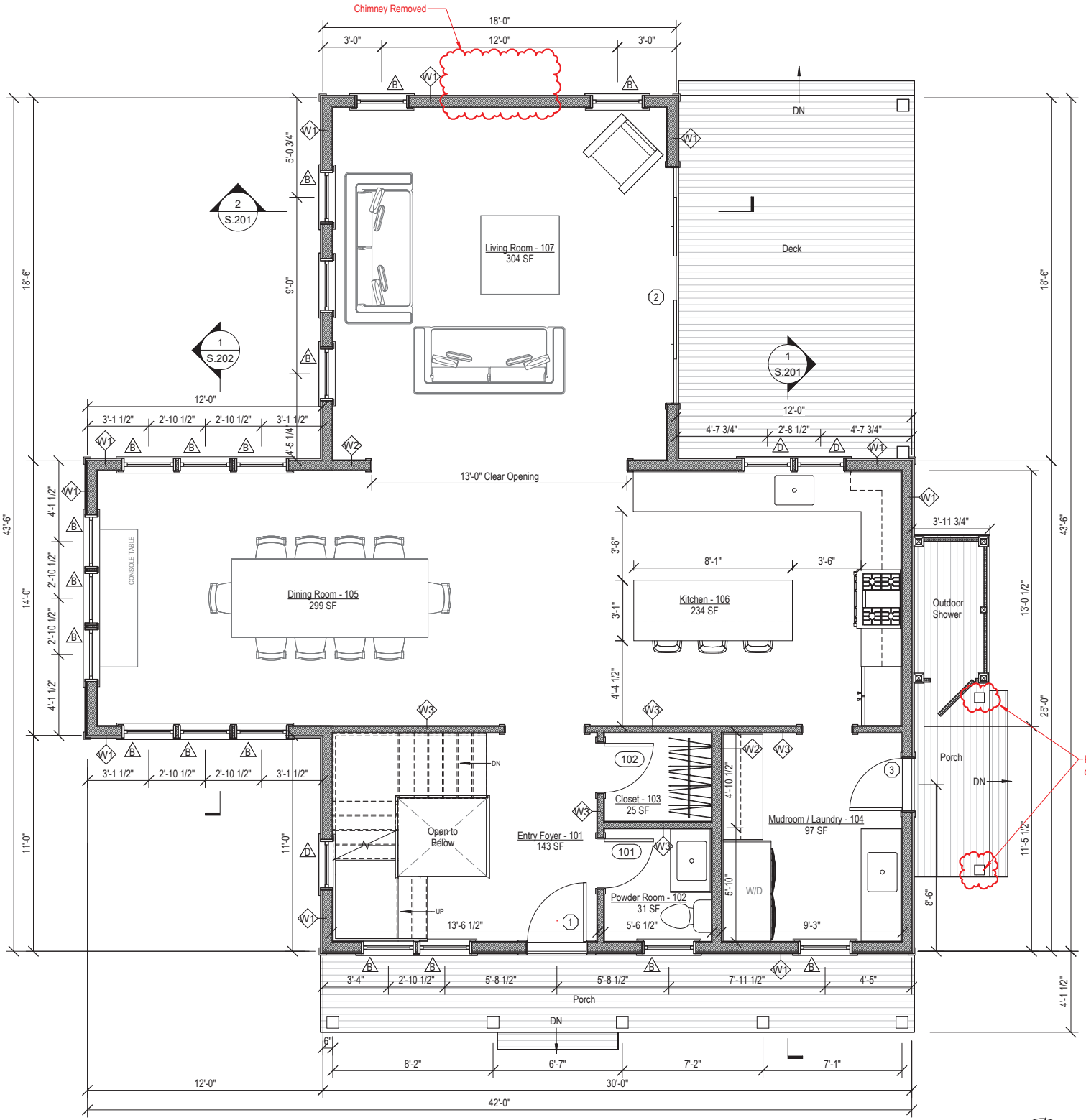
Site Plan

1" = 30'-0"



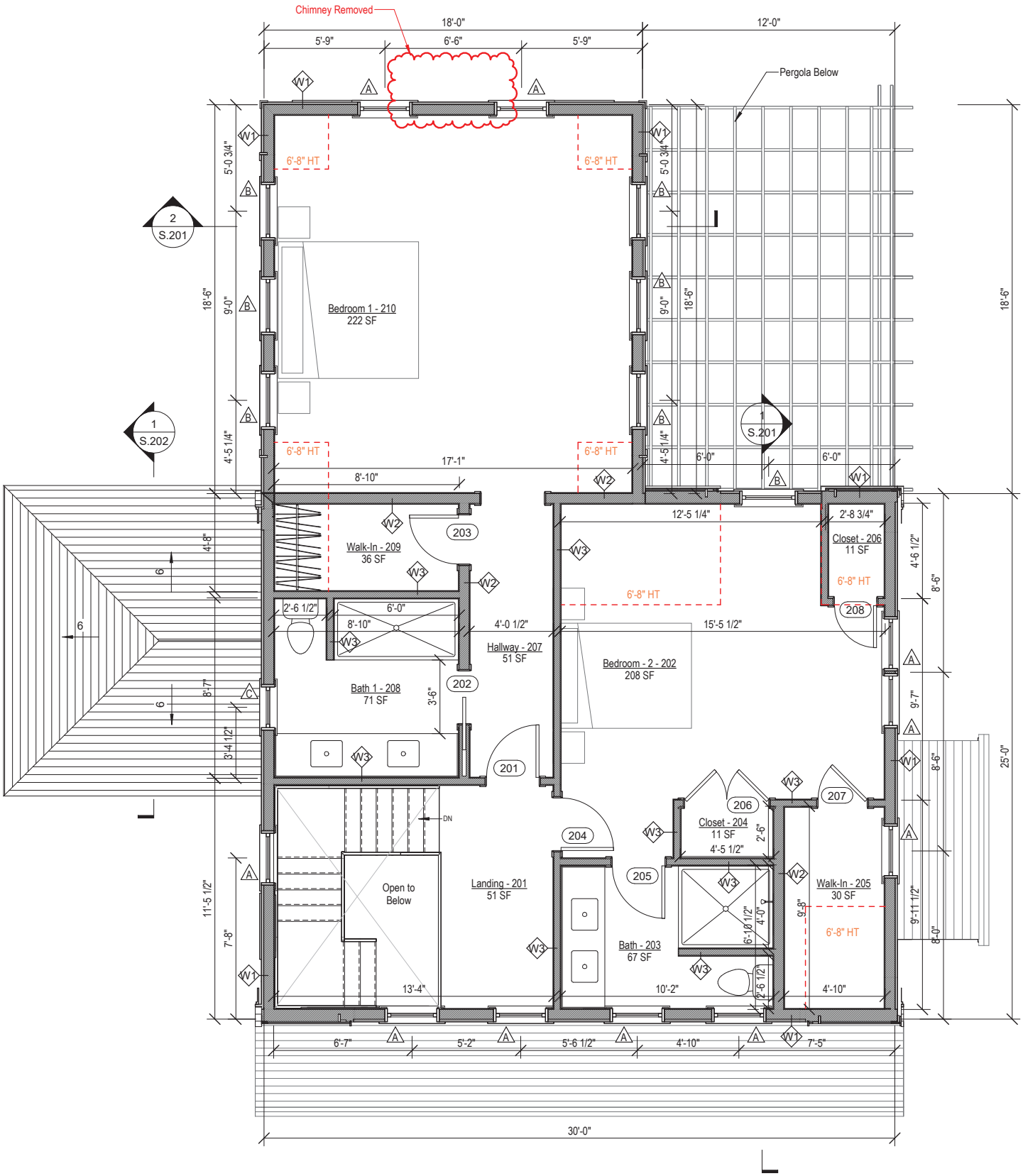
1 Basement Plan

1/4" = 1'-0"



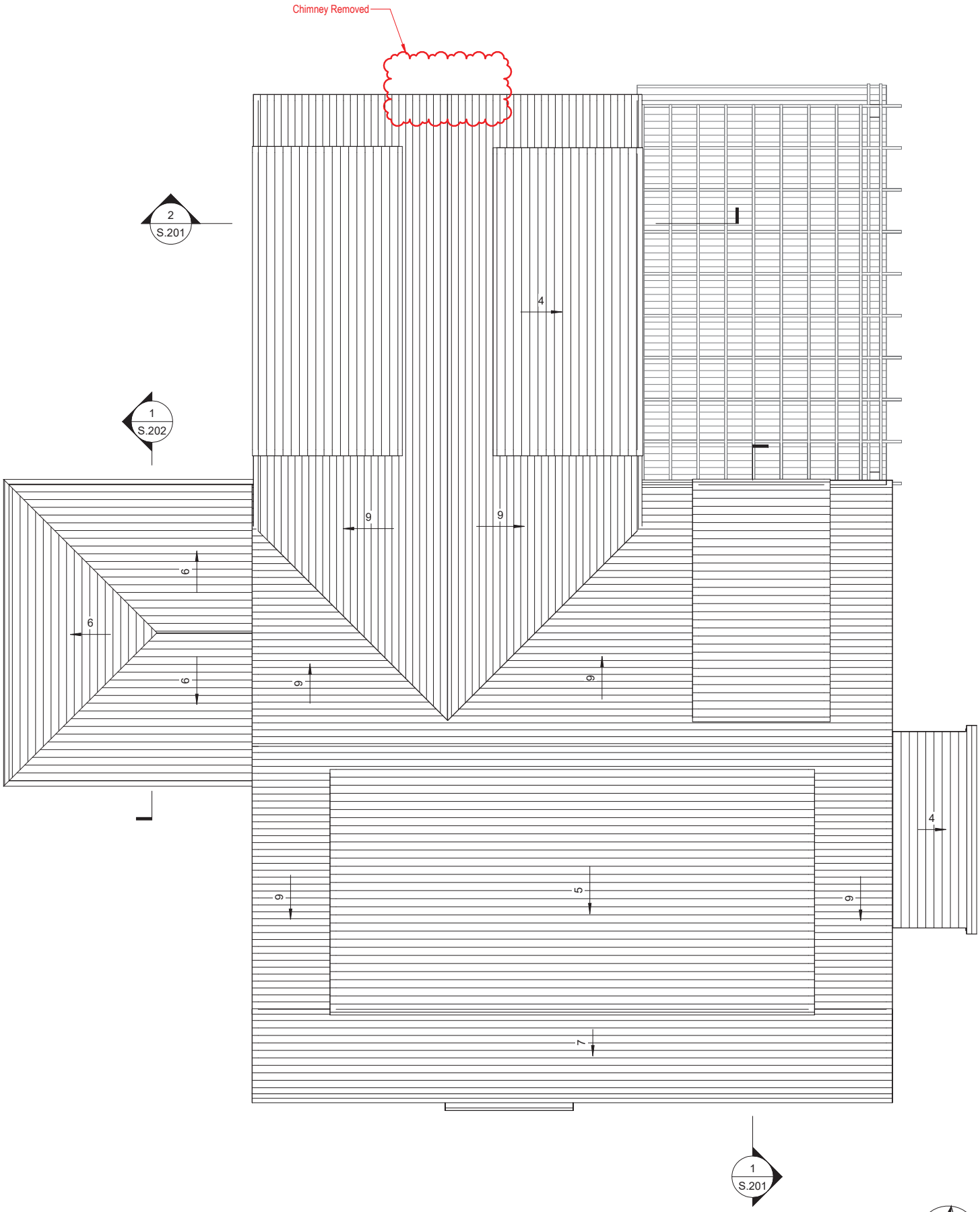
2 First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



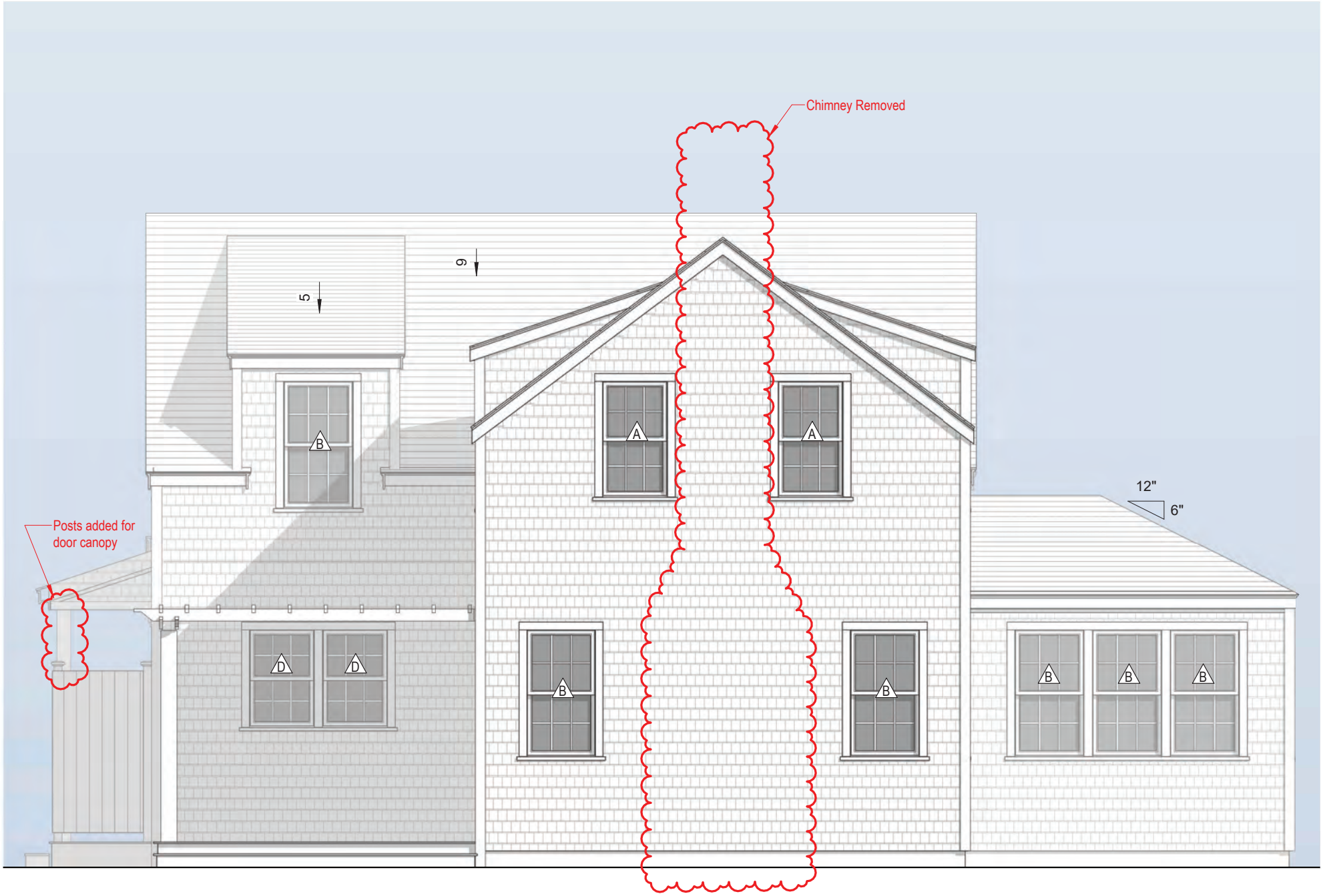
South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 12/12/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Lane
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emanus, Ltd

Mailing Address: 8 Williams Ln
Nantucket MA 02554

Contact Phone #: 508 325 4995 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

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 41'-10" Sq. Footage 1st floor: 1143 sf

Width: 43'-6" Sq. footage 2nd floor: 943 sf

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'6"x12' ☑ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 6" South _____ East _____ West 11"

Height of ridge above final finish grade: North 24'-11" 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 7/12 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 N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards 4½" Frieze _____

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 9"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/12/23 Signature of owner of record _____ Signed under penalties of perjury

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

02.22.24

HDC Old Business Submission



East Elevation



North Elevation



South Elevation



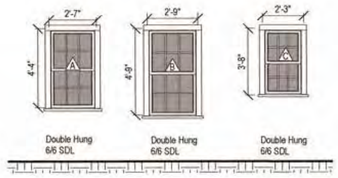
West Elevation



Locus Map

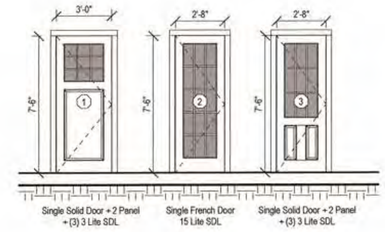


Aerial Map / Existing Conditions



Window Legend

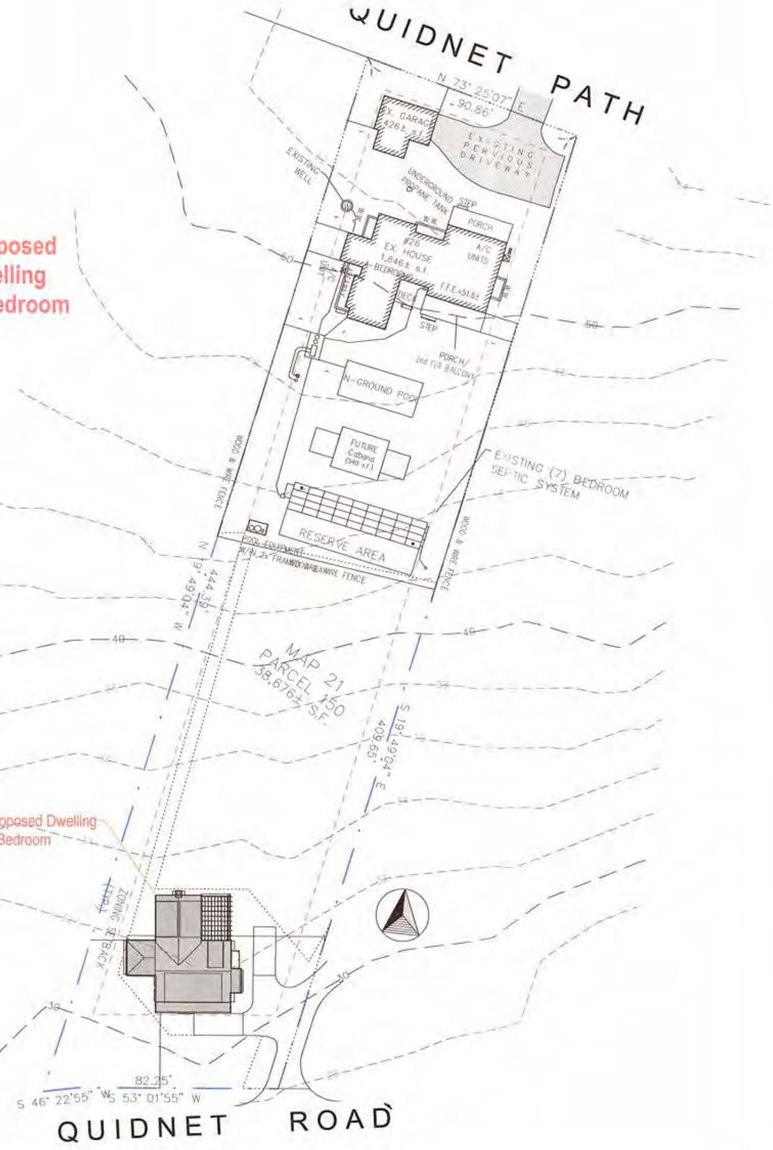
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"

Proposed
Dwelling
2 Bedroom



Site Plan

1" = 30'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

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.

HDC 2023-12-9671
With [illegible] Approval

RECEIVED
FEB 23 2024

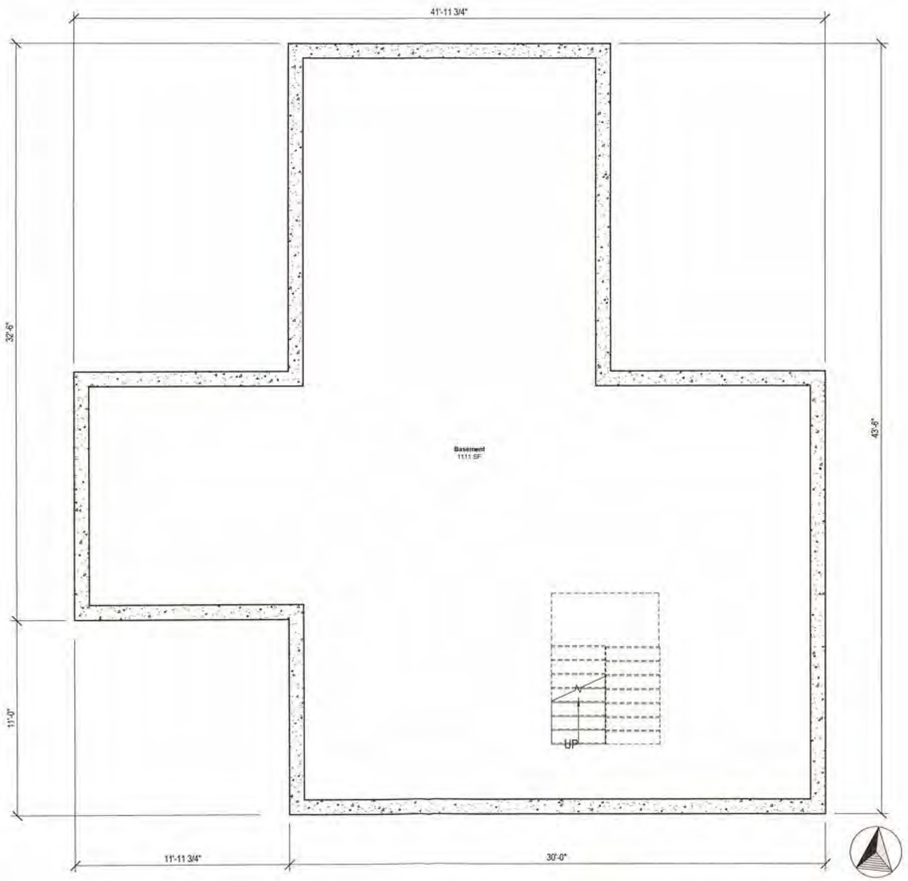
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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
2327

02.22.24

HDC Old Business Submission



Basement Plan

1/4" = 1'-0"



First Floor Plan

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Plans - Basement and First

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

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SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

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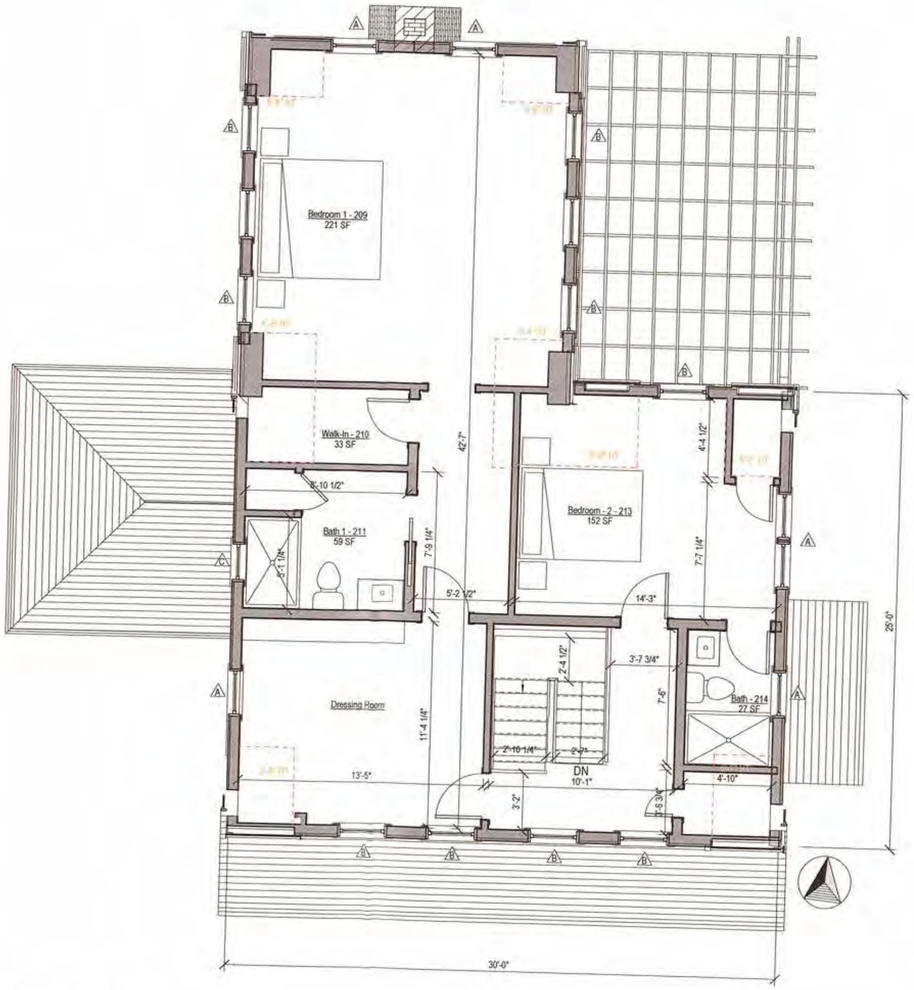
A.1.0

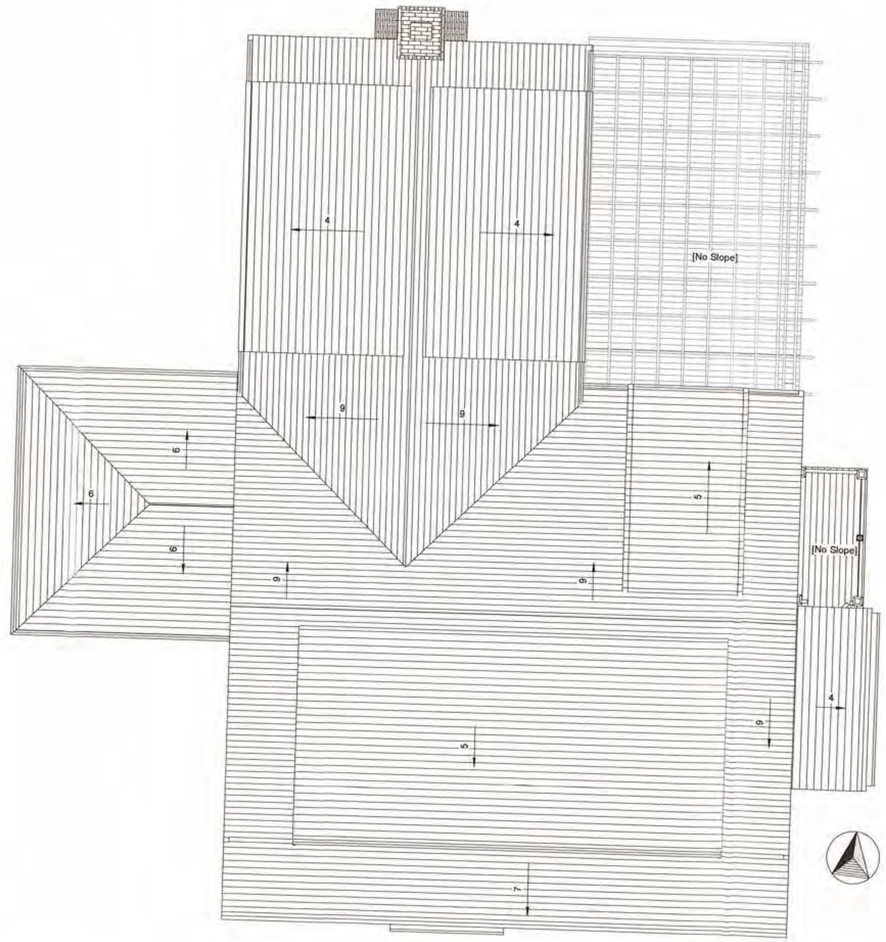
2327

HDC Old Business Submission

02.22.24



Second Floor Plan
1/4" = 1'-0"



Roof Plan
1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus

Plans - Second and Roof

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12,5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	—

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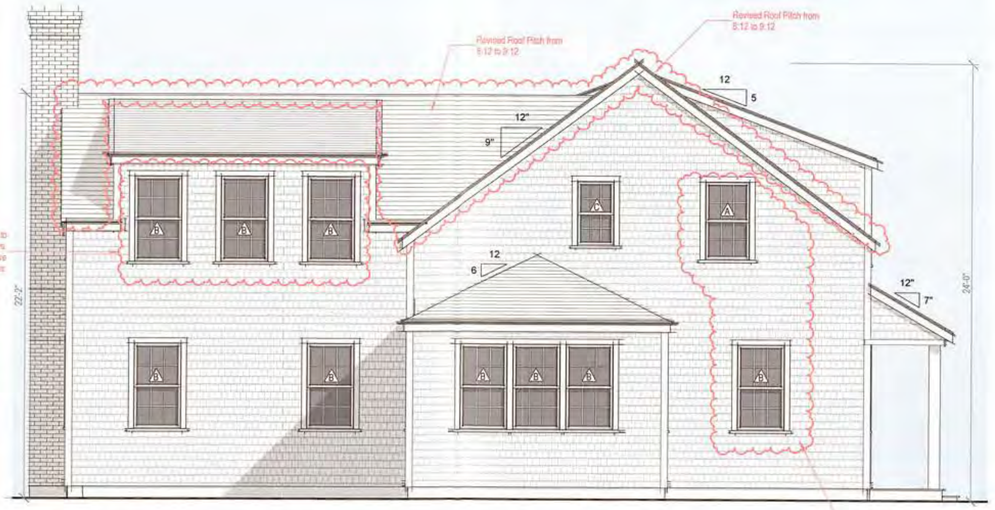
A.1.1

2327

02.22.24



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous East Elevation



Previous South Elevation

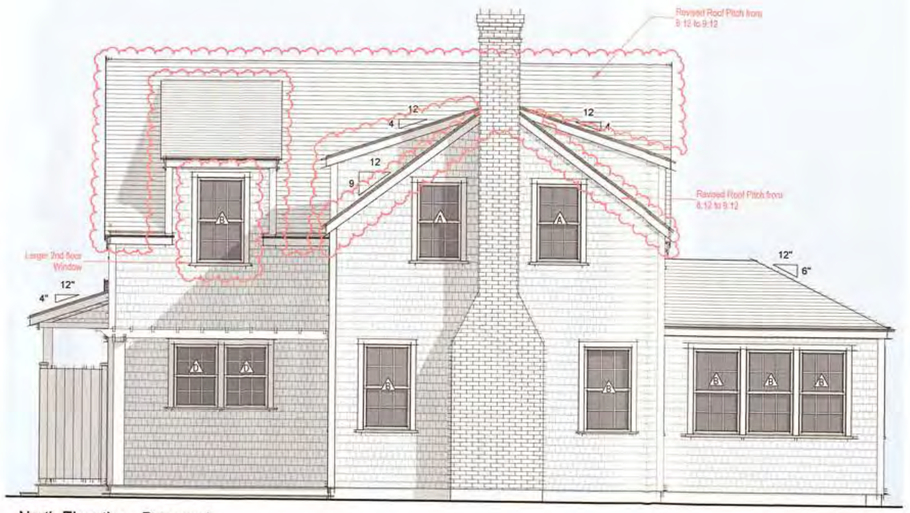


Previous North Elevation



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

HDC Old Business Submission

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4665
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
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SHEET INDEX

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A.1.1 Plans - Second and Roof
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HDC 2023-12-9671

RECEIVED
FEB 23 2024

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A.2.1
2327

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
n/a	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 3 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

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: _____ Date: 03/07/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42 42 PARCEL N°: 33

Street & Number of Proposed Work: 20 Broad St

Owner of record: Root, Tracy

Mailing Address: 3310 W Cocoa Point Blvd
Naples, FL 34112

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: TFT Roofing, LLC - Trevor Smith

Mailing Address: PO Box 2351
Nantucket, MA 02584

Contact Phone #: 5083258811 E-mail: trevorsmith@tftroofing.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☑ Roof ☐ Other Change from gray 3 tab to Colonial Slate Architectural

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1850 = year built

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 3 TAB ⇒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns /Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Colonial Slate - Architectural Weathered Green
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 3/7/2023 Signature of owner of record _____ Signed under penalties of perjury

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES Style (Architectural or 3-tab), Manufacturer & Color		*APPROVABLE* *Old Historic Districts (OHD & SOHD)*	*APPROVABLE* *All other areas*
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

TT ROOFING LLC
NANTUCKET
508-325-8811

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 20 Broad St. Nantucket, MA 02554

I, Tracy Root, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: Tracy Root Date: 3/1/25

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

20 Broad St.



Property Information

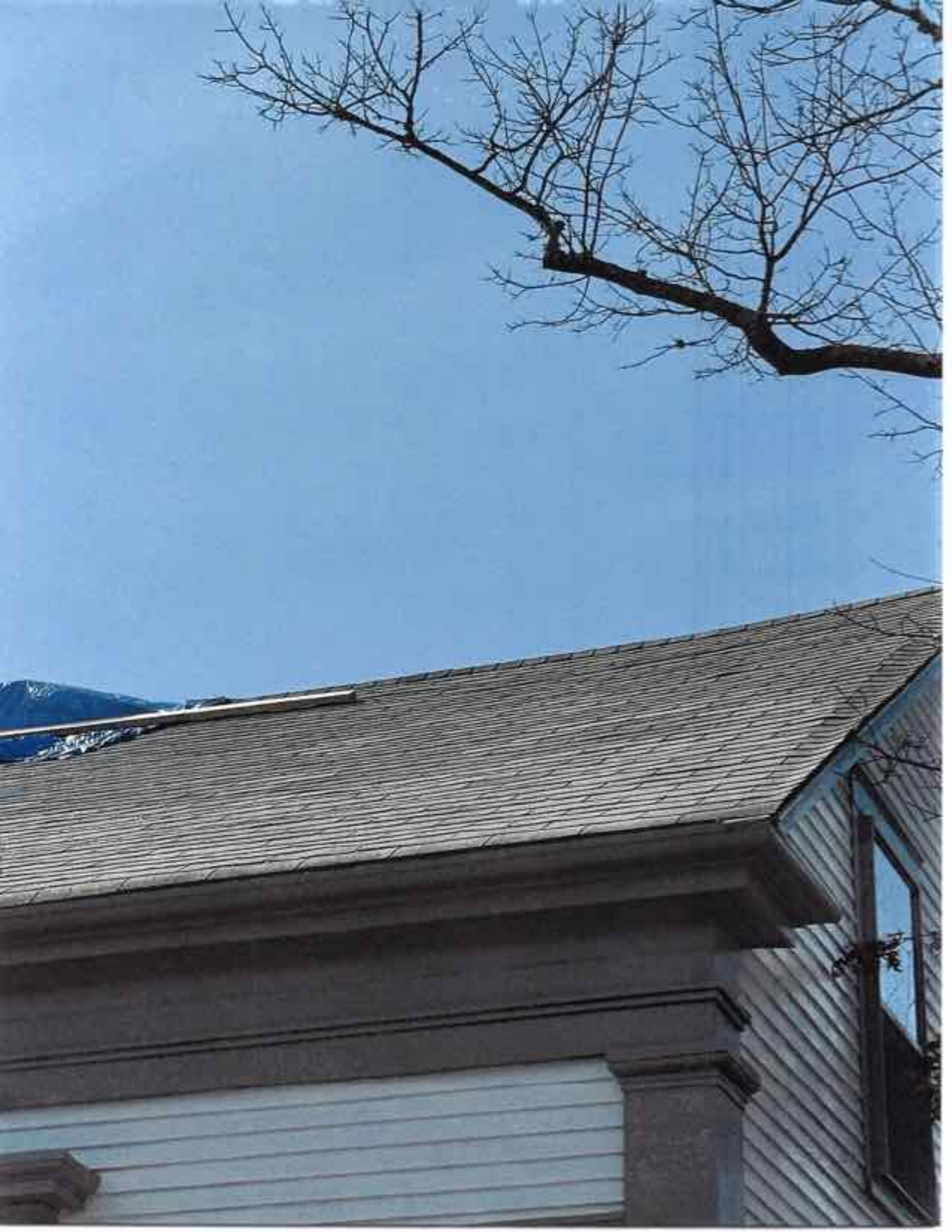
Property ID	10415
Location	20 BROAD ST
Owner	ROOT TRACY W & SUSAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

T&T Roofing LLC
PO BOX 2851
Nantucket, MA 02584
508.325.8811
www.ttroofing.com

Cape Cod Five Cents Savings Bank
53-7107/2113

13111

3/10/2025

PAY TO THE ORDER OF Town of Nantucket

$ **50.00

Fifty and 00/100********** DOLLARS

IS PROTECTED AGAINST FRAUD

Town of Nantucket
Building Department
2 Fairgrounds Rd
Nantucket, MA 02554

MEMO 20 Broad St

⑈013111⑈ ⑆211371078⑆ 83 3368133⑈

T&T Roofing LLC

13111

Town of Nantucket

3/10/2025

20 Broad St - Shingle Change	50.00

New Operating Acct - 20 Broad St 50.00

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 JAMES KANE

STREET ADDRESS 21 RIDGE LANE

MAP/PARCEL 38 / 76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON MARCH 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.

Brook T Meerbergen — Signature

03-12-2025 — Date

Move existing
shed forward
on site

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 76

Street & Number of Proposed Work: 21 RIDGE LANE

Owner of record: JAMES KANE

Mailing Address: 47 KINGSBURY DR
HOLLISTON, MA 01764

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 ON-SITE - EXISTING SHED

Size of Structure or Addition: Length: 12 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: _____

Difference between existing grade and proposed finish grade: North NO Δ's ~~South~~ ~~East~~ ~~West~~

Height of ridge above final finish grade: North 12'-0" ~~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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) NO OTHER ☐ Other _____

Roof Pitch: Main 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 WHITE Clapboard (if applicable) _____ Roof EXISTING - NO Δ

Trim _____ Sash EXISTING - NO Δ Doors " "

Deck _____ Foundation PIERS Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03.13.25 Signature of owner of record Brook P Meeks, FOR KANE Signed under penalties of perjury

HDC

JK

Jamie Kane <jfkdmd@gmail.com>
Thu 9/2/2021 10:02 AM

To: You
Cc: Krista Kane

Hi Brook,

Krista and I give you permission to sign any and all HDC applications on our behalf.

-James F Kane III

Reply | Reply all | Forward



SATELLITE LOCUS - 21
RIDGE LANE



21 RIDGE LANE - SOUTH & EAST



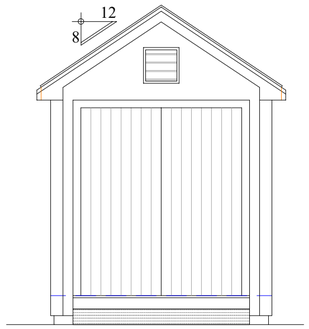


21 RIDGE LANE - EXISTING SHED TO BE MOVED ON SITE

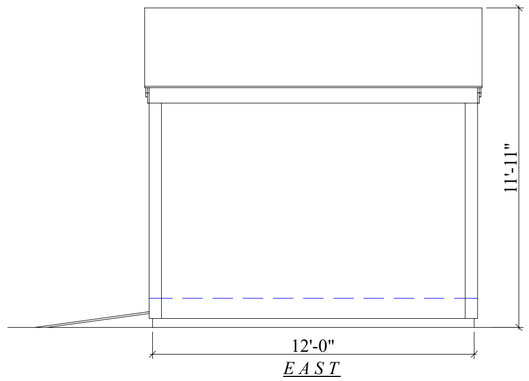




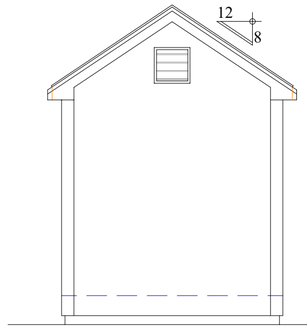
H.D.C. SUBMISSION



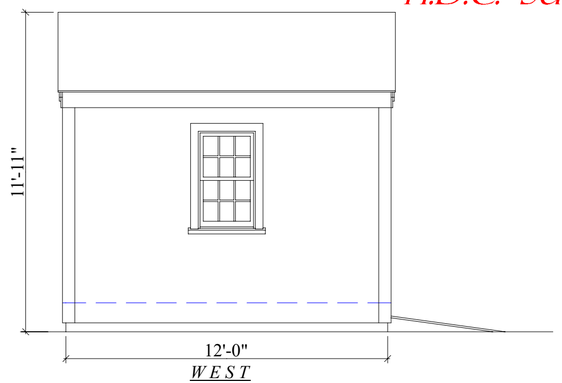
SOUTH
facing ridge lane



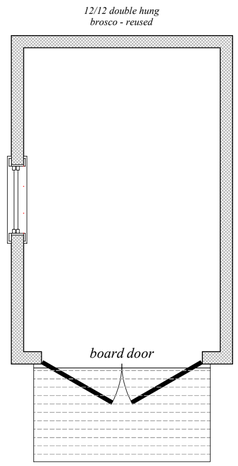
EAST
facing house



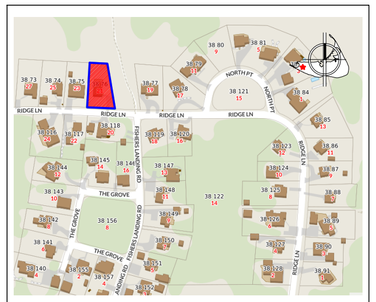
NORTH



WEST
facing 23 ridge



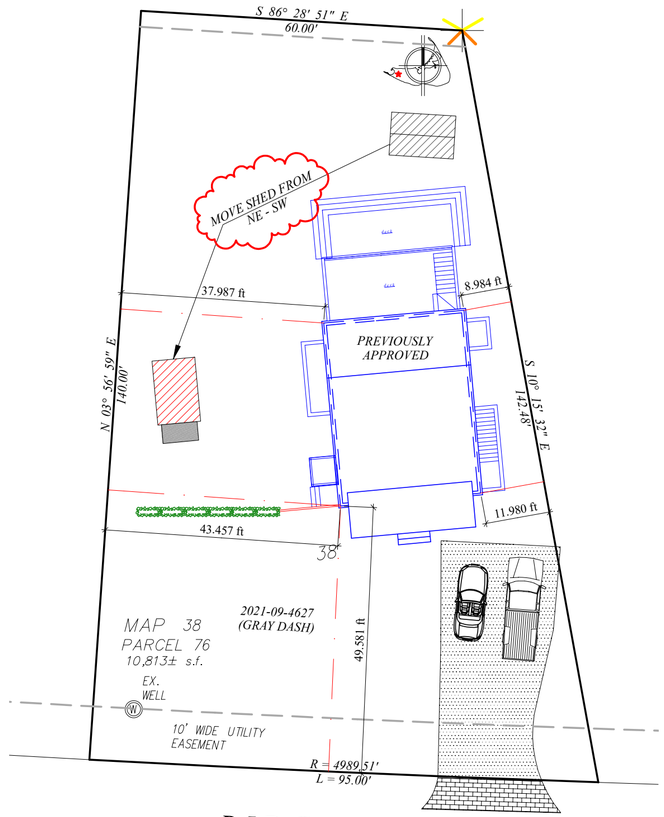
PLAN



LOCUS MAP - 21 RIDGE LANE
MAP 38; PARCEL 76



SOUTH ELEVATION
facing ridge lane



RIDGE LANE

1

MAP - 38
PCL - 76

RE-SITE EXISTING SHED - KANE
21 RIDGE LANE
NANTUCKET, MA

MAR 12, 2025
PRINT DATE

ELEVATIONS; SITE; LOCUS
SCALES: 1/4" = 1'-0"; 1" = 20'-0"
DATE: 03-12-25

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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:

✓ 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.

RECEIVED
MAR 13 2025
By

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (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

RECEIVED
MAR 13 2025
By

I Sanne Payne

AS AGENT FOR VLATKO DESHNACHKI

STREET ADDRESS 10 Lewis ct.

MAP/PARCEL 67/155

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3.13.25

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

3.13.25
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°: 67 PARCEL N°. 155

Street & Number of Proposed Work: 10 Lewis ct

Owner of record: PESHNACHKI, VATKO

Mailing Address: 10 lewis Ct
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sanneibsen@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
MAR 13 2025
By _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: 154SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 11' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 12' South 12' East 12' West 12'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation - Single light 4x6 AWNING window
4. North Elevation - triple accordian DOOR

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Black moire to match (E) House

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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.

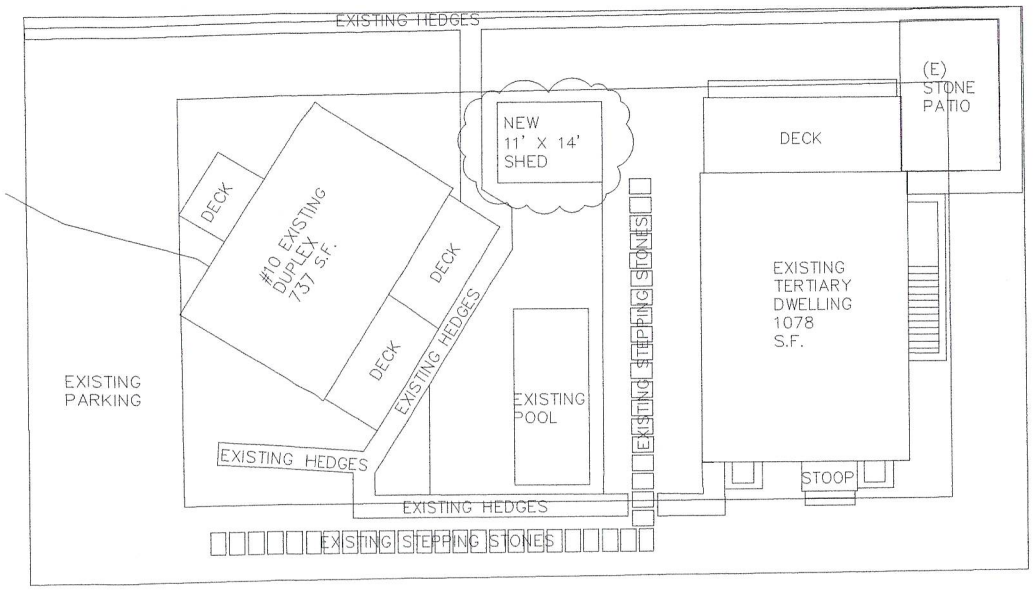
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Black moire asphalt
Trim Natural 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 3-13-25 Signature of owner of record S Payne for V. Peshnachki Signed under penalties of perjury



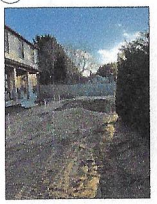
1 SITE PLAN
SCALE: 1/8" = 1'-0"



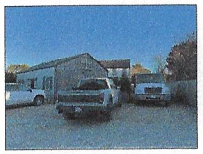
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 STREET VIEW

SITE PLAN

PREPARED FOR:
PESHNACHKI
10 LEWIS COURT
NANTUCKET, MA 02564

ASSESSOR MAP # 67
TAX PARCEL # 155

ZONING REQUIREMENTS

ZONE:	R10
MINIMUM FRONTAGE:	75'-0"
MINIMUM LOT SIZE:	10,000 S.F.
CURRENT FRONTAGE:	75'-0"
CURRENT LOT SIZE:	10,179 S.F.
FRONT YARD SETBACK:	20'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	25%
ALLOWABLE TOTAL GROUND COVERAGE:	2500 S.F.
CURRENT TOTAL GROUND COVERAGE	1815 +/- S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	17.8%
PROPOSED TOTAL GROUND COVERAGE:	1815 +/- S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	17.8%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554

DRAWING LIST

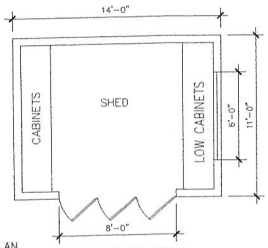
A1.1	SITE, FLOOR PLAN AND ELEVATIONS

DOOR SCHEDULE

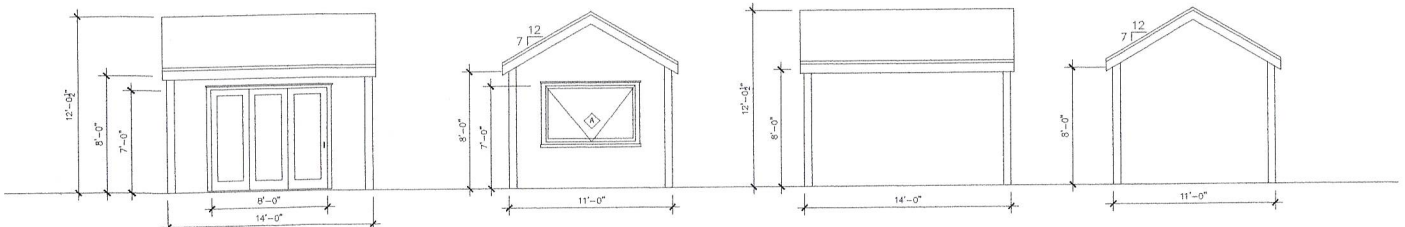
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	1 LIGHT AWNING	CUSTOM	---	4'-0"H X 6'-0"W



2 SHED PLAN
SCALE: 1/4" = 1'-0"

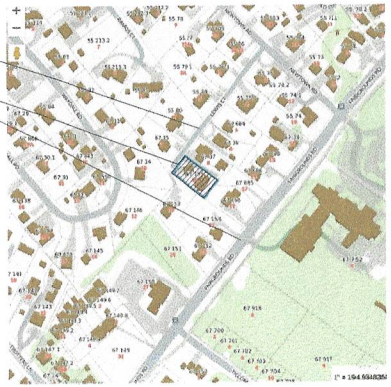


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

6 EAST ELEVATION
SCALE: 1/4" = 1'-0"



PESHNACHKI
10 LEWIS COURT
NANTUCKET MA 02554

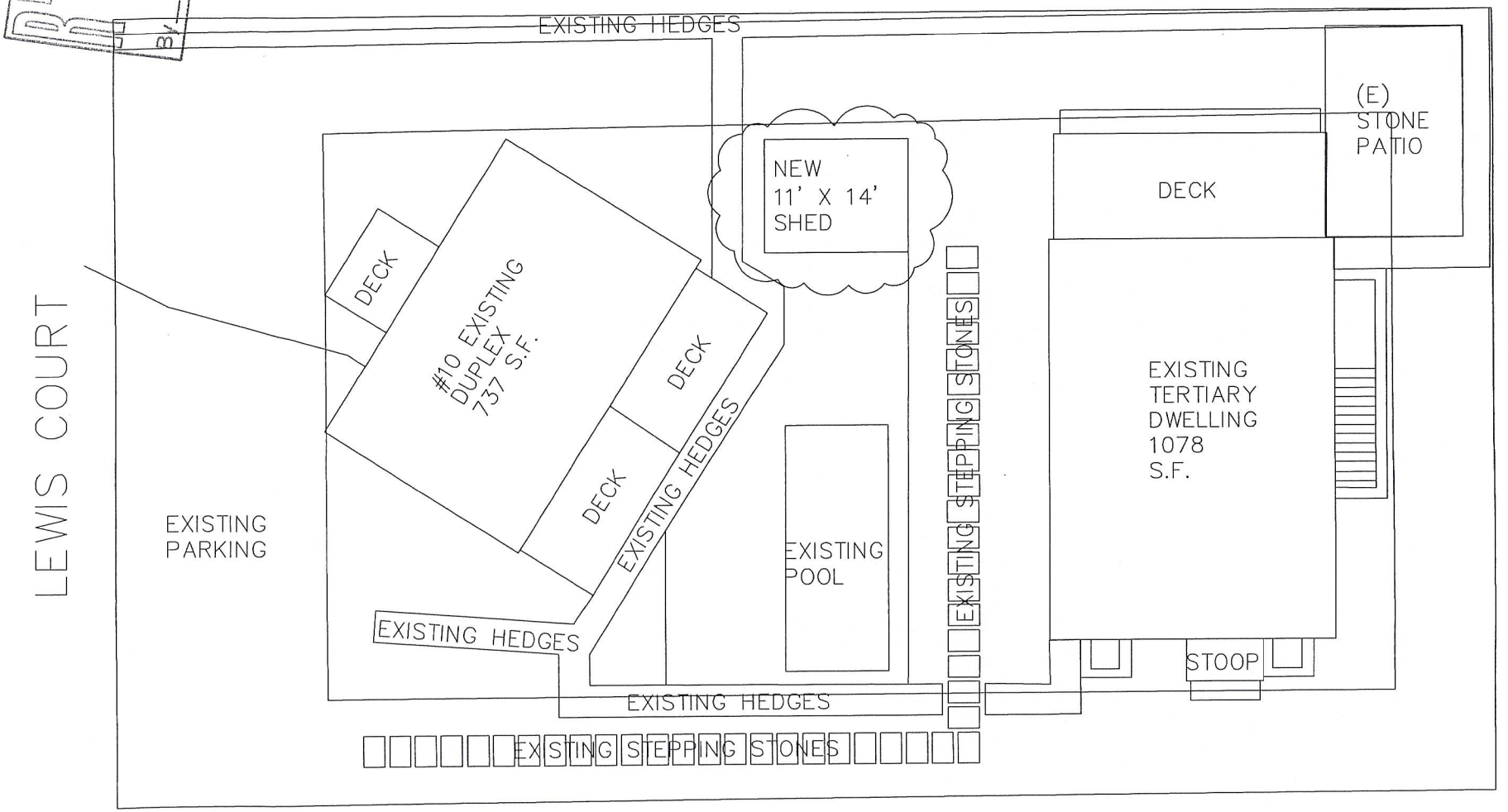
Date: 3.13.25 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: PESHNACHKI
Scale: NOTED

SITE PLAN

A1.1

RECEIVED
MAR 13 2025
BY

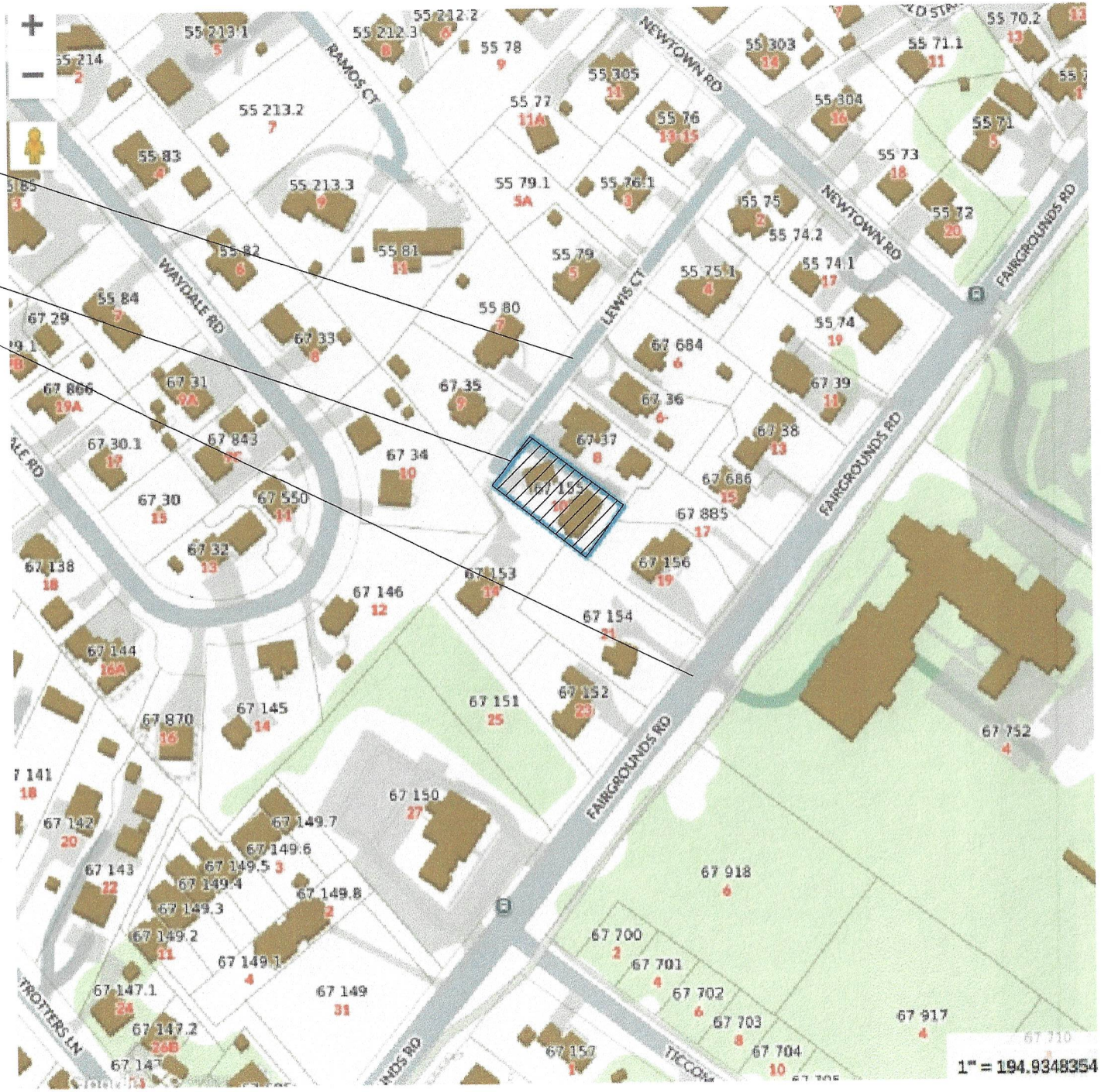


1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEWIS CT

SITE

FAIRGROUNDS RD

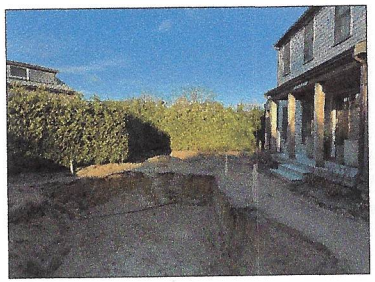


DOOR SCHEDULE

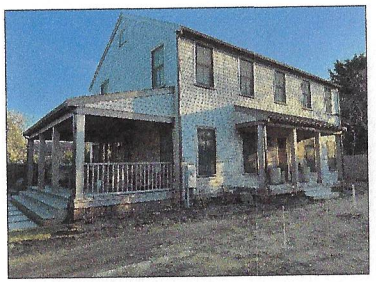
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

WINDOW SCHEDULE

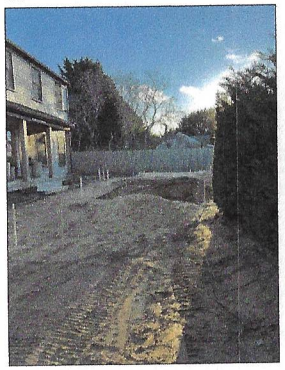
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	1 LIGHT AWNING	CUSTOM	---	4'-0"H X 6'-0"W



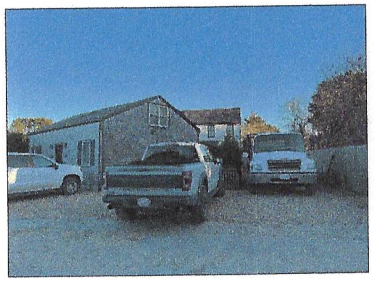
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 STREET VIEW

RECEIVED
MAR 13 2025
By

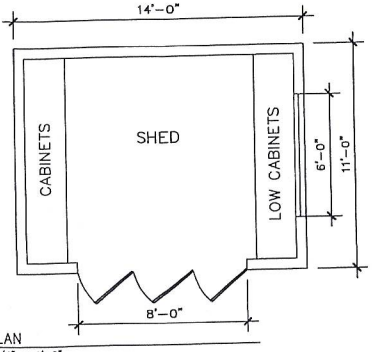


4 STREET VIEW

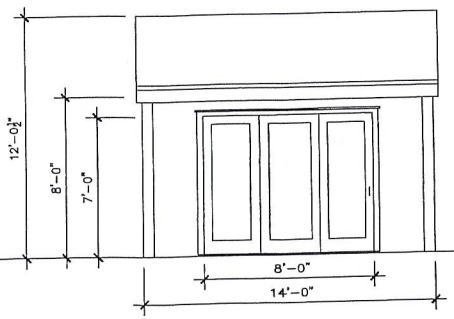
LEWIS C

SITE

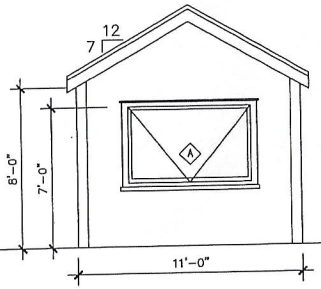
FAIRGROUND



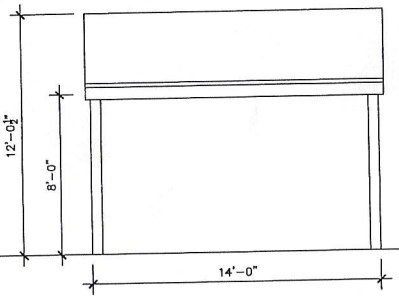
2 SHED PLAN
SCALE: 1/4" = 1'-0"



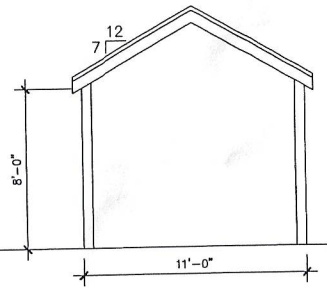
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 EAST ELEVATION
SCALE: 1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 11.1

Street & Number of Proposed Work: 5 Baxter Rd.

Owner of record: Chris and Wendy Zepf

Mailing Address: 18 Kingdom Ridge Road

Bedford, NY 10506

Contact Phone #: 914-844-0786 E-mail: ndifish1@gmail.com

AGENT INFORMATION (If applicable)

Name: Martin Bourne

Mailing Address: 76 Arkansas Ave.

Nantucket, Ma 02554

Contact Phone #: 508-221-0891 E-mail: Martin.bourne@comcast.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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) Painted White ☐ Other _____

Roof Pitch: Main 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 _____

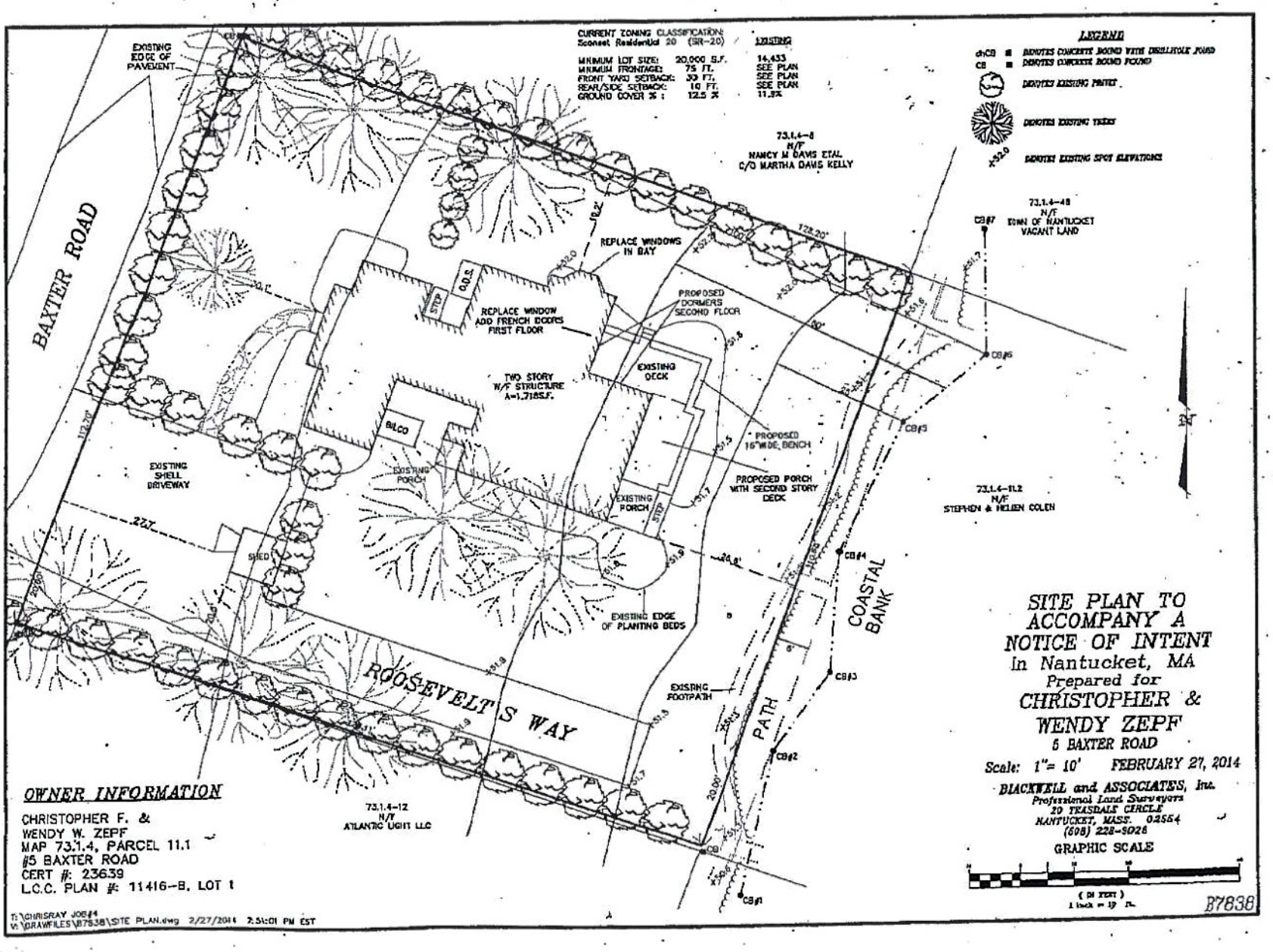
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 3/11/25 Signature of owner of record _____ Signed under penalties of perjury

144004



OWNER INFORMATION

CHRISTOPHER F. &
WENDY W. ZEPF
MAP 73.1.4, PARCEL 11.1
#5 BAXTER ROAD
CERT #: 236.39
L.C.C. PLAN #: 11416-B, LOT 1

T:\CHRISRAY JOBS\
W:\DRAWFILES\B7838\SITE PLAN.dwg 2/27/2014 2:51:01 PM EST

Town and County of Nantucket, MA

March 12, 2025



Property Information

Property ID	11923
Location	5 BAXTER RD
Owner	ZEPF CHRISTOPHER F & WENDY W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Martin Bourke

AS AGENT FOR Chris and Wendy Zepf

STREET ADDRESS 5 Baxter Road. Nantucket, MA

MAP/PARCEL 73.1.4 / 11.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

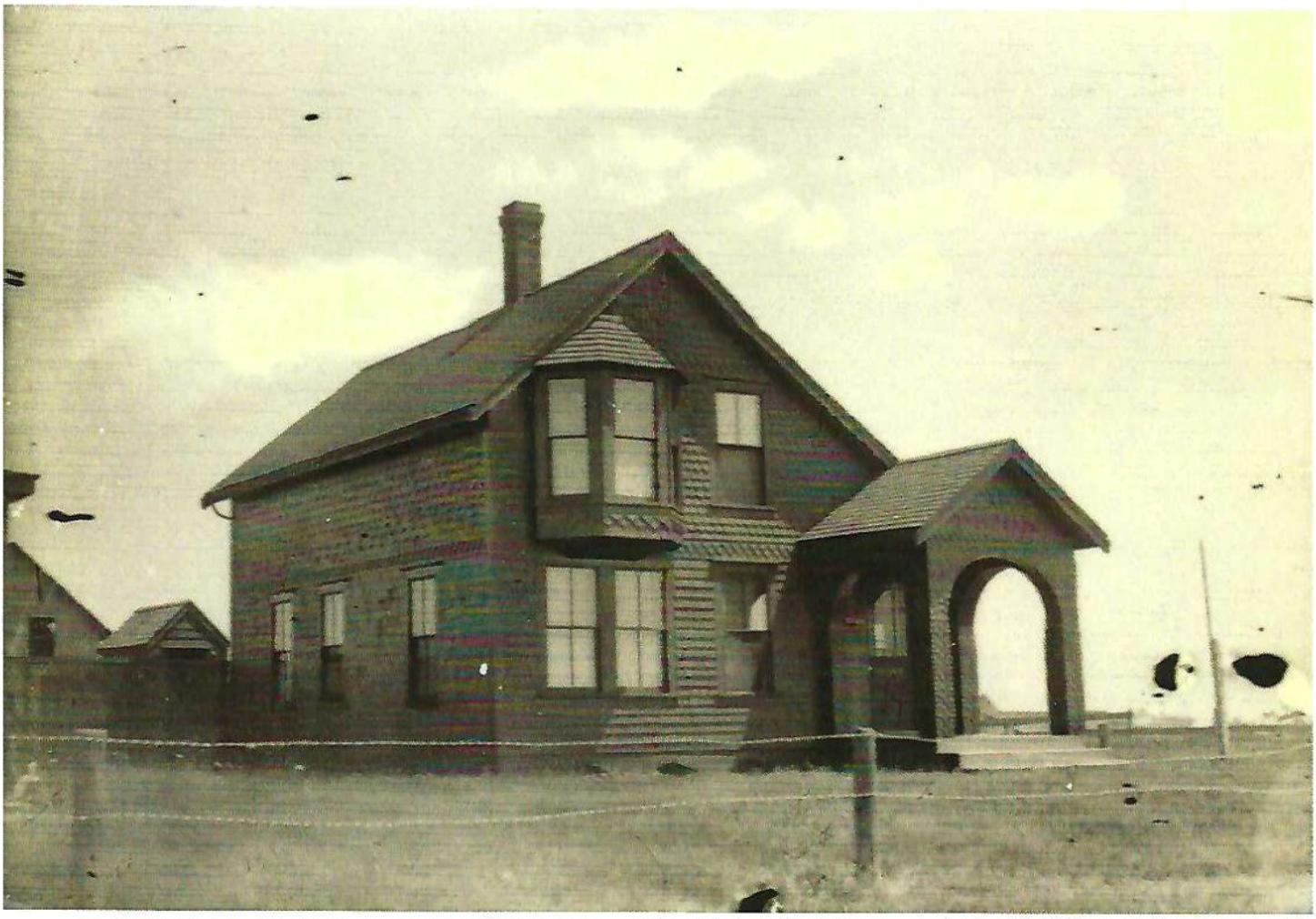
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/11/25
Date

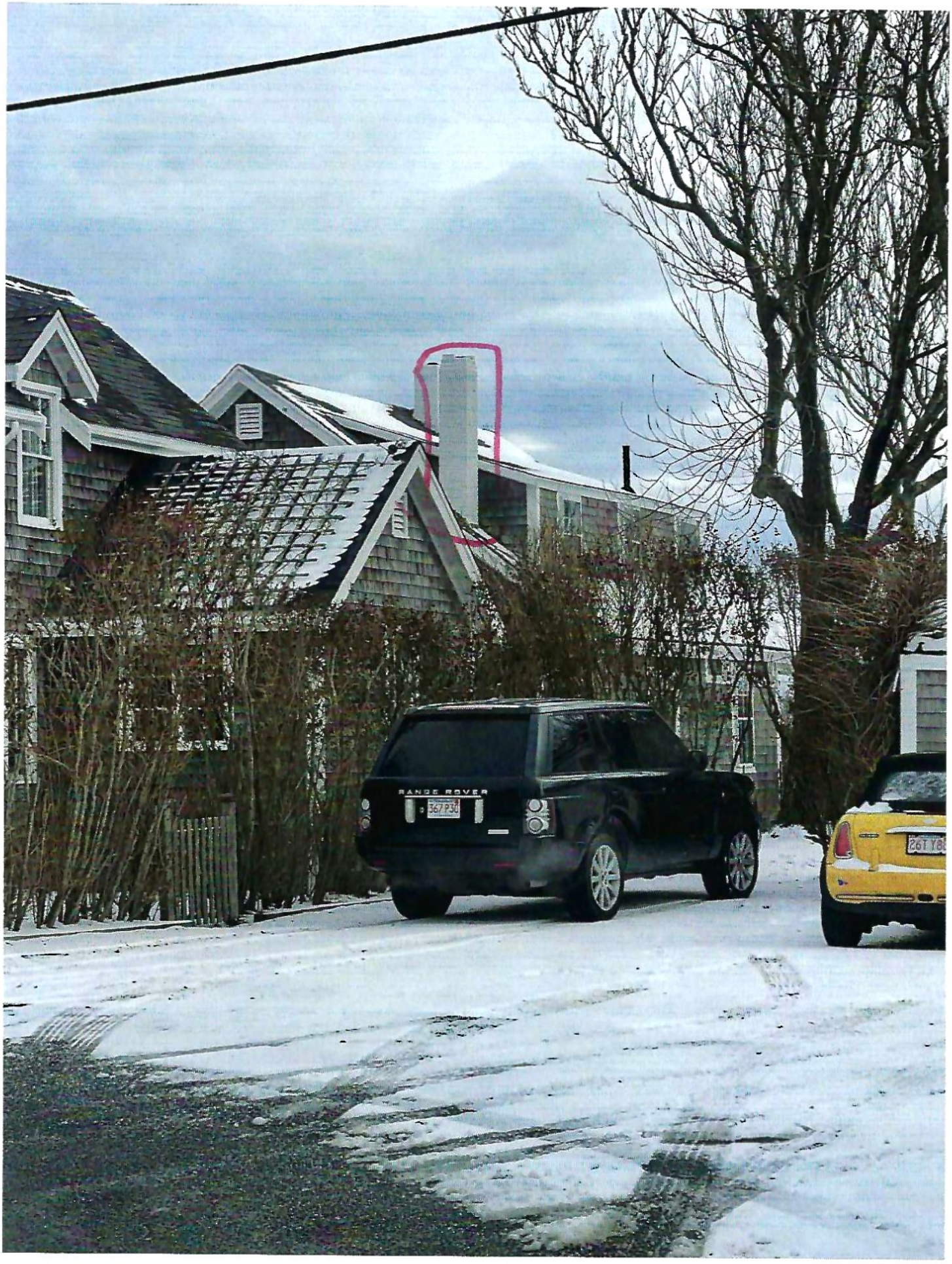


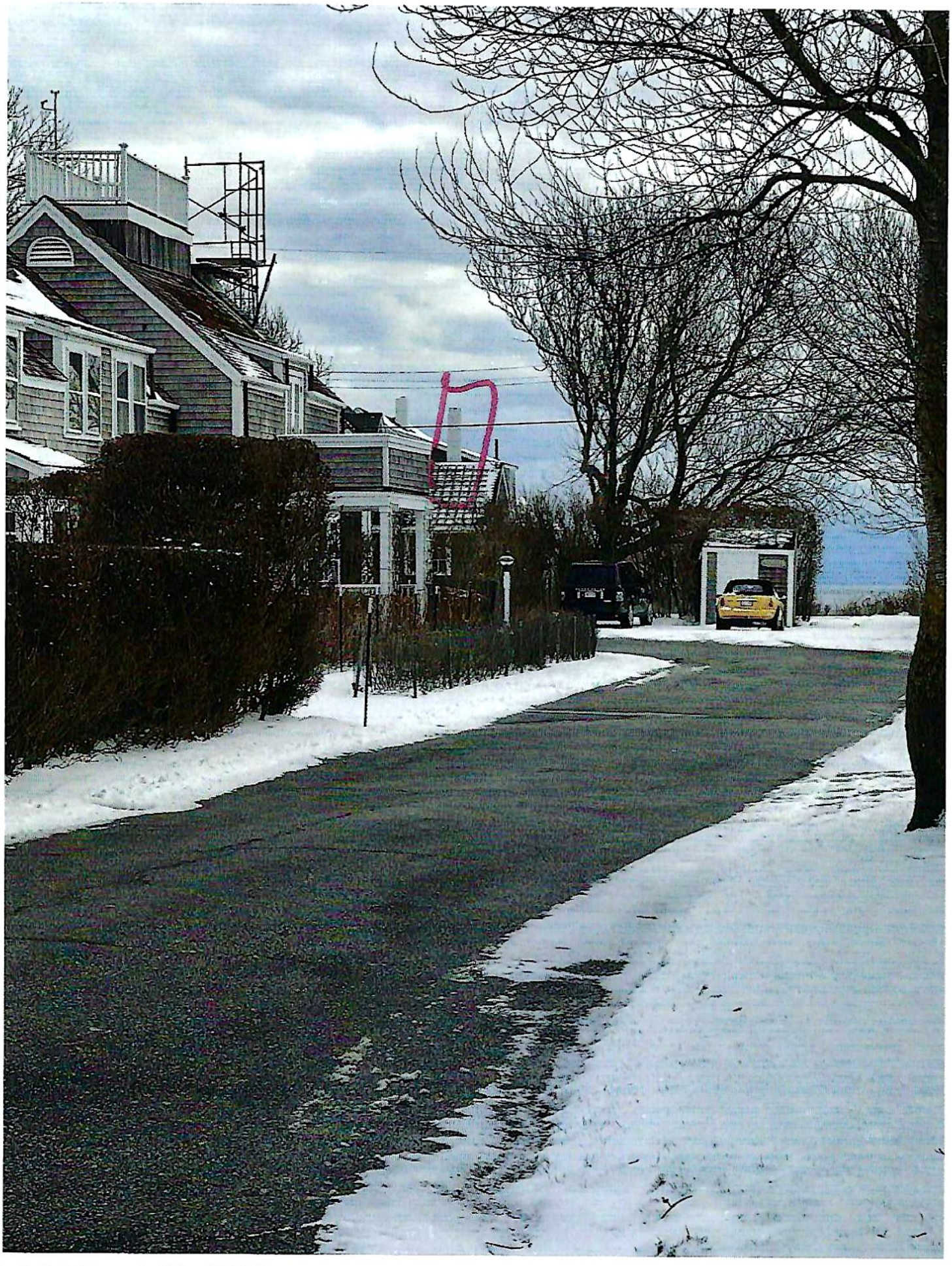


5 Baxter - NHA



5 Baxter - NHA


RANGE ROVER

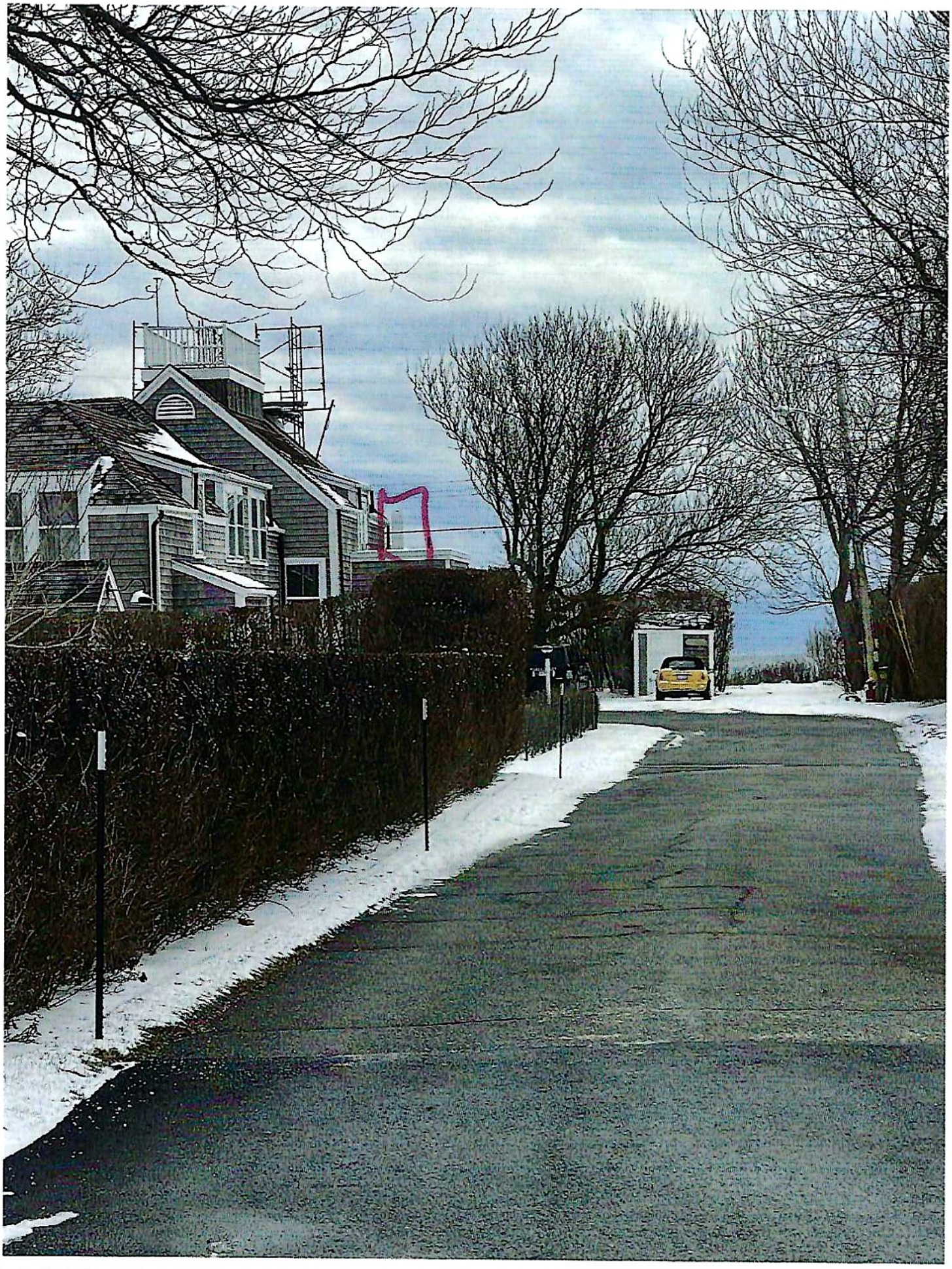
















CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 386

Street & Number of Proposed Work: 26 HONEYSUCKLE DRIVE

Owner of record: ELMER TEJADA

Mailing Address: 26 HONEYSUCKLE DR
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL ARCHITECTS

Mailing Address: P.O. BOX 1960
SIASCONSET, MA 02564

Contact Phone #: 512.468.5940 E-mail: cchurchillarch@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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other APARTMENT ABOVE

Size of Structure or Addition: Length: 34'-10 Sq. Footage 1st floor: 663 Decks/Patio: Size: 6'-8" x 11' ☐ 1st floor ☑ 2nd floor
Width: 21'-0" Sq. footage 2nd floor: 595 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NONE South NONE East NONE West NONE
Height of ridge above final finish grade: North 24'-3" South 24'-3" East 24'-3" West 24'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural TO MATCH HOUSE
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☑ Leaders (material) COPPER

Leaders (material and size): _____

Sidewall: ☑ White cedar 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) 17" Corner boards 5" Frieze 1x4 @ DORMERS
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other WOOD CLAD
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400 SERIES

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 4 LT, 1 PANEL Side 4 LT, 1 PANEL
Garage Door(s): Type CARRIAGE HOUSE Material VINYL CLAD STEEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

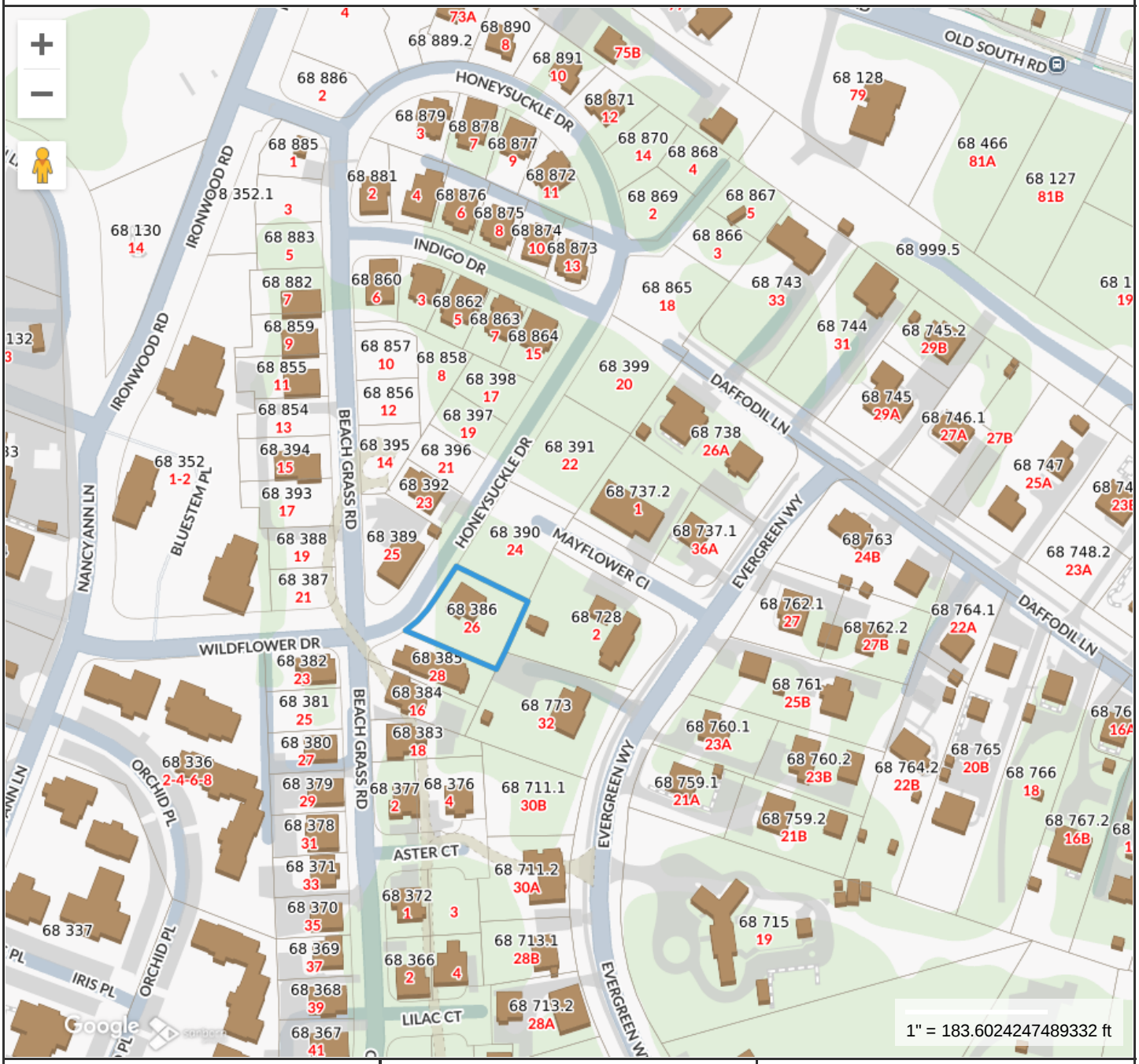
Sidewall NATURAL Clapboard (if applicable) _____ Roof BLACK
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Signature of owner of record Signed under penalties of perjury

26 Honeysuckle Drive



Property Information

Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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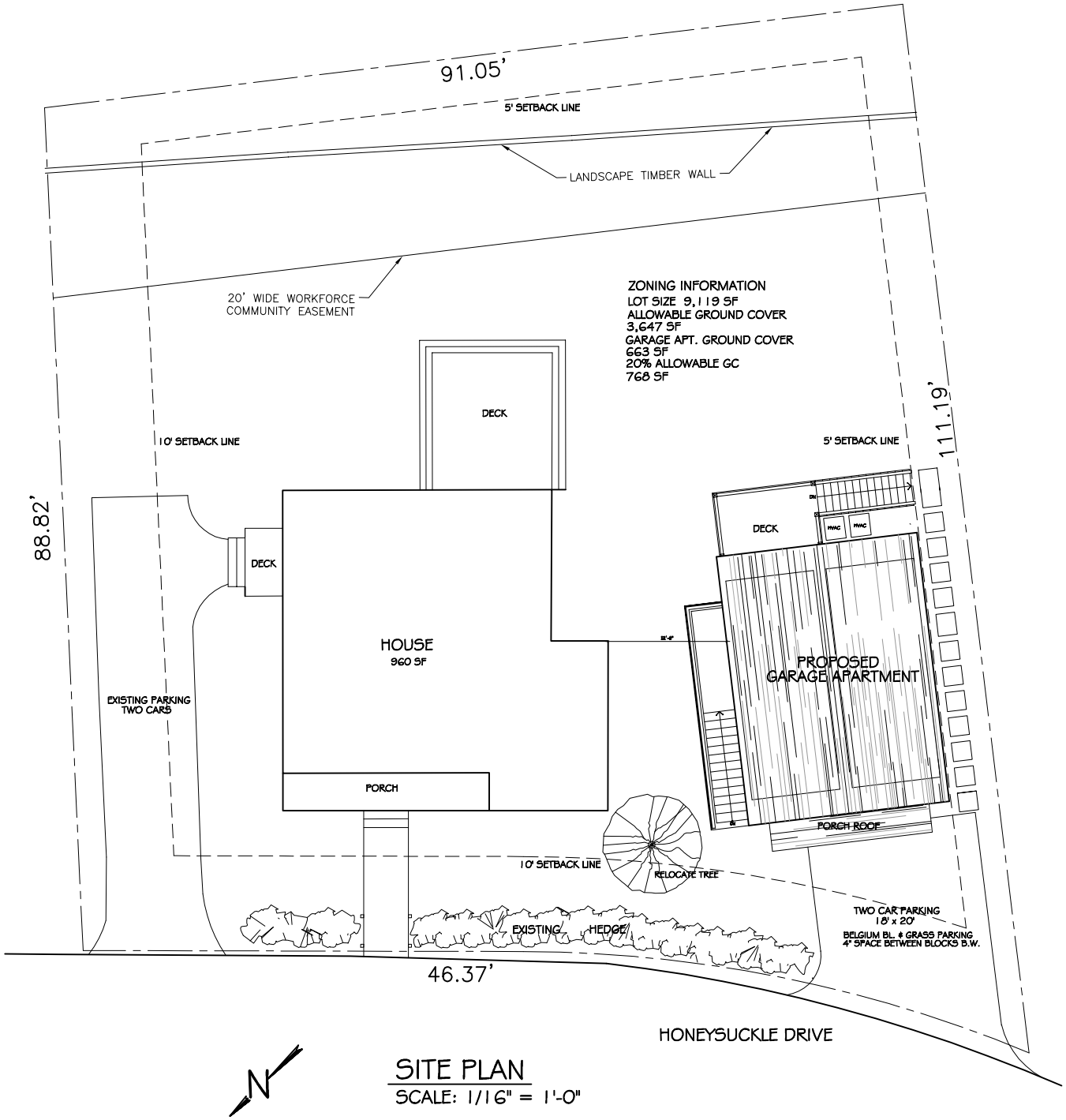
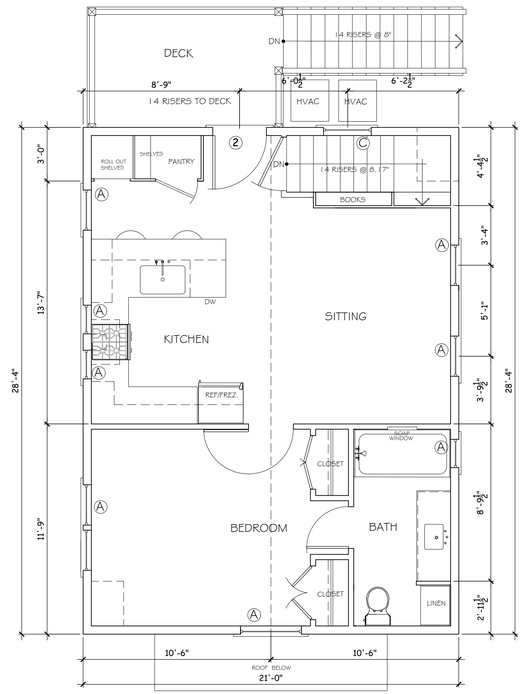
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

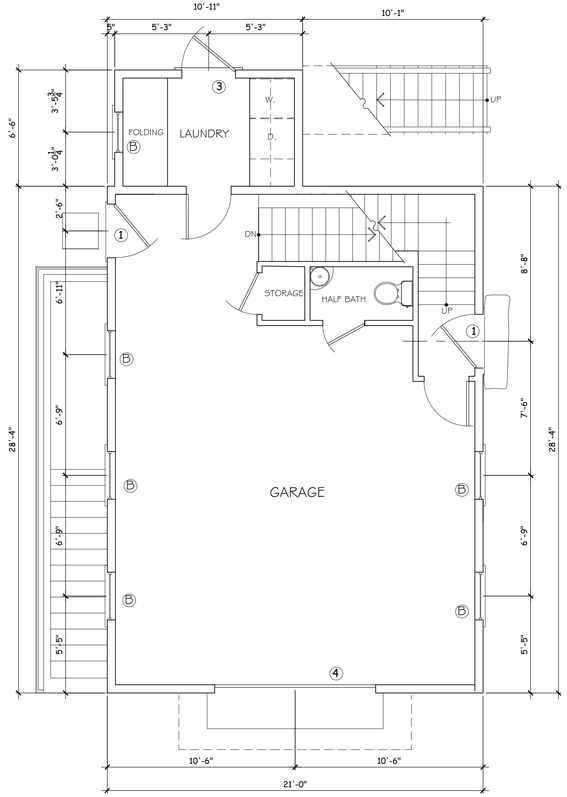


SITE PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN APARTMENT 595 SQ. FT.
SCALE: 1/4" = 1' - 0"



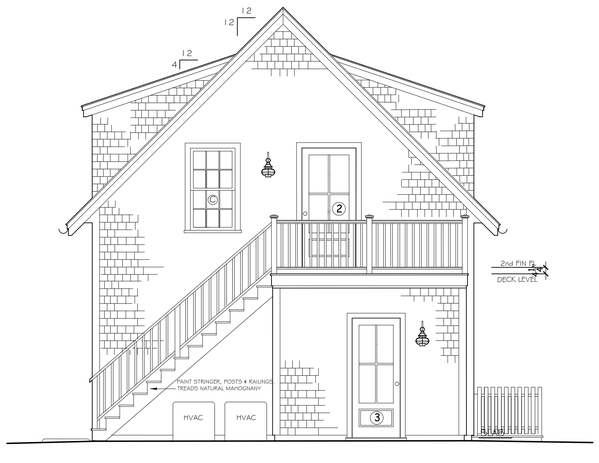
FIRST FLOOR PLAN 663 SF
SCALE: 1/4" = 1' - 0"

DOOR SCHEDULE

KEY	DOOR SIZE	QTY	TYPE	MODEL	COMMENTS
1	3'-0" X 7'-0" X 1¾"	3	4 LIGHT 1 PANEL	THERMA TRU SMOOTH STAR	½" SDL BARS FLUSH GLAZED W/ DETAIL STICKING WHITE
2	3'-0" X 6'-8" X 1¾"	1	4 LIGHT 1 PANEL	THERMA TRU SMOOTH STAR	½" SDL BARS FLUSH GLAZED W/ DETAIL STICKING WHITE
3	2'-8" X 6'-8" X 1¾"	1	4 LIGHT 1 PANEL	THERMA TRU SMOOTH STAR	½" SDL BARS FLUSH GLAZED W/ DETAIL STICKING WHITE
4	9'-0" X 8'-0"	1	16 LIGHT 4 PANEL	OVERHEAD DOOR	WHITE

WINDOW SCHEDULE

KEY	FRAME SIZE	QTY	TYPE	COMMENTS
A	TW 30410	1	UNIT DIM. 3'-1-5/8" x 5'-0-7/8" EGRESS 6 OVER 6 DOUBLE HUNG	ANDERSON 400 SERIES NOTE 8'-2" HEAD HT. OFF F.F.
B	TW 2846	7	UNIT DIM. 2'-9-5/8" X 4'-8-7/8" 6 OVER 6 DOUBLE HUNG	ANDERSON 400 SERIES NOTE 7'-0" HEAD HT. OFF F.F.
C	TW 2436	1	UNIT DIM. 2'-7-5/8" x 4'-8-7/8" 6 OVER 6 DOUBLE HUNG	ANDERSON 400 SERIES NOTE 6'-8" HEAD HT. OFF F.F.
D	TW 2646	3	UNIT DIM. 2'-9-5/8" X 3'-8-7/8" 6 OVER 6 DOUBLE HUNG	ANDERSON 400 SERIES NOTE 8'-2" HEAD HT. OFF F.F.
E	A251	1	2-6 LIGHT AWNING W/ 3-1/2" MULLION	ANDERSON 400 SERIES NOTE 8'-2" HEAD HT. OFF F.F.
F	CN 12	3	4 LIGHT CASEMENT, FIXED @ KITCHEN	ANDERSON 400 SERIES NOTE 8'-2" HEAD HT. OFF F.F.



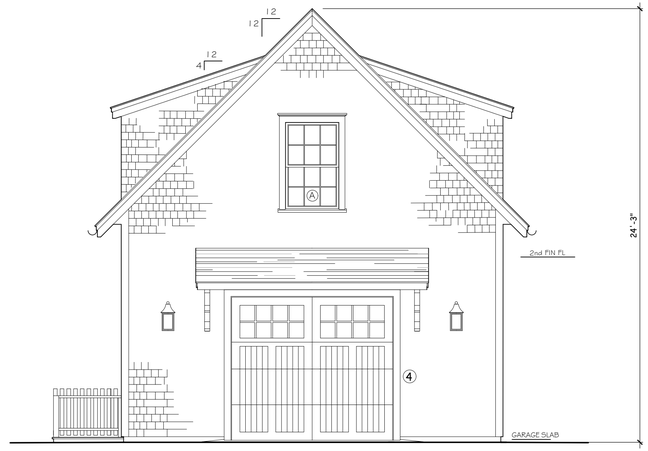
SOUTH ELEVATION
SCALE 1/4" : 1'-0"



WEST ELEVATION
SCALE 1/4" : 1'-0"



EAST ELEVATION
SCALE 1/4" : 1'-0"



NORTH ELEVATION
SCALE 1/4" : 1'-0"

DRAWN: 3-3-25
REVISED:

BENTLEY & CHURCHILL ARCHITECTS
512-468-5940

FLOOR PLANS
ELEVATIONS

GARAGE APARTMENT
26 HONEYSUCKLE DRIVE NANTUCKET, MA

SHEET 1 OF 1

Nantucket Planning Board

February 11, 2025

Paul Murphy,
Building Commissioner
2 Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Elmer Tejada – 26 Honeysuckle Drive (Map 68 Parcel 386)
Second Dwelling Approval Letter

Dear Mr. Murphy:

Please be advised that the Planning Board, at its meeting on February 10, 2025, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Zoning Code*, and granted a garage apartment secondary dwelling approval conditional upon the following:

1. That a minimum of two (2) parking spaces shall be provided;
2. That an apron at the driveway entrance and Honeysuckle Drive shall be constructed with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet;
3. That any future landscaping at the driveway entrances be limited to low-growing plant material not to exceed three (3) feet in height;
4. That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
5. That an updated lot configuration plan shall be submitted and reviewed by Planning Staff prior to the issuance of a building permit; and,
6. That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy

In addition to the secondary dwelling approval the Board approved a second driveway access, making the findings that a second driveway access is not contrary to sound traffic and safety considerations and that a second driveway access will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood.

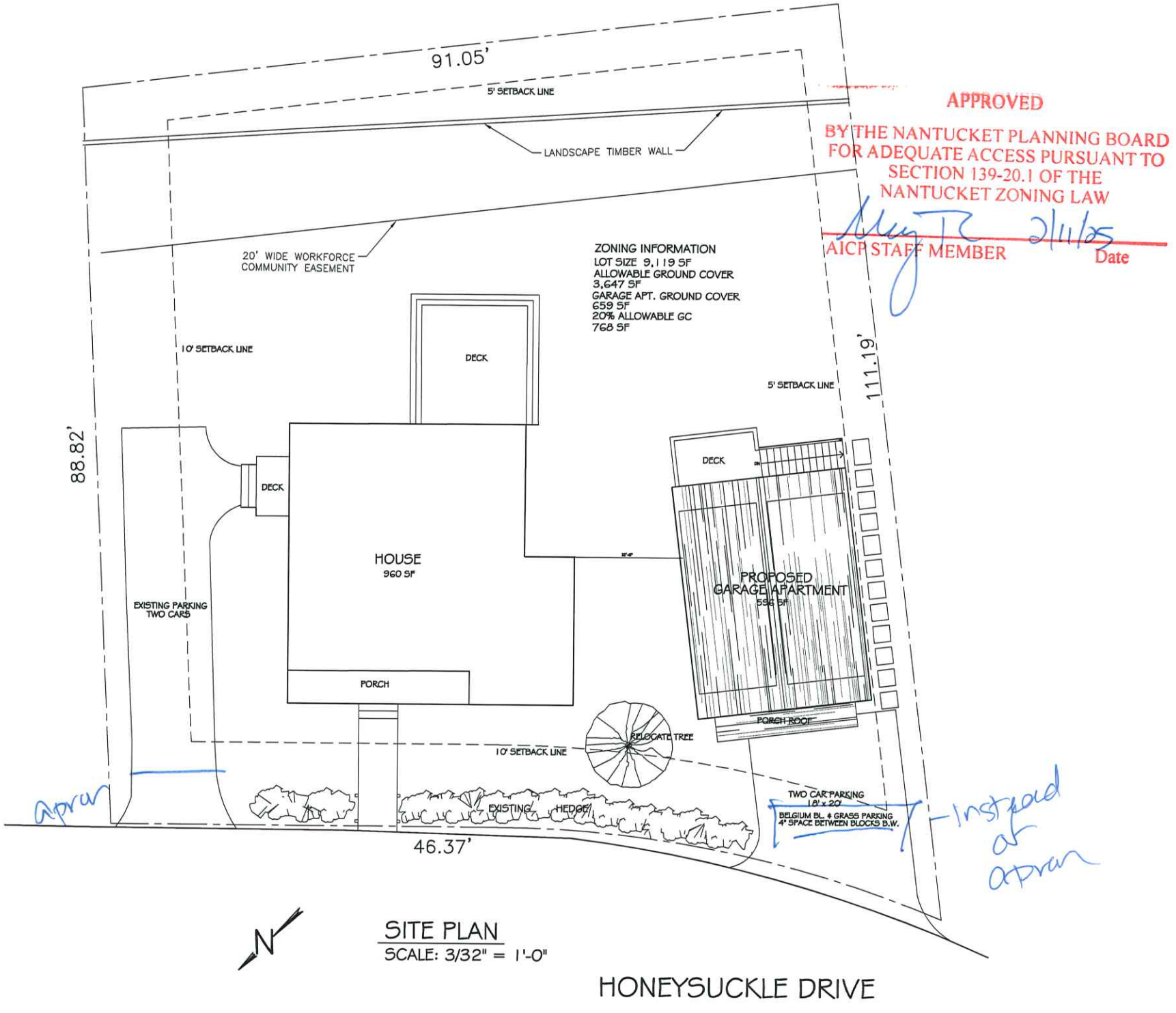
The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Senior Planner, showing the relative locations of proposed or existing dwellings and driveways or parking areas. As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of **two years only**, calculated from the date of site plan endorsement by the Senior Planner.

If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Megan Trudel, AICP,
Senior Planner, PLUS

Cc: Elizabeth Churchill - Agent
Marcus Silverstein – Zoning Compliance Coordinator / Inspector



APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING LAW

AICP STAFF MEMBER 2/11/25 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°. 3886

Street & Number of Proposed Work: 26 HONEYSUCKLE DRIVE

Owner of record: ELMER TEJADA

Mailing Address: 26 HONEYSUCKLE DRIVE
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL ARCHITECTS

Mailing Address: P.O. BOX 196
SIASCONSET, MA 02564

Contact Phone #: 512-468-5990 E-mail: cchurchillarch@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~~ PARKING: Length: 18' Width: 20' Sq. Footage 1st floor: _____ Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

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 BELGIUM BLOCK & GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

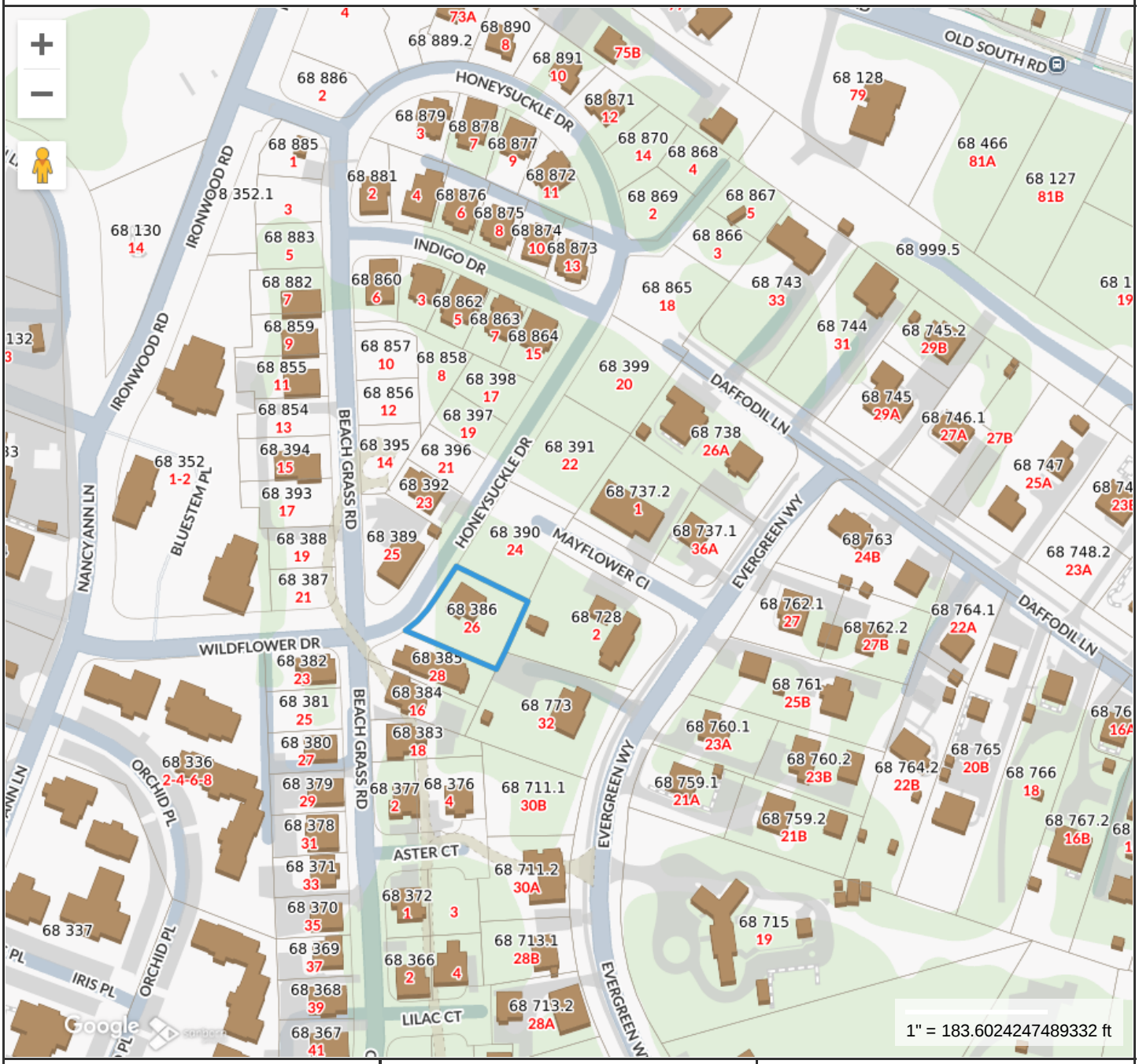
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

26 Honeysuckle Drive



Property Information

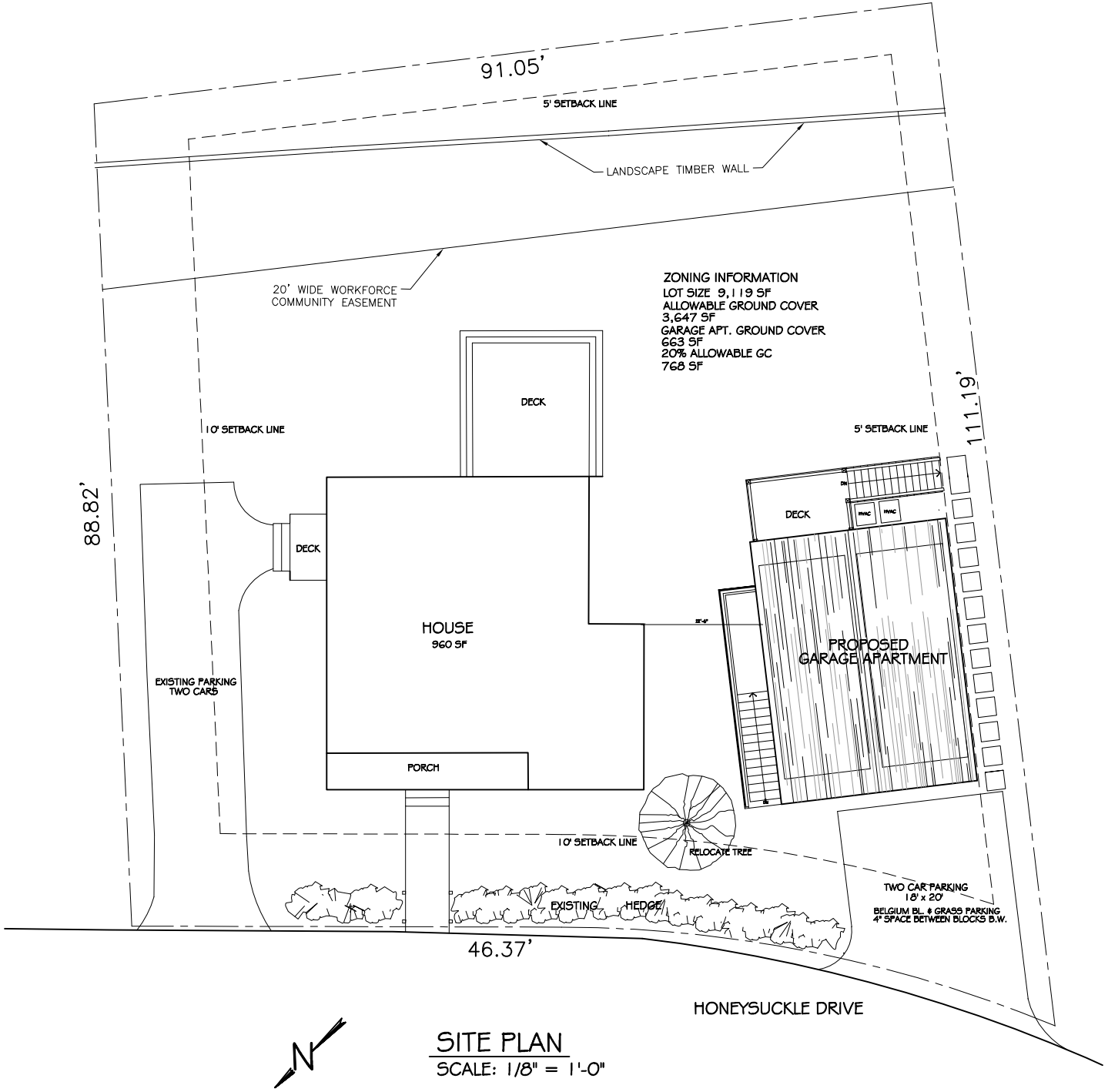
Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

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.

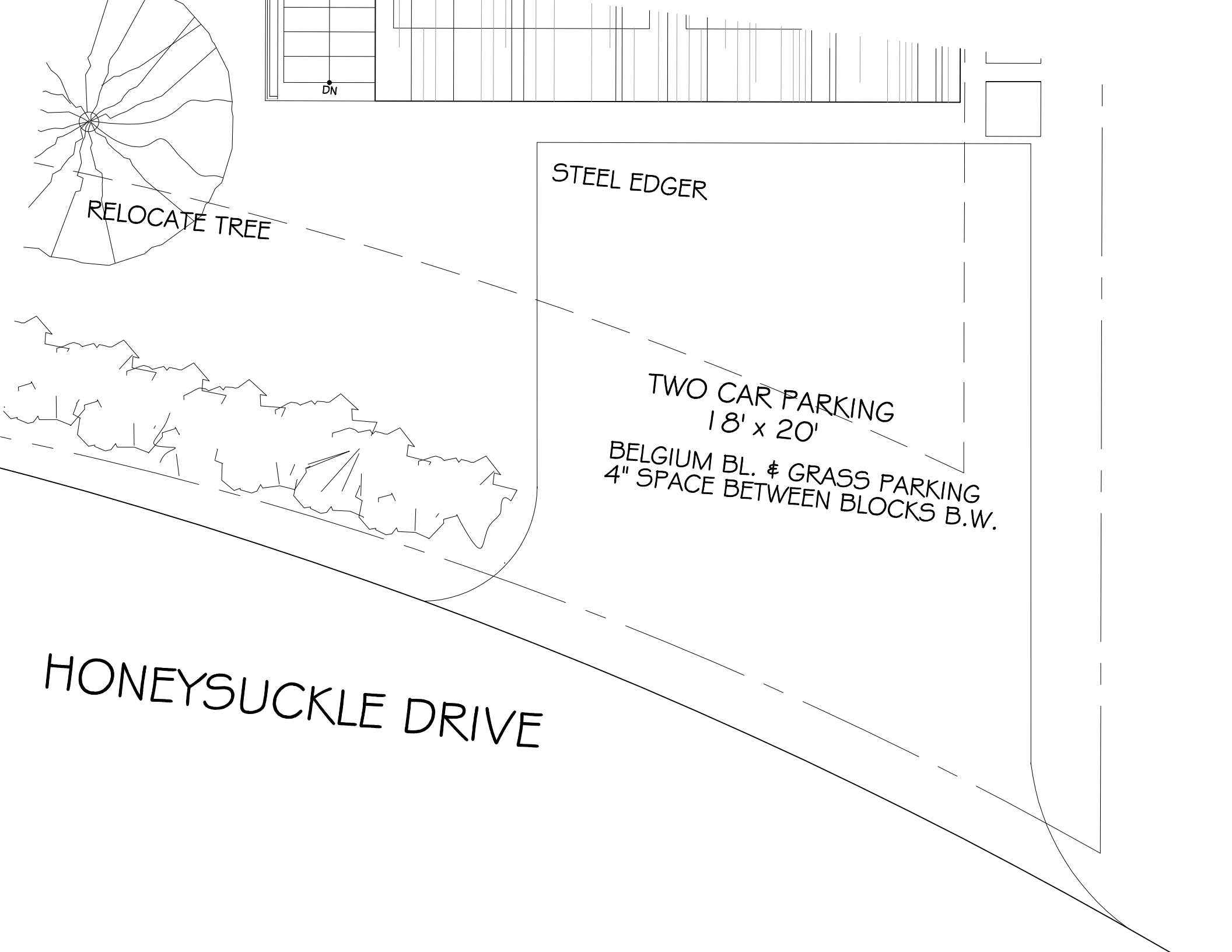
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE PLAN

SCALE: 1/8" = 1'-0"


DN
STEEL EDGER
RELOCATE TREE
TWO CAR PARKING
18' x 20'
BELGIUM BL. & GRASS PARKING
4" SPACE BETWEEN BLOCKS B.W.
HONEYSUCKLE DRIVE

8 Jefferson Ave
Revs to Mtt

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** . All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 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 (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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Henry Peterson

Mailing Address: 8 Jefferson Avenue Trustees

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road

Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED Main House

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No 2024-12-11626

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Remove Connector - Applied for on Garage Application

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: 2002

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Fenestration
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 3/13/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/21/25

HDC2024-12-11626 Staff

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kelly Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY 1091

Date application received: 12/5/24 Fee Paid: $50

Must be acted on by: 1/31/25

Extended to: _____

Approved: X _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Fenestration Revisions

Size of Structure or Addition: Length: 11'-6½" Sq. Footage 1st floor: 86.5 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7'-6" Sq. footage 2nd floor: _____ Size: 50.5 sf. ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ Roofwalk Addition

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks NON CONTRIBUTING

REVISIONS* 1. East Elevation Extend Sunroom, Revise Fenestration, Revise Rail
2. South Elevation Extend Roofwalk, Extend Sunroom
3. West Elevation Revise Fenestration, Extend Sunroom
4. North Elevation Extend roofwalk, Revise fenestration, Revise Railings

Historic Name:

Original Date: 2002 (REPLACED HDC SURVEY-NAN.212) (describe)

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ 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 6½" Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8 x 8

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Picture with Transom
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite/Panel w/sidelights Rear _____ Side French 18 Lites

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

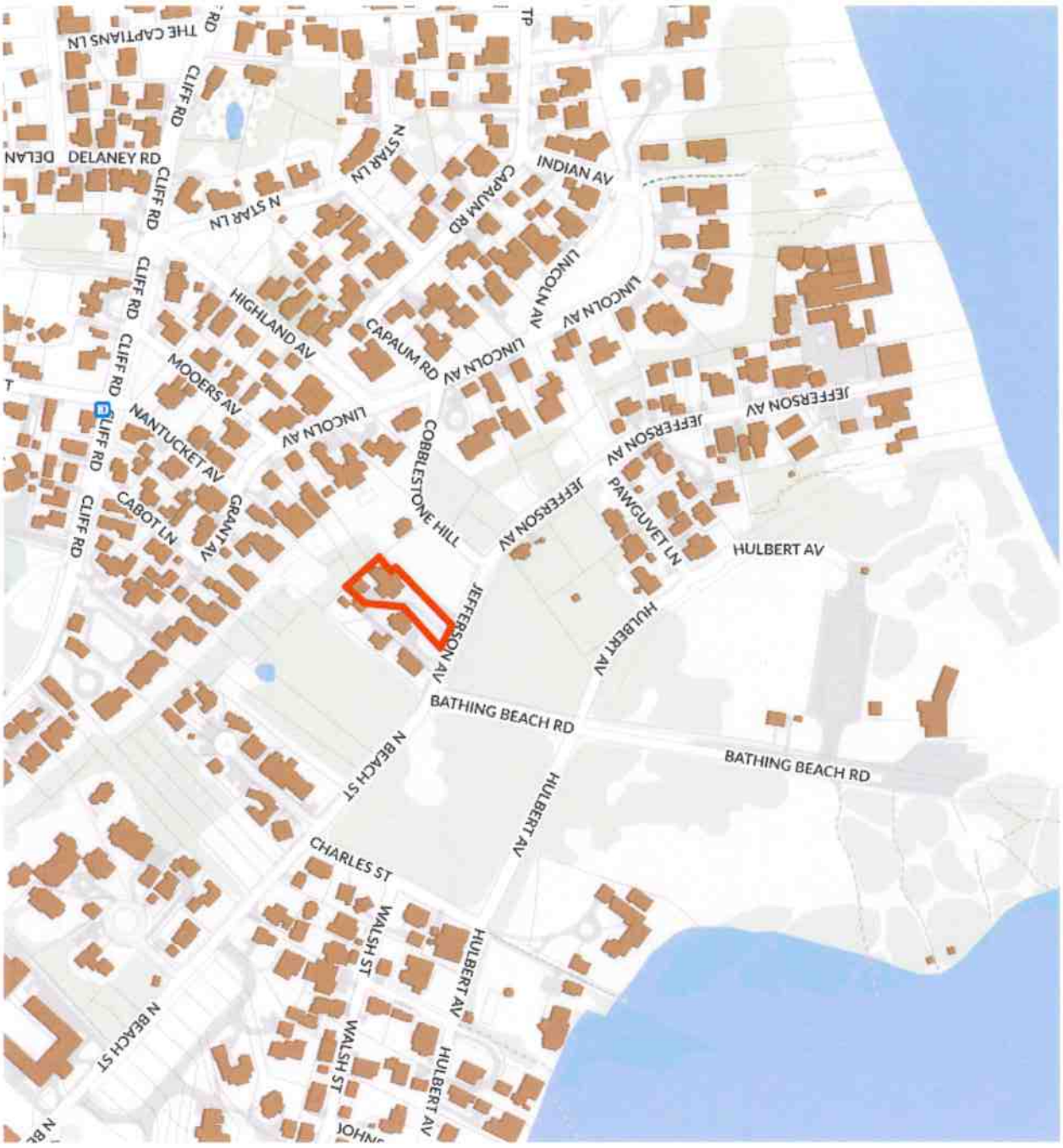
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 Signature of owner of record _____ Signed under penalties of perjury

Locus Map



ID# L-1.1

Residence at
8 Jefferson Ave
Nantucket, MA 02554

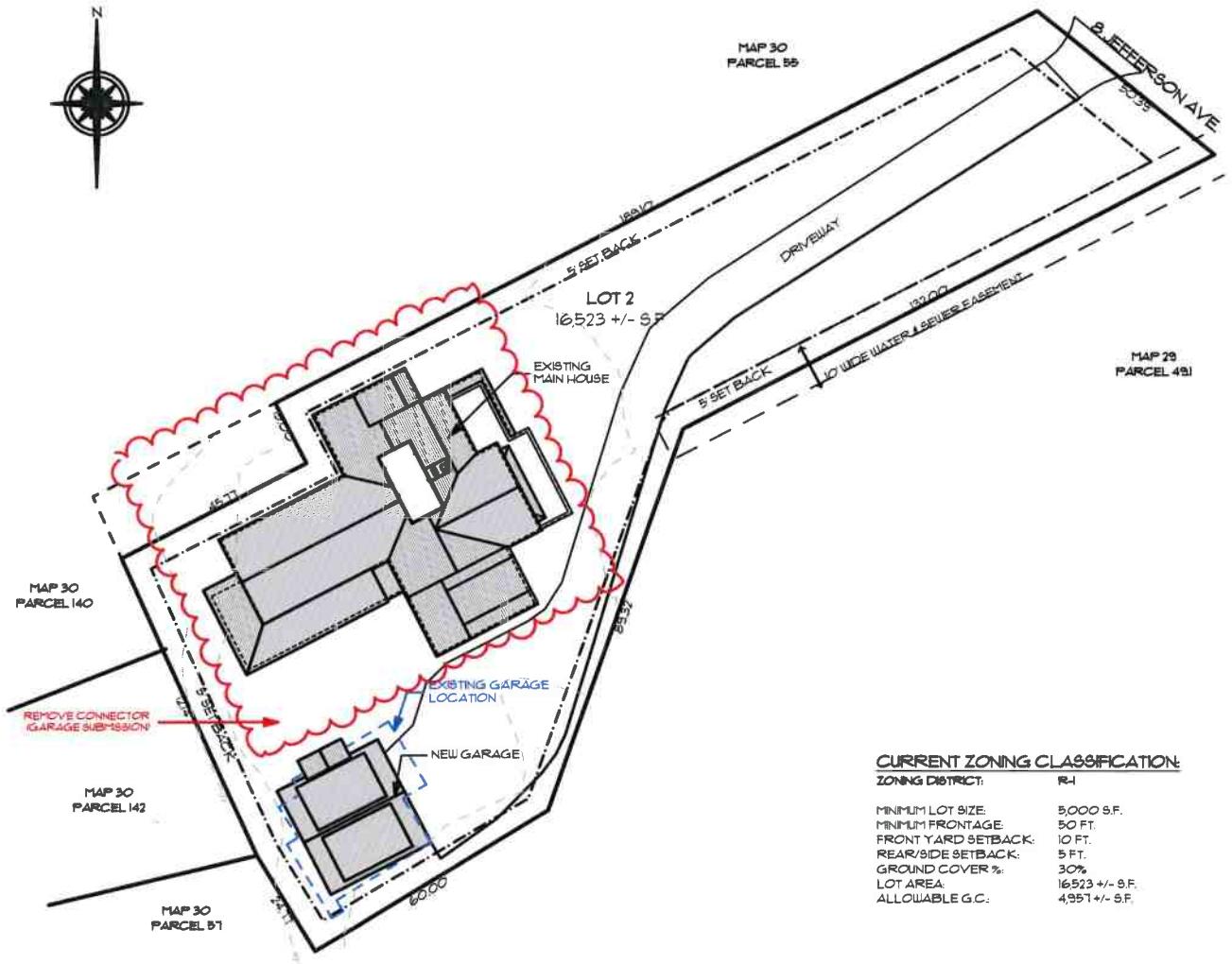
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R-1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	16,523 +/- S.F.
ALLOWABLE G.C.:	4,957 +/- S.F.

SITE PLAN

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

Site Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
L-1.2



PROPOSED EAST ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

Proposed East Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
A-2.1



PREVIOUSLY APPROVED EAST ELEVATION



EXISTING EAST ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455

31 STATE STREET, BOSTON, MA 02109 | P. 617 462 4543

BOTTICELLIANDPOHL.COM

Previously Approved & Existing
East Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

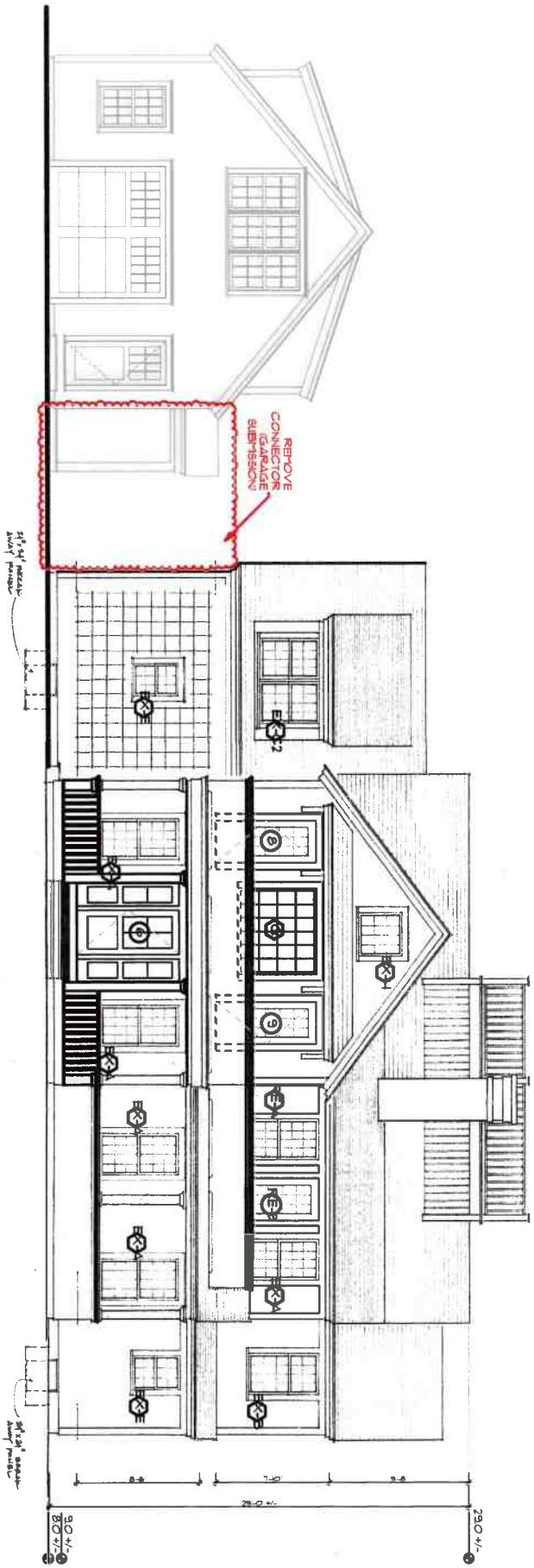
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#

A-2.1

PROPOSED NORTH ELEVATION



A-2.2

ID #

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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Proposed North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED NORTH ELEVATION



EXISTING NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

Previously Approved & Existing North Elevation

Residence at 8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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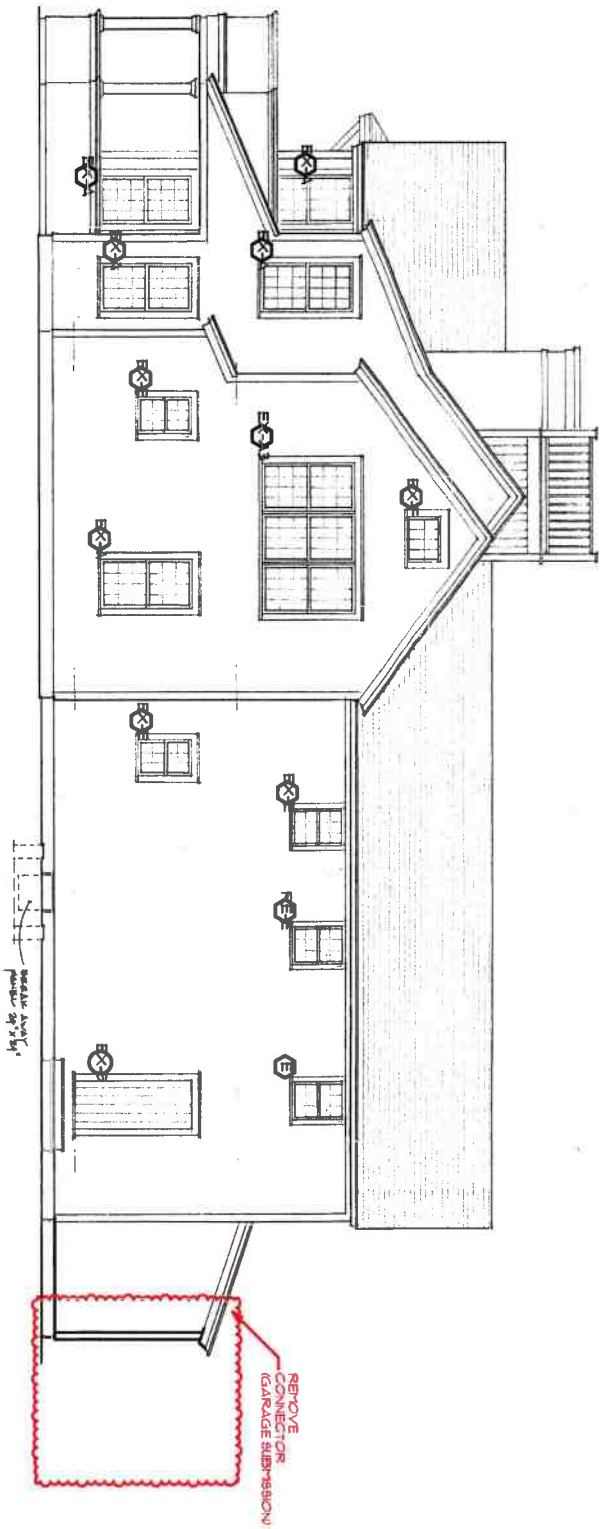
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2

PROPOSED WEST ELEVATION



A-2.3

#01

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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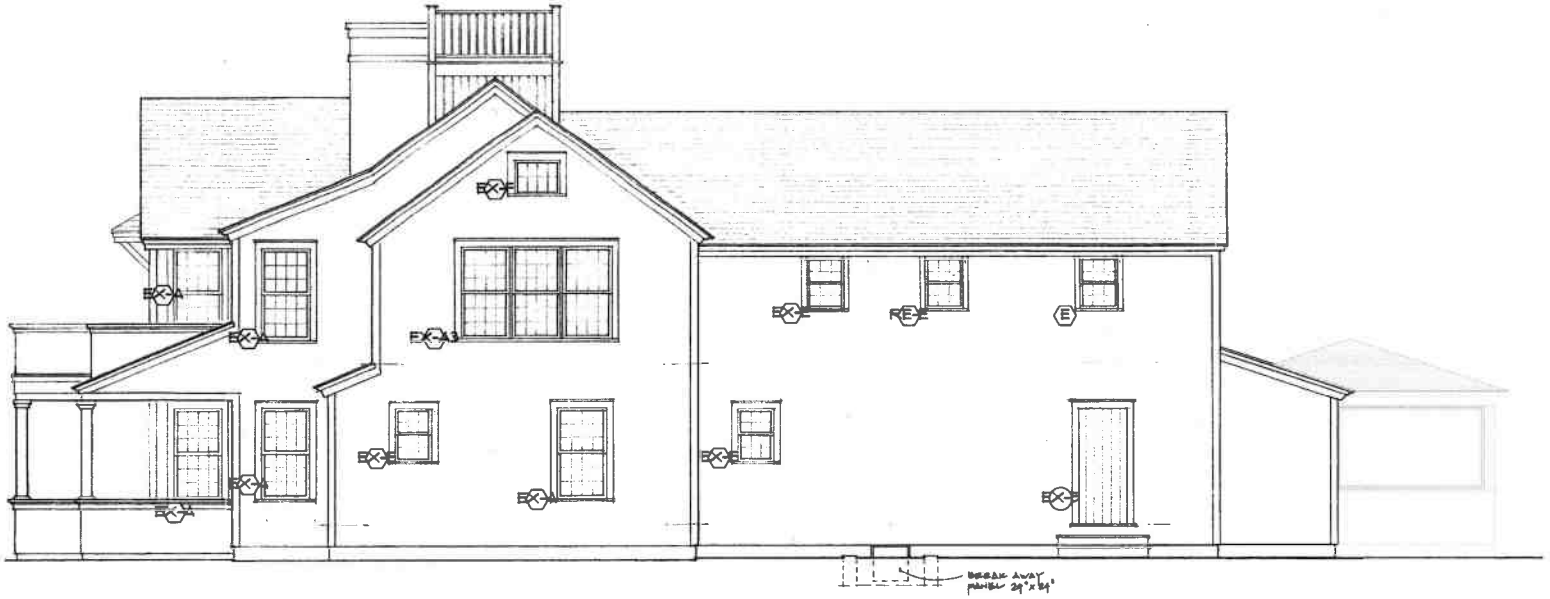
Proposed West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED WEST ELEVATION



EXISTING WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

Previously Approved & Existing West Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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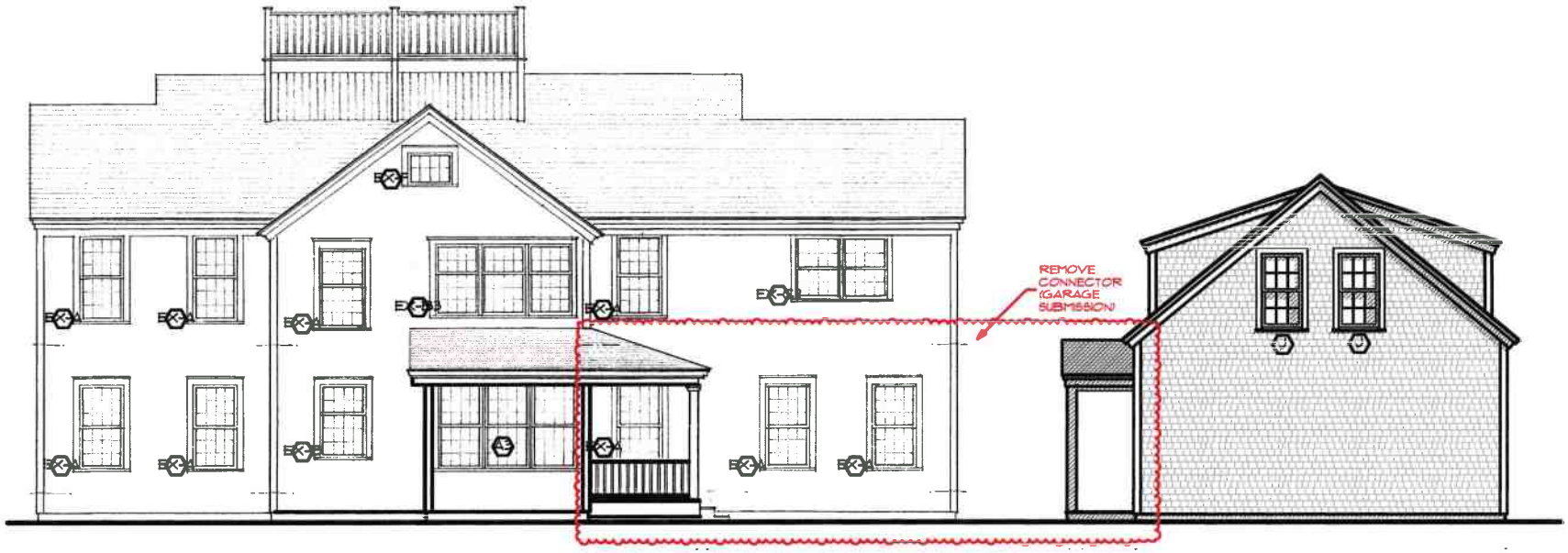
ID#
A-2.3



PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Proposed South Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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ID#
A-2.4



PREVIOUSLY APPROVED SOUTH WEST ELEVATION



EXISTING SOUTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Previously Approved & Existing
South Elevation

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO. 29 ZONING INFO: R1
PARCEL NO. 49 PROJECT NO: 15 REVISED:

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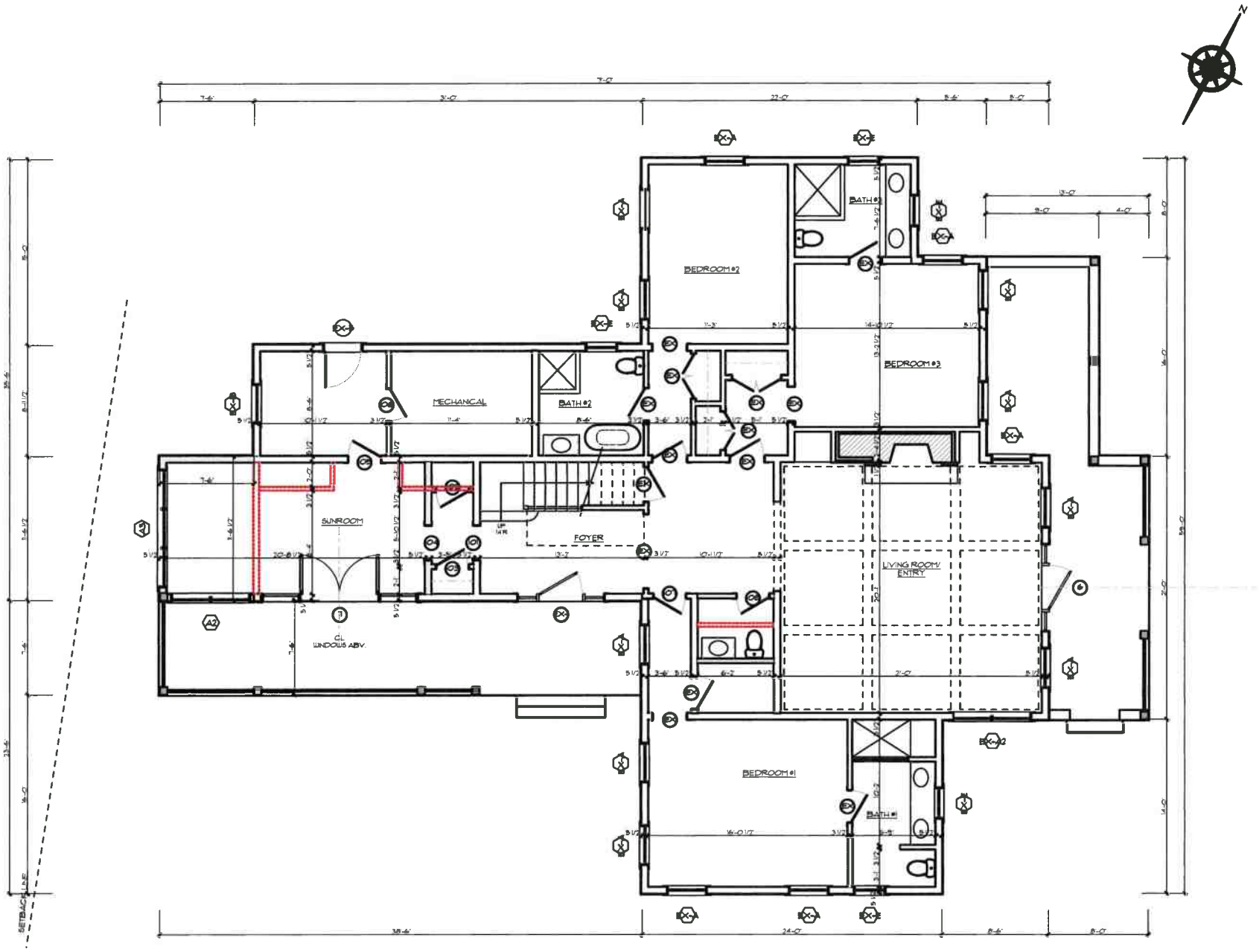
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.4



PROPOSED 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

Proposed First Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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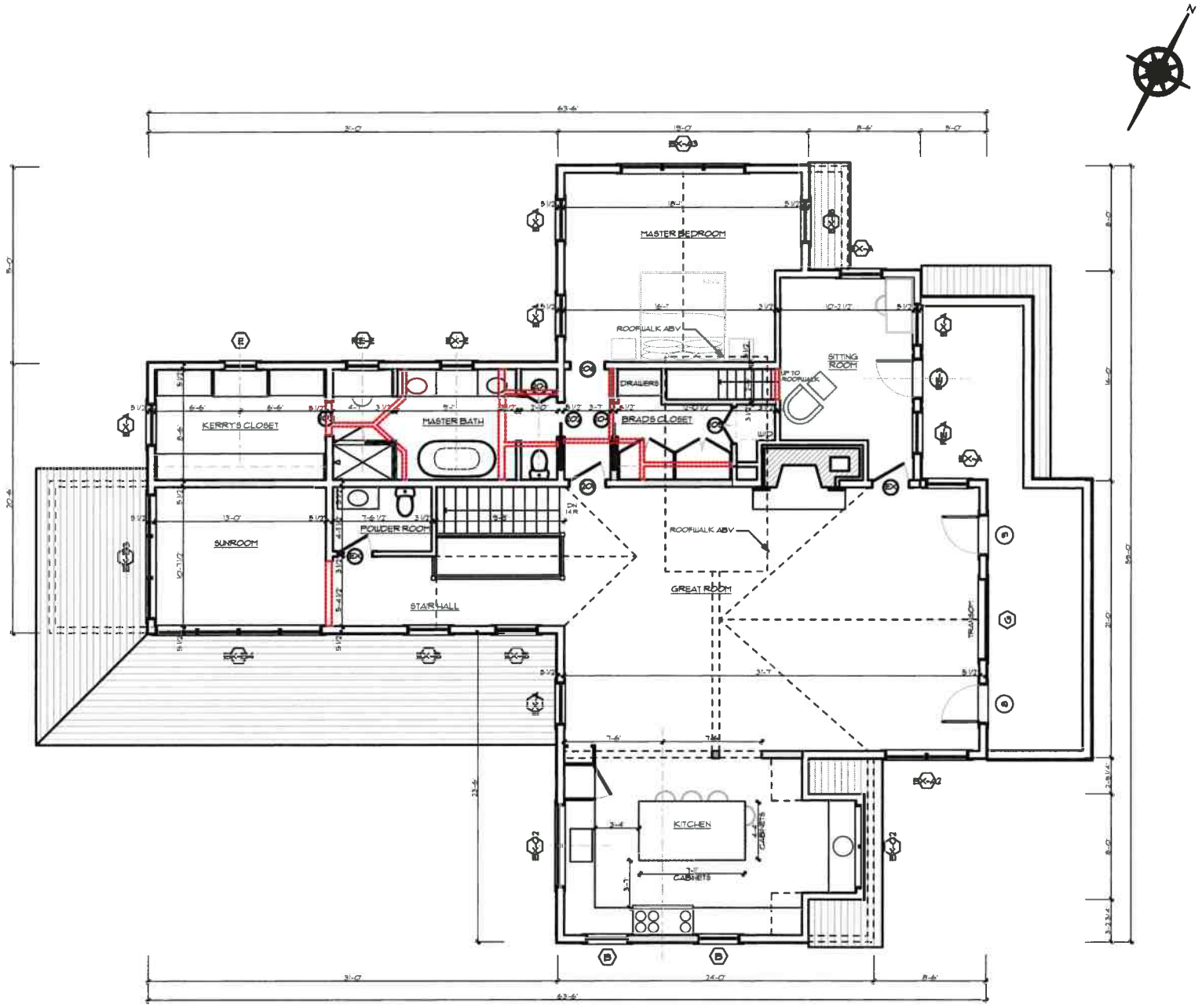
ID#
A-1.1



PROPOSED SECOND FLOOR PLAN

Proposed Second Floor Plan

Residence at
8 Jefferson Ave
Nantucket, MA 02554
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

ID#
A-1.3

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BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Main House at
8 Jefferson Ave.
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 03/24/25
Build. Dept. Sub:
Revs: 03/12/25

Notes: VERIFY ALL DETAILS TO MATCH EXISTING

1. All windows to be by Marvin, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by ____, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule - VERIFY ALL EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Model	Lights	Comments
RE-A	1	Double Hung	Existing	3'-1 3/8" x 5'-9"	3'-2 1/2" x 5'-9 1/2"	UWDH 3230	12 over 12	Reuse existing
A2	1	Double Hung	Marvin	(2) 3'-1 3/8" x 5'-9"	6'-3 3/4" x 5'-9 1/2"	-	12 over 12	Match existing A2 windows
A3	1	Double Hung	Marvin	(2) 3'-1 3/8" x 5'-9"	9'-5 1/2" x 5'-9 1/2"	-	12 over 12	Match existing A3 windows
B	2	Double Hung	Marvin	3'-1 3/8" x 5'-1"	3'-2 1/2" x 5'-1 1/2"	UWDH 3226	8 over 12	Match existing B windows
E	1	Double Hung	Marvin	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Match existing E windows
RE-E	1	Double Hung	Existing	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Reuse existing
G	1	Fixed	Marvin	5'-11 1/4" x 5'-9"	TBD	-	24	

Door Schedule - VERIFY EXISTING CONDITIONS

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
RE-3	1	Single French	Existing	2'-10" x 7'-0"			18	Reuse existing
6	1	Front Entry		3'-0" x 7'-0"			4	Over panel
	2	w/ sidelights		1'-7" x 7'-0" ea.			2ea.	Over panel ea.
7	1	Double French		(2) 3'-0" x 7'-0"			18 ea.	Match existing door 3
	2	w/ side panels		3'-0" x 7'-0" ea.			18 ea.	Match existing door 3
8	1	Single French		2'-10" x 7'-0"			18	Match existing door 3
9	1	Single French		2'-10" x 7'-0"			18	Match existing door 3

8 Jefferson Ave
Revs to 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.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BJP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust; Bradley + Kerry Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bothicelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-3455 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

Garage

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-12-11627

☐ 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 Remove Connector
2. South Elevation Remove Connector, Add Porch
3. West Elevation Remove Connector, Add Porch
4. North Elevation Revise fenestration, Remove Connector, Add Porch

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other Porch 5|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 _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/25 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 12/2/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-12-11627

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 49

Street & Number of Proposed Work: 8 Jefferson Avenue

Owner of record: The Peterson Trust, Bradley + Heiny Peterson Trustees

Mailing Address: 8 Jefferson Avenue
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/3/24 Fee Paid: $ 1093 2570

Must be acted on by: 1/31/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve w/ limited
revocability of Liberty Jefferson Ave.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 576 + 648 sf connector Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 462 Size: 648 sf Connector ☒ 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 22'-7" South 22'-7" East 22'-7" West 22'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12 _____ Dormer 4 /12 _____ Other Connector 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1 x 10 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☒ SDL Front 8 Lite | Panel Rear _____ Side Double French 18 Lite
Garage Door(s): Type Overhead Material Wood | Glass 12 Lite | Panel x 2

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

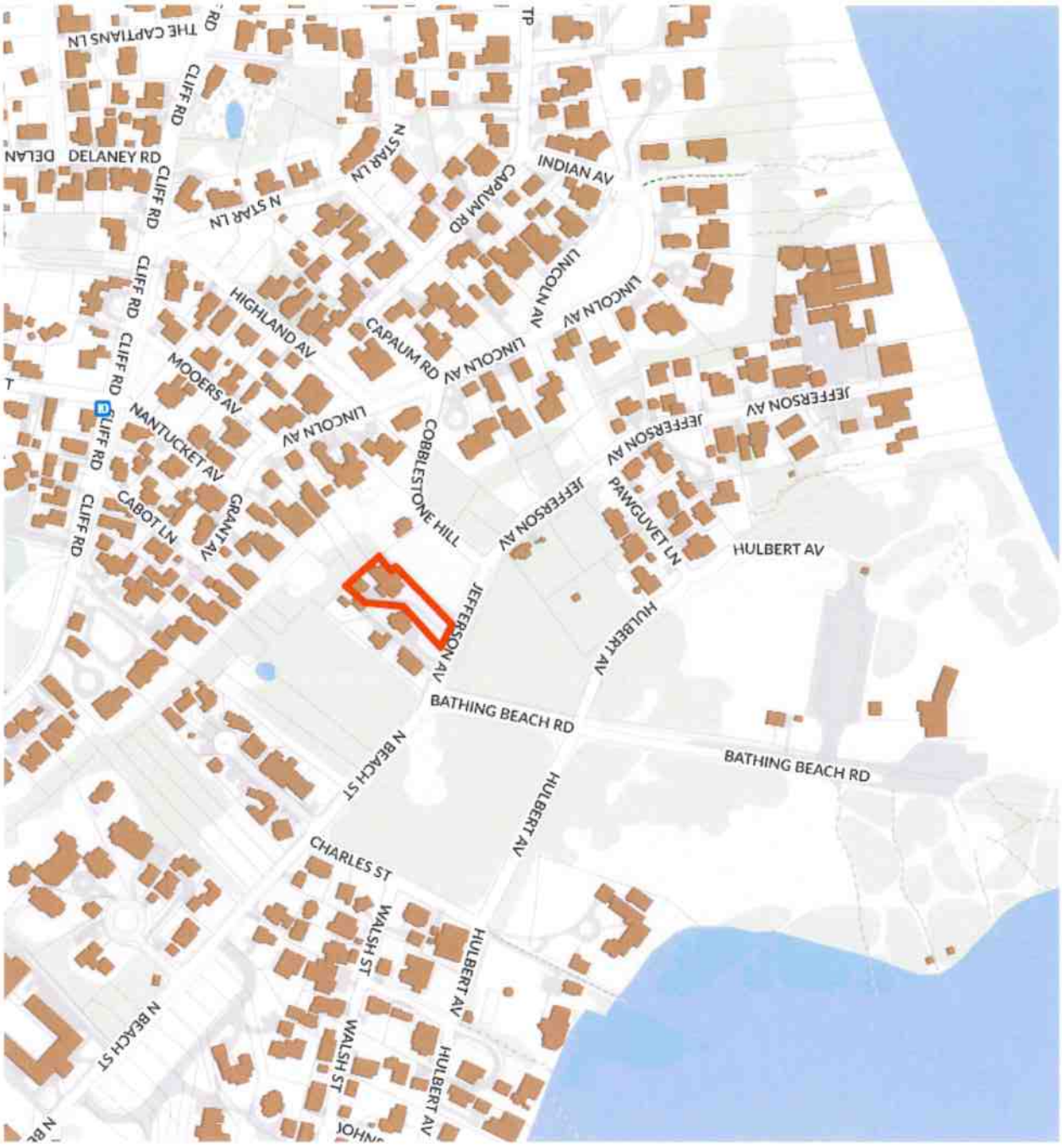
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/26/24 Signature of owner of record _____ Signed under penalties of perjury

Locus Map



ID # L-1.1

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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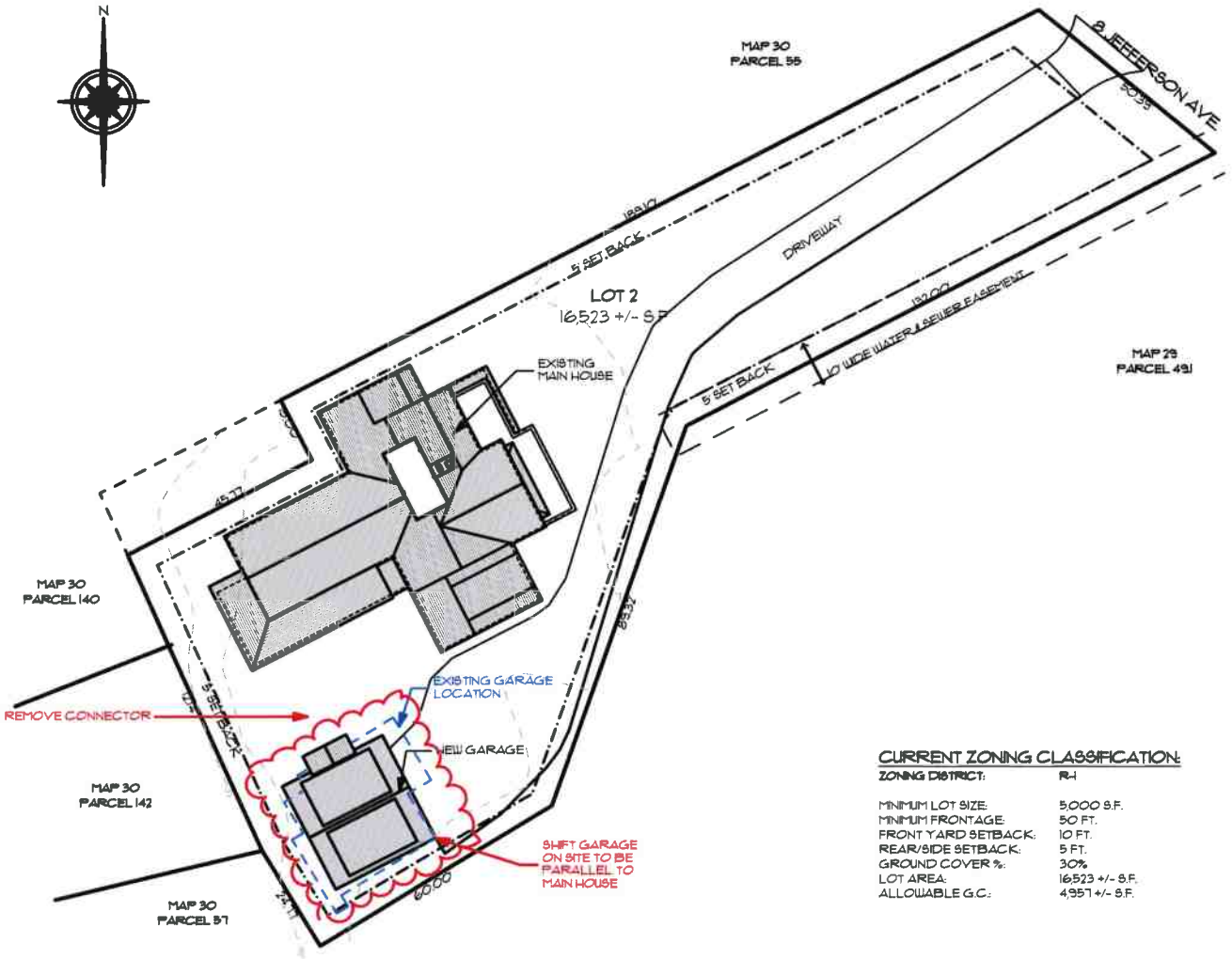
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



CURRENT ZONING CLASSIFICATION:

ZONING DISTRICT:	R-1
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	30%
LOT AREA:	16,523 +/- S.F.
ALLOWABLE G.C.:	4,957 +/- S.F.

SITE PLAN

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

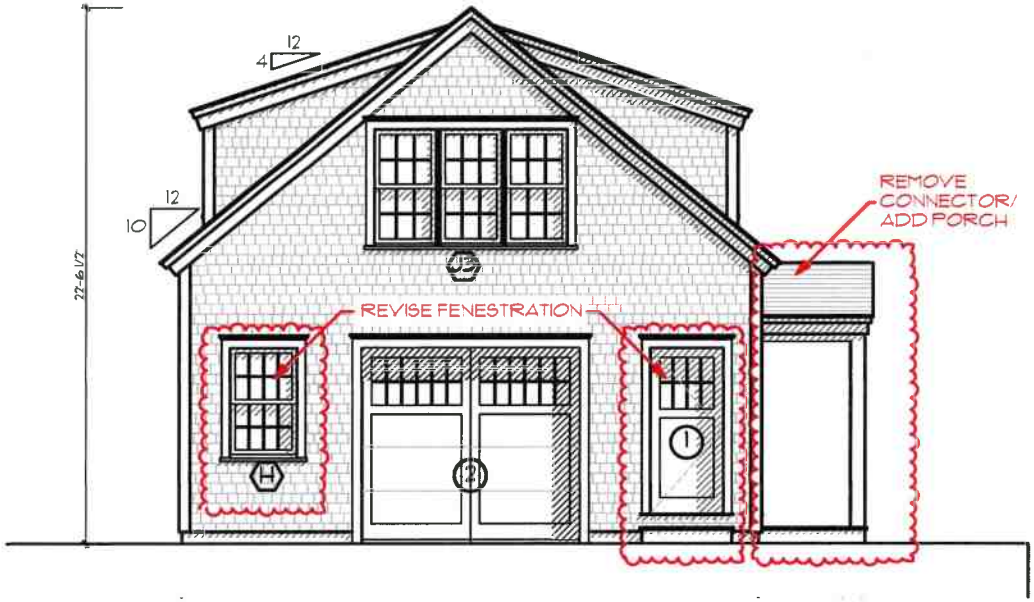
Site Plan

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

All drawings and design 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



GARAGE NORTH ELEVATION



PREVIOUSLY APPROVED GARAGE NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

Garage North Elevation

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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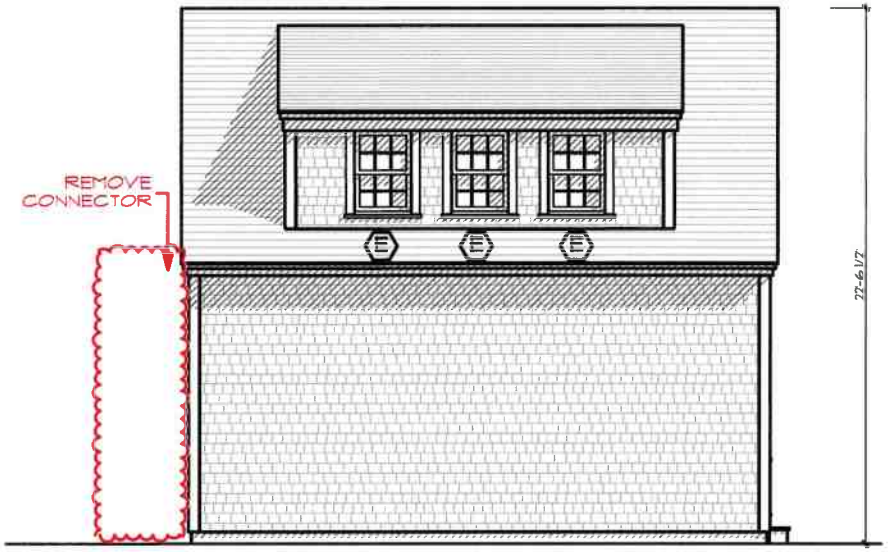
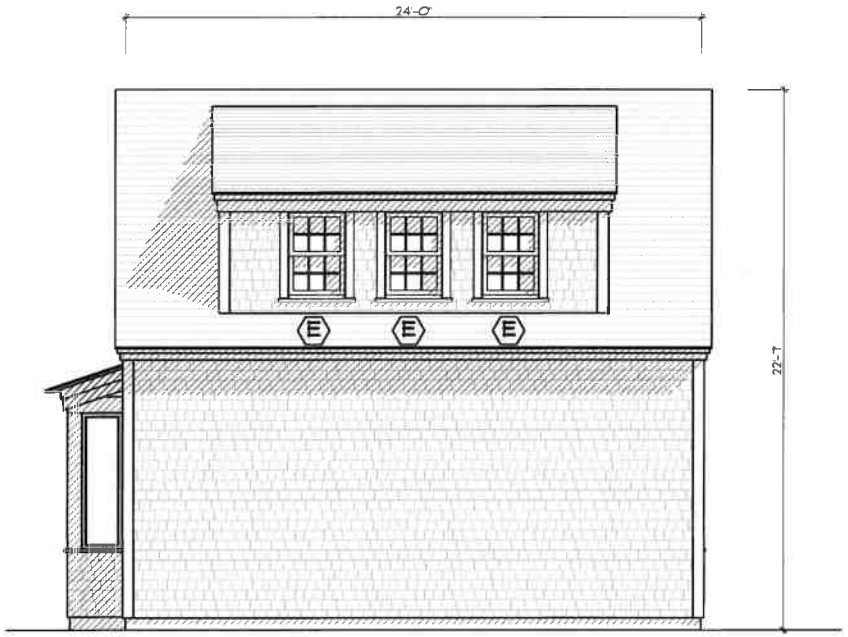
ID#
A-2.1



GARAGE EAST ELEVATION



PREVIOUSLY APPROVED GARAGE EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

Garage East Elevation

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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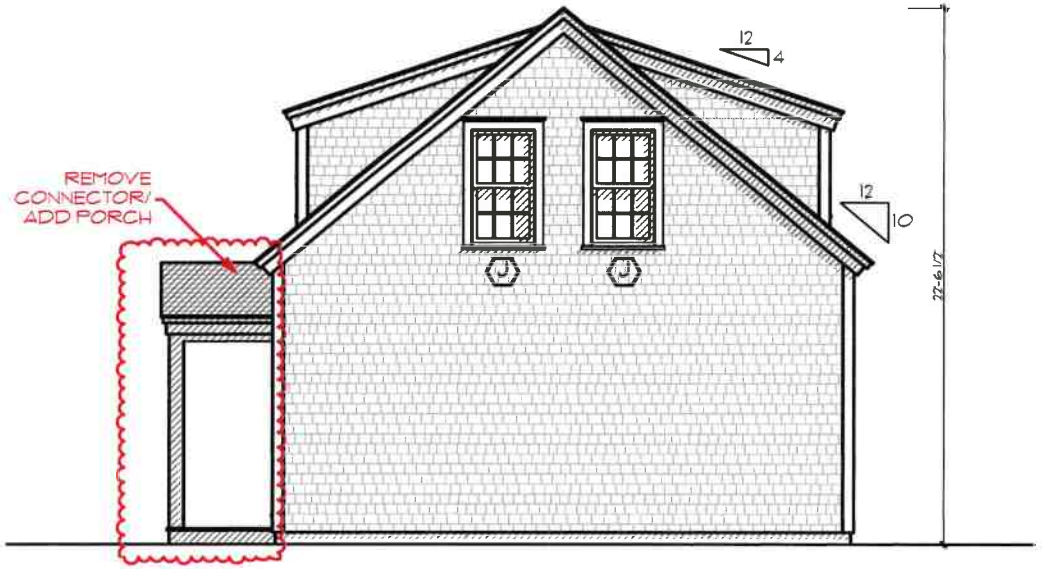
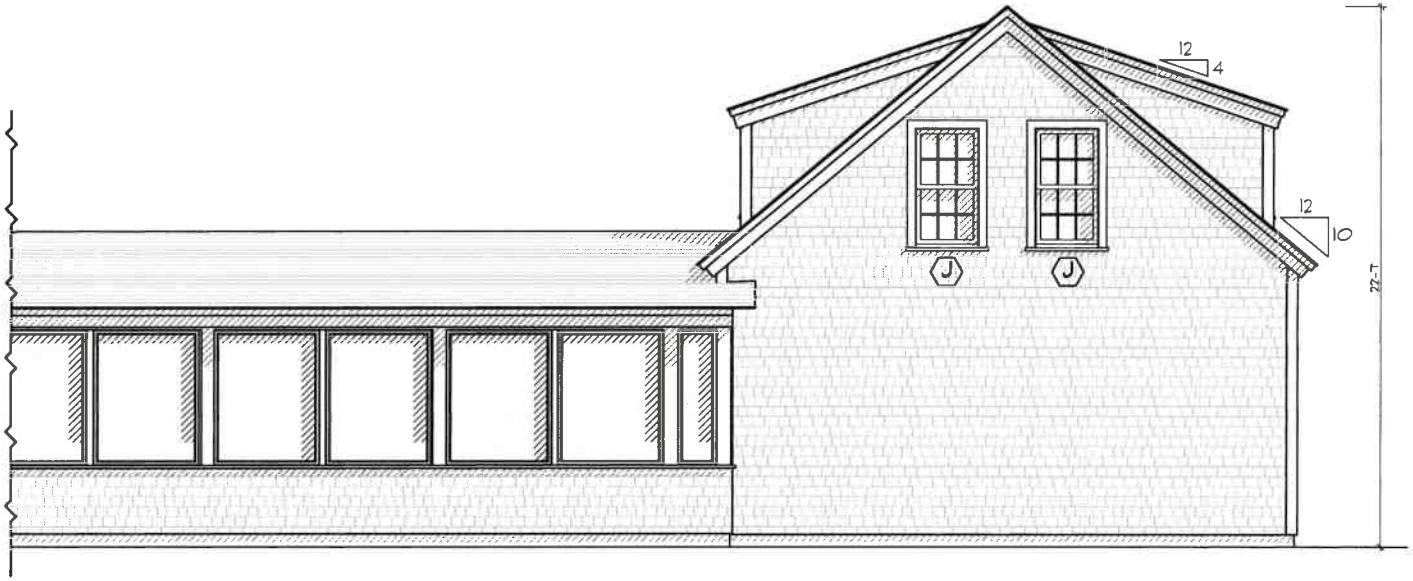
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.2



GARAGE SOUTH ELEVATION



PREVIOUSLY APPROVED GARAGE SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

Garage South Elevation

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO. 29 ZONING INFO. R1
PARCEL NO. 49 PROJECT NO. 15 REVISED:

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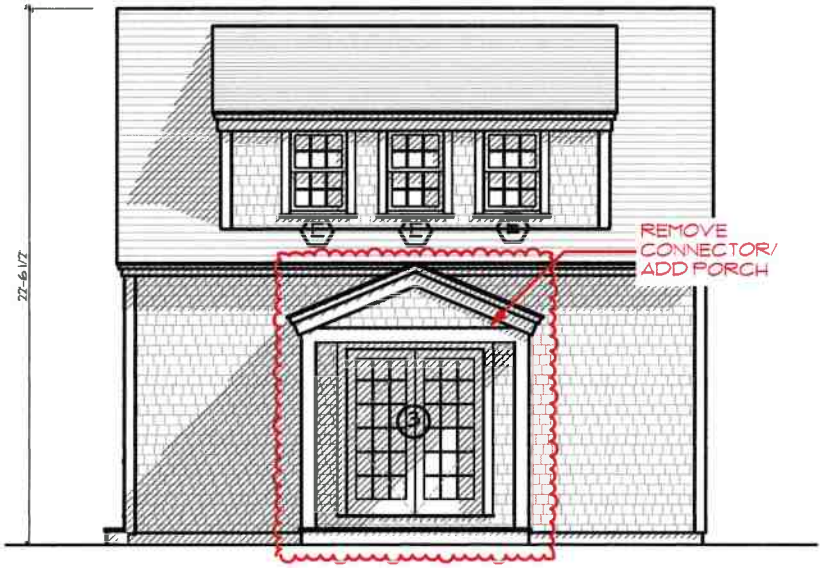
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.3



GARAGE WEST ELEVATION



PREVIOUSLY APPROVED GARAGE WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Garage West Elevation

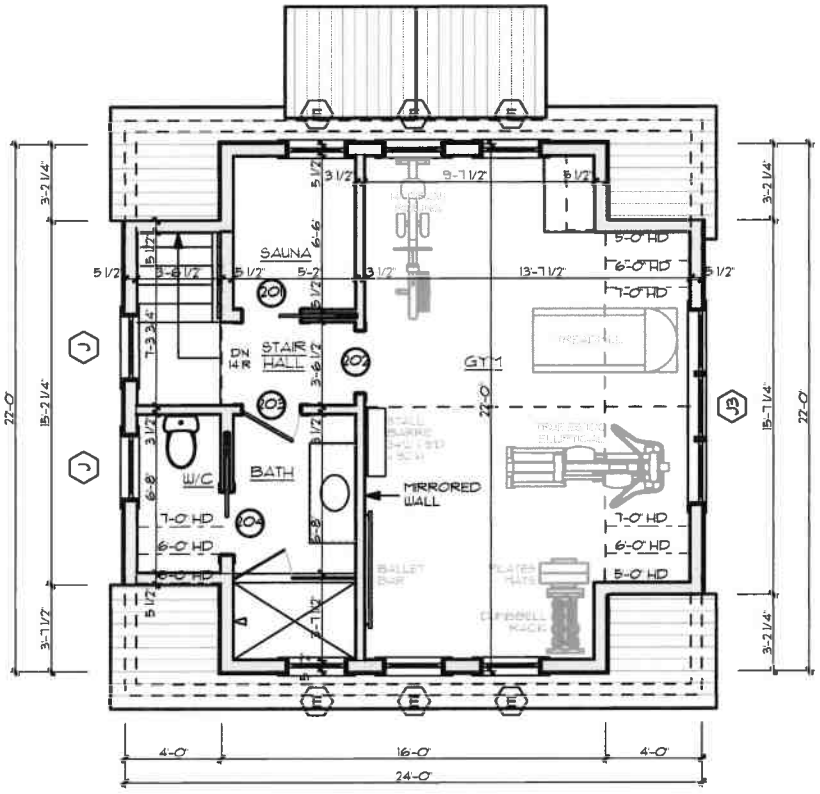
Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

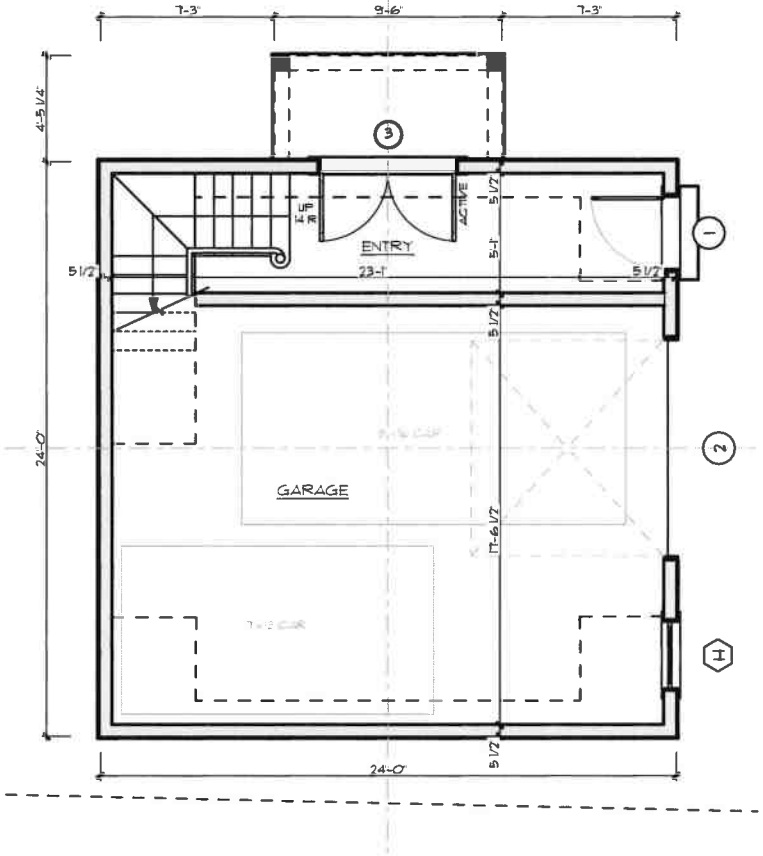
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
A-2.2





GARAGE SECOND FLOOR PLAN



GARAGE 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 Floor Plans

Garage at
8 Jefferson Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 49 PROJECT NO: 15 REVISED:

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No publication or use of these documents permitted without prior approval from Botticelli & Pohl, P.C.

ID#

A-1.1

Garage at
8 Jefferson Ave.
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 03/24/25
Build. Dept. Sub:
Revs: 03/12/25

Notes:

1. All windows to be by Marvin, as per below schedule, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
2. All doors to be by ____, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS
3. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Model	Lights	Comments
E	6	Double Hung	Marvin	2'-5 1/2" x 3'-9"	2'-6 1/2" x 3'-9 1/2"	UWDH 2418	6 over 6	Match MH existing E windows
H	1	Double Hung	Marvin	2'-9 3/8" x 4'-9"	2'-10 3/8" x 4'-9 1/2"	UWDH 2824	8 over 8	
J	2	Double Hung	Marvin	2'-7 3/8" x 5'-1"	2'-8 3/8" x 5'-1 1/2"	UWDH 2626	6 over 6	
J3	1	Double Hung	Marvin	(3) 2'-7 3/8" x 5'-1"		(3) UWDH 2626	6 over 6	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
1	1	Front Entry	Custom	3'-0" x 7'-0"			8	over panel
2	1	Garage Door	Custom	9'-0" x 8'-0"			12 ea.	over panel
3	1	Double French	Custom	(2) 2'-10" x 7'-0"			18	

LIKE - KIND Certificate # _____ 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: 67 PARCEL No: 282

Previous Like-Kind COA # _____

Address of Proposed Work: 6 Brinda Ln

Date of building (if known): ~~1970~~

Owner of Record: Diggle, Bryan

Mailing Address: PO Box 2942 Nantucket, MA 02584

Telephone: _____

Email: _____

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: T&T Roofing, LLC - Trevor Smith

Mailing Address: PO Box 2851 Nantucket, MA 02584

Telephone: 508-325-8811

Email: trevorsmith@ttroofing.com

Year of Building: 1978 Name of Building: _____

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___Fence repair /replacement ___ Gate repair/ replacement X Roof repair /replacement

___ Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement

___ Shutter repair / replacement ___Other: _____

DETAILS OF "LIKE-KIND" WORK TO BE PERFORMED

FENCE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

GATE - Height: _____ Length: _____ Type: _____ Material: _____ Color: _____

Clapboard _____ Foundation _____ Roof Replacement Shutters _____

Deck _____ Sidewall _____ Other _____

ROOF – Type: Architect Manufacturer (Roofing): CertainTeed Material: Asphalt Color: Moire Black

DESCRIPTION OF BUILDING of proposed roof work: Residential

OTHER _____

(Please specify ALL details of proposed work)

Remove and Replace Asphalt Roof to Match Existing

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: 03/07/2025 Print: Trevor Smith

Signature:

TT ROOFING LLC
NANTUCKET
508-325-8811

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 6 Brenda Ln

I, Bryan Diggle, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: _____ Date: 5/19/25

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

6 Brinda Ln



Property Information

Property ID	5617
Location	6 BRINDA LN
Owner	DIGGLE BRYAN M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

T&T Roofing LLC
PO BOX 2851
Nantucket, MA 02584
508.325.8811
www.ttroofing.com

Cape Cod Five Cents Savings Bank
53-7107/2113

13114

3/10/2025

PAY TO THE ORDER OF Town of Nantucket

$ **25.00

Twenty-Five and 00/100********** DOLLARS

PROTECTED AGAINST FRAUD

Town of Nantucket
Building Department
2 Fairgrounds Rd
Nantucket, MA 02554

MEMO 6 Brinda Ln

⑈013114⑈ ⑆211371078⑆ 83 3368133⑈

Details on Back

Invalid CheckLock™ Secure Check

T&T Roofing LLC

13114

Town of Nantucket	3/10/2025	
6 Brinda Ln - L/K		25.00
New Operating Acct - 6 Brinda Ln		25.00

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/24/2025

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.

Signature 3/24/2025
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.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

WAPD WLF
PERGOLA

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other PERGOLA

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 720 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-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 10'-9" South 10'-9" East 10'-9" West 10'-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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other FIELDSTONE

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT - NO SLOPE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural GREEN ROOF
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 12"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 NATURAL TO WEATHER Sash _____ Doors _____
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER...Wolfram Family Trust.....

MAILING ADDRESS...74 Club Rd. Riverside, CT 06878.....

PROPERTY LOCATION...7 Folger Ln.....

ASSESSORS MAP/PARCEL...42.4.4 / 33.3.....

SUBMITTED BY:...Andrew Kotchen (Workshop/ APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 5, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.05 11:59:45 -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: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

Description of Proposal: New Pergola

Anticipated HDC Submission Date: 3/24/2025

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.

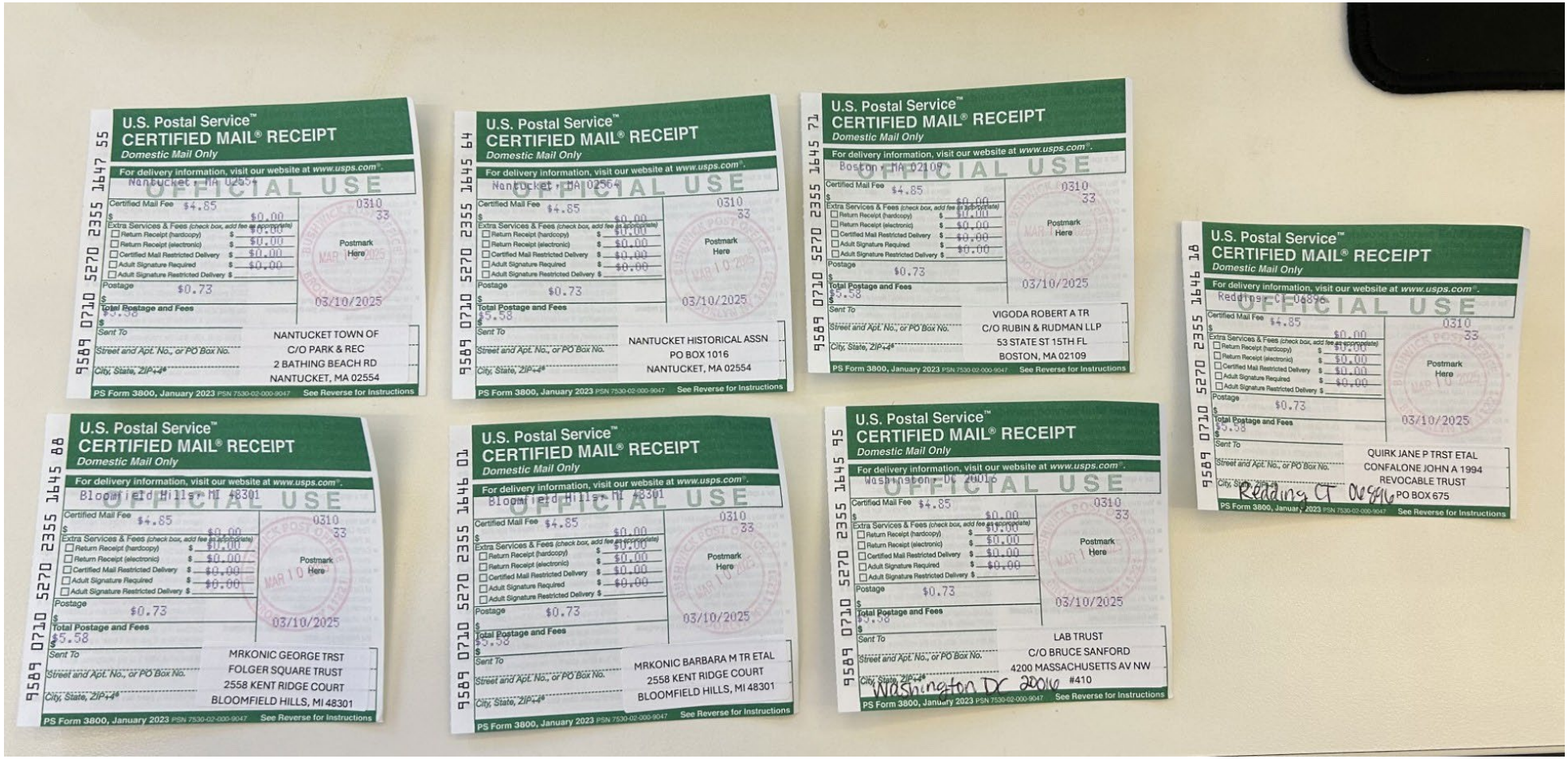
In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> 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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	29		NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	48 CLIFF RD
41	449		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	16 SUNSET HILL LN
4244	33	2	VIGODA ROBERT A TR	C/O RUBIN & RUDMAN LLP	53 STATE ST 15TH FL	BOSTON	MA	02109	5 FOLGER LN
4244	33	4	MRKONIC GEORGE TRST	FOLGER SQUARE TRUST	2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	10 FOLGER LN
4244	33	5	LAB TRUST	C/O BRUCE SANFORD	4200 MASSACHUSETTS AV NW #410	WASHINGTON	DC	20016	8 FOLGER LN
4244	33	6	MRKONIC BARBARA M TR ETAL		2558 KENT RIDGE COURT	BLOOMFIELD HILLS	MI	48301	6 FOLGER LN
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN A 1994 REVOCABLE TRUST	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
Count:	**7**								


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) $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
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
0310
33
03/10/2025
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 2355 1647 55
Nantucket, MA 02554
NANTUCKET TOWN OF
C/O PARK & REC
2 BATHING BEACH RD
NANTUCKET, MA 02554
9589 0710 5270 2355 1645 64
Nantucket, MA 02564
NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554
9589 0710 5270 2355 1645 71
Boston, MA 02109
VIGODA ROBERT A TR
C/O RUBIN & RUDMAN LLP
53 STATE ST 15TH FL
BOSTON, MA 02109
9589 0710 5270 2355 1646 18
Redding CT 06896
QUIRK JANE P TRST ETAL
CONFALONE JOHN A 1994
REVOCABLE TRUST
PO BOX 675
9589 0710 5270 2355 1645 88
Bloomfield Hills, MI 48301
MRKONIC GEORGE TRST
FOLGER SQUARE TRUST
2558 KENT RIDGE COURT
BLOOMFIELD HILLS, MI 48301
9589 0710 5270 2355 1646 01
Bloomfield Hills, MI 48301
MRKONIC BARBARA M TR ETAL
2558 KENT RIDGE COURT
BLOOMFIELD HILLS, MI 48301
9589 0710 5270 2355 1645 95
Washington DC 20016
LAB TRUST
C/O BRUCE SANFORD
4200 MASSACHUSETTS AV NW
#410
Washington DC 20016

WLF PERGOLA

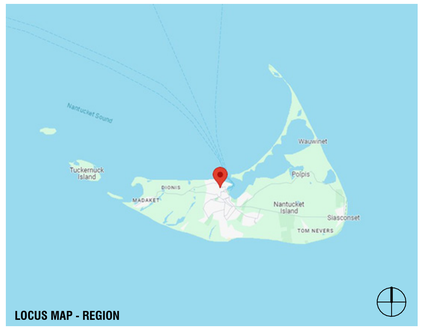
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

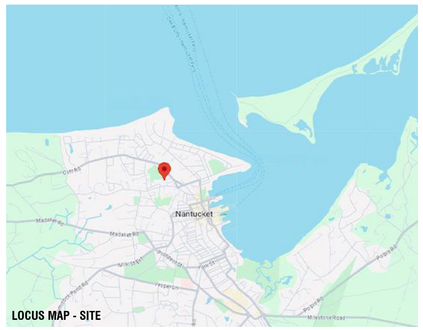
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION
HDC		
HDC-00	TITLE SHEET	•
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	PERGOLA ELEVATIONS	•
HDC-06	PERGOLA PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	POST	FRAMING
PROPOSED COLORS	NATURAL TO WEATHER	NATURAL TO WEATHER

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
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MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

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ISSUES

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DRAWING INFO

CONSTRUCTION DOCUMENTS

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DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

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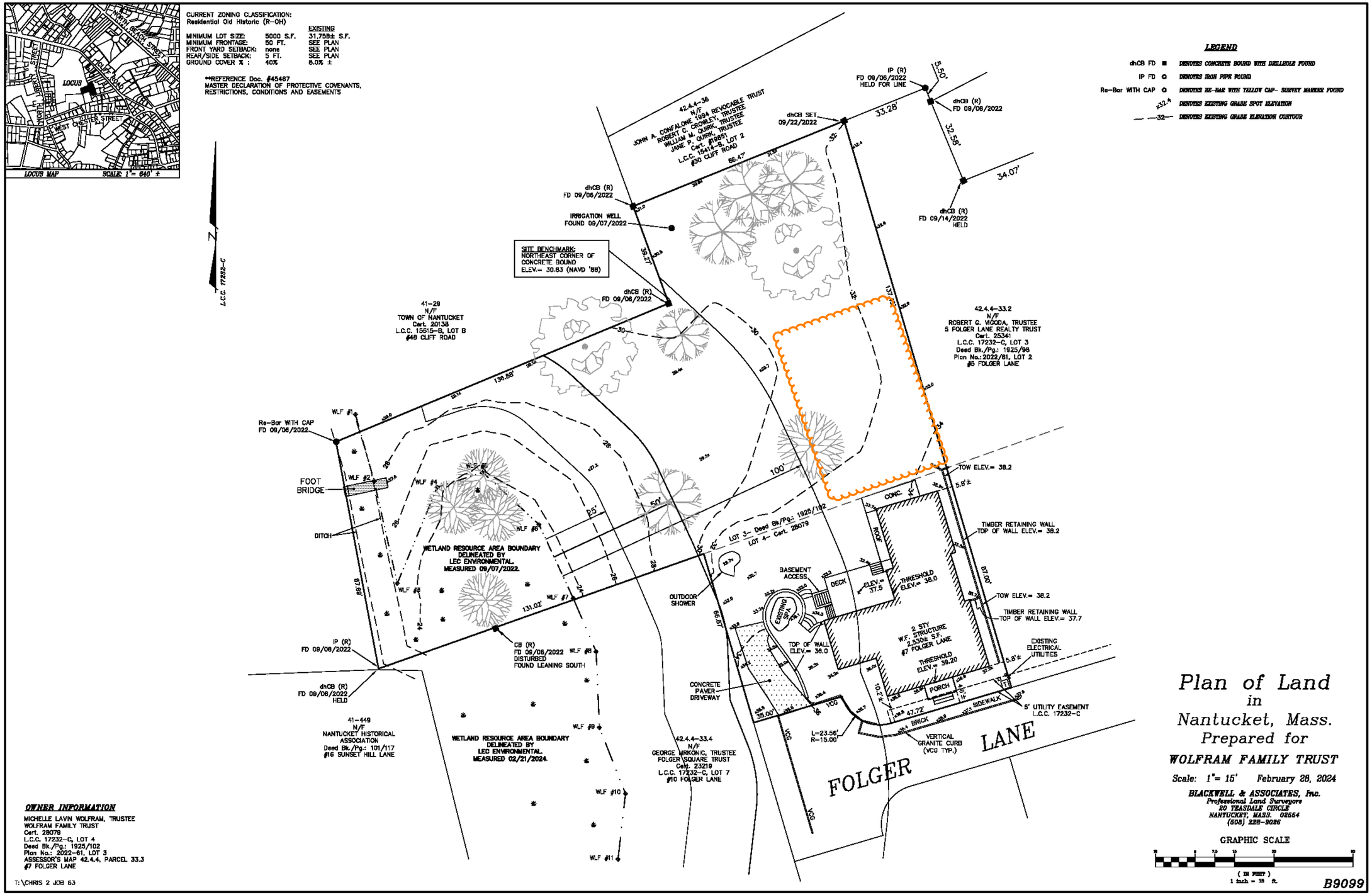

1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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REVISIONS

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PROJ. NO.	323029

EXISTING SURVEY

HDC-02

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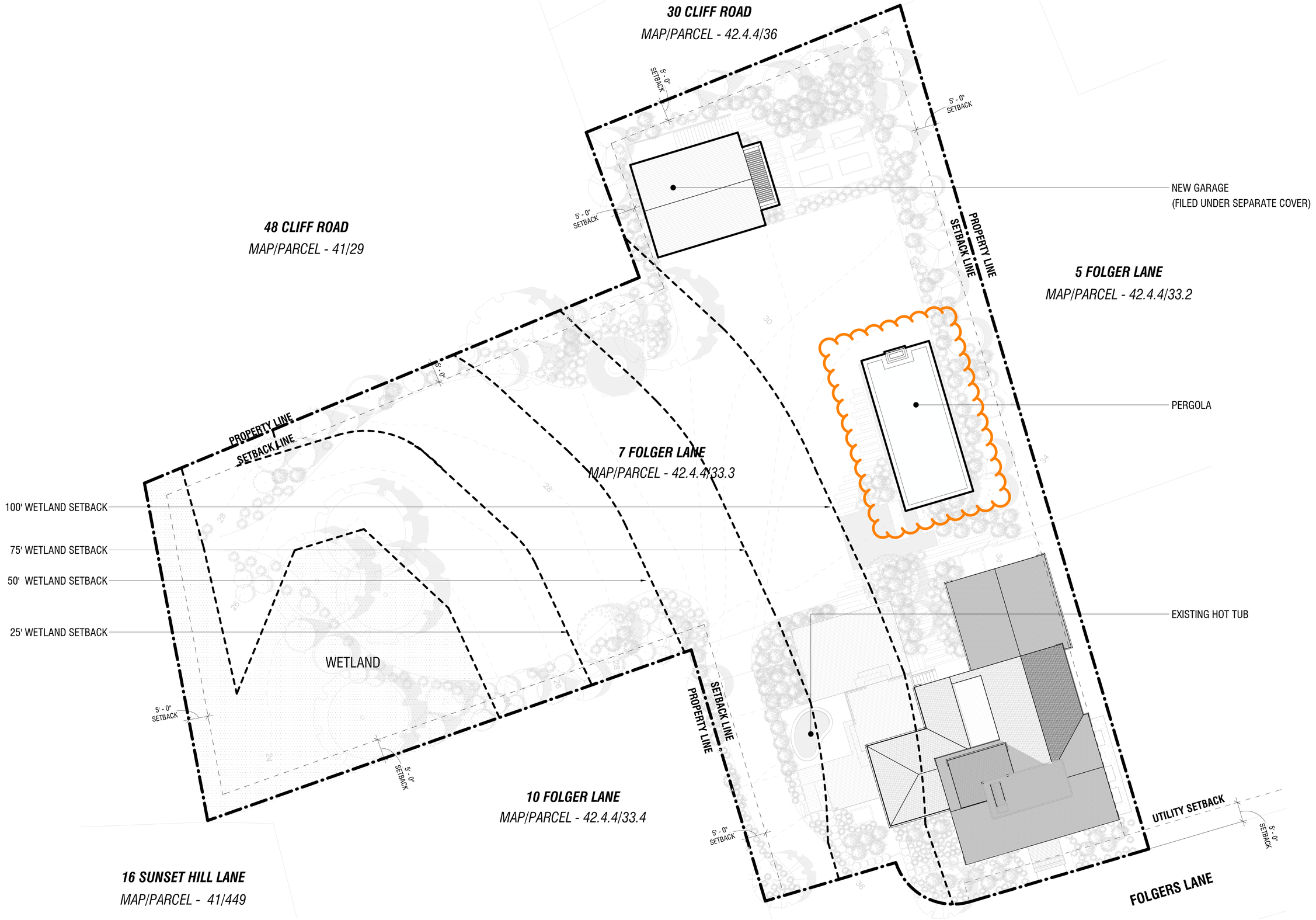

1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-03

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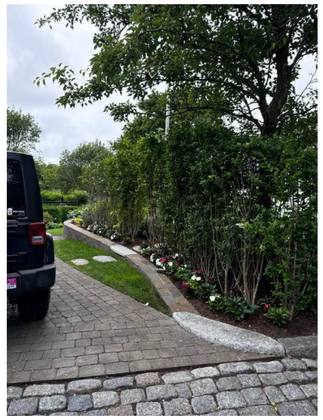
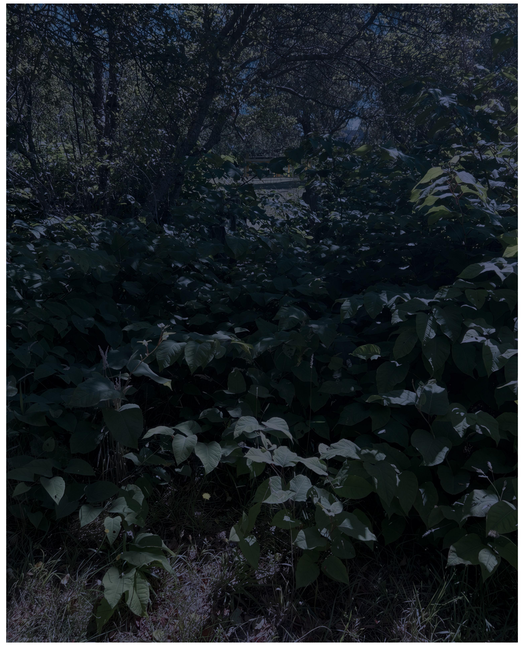
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



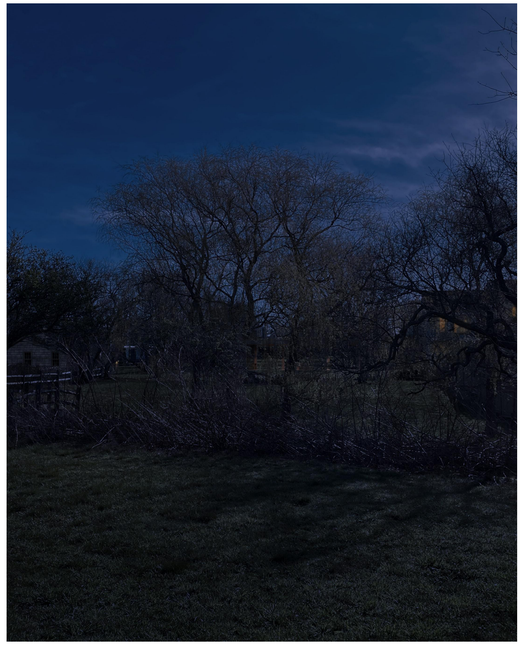
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **NIGHTTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **DAYTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **NIGHTTIME**

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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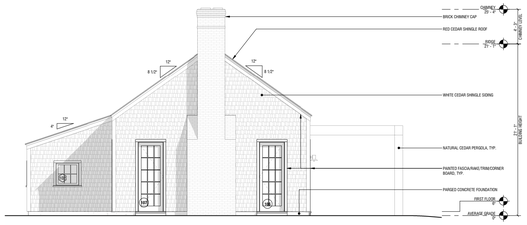
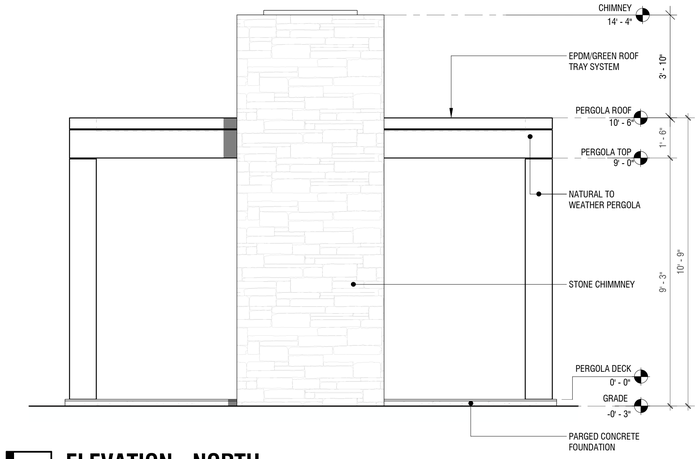
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



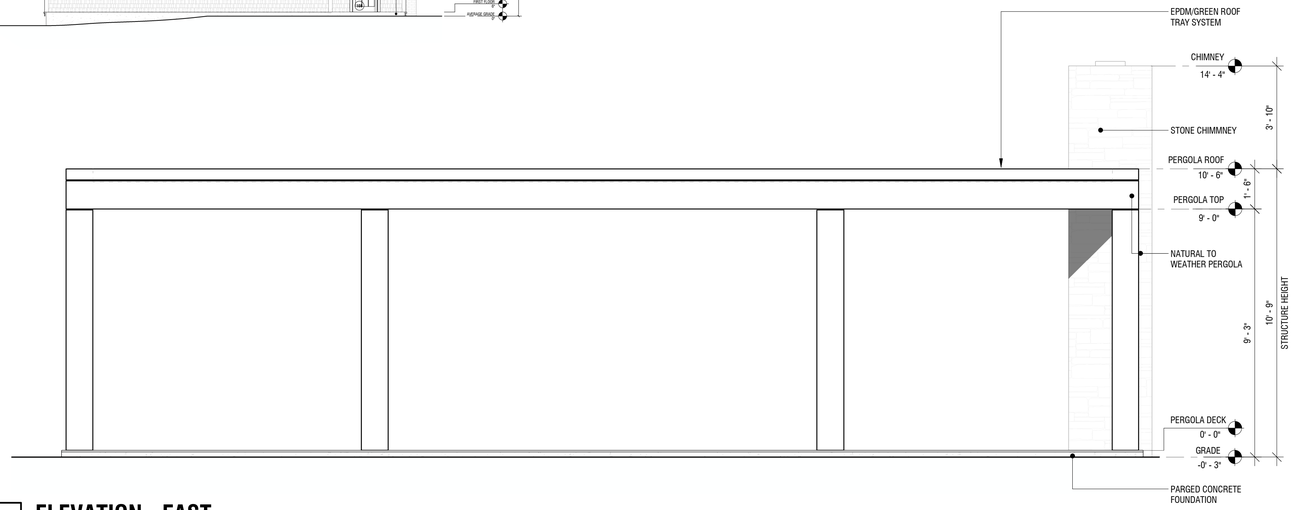


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

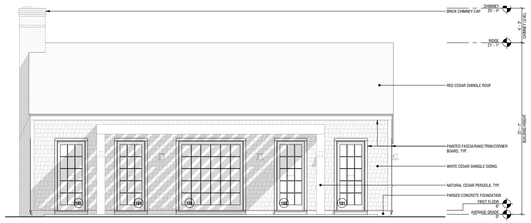




1 ELEVATION - EAST
3/8" = 1'-0"

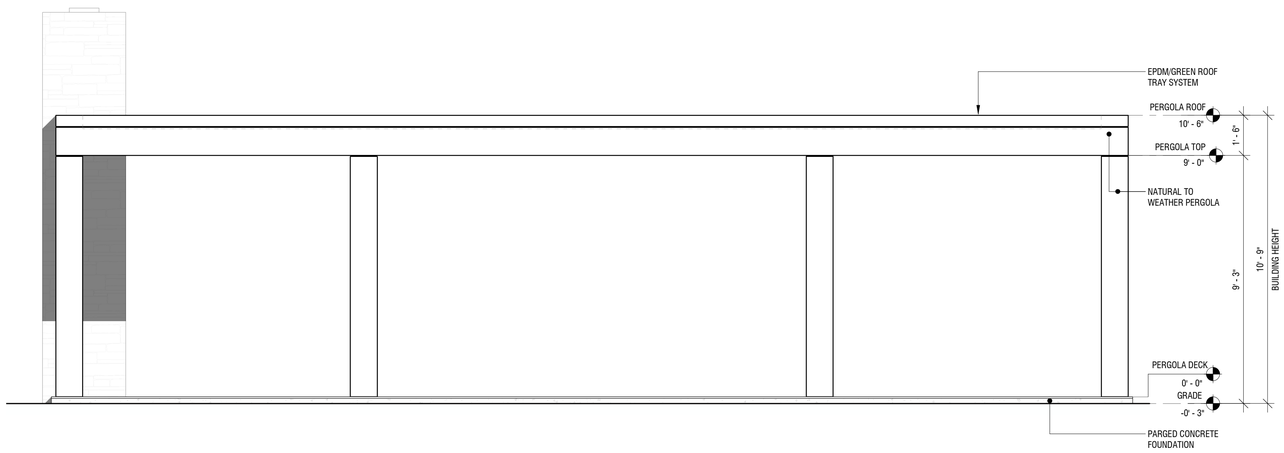
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

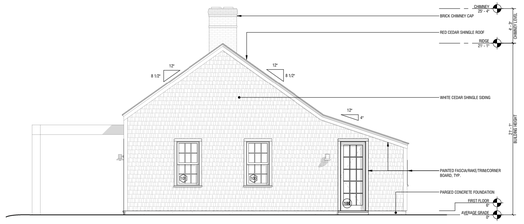


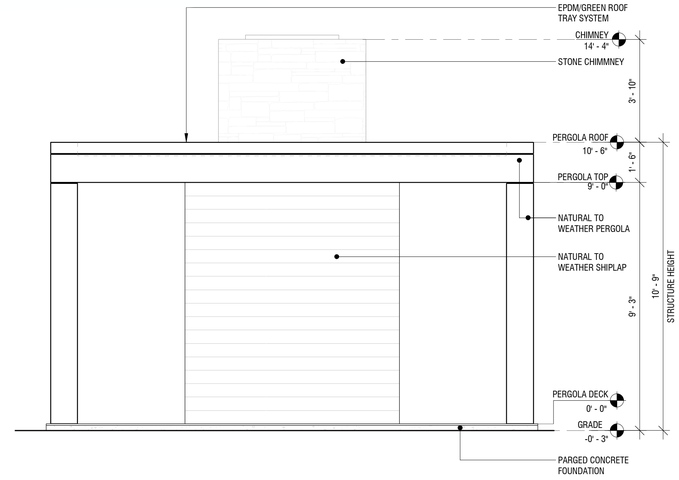


4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





3 ELEVATION - SOUTH
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
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MEP ENGINEER
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REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA ELEVATIONS

HDC-05

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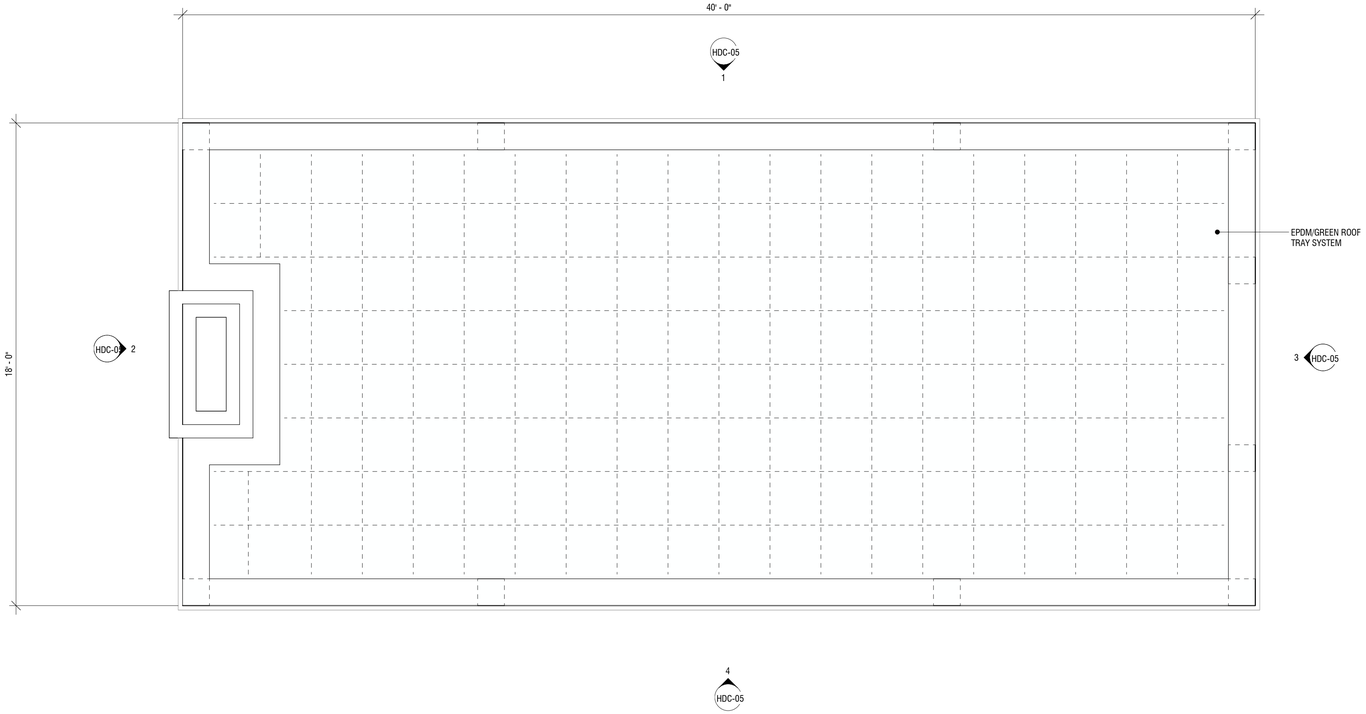
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



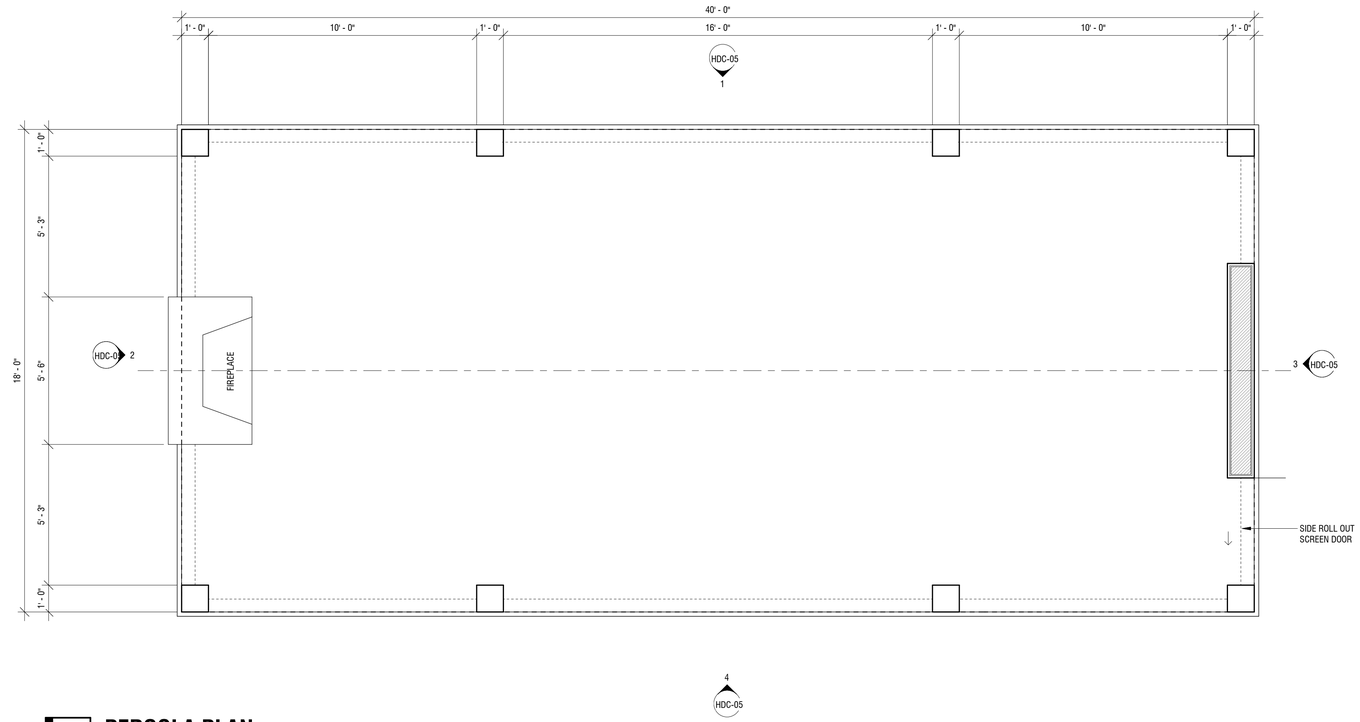
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



EXAMPLE VEGETATION FOR
REFERENCE



2 PERGOLA ROOF
3/8" = 1'-0"



1 PERGOLA PLAN
3/8" = 1'-0"

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Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA PLANS

HDC-06

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WLF PERGOLA

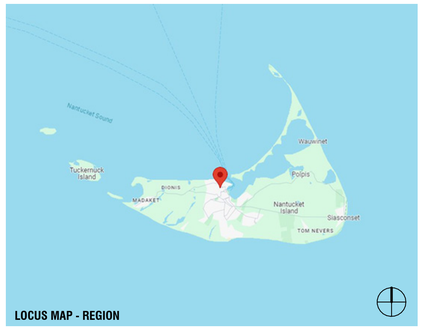
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

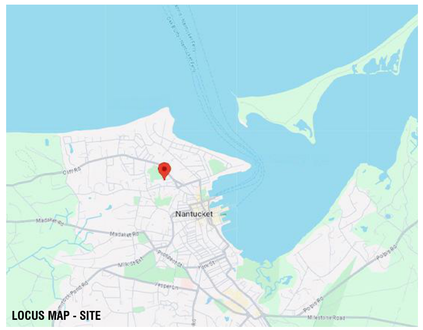
PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY





LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

DRAWING INDEX

SHEET NUMBER	SHEET NAME	03/24/2025 - HDC SUBMISSION
HDC		
HDC-00	TITLE SHEET	•
HDC-01	EXISTING CONDITIONS	•
HDC-02	EXISTING SURVEY	•
HDC-03	SITE PLAN	•
HDC-04	EXISTING CONDITIONS	•
HDC-05	PERGOLA ELEVATIONS	•
HDC-06	PERGOLA PLANS	•

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	31,758 SF
Allowable G.C.	40%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed Garage G.C	672 SF
Total Proposed G.C.	3,340 SF

EXTERIOR COLORS

	POST	FRAMING
PROPOSED COLORS	NATURAL TO WEATHER	NATURAL TO WEATHER

WLF
PERGOLA

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

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SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

WLF

MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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EXISTING CONDITIONS

HDC-01

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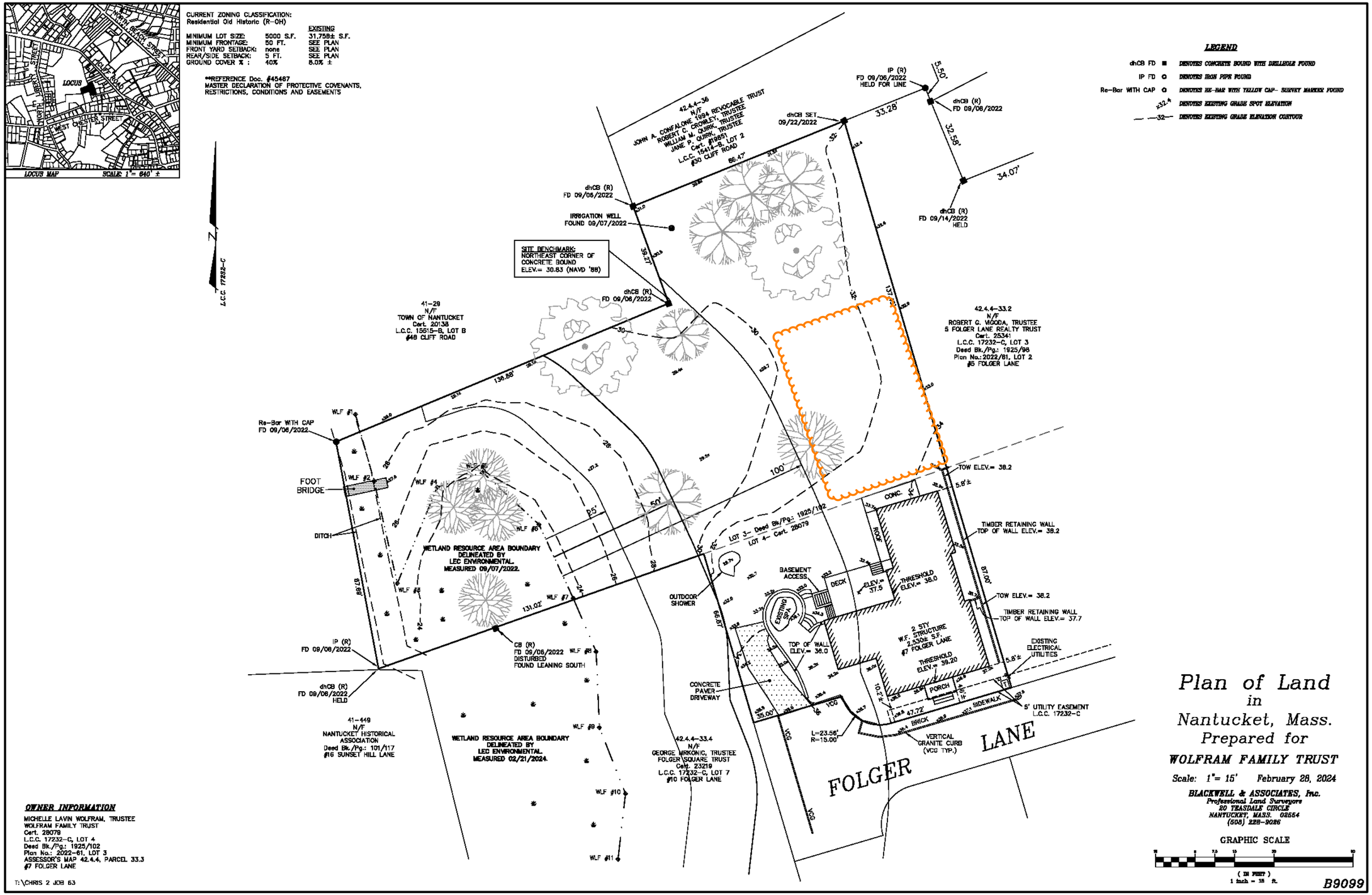

1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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PROJ. NO.	323029

EXISTING SURVEY

HDC-02

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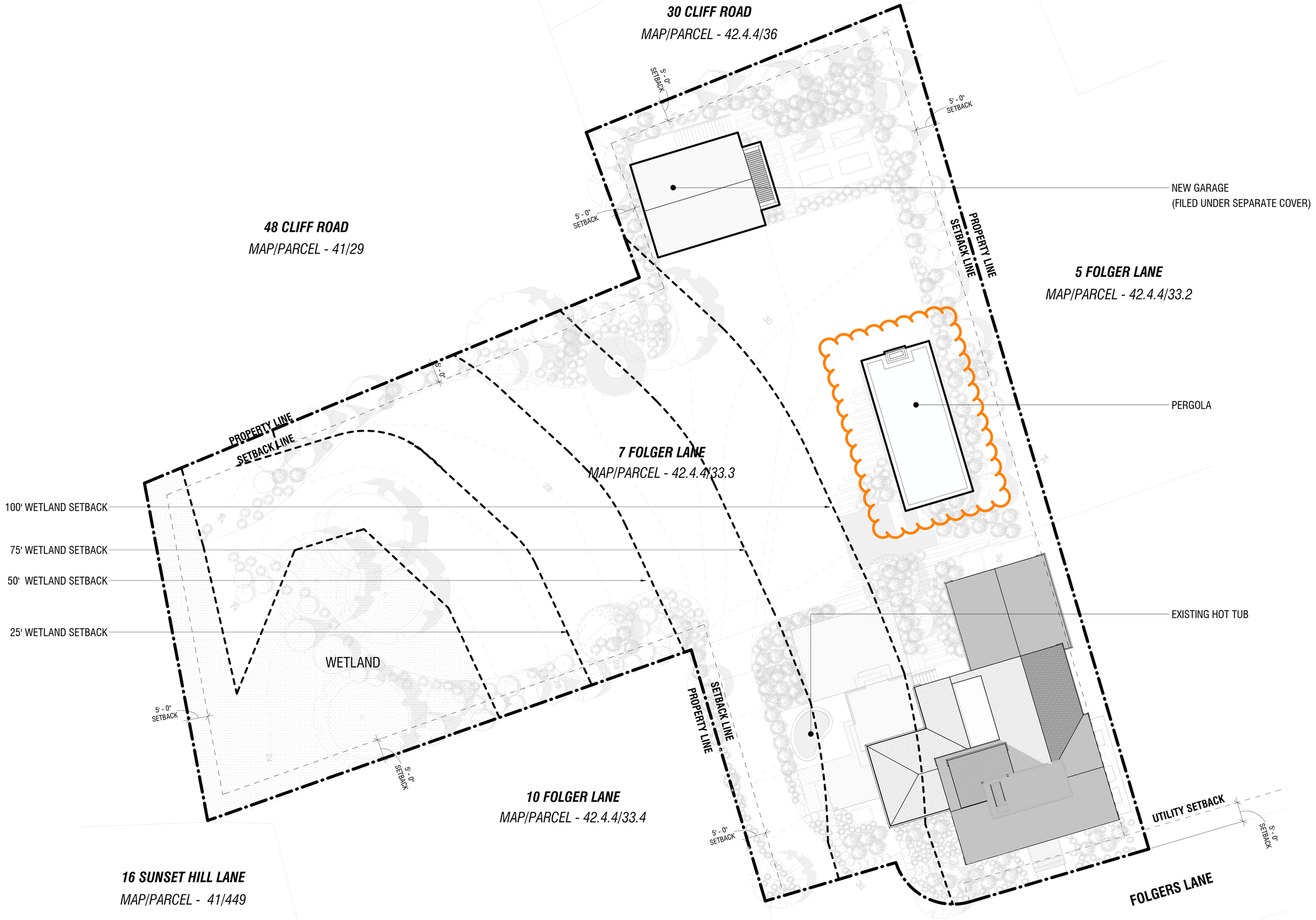

1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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PROJ. NO.	323029

SITE PLAN

HDC-03

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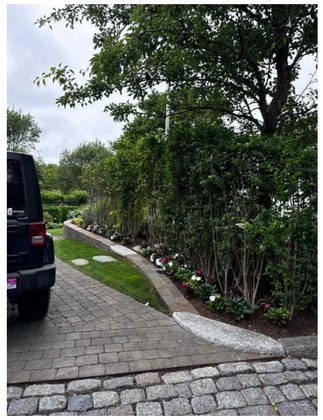
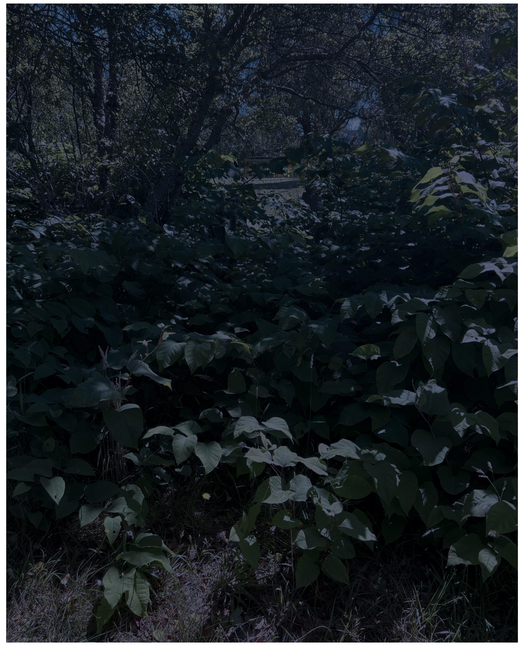
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



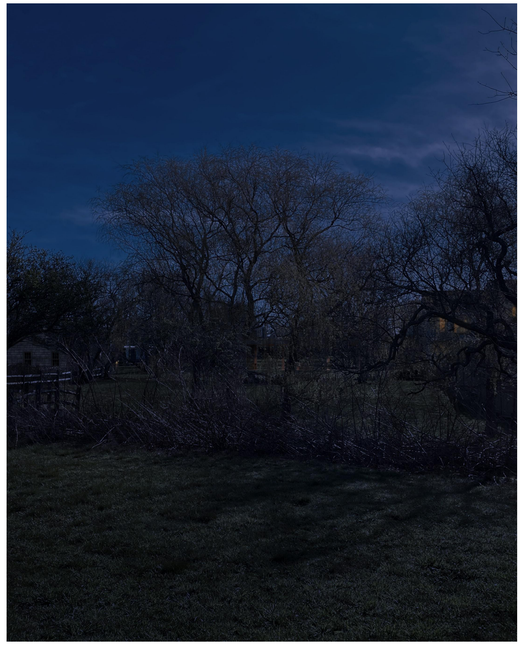
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **NIGHTTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **DAYTIME**



C. VIEW FROM COFFIN PARK (WITHOUT FOLIAGE) **NIGHTTIME**

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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SIGN & SEAL

ISSUES

1	03/24/2025	HDC SUBMISSION

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DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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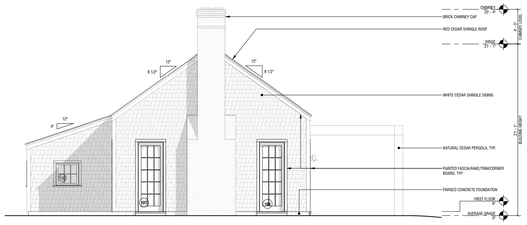
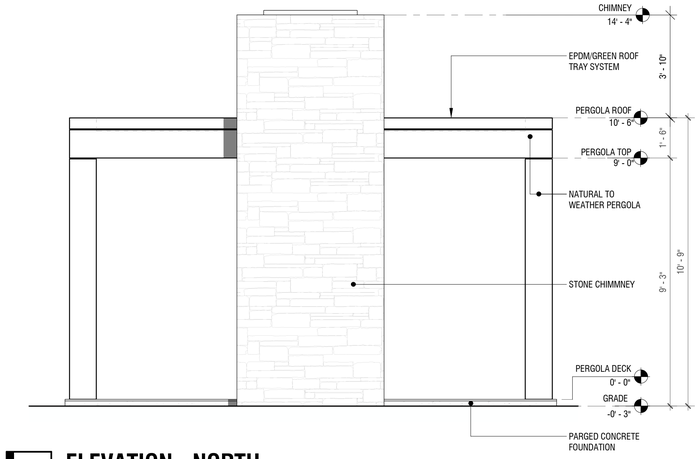
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



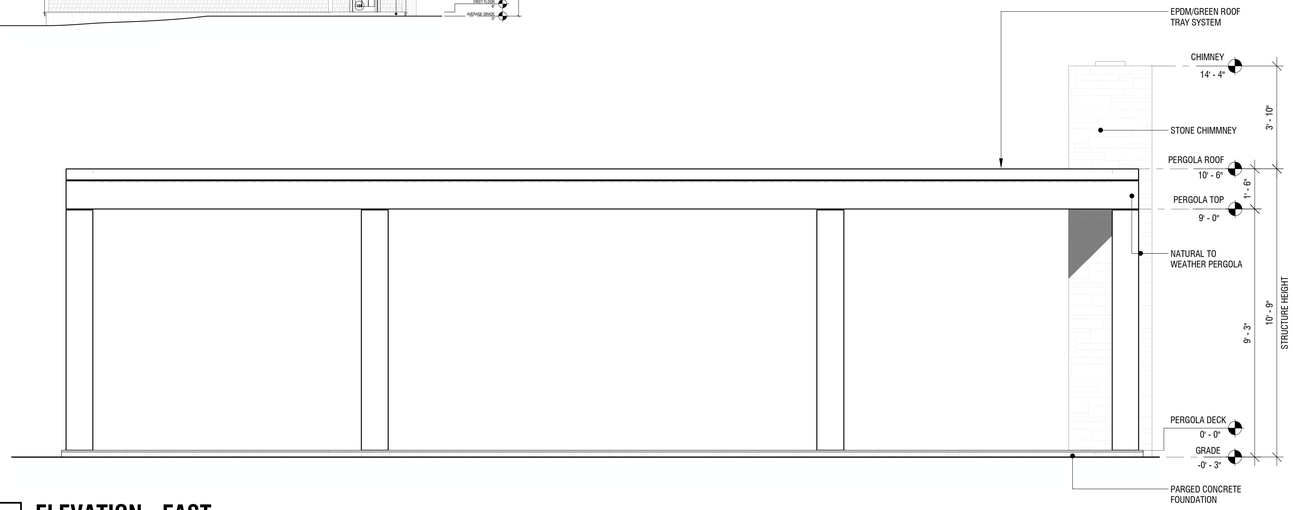


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

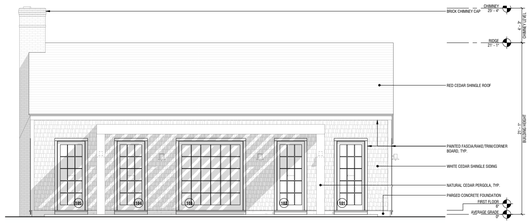




1 ELEVATION - EAST
3/8" = 1'-0"

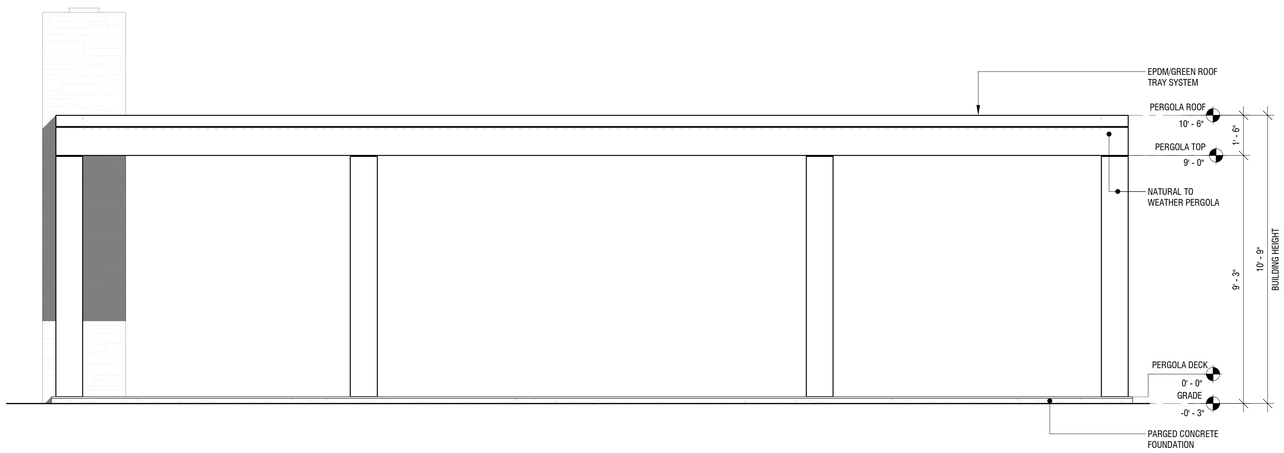
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

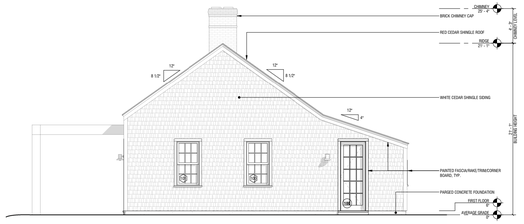


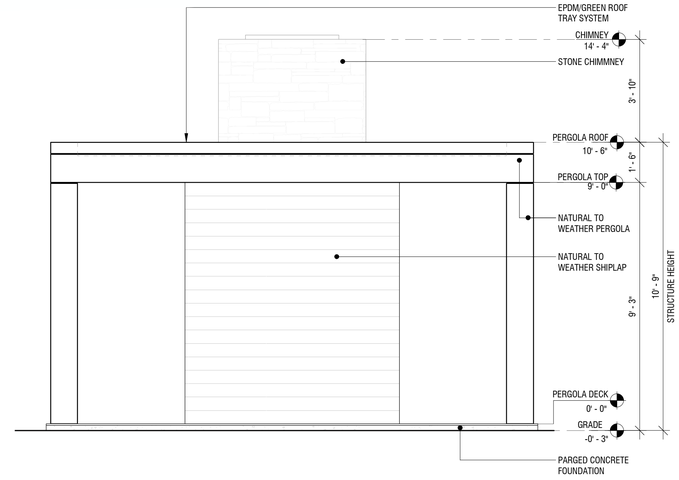


4 ELEVATION - WEST
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA





3 ELEVATION - SOUTH
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
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STRUCTURAL ENGINEER
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MEP ENGINEER
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REVISIONS

SIGN & SEAL

ISSUES

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PERGOLA ELEVATIONS

HDC-05

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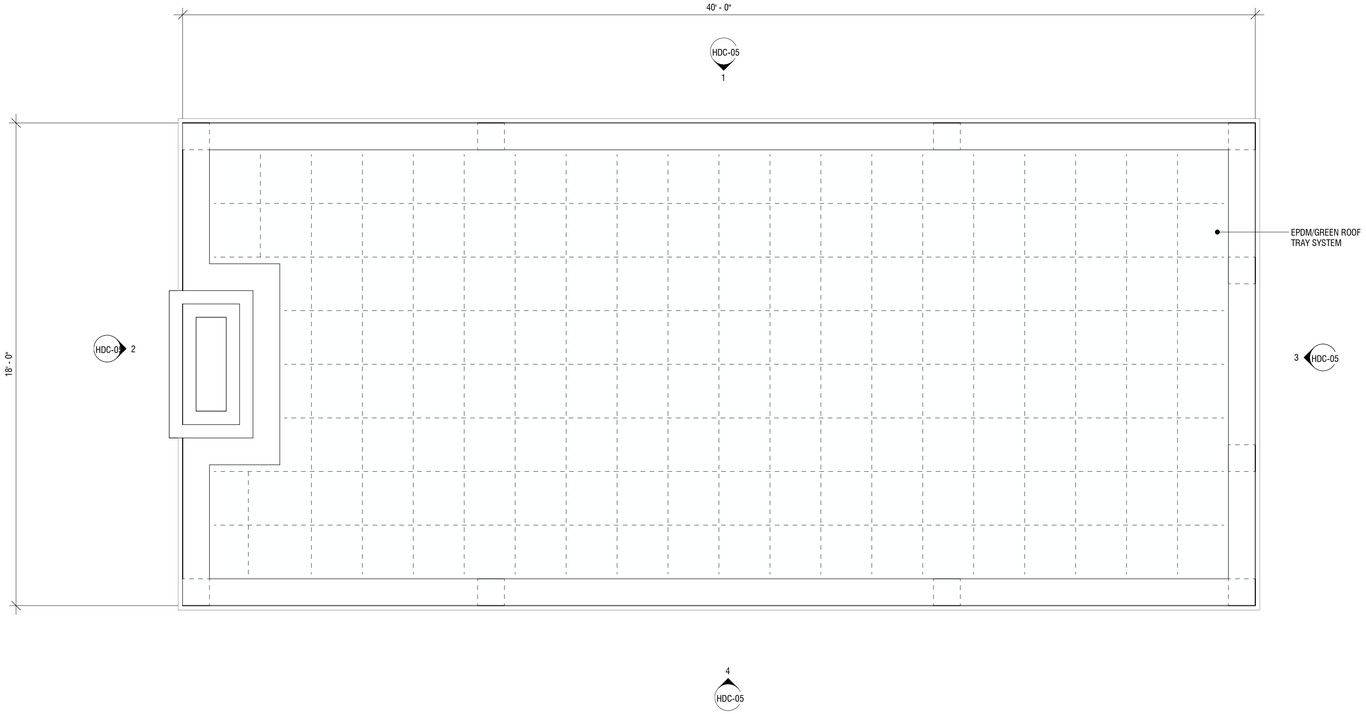
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



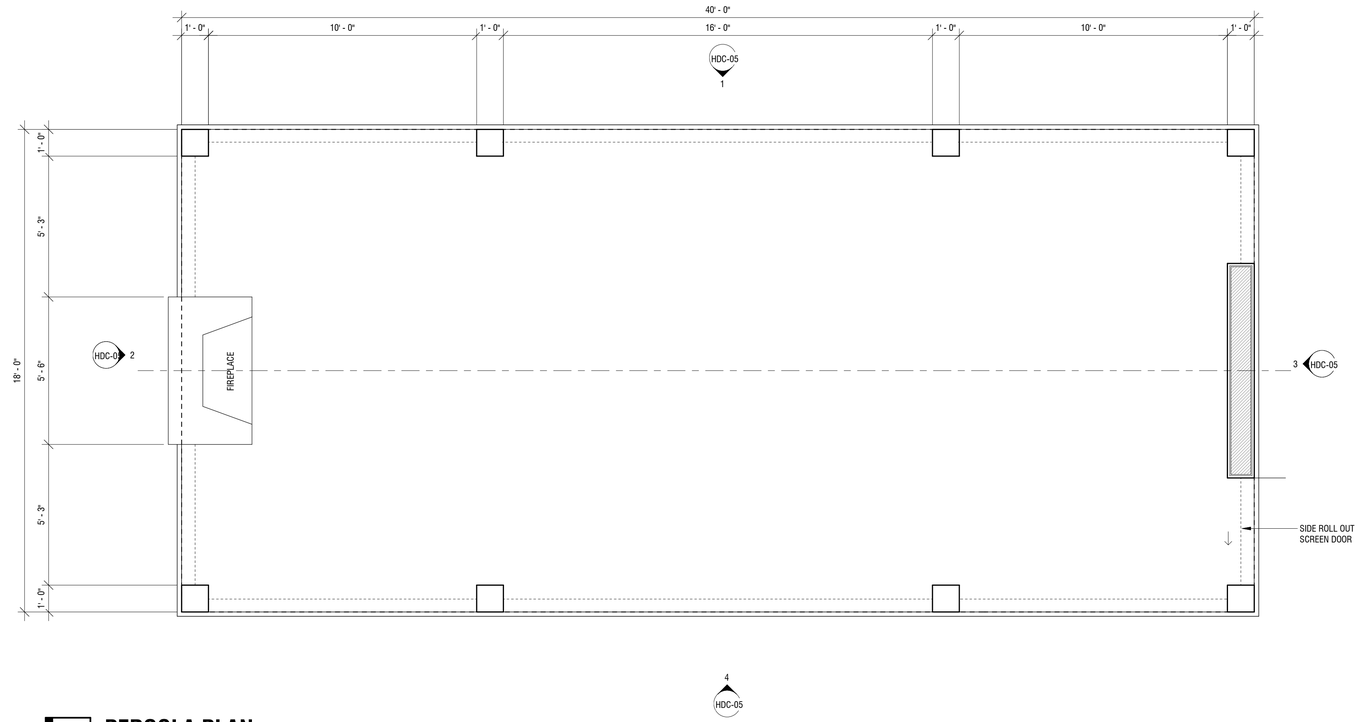
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



EXAMPLE VEGETATION FOR
REFERENCE



2 PERGOLA ROOF
3/8" = 1'-0"



1 PERGOLA PLAN
3/8" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

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PERGOLA PLANS

HDC-06

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

2 HONEYSUCKLE DR
POOL SIZE REDUCED
HDC2024-10-11302

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. $50.00

√ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

√ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle Dr.

Owner of record: Richmond Great Point Development

Mailing Address: 23 Concord Street
Wilmington, Ma 01887

Contact Phone #: 978-815-9832 E-mail: PPASTAN@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klameet, KOH Architecture PLLC

Mailing Address: 215-15 Northern BLVD
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArchtl.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No HDC2024-10-11302

☒ Pool (Zoning District R-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 21'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 9'-0" Sq. footage 2nd floor: _____ Pool Size: 189 SF ☐ 1st floor ☐ 2nd floor

Pool to have Automatic Cover 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 _____

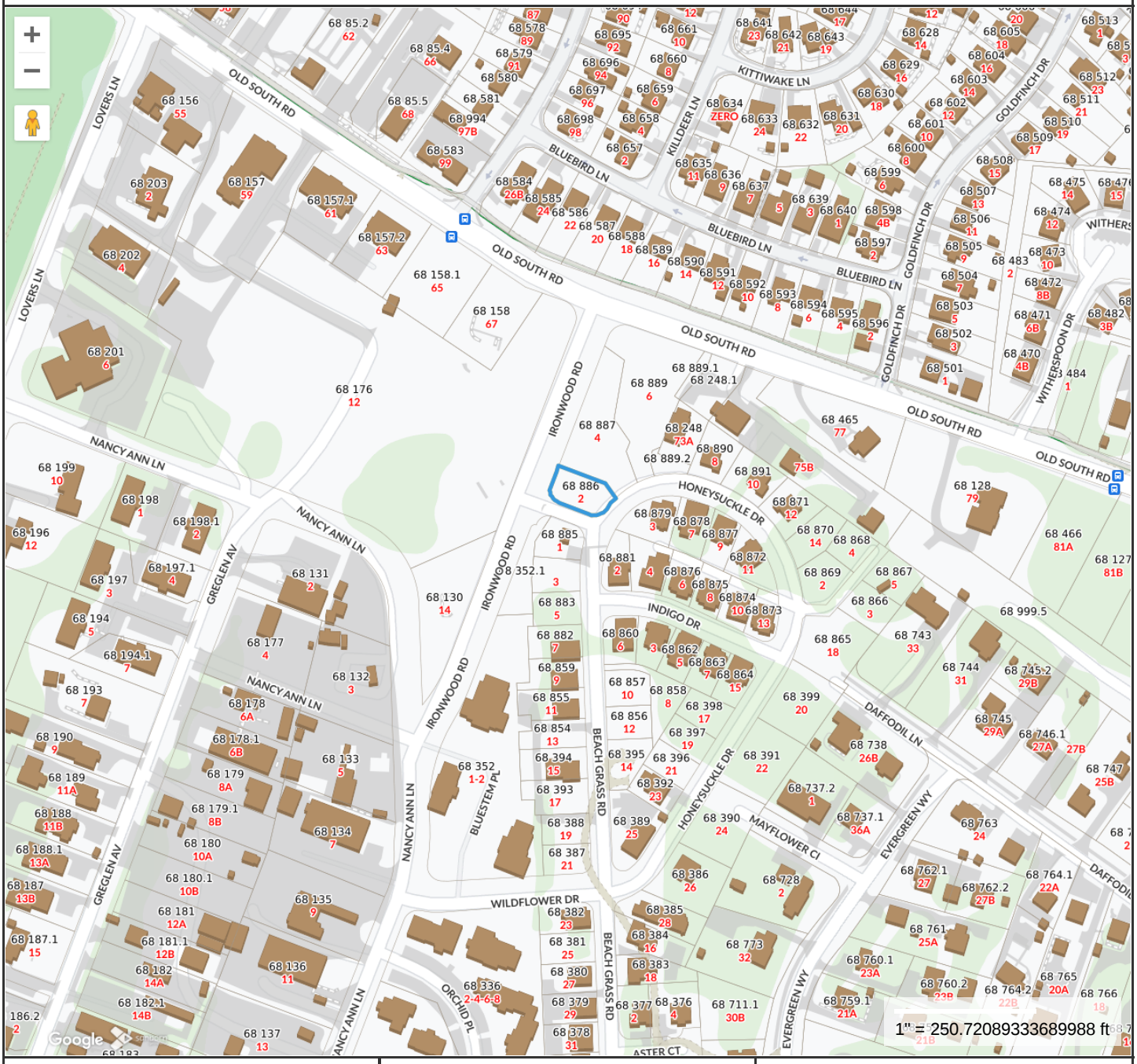
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 3/17/25 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

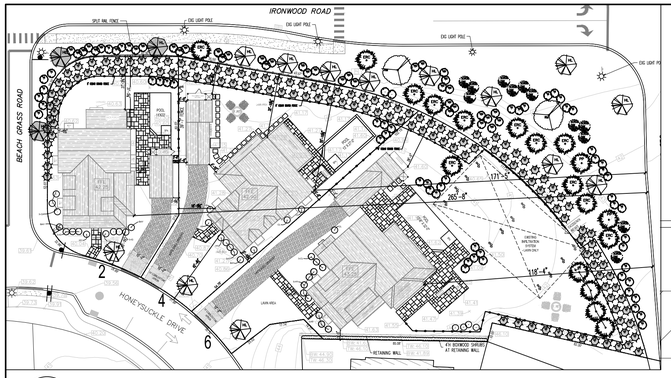
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

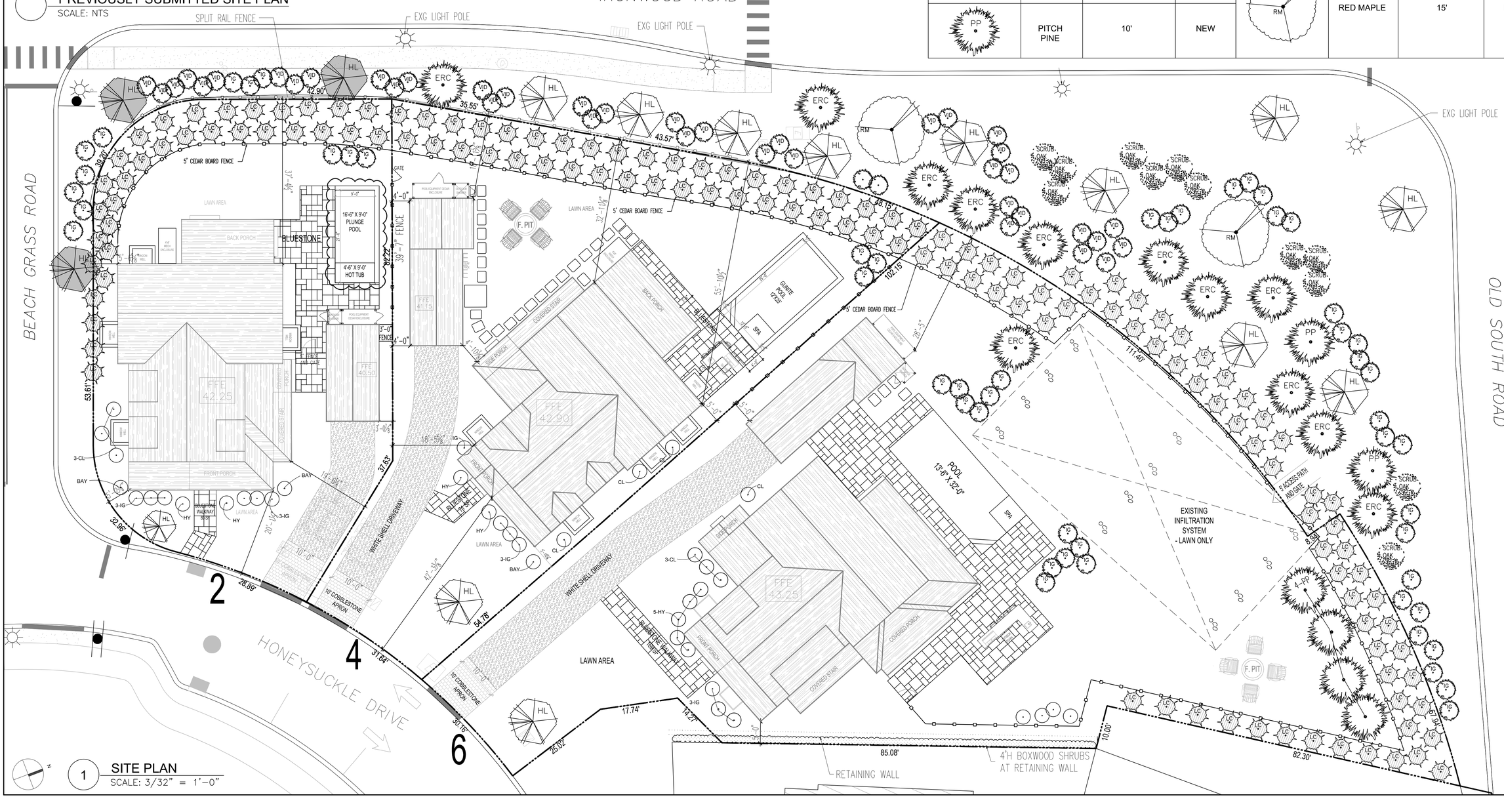
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
LC	LEYLAND CYPRESS	5'	ALREADY PLANTED	VID	ARROWWOOD VIBURNUM	4'	NEW
HL	HONEY LOCUST	12'	ALREADY PLANTED	IG	SHAMROCK INKBERRY	4'	NEW
HL	HONEY LOCUST	12'	NEW	SCRUB OAK	SHRUB OAK	5'	NEW
ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				



1 SITE PLAN
SCALE: 3/32" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- 1ST SUBMISSION

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 1/8/25
- REVISED OVERALL LANDSCAPE AND REVISED HARDSCAPE PER HDC COMMENTS

DATE: 3/17/25
- REVISED POOL SIZE FROM 11'X22' TO 9'X21' PLUNGE POOL

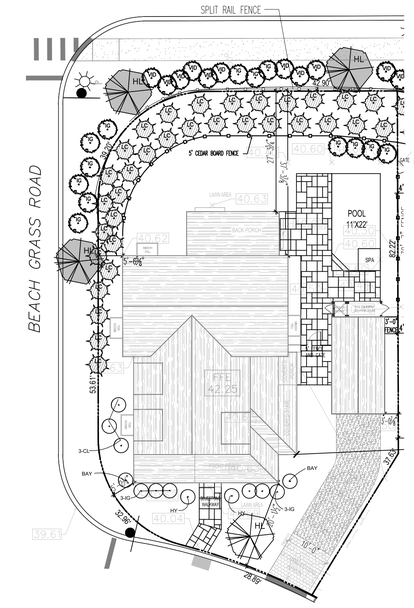
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME
SANDPIPER PLACE

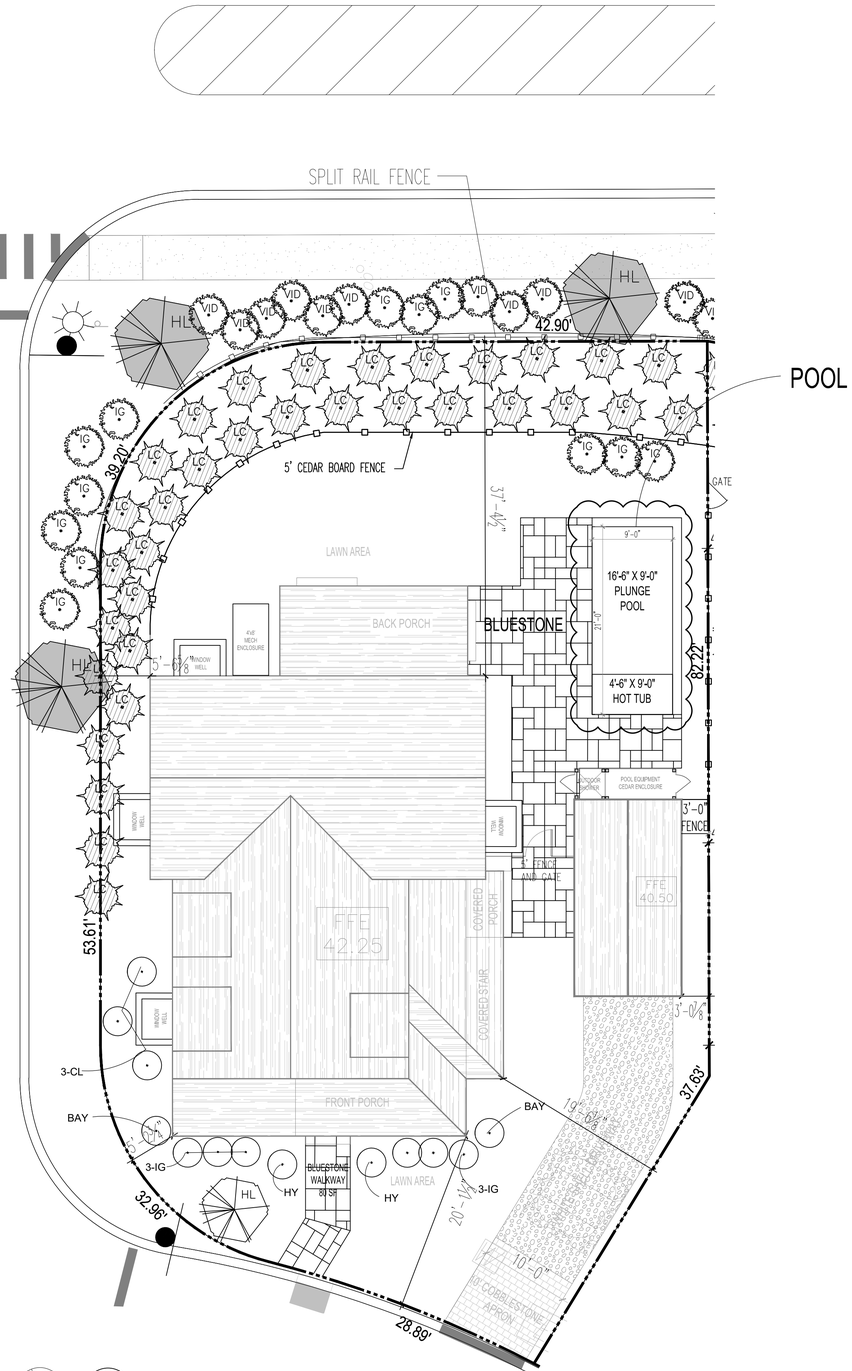
ADDRESS
2, 4, 6 HONEYSUCKLE DRIVE
NANTUCKET, MA

DRAWING TITLE
OVERALL SITE / LANDSCAPE PLAN

DRAWING NO.
L-1



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS



1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
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HL	HONEY LOCUST	12'	NEW	SHRUB OAK	SHRUB OAK	5'	NEW
ERC	EASTERN RED CEDAR	10'	NEW	RM	RED MAPLE	15'	NEW
PP	PITCH PINE	10'	NEW				

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 HONEYSUCKLE DR
POOL SIZE REDUCED
HDC2024-10-11303

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. $50.00

√ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

√ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle Drive

Owner of record: Richmond Great Point Development

Mailing Address: 23 Concord St
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPASTAN@Richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert/KOH Architecture PLLC

Mailing Address: 215-15 Northern Blvd
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No HDC2024-10-11303

☒ Pool (Zoning District R-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25'0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12'-0" Sq. footage 2nd floor: _____ Pool Size: 300SF ☐ 1st floor ☐ 2nd floor

Pool to have Automatic Cover 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 _____

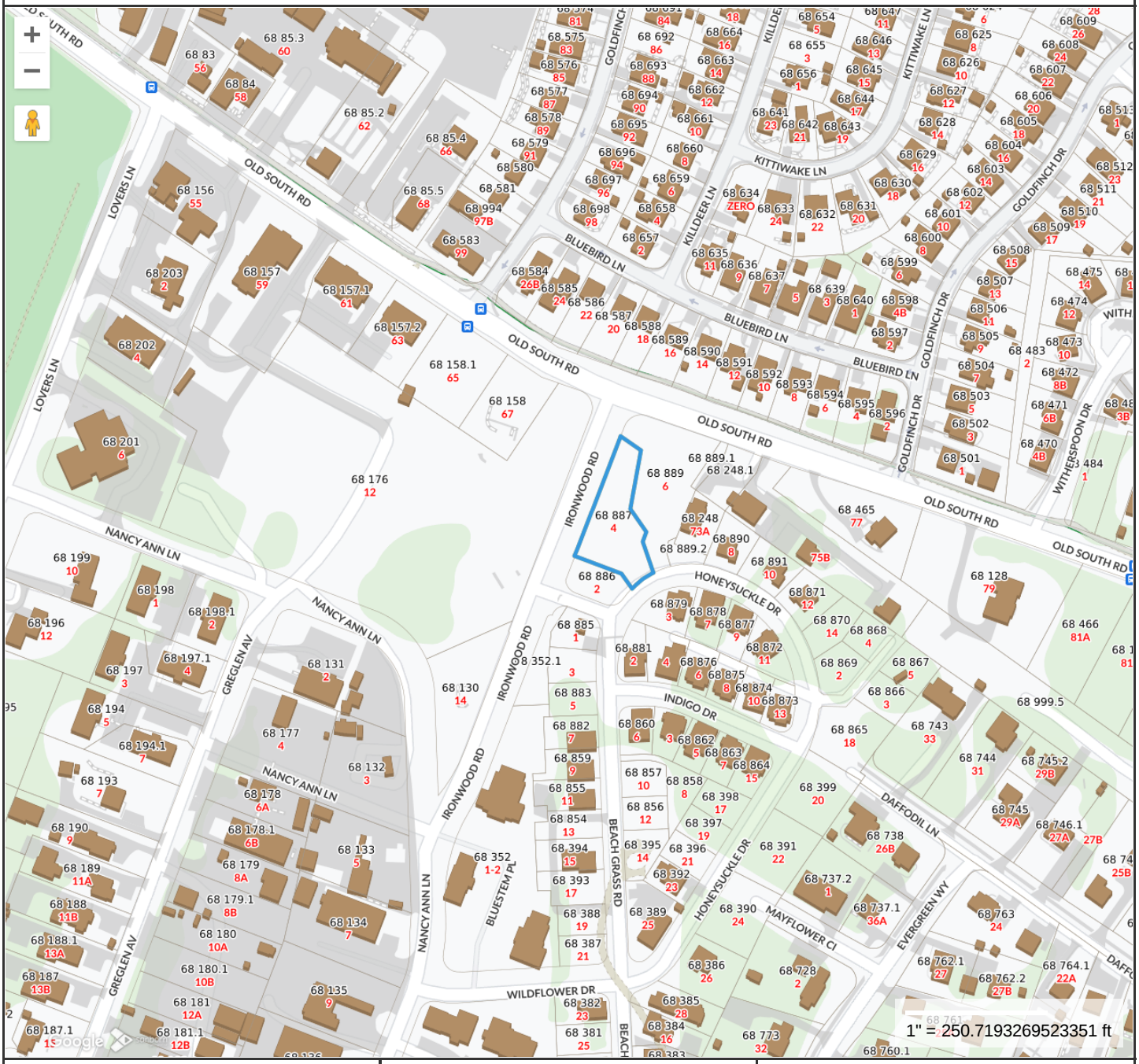
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 3/17/25 Signature of owner of record _____ Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

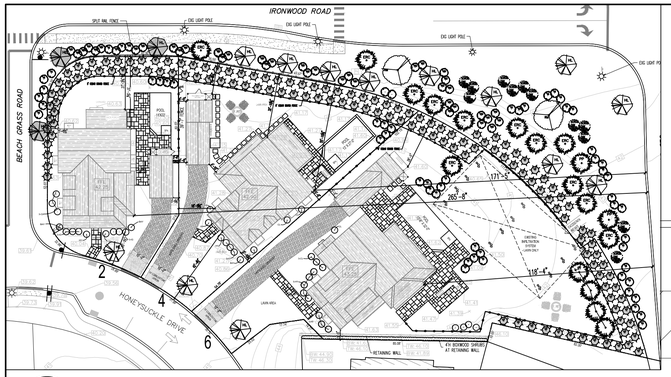
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
LC	LEYLAND CYPRESS	5'	ALREADY PLANTED	VID	ARROWWOOD VIBURNUM	4'	NEW
HL	HONEY LOCUST	12'	ALREADY PLANTED	IG	SHAMROCK INKBERRY	4'	NEW
HL	HONEY LOCUST	12'	NEW	SCRUB OAK	SHRUB OAK	5'	NEW
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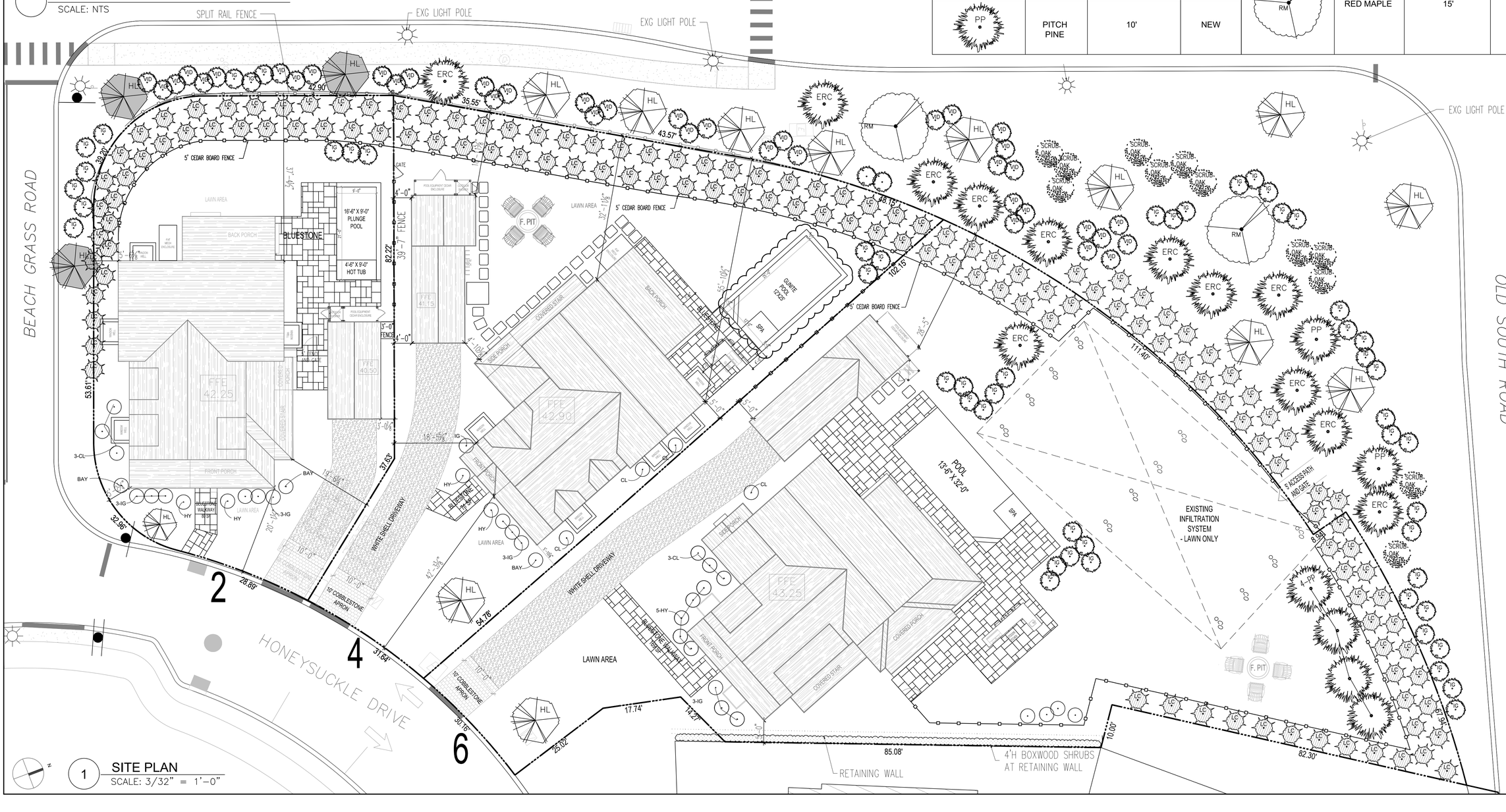
PP	PITCH PINE	10'	NEW				



1 SITE PLAN
SCALE: 3/32" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- 1ST SUBMISSION

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 1/8/25
- REVISED OVERALL LANDSCAPE AND REVISED HARDSCAPE PER HDC COMMENTS

DATE: 3/17/25
- REVISED POOL SIZE FROM 13'X27' TO 12'X25'

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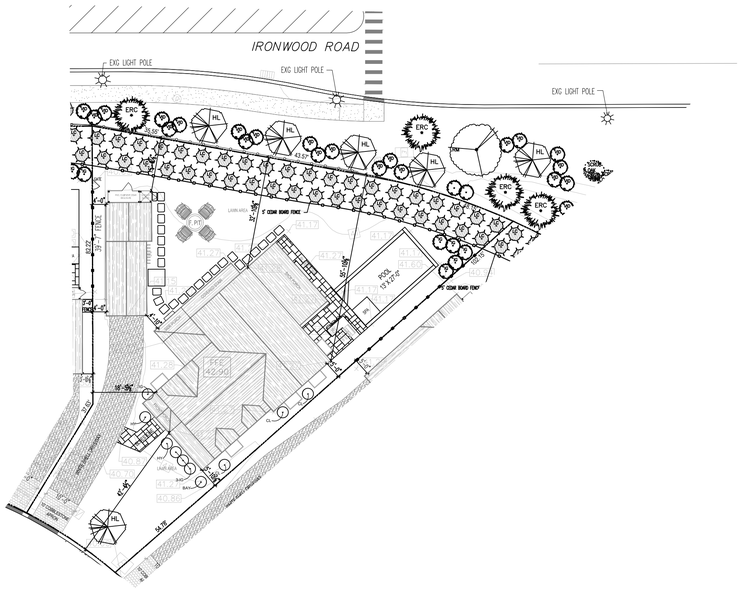
PROJECT NAME
SANDPIPER PLACE

ADDRESS
2, 4, 6 HONEYSUCKLE DRIVE
NANTUCKET, MA

DRAWING TITLE
OVERALL SITE / LANDSCAPE PLAN

DRAWING NO.
L-1



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PREVIOUSLY SUBMITTED SITE PLAN
SCALE: NTS

LEGEND OF SCREENING TREES AND SHRUBS IN REAR YARD AND OPEN AREA

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OWNER :

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

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

11P - 11 PLEASANT GARAGE

Rev Jan 2024

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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

SEPARATE APPLICATION 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11P_RESIDENCE
January 30, 2025

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Pleasant St
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of Studio PPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,



ACK 11 Pleasant LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a NEW GARAGE / STUDIO - 11P

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 121

Street & Number of Proposed Work: 11 PLEASANT

Owner of record: ACK 11 PLEASANT LLC

Mailing Address: 11 PLEASANT ST.
NANTUCKET MA 02554 —

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST. STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage / STUDIO ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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'-0" Sq. Footage 1st floor: 510 ±
Width: 17'-0 Sq. footage 2nd floor: 510 ±
Sq. footage 3rd floor: _____

Decks/Patio: Size: 4'-5" x 19" ☐ 1st floor ☒ 2nd floor +STAIRS
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 25'-0" South 25'-0" East 25'-0" West 25'-0"

Additional Remarks

Historic Name:

Original Date: 1750 FOR MAIN DWELLING

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ 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 N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER

Leaders (material and size): 2"

Sidewall: ☒ White cedar 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 1x8 Soffit (Overhang) 0 Corner boards 1x6 Frieze N/A
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 ULTIMATE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side MARVIN
Garage Door(s): Type CUSTOM Material MAHOGHANY

Hardscape materials: Driveways SEE LANDSCAPE ~~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 ~~SEE~~ MAHOGHANY Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/14/25 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 James Krapp

AS AGENT FOR 11 ACK Pleasant LLC

STREET ADDRESS 11 Pleasant St

MAP/PARCEL 42.3.3.121

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2/14/25

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 2/14/25 Date

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF

PROPERTY OWNER: ACK 11 Pleasant LLC

MAILING ADDRESS: 3 Meridien Drive Norwalk CT 02653

PROPERTY LOCATION: 11 Pleasant

ASSESSORS MAP/PARCEL: 42/3.3.121

SUBMITTED BY: studio PPARK - James Krapp

SEE ATTACHED PAGES

I certify the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 30, 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: 11 PLEASANT , NANTUCKET MA 02554

Tax Map Number: 42.3.3 Parcel Number: 121

Owner of Record: ACK 11 Pleasant LLC

Description of Proposal: Addition, Garage/Studio

Anticipated HDC Submission Date: 02.14.2025

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.

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

SCHNEIDER THOMAS C TRST ETAL
TC SCHNEIDER IRREV TRUST # 2
2 CONCORD ST
CHARLESTON, SC 29401-2566

KNUTSON CAROLYN C M & ANNE B CO-TRS
CAROLYN C M KNUTSON REV TRST 2000
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

SANFORD ALFRED F III TRST
13 PLEASANT ST REALTY TRUST
13 PLEASANT ST
NANTUCKET, MA 02554

ONE STARBUCK LLC
100 3RD AVE S UNIT 3604
MINNEAPOLIS, MN 55401

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4233	73		SCHNEIDER THOMAS C & ALISON P		2 CONCORD ST	CHARLESTON	SC	29401-2566	10 PLEASANT ST
4233	74		SCHNEIDER THOMAS C TRST ETAL	TC SCHNEIDER IRREV TRUST # 2	2 CONCORD ST	CHARLESTON	SC	29401-2566	12 PLEASANT ST
4233	120		KNUTSON CAROLYN C M & ANNE B CO-TRS	CAROLYN C M KNUTSON REV TRST 2000	3460 PRESTON RIDGE RD STE 150	ALPHARETTA	GA	30005	9 PLEASANT ST
4233	122		SANFORD ALFRED F III TRST	13 PLEASANT ST REALTY TRUST	13 PLEASANT ST	NANTUCKET	MA	02554	13 PLEASANT ST
4233	160		ONE STARBUCK LLC		100 3RD AVE S UNIT 3604	MINNEAPOLIS	MN	55401	1 STARBUCK CT
Count:	**5**								

7021 2720 0001 8232 1897

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

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FEB 13 2025

02/13/2025

Sent To: ONE STARBUCK LLC
Street and Apt. No., or PO Box No.: 100 3RD AVE S UNIT 36004
City, State, ZIP+4®: MINNEAPOLIS, MN 55401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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City, State, ZIP+4®: ALPHARETTA, GA 30005

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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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02/13/2025

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City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11P HDC SITE CONTEXT

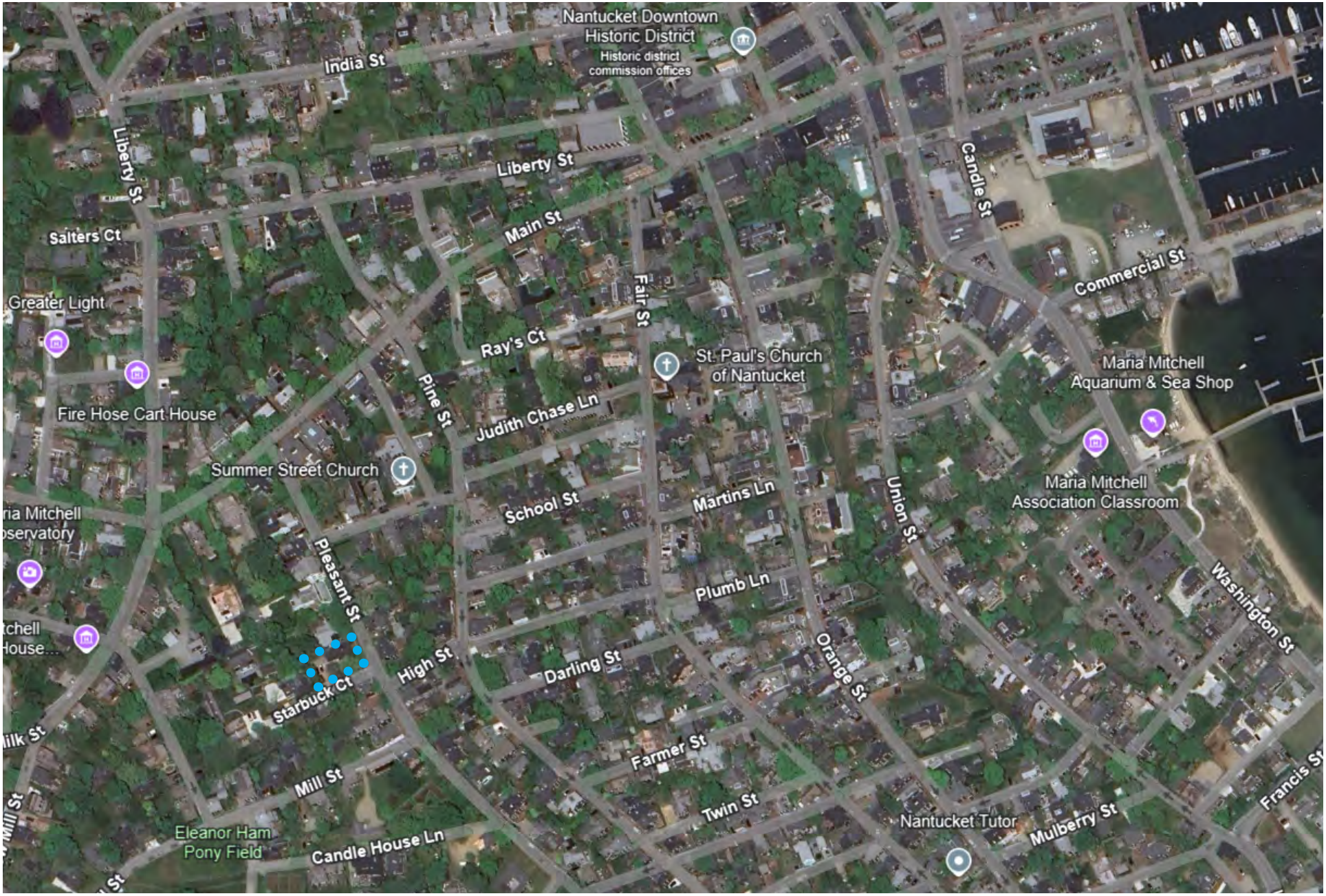
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



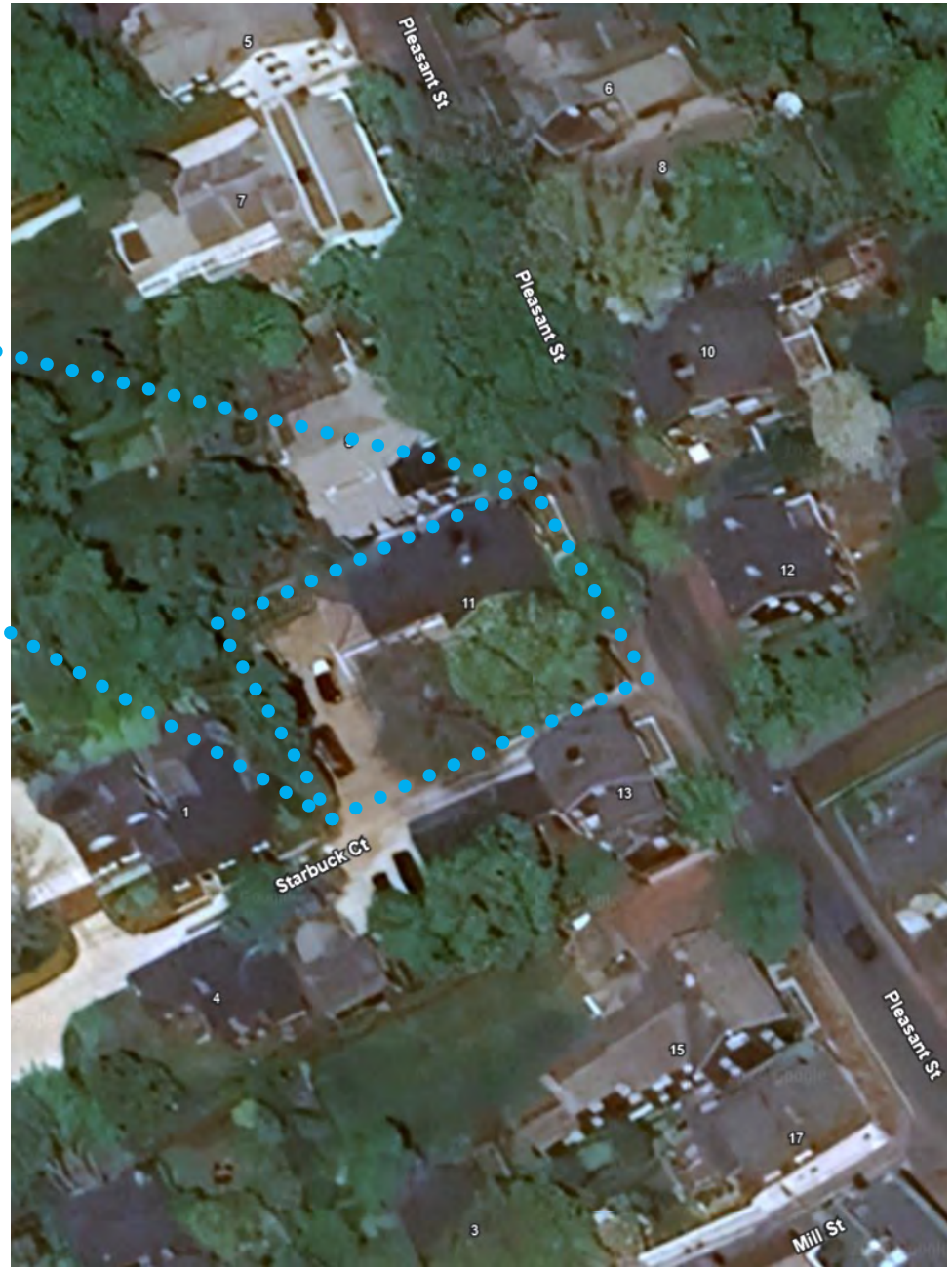
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

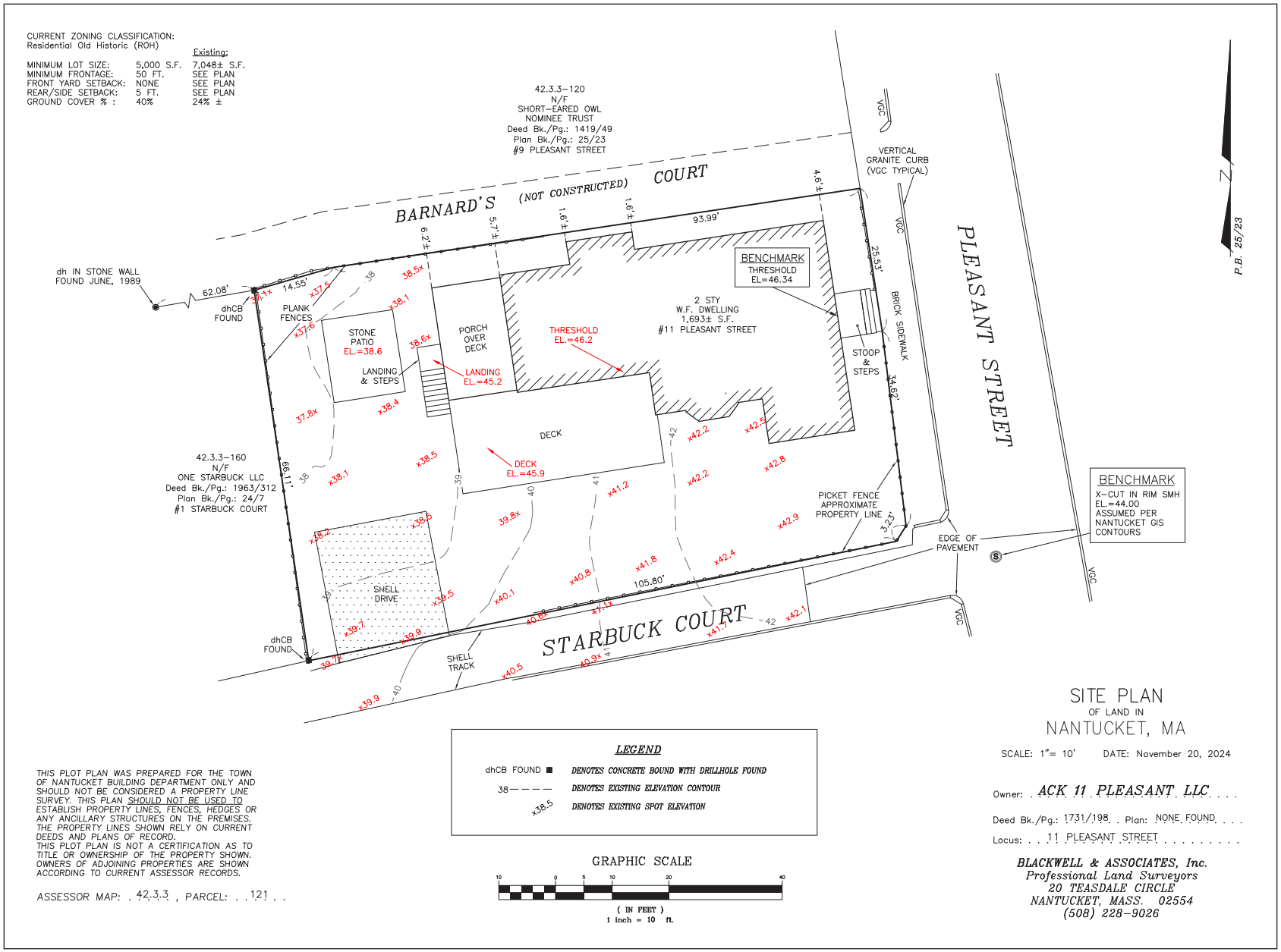
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS

SITE SURVEY

Scale: NTS





EAST FACADE FACING PLEASANT ST



NORTHEAST CORNER FROM PLEASANT ST



SOUTHWEST CORNER FROM STARBUCK CT



WEST VIEW DOWN STARBUCK CT



VIEW NORTH ON STARBUCK



SOUTHWEST PROPERTY CORNER



VIEW NORTH EAST FROM STARBUCK



VIEW NORTH ON STARBUCK



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING EAST



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING WEST



EXISTNG DECK STAIR



WEST YARD LOOKING EAST



EXISTING SOUTH DECK



NORTH SIDE YARD LOOKING WEST



FACADE DETAILS



EXISTING SOUTH DECK



FACADE DETAILS



FACADE DETAILS

11P HDC HISTORIC SUPPLEMENT

11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



TAX MAP - NTS

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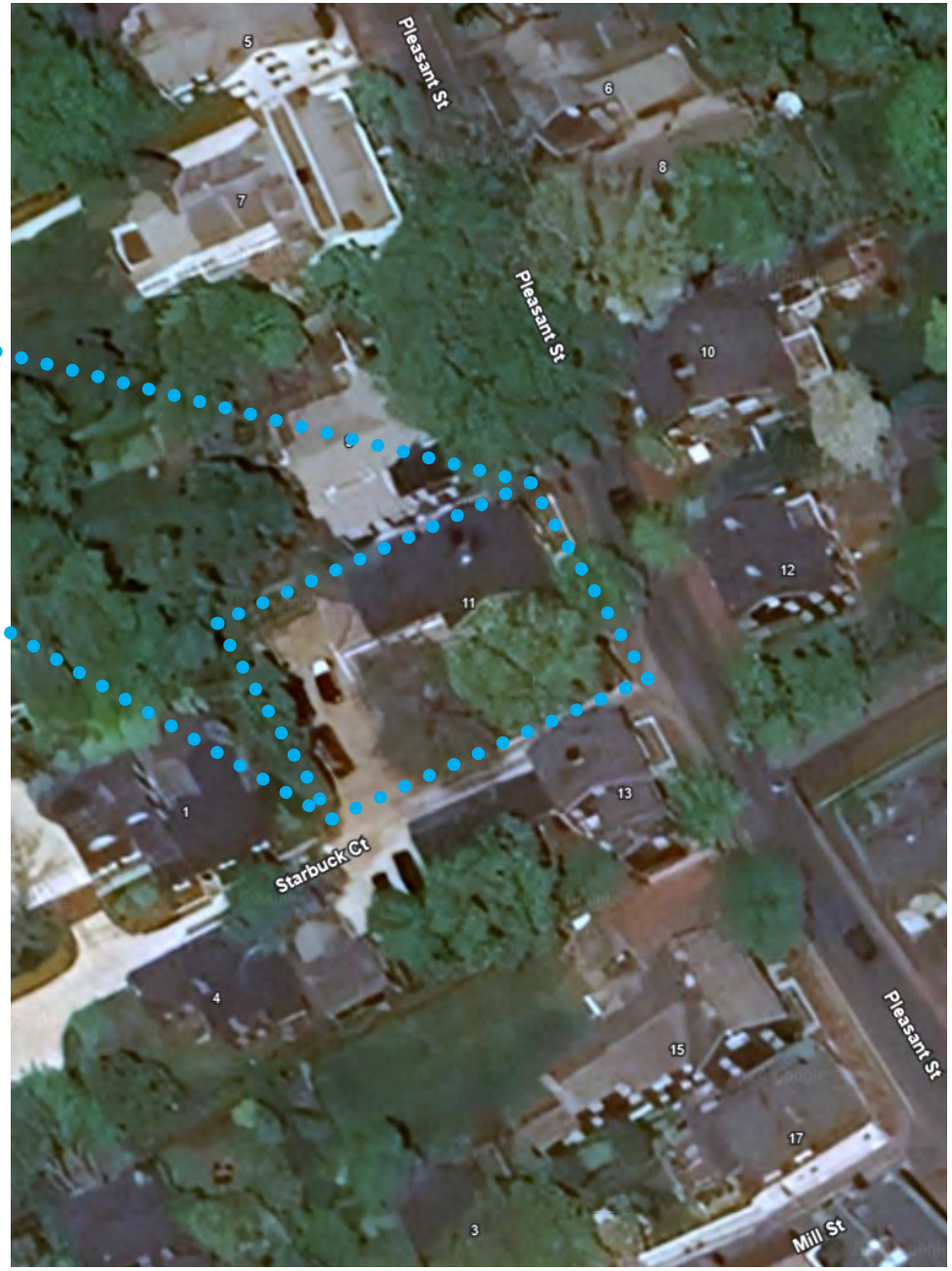
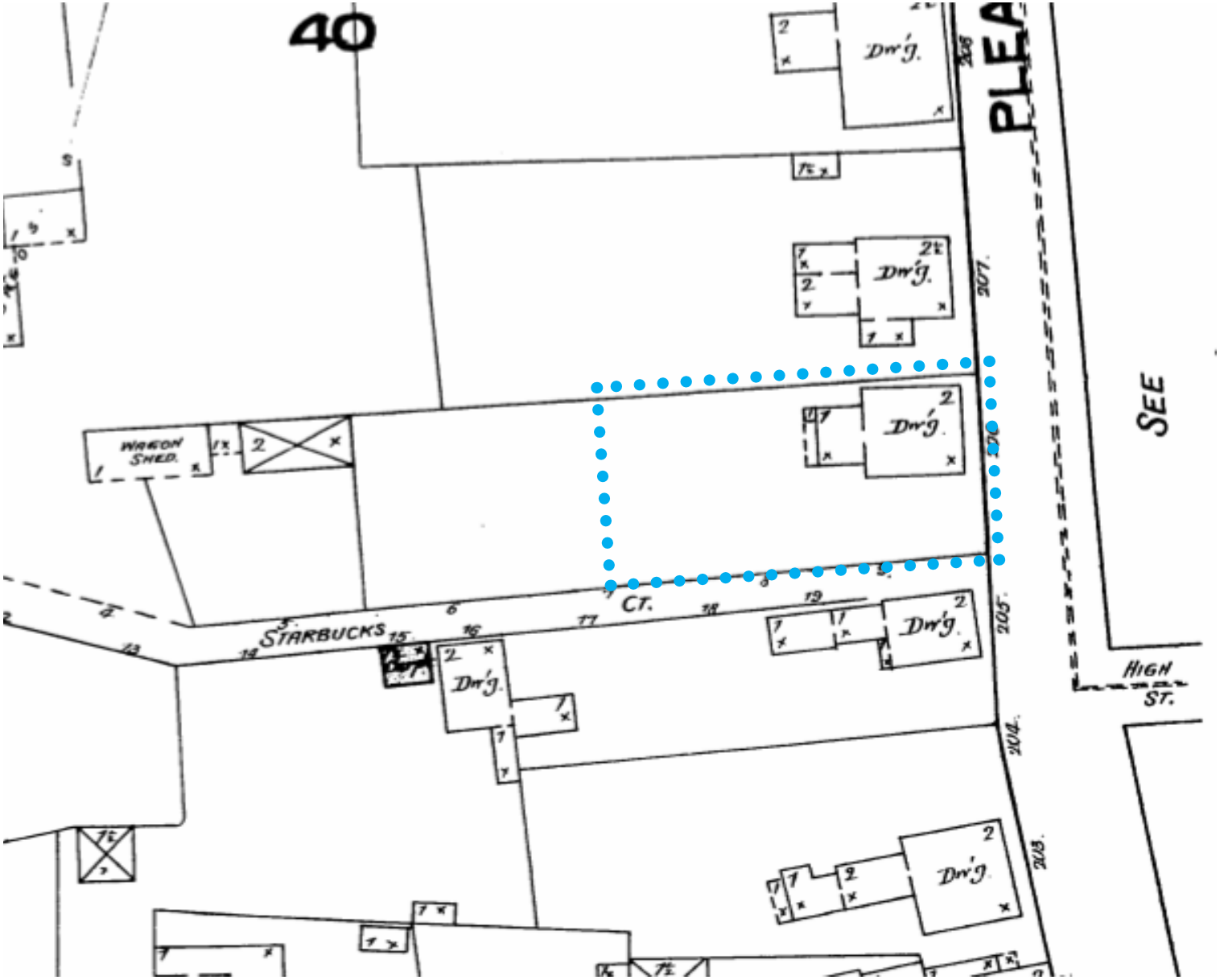


AERIAL CONTEXT- NTS



NORTH

1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

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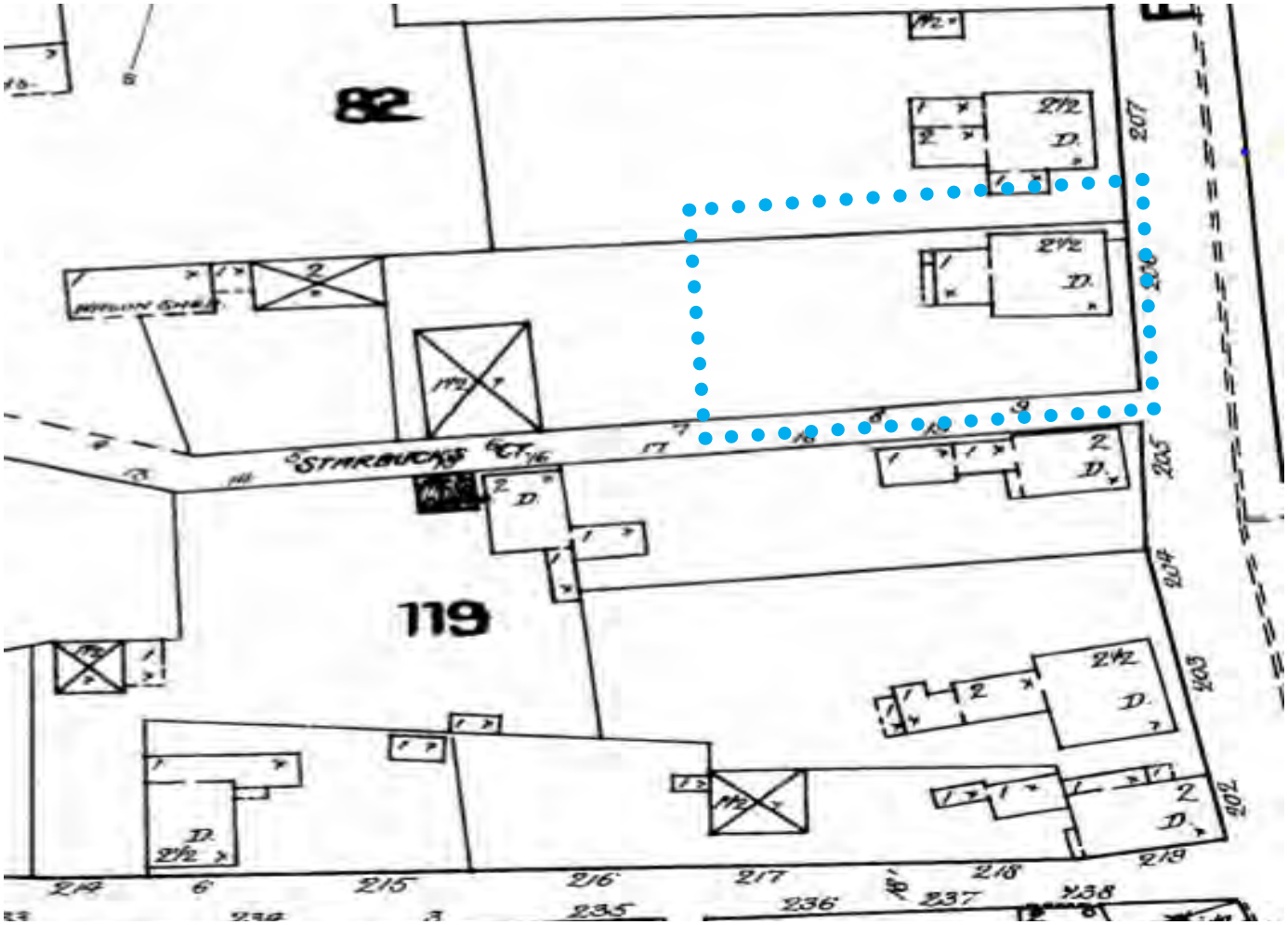
NORTH



1892 - NO CHANGE

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11 Pleasant Street

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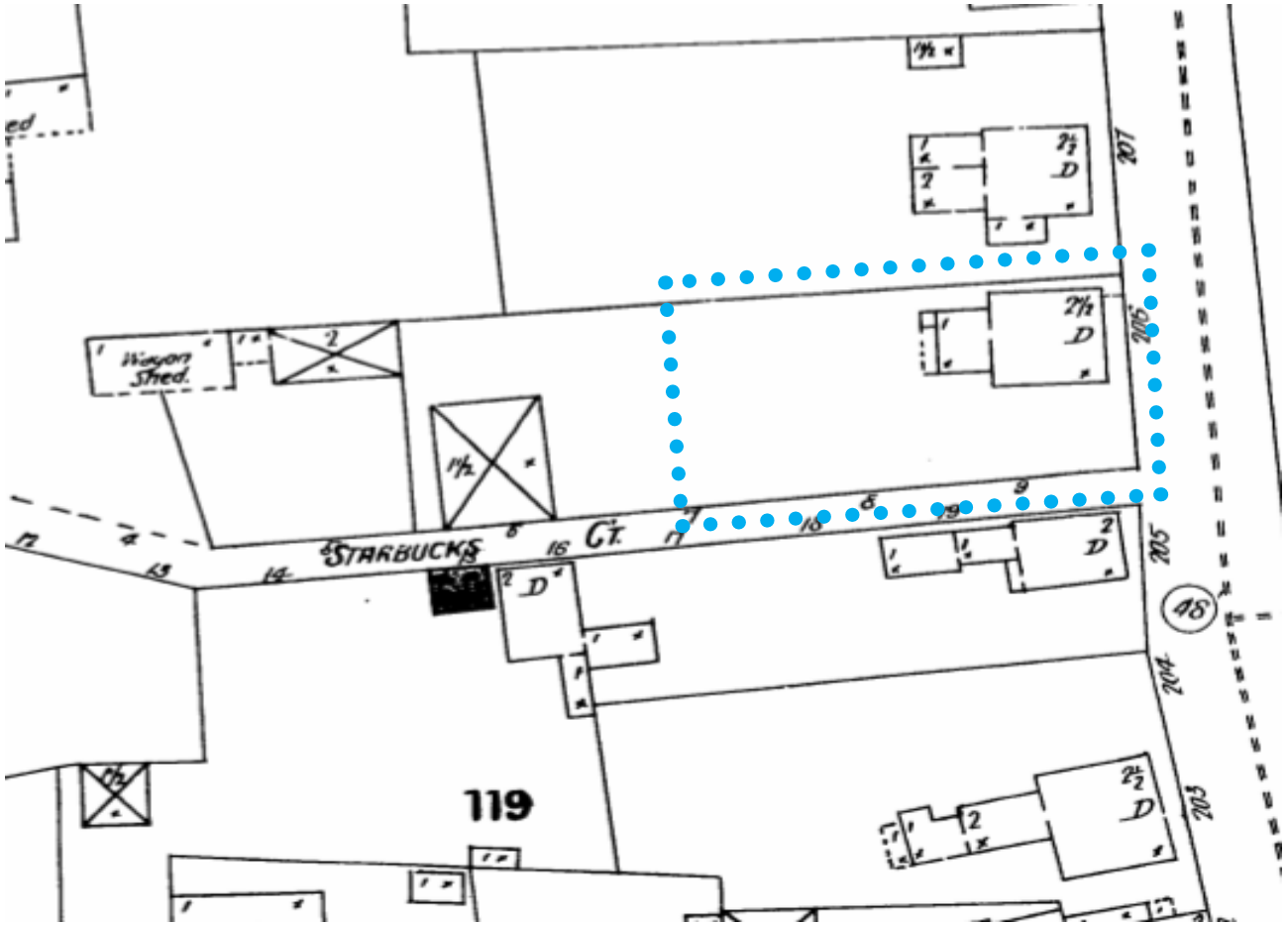
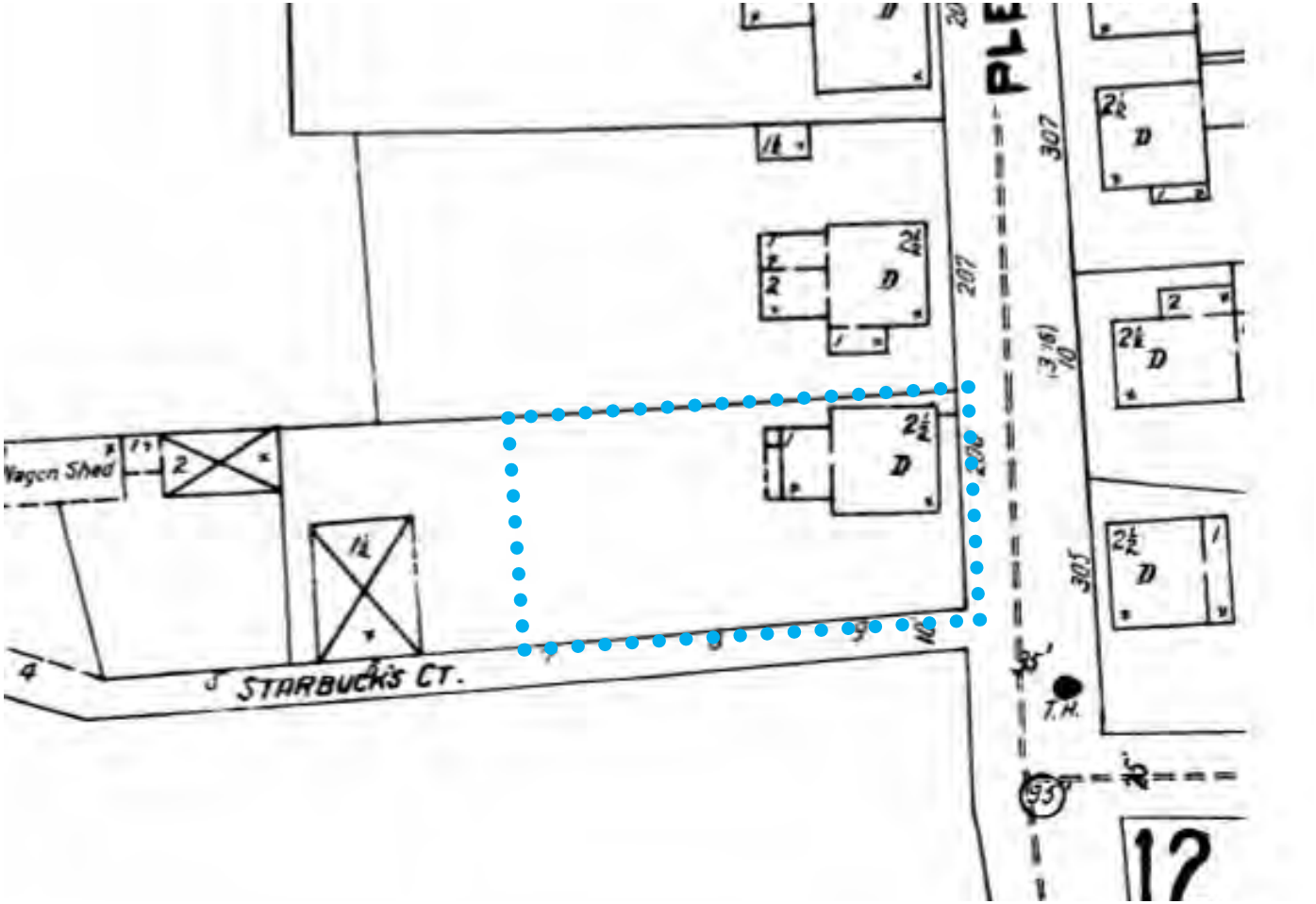


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

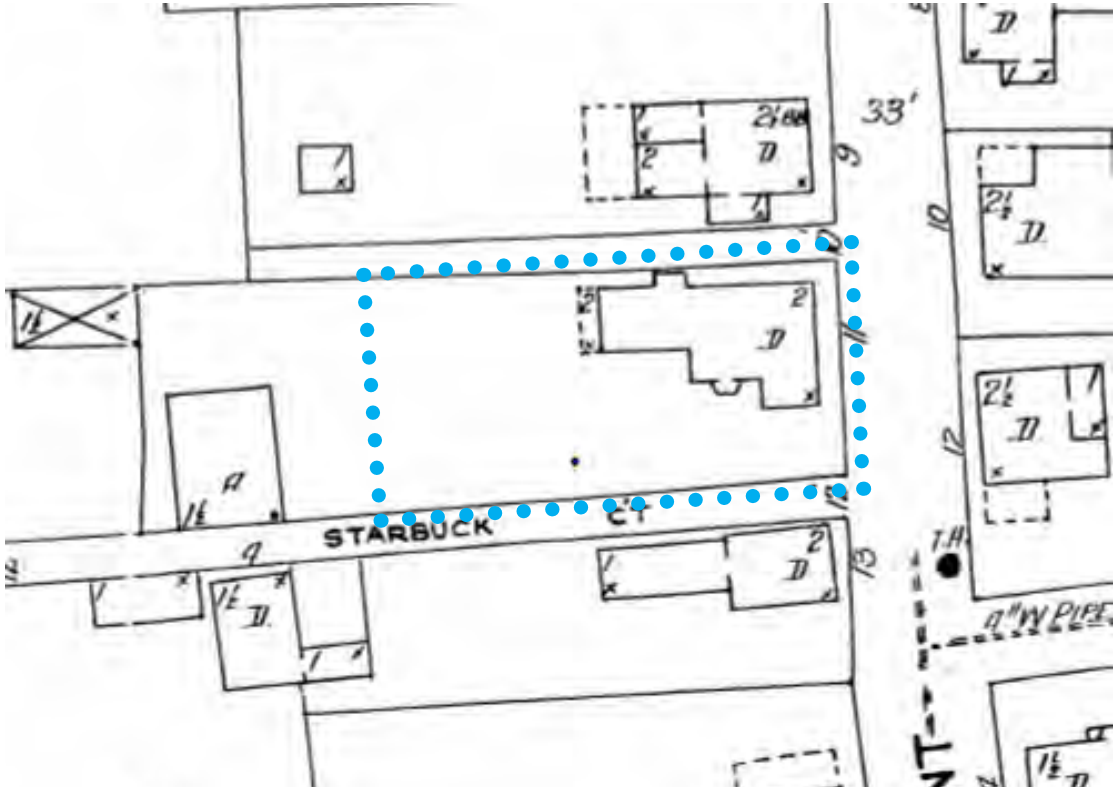


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

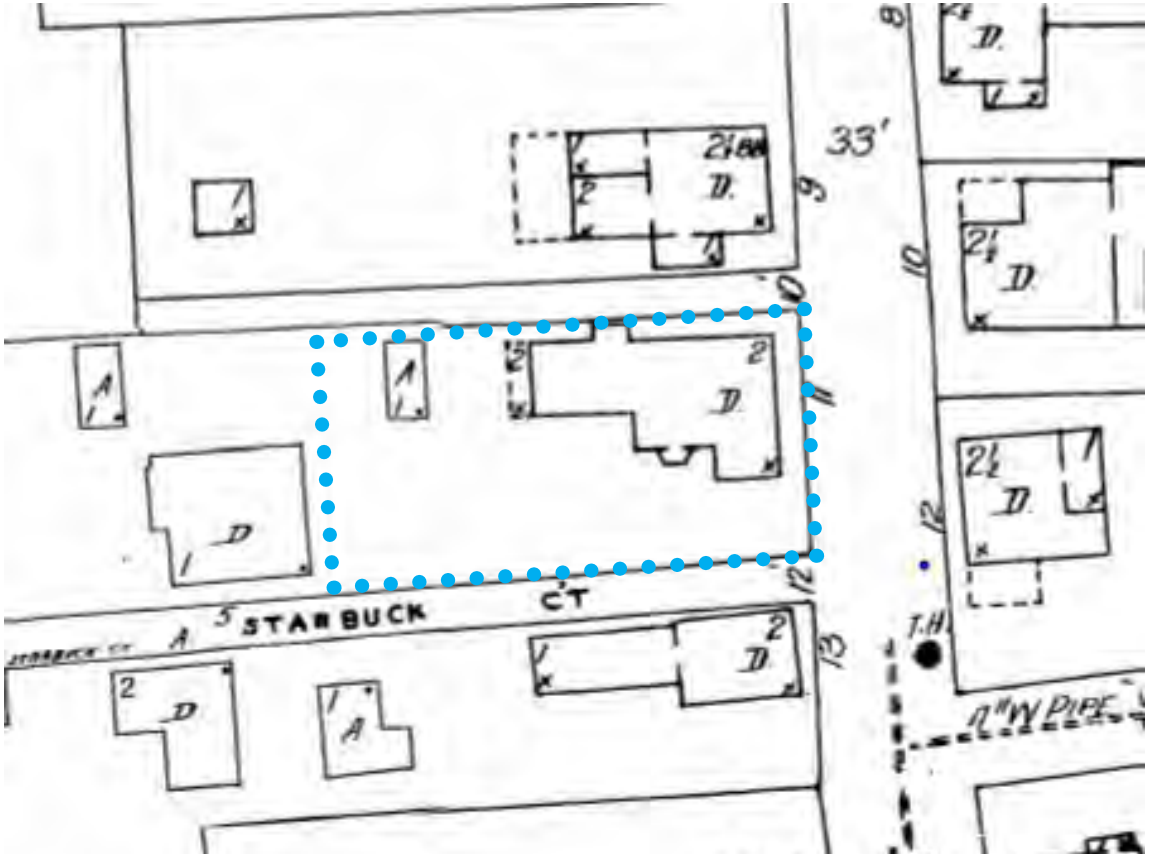


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



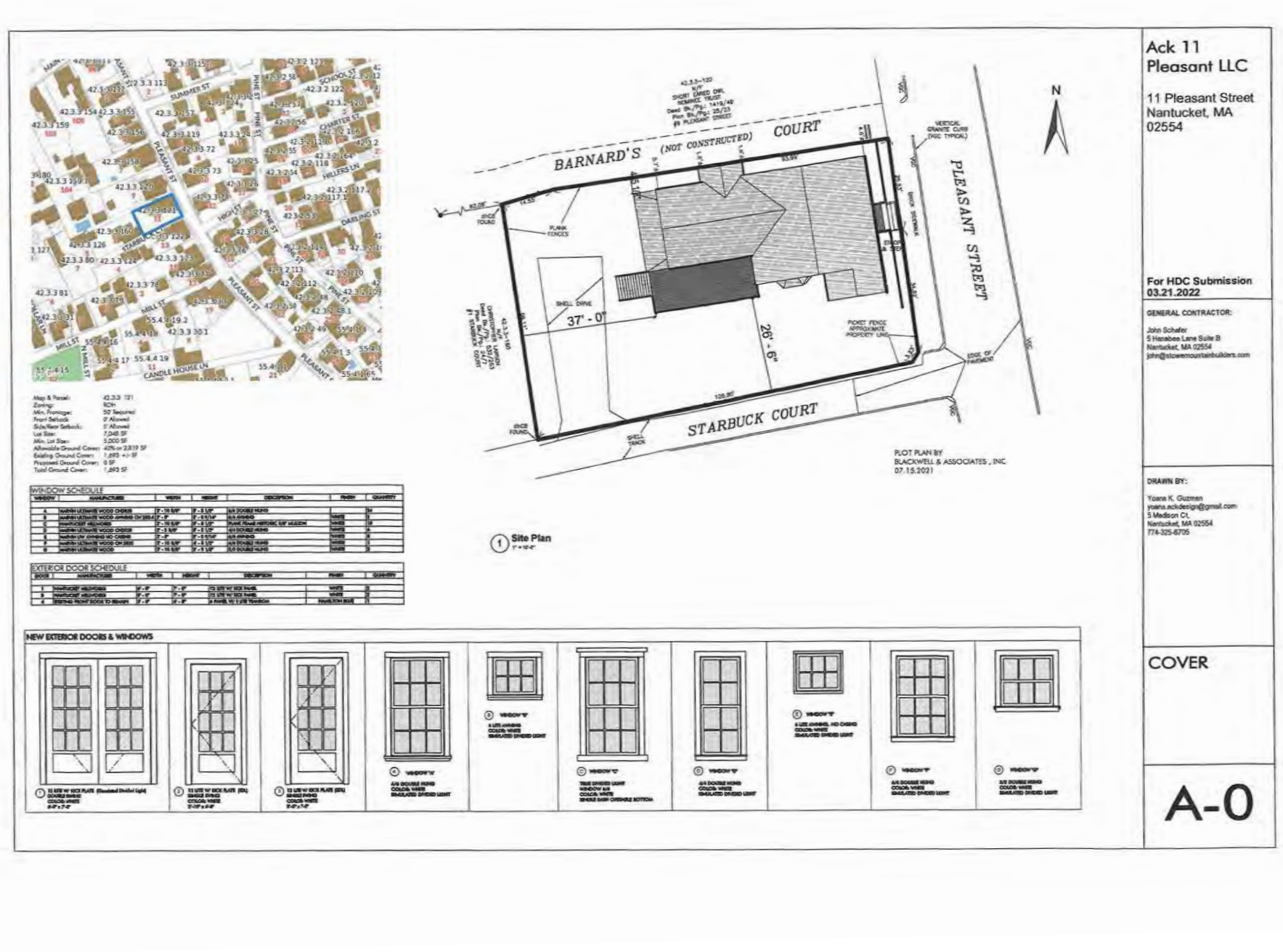
1949 - NO CHANGE

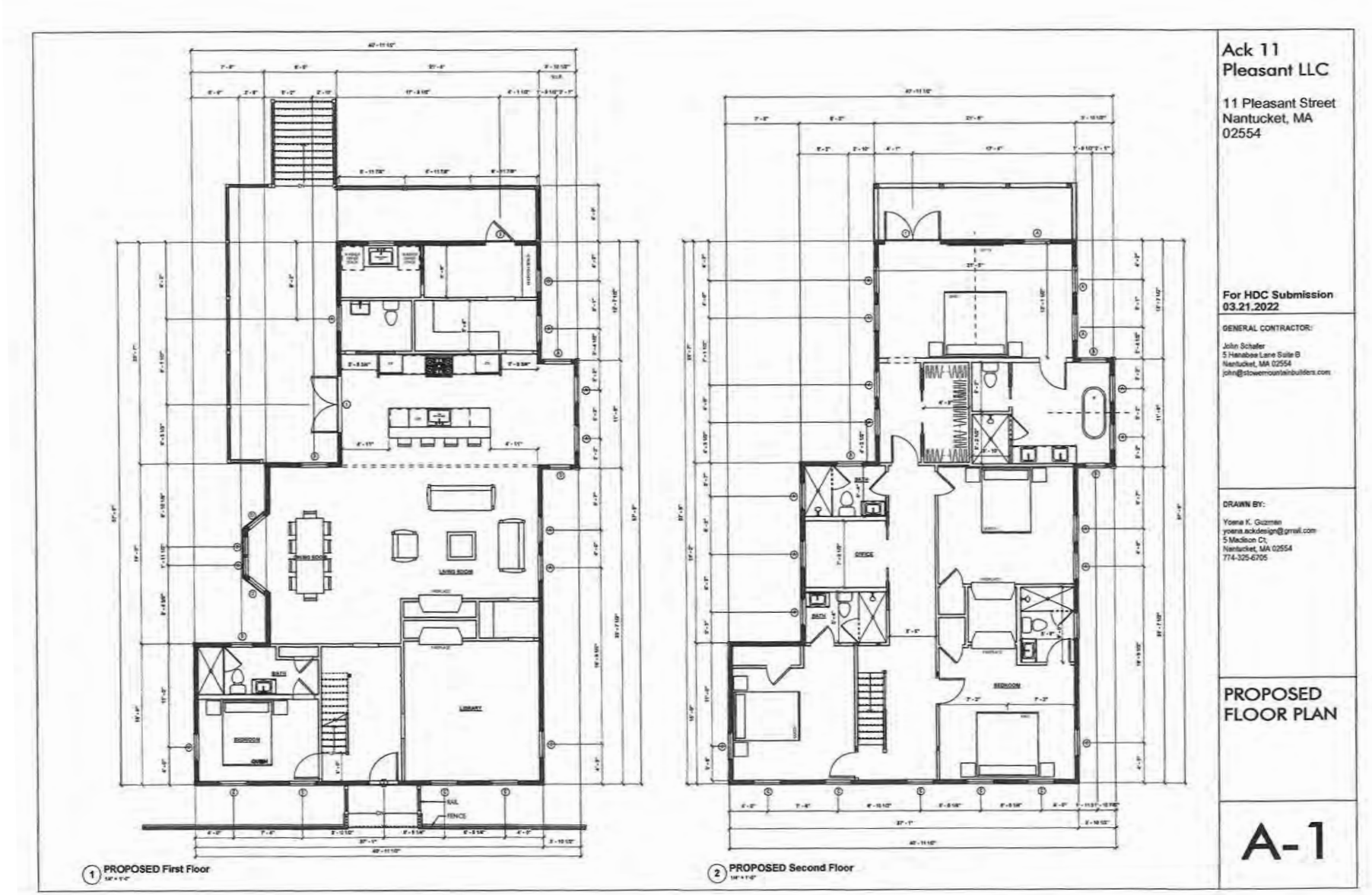
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

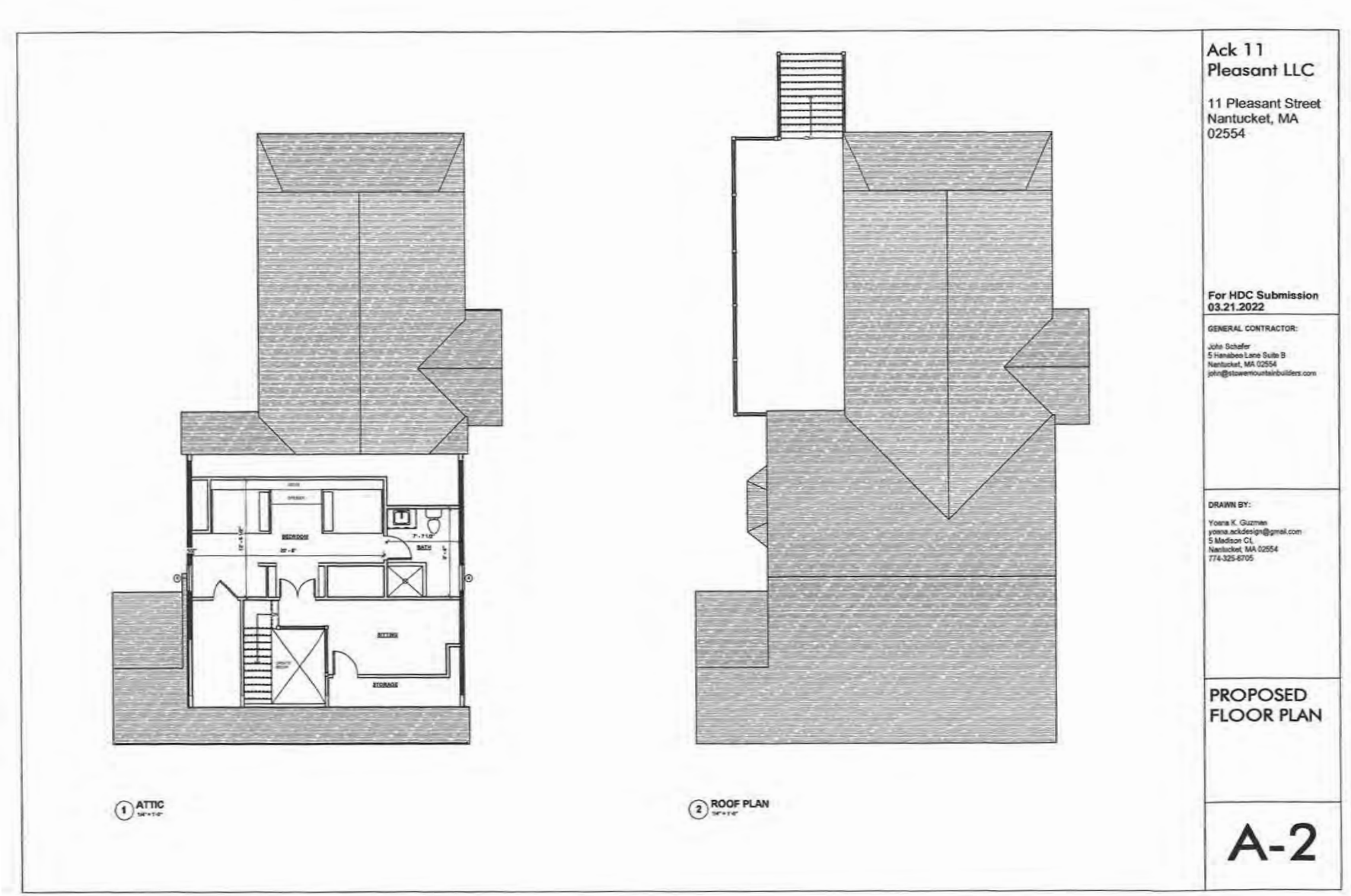
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
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DRAWN BY:
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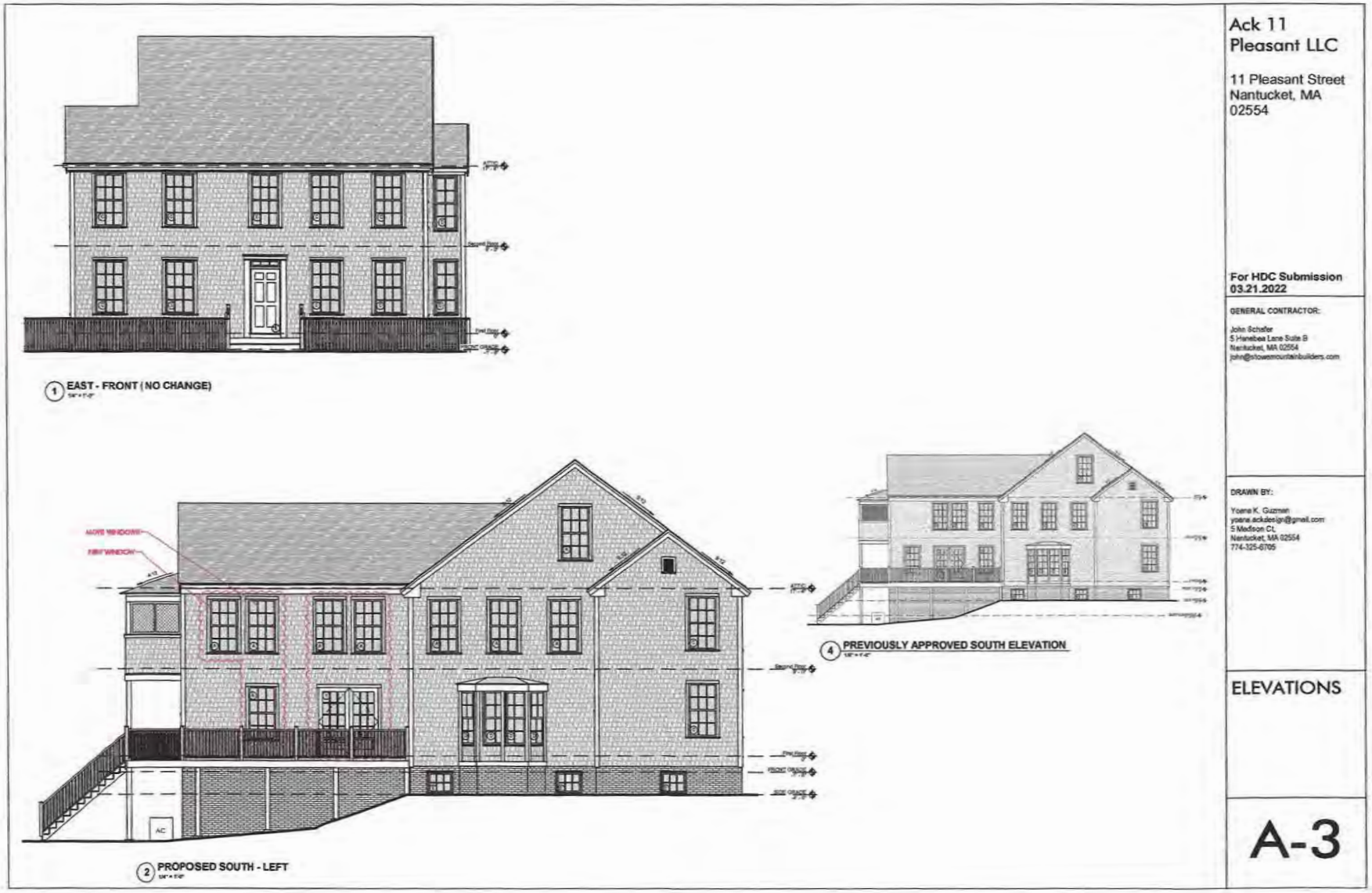
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
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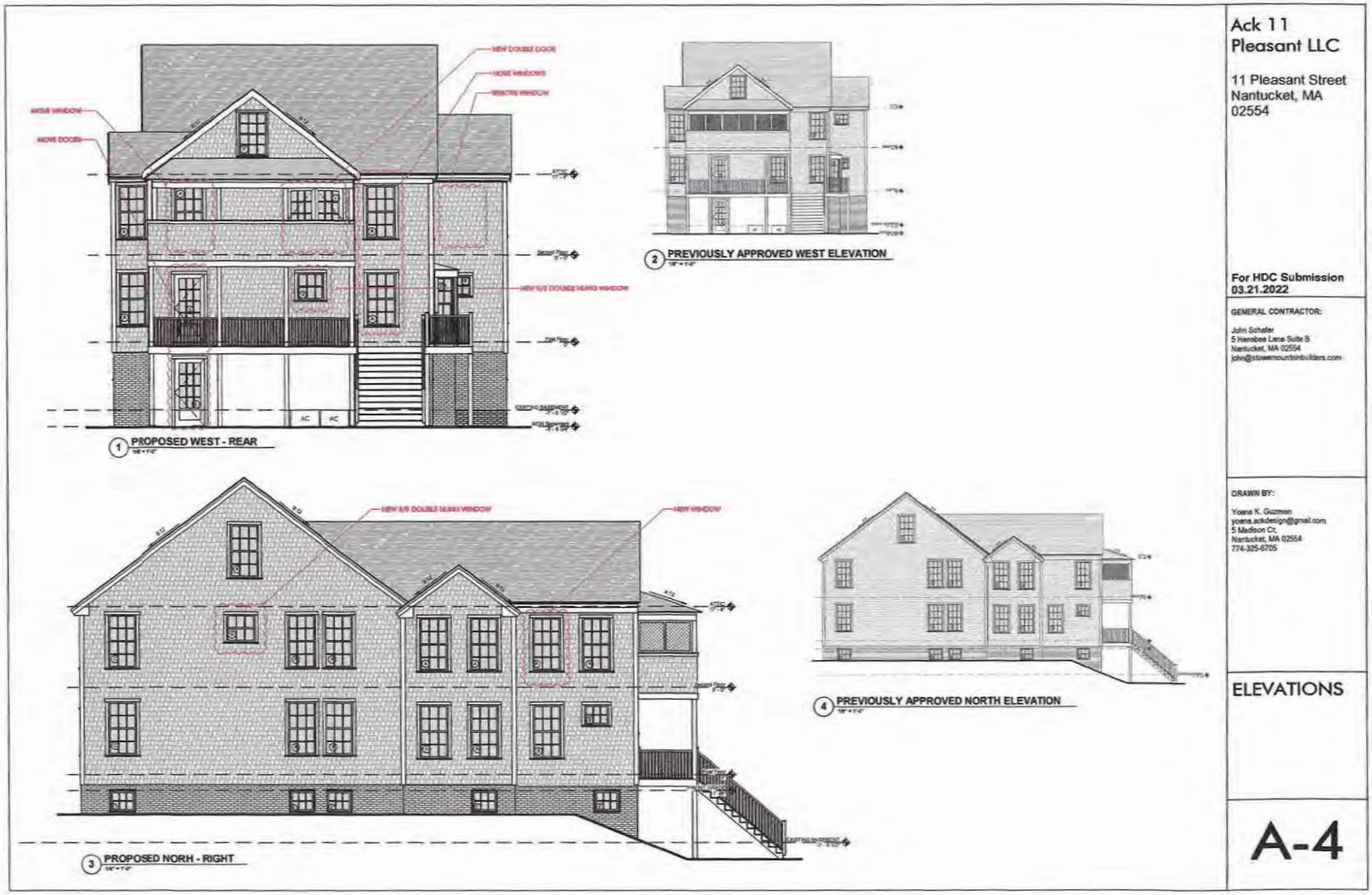
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
Pleasant LLC
11 Pleasant Street
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774-325-6705
ELEVATIONS
A-4

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

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architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

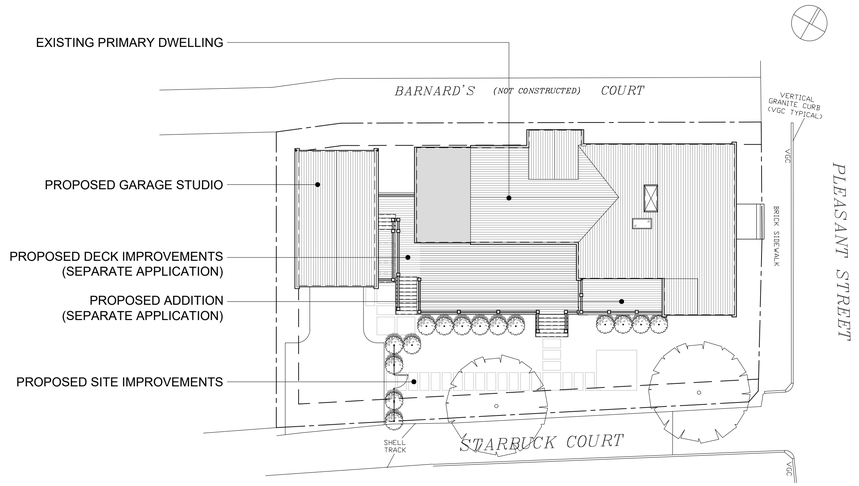


SOUTH FACADE

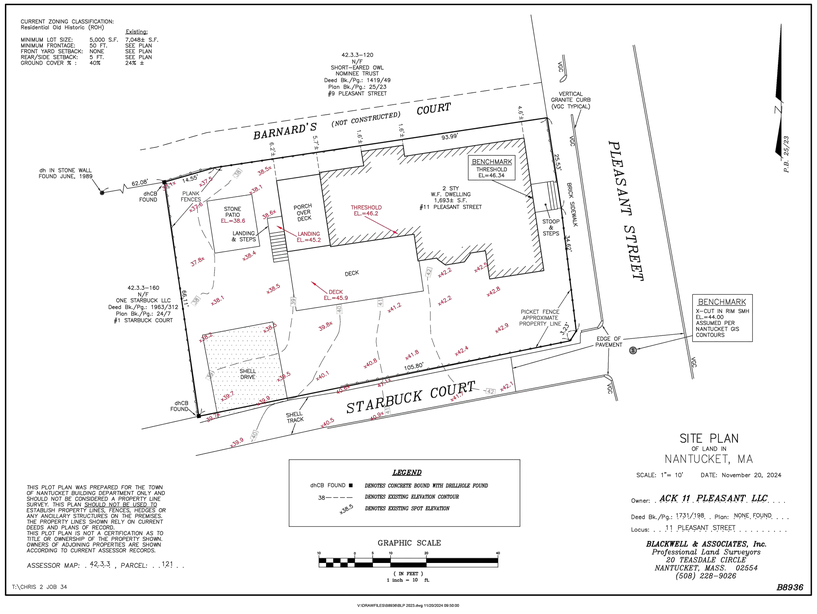


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	510 SF
	PROPOSED TOTAL:	2,191 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA — July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

COVER SHEET

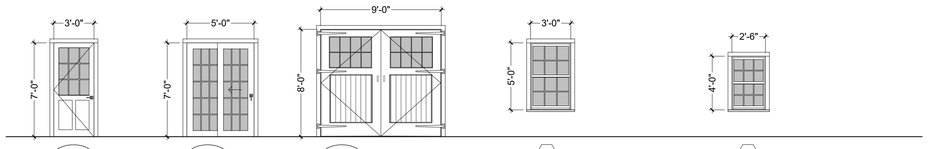
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION — 1/A200
- INTERIOR ELEVATION
- ROOM DESIGNATION — NAME, ##
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE — XX
- WINDOW DESIGNATION — 22
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES — SM
- REVISION — 1
- SWINGING DOOR
- ELECTRICAL PANEL — EP.
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES



TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SLIDING
MFGR: CUSTOM

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

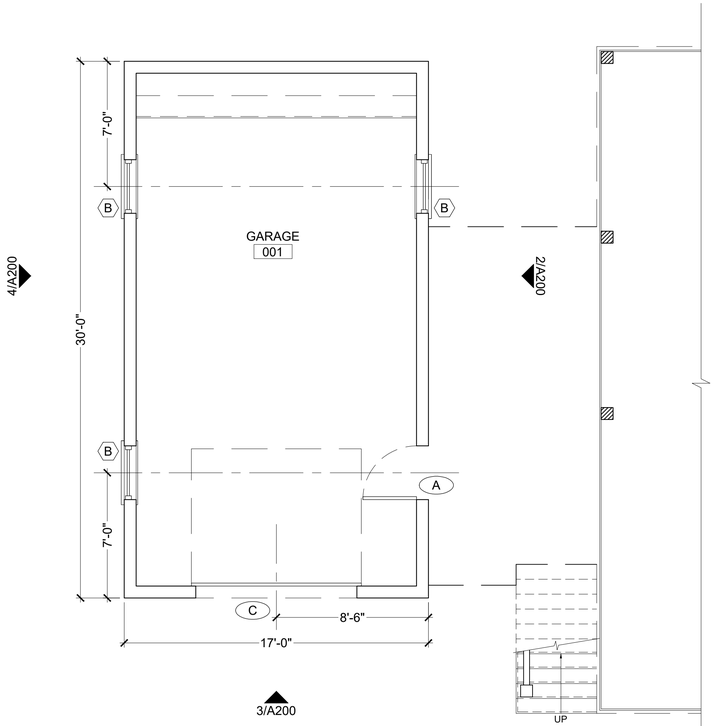
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW TYPES

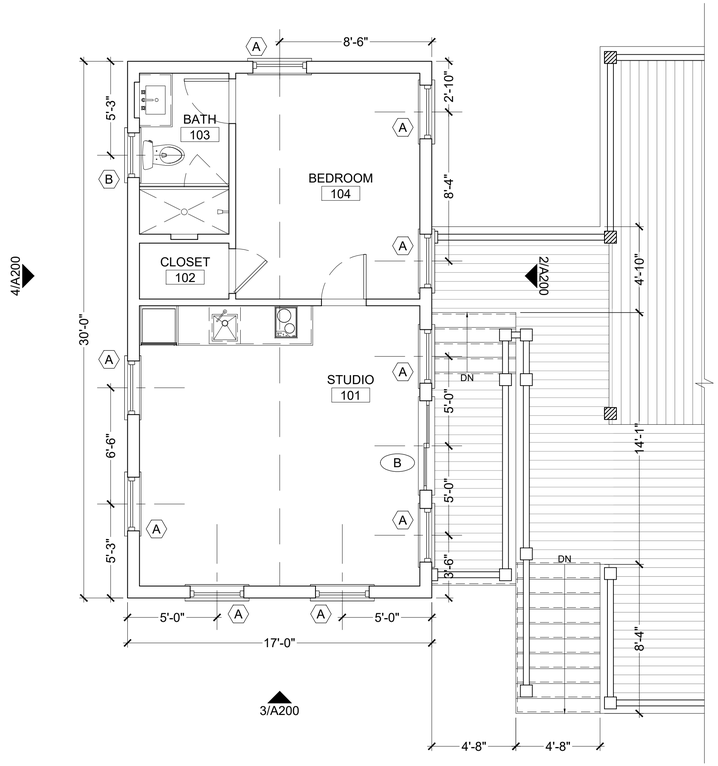
TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

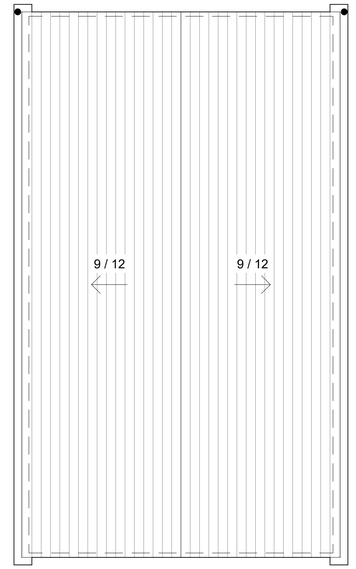
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



01 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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architecture + design

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
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CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

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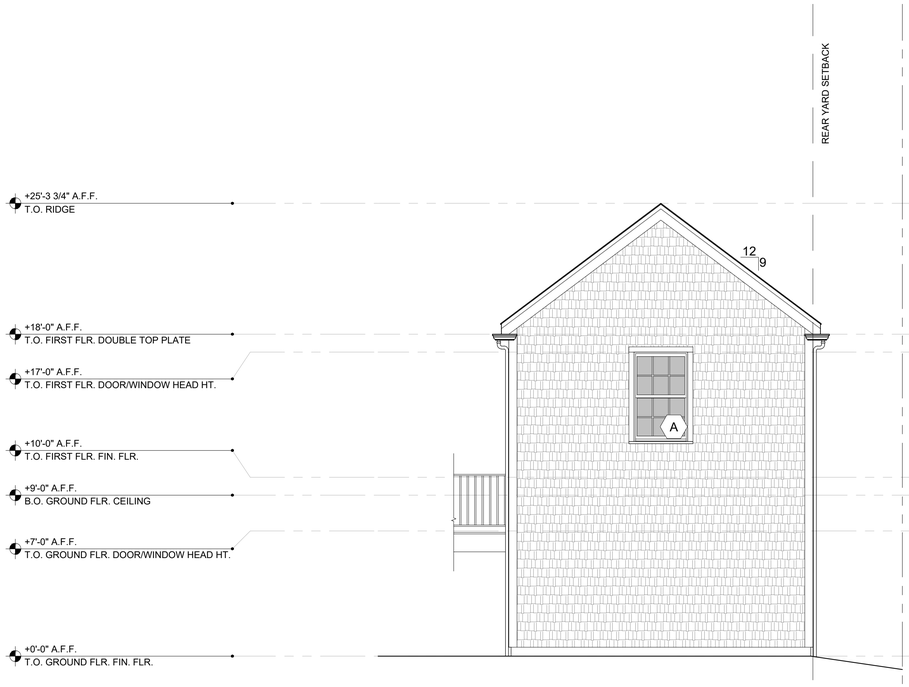
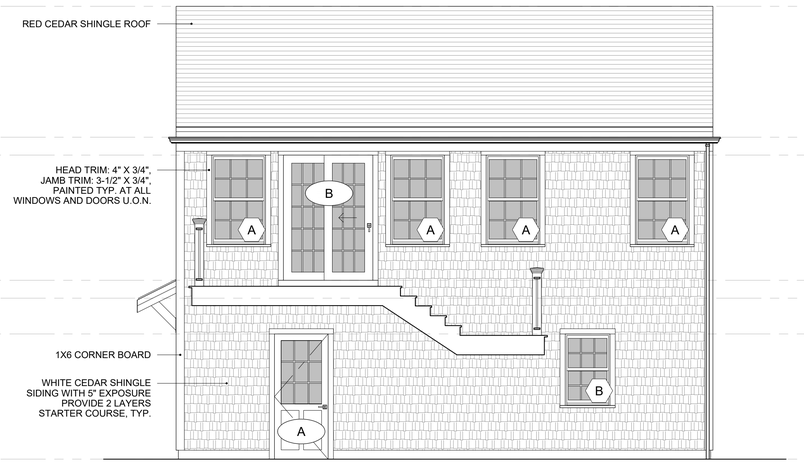
FLOOR PLANS

A100

NO:



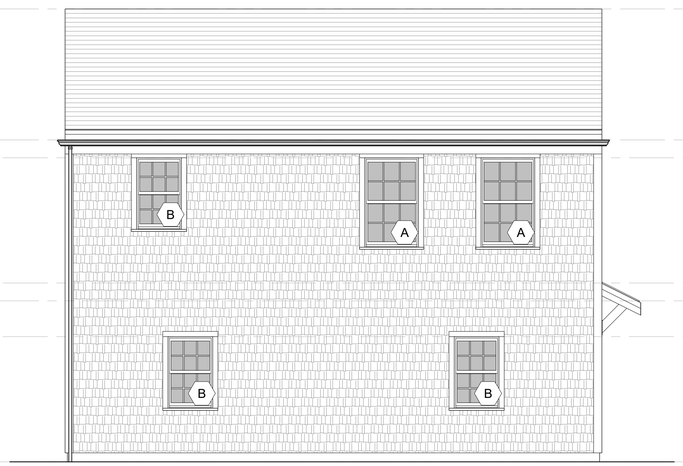
01 PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: **1/4" = 1'-0"**



02 PROPOSED EXTERIOR ELEVATION - EAST
SCALE: **1/4" = 1'-0"**



03 PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: **1/4" = 1'-0"**



04 PROPOSED EXTERIOR ELEVATION - WEST
SCALE: **1/4" = 1'-0"**

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architecture + design

11P
GARAGE STUDIO

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A200

NO:

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

11P - 11 PLEASANT

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

SEPARATE APPLICATION 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11P_RESIDENCE
January 30, 2025

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Pleasant St
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of Studio PPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,



ACK 11 Pleasant LLC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

ADDITION - 11P

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 121

Street & Number of Proposed Work: 11 PLEASANT

Owner of record: ACK 11 PLEASANT LLC

Mailing Address: 11 PLEASANT ST.

NANTUCKET MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST. STE 18

IRVINGTON NY 10533

Contact Phone #: 646.481.7081 E-mail: jamesestudiopparkcom

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☒ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19'-2" Sq. Footage 1st floor: 156 sf Decks/Patio: Size: 8'-2"x19'-2" ☐ 1st floor ☒ 2nd floor

Width: 8'-2" 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 N/A South 12'-7" East N/A West 12'-7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed VARIES ☐ Block ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) EXT. ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT / DECK & BALCONY

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): 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 1x6 Rake N/A Soffit (Overhang) N/A Corner boards 1x6 Frieze N/A

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square 4x4

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side MARVIN

Garage Door(s): Type NA Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) — Roof —

Trim WHITE Sash WHITE Doors WHITE

Deck MAHOGHANY Foundation BRICK 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 2/15/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
508-325-7587

Historic Structures Supplemental Application

Owner of Record: ACK 11 PLEASANT LLC

Address: 11 PLEASANT ST. **Map/Parcel:** 42.3.3/ 121

Historic Name of Building:

Original Date of Construction: 1750 **HDC Survey?** ____ **Yes** ____ **No**

How is the structure rated? ____ **Individually Significant** ____ **Contributing** ____ **Non-Contributing**

Describe Proposed Work:
FIRST FLOOR ADDITION (161 SF) LIVING SPACE W/ BALCONY ABOVE

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):
EXISTING BAY WINDOW (RECENTLY REHABILITATED) PROPOSED DEMOLISITED

All Historic Structure Applications must contain: * SEE HISTORIC INFO PDF

X **1. Historic Documentation** (including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Insurance Maps), historic photographs, HDC Survey, if available)

X **2. As-Built Drawings** (include all elevations, floor plans, and any significant detailing)

X **3. Photographs** (include current elevations and significant details)

X **4. Demolition Plan** (detail all existing building fabric to be removed, interior and exterior)

Please contact the Preservation Planner if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.

Please see the revise side.

Research Resources for Historic Structures

- **Nantucket Historical Association (NHA)**
  - *Manuscript Collections, Books, Printed Materials, Audio-Visual Collections, and Photograph Collections. Several inventories of island structures are housed in the Edouard A. Stackpole Reading Room. The HABS (Historic American Buildings Survey), HDC (Historic District Commission), and PIN (Preservation Institute Nantucket) documents are surveys of island properties, noting historical background and structural conditions and changes. The photograph collection of the Nantucket Historical Association comprises over 50,000 images, ranging in date from the 1840s to the present day.*
  - Collections can be accessed online at www.nha.org. or NHA Research Library at 508-228-1655, 7 Fair Street.
- **Historic American Buildings Survey (HABS)**
  - *The Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER) collections are among the largest and most heavily used in the Prints and Photographs Division of the Library of Congress. Since 2000, documentation from the Historic American Landscapes Survey (HALS) has been added to the holdings. The collections document achievements in architecture, engineering, and landscape design in the United States and its territories through a comprehensive range of building types, engineering technologies, and landscapes. https://www.loc.gov/pictures/collection/hh/*
- **Atheneum Reference Collection**
  - *The Atheneum has a collection of materials about Nantucket Island, including books, pamphlets, newspapers, logbooks, and letters. Items relevant to historic structures include historic photographs from newspaper collections and vertical files from authors writing books about Nantucket.*
  - https://nantucketatheneum.org/#explore Or 508-228-1110, Lower India Street
- **Nantucket Preservation Trust (NPT)**
  - *The* Nantucket *Preservation Trust is the local non-profit organization for historic preservation on the island. They have some material for research, but also provide information on the restoration and renovation of your historic structure.*
  - https://www.nantucketpreservation.org/ Or 508-882-1387, 11 Centre Street
- **Preservation Institute: Nantucket (PIN)**
  - *Nantucket (PIN). Originally initiated in 1969 and officially conceived in 1972, PIN is the United States oldest, continually operating applied learning program in the field of historic preservation. They work to produce projects on the architecture and history of the island. Past projects have included the HABS documentation of local buildings, on file with the Nantucket Historical Association.*
  - https://dcp.ufl.edu/historic-preservation/pin/ at 508-228-2429, 11 Center Street
- **Nantucket Cultural Resource Map** Nantucket Historic House Interiors Survey
  - *The Nantucket Cultural Resource Map is an University of Florida Preservation Institute Nantucket (PIN) and Nantucket Preservation Trust (NPT), Community Preservation Committee CPC funded project. It identifies and provides digital information on individual buildings, streetscapes, and other components of the historic Nantucket Town documented by PIN. This information is available to the public for educational purposes and can be used for HDC applications.*
- **Massachusetts Historical Commission's Massachusetts Cultural Resource Information System Maps (MACRIS)** *This site allows users to search the Massachusetts Historical Commission (MHC) online MACRIS database by location for information on file with the MHC on cultural resources throughout the Commonwealth of Massachusetts.*
  - The database is searchable by address for historic surveys throughout Massachusetts: https://maps.mhc-macris.net/
- **Historic District Commission files:**
  - There are "1988-1989" historic surveys on many of the buildings in the core district, as well as the core Sconset area, the Quidnet area, the Madaket area, the Surfside area, and Wauwinet area. These files can be researched by asking the staff.
  - New historic surveys are being added to our inventory and MACRIS as a member of the Certified Local Government (CLG) Federal Preservation Program. More information can be found here: https://nantucket-ma.gov/2655/Preservation-Planning

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF

PROPERTY OWNER: ACK 11 Pleasant LLC

MAILING ADDRESS: 3 Meridien Drive Norwalk CT 02653

PROPERTY LOCATION: 11 Pleasant

ASSESSORS MAP/PARCEL: 42/3.3.121

SUBMITTED BY: studio PPARK - James Krapp

SEE ATTACHED PAGES

I certify the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

January 30, 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: 11 PLEASANT , NANTUCKET MA 02554

Tax Map Number: 42.3.3 Parcel Number: 121

Owner of Record: ACK 11 Pleasant LLC

Description of Proposal: Addition, Garage/Studio

Anticipated HDC Submission Date: 02.14.2025

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.

SCHNEIDER THOMAS C & ALISON P
2 CONCORD ST
CHARLESTON, SC 29401-2566

SCHNEIDER THOMAS C TRST ETAL
TC SCHNEIDER IRREV TRUST # 2
2 CONCORD ST
CHARLESTON, SC 29401-2566

KNUTSON CAROLYN C M & ANNE B CO-TRS
CAROLYN C M KNUTSON REV TRST 2000
3460 PRESTON RIDGE RD STE 150
ALPHARETTA, GA 30005

SANFORD ALFRED F III TRST
13 PLEASANT ST REALTY TRUST
13 PLEASANT ST
NANTUCKET, MA 02554

ONE STARBUCK LLC
100 3RD AVE S UNIT 3604
MINNEAPOLIS, MN 55401

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4233	73		SCHNEIDER THOMAS C & ALISON P		2 CONCORD ST	CHARLESTON	SC	29401-2566	10 PLEASANT ST
4233	74		SCHNEIDER THOMAS C TRST ETAL	TC SCHNEIDER IRREV TRUST # 2	2 CONCORD ST	CHARLESTON	SC	29401-2566	12 PLEASANT ST
4233	120		KNUTSON CAROLYN C M & ANNE B CO-TRS	CAROLYN C M KNUTSON REV TRST 2000	3460 PRESTON RIDGE RD STE 150	ALPHARETTA	GA	30005	9 PLEASANT ST
4233	122		SANFORD ALFRED F III TRST	13 PLEASANT ST REALTY TRUST	13 PLEASANT ST	NANTUCKET	MA	02554	13 PLEASANT ST
4233	160		ONE STARBUCK LLC		100 3RD AVE S UNIT 3604	MINNEAPOLIS	MN	55401	1 STARBUCK CT
Count:	**5**								

7021 2720 0001 8232 1897

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Minneapolis MN 55401

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: ONE STARBUCK LLC
Street and Apt. No., or PO Box No.: 100 3RD AVE S UNIT 36004
City, State, ZIP+4®: MINNEAPOLIS, MN 55401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Alpharetta GA 30005

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: KNUDSON CAROLYN C M & ANNE B CO TRS
Street and Apt. No., or PO Box No.: 3960 PRESTON RIDGE RD STE 150
City, State, ZIP+4®: ALPHARETTA, GA 30005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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02/13/2025

Sent To: SANFORD ALFRED F III TRST
Street and Apt. No., or PO Box No.: 13 PLEASANT ST
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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Postmark Here

FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C & ALISON P
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0049 04

Postmark Here

FEB 13 2025

02/13/2025

Sent To: SCHNEIDER THOMAS C TRST ETAL
Street and Apt. No., or PO Box No.: 2 CONCORD ST
City, State, ZIP+4®: CHARLESTON, SC 29401-2566

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11P HDC HISTORIC SUPPLEMENT

11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

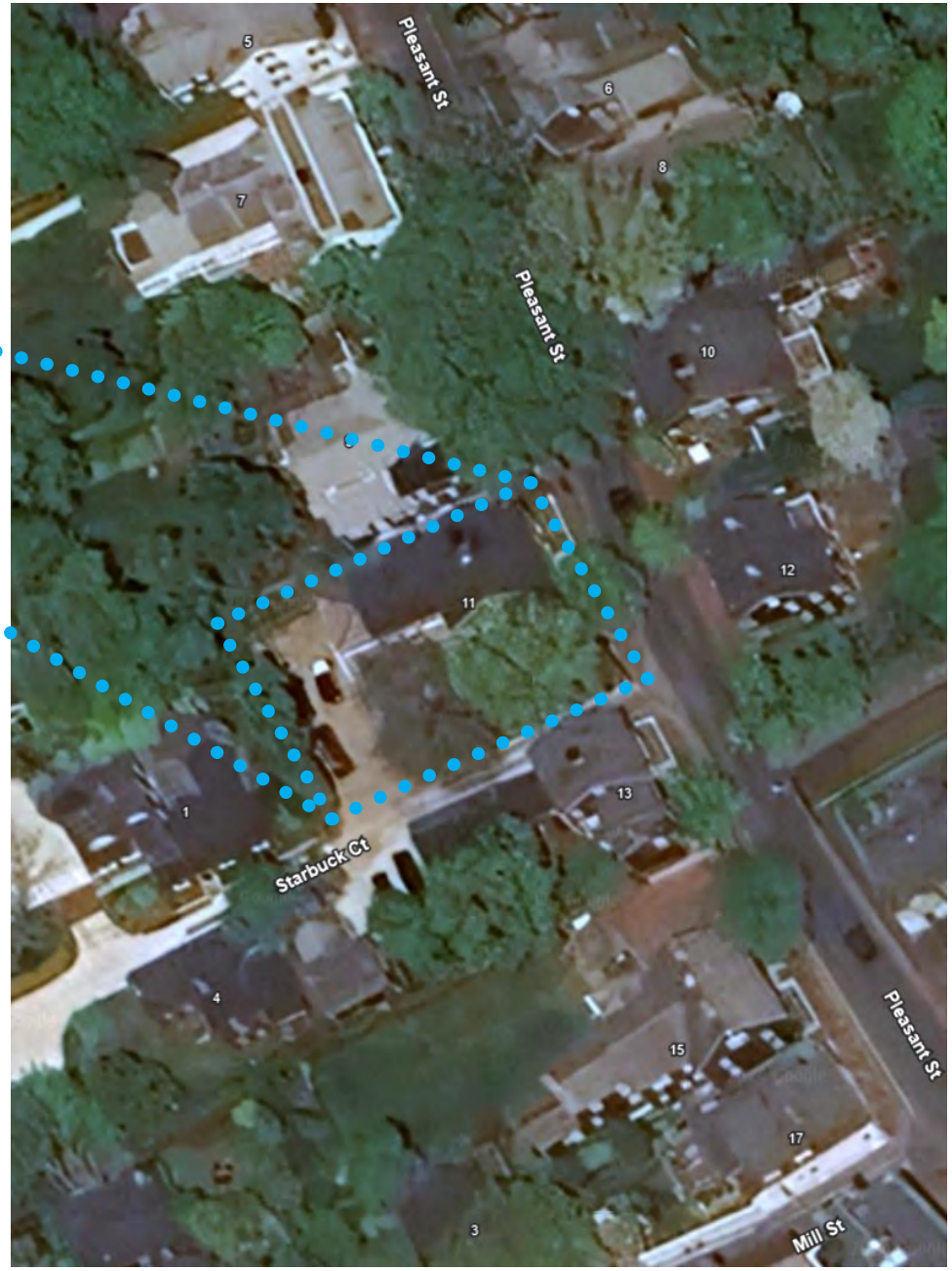
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



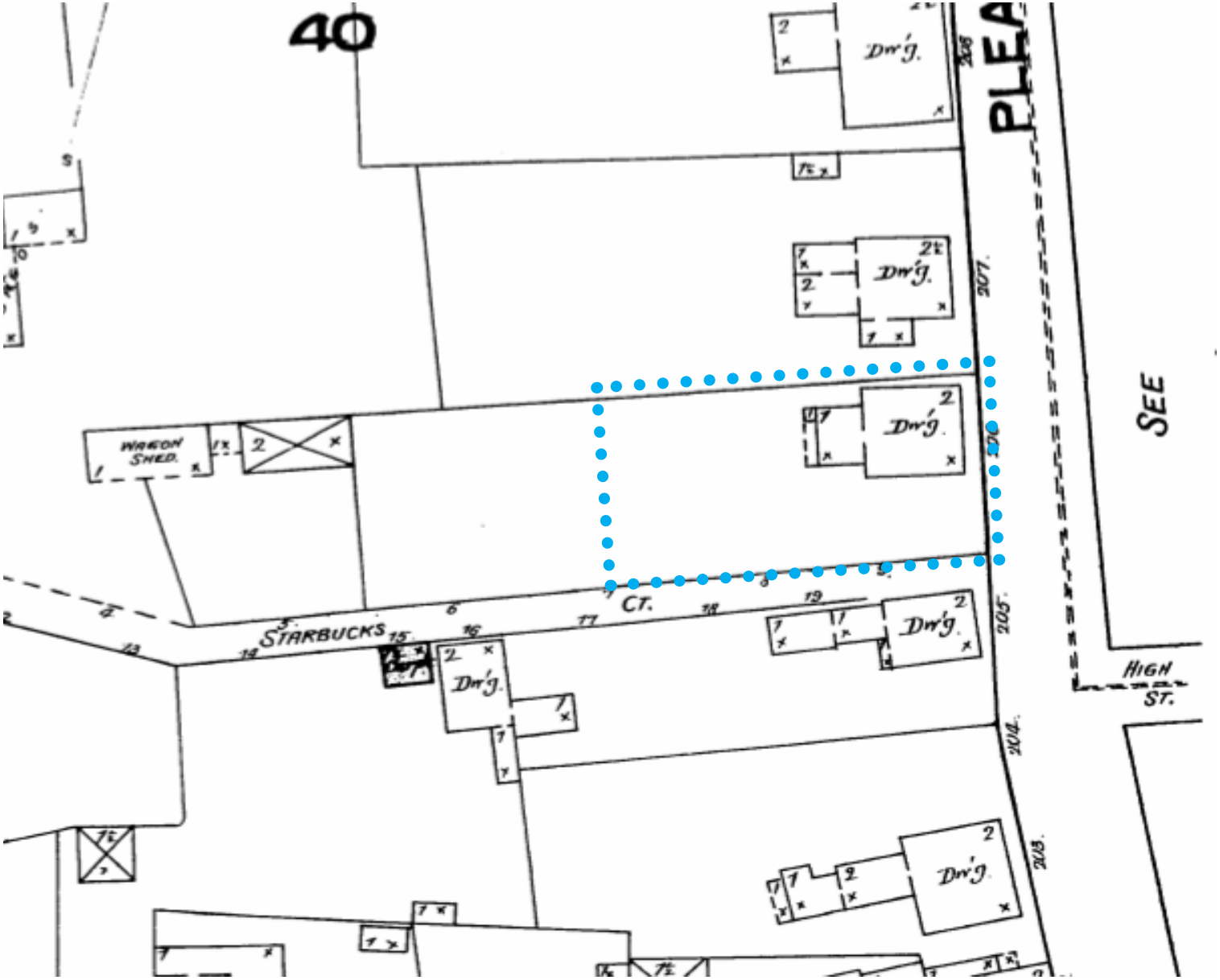
TAX MAP - NTS

ZONING INFORMATION

Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS



NORTH

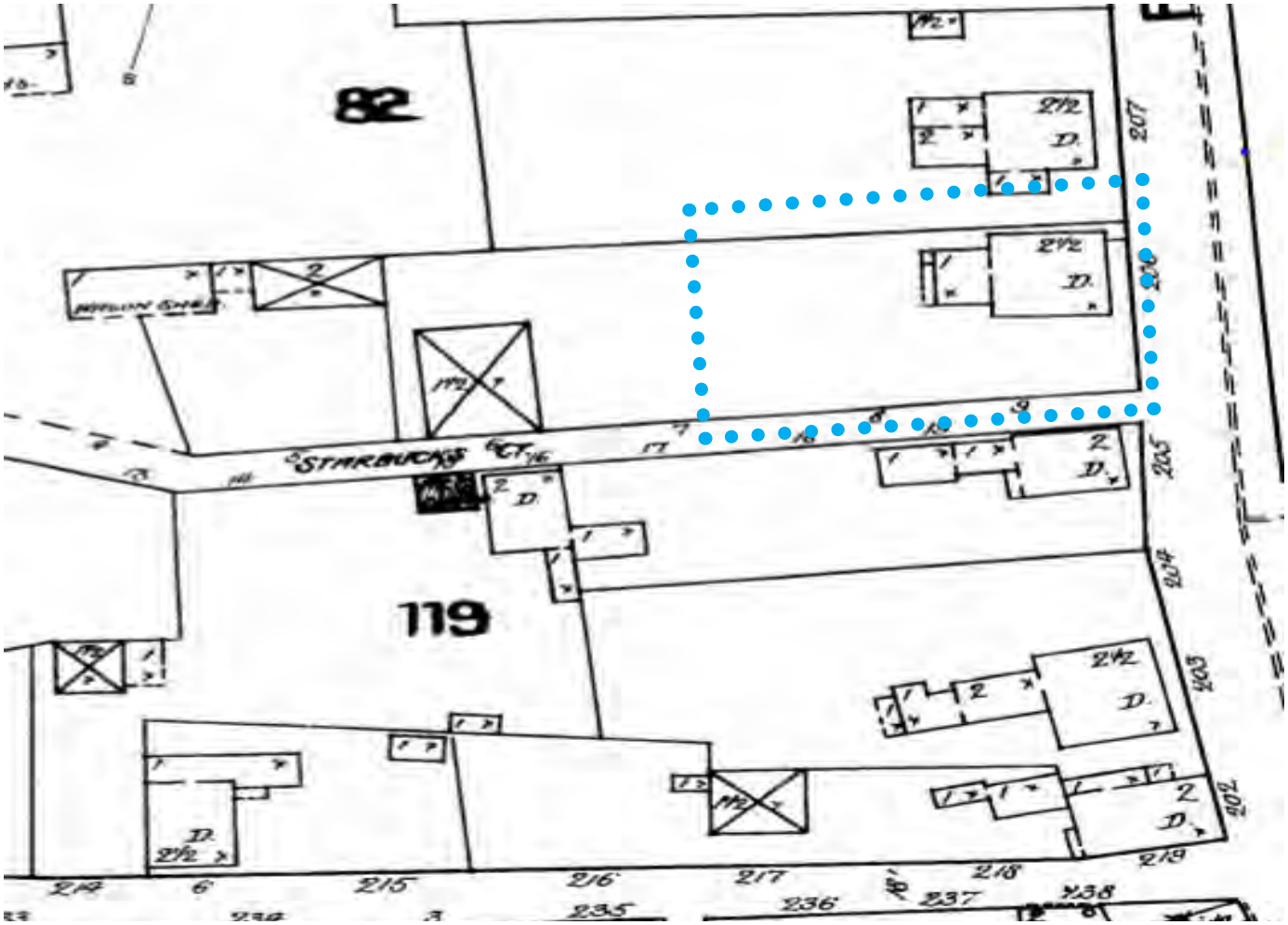
1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

NORTH

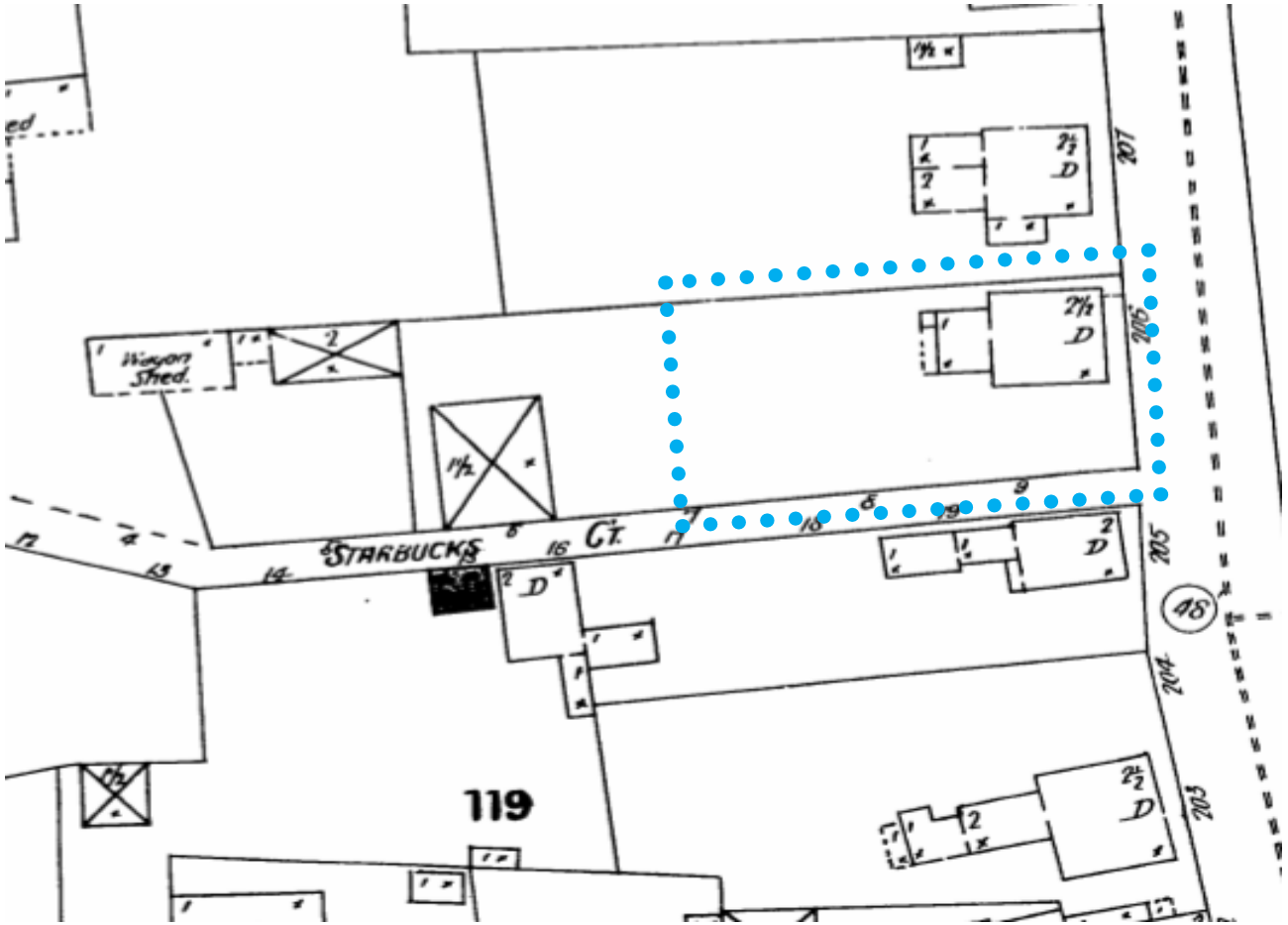


1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

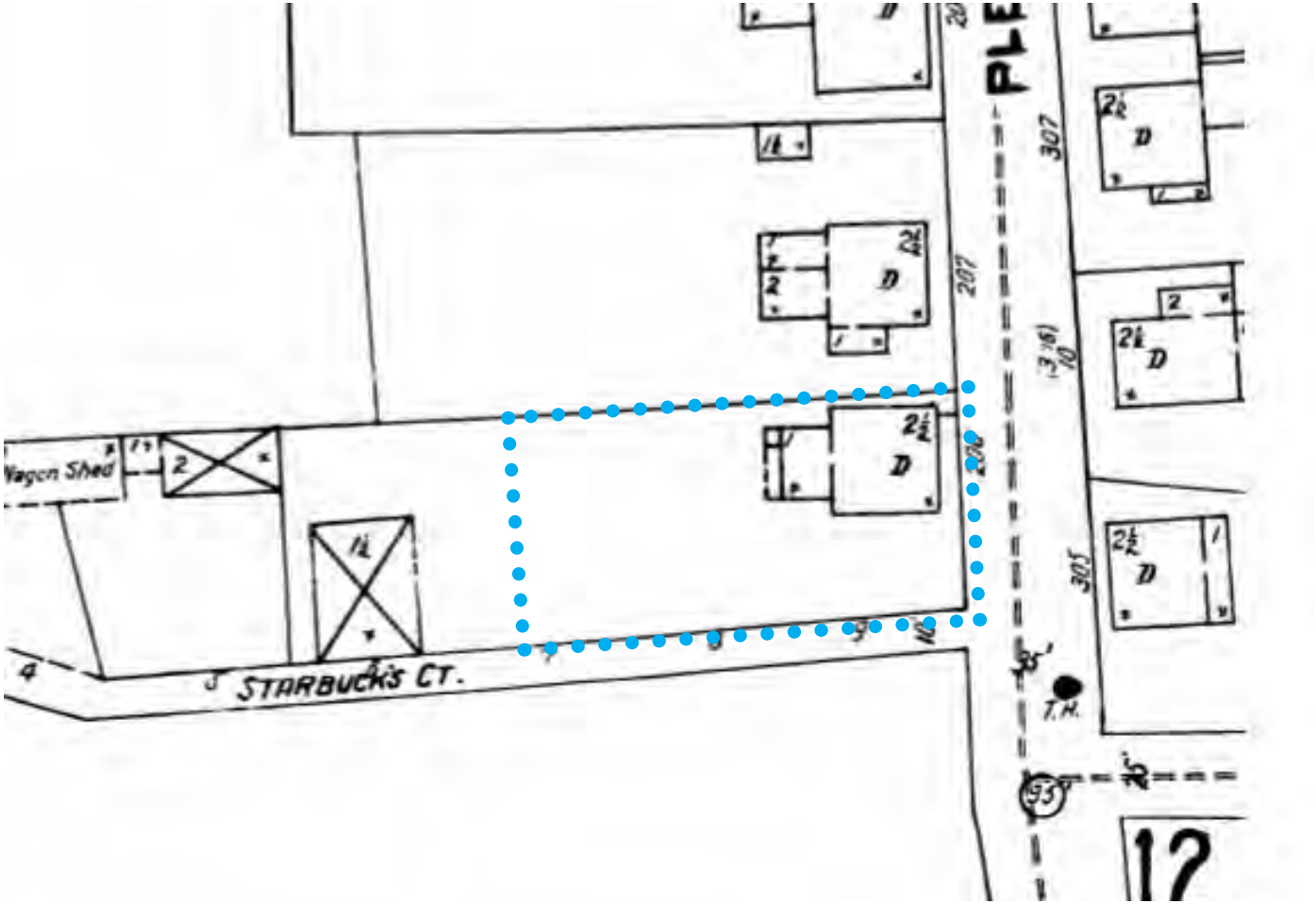


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

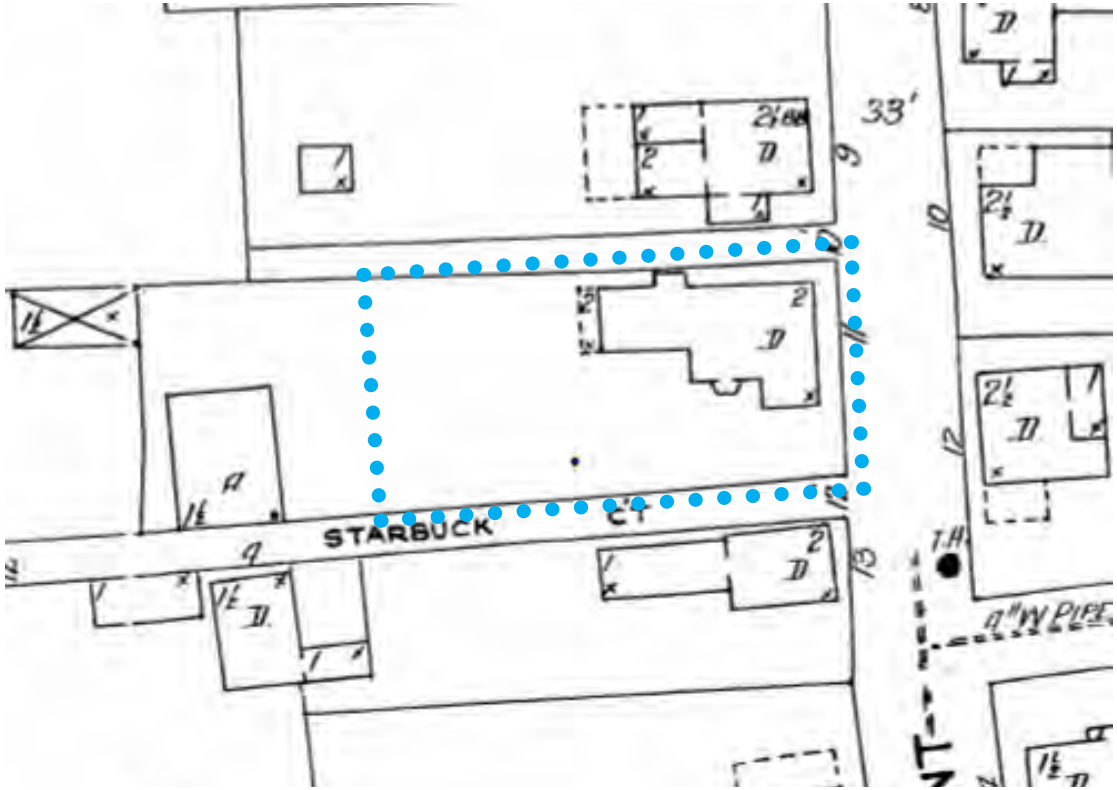


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

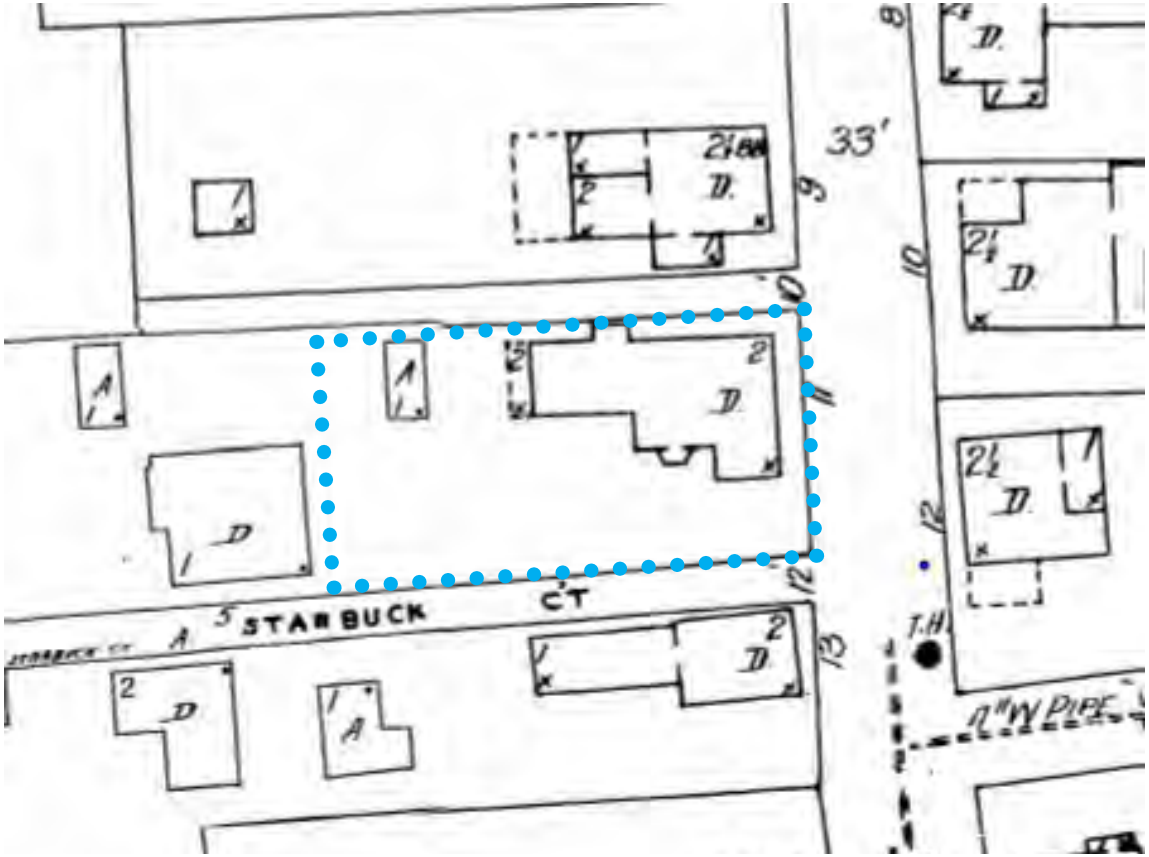


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



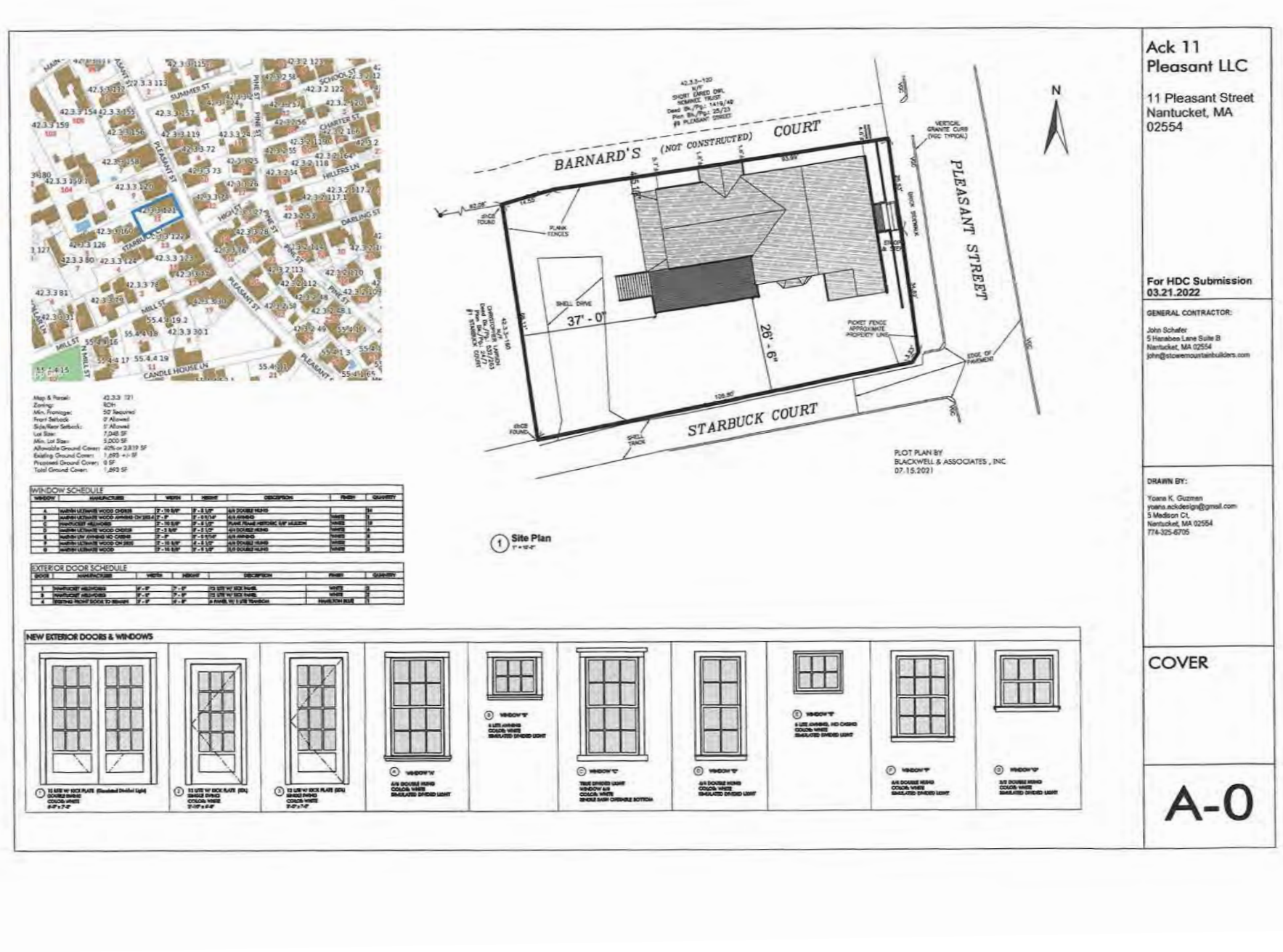
1949 - NO CHANGE

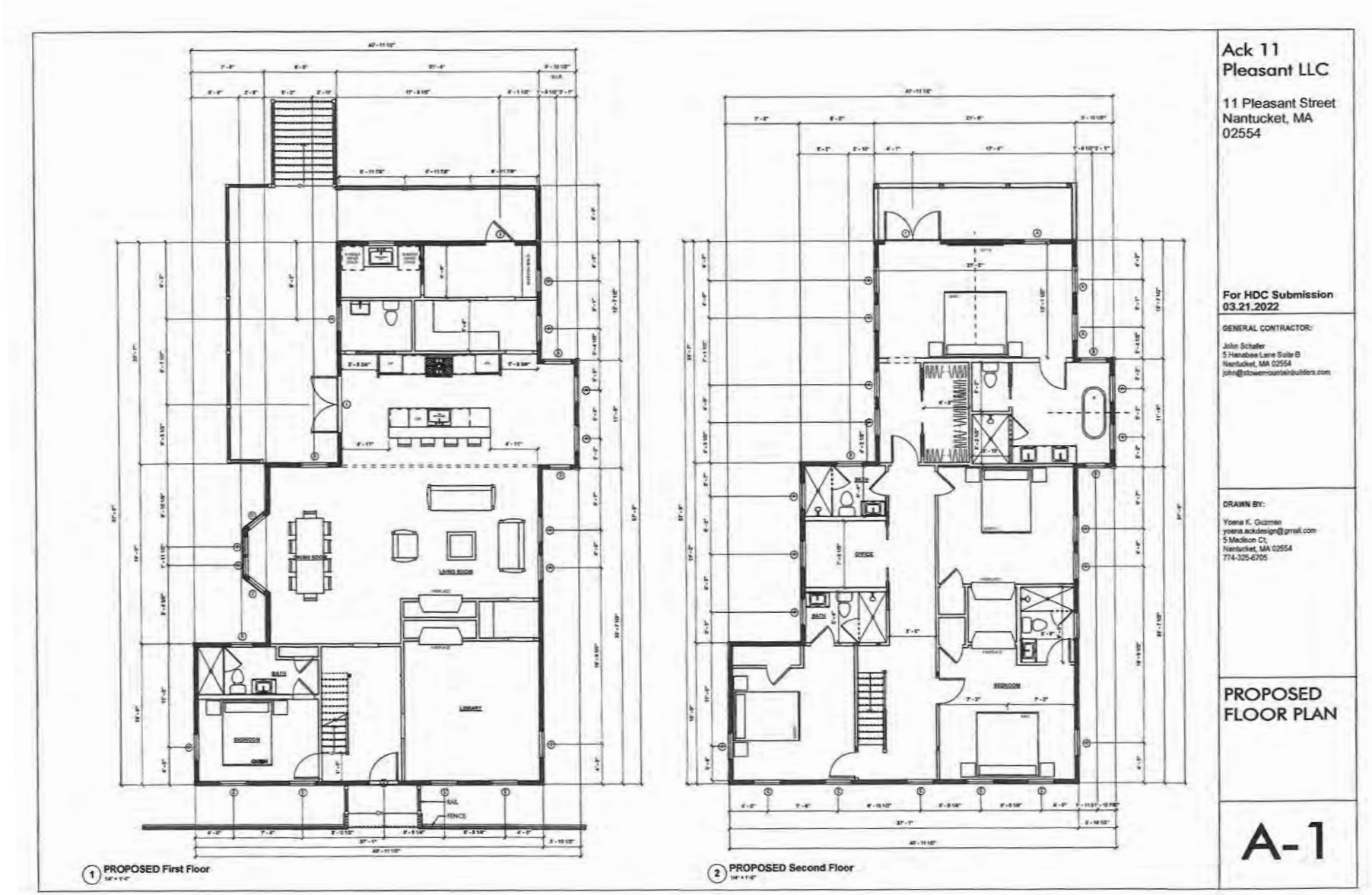
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

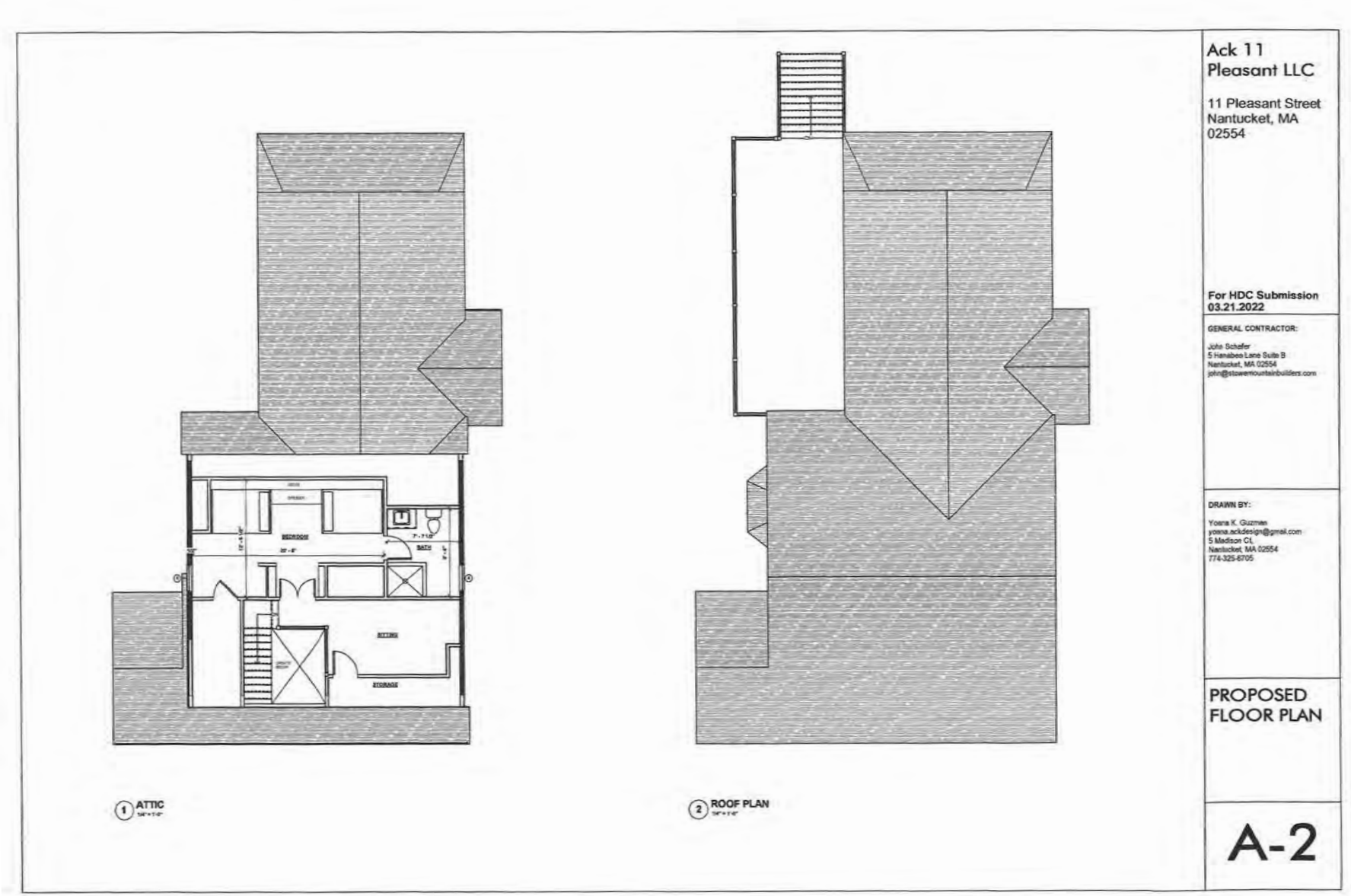
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

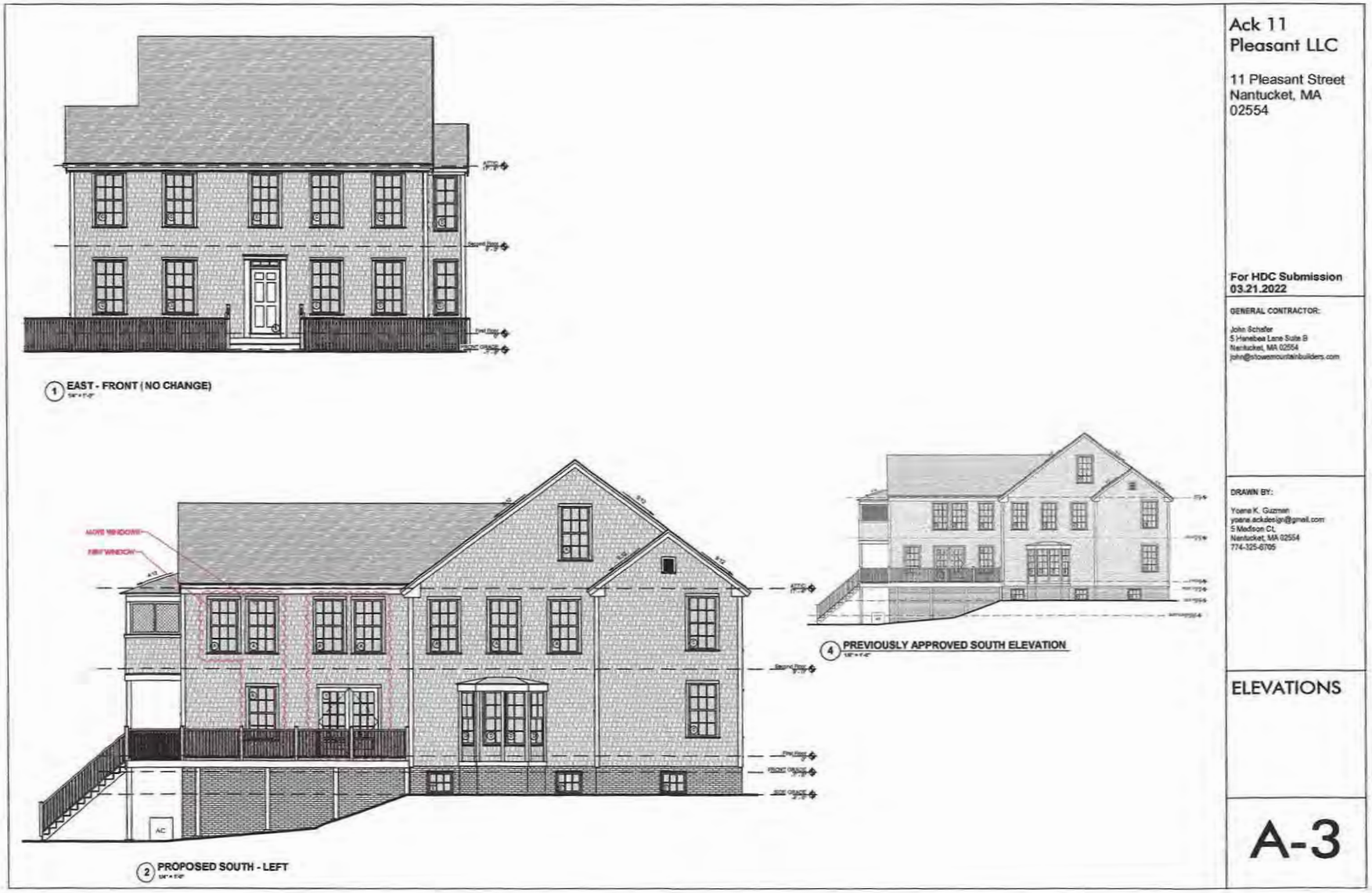
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

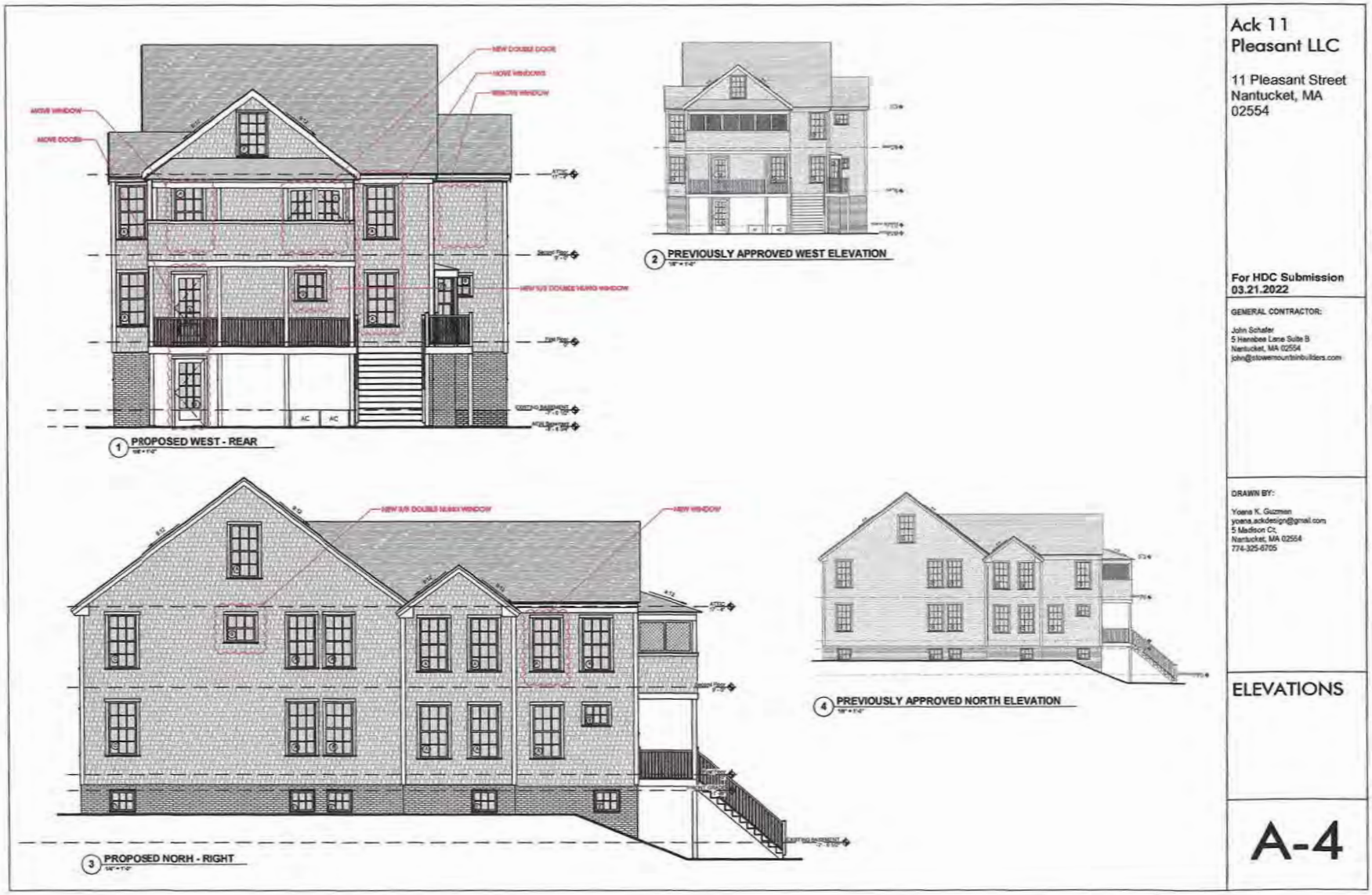
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
Representing	Linda Williams
Public	None
Concerns (7:11)	**Williams** – Presented project. **Backus** – Read HSAB comments 4/11: Drawings of existing conditions would be very helpful. South windows should be separated more. Proposed north window in the main mass creates an unbalanced appearance and should be eliminated. The 2 west-facing windows in the main mass do not need to shift to the left; that removes more original fabric and should remain as is. The chimney is not shown on the drawings; this should be corrected and approved with corrected drawings. HSAB would like to see revisions. Circa 1750 typical Nantucket 5 bay. Agrees with HSAB on the north and south elevations of the addition have a lot of glass and will be visible. Agrees with HSAB about the center-ridge chimney remaining. **Camp** – The most important changes for her are on the back. North elevation, remove the 6-light window. **Oliver** – No concerns. **Coombs** – She's good with the proposed changes. Put the chimney back. **McLaughlin** – No comments regarding the proposal.
Motion	**Motion to Approve through staff with the window put back in and remove the north elevation 6-light and move the south elevation window 8". (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye — Certificate # **HDC2022-03-6028**


Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stoweymountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
COVER
A-0
BARNARD'S (NOT CONSTRUCTED) COURT
PLEASANT STREET
STARBUCK COURT
N
37' - 0"
26' - 6"
PLANK FENCES
SHELL DRIVE
PICKET FENCE APPROXIMATE PROPERTY LINE
EDGE OF PAVEMENT
VERTICAL GRANITE CURB (TYP. TYPICAL)
PLOT PLAN BY
BLACKWELL & ASSOCIATES , INC.
07.15.2021
1 Site Plan
WINDOW SCHEDULE
EXTERIOR DOOR SCHEDULE
NEW EXTERIOR DOORS & WINDOWS


1 PROPOSED First Floor
2 PROPOSED Second Floor
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoena K. Guzman
yoena.ackdesign@gmail.com
5 Madison Ct;
Nantucket, MA 02554
774-325-6705
PROPOSED FLOOR PLAN
A-1


1 ATTIC
2 ROOF PLAN
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanabee Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


1 EAST - FRONT (NO CHANGE)
2 PROPOSED SOUTH - LEFT
4 PREVIOUSLY APPROVED SOUTH ELEVATION
Ack 11 Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
John Schafer
5 Hanebea Lane Suite B
Nantucket, MA 02554
john@stowemountainbuilders.com
DRAWN BY:
Yoana K. Guzman
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


1 PROPOSED WEST - REAR
2 PREVIOUSLY APPROVED WEST ELEVATION
3 PROPOSED NORH - RIGHT
4 PREVIOUSLY APPROVED NORTH ELEVATION
Ack 11
Pleasant LLC
11 Pleasant Street
Nantucket, MA
02554
For HDC Submission
03.21.2022
GENERAL CONTRACTOR:
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5 Hanabee Lane Suite B
Nantucket, MA 02554
DRAWN BY:
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yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-4

11P HDC SITE CONTEXT

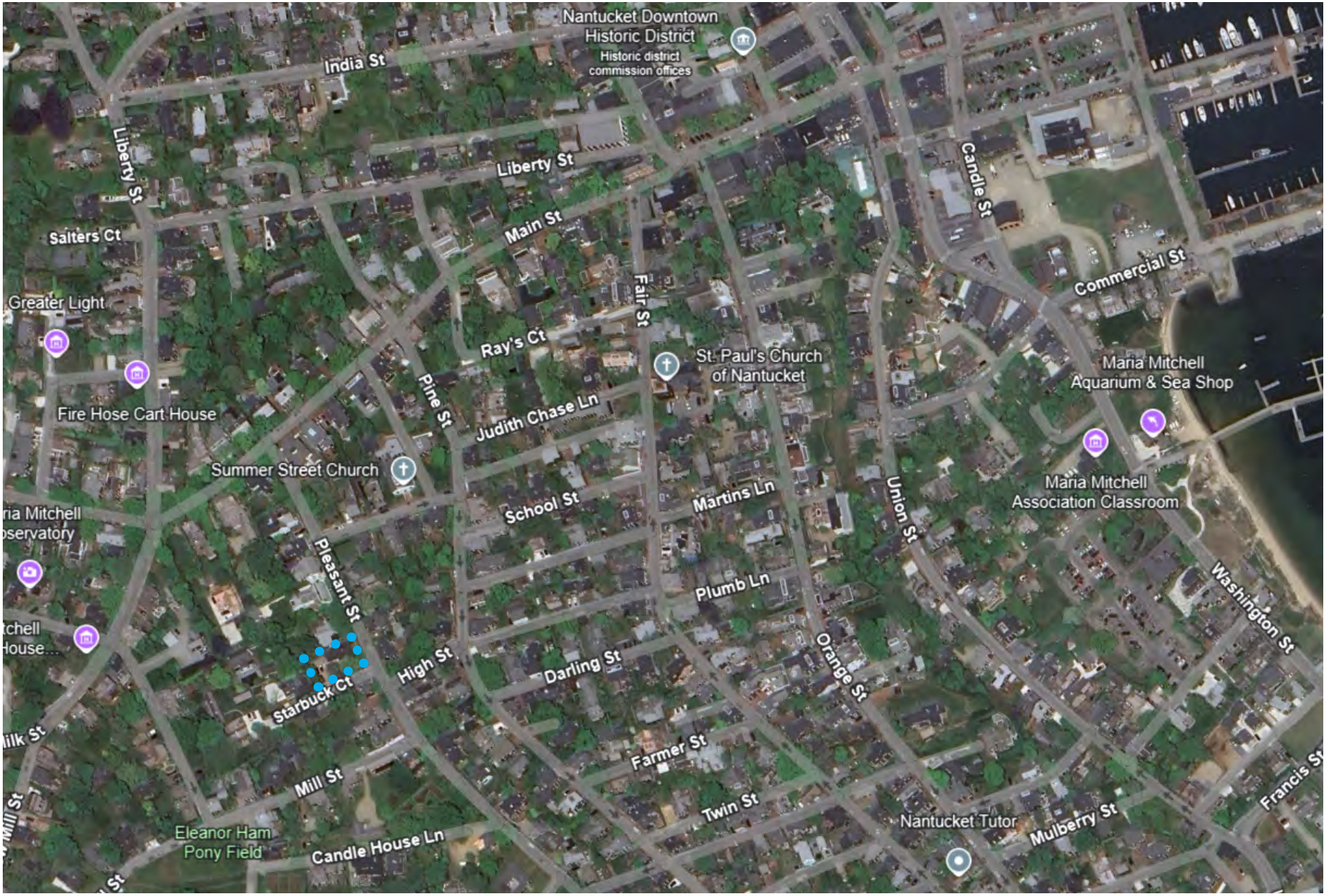
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



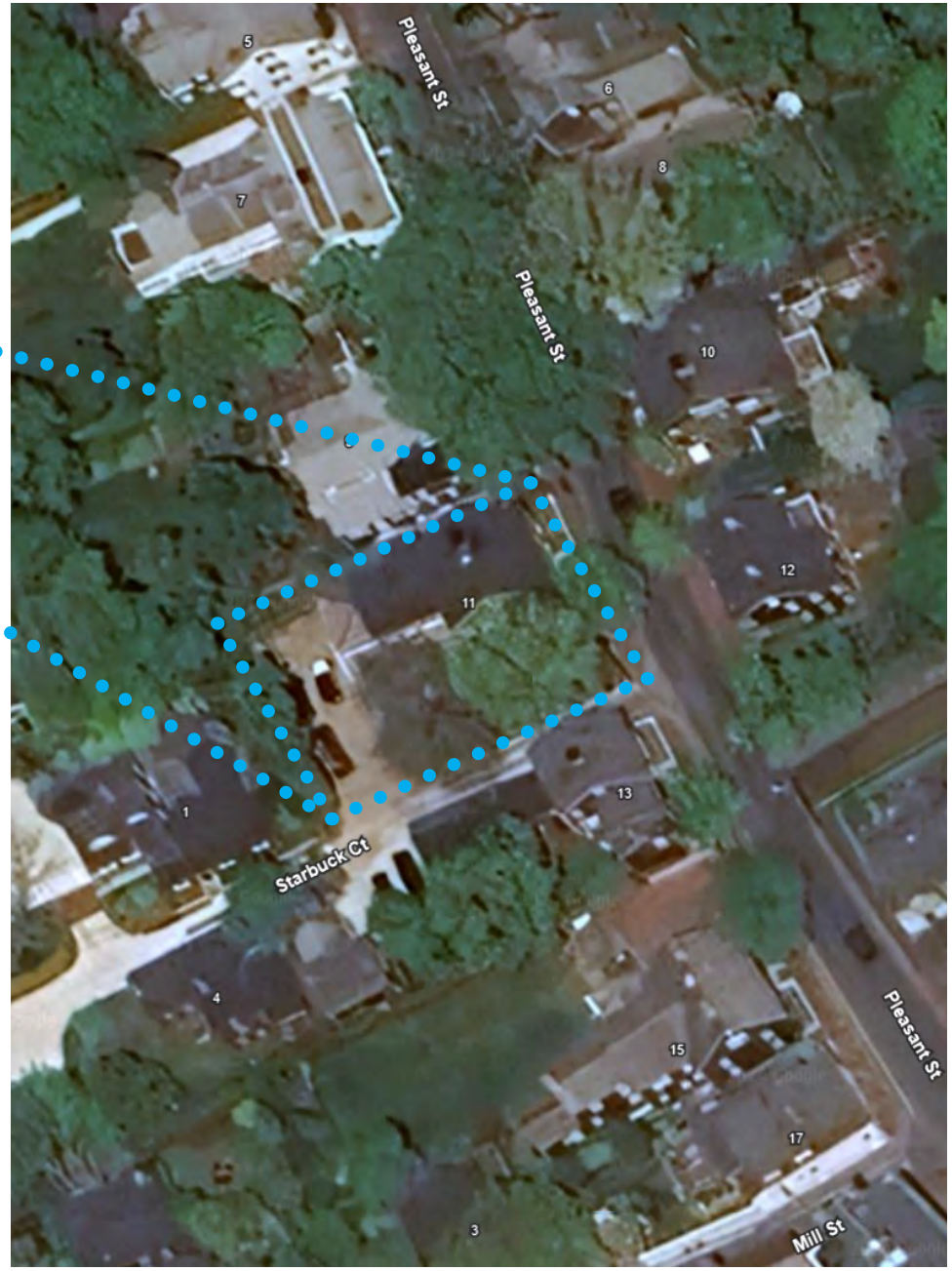
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

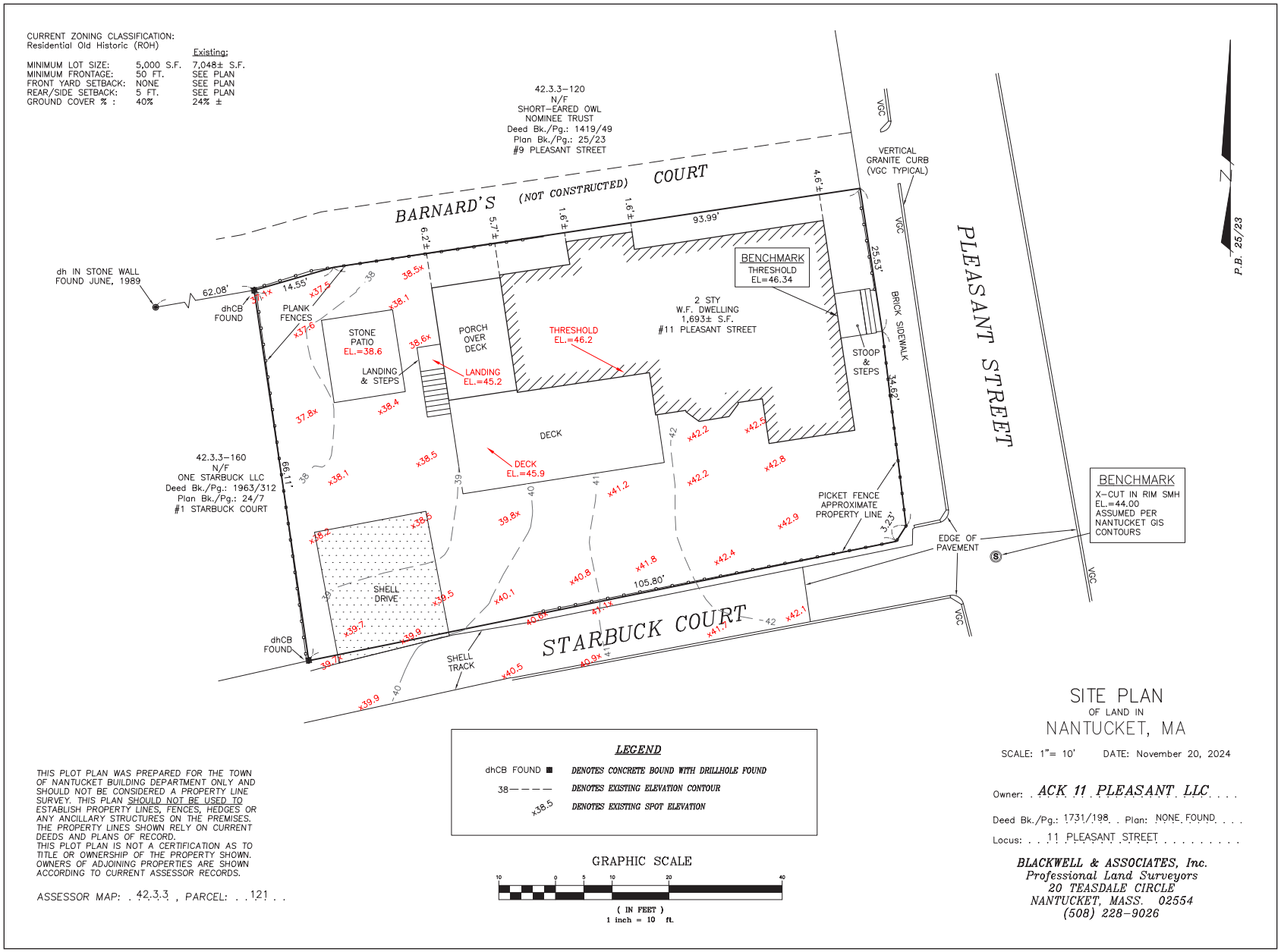
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



AERIAL CONTEXT- NTS

SITE SURVEY

Scale: NTS





EAST FACADE FACING PLEASANT ST



NORTHEAST CORNER FROM PLEASANT ST



SOUTHWEST CORNER FROM STARBUCK CT



WEST VIEW DOWN STARBUCK CT



VIEW NORTH ON STARBUCK



SOUTHWEST PROPERTY CORNER



VIEW NORTH EAST FROM STARBUCK



VIEW NORTH ON STARBUCK



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING EAST



SOUTH YARD LOOKING NORTH



SOUTH YARD LOOKING WEST



EXISTNG DECK STAIR



WEST YARD LOOKING EAST



EXISTING SOUTH DECK



NORTH SIDE YARD LOOKING WEST



FACADE DETAILS



EXISTING SOUTH DECK



FACADE DETAILS



FACADE DETAILS

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

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architecture + design

CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



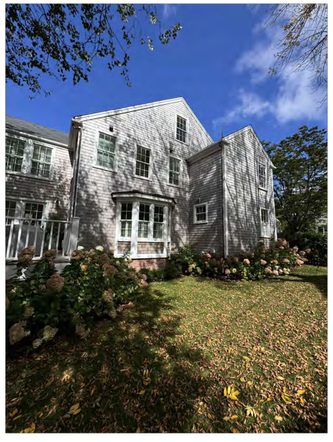
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

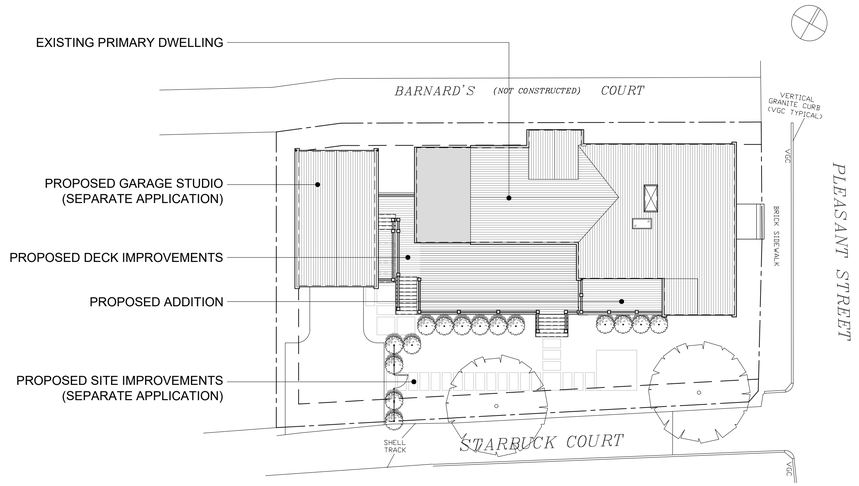


SOUTH FACADE

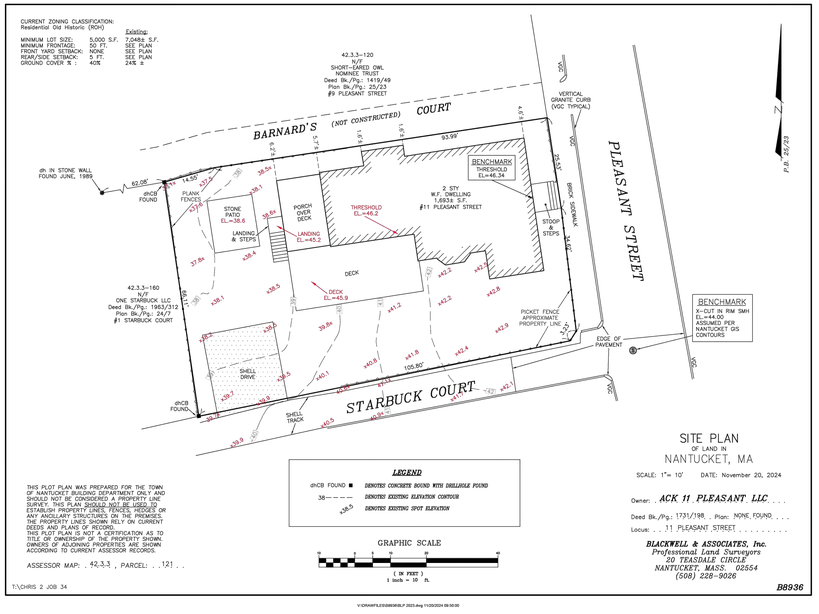


REAR YARD AND WEST FACADE

PROPOSED SITE PLAN - N.T.S.



EXISTING SURVEY - N.T.S.



LIST OF DRAWINGS

ARCHITECTURAL

T100	COVER SHEET
A100	FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING INFORMATION

PARCEL ID	42.3.3 121	
LOT ZONING	ROH	
FRONT YARD SETBACK	0'-0"	
SIDE / REAR YARD SETBACKS	5'-0"	
MINIMUM FRONTAGE	50'-0"	
MAX. BUILDING HEIGHT	30'-0"	
MINIMUM LOT SIZE	5,000 SF	
ACTUAL LOT SIZE	7,124 SF	
GROUND COVER	ALLOWABLE:	2,849 SF
	EXISTING:	1,681 SF
	PROPOSED NEW:	138 SF
	PROPOSED TOTAL:	1,819 SF

GIS LOCUS MAP - N.T.S.

Town and County of Nantucket, MA — July 23, 2024



Property Information

Property ID 10066
Location 11 PLEASANT ST
Owner ACK 11 PLEASANT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

COVER SHEET

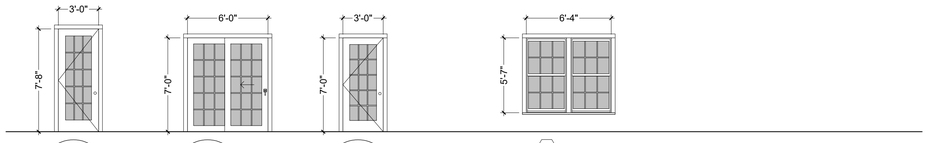
T100

NO:

GENERAL LEGEND

- DETAIL
- EXTERIOR ELEVATION (1/A200)
- INTERIOR ELEVATION
- ROOM DESIGNATION (NAME, ##)
- POCKET DOOR
- NEW PARTITIONS OR WALL FURRING
- MASONRY
- DOOR DESIGNATION SEE SCHEDULE (XX)
- WINDOW DESIGNATION (22)
- COMBINED SMOKE/ CO DETECTOR, SEE NOTES (SM)
- REVISION (1)
- SWINGING DOOR
- ELECTRICAL PANEL (EP.)
- NO WORK IN THIS AREA
- EXISTING TO BE REMOVED

DOOR TYPES



TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SLIDING
MFGR: CUSTOM, MATCH EXG

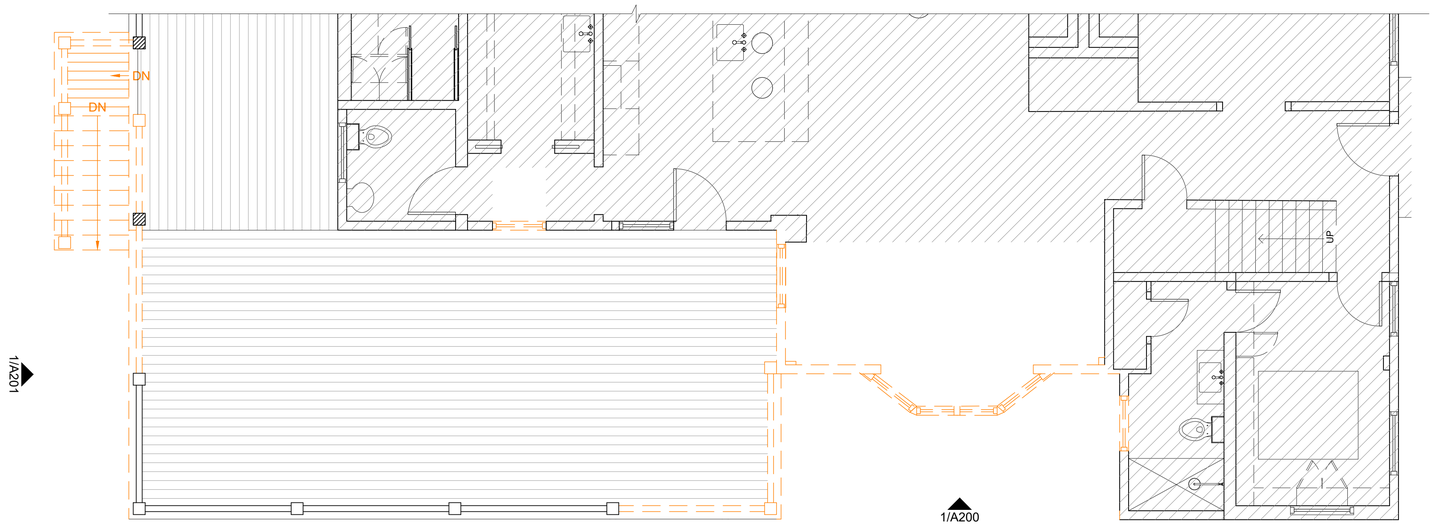
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

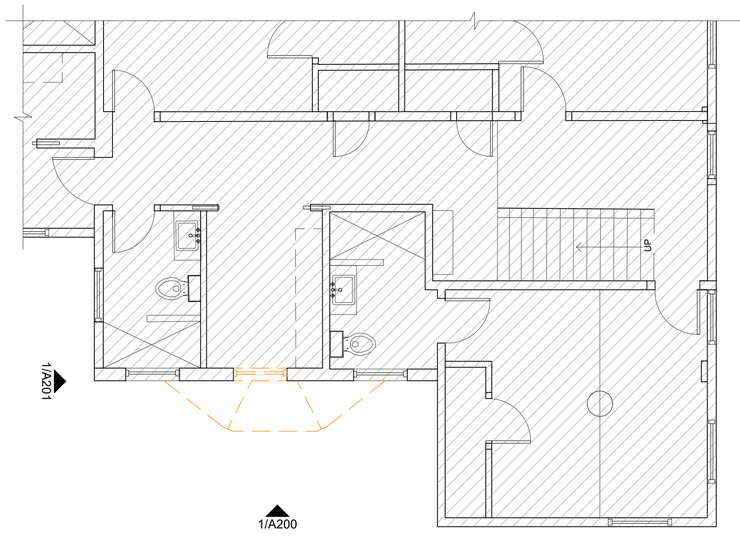
WINDOW TYPES

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

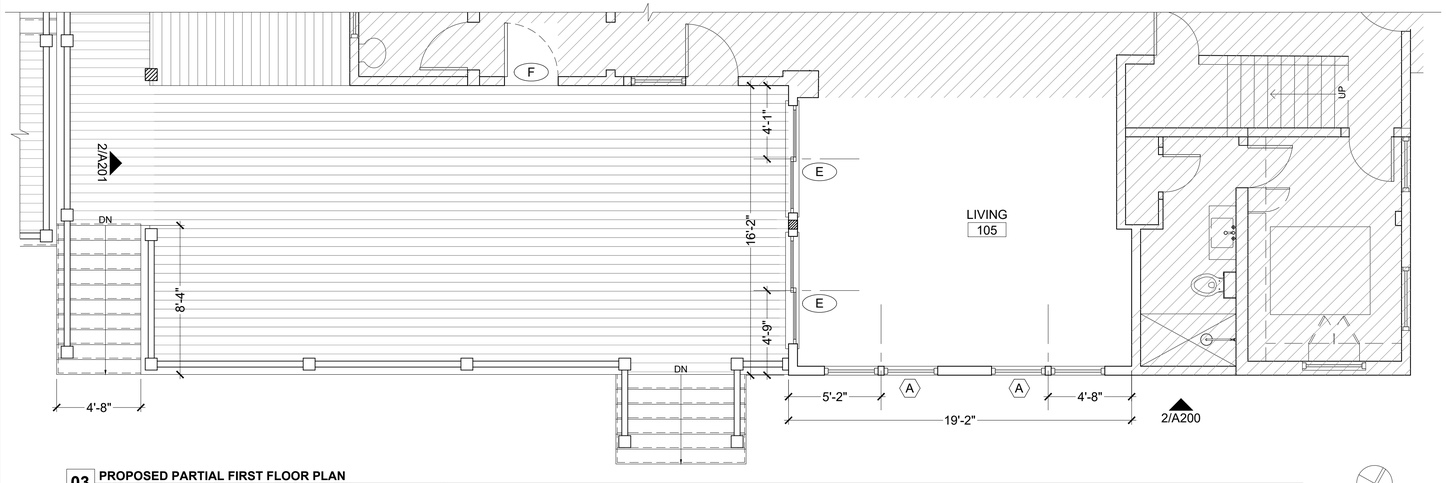
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



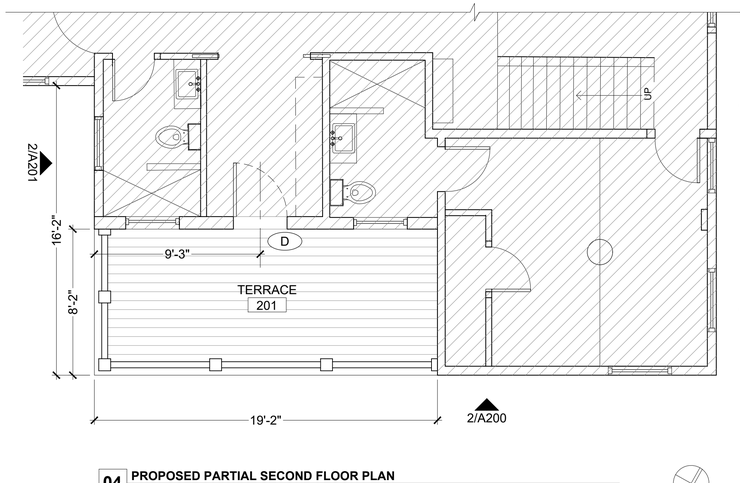
01 DEMO PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



02 DEMO PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



03 PROPOSED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



04 PROPOSED PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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architecture + design

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
NANTUCKET, MA 02554

DESIGNER

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

FLOOR PLANS

A100

NO:



01 **DEMO EXTERIOR ELEVATION - SOUTH**
SCALE: **1/4" = 1'-0"**



02 **PROPOSED EXTERIOR ELEVATION - SOUTH**
SCALE: **1/4" = 1'-0"**

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architecture + design

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25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A200

NO:



01 **DEMO EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**



02 **PROPOSED EXTERIOR ELEVATION - WEST**
SCALE: **1/4" = 1'-0"**

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11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

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11 PLEASANT ST
NANTUCKET, MA 02554

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CONTRACTOR

SEAL

PROJECT DATA

MAP AND PARCEL 42.3.3 121

ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

EXTERIOR ELEVATIONS

A201

NO:

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

BCL - New Dwelling

Rev to Prev

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

separate application 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

BCL- REV TO PREV
NEW 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°: 41 PARCEL N°. 563

Street & Number of Proposed Work: 7 BARNABAS LANE

Owner of record: TIGERLILY NOMINEE TRUST

Mailing Address: 9 BARNABAS LANE
NANTUCKET MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST, STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481-7081 E-mail: jamese@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2022-10-7289
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation * N/A
2. South Elevation * N/A
3. West Elevation * CHIMNEY STYLE ALTERED
4. North Elevation * 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) WATERSTRUCK ☐ Other PAINTED

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural NO CHANGE
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) WHITE Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE / ESSEX GREENT
Deck IPE Foundation ESSEX GREEN Fence N/A Shutters ESSEX

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/15/2025 Signature of owner of record _____ Signed under penalties of perjury

studioPPARK
architecture + design
1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

BCL_RESIDENCE
September 16, 2022

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
7 Barnabas
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Tigerlily Nominee Trust

BCL - 7 Barnabas

HDC Site Context

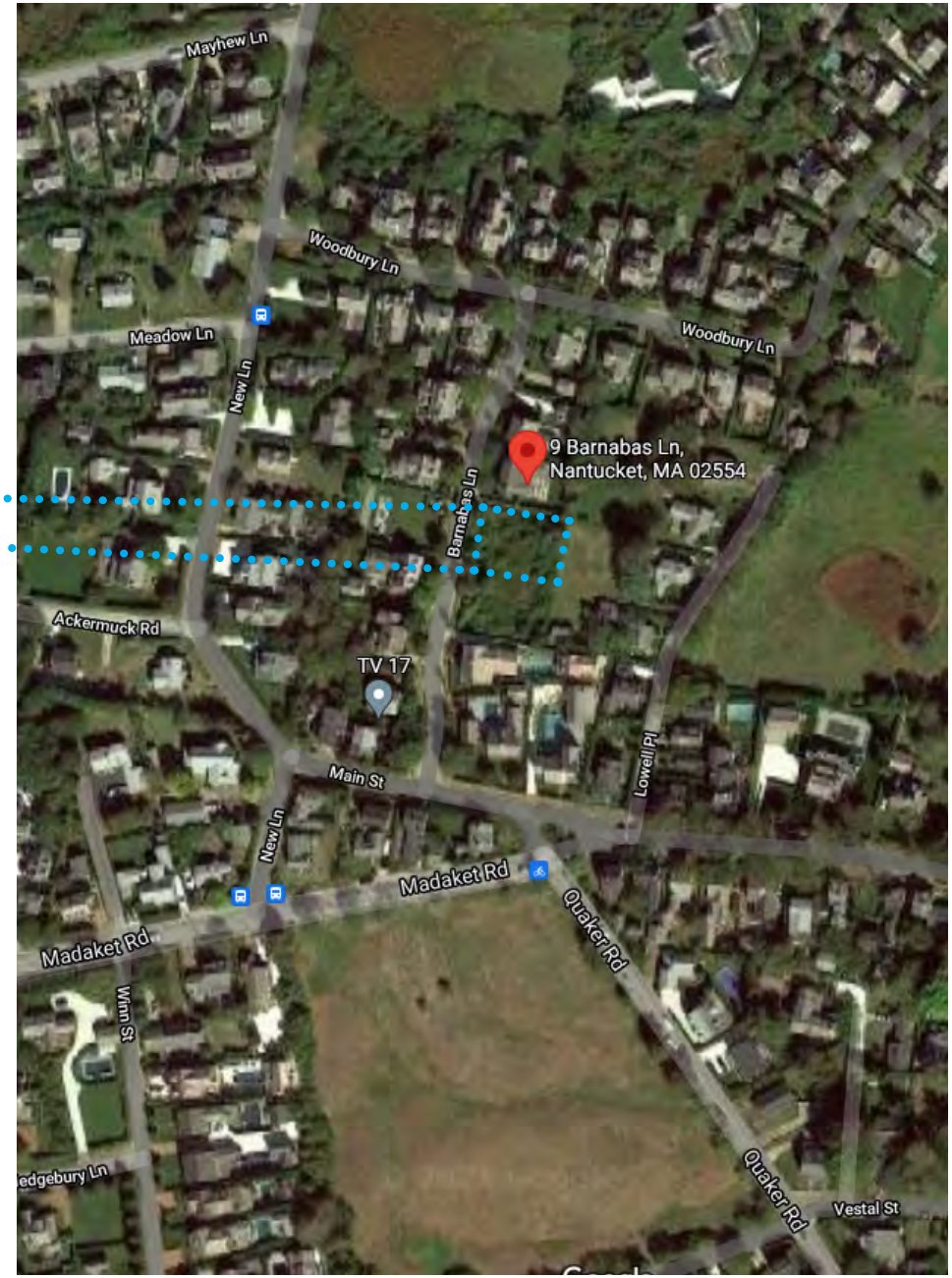
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



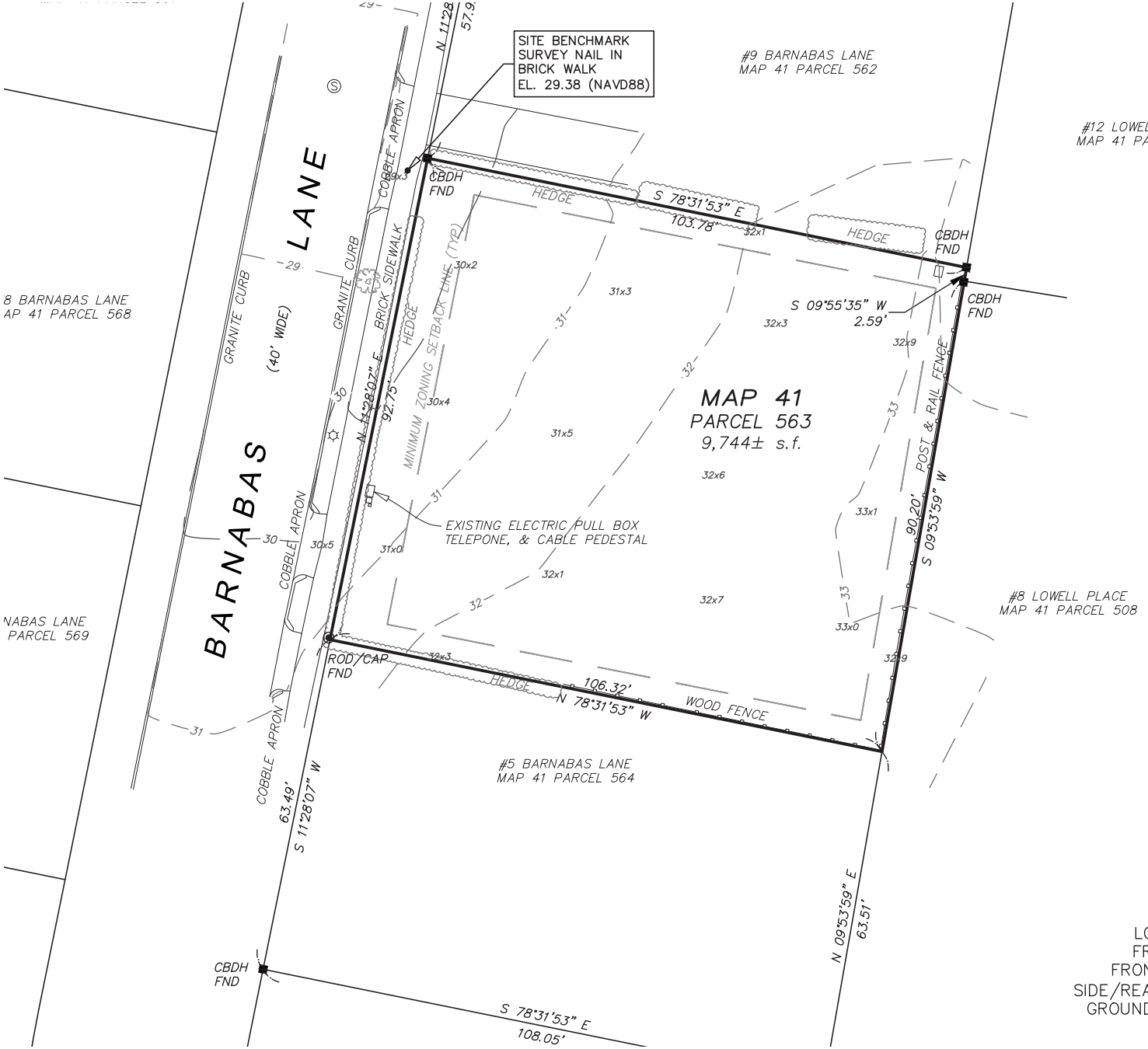
AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

studioPPARK
architecture + design

SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

studioPPARK
architecture + design



AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2022-04-8361

ISSUED: MARCH 15, 2025

studioPPARK
architecture + design

CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

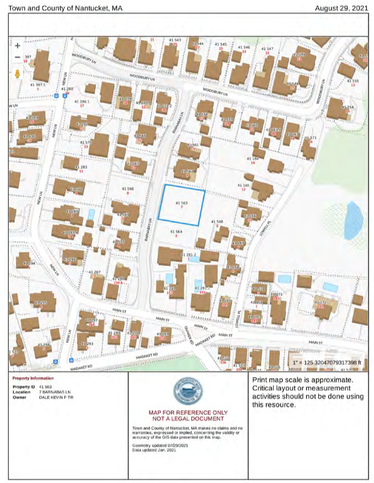


VIEW SOUTH FROM BARNABAS LN



VIEW SOUTH

GIS LOCUS MAP

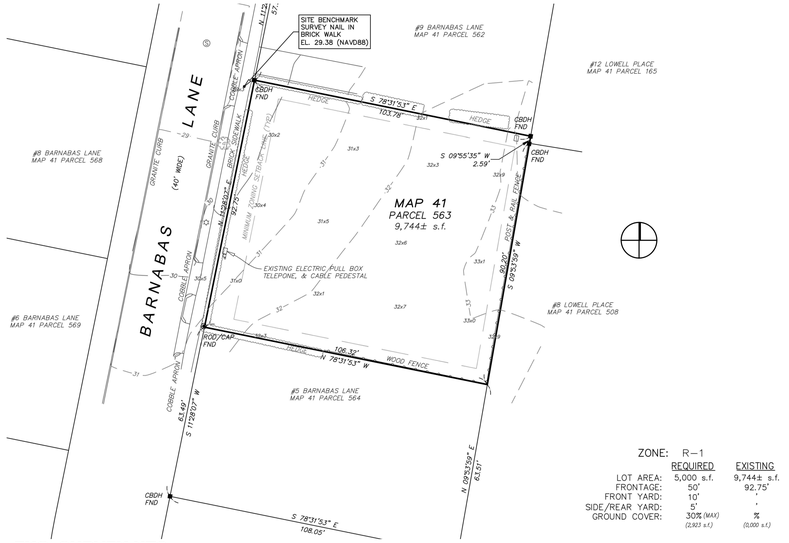


LIST OF DRAWINGS

T100	COVER SHEET
G100	GENERAL NOTES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

ZONING/LOT INFORMATION

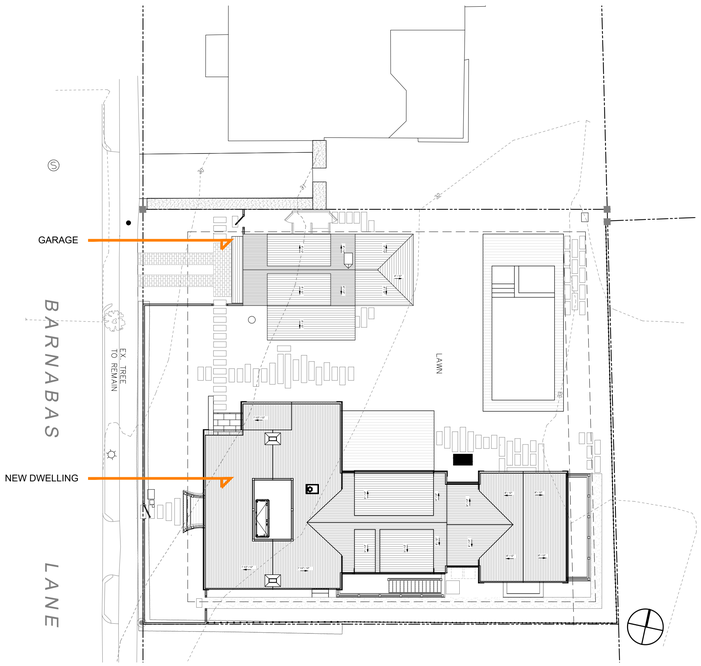
Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



ZONE: R—1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (3,000 s.f.)

EXG. SURVEY NTS



PROPOSED SITE PLAN (LANDSCAPE APPROVED UNDER SEPARATE APPLICATION)

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST
9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
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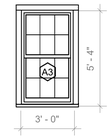
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

COVER SHEET

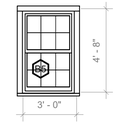
T100

C:\USERS\STUDIOPPARK DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVE\SHEET\BCL - T100 - MAIN HOUSE COVER SHEET.PDF

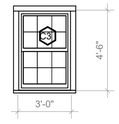
WINDOW LEGEND



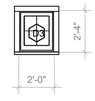
TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3054
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



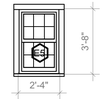
TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH3046
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 4 LITE
FINISH: FIBREX WHITE
MODEL: APW3024
ACTION: PICTURE
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH2438
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES



TYPE: 6 / 6
FINISH: FIBREX WHITE
MODEL: ADH2848
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES

NOTES:

ALL WINDOWS TO BE SIMULATED DIVIDED LITE

ALL WINDOWS DIMENSIONED TO CENTER LINE

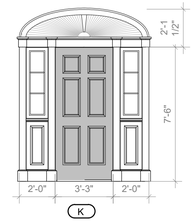
PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

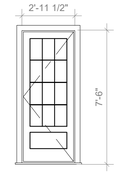
EXTERIOR COLOR: WHITE
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

DOOR LEGEND



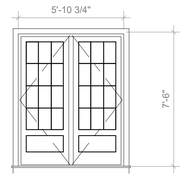
K

TYPE: ENTRY
FINISH: PAINTED ESSEX GREEN
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



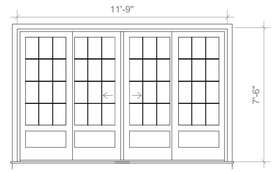
L

TYPE: PATIO FRENCH
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL



M

TYPE: PATIO FRENCH
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE OR EQUAL

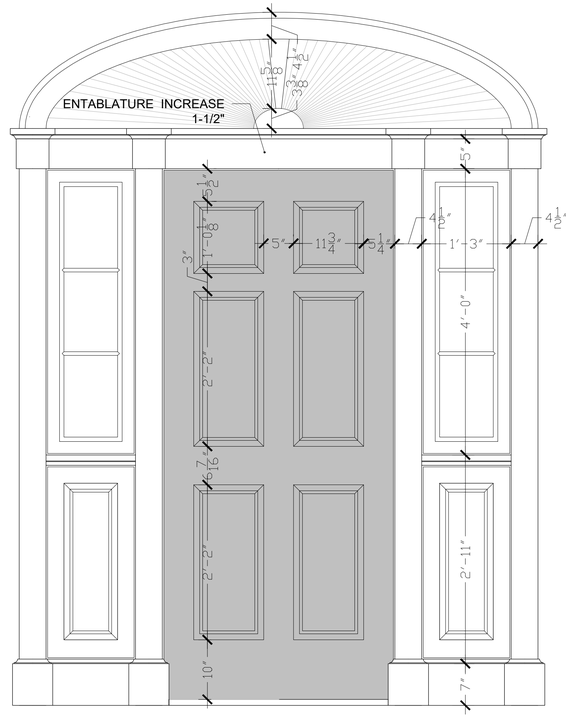


O

TYPE: GLIDING
FINISH: PAINTED WHITE
MODEL: CUSTOM
ACTION: SLIDING
MFGR: UPSTATE OR EQUAL

NOTES:

1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...



1 ENLARGED ENTRY DOOR ELEVATION
1" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

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22_0929 - HDC APPROVAL

GENERAL NOTES

G100

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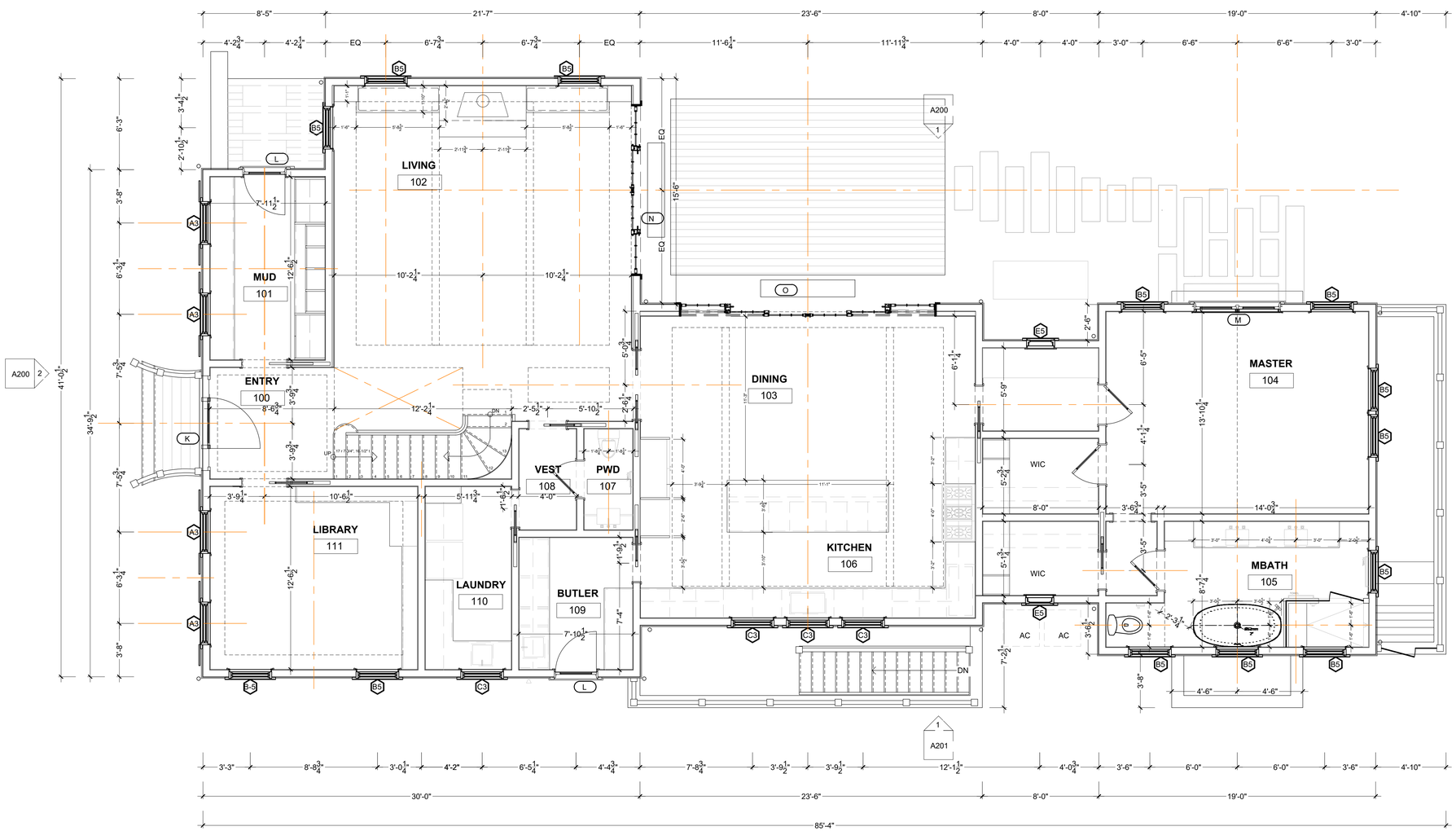
LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION (A 101)
- PLUMBING DESIGNATION (PX)
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- (SC) CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 FIRST FLOOR PLAN
1/4" = 1'-0"

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVE\SHEETS\BCL - A101 HDC

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architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
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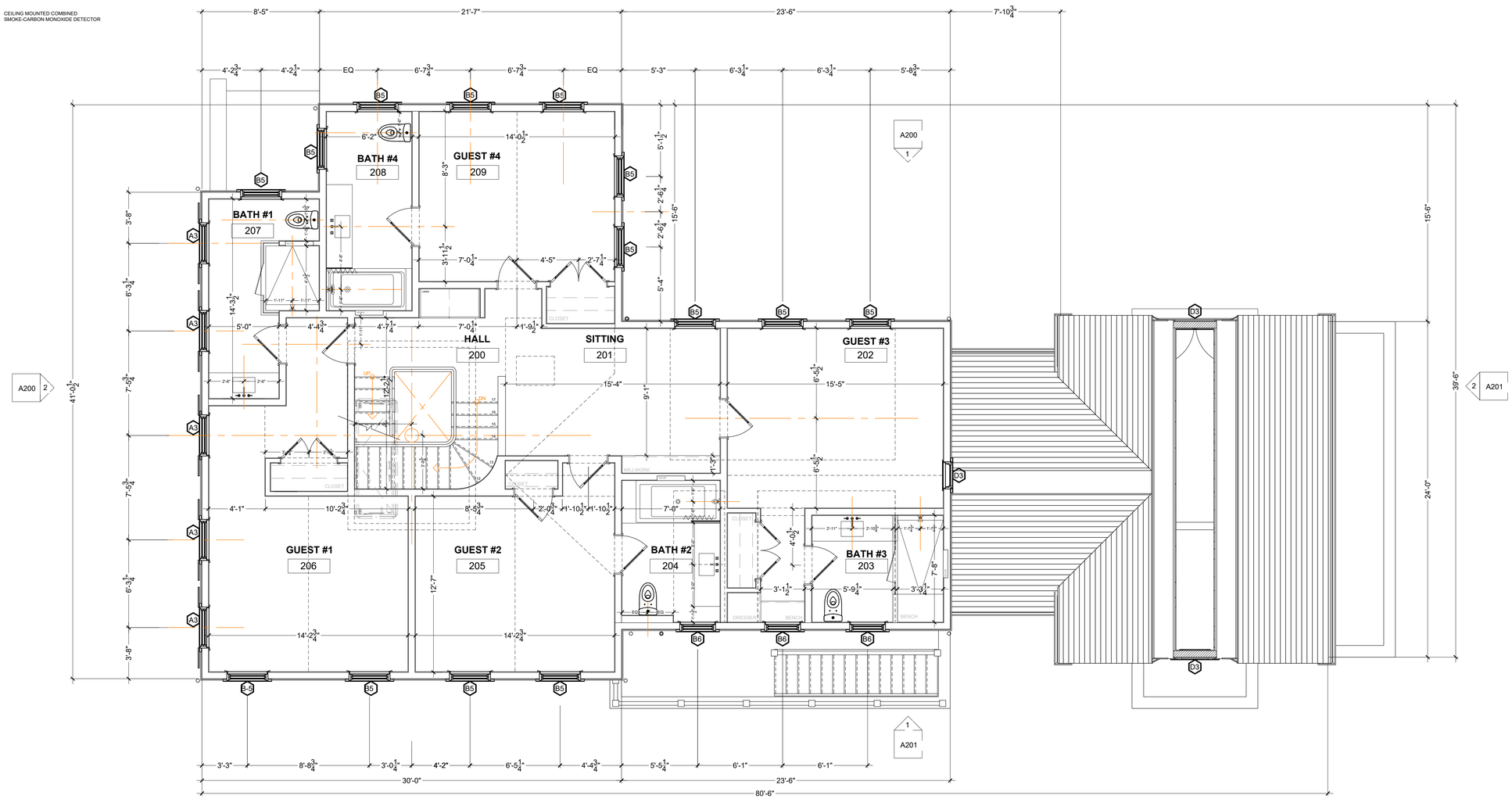
FLOOR PLANS

A101

LEGEND

- 10" THICK FOUNDATION WALL WITH 1 1/2" WOOD FURRING
- WOOD FRAMED WALL, STUD TO BE 2X4 OR 2X6 AT 16" O.C. (UNLESS OTHERWISE NOTED), REFER TO PLAN FOR SIZE
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PLUMBING DESIGNATION
- Room name 101 — ROOM DESIGNATION
- POCKET DOOR
- SWING DOOR
- SC — CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



1 SECOND FLOOR PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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FLOOR PLANS

A102

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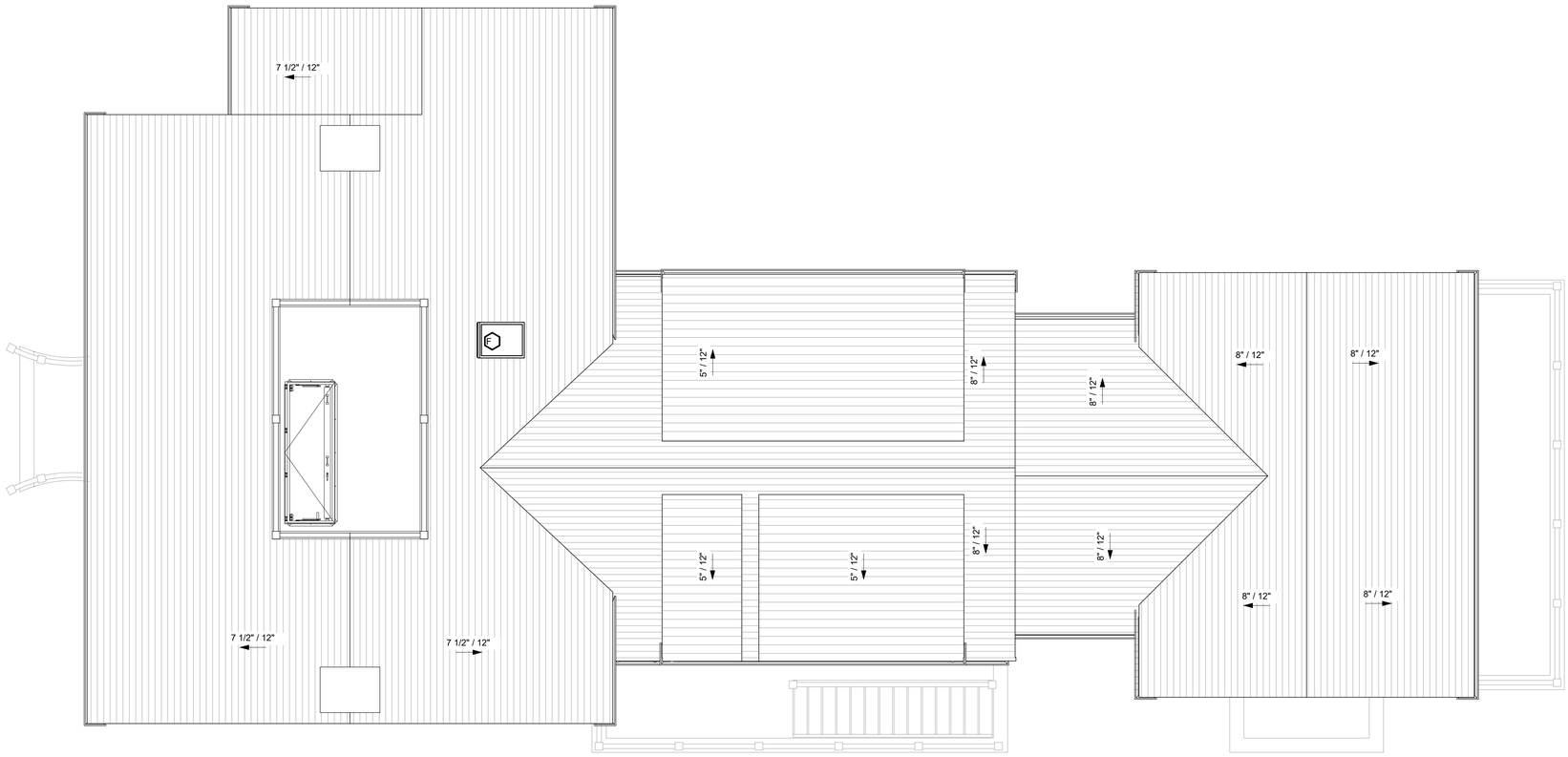

1 ROOF PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

SEAL

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22_0929 - HDC APPROVAL

ROOF PLAN

A103

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A103.I-HDC



HDC APPROVED - WEST ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - NORTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

SEAL

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22_0929 - HDC APPROVAL

EXTERIOR
ELEVATIONS

A200

C:\USERS\STUDIPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A200 HDC REV TO PREV



HDC APPROVED - EAST ELEVATIONS 1/8 SCALE
"FOR REFERENCE ONLY"



HDC APPROVED - SOUTH ELEVATION 1/8 SCALE
"FOR REFERENCE ONLY"

HDC REVISION TO PREVIOUS - HDC 2022-04-8361
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.



2 EAST
1/4" = 1'-0"



1 SOUTH
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

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9 BARNABAS LN
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22_0929 - HDC APPROVAL

EXTERIOR
ELEVATIONS

A201

2/6/2023 7:24:01 PM
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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

BCL - Garage

Rev to Prev

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

separate application 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

BCL - GARAGE REV TO PREV

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 563

Street & Number of Proposed Work: 7 BARNABAS LANE

Owner of record: TIGERLILY NOMINEE TRUST

Mailing Address: 9 BARNABAS LANE
NANTUCKET, MA 02554

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST. STE 18
IRVINGTON, NY 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-01-7689
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation * N/A
2. South Elevation * NA
3. West Elevation * PENTROOF ADDED, CHIMNEY ALTERED
4. North Elevation * OUTDOOR SHOWER SHIFTED 5' WEST

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other PAINTED

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 5/12 PENTROOF

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening NO CHANGE Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL
Trim WHITE Sash WHITE Doors ESSEX GREEN / WHITE
Deck N/A Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/15/2025 Signature of owner of record _____ Signed under penalties of perjury

studioPPARK
architecture + design
1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

BCL_RESIDENCE
September 16, 2022

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
7 Barnabas
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Tigerlily Nominee Trust

BCL - 7 Barnabas

HDC Site Context

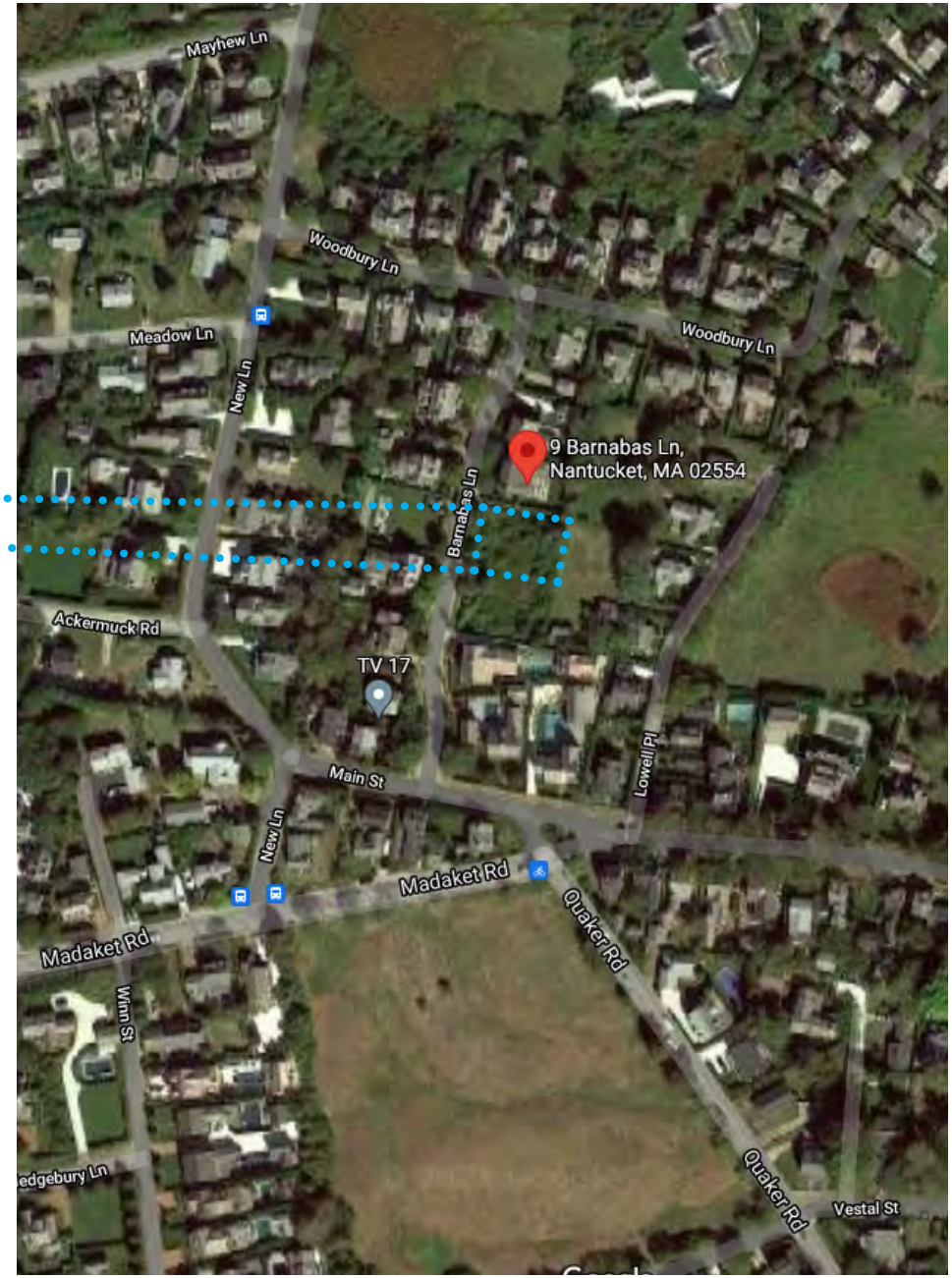
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

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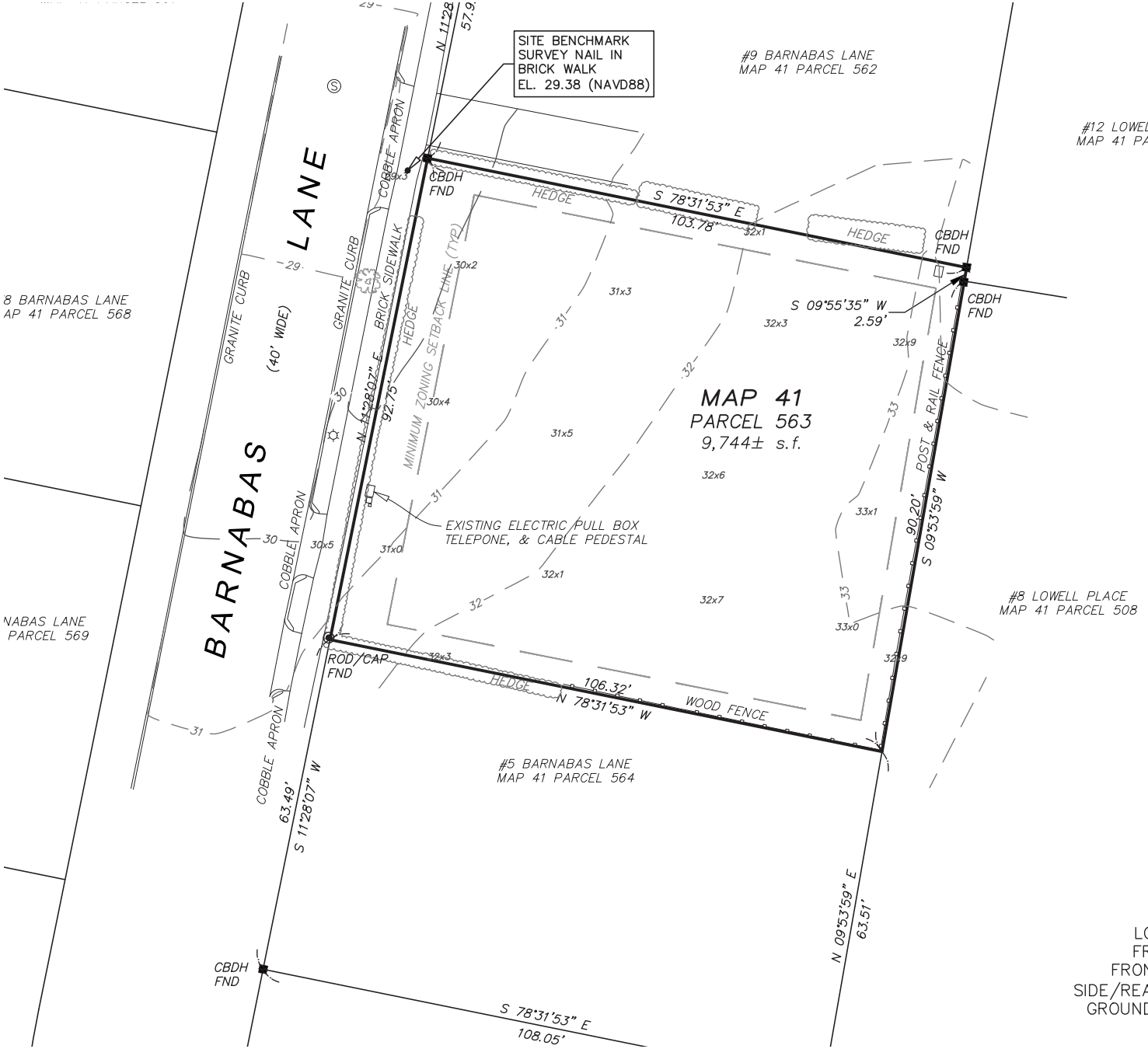
SITE SURVEY



ZONE: R–1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,744± s.f.
FRONTAGE:	50'	92.75'
FRONT YARD:	10'	'
SIDE/REAR YARD:	5'	'
GROUND COVER:	30% (MAX) (2,923 s.f.)	% (0,000 s.f.)

BCL - HDC SITE CONTEXT
7 BARNABAS - NANTUCKET

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AERIAL ZOOM



TAX CONTEXT MAP

ZONING INFORMATION

Lot Information	9,583 SF
Lot Area	R-1
Minimum Lot Size	5,000 SF
Front yard setback	10’
Side yard setback	5’
Rear yard setback	5’
Frontage	50’
Max Building Height	30’ TYP, 32’ @ Single ridge
Max Site Coverage	30% Max (2,874 max allowed)
Waste	Town
Water	Town

NORTH



TAX MAP ZOOM

EXISTING PHOTOS

VIEW WEST TOWARD #7 BARNABAS





VIEW SOUTH TOWARD #5 BARNABAS



VIEW EAST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #5 BARNABAS





VIEW SOUTHWEST TOWARD #5 BARNABAS



VIEW NORTHWEST TOWARD #7 BARNABAS

EXISTING PHOTOS

VIEW SOUTH TOWARD #9 BARNABAS





VIEW WEST TOWARD #9 BARNABAS



VIEW SHOUTH TOWARD #5/7 BARNABAS

ISSUED FOR HDC REVISION TO PREVIOUS CERTIFICATE - 2023-01-7689

ISSUED: MARCH 15, 2025

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CONTEXT PHOTOS



VIEW WEST FROM BARNABAS LN



VIEW NORTH WEST FROM BARNABAS LN



VIEW SOUTH



VIEW SOUTHWEST FROM BARNABAS LN

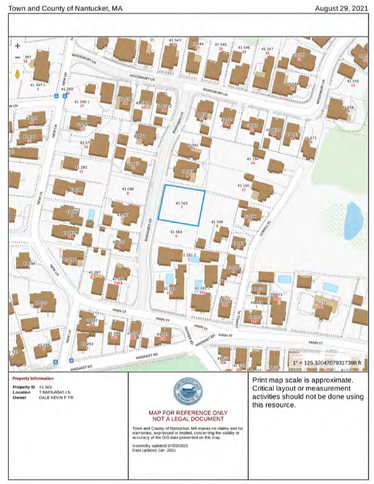


15 WOODBURY



33 WOODBURY

GIS LOCUS MAP

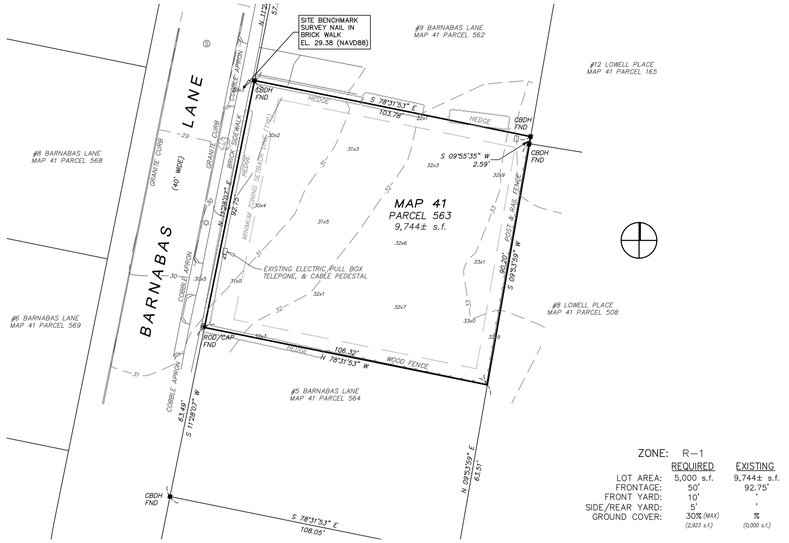


LIST OF DRAWINGS

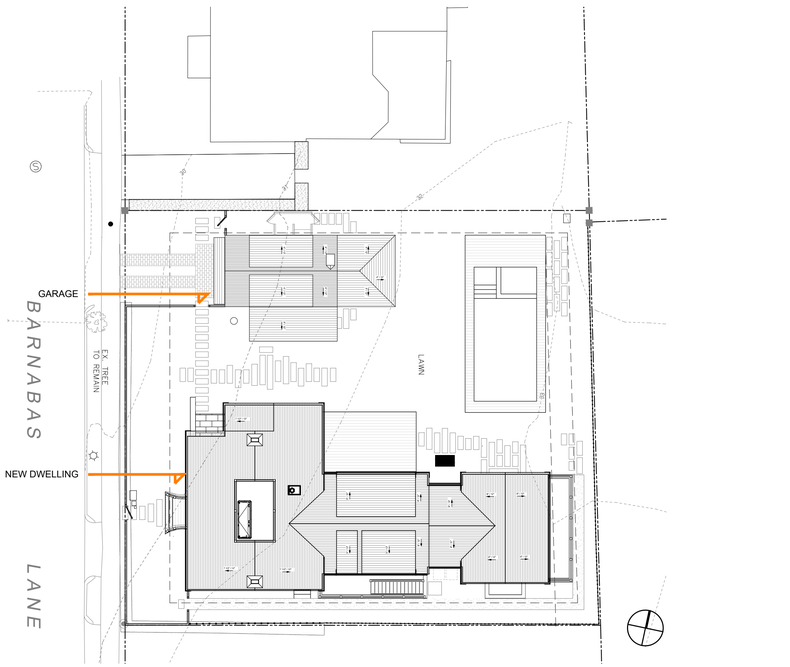
T100	COVER SHEET
A100	PROPOSED FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A200.1	STREET FACADE

ZONING/LOT INFORMATION

Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Town
Water	Town



EXG. SURVEY NTS



PROPOSED SITE PLAN (POOL, LANDSCAPE UNDER SEPARATE APPLICATION)

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

SEAL

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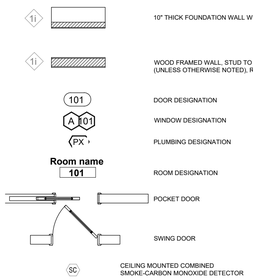
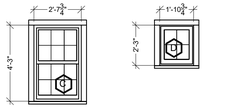
COVER SHEET

T100

LEGEND



WINDOW TYPES



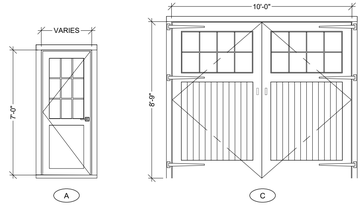
C
TYPE: 6/6 LITE
FINISH: FIBREX
ACTION: D. HUNG
MFGR: ANDERSEN 'A' SERIES

D
TYPE: 4 LITE
FINISH: FIBREX
ACTION: CASEMENT
MFGR: ANDERSEN 'A' SERIES

NOTES:

1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECIFICATIONS
5. TEMPER WINDOWS AS REQUIRED BY CODE
6. EXTERIOR COLOR: WHITE
   INTERIOR COLOR: WHITE

DOOR TYPES

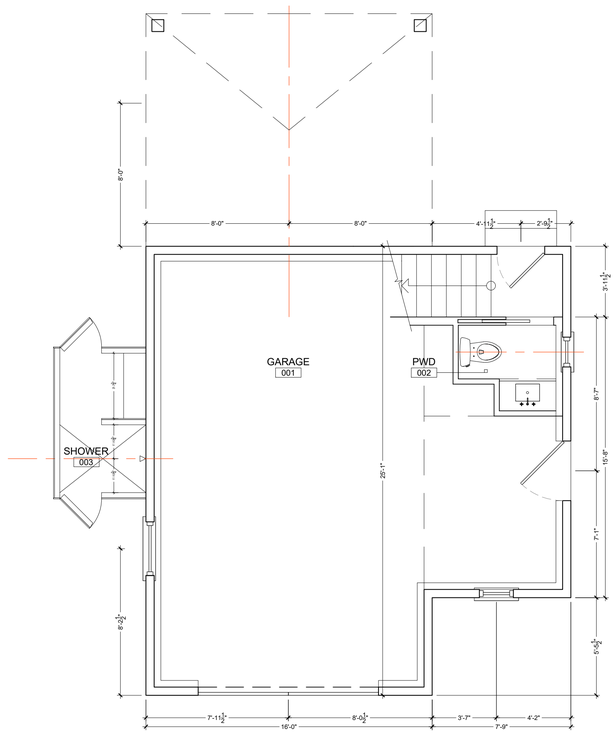


A
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

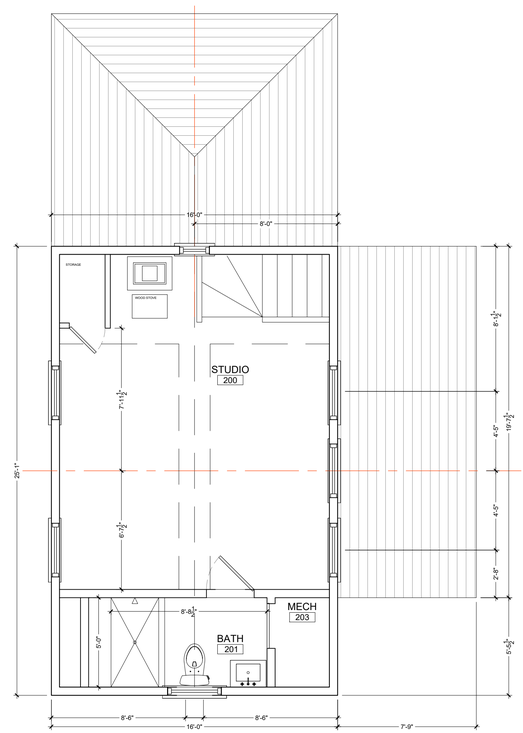
C
TYPE: EXTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

NOTES:

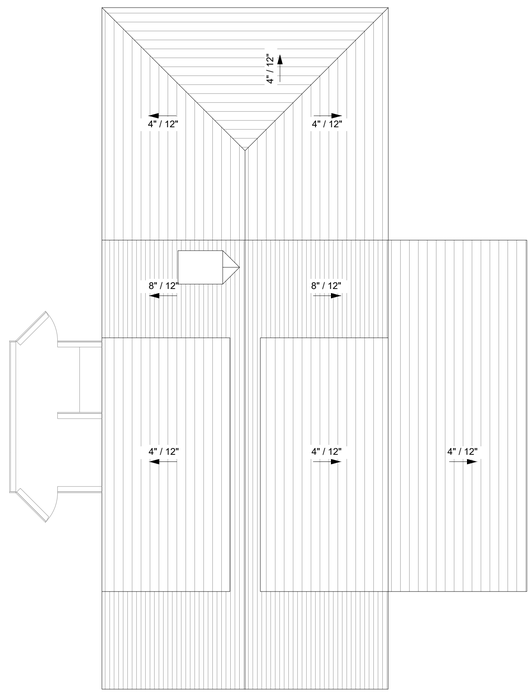
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC..



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

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646 481 7081

ENGINEER

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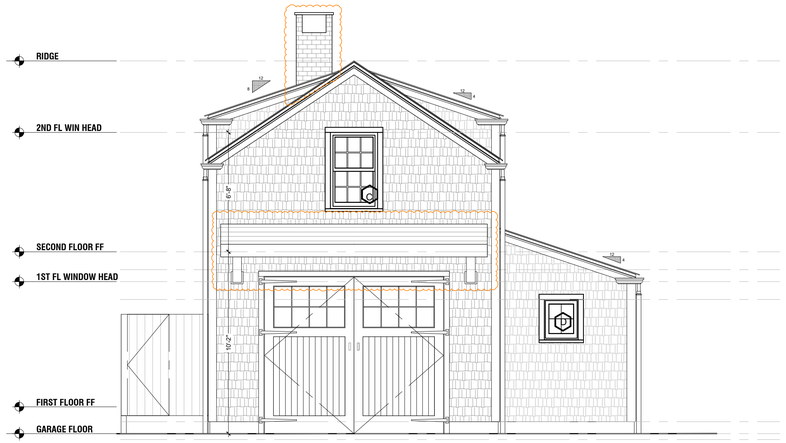
PROPOSED FLOOR PLANS

A100

HDC REVISION TO PREVIOUS - HDC 2023-01-7689
GENERAL NOTES 3/15/2025

1. WEST ELEVATION (STREET): ADDED PENTROOF
2. WEST ELEVATION (STREET): CHIMNEY CAP PROPOSED TO BE OPEN BRICK W/ STONE CAP.
3. NORTH ELEVATION: SHIFT OUTDOOR SHOWER WEST



01 PROPOSED WEST ELEVATION
SCALE: **1/4" = 1'0"**



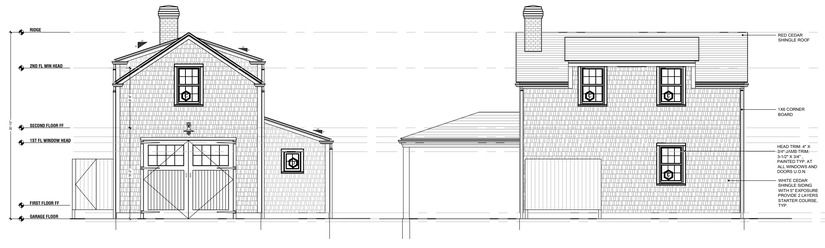
02 PROPOSED NORTH ELEVATION
SCALE: **1/4" = 1'0"**



03 PROPOSED EAST ELEVATION
SCALE: **1/4" = 1'0"**

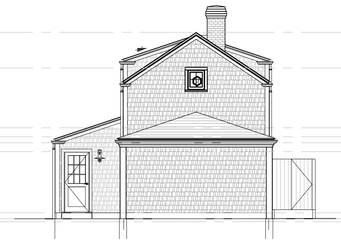


04 PROPOSED SOUTH ELEVATION
SCALE: **1/4" = 1'0"**

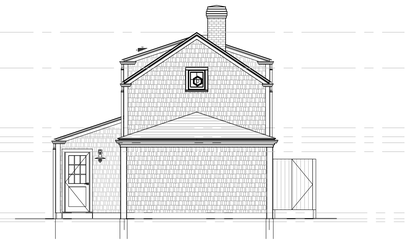


X1 PREVIOUS HDC APPROVED ELEVATION WEST
SCALE: **1/8" = 1'0"**

X2 PREVIOUS HDC APPROVED ELEVATION NORTH
SCALE: **1/8" = 1'0"**



X3 PREVIOUS HDC APPROVED ELEVATION EAST
SCALE: **1/8" = 1'0"**



X4 PREVIOUS HDC APPROVED ELEVATION SOUTH
SCALE: **1/8" = 1'0"**

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BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

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PROPOSED EXTERIOR ELEVATIONS

A200



9 BARNABAS (EXISTING)

7 BARNABAS GARAGE (APPROVED)

7 BARNABAS DWELLING (APPROVED)

02 PREVIOUSLY PROPOSED STREET SCAPE VIEW EAST
SCALE: 1/4" = 1'0"



9 BARNABAS (EXISTING)

7 BARNABAS GARAGE (PROPOSED)

7 BARNABAS DWELLING (PROPOSED)

01 PROPOSED STREET SCAPE VIEW EAST
SCALE: 1/4" = 1'0"

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BCL
GARAGE / STUDIO

7 BARNABAS LN
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PROPOSED
STREETSCAPE

A200.1

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°: 57 PARCEL N°. 22

Street & Number of Proposed Work: 15 Deer Run Rd.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 64 sf. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Move off shed

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

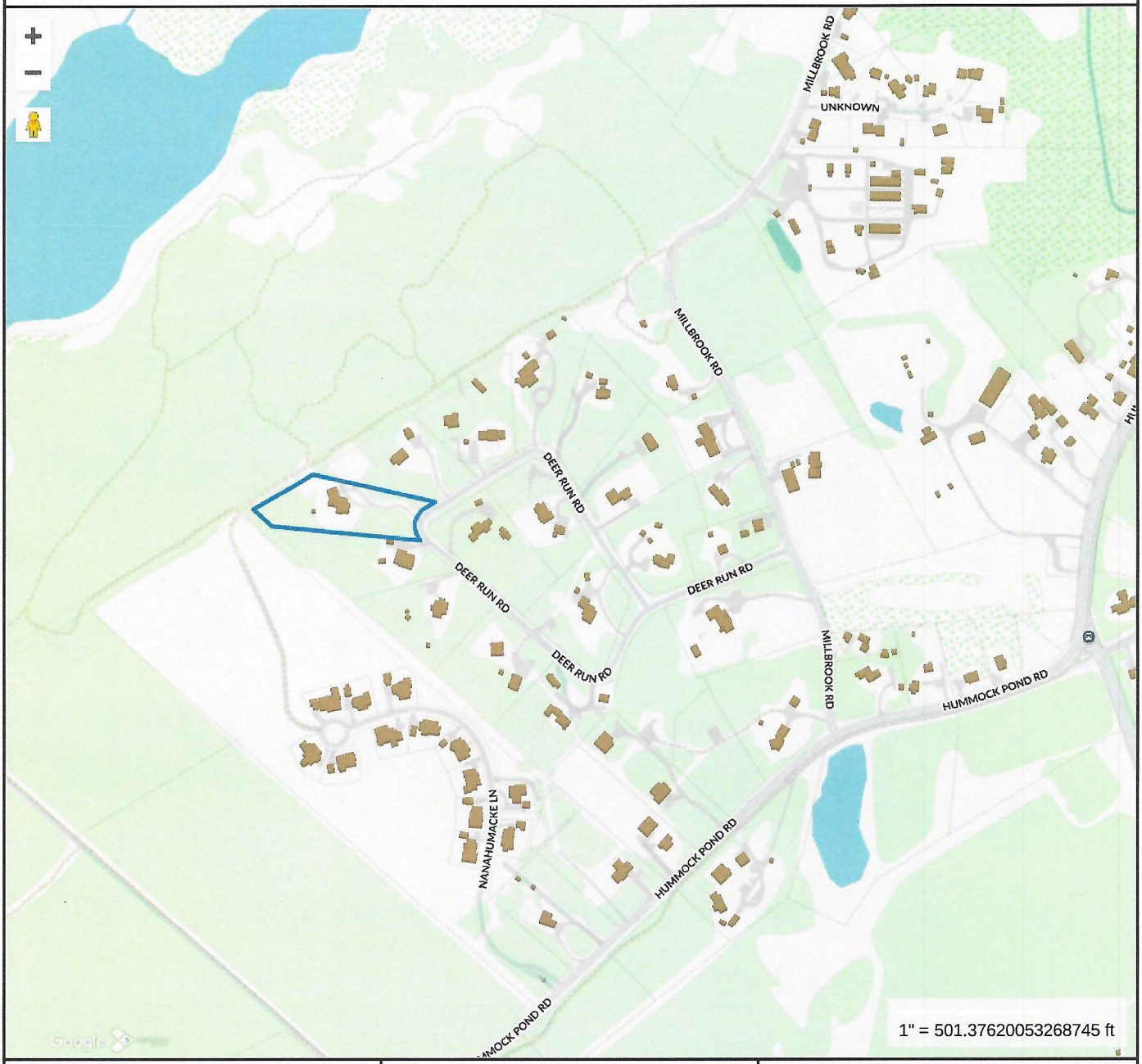
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/2025 Signature of owner of record _____ - agent Signed under penalties of perjury



Property Information

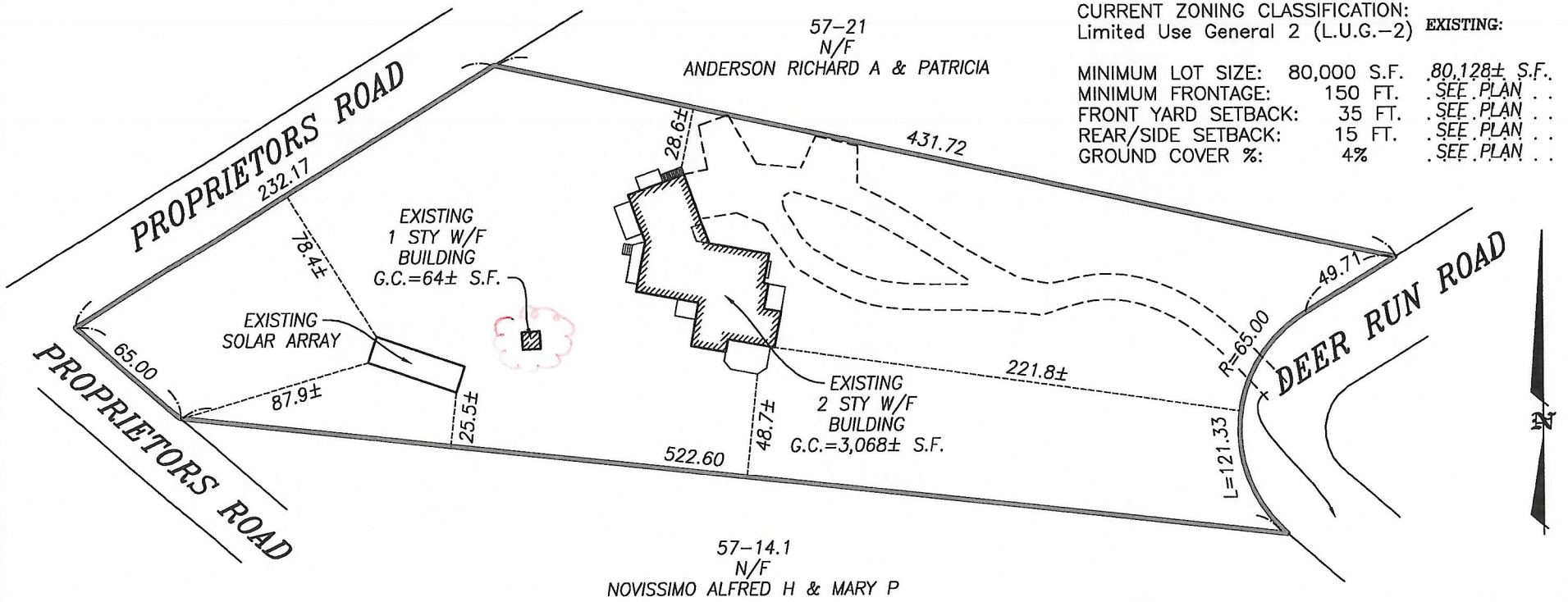
Property ID	4410
Location	15 DEER RUN RD
Owner	ROWLAND MILTON C & ROBERTA M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,128± S.F.
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

I CERTIFY, AS OF : . . . . . , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

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.

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ASSESSOR MAP: . . 57. . , PARCEL: . .22 . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 60' *DATE: DECEMBER 8, 2018*

Owner: . MILTON C. & ROBERTA M. ROWLAND. . . . . .

Deed: . . CERT. 13137. . . Plan: L.C. 33861-G; LOT 19

Locus: . . . . . 15 DEER RUN ROAD . . . . .

K-783

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.**

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 Ben Normand

AS AGENT FOR Milton Rawland

STREET ADDRESS 15 Deer Run Rd.

MAP/PARCEL 57/22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/15/2025

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 3/13/25
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°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 10 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: ~~10~~ 15 Deer Run Rd.

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 64 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Move on shed from 15 Deer Run Rd.

-Paint trim to match main house

-Paint door & windows to match main

Is there an HDC survey form for 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 Platinum Grey Sash Cottage Red Doors Cottage Red

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/2025 Signature of owner of record _____ - agent Signed under penalties of perjury



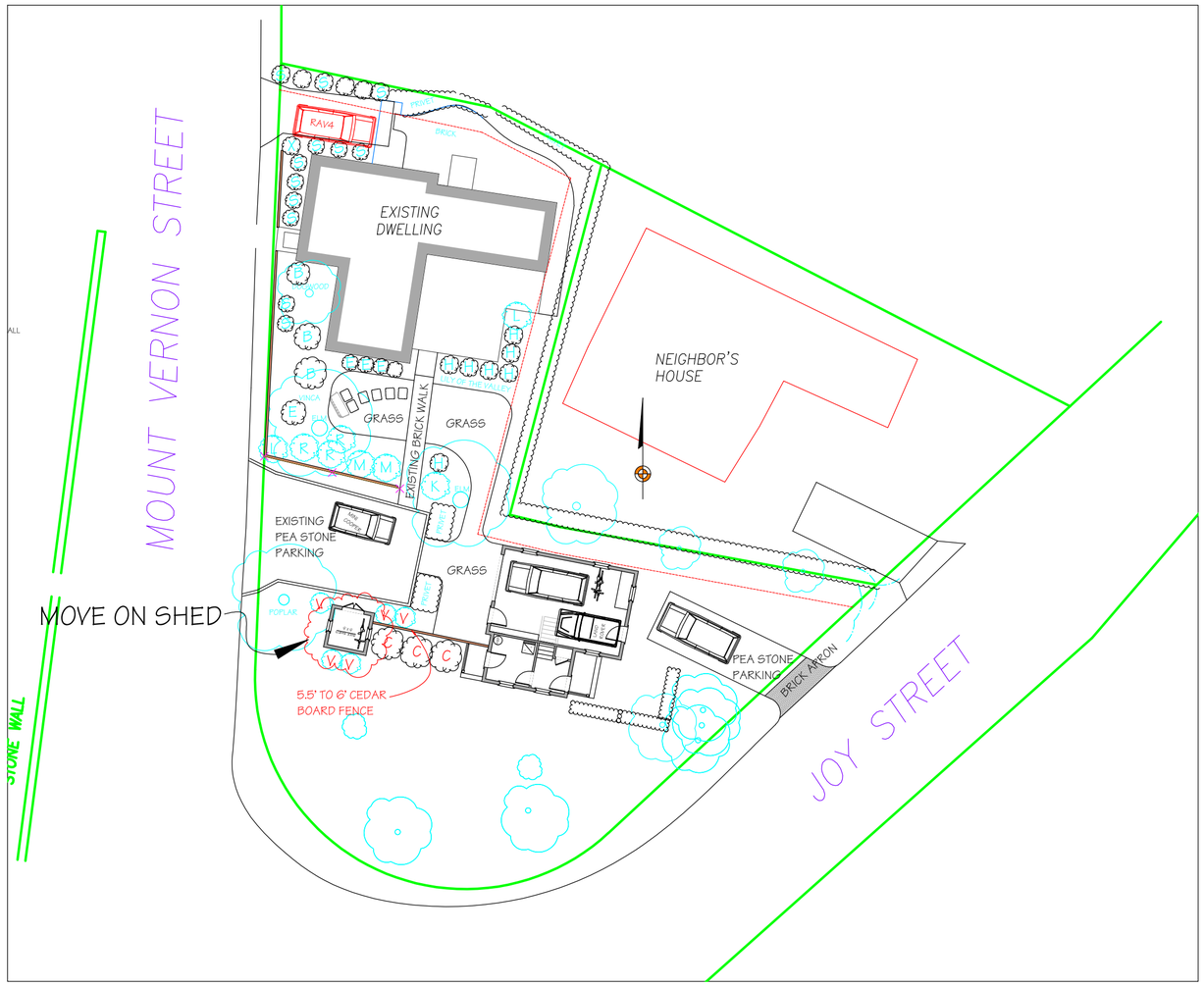




THE ROWLAND BARN
18 MOUNT VERNON ST.
NANTUCKET, MA 02554

MAP & PARCEL: 55.4.4 / 32.1
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 10,077 s.f.
GROUND COVER RATIO: 40 %
EXISTING GROUND COVER: +/-1,143 s.f.
PROPOSED NEW GROUND COVER: 588 s.f.
TOTAL GROUND COVER: 1,731 s.f.
ALLOWABLE GROUND COVER: 4,030 s.f.





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:

COVER SHEET
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A



FROM SOUTH-WEST



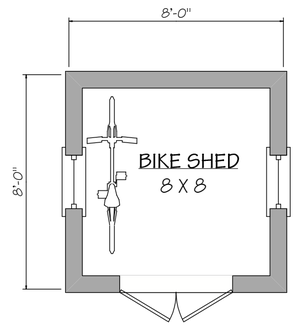
FROM SOUTH

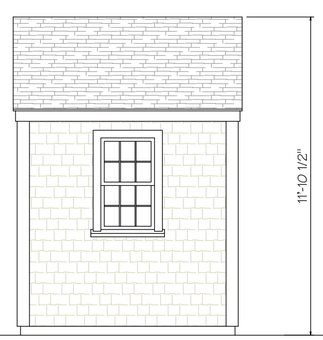


EXISTING HOUSE

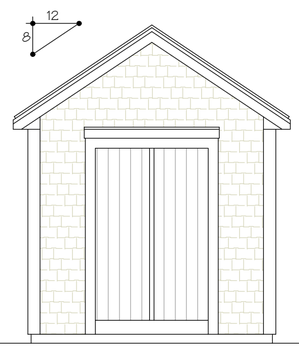


FROM WEST

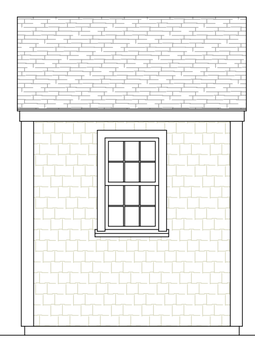




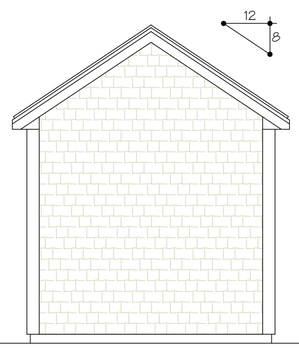
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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REVISIONS:

BIKE SHED
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

1

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: 18 Mount Vernon St.

Tax Map Number: 55.4.4 Parcel Number: 32.1

Owner of Record: Milton & Roberta Rowland

Description of Proposal: New Garage/Studio

Anticipated HDC Submission Date: 3/15/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Milton & Roberta Rowland.....

MAILING ADDRESS..15 Deer Run Rd.....

PROPERTY LOCATION..16 Mount Vernon St.....

ASSESSORS MAP/PARCEL..55.4.4/32.1.....

SUBMITTED BY:..Ben Wormond.....

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 13, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.13 15:37:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

PROSPECT HILL CEMETARY ASSN
PO BOX 3066
NANTUCKET, MA 02584

KAPLIN JAMIE B TR
JAMIE B KAPLIN TRUST
13300 TWILIGHT TRAIL PLACE NE
ALBUQUERQUE, NM 87111

STRAIN ANNE P TRST ETAL
8 PARK AVENUE
RED HOOK, NY 12571

WHELDEN ERNEST E TR
PO BOX 454
NANTUCKET, MA 02554

9589 0710 5270 1006 2242 44

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	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Ernest E Wheldon Trust
Street and Apt. No., or PO Box No.: PO Box 454
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 2240 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Red Hook, NY 12571

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
07
Postmark Here
03/17/2025

Sent To: Ann P Strain Trust Etal
Street and Apt. No., or PO Box No.: 8 Park Avenue
City, State, ZIP+4®: Red Hook, NY 12571

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1006 2242 37

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	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Prospect Hill Cemetary Assn.
Street and Apt. No., or PO Box No.: PO Box 3066
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87111

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
07
Postmark Here
03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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 Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

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 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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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.

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NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 16 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage/Studio ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 588 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 442 s.f. 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 21' 4" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation New Garage/Studio
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 6 /12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ 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 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other fixed
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Green Mountain

Doors* (type and material): ☑ TDL ☐ SDL Front 9 light 2 panel Rear _____ Side _____
Garage Door(s): Type overhead Material wood - painted

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Grey - to match main house
Trim Platinum Gray Sash Cottage red Doors Cottage red
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

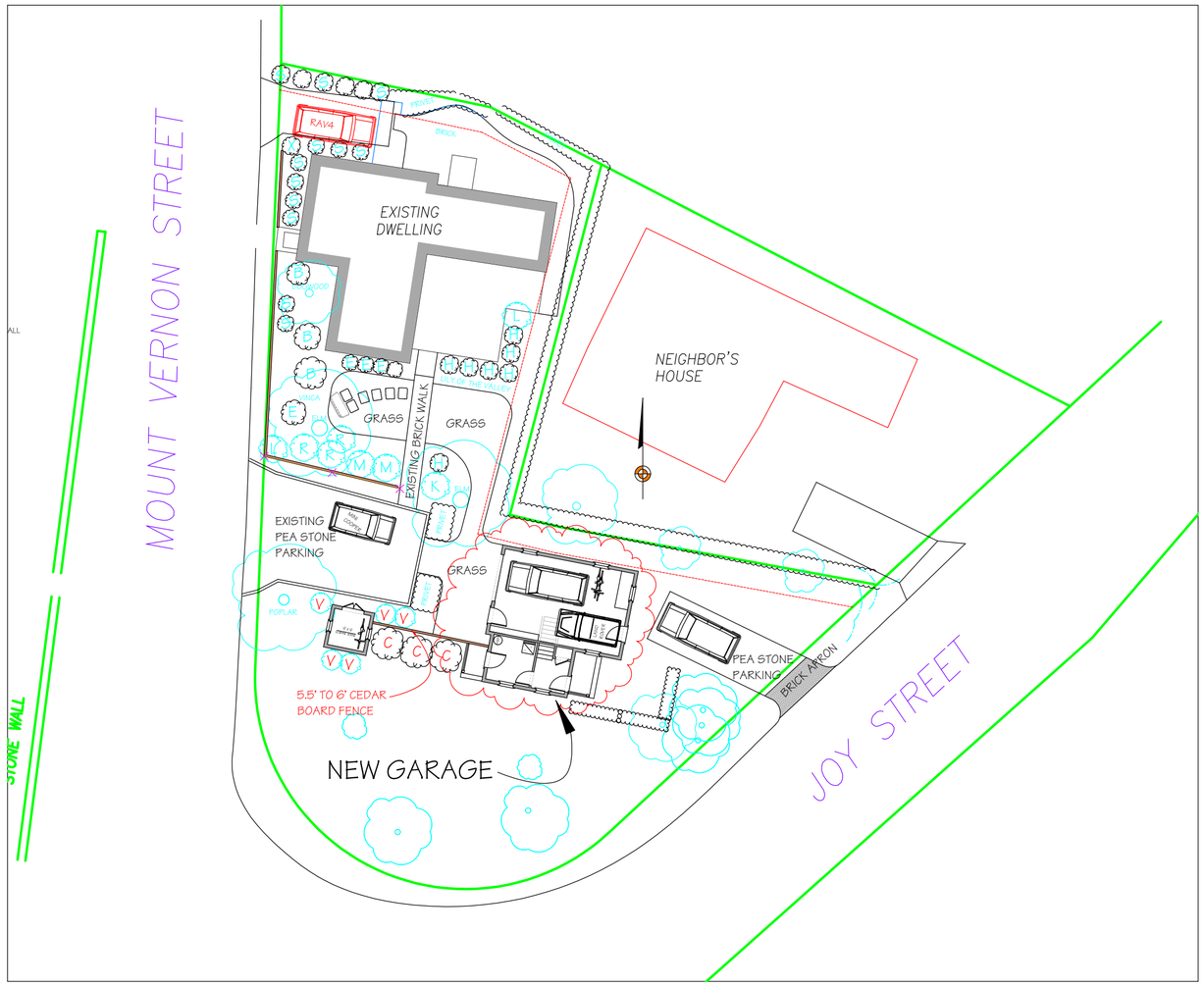
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/13/2025 Signature of owner of record [signature] - agent Signed under penalties of perjury

THE ROWLAND BARN
18 MOUNT VERNON ST.
NANTUCKET, MA 02554

MAP & PARCEL: 55.4.4 / 32.1
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 10,077 s.f.
GROUND COVER RATIO: 40 %
EXISTING GROUND COVER: +/-1,143 s.f.
PROPOSED NEW GROUND COVER: 588 s.f.
TOTAL GROUND COVER: 1,731 s.f.
ALLOWABLE GROUND COVER: 4,030 s.f.





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:

COVER SHEET
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A



FROM SOUTH-WEST



FROM SOUTH

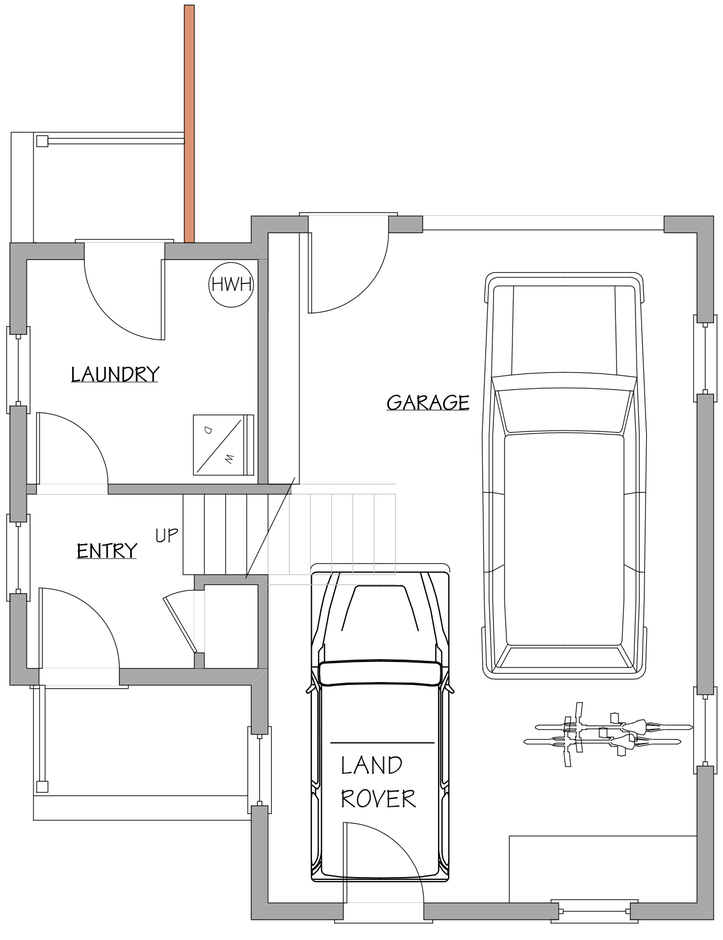


EXISTING HOUSE



FROM WEST

SECOND FLOOR



FIRST FLOOR

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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REVISIONS:

FLOOR PLANS
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN

18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

1



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Rowland Barn/Apartment - Window Schedule 3/13/2025

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Comments	Quant.
WINDOWS							
A	2-4 x 4-5		Green Mtn	12/12 Dbl hng	Single		4
B	2-8 x 2-6		Green Mtn	12 lite fixed	Single		4
C	2-4 x 2-4		Green Mtn	12 lite fixed	Single		2
D	2-8 x 1-8		Green Mtn	8 lite fixed	Single		2
E	2-8 x 4-9		Green Mtn	12/12 Dbl hng	Single		2
DOORS							
1	3-0 x 6-8		Custom	batten with transo	single		1
2	3-0 x 6-8		Simpson	6 lite	single		3
3	9-0 x 7-0		Overhead	batten overhead	single		1

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NANTUCKET, MASSACHUSETTS
508.228.2044

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REVISIONS:

ELEVATIONS
DATE: 03/15/2025
SCALE: 1/4" = 1'-0"

THE ROWLAND BARN

18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

2

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: 18 Mount Vernon St.

Tax Map Number: 55.4.4 Parcel Number: 32.1

Owner of Record: Milton & Roberta Rowland

Description of Proposal: New Garage/Studio

Anticipated HDC Submission Date: 3/15/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Milton & Roberta Rowland.....

MAILING ADDRESS..15 Deer Run Rd.....

PROPERTY LOCATION..16 Mount Vernon St.....

ASSESSORS MAP/PARCEL..55.4.4/32.1.....

SUBMITTED BY:..Ben Wormond.....

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 13, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.13 15:37:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

PROSPECT HILL CEMETARY ASSN
PO BOX 3066
NANTUCKET, MA 02584

KAPLIN JAMIE B TR
JAMIE B KAPLIN TRUST
13300 TWILIGHT TRAIL PLACE NE
ALBUQUERQUE, NM 87111

STRAIN ANNE P TRST ETAL
8 PARK AVENUE
RED HOOK, NY 12571

WHELDEN ERNEST E TR
PO BOX 454
NANTUCKET, MA 02554

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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03/17/2025

Sent To: Ernest E Wheldon Trust
Street and Apt. No., or PO Box No.: PO Box 454
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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03/17/2025

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Street and Apt. No., or PO Box No.: 8 Park Avenue
City, State, ZIP+4®: Red Hook, NY 12571

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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City, State, ZIP+4®: Nantucket MA 02584

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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 Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

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 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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°: 55.4.4 PARCEL N°. 32.1

Street & Number of Proposed Work: 16 Mount Vernon St.

Owner of record: Milton & Roberta Rowland

Mailing Address: 15 Deer Run Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ 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 — New driveway & fence
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: 5'6" - 6'0"
Type: 1x6 cedar
Length: 24' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Pea Stone ~~Walkways~~ Apron - brick Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence N.T.W. Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

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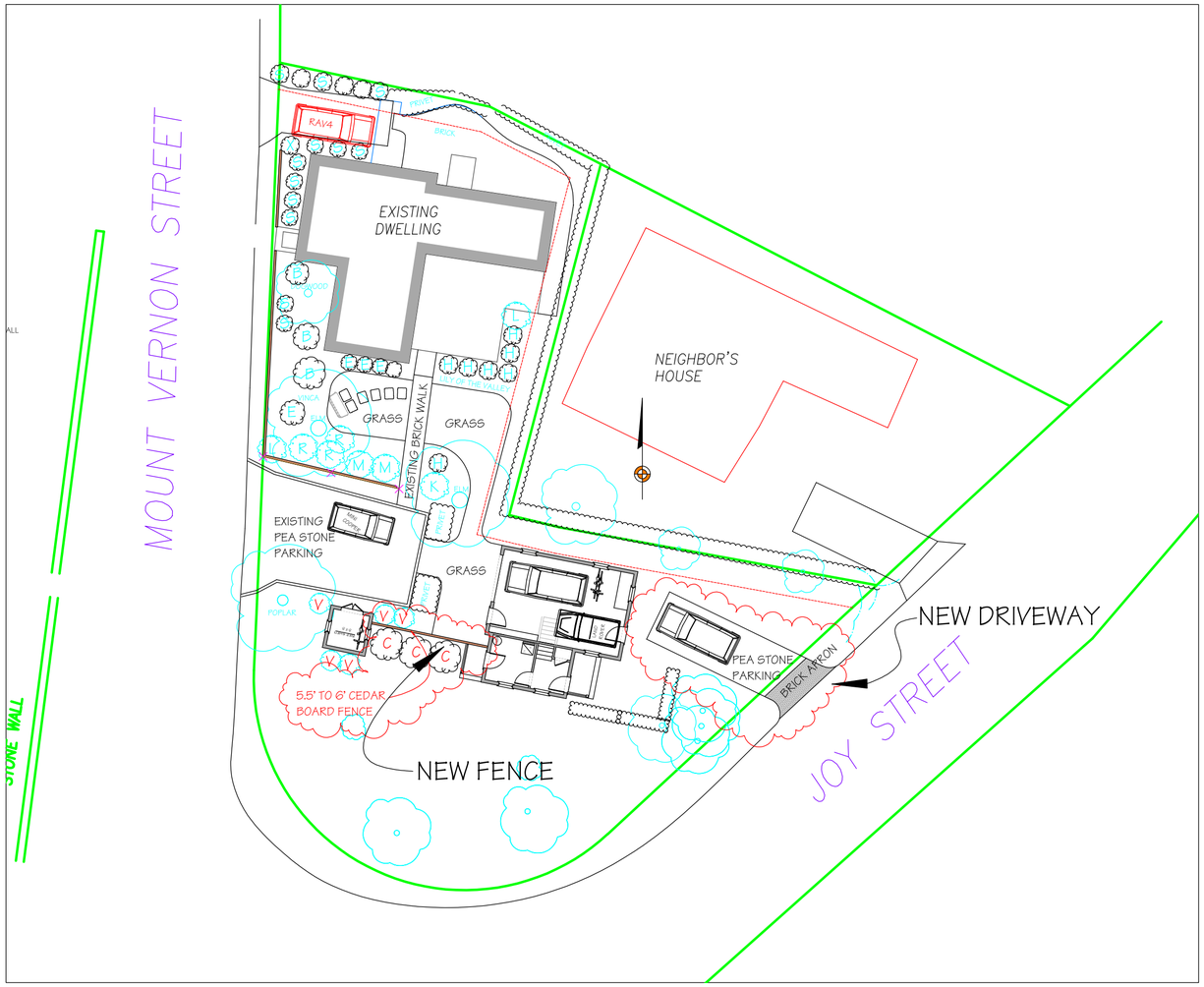



THE ROWLAND BARN
18 MOUNT VERNON ST.
NANTUCKET, MA 02554



FROM SOUTH-WEST



FROM SOUTH



SOUTH ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

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REVISIONS:

HARDSCAPE PLAN
DATE: 03/15/2025
SCALE: AS NOTED

THE ROWLAND BARN
18 Mount Vernon Street
Nantucket, MA

M/P: 55.4.4 / 32.1

A

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

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Tax Map Number: 55.4.4 Parcel Number: 32.1

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Description of Proposal: New Garage/Studio

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Milton & Roberta Rowland.....

MAILING ADDRESS..15 Deer Run Rd.....

PROPERTY LOCATION..16 Mount Vernon St.....

ASSESSORS MAP/PARCEL..55.4.4/32.1.....

SUBMITTED BY:..Ben Wormond.....

SEE ATTACHED PAGES

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MARCH 13, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.13 15:37:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

PROSPECT HILL CEMETARY ASSN
PO BOX 3066
NANTUCKET, MA 02584

KAPLIN JAMIE B TR
JAMIE B KAPLIN TRUST
13300 TWILIGHT TRAIL PLACE NE
ALBUQUERQUE, NM 87111

STRAIN ANNE P TRST ETAL
8 PARK AVENUE
RED HOOK, NY 12571

WHELDEN ERNEST E TR
PO BOX 454
NANTUCKET, MA 02554

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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	$0.73
Total Postage and Fees	$5.58

0554
07
Postmark Here
03/17/2025

Sent To: Prospect Hill Cemetary Assn.
Street and Apt. No., or PO Box No.: PO Box 3066
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2242 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87111

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
07
Postmark Here
03/17/2025

Sent To: Jamie B Kaplin Trust
Street and Apt. No., or PO Box No.: 13300 Twilight Trail Place NE
City, State, ZIP+4®: Albuquerque, NM 87111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

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 Benjamin Norman

AS AGENT FOR Milton & Roberta Rowland

STREET ADDRESS 16 Mount Vernon St.

MAP/PARCEL 55.4.4/32.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/10/2025

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 3/17/2025
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$306.00 3. **Application Fee:** See back of application for fee schedule or call the office. garage: 205.00 Shed: 50.00 hardscape 50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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.**

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 390

Street & Number of Proposed Work: 49 Meadowview Drive

Owner of record: Patrick Dyson

Mailing Address: 2700 N Ocean Dr #1601A
Riviera Beach Fl 33404

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nathan Barber

Mailing Address: 11 South Valley Road
Nantucket MA 02554

Contact Phone #: 646-675-3771 E-mail: Natebarber508@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 8 feet 16 feet wide Post 6" 10', Natural

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Designed to keep deer out

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 _____

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

49 Meadow View Rd

(Gate)

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

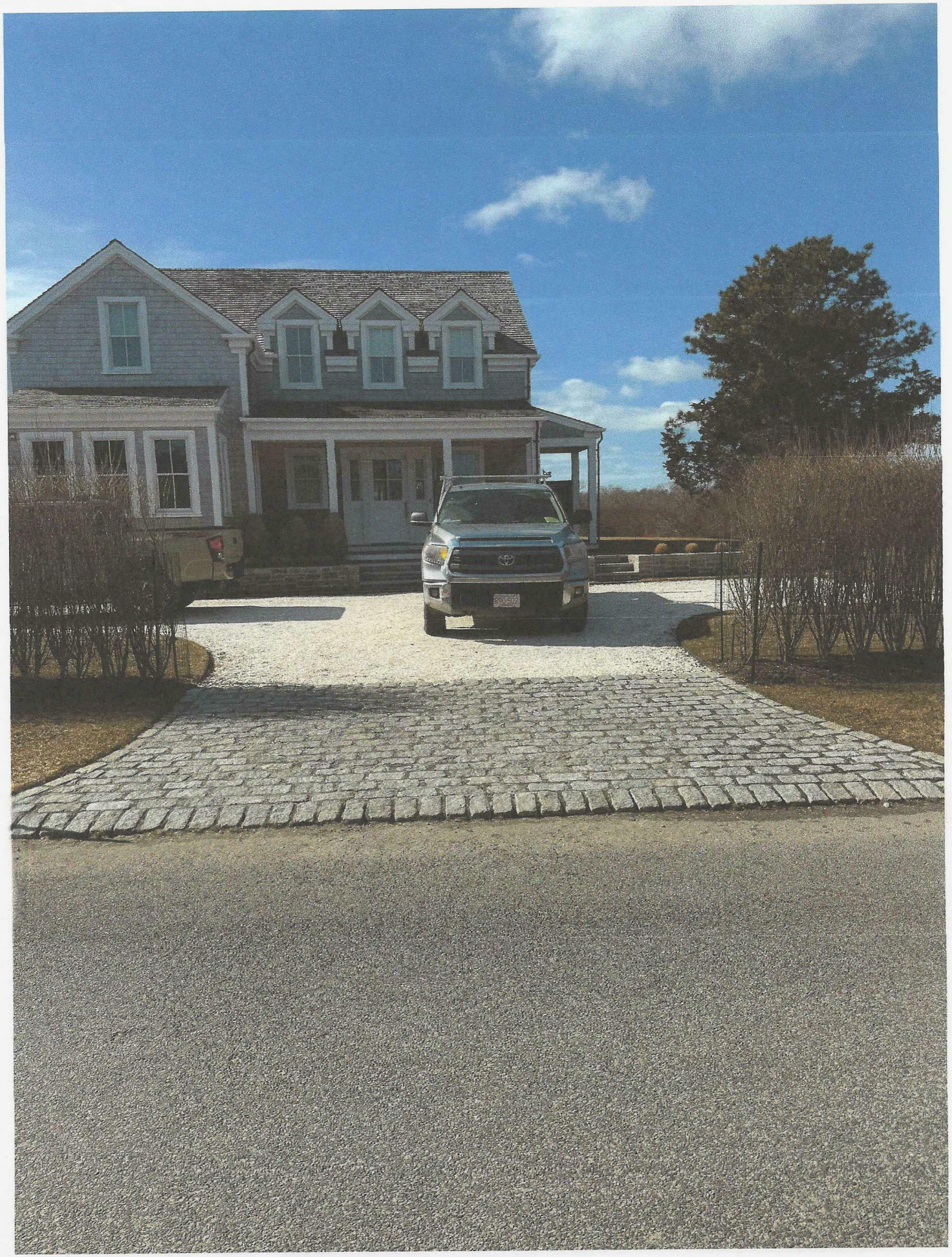
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 2/24/25



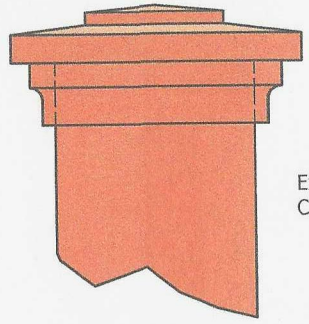



12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

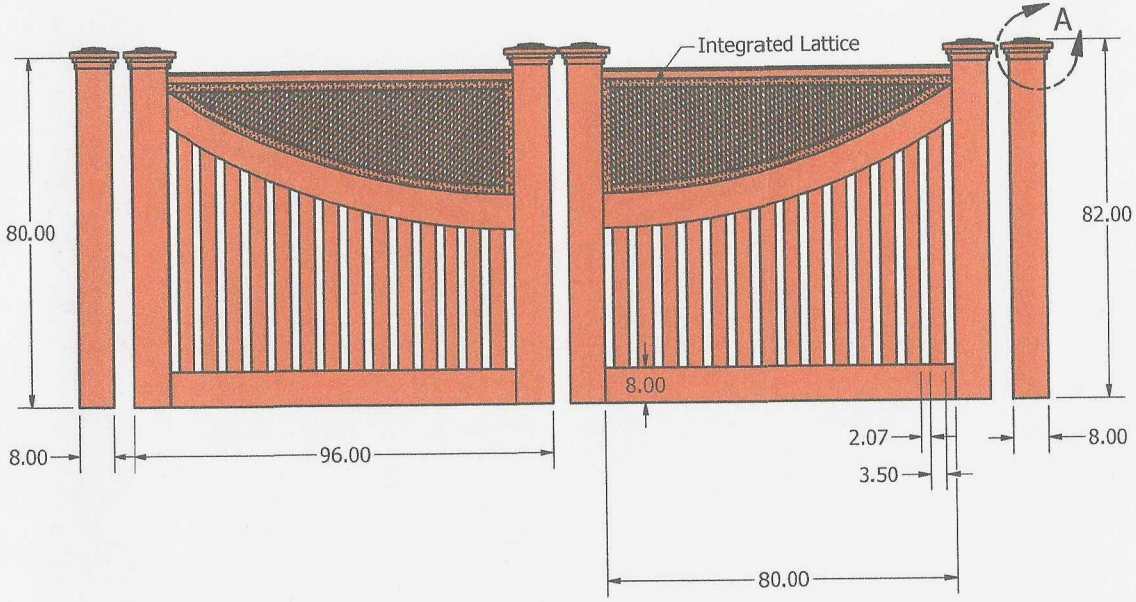

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

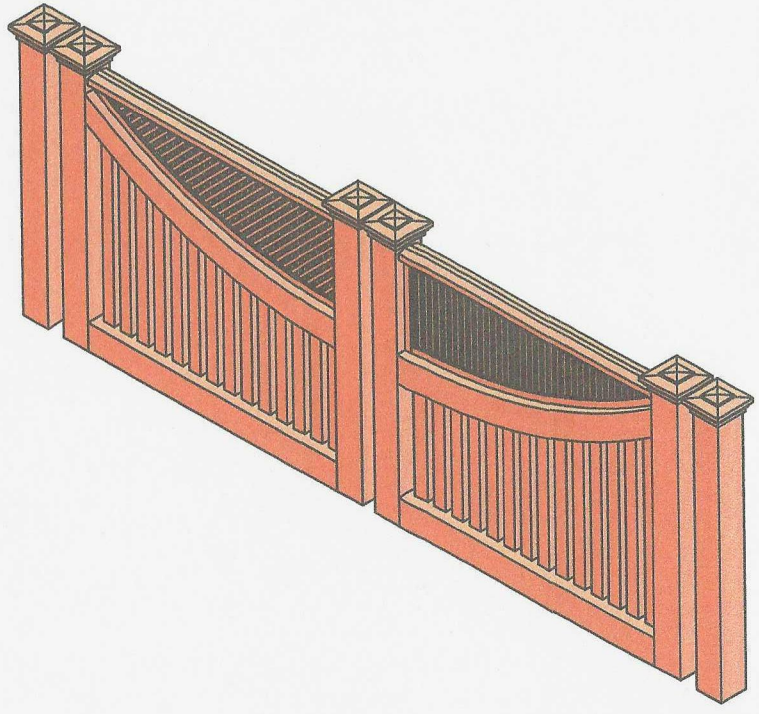

12
MEADOW VIEW DR
56 296
42
56 390
49
MEADOW VIEW DR
56 112.1
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



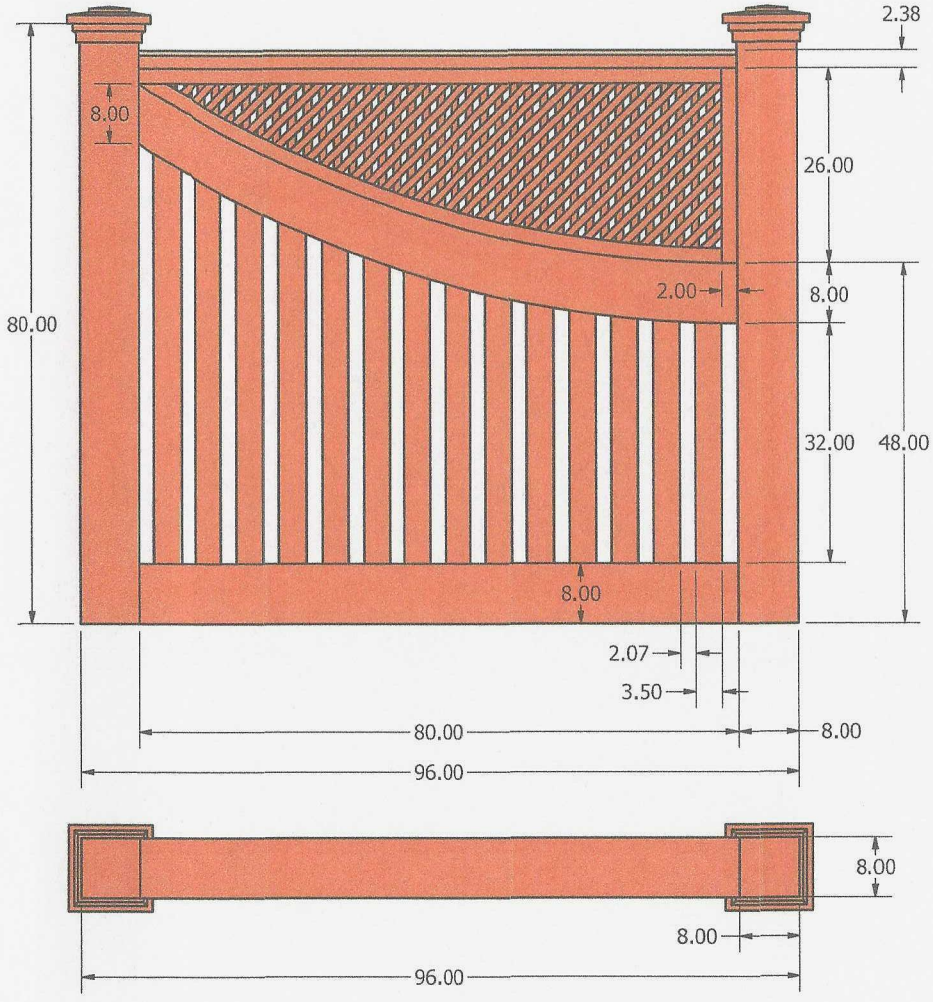


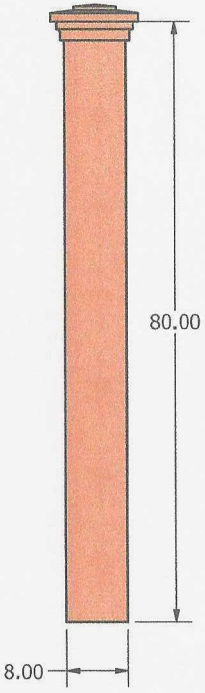


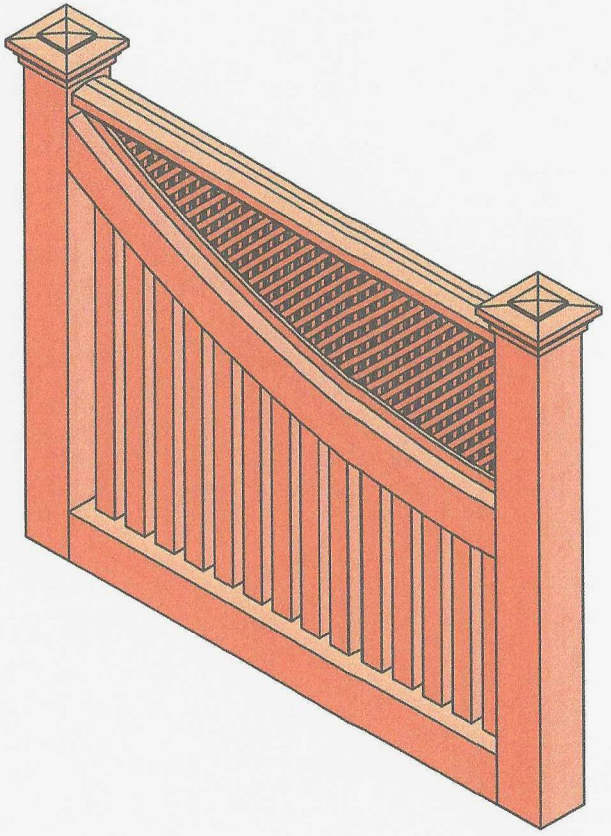
DO NOT SCALE

Unit Number: 1	Filename: Driveway Assembly.iam	2/27/2025	Customer:	NANTUCKET BUILDERS BARBER & SONS EST. 1984
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name: 49 Meadow	

View



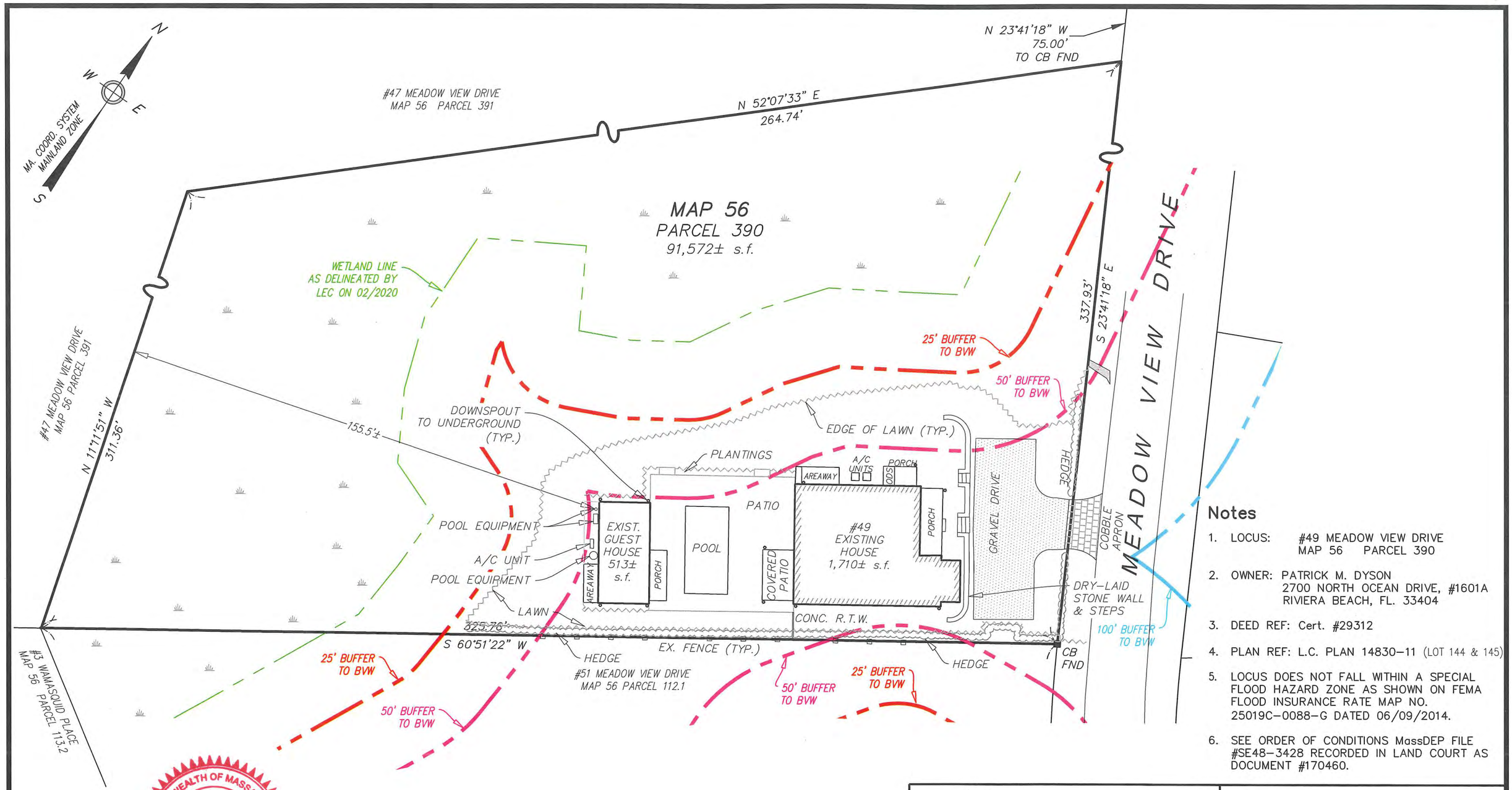




DO NOT SCALE

Unit Number: 1	Filename: Gate Assembly.iam	2/27/2025	Customer:	NANTUCKET BUILDERS BARBER & SONS EST. 1984
Revision Number: 1		Drawn and checked by Morgan Ravenscroft	Workforce Job Name: 49 Meadow	

View



Notes

1. LOCUS: #49 MEADOW VIEW DRIVE
   MAP 56 PARCEL 390
2. OWNER: PATRICK M. DYSON
   2700 NORTH OCEAN DRIVE, #1601A
   RIVIERA BEACH, FL. 33404
3. DEED REF: Cert. #29312
4. PLAN REF: L.C. PLAN 14830-11 (LOT 144 & 145)
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. SEE ORDER OF CONDITIONS MassDEP FILE #SE48-3428 RECORDED IN LAND COURT AS DOCUMENT #170460.

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57164
REGISTERED PROFESSIONAL LAND SURVEYOR

06/13/24

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
REV: JUNE 13, 2024 FEBRUARY 5, 2024	JMC/DAF/BEI	DFB/DAF

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

CONSERVATION AS-BUILT PLAN
IN NANTUCKET, MA

Prepared for:
PATRICK M. DYSON
#49 MEADOW VIEW DRIVE
MAP 56 PARCEL 390

S:\Autocad Drawings\Nantucket\Meadow View Drive\49 Meadow View Drive\49 Meadow View Drive FAB ConCom.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 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.*.
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7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
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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°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 POCOMO RD

Owner of record: PETER & JENNIFER GAIRAN

Mailing Address: 36 POCOMO RD
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN J. MARCUS ARCH LTD

Mailing Address: PO BOX 1814
NANTUCKET MA.

Contact Phone #: 228-5631 x 2 E-mail: _____

STEVE@MARCUSARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 & DOOR STYLE REV.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE 2/2 WINDOWS & DOORS BACK TO 6/1 PREVIOUSLY APPROVED WINDOWS & DOORS. NOTE: ALL PREVIOUS HDC APPLICATIONS APPROVED DUE TO LACK OF VISIBILITY.

Is there an HDC survey form for 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 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Pella Window & Doors

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 THE REG.

Trim White Sash White Doors White.

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 2.28.25 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 Stephen Theroux NAG LTD

AS AGENT FOR Peter & Jennifer Gairns

STREET ADDRESS 36 Pocomo RD

MAP/PARCEL 14 79

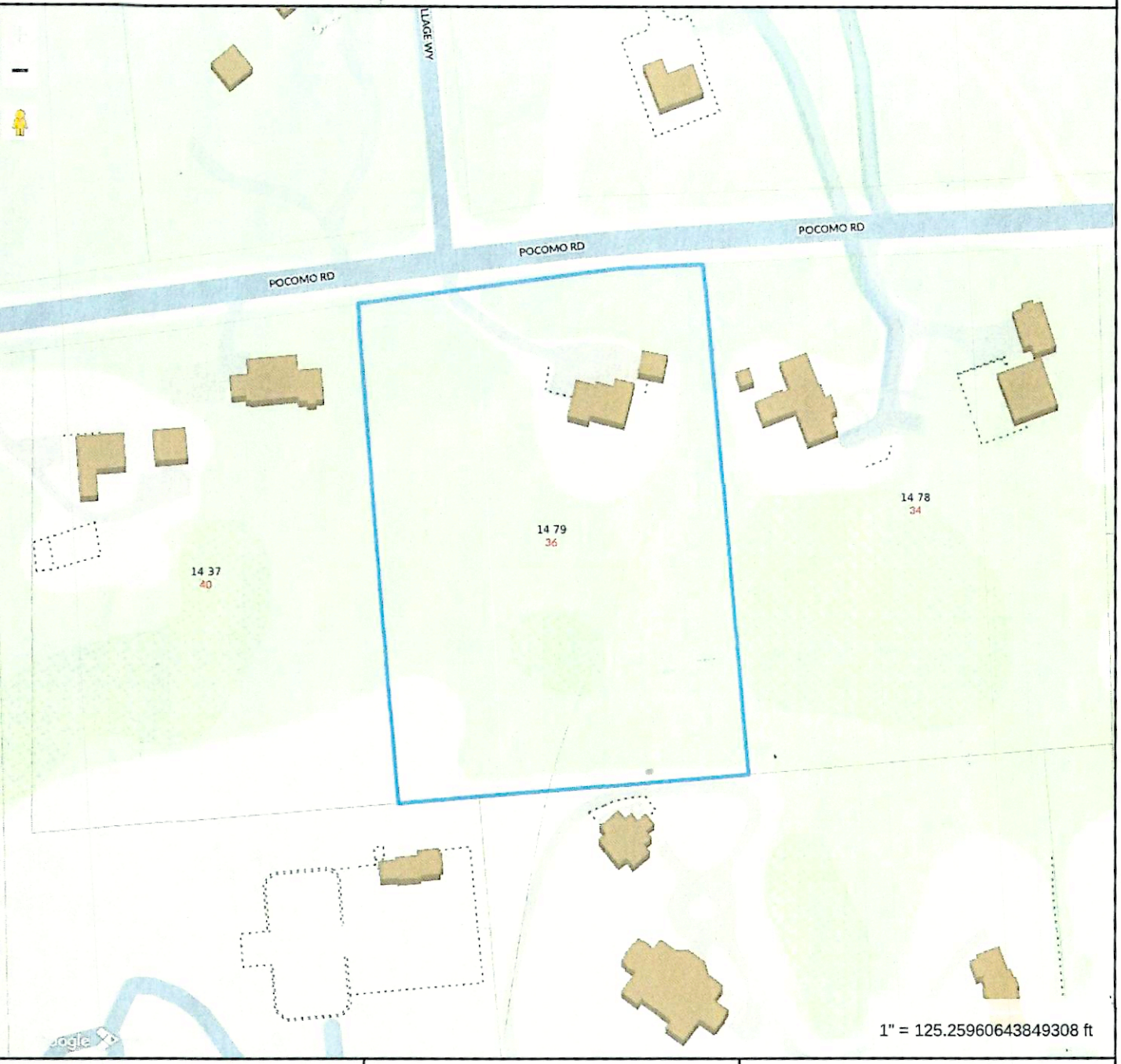
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/18/25

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 3/17/25 Date



Property Information

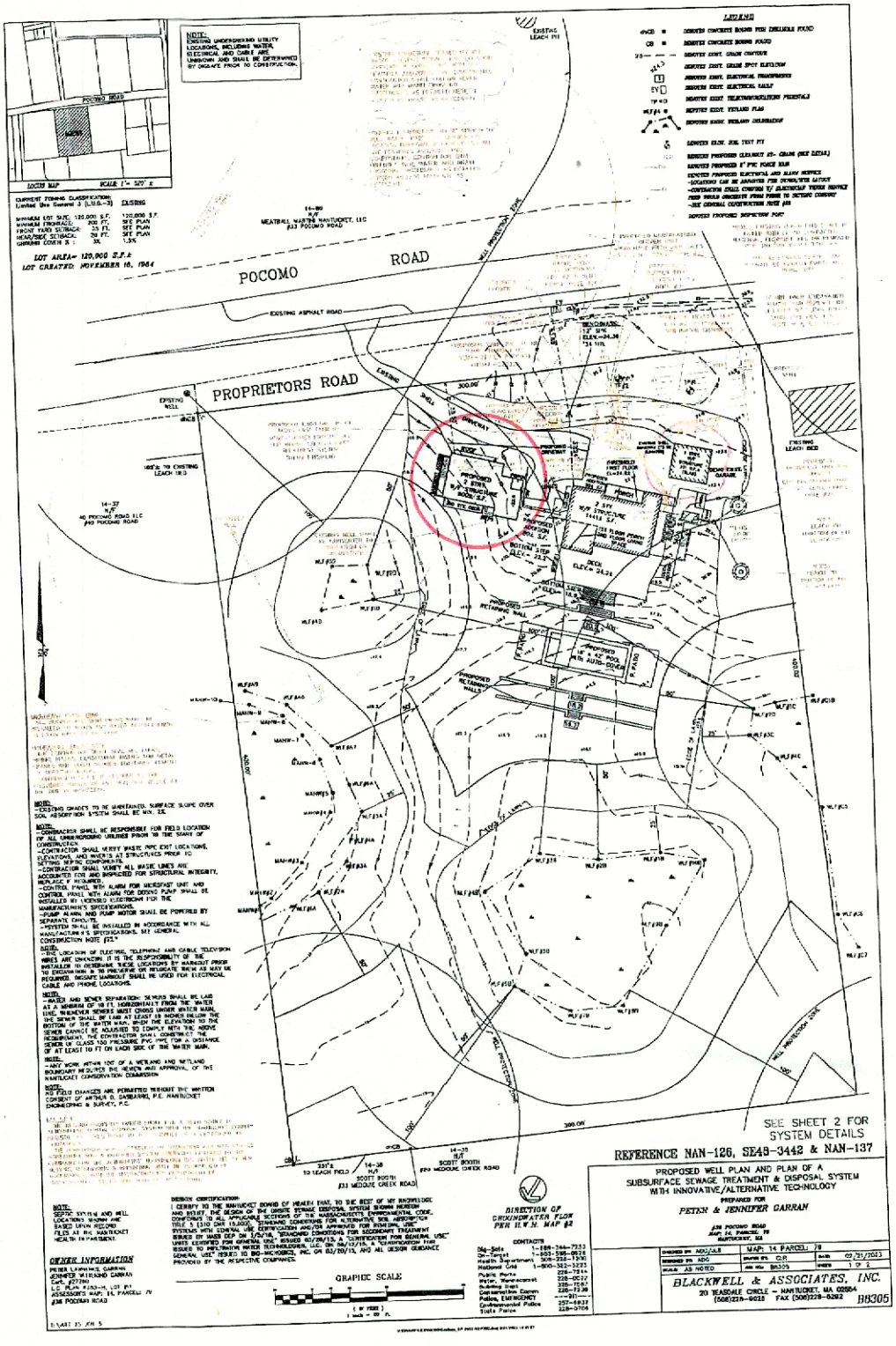
Property ID	241
Location	36 POCOMO RD
Owner	GARREN PETER L & JENNIFER W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

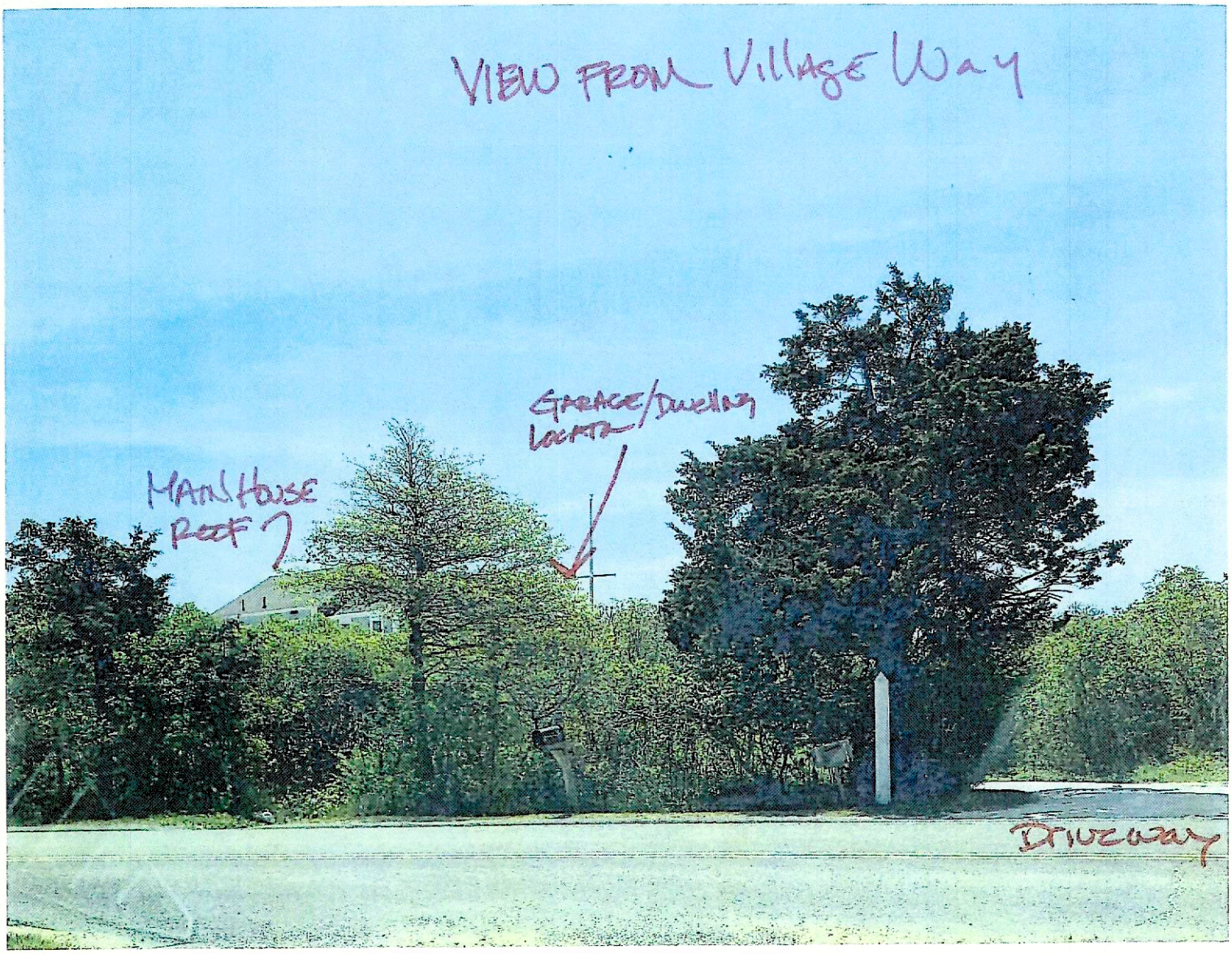
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

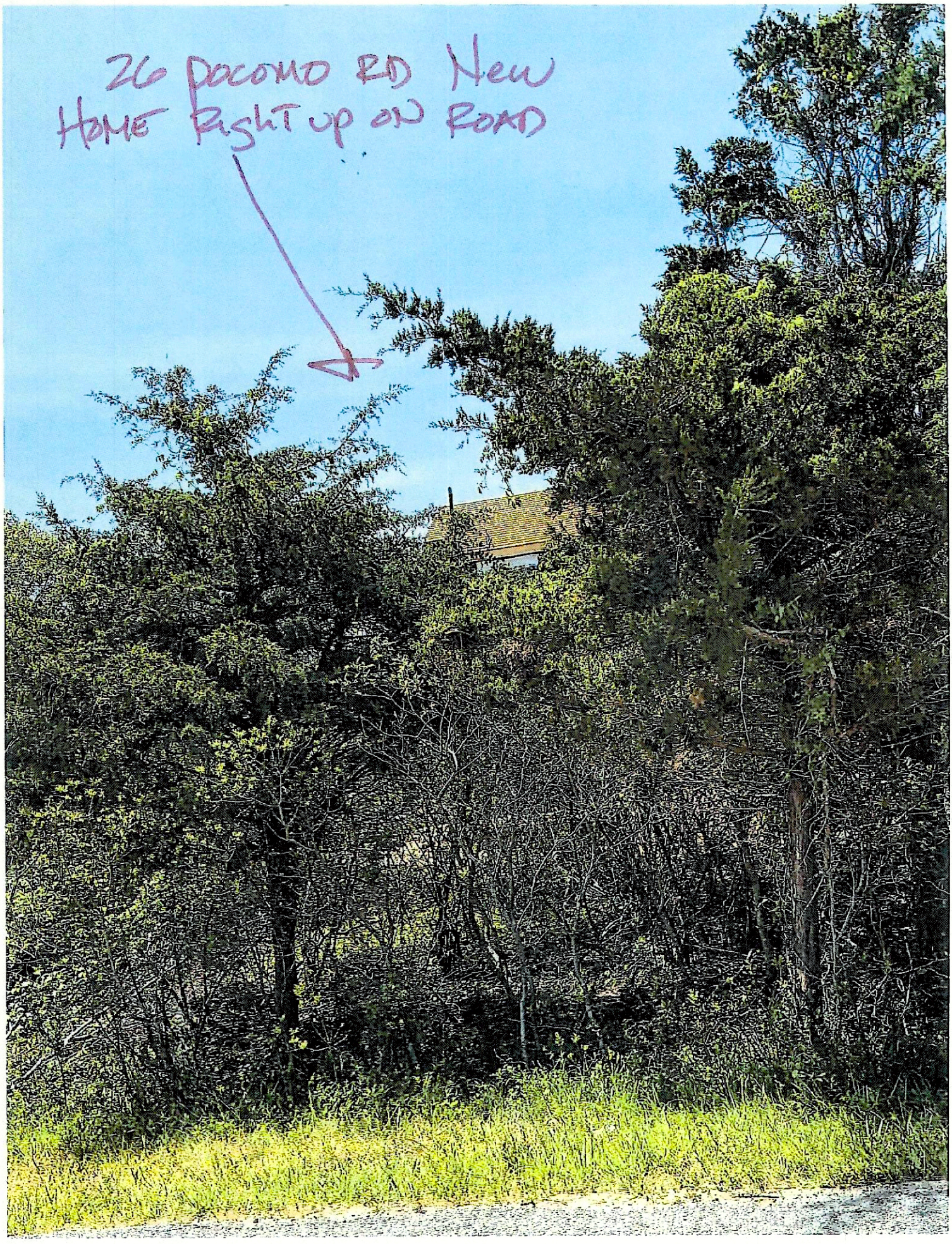
Geometry updated 10/16/2024
Data updated Jan. 2021

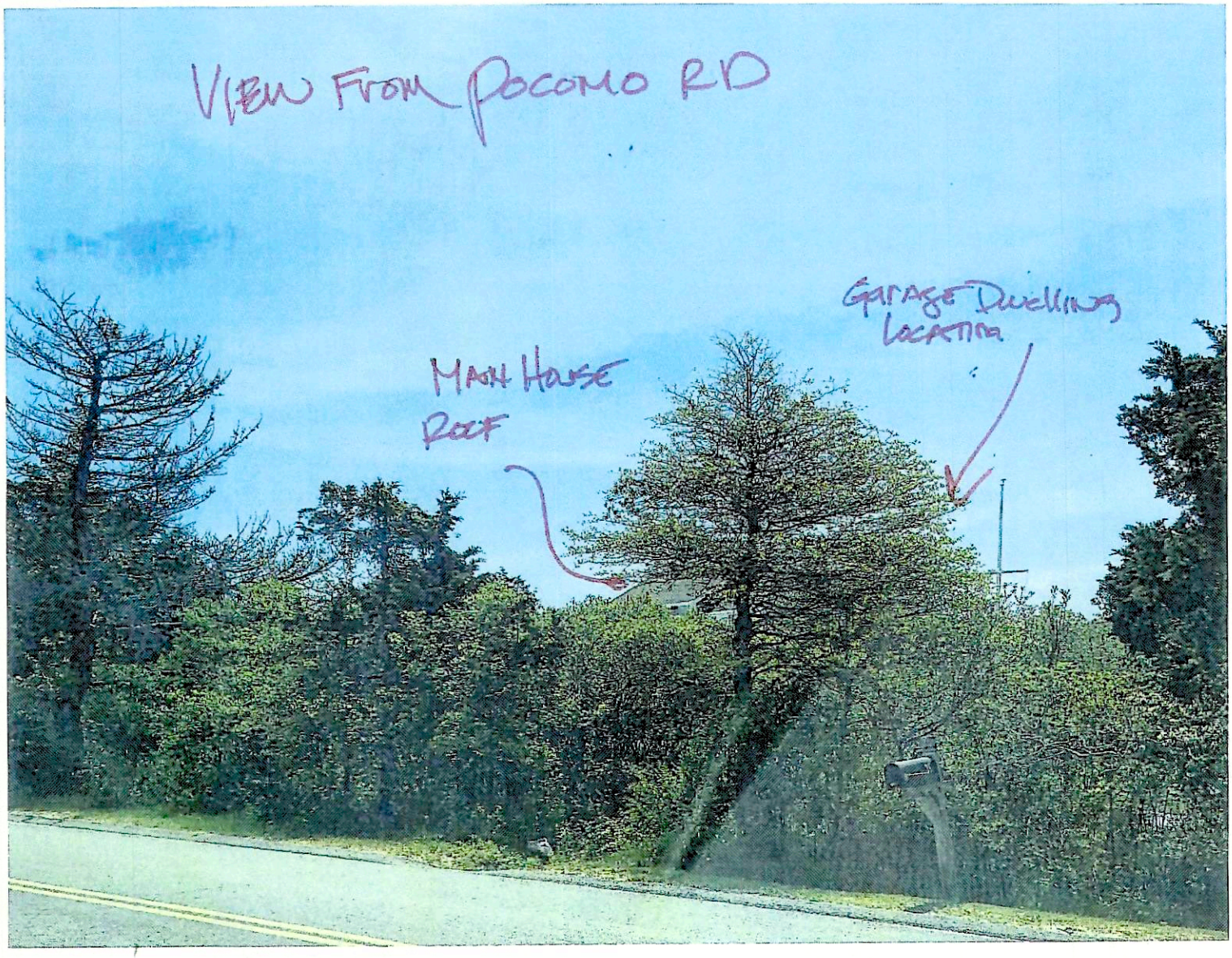
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

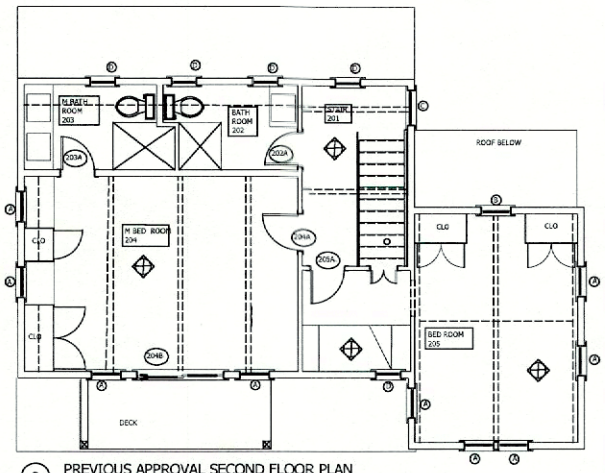


LEGEND
POCOMO ROAD
PROPRIETORS ROAD
EXISTING ASPHALT ROAD
EXISTING LEACH BED
LOT AREA= 120,000 S.F.±
LOT CREATED: NOVEMBER 16, 1964
SEE SHEET 2 FOR SYSTEM DETAILS
REFERENCE NAN-126, SE49-3442 & NAN-137
PROPOSED WELL PLAN AND PLAN OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM WITH INNOVATIVE/ALTERNATIVE TECHNOLOGY
PREPARED FOR
PETER & JENNIFER GARRAN
MAP: 14 PARCEL: 79
02/21/2023
1 OF 2
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE – NANTUCKET, MA 02584
(508)228-9025 FAX (508)228-5292
B6305
DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2
GRAPHIC SCALE

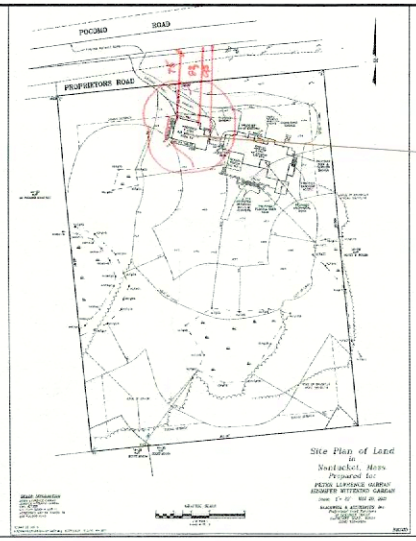

VIEW FROM Village Way
GARAGE/BUILDING LOCATION
MAIN HOUSE ROOF ?
DRIVEWAY

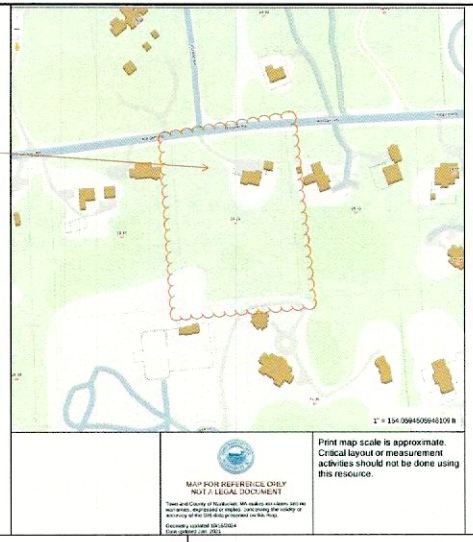

26 POCONO RD NEW
HOME RIGHT UP ON ROAD

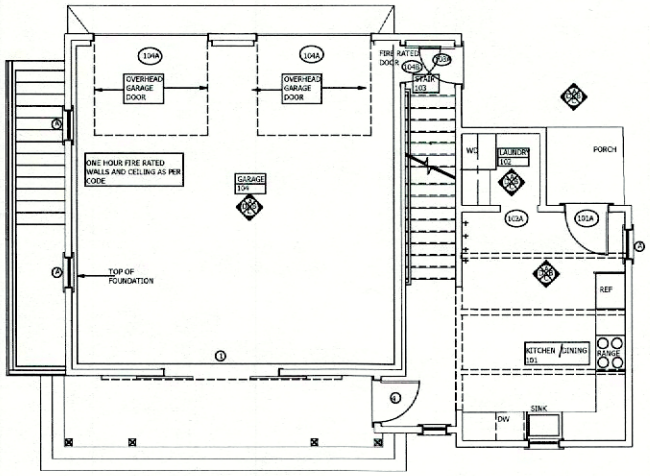

VIEW FROM POCOMO RD
GARAGE DWELLING LOCATION
MAIN HOUSE ROOF



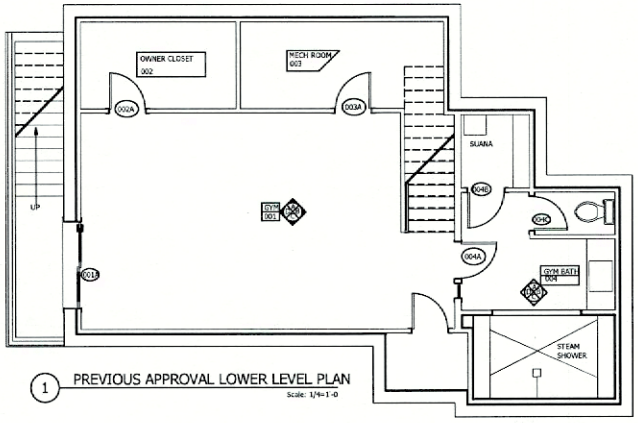
3 PREVIOUS APPROVAL SECOND FLOOR PLAN
Scale: 1/4"=1'-0



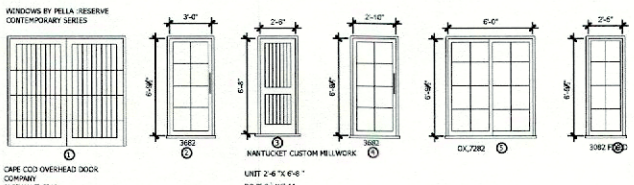




2 PREVIOUS APPROVAL FIRST FLOOR PLAN
Scale: 1/4"=1'-0



1 PREVIOUS APPROVAL LOWER LEVEL PLAN
Scale: 1/4"=1'-0



CAPE COD OVERHEAD DOOR COMPANY
8'-0"W X 7'-6" H

4 PROPOSED DOOR SCHEDULE
Scale: 1/4" = 1'-0



5 PREVIOUS APPROVED WINDOW SCHEDULE
Scale: 1/4" = 1' -0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

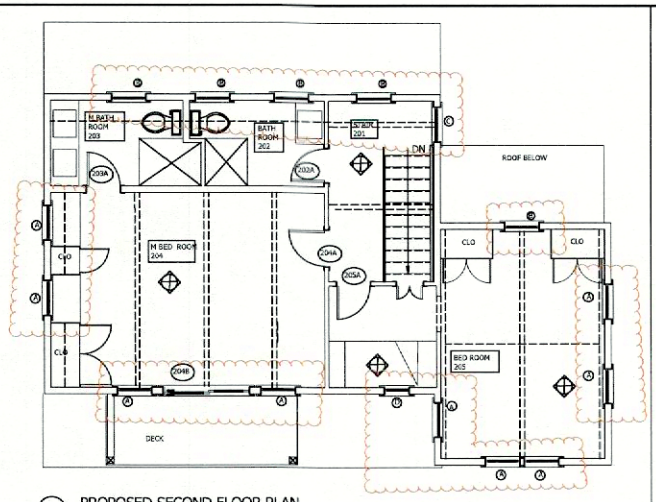
GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

PREVIOUSLY APPROVED FLOOR PLANS AND SCHEDULES

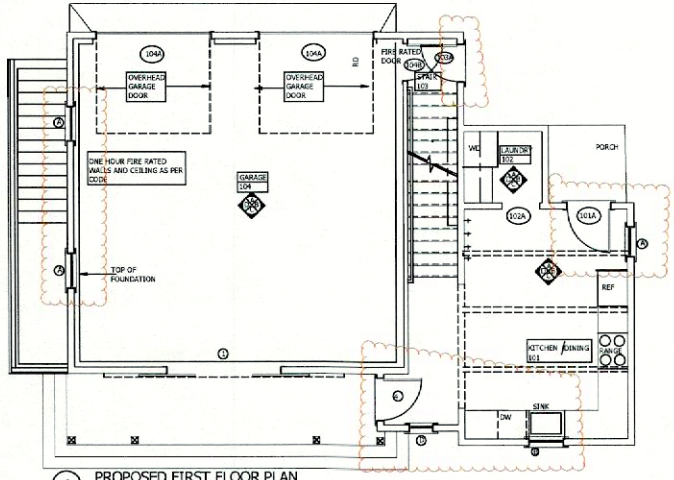
SCALE 1/4" = 1' -0

HDC:	2503.17
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	1706.07

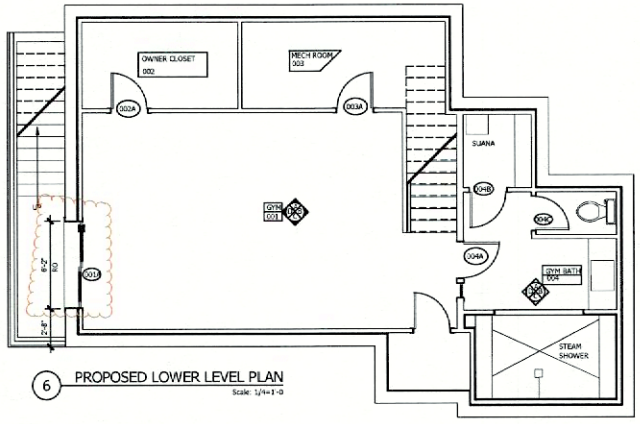
HDC1



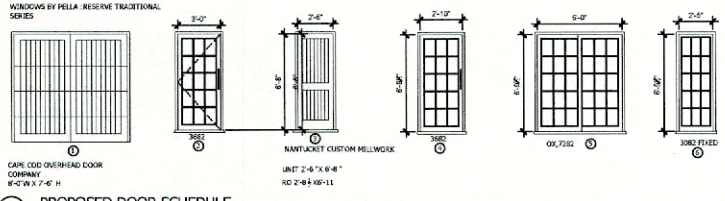
7 PROPOSED SECOND FLOOR PLAN
783 SF Scale: 1/4"=1'-0



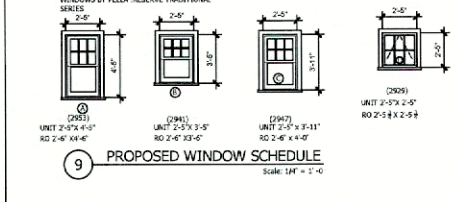
6 PROPOSED FIRST FLOOR PLAN
Scale: 1/4"=1'-0



6 PROPOSED LOWER LEVEL PLAN
Scale: 1/4"=1'-0



8 PROPOSED DOOR SCHEDULE
Scale: 1/4" = 1' -0



9 PROPOSED WINDOW SCHEDULE
Scale: 1/4" = 1' -0

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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
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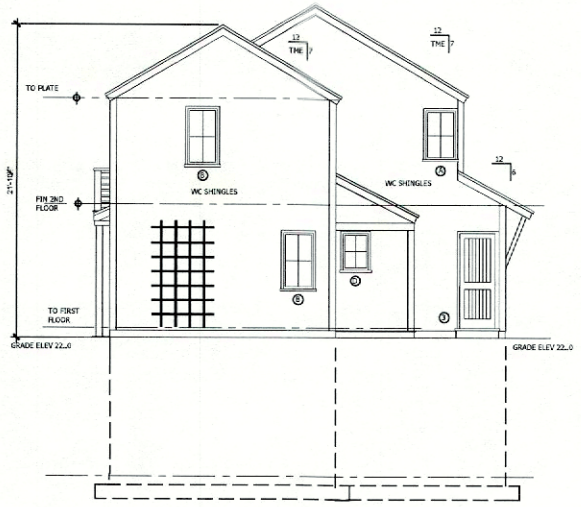
GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

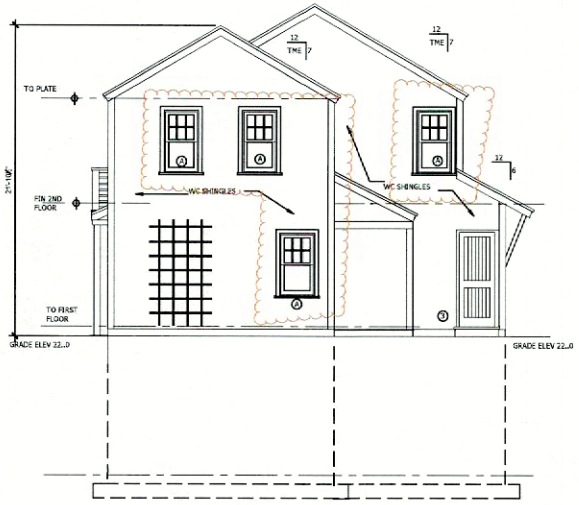
PROPOSED FLOOR PLANS AND SCHEDULES
SCALE 1/4" = 1' -0

HDC: 2503.17
BIDDING
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: 1706.07

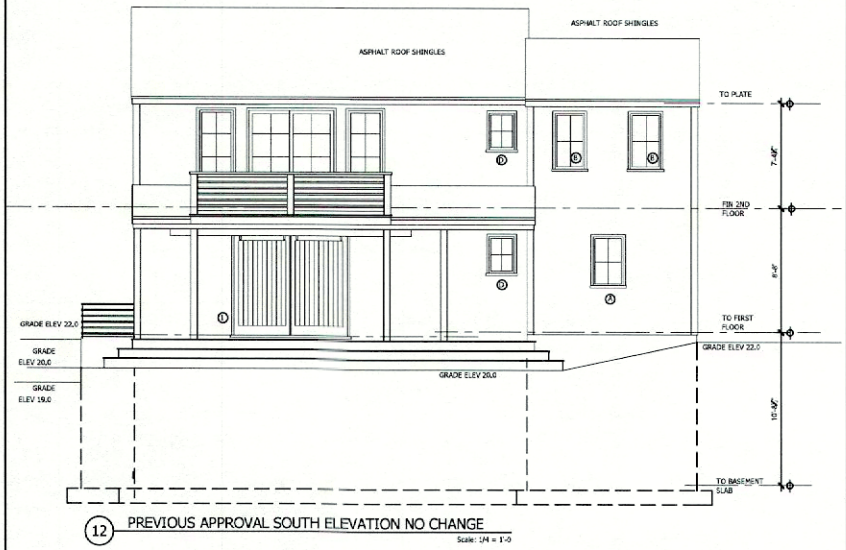
HDC2



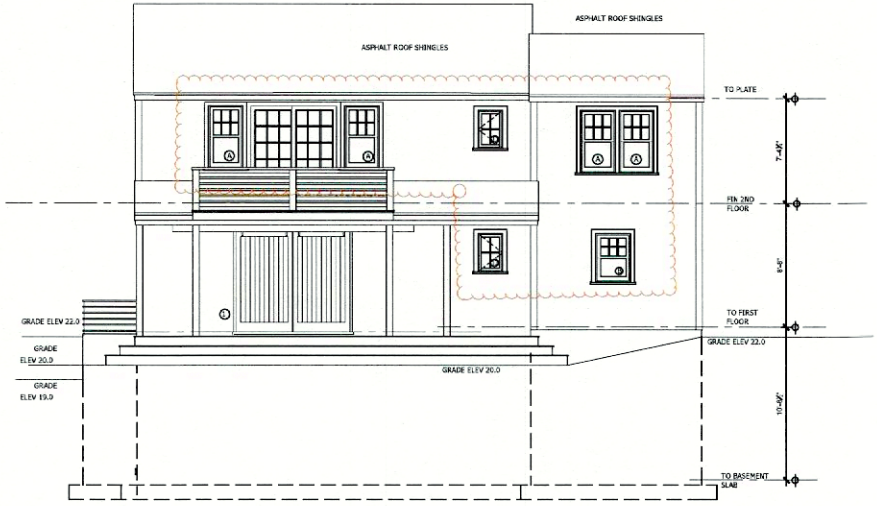
10 PREVIOUS APPROVAL EAST ELEVATION
Scale: 1/4 = 1'-0



11 PROPOSED EAST ELEVATION
Scale: 1/4 = 1'-0



12 PREVIOUS APPROVAL SOUTH ELEVATION NO CHANGE
Scale: 1/4 = 1'-0



13 PROPOSED SOUTH ELEVATION
Scale: 1/4 = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
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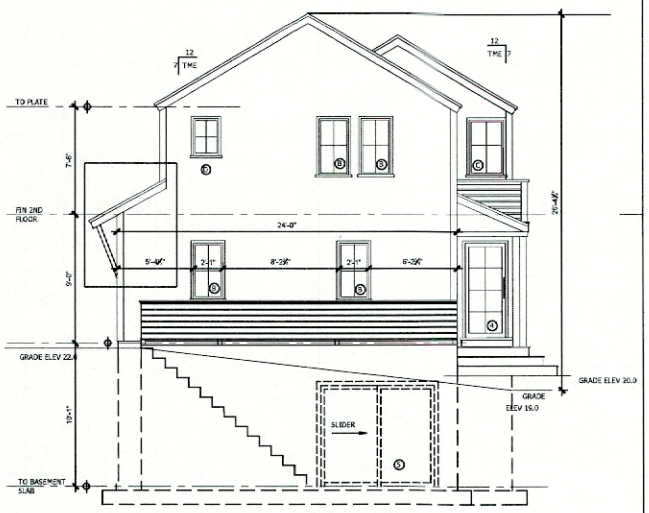
GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

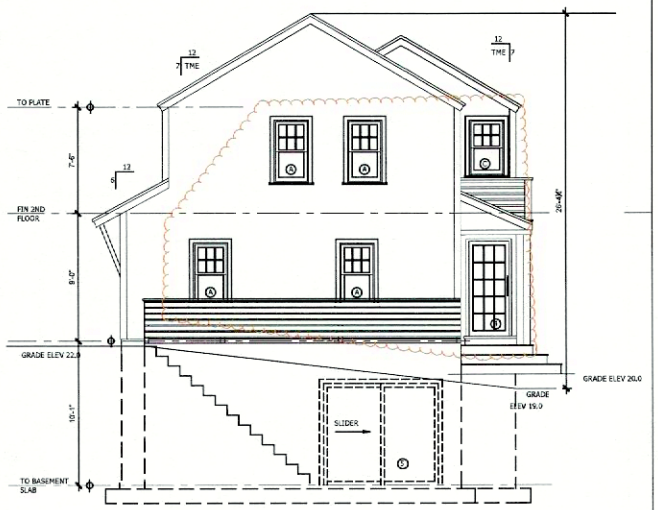
HDC:	2503.17
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	1706.07

HDC3



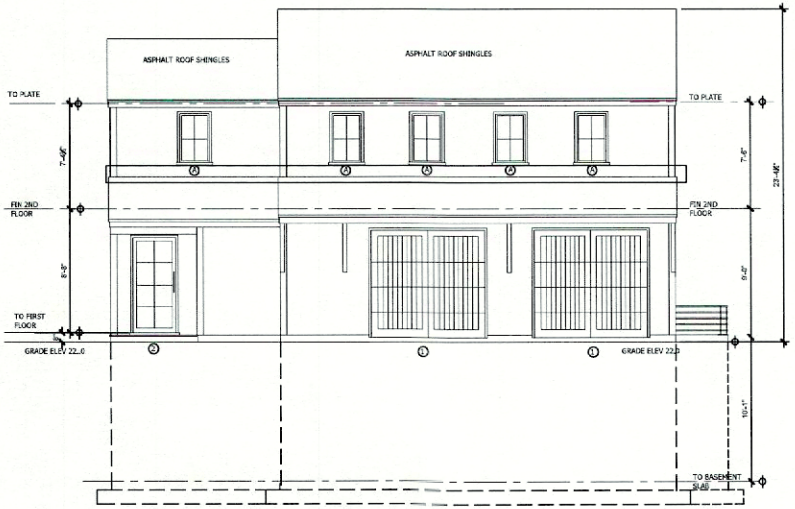
14 PREVIOUS APPROVAL WEST ELEVATION

Scale: 1/4 = 1'-0



15 PROPOSED WEST ELEVATION

Scale: 1/4 = 1'-0



16 PREVIOUS APPROVAL NORTH ELEVATION

Scale: 1/4 = 1'-0



17 PROPOSED NORTH ELEVATION

Scale: 1/4 = 1'-0

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GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	2503.17
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	1706.07

HDC4

Nantucket Planning Board

October 22, 2024

Paul Murphy,
Building Commissioner
2 Fairgrounds Road
Nantucket, Massachusetts 02554

RE: 36 Pocomo Road – Peter & Jennifer Garren (Map 14 Parcel 79) – Second Dwelling Approval Letter

Dear Mr. Murphy:

Please be advised that the Planning Board, at its meeting on October 21, 2024, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Zoning Code*, and granted a garage apartment secondary dwelling approval conditional upon the following:

1) That an apron at the driveway intersection with Pocomo Road shall be installed and maintained with a minimum depth of ten (10) feet and a minimum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet;
2) That a minimum of four (4) parking spaces shall be provided;
3) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
4) That any landscaping at the driveway entrance be limited to low-growing plant material not to exceed three (3) feet in height; and
5) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

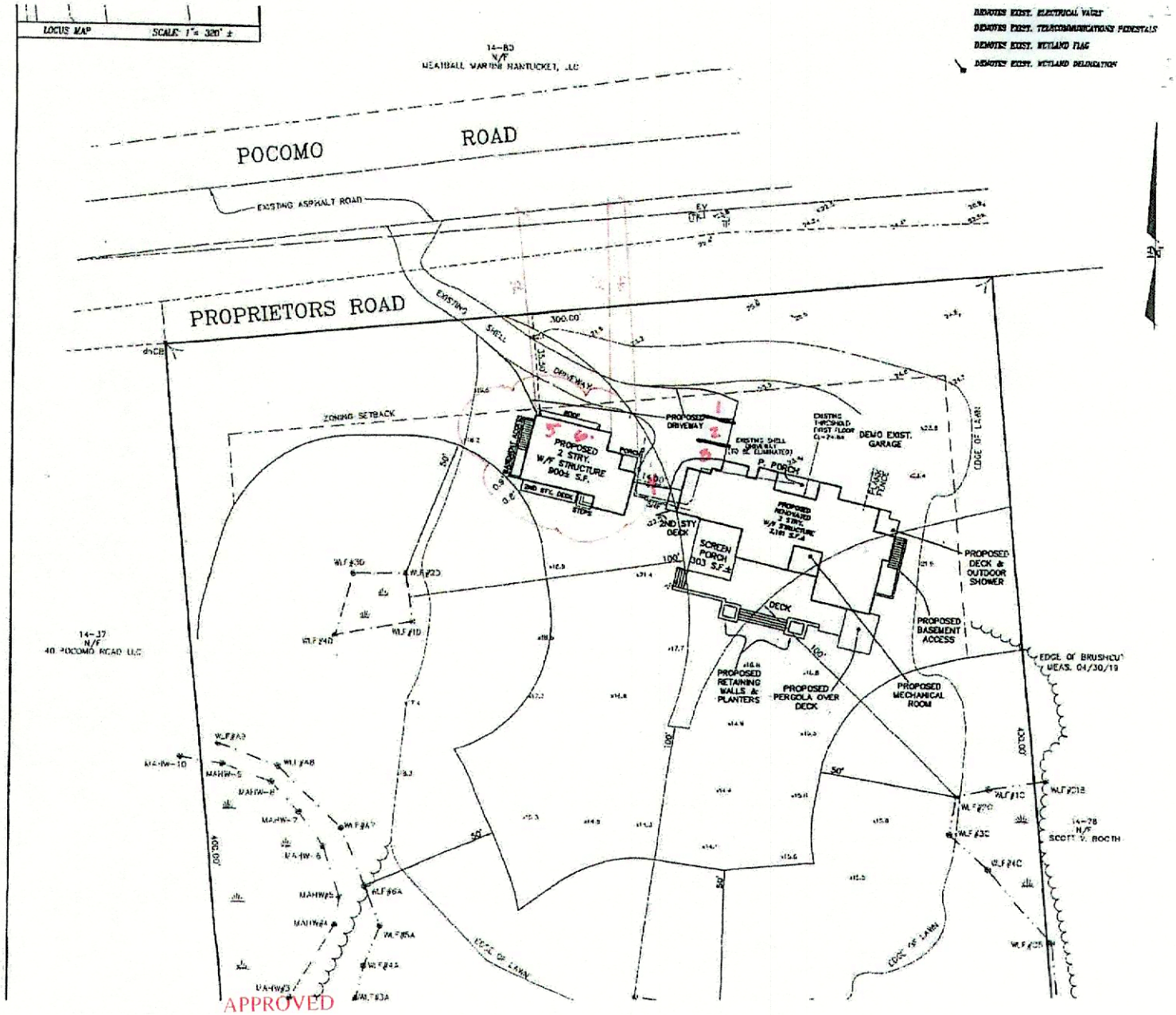
The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Senior Planner, showing the relative locations of proposed or existing dwellings and driveways or parking areas. As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of **two years only**, calculated from the date of site plan endorsement by the Senior Planner.

If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Megan Trudel, AICP,
Senior Planner, PLUS

Cc: Stephen Theroux (NAG) - Agent
Marcus Silverstein – Zoning Compliance Coordinator / Inspector



APPROVED

BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING LAW

10/22/24

AICP STAFF MEMBER Date

PBDW-2024-10-0431

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 19

Street & Number of Proposed Work: Vester Lane

Owner of record: CATHOLIC Cemetery

Mailing Address: BOX 1168

Contact Phone #: 508 642 2344 E-mail: ackbrsybc@aol.com

AGENT INFORMATION (if applicable)

Name: BRIAN F. DAVIS

Mailing Address: PO BOX 1225

HY

Contact Phone #: SAME E-mail: ABOVE

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 144 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 _____ 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 ANDERSON Rough Opening 21" X 38" Size 3'4"X2'0" Location SOUTH

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type HOME MADE Material PINE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

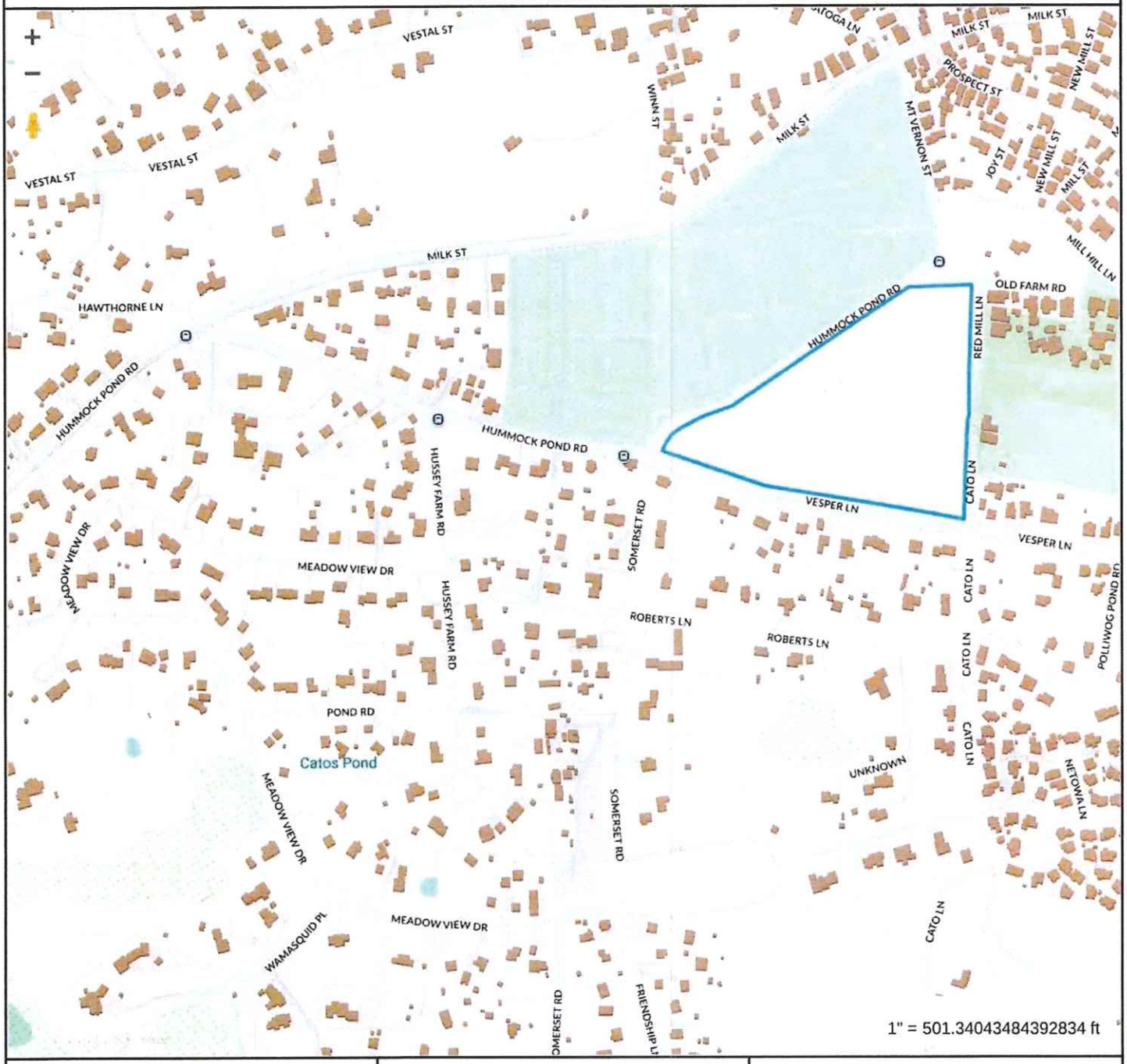
Trim _____ Sash _____ Doors _____

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 03/10/2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

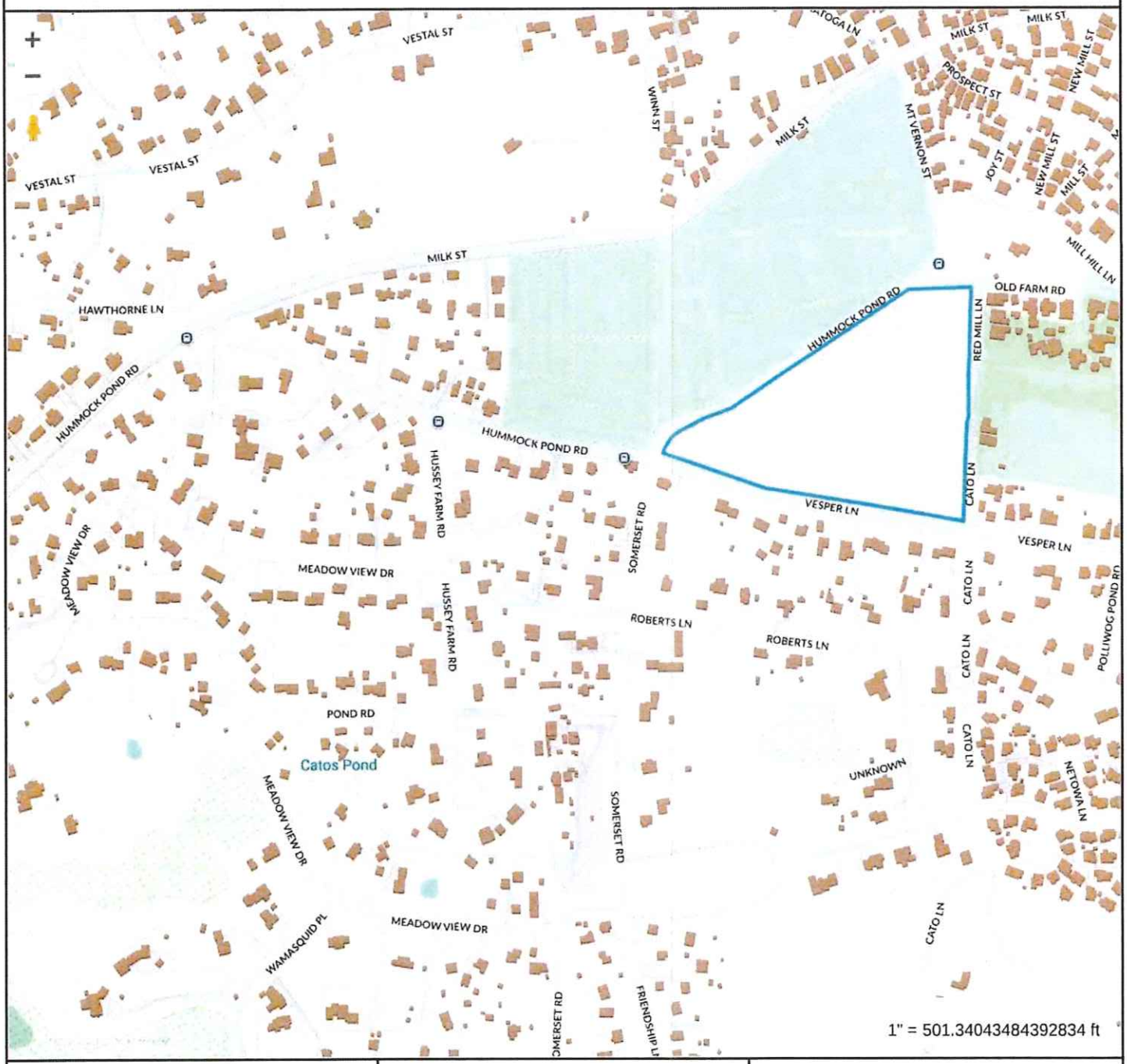
Property ID	3976
Location	VESPER LN
Owner	CATHOLIC CEMETERY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

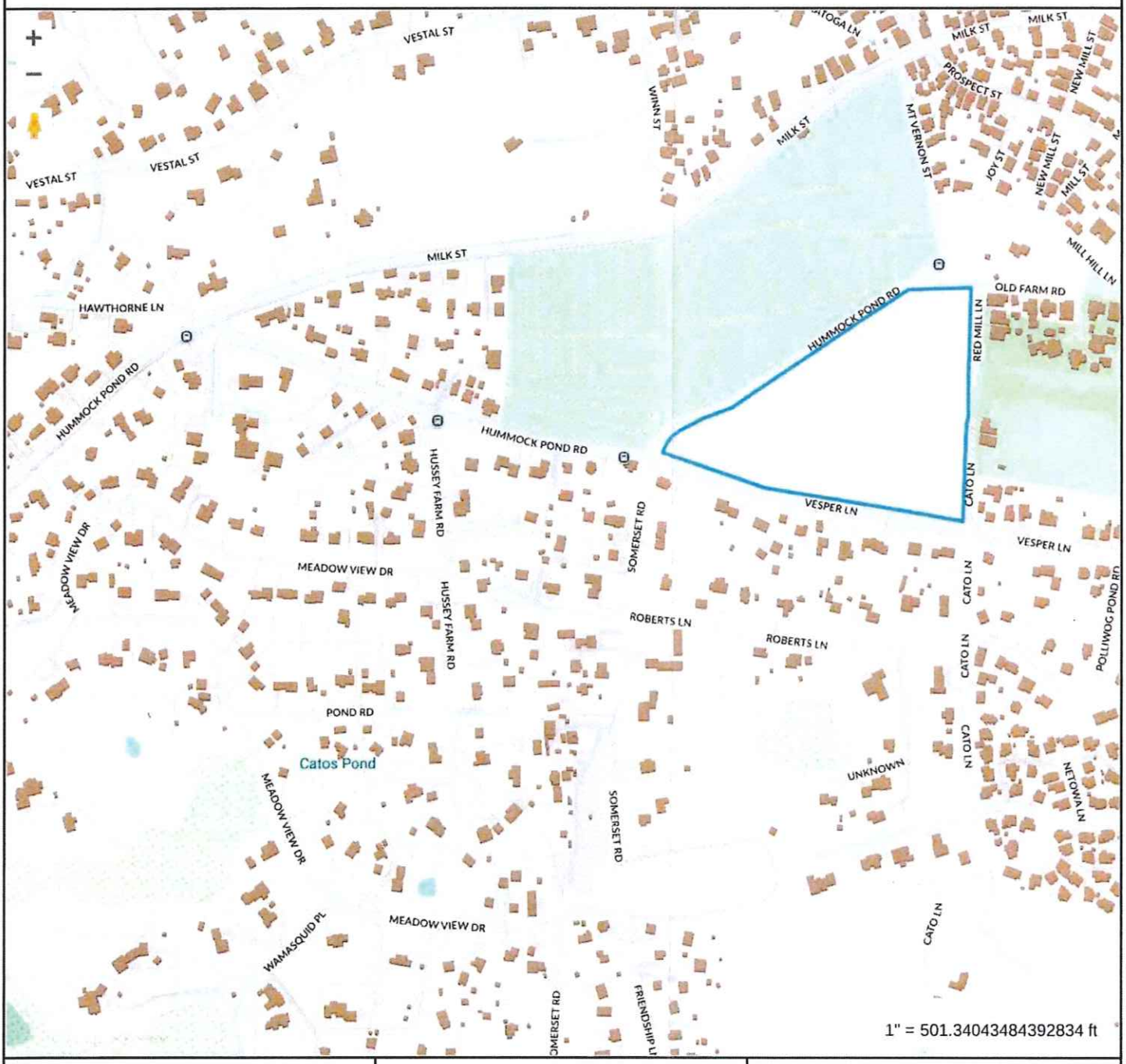
Property ID	3976
Location	VESPER LN
Owner	CATHOLIC CEMETERY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	3976
Location	VESPER LN
Owner	CATHOLIC CEMETERY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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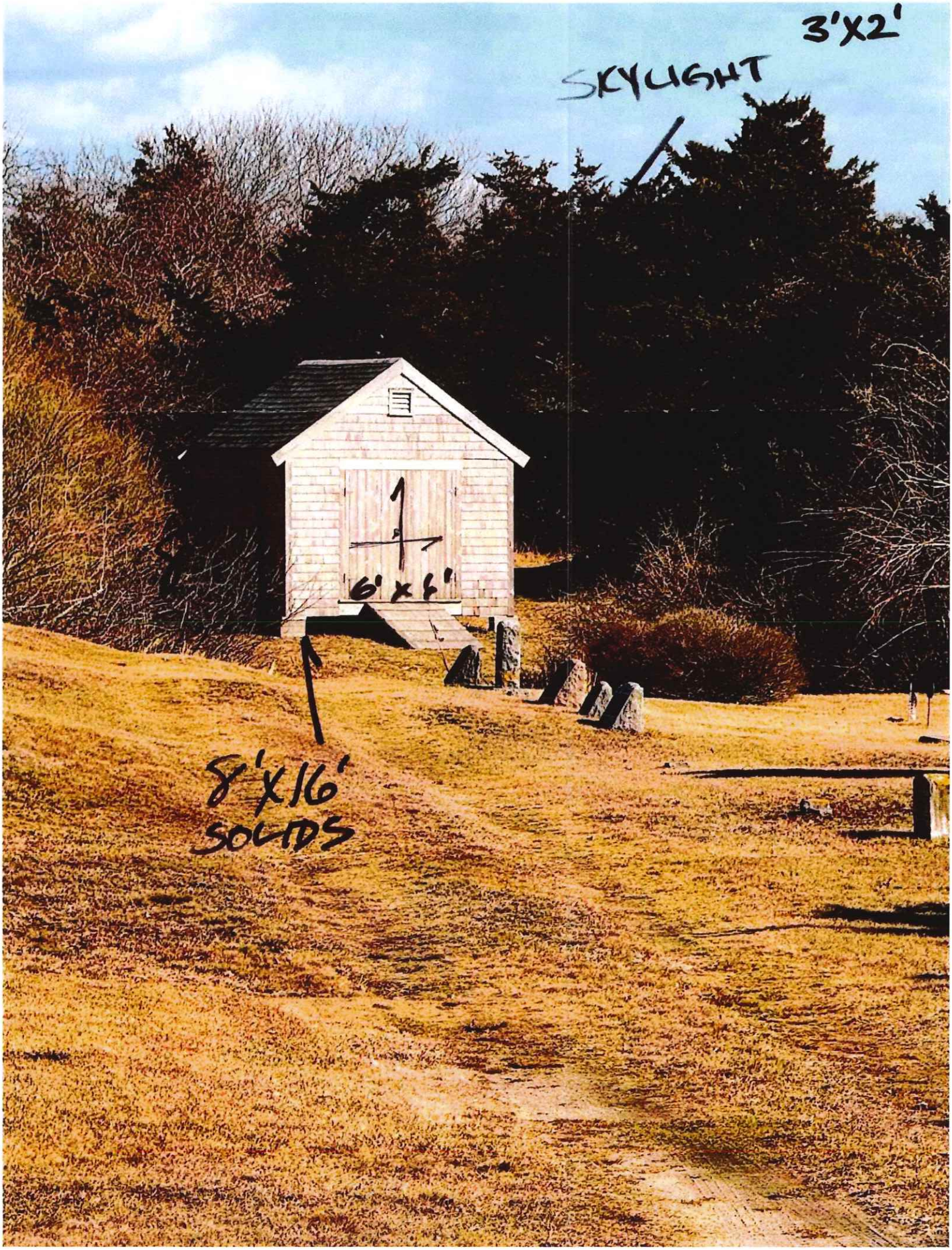
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


ST
VESPER
LANE


3'X2'
SKYLIGHT
6'x4'
8'X16'
SOLIDS

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 172

Street & Number of Proposed Work: 8 Federal Street

Owner of record: Artists Association of Nantucket

Mailing Address: 24 Amelia Drive
Nantucket MA 02554

Contact Phone #: 508-228-0722 E-mail: francine@nantucketarts.org

AGENT INFORMATION (if applicable)

Name: Tracy Sears

Mailing Address: 24 Amelia Drive
Nantucket MA 02554

Contact Phone #: 508-228-0722 E-mail: tracy@nantucketarts.org

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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 White Sash White Doors Essex Green (to match approved quarter board)

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 3/19/25 Signature of owner of record Tracy L Sears 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

RECEIVED
MAR 19 2025
B

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 Tracey Sears

AS AGENT FOR Artists Association of Nantucket

STREET ADDRESS 8 Federal Street

MAP/PARCEL 42.3.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON March 19, 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...

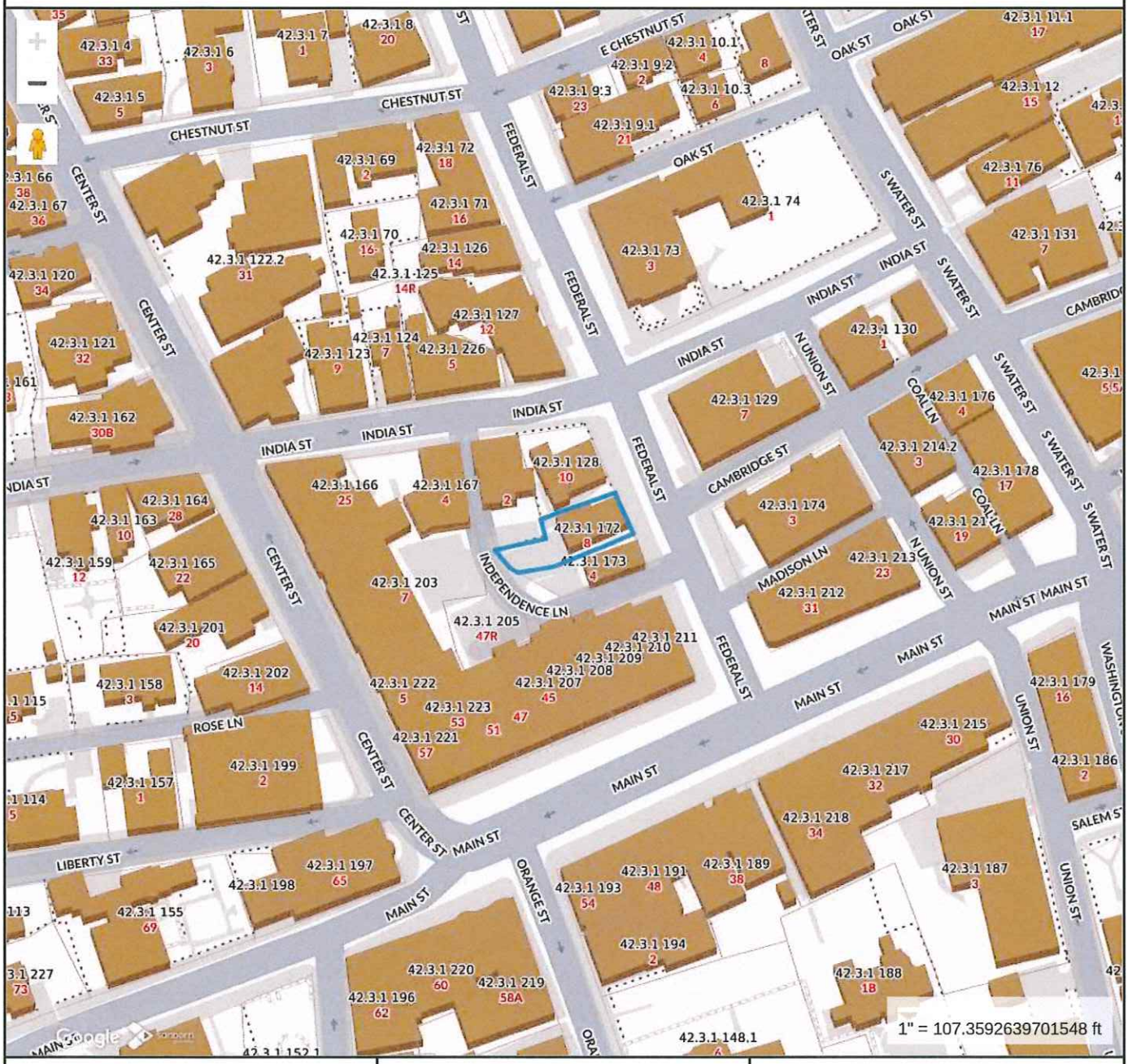
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Tracey Sears 3/19/25

Signature Date

RECEIVED
MAR 19 2025
By

RECEIVED
MAR 19 2025
By



Property Information

Property ID	9631
Location	8 FEDERAL ST
Owner	JORDAN LUCILLE A

RECEIVED
MAR 19 2025
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 10/16/2024
Data updated Jan. 2021

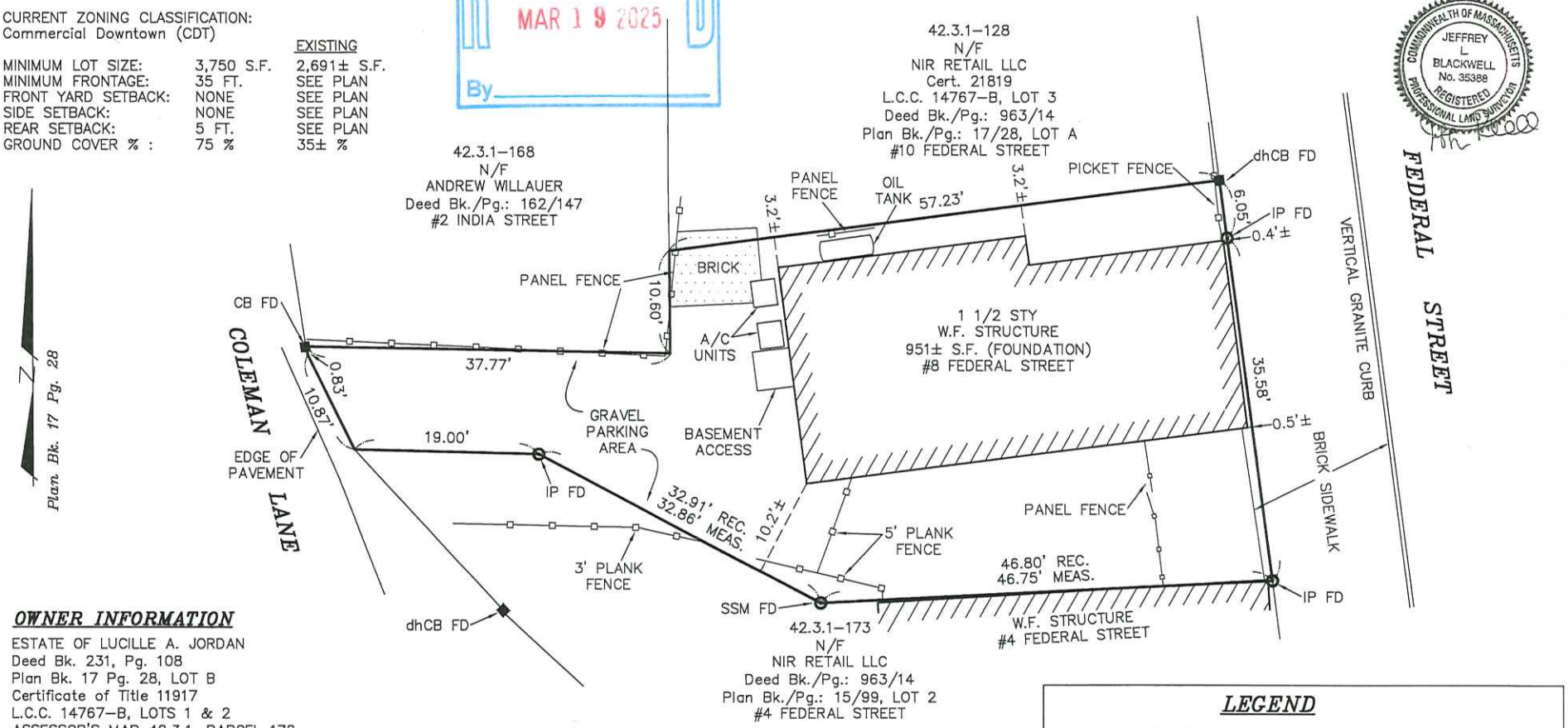
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


ARTISTS ASSOCIATION OF NANTUCKET
8

RECEIVED
MAR 19 2025
By

CURRENT ZONING CLASSIFICATION:
Commercial Downtown (CDT)

		EXISTING
MINIMUM LOT SIZE:	3,750 S.F.	2,691± S.F.
MINIMUM FRONTAGE:	35 FT.	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
SIDE SETBACK:	NONE	SEE PLAN
REAR SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	75 %	35± %



OWNER INFORMATION

ESTATE OF LUCILLE A. JORDAN
Deed Bk. 231, Pg. 108
Plan Bk. 17 Pg. 28, LOT B
Certificate of Title 11917
L.C.C. 14767–B, LOTS 1 & 2
ASSESSOR'S MAP 42.3.1, PARCEL 172
#8 FEDERAL STREET

T:\JEFF 25 JOB 141

LEGEND

dhCB	■	DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
CB	■	DENOTES CONCRETE BOUND FOUND
IP	O	DENOTES IRON PIPE BOUND FOUND
SSM	◉	STEEL SURVEY MARKER BOUND FOUND

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SITE PLAN OF LAND

in Nantucket, MA
Prepared for
ARTIST'S ASSOCIATION

Scale: 1"=10' Date: January 13, 2025

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

V:\DRAWFILES\B9333\SITE PLAN.dwg 1/14/2025 08:34:17

B9333

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 68

Street & Number of Proposed Work: 30 Lovers Ln. Lot A

Owner of record: Hey Lover LLC

Mailing Address: 14 Plum St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other HDC2025-02-12061

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation • New front porch • Color changes
2. South Elevation • Window wells
3. West Elevation • Relocate areaway
4. North Elevation • remove chimneys

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 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 Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☑ SDL Front Batten Rear 6 light Side 4 light 1 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Grey Sash Grey Doors Grey
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 3/18/2025 Signature of owner of record [signature] - agent Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/1/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC 7025-02-1204 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°: 64 PARCEL N°. 68

Street & Number of Proposed Work: 39 Lovers Lane

Owner of record: Hey Lover LLC

Mailing Address: 14 Plum St

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nantucket Preservation

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 775 2644 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 2/17/25 Fee Paid: $ 635.00 1644

Must be acted on by: 5/30/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: Roger Reed

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

West elevation shed dormer: reduce width 3', 1' between [illegible] 1' from each side window.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: 2,064

Width: 43' Sq. footage 2nd floor: 1,115

Sq. footage 3rd floor: _____

Decks/Patio: Size: 75 ☑ 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 31'-0" 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 2' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Painted ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass 1/12 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 Natural ☐ 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 1x8 Soffit (Overhang) 6 Corner boards 5/4 x 6 Frieze _____

Window Casing 2x4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front Butternut Rear 6 light Side 4 light Wood

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 Forest Sash Black Doors Black

Deck Natural Foundation Forest Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

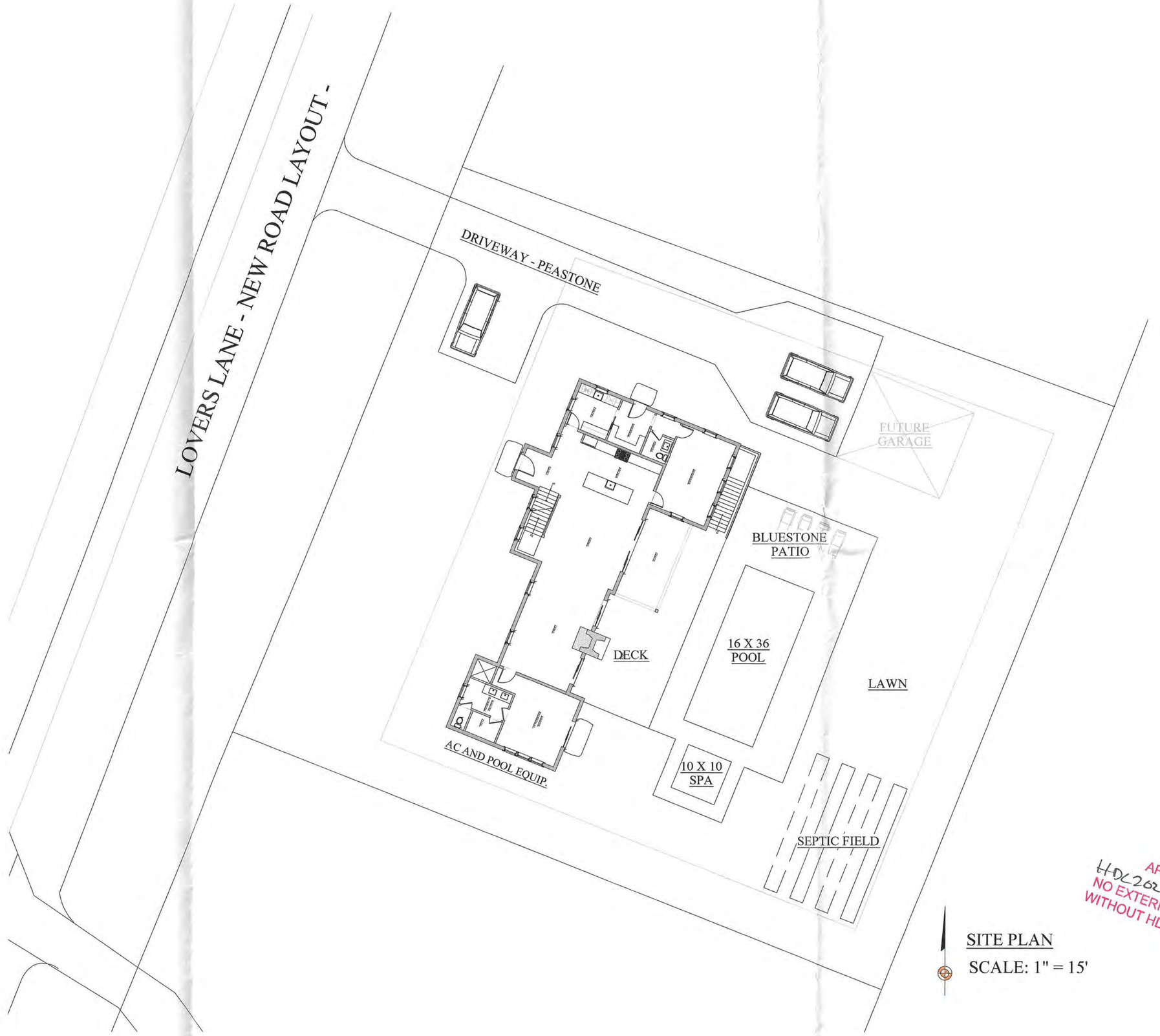
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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 [signature] Signed under penalties of perjury

38 LOVERS LN. LOT A
NANTUCKET, MA 02554



MAP & PARCEL: 68 X 68 (portion)
ZONE: R-20
FRONT / REAR SETBACKS: 30' / 10'
MINIMUM LOT SIZE: 20,000 S.F.
LOT AREA: 20,005 S.F.
GROUND COVER RATIO: 12.5%
PROPOSED NEW GROUND COVER:
- MAIN HOUSE: 2,064 S.F.
TOTAL GROUND COVER: 2,064 S.F.
ALLOWABLE GROUND COVER: 2,500 S.F.



SITE PLAN
SCALE: 1" = 15'

APPROVED
HDC2025-02-1204
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
MAR 11 2025
By

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 not still in effect.

COVER SHEET
DATE: 03/10/2025
SCALE: AS NOTED

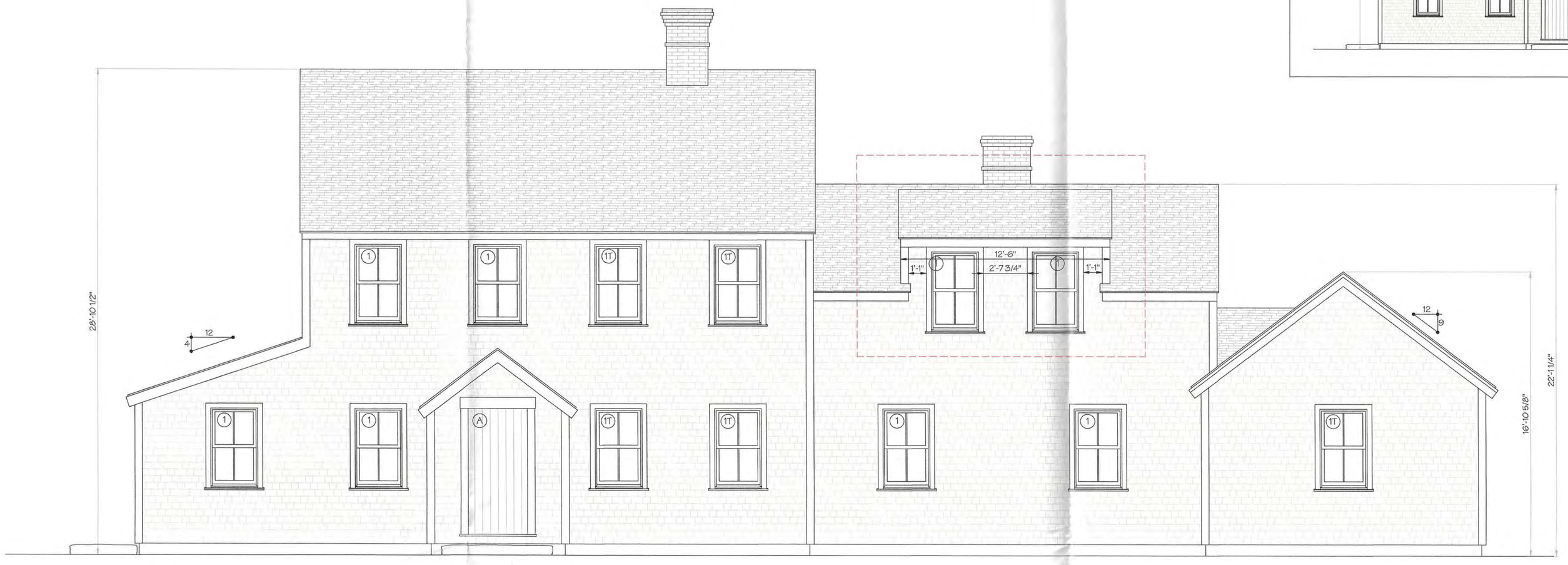
M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

A



PREVIOUSLY SUBMITTED



WEST ELEVATION



NORTH ELEVATION

38 Lovers Lot A

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	2' 9 5/8" x 4' 8 7/8"	2' 10 1/8" x 4' 8 7/8"	Andersen	2/2 Dbl. Hung	Single	TW2846		23
1T	2' 9 5/8" x 4' 8 7/8"	2' 10 1/8" x 4' 8 7/8"	Andersen	2/2 Dbl. Hung	Single	TW2846	Tempered	5
2	2' 5 5/8" x 3' 4 7/8"	2' 6 1/8" x 3' 4 7/8"	Andersen	2/2 Dbl. Hung	Single	TW2432		3
3	2' 0" x 2' 8"	TBD	Andersen	4 light fixed	Single	TBD		4
A	3' 6" x 7' 6"	TBD	TBD	Batten	Single			1
B	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
C	11' 9" x 7' 6"	11' 10" x TBD	Andersen	6 light slider	Quad		custom height	1
D	5' 10" x 7' 6"	6' 0" x TBD	Andersen	6 light slider	double		custom height	3

APPROVED
HDC2025-02-12061
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
MAR 11 2025
By

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 03/10/2025
SCALE: 1/4" = 1' 0"

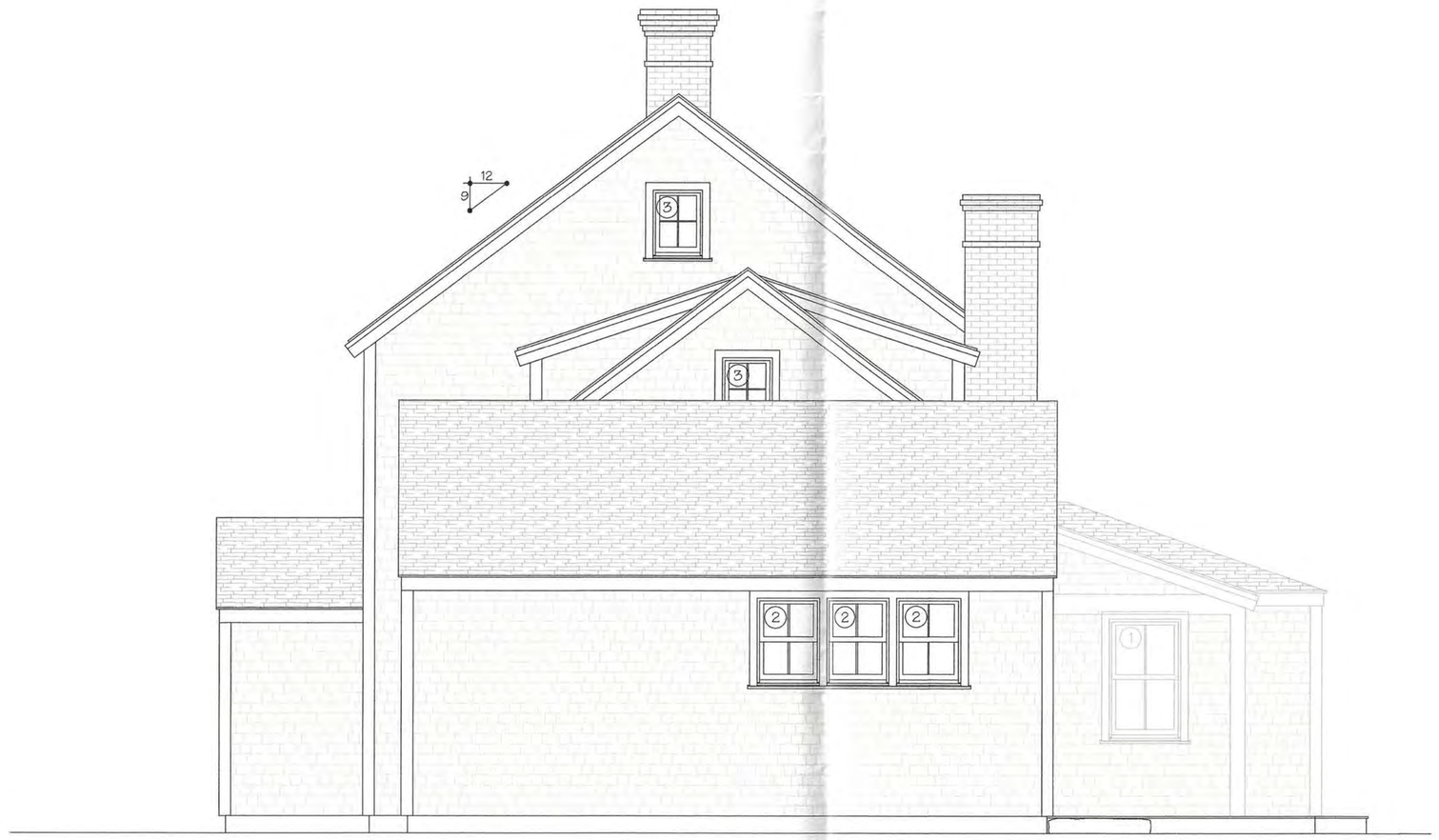
M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

3



EAST ELEVATION



NORTH ELEVATION

APPROVED
HDC 2025-02-12a1
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
MAR 11 2025
By

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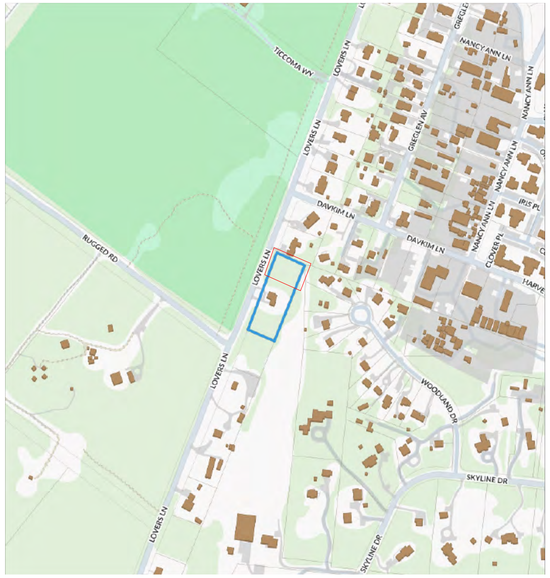
ELEVATIONS
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 68 / 68

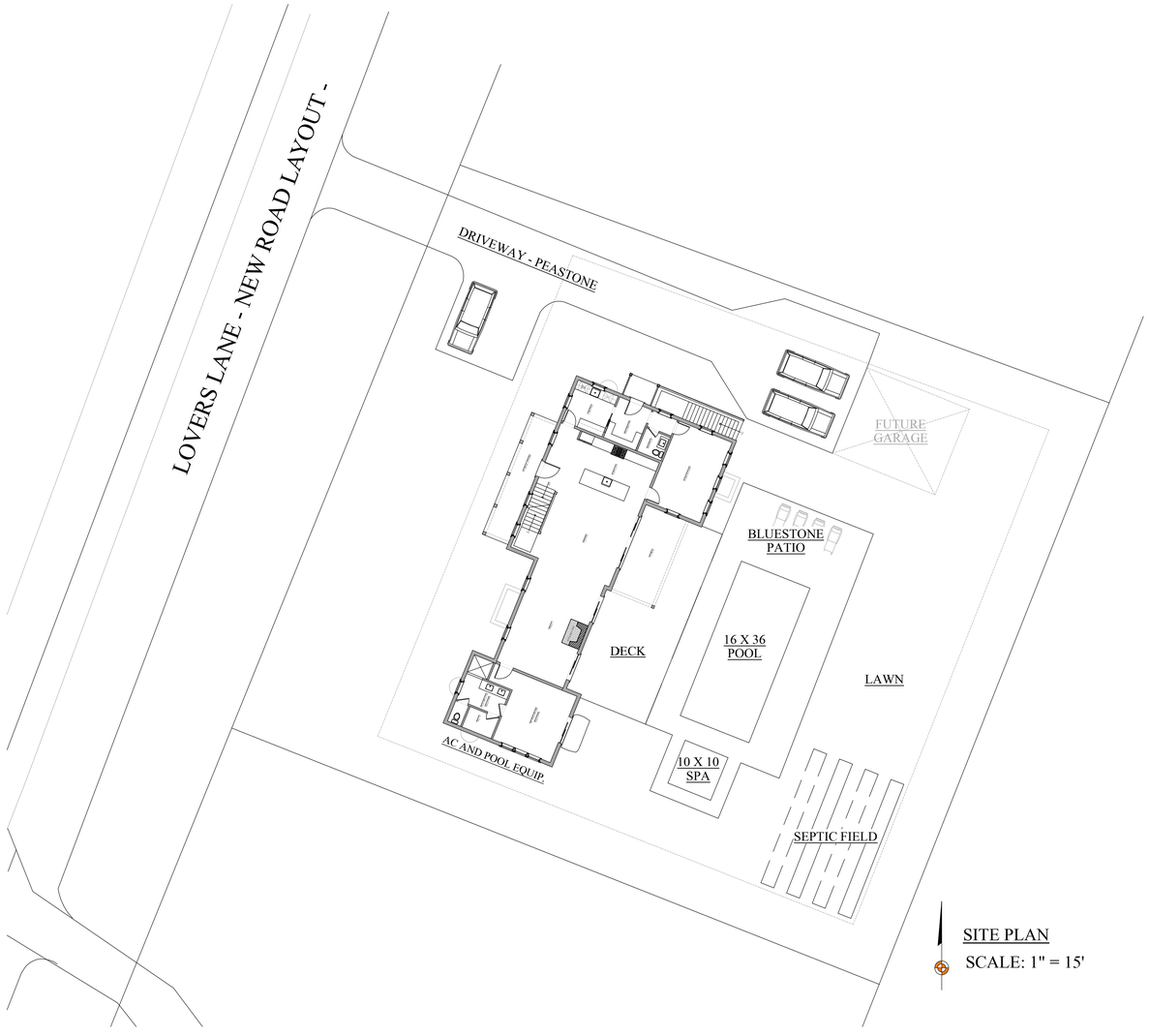
38 LOVERS LN. LOT A
NANTUCKET, MA

4

38 LOVERS LN. LOT A
NANTUCKET, MA 02554



MAP & PARCEL: 68 X 68 (portion)
ZONE: R-20
FRONT / REAR SETBACKS: 30' / 10'
MINIMUM LOT SIZE: 20,000 S.F.
LOT AREA: 20,005 S.F.
GROUND COVER RATIO: 12.5%
PROPOSED NEW GROUND COVER:
- MAIN HOUSE: 2,019 S.F.
TOTAL GROUND COVER: 2,019 S.F.
ALLOWABLE GROUND COVER: 2,500 S.F.



SITE PLAN
SCALE: 1" = 15'

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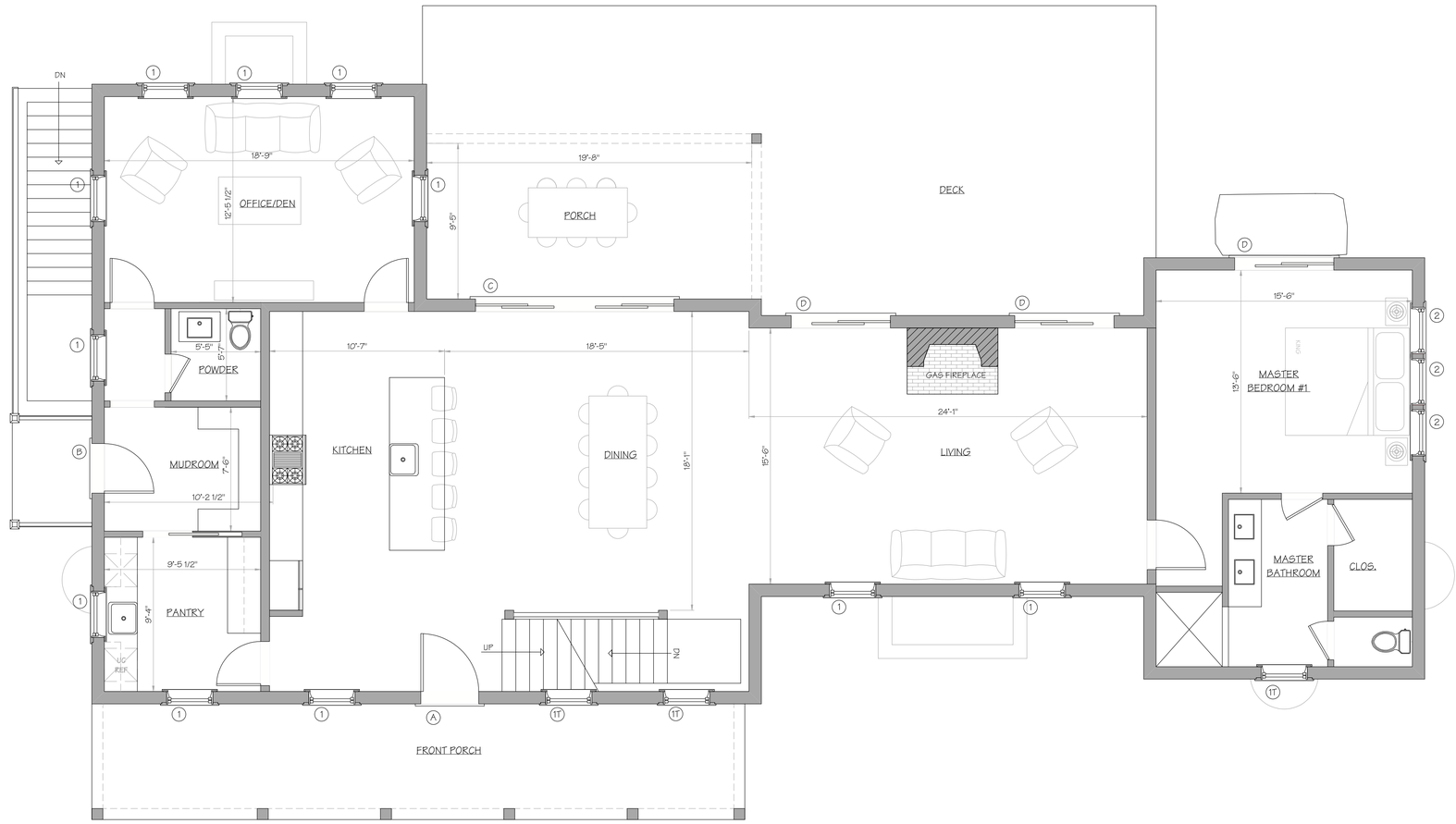
COVER SHEET
DATE: 03/18/2025
SCALE: AS NOTED

M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

A



FIRST FLOOR PLAN
2,019 S.F. (GROUND COVER)

NOT FOR CONSTRUCTION

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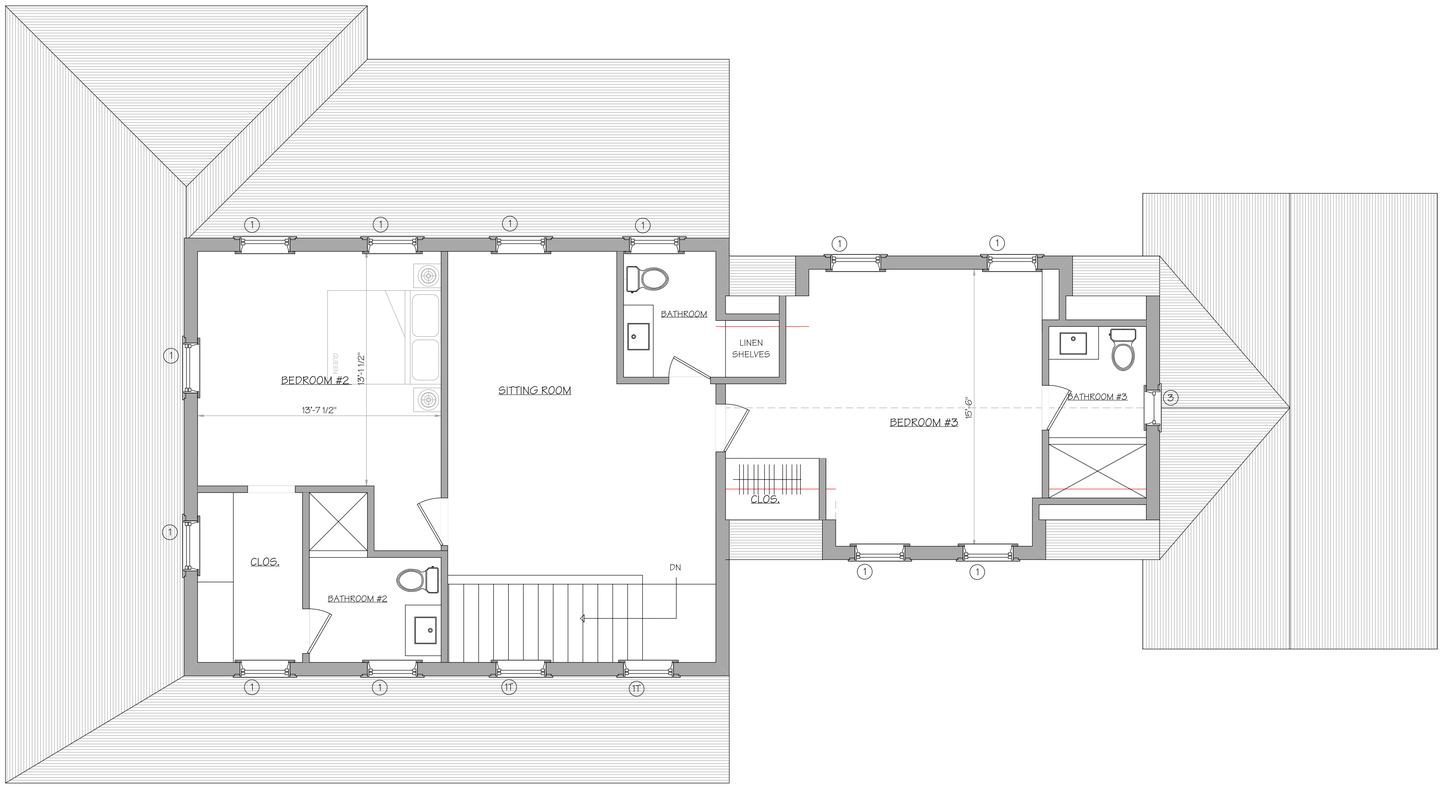
FIRST FLOOR PLAN
DATE: 03/18/2025
SCALE: 1/4" = 1'0"

M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

1



SECOND FLOOR PLAN
1,115 S.F. (LIVING SPACE)

NOT FOR CONSTRUCTION

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SECOND FLOOR PLAN
DATE: 03/18/2025
SCALE: 1/4" = 1'-0"

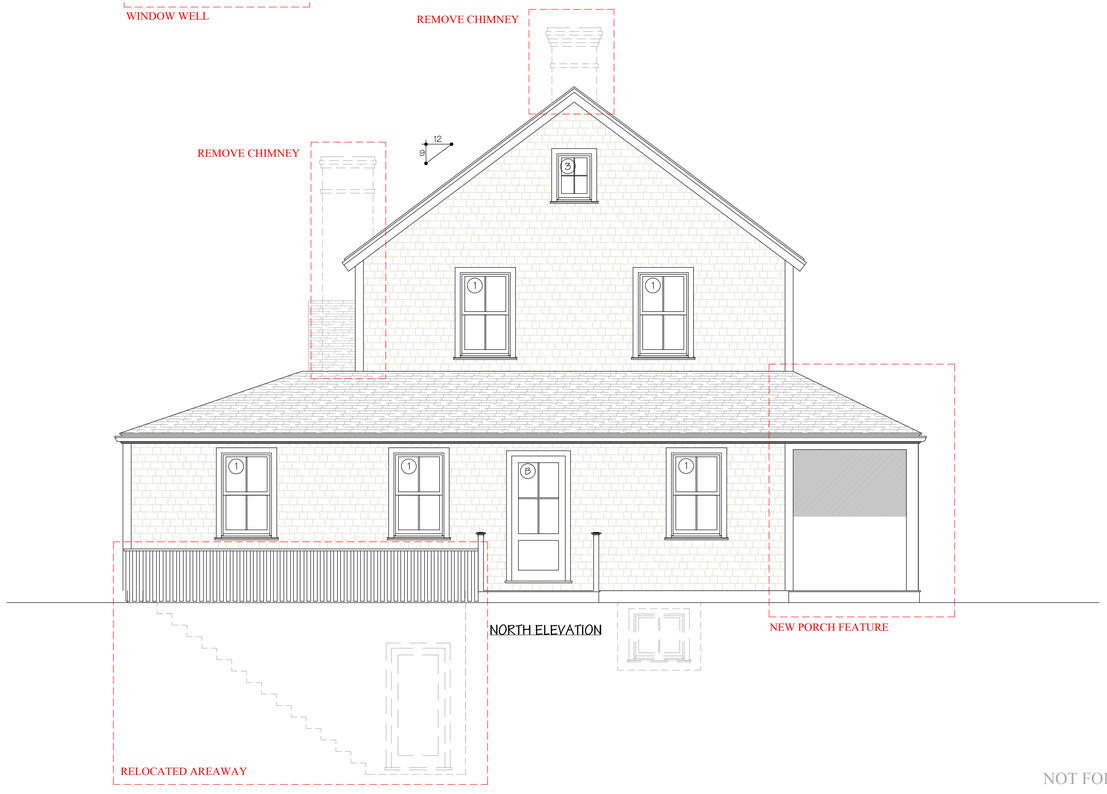
M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

	NUMBER	SASH/UNIT SIZE	ROUGH OPENING	MANUF.	TYPE	UNITS	MODEL NO.	NOTES	QUANT
WINDOWS	1	2'-9 3/8" X 4'-9"	2'-10 3/8" X 4'-9 1/2"	MARVIN	2/2 DBL. HUNG	SINGLE			23
	T1	2'-9 3/8" X 4'-9"	2'-10 3/8" X 4'-9 1/2"	MARVIN	2/2 DBL. HUNG	SINGLE		TEMPERED	5
	2	2'-5 3/8" X 3'-5"	2'-6 3/8" X 3'-5 1/2"	MARVIN	2/2 DBL. HUNG	SINGLE			3
	3	2' 0" X 2' 8"	TBD	MARVIN	4 LIGHT FIXED	SINGLE			4
DOORS	A	3'-6" X 7'-6"	TBD	TBD	BATTEN	SINGLE	TBD		1
	B	3'-0" X 7'-0"	TBD	TBD	4 LT 1 PL	SINGLE	TBD		2
	C	12'-0" X 7'-6"	TBD	TBD	4 LT	QUAD	TBD		1
	D	6'-0" X 7'-6"	TBD	TBD	4 LT	DOUBLE	TBD		3



WEST ELEVATION



NORTH ELEVATION

PREVIOUS APPROVAL



WEST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 03/18/2025
SCALE: 1/4" = 1'0"

M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

3

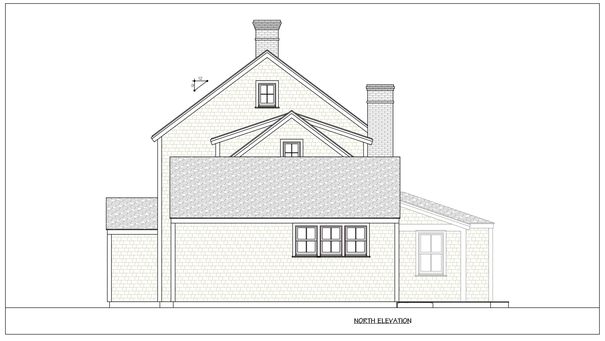


EAST ELEVATION

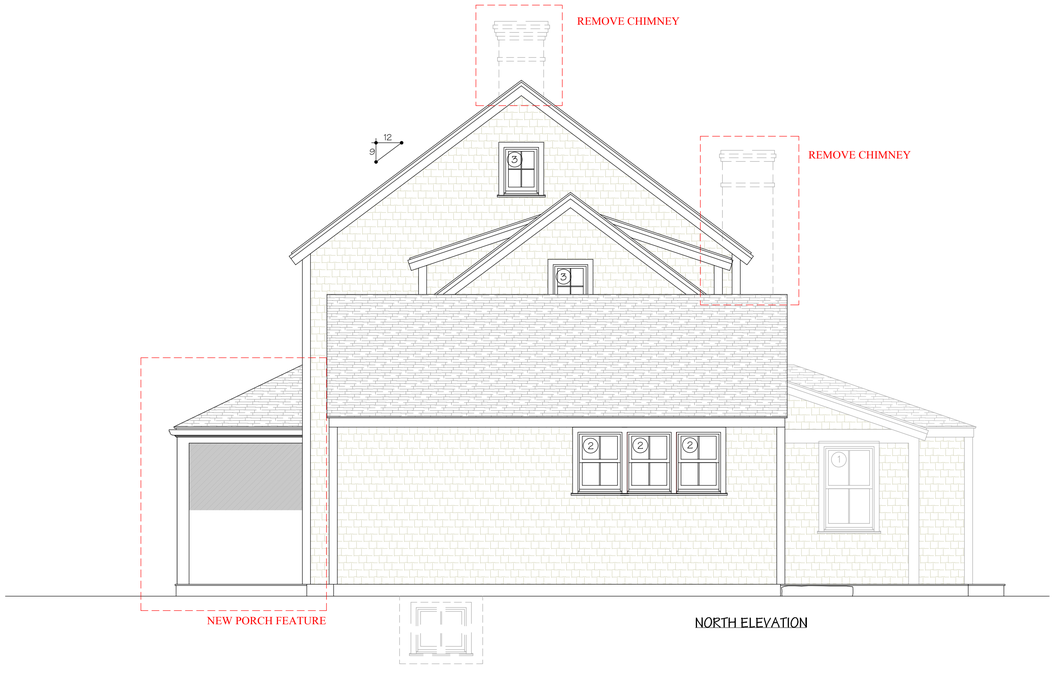
PREVIOUS APPROVAL



EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION

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ELEVATIONS
DATE: 03/18/2025
SCALE: 1/4" = 1'0"

M/P: 68 / 68

38 LOVERS LN. LOT A
NANTUCKET, MA

4

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

NA 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Hey Lowers LLC

STREET ADDRESS 38 Lowers Ln. Lot A

MAP/PARCEL 66/65

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/19/2025

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 3/18/2025 Date

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

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_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 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°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNV Surf, LLC

Mailing Address: PO Box 187
New Vernon, NJ 07976

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: 87'-6" Sq. Footage 1st floor: 2,700
Width: 42'-11" Sq. footage 2nd floor: 2,339
Sq. footage 3rd floor: _____

Decks/Patio: Size: 670 ☑ 1st floor ☐ 2nd floor
Size: 207 ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North +/- 54" South +/- 6" East +/- 24" West +/- 6"

Height of ridge above final finish grade: North 27'-3" 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 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7 1/4" Rake 7 1/4" 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"

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) _____ 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 3/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

9589 0710 5270 0324 7577 00

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
$
Sent T
Street
City, S

FARKAS PAMELA STEDMAN
59 CHARLES ST
NEW YORK, NY 10014

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129 POLPIS RD
NANTUCKET, MA 02554

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TALULA LLC
C/O CHRISTINA SCHWEFEL
749 LAKE AVE
GREENWICH, CT 06830

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- ☐ Adult Signature Required $
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Street an
City, Stat

BLUEACKBIRD9 LLC
749 LAKE AVENUE
GREENWICH, CT 06830

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Street and Apt.: 72 NORTH STATE ROAD # 502
City, State, ZIP+4: BRIARCLIFF MANOR, NY 10510

Postmark Here

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage
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Sent To: NANTUCKET CONSERVATION FOUND I
Street and Apt.: PO BOX 13
City, State, ZIP+4: NANTUCKET, MA 02554

Postmark Here

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: BOUCAI SOLOMON TRUSTEE
Street and Apt.: 61 SHAWKEMO RD NOM TR
City, State, ZIP+4: 1100 SOUTH FLAGER APT 1102 WEST PALM BEACH, FL 33401

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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$

Sent To: CLAFLIN EDWIN M
Street and Apt.: 131 POLPIS RD
City, State, ZIP+4: NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... CNV SURF, LLC

MAILING ADDRESS..... PO Box 187 New Vernon NJ 07976

PROPERTY LOCATION..... 68 Shawkemo Rd

ASSESSORS MAP/PARCEL..... 44 / 5

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 18,2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.18 14:42:53 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 68 Shawkemo Rd

Tax Map Number: 44 Parcel Number: 5

Owner of Record: CNV SURF, LLC

Description of Proposal: New Dwelling, Garage and Cabana

Anticipated HDC Submission Date: 3/24/25

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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
27	53		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	66 SHAWKEMO RD
44	6		CLAFLIN EDWIN M		131 POLPIS RD	NANTUCKET	MA	02554	131 POLPIS RD
44	19	4	CRICHTON HOUSE HOLDINGS LLC		72 NORTH STATE ROAD # 502	BRIARCLIFF MANOR	NY	10510	133 POLPIS RD
44	19	5	NELSON THOMAS M & ANNALISE M		129 POLPIS RD	NANTUCKET	MA	02554	129 POLPIS RD
44	19	6	FARKAS PAMELA STEDMAN		59 CHARLES ST	NEW YORK	NY	10014	135 POLPIS RD
44	128		BOUCAI SOLOMON TRUSTEE	61 SHAWKEMO RD NOM TR	1100 SOUTH FLAGER APT 1102	WEST PALM BEACH	FL	33401	61 SHAWKEMO RD
44	130		TALULA LLC	C/O CHRISTINA SCHWEFEL	749 LAKE AVE	GREENWICH	CT	06830	59 SHAWKEMO RD
44	132		BLUEACKBIRD9 LLC		749 LAKE AVENUE	GREENWICH	CT	06830	57 SHAWKEMO RD
Count:	**8**								




68











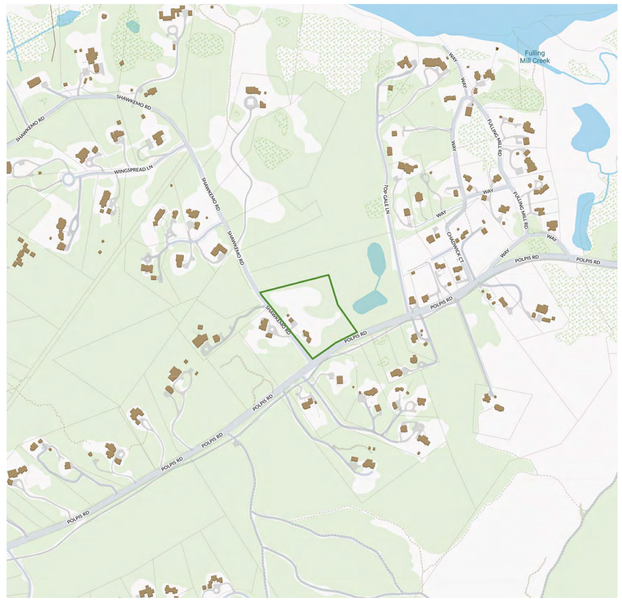


CNV SURF, LLC

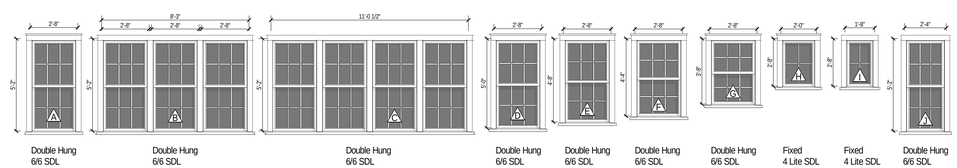
68 Shawkemo Rd
Nantucket, MA 02554

03.18.25

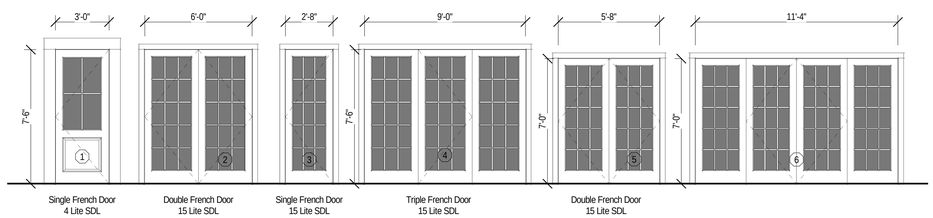
HDC Submission



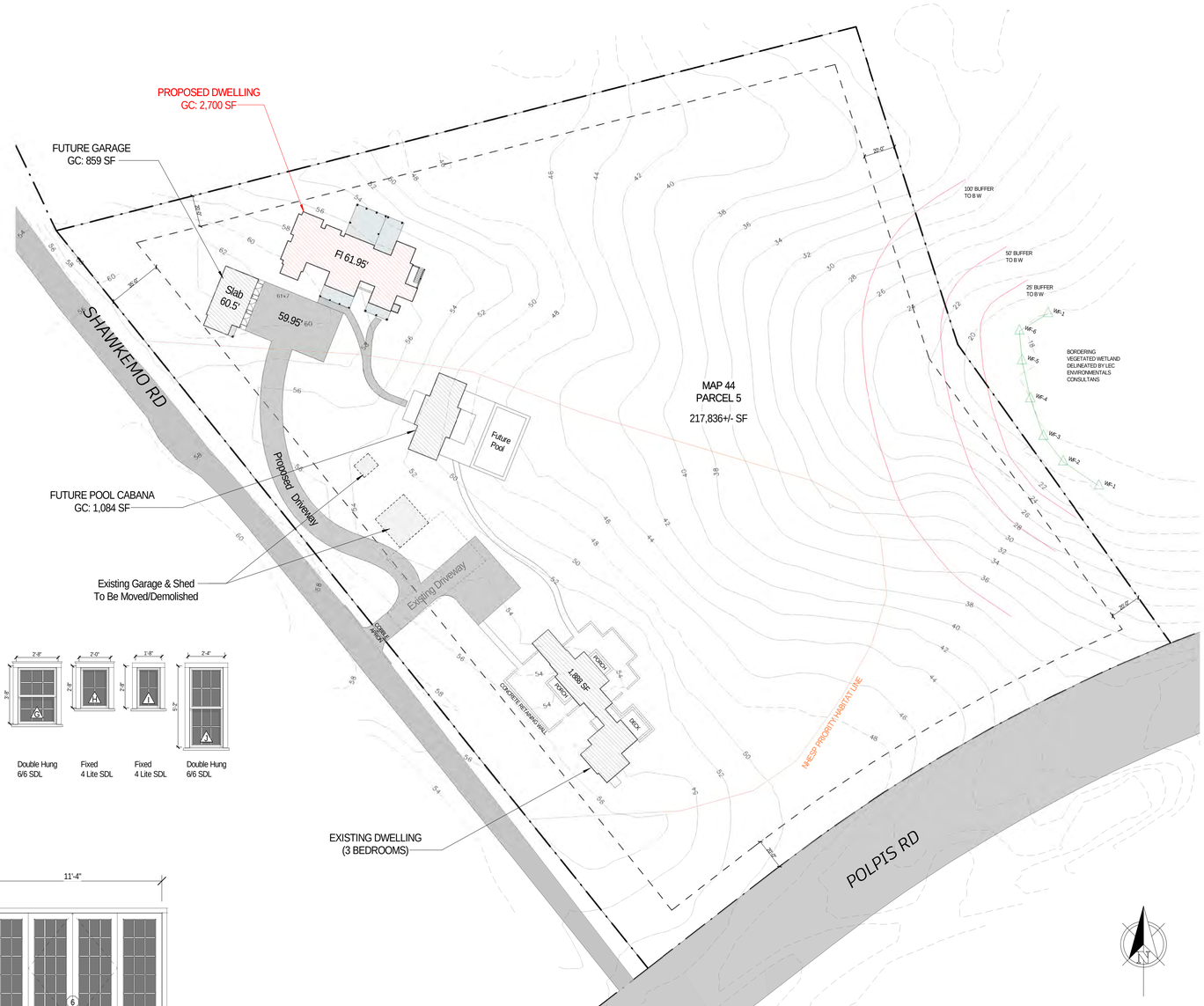
1 **Locus Map**
Not to Scale



2 **Window Legend**
1/4" = 1'-0"



3 **Exterior Door Legend**
1/4" = 1'-0"



4 **Site Plan**
1" = 40'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200 FT
Front Setback:	35 FT
Side/Rear Setback:	20FT
Lot Size:	217,836 SF +/-
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 6,535 SF +/-
Existing G.C.:	1,888 SF +/-
Proposed G.C.:	2,700 SF +/-
Total Proposed G.C.:	6,531 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
P.0.1	Perspectives

Revisions

Cover Sheet

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G.1.1

2433

03.18.25

HDC Submission



1 First Floor Plan
1/4" = 1'-0"

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Revisions

First Floor Plan

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A.1.1

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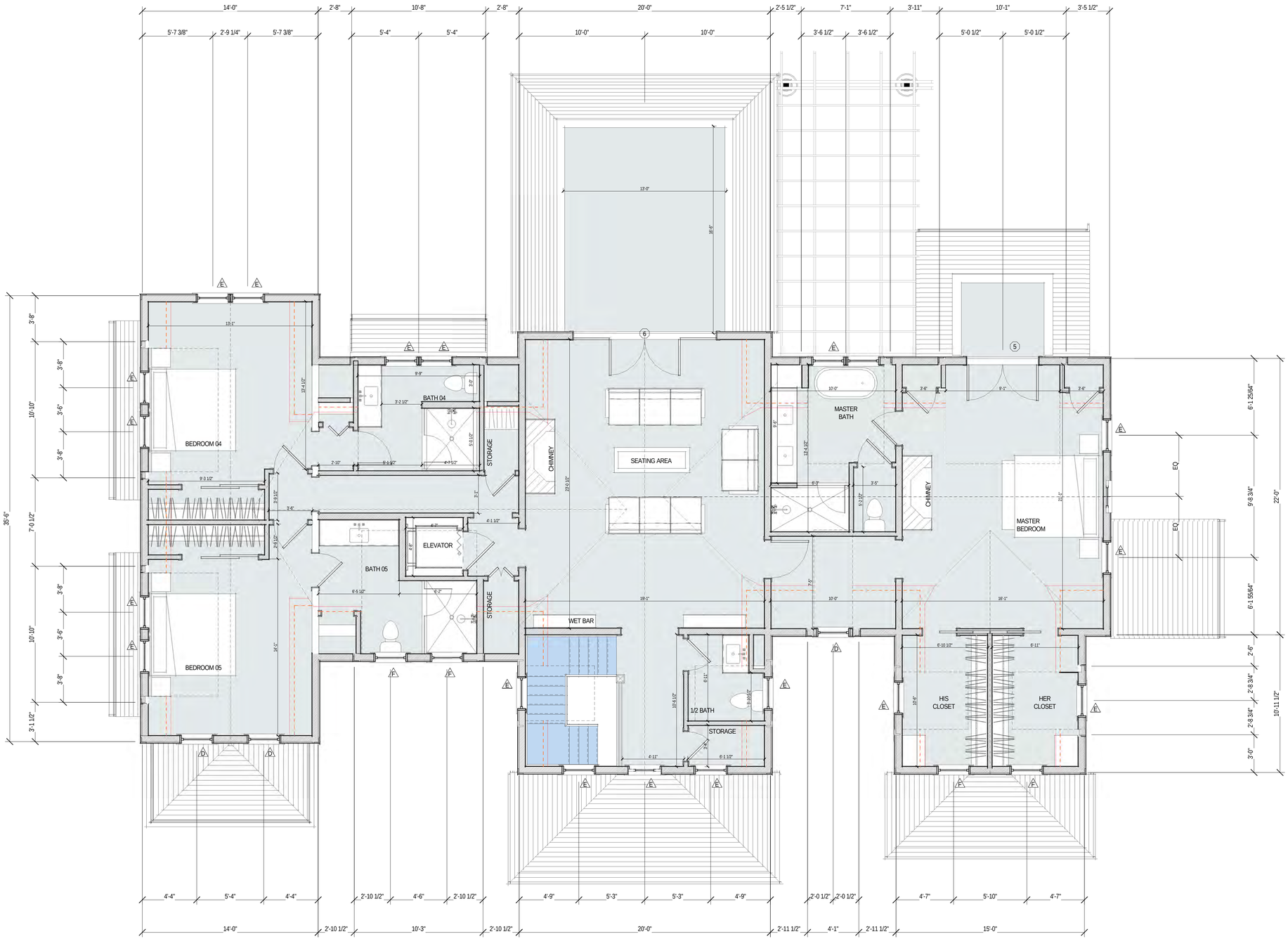
03.18.25

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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A.2.2	Exterior Elevations
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Revisions

Second Floor Plan

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A.1.2

2433

03.18.25

HDC Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Exterior Elevations

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A.2.1

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HDC Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2433

CNV SURF, LLC

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Nantucket, MA 02554

emeritus
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Exterior Elevations

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A.2.2

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HDC Submission



Northeast Perspective



Northwest Perspective



Southeast Perspective



Southwest Perspective

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CNV SURF, LLC

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emeritus

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P.0.1

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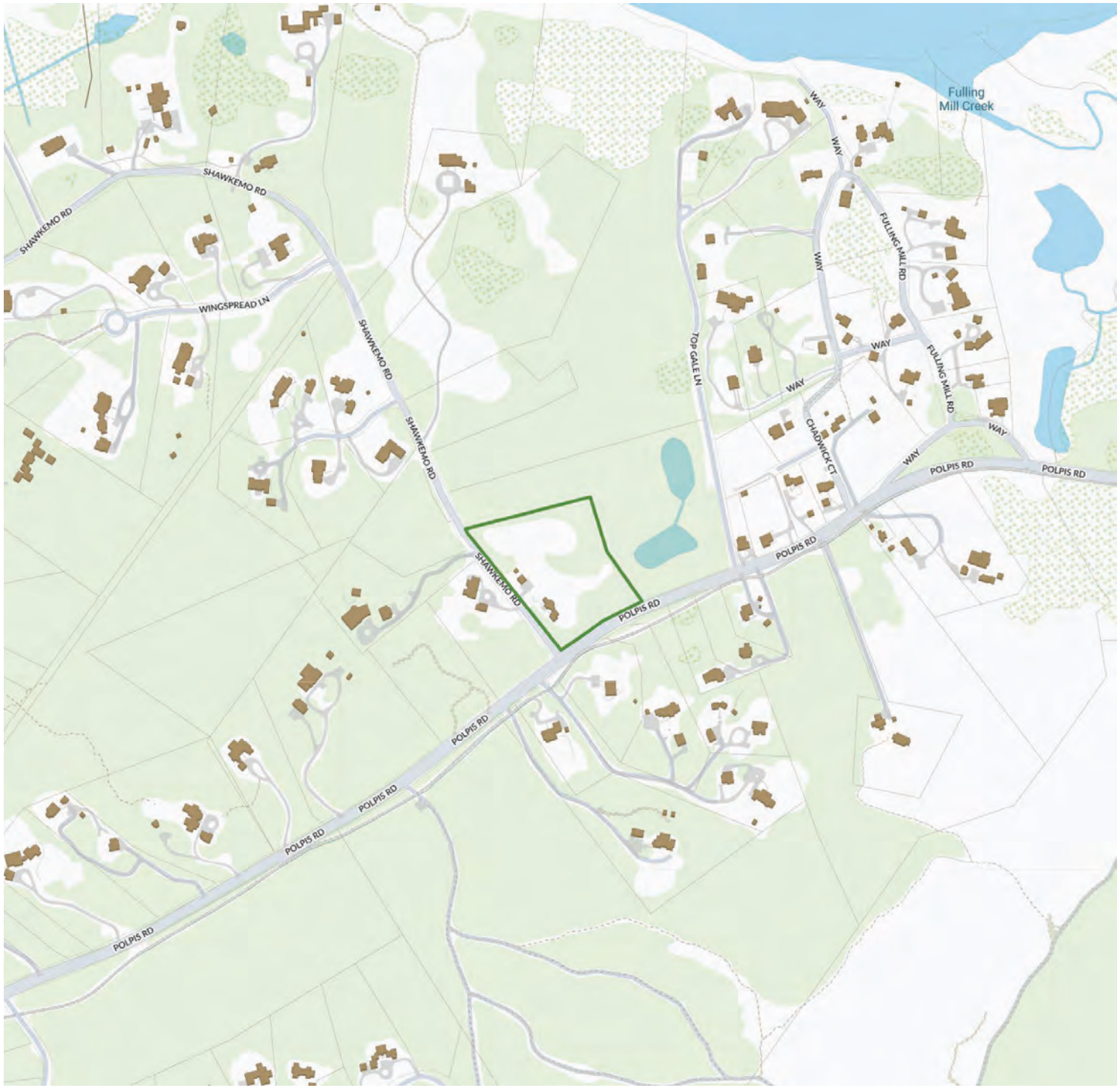
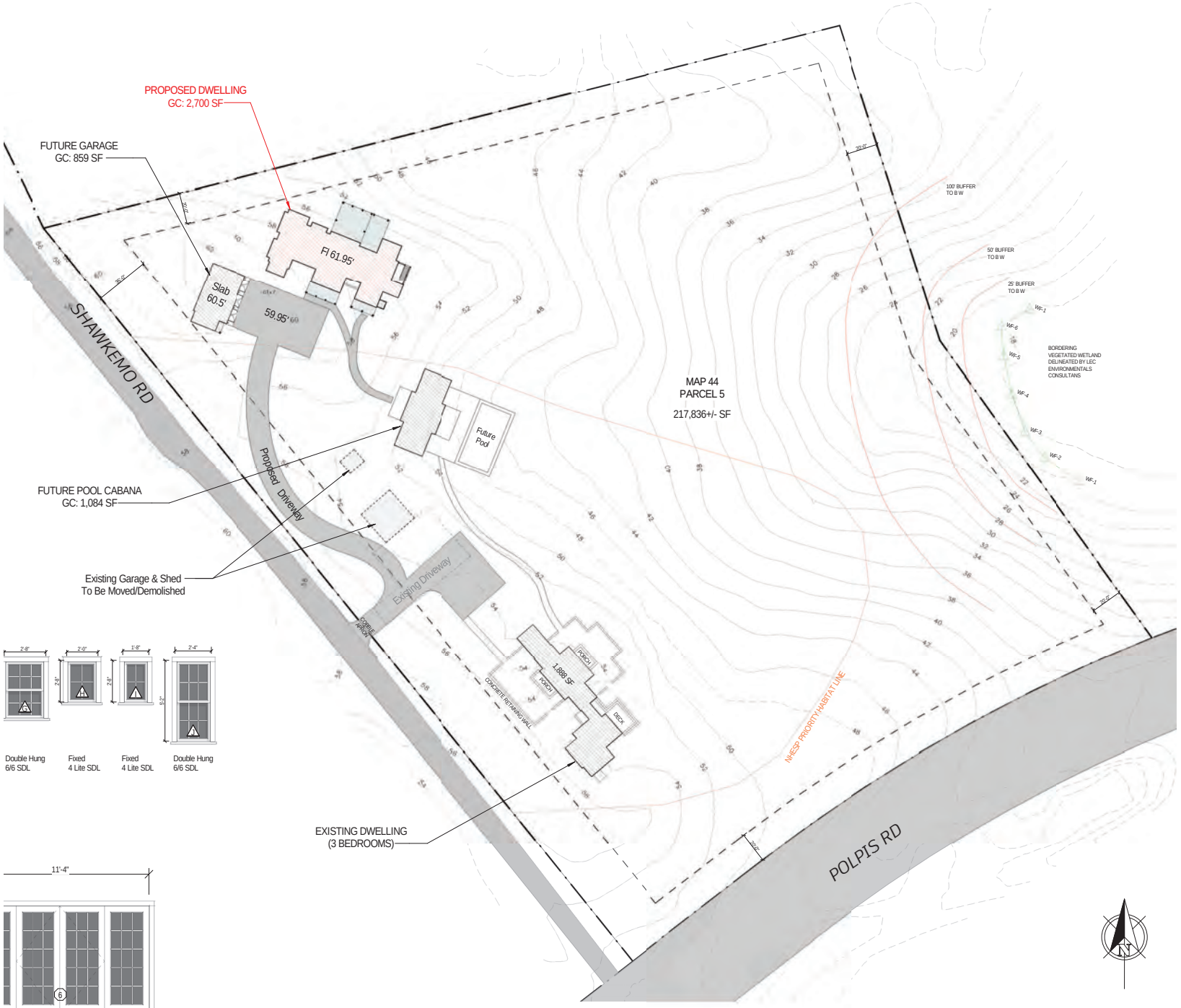
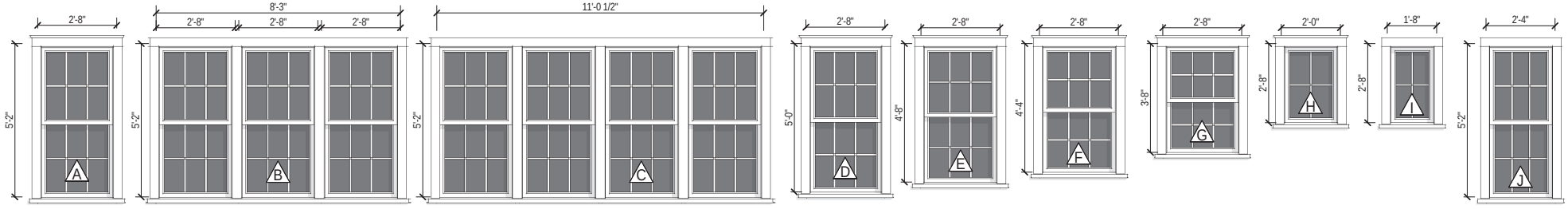


1 Locus Map

Not to Scale



4 Site Plan
1" = 40'-0"



Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

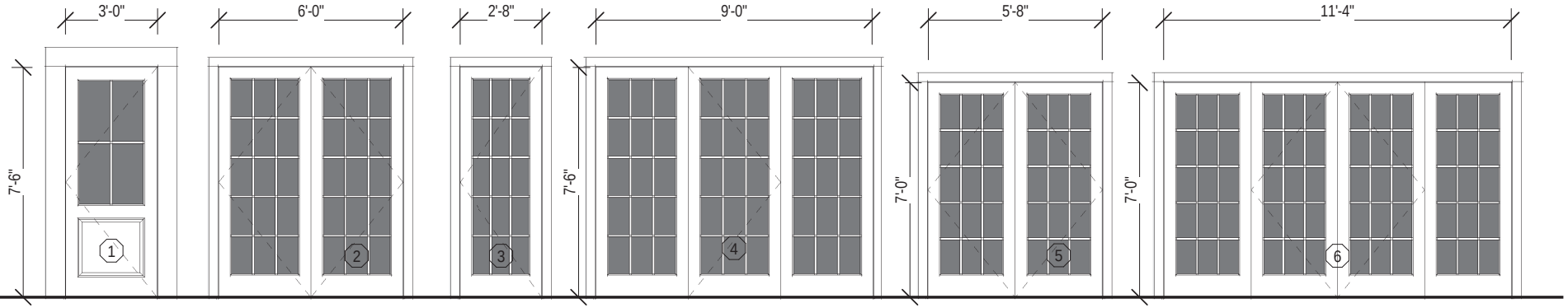
Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/6 SDL

2 Window Legend

1/4" = 1'-0"



Single French Door
4 Lite SDL

Double French Door
15 Lite SDL

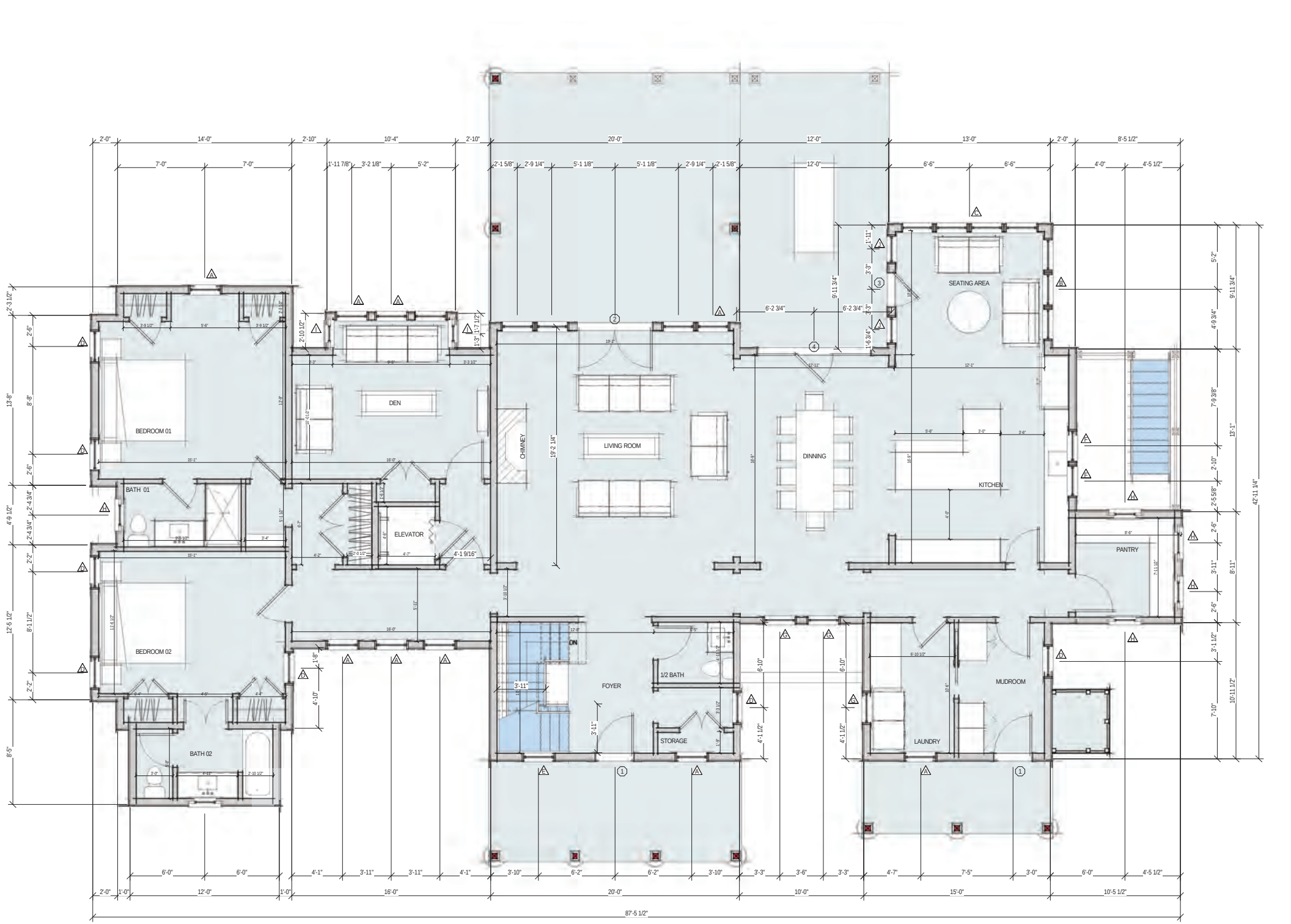
Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

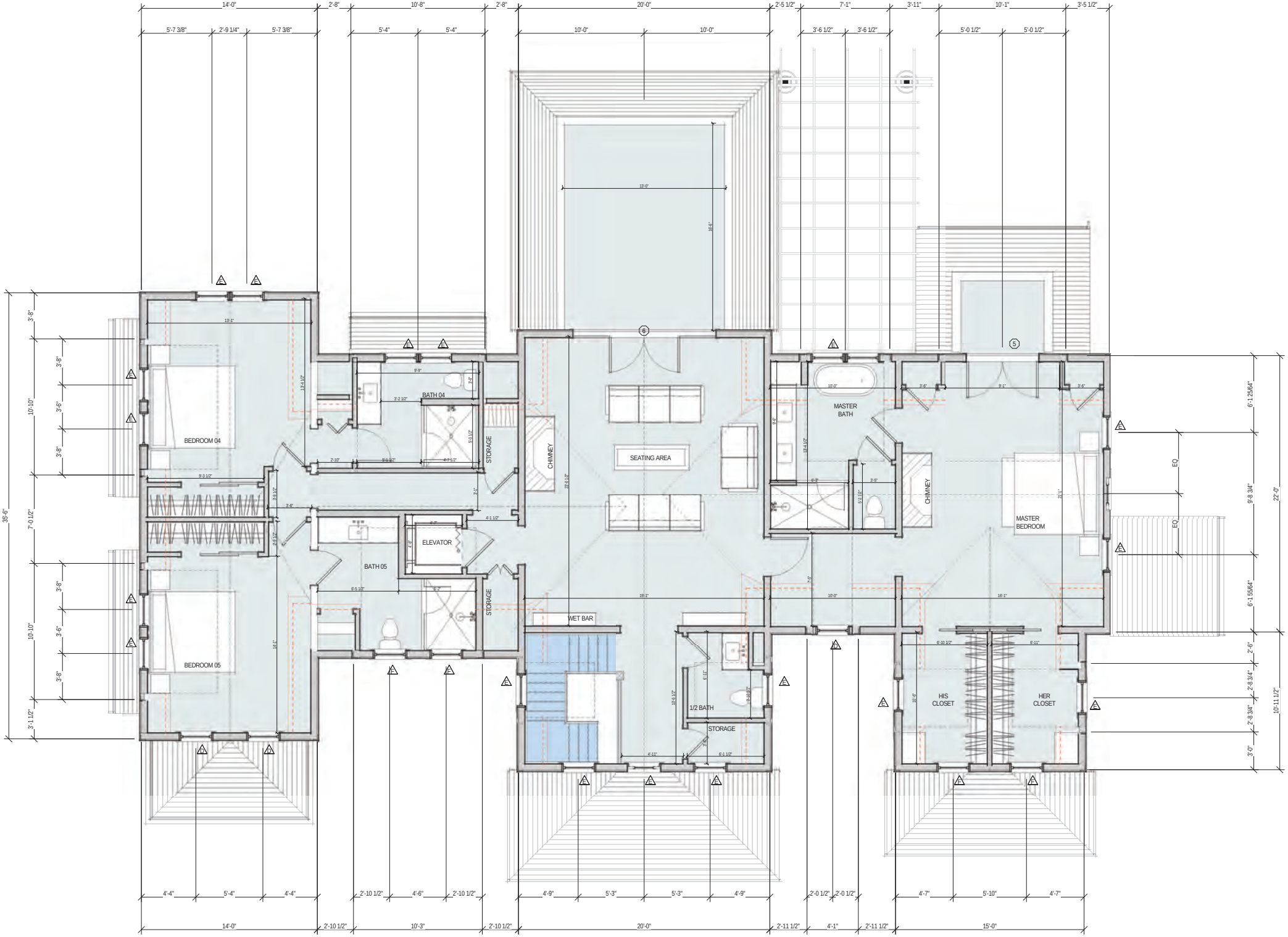
Double French Door
15 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



1 Second Floor Plan

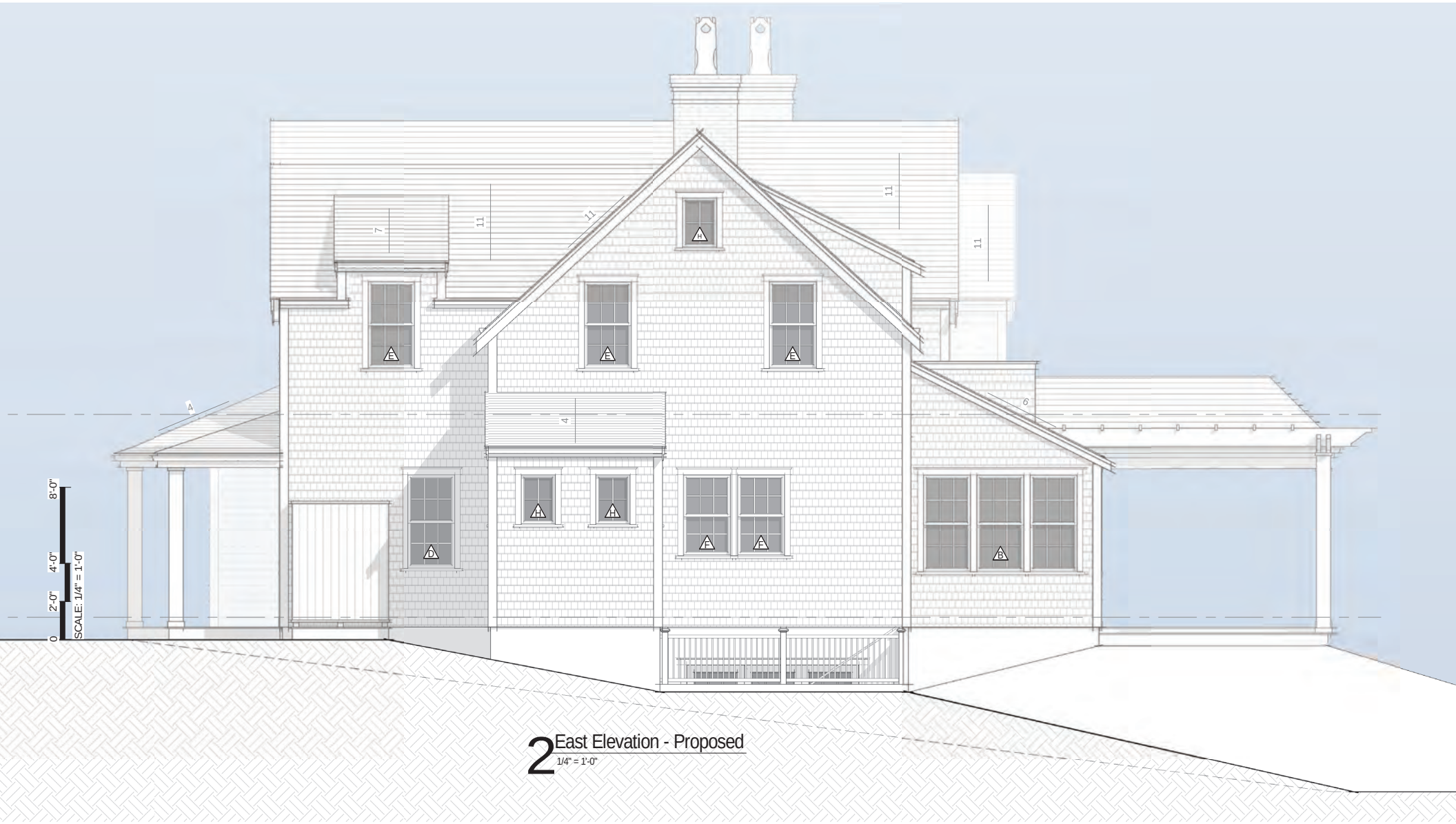
1/4" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"



1 West Elevation - Proposed
1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.3.1 PARCEL N°. 435

Street & Number of Proposed Work: 8 MAINE AVE

Owner of record: MICHELE KOLB

Mailing Address: 2 KITE HILL LANE
NANTUCKET, MA 02554

Contact Phone #: 917.714.9120 E-mail: mkolb@kolbarchitects.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. HDC 2023-05-8513

☐ Pool (Zoning District _____) ☐ Roof ☐ Other 18 x 27'-0" DECK + 9'x6' FENCE SECTION TO MATCH EXIST REVISION TO DECK WIDTH TO 27'-0" X 18'-6" 4'-0" EXTENSION

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 286 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ ON GRADE +6" OFF GRADE

Difference 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: BRIGADOON

Original Date: C 1975 ALTERED

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 _____

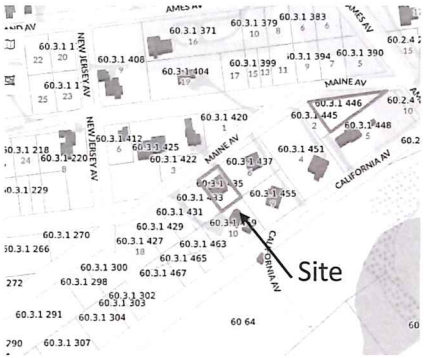
Trim _____ Sash _____ Doors _____

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.

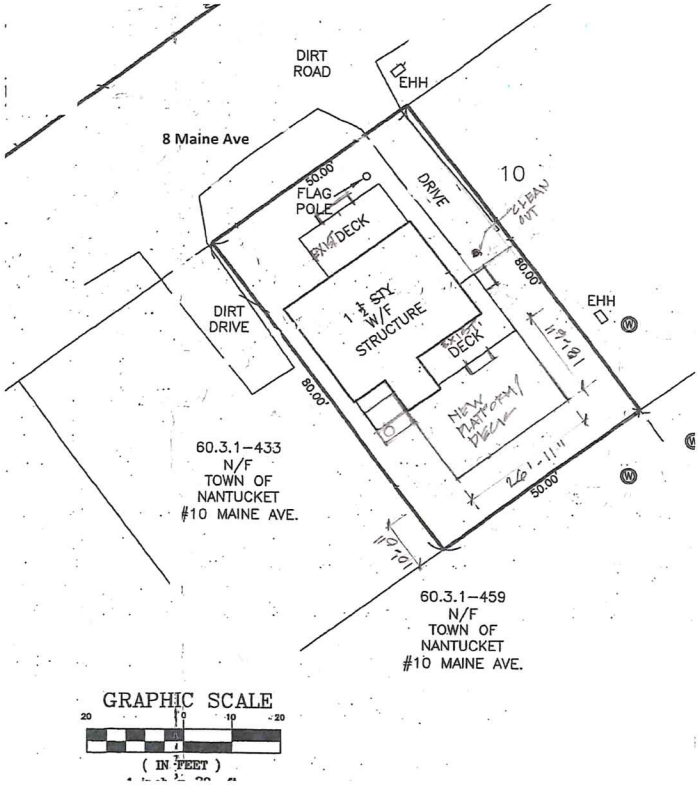
Date 3.18.2025 Signature of owner of record Michele Kolb Signed under penalties of perjury

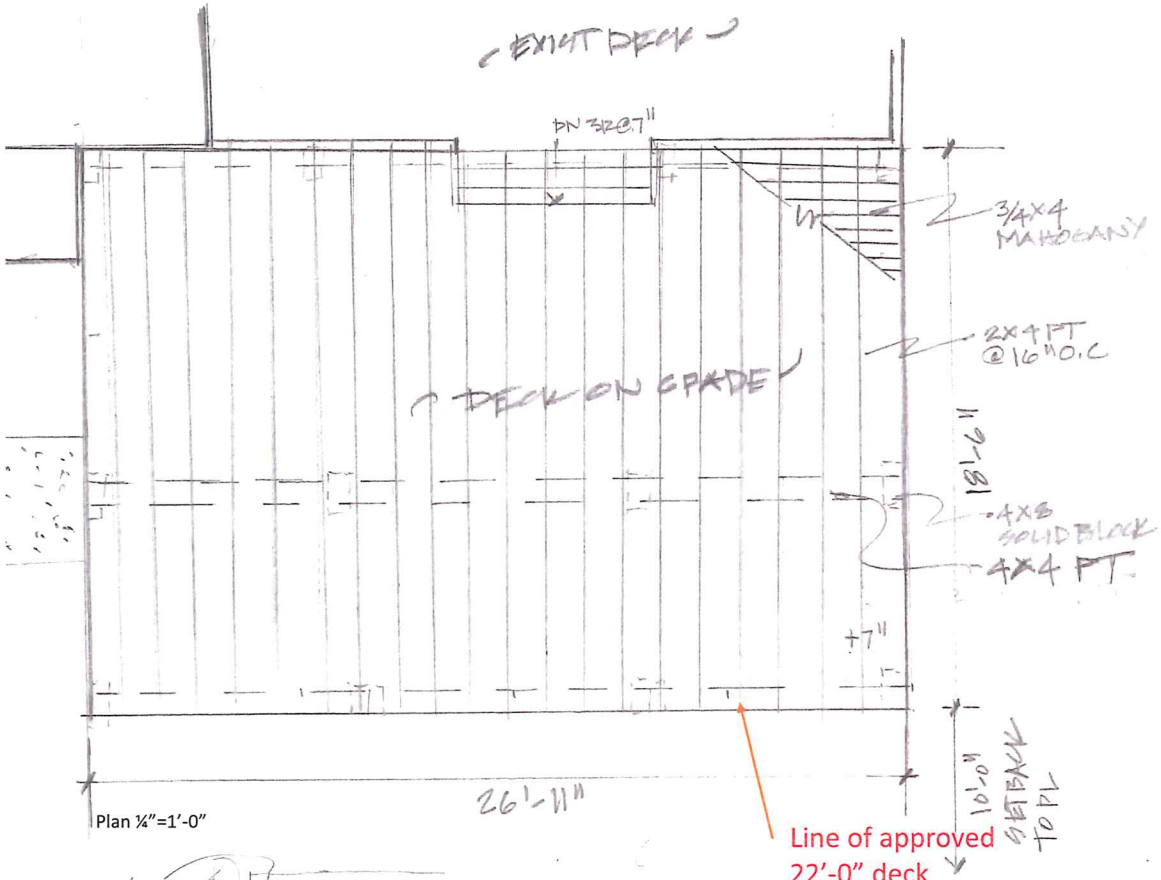


Locus Map

Map & Parcel:	60.3.1 / 422 & 435
Zoning:	VR
Min. Frontage:	75 ft
Front Setback:	30 ft
Side/Rear Setback:	10 Ft
Lot Size:	4,000 sf
Min. Lot Size:	20,000 sf
Allowable Ground Cover:	12.5% - 500 sf *
Existing Ground Cover:	21.3% - 800 sf
Proposed Ground Cover:	0
Total Ground Cover:	800 sf

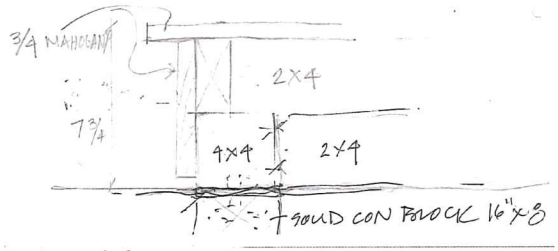
* Per Section 139-33 E(3) of Nantucket zoning by law
1,200 sf of ground cover is allowed
Note: Structure shown predates zoning.



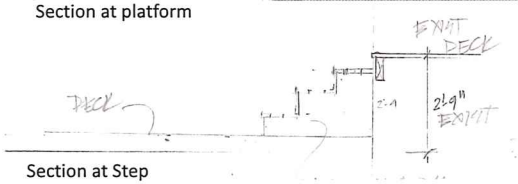


Plan ¼"=1'-0"

Line of approved 22'-0" deck



Section at platform

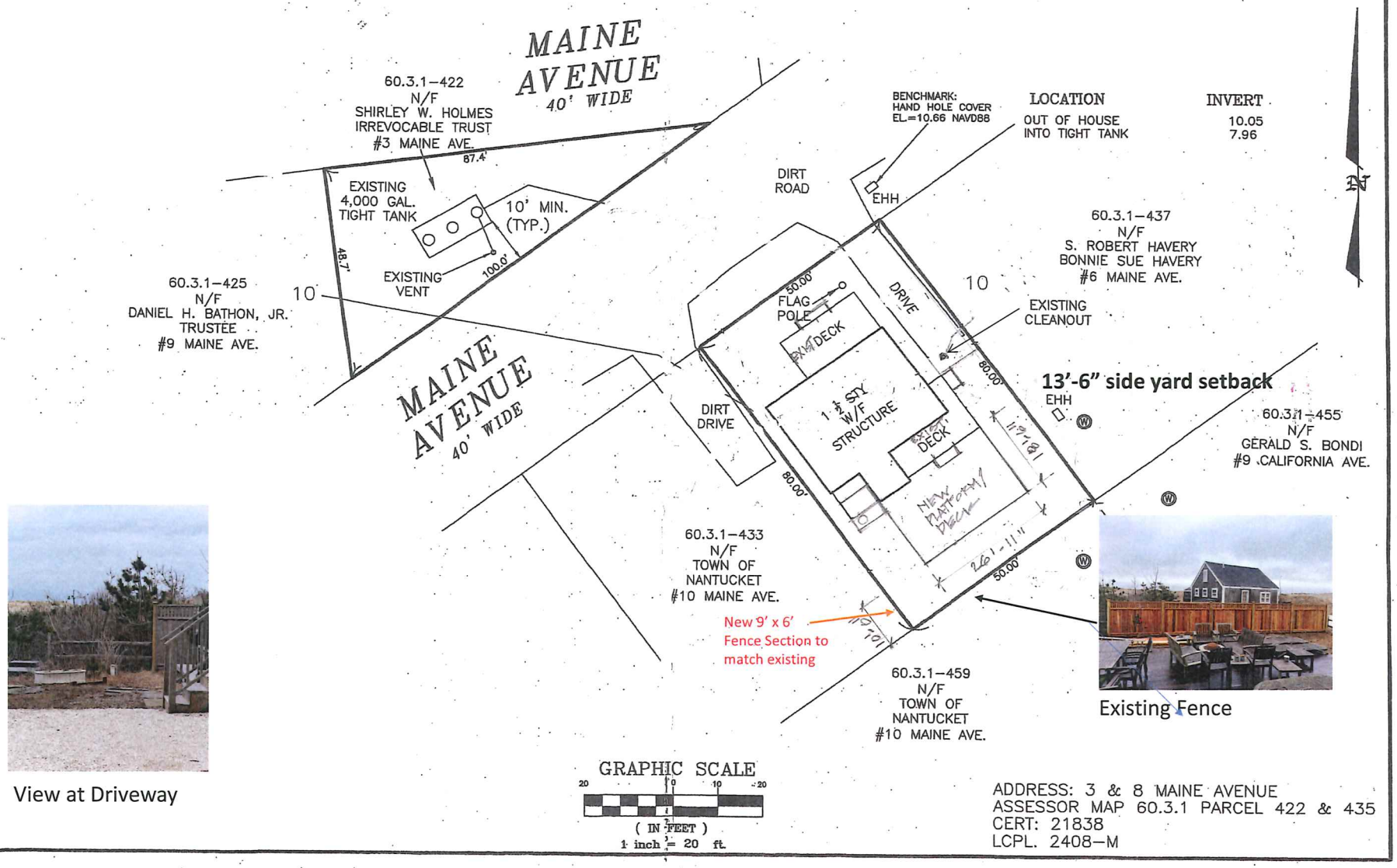


Section at Step

Rear Deck
8 Maine Avenue
Nantucket, MA

Rear Platform

Michele Kolb
3.18.2025

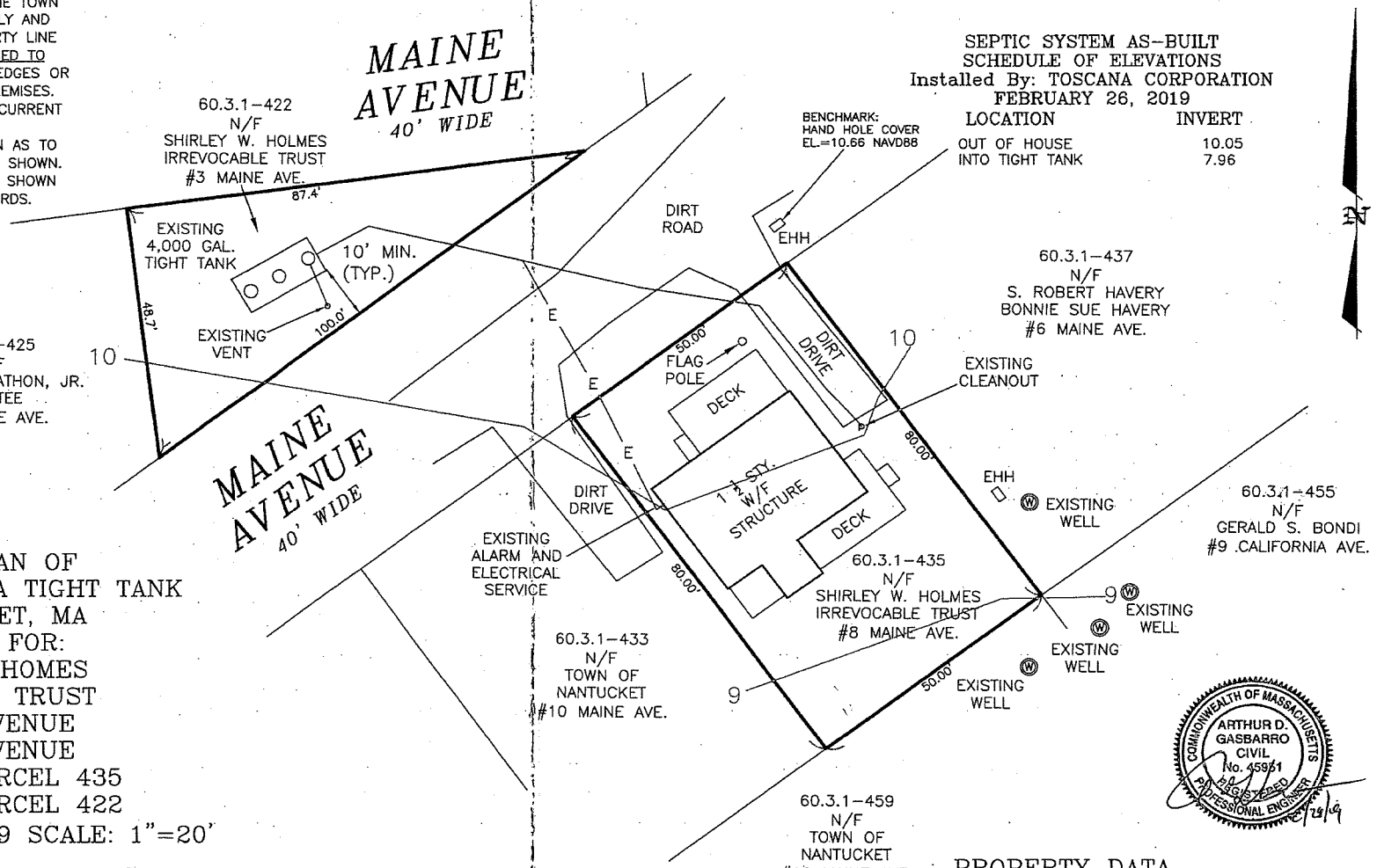


View at Driveway

Existing Fence

8 Maine
Site Plan with existing septic

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET HEALTH DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.



SEPTIC SYSTEM AS-BUILT
SCHEDULE OF ELEVATIONS
Installed By: TOSCANA CORPORATION
FEBRUARY 26, 2019

LOCATION	INVERT
OUT OF HOUSE	10.05
INTO TIGHT TANK	7.96

RECORD PLAN OF
THE UPGRADE OF A TIGHT TANK
IN NANTUCKET, MA
PREPARED FOR:
SHIRLEY W. HOMES
IRREVOCABLE TRUST
8 MAINE AVENUE
3 MAINE AVENUE
MAP 60.3.1 PARCEL 435
MAP 60.3.1 PARCEL 422
FEBRUARY 28, 2019 SCALE: 1"=20'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02654
NantucketEngineer.com 508-825-5053

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
REGISTERED PROFESSIONAL ENGINEER
2/28/19

PROPERTY DATA
OWNER: SHIRLEY W. HOMES IRREVOCABLE TRUST
ADDRESS: 3 & 8 MAINE AVENUE
ASSESSOR MAP 60.3.1 PARCEL 422 & 435
CERT: 21838
LCPL. 2408-M

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 422

Street & Number of Proposed Work: 35 Pine Crest Drive

Owner of record: Jose Quisada

Mailing Address: 74 Old Sconset Road

Nantucket, MA 02554

Contact Phone #: 508 332 0757 E-mail: CHAMBA4@YAHOO.com

AGENT INFORMATION (if applicable)

Name: SunWind, LLC / Tim Holmes

Mailing Address: Po. Box 700

Brewster, MA 02631

Contact Phone #: 508 246 6350 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 Rooftop Solar System * Minimal Visibility from Road *

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: NO ☐ 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.) _____

Solar Panels: Q-Cell 435 watt

~~**Skylights (flat only)**~~: Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer ALL BLACK Rough Opening _____ Size _____ Location _____

Fence: Height: _____

Type: _____

Length: _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other Install 46 Solar Panels on existing black shingle roof.

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3-20-2025 Signature of owner of record Tim 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!\lISSION 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 Jose Quijada

STREET Address 35 Pine Crest Drive Nantucket, MA

MAP/PARCEL 68 / 422 UNDERSTAND

Understand that the ABOVE REFERENCED APPLICATION SUBMITTED ON

March 10, 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 3/20/2025
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: Jose Quijada
35 Pine Crest Drive
Nantucket, MA 02554

Assessors Map Number: 68
Lot Number: 422

Property ID: 6248

Year Built: 1992

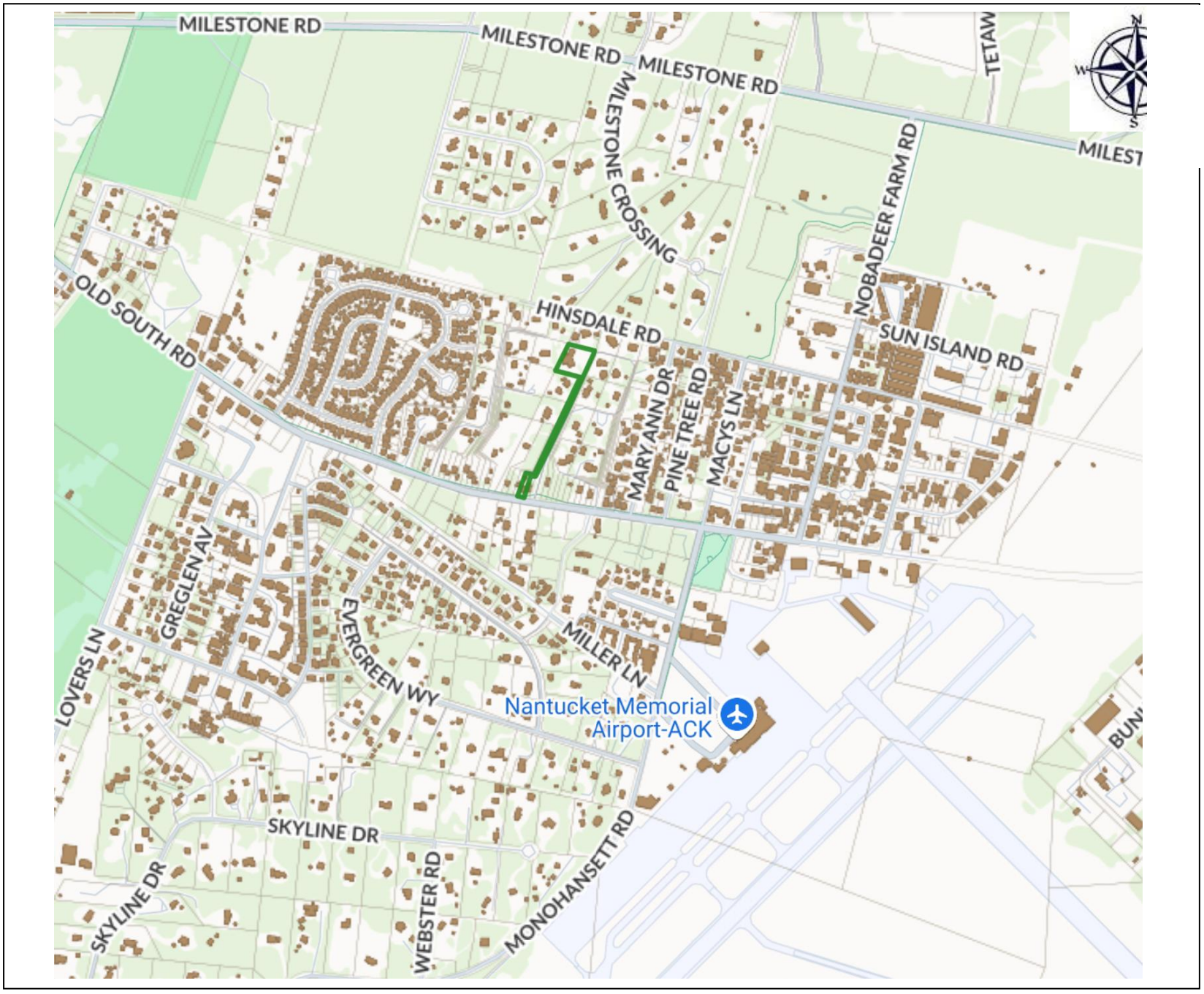
Use: 1090

Description: Multi Hses M01

Zone: R10

Property Size: 1.22Acres

Locus Map: 35 Pine Crest Drive



GIS MAP 35 Pine Crest Drive



Satellite image of the property



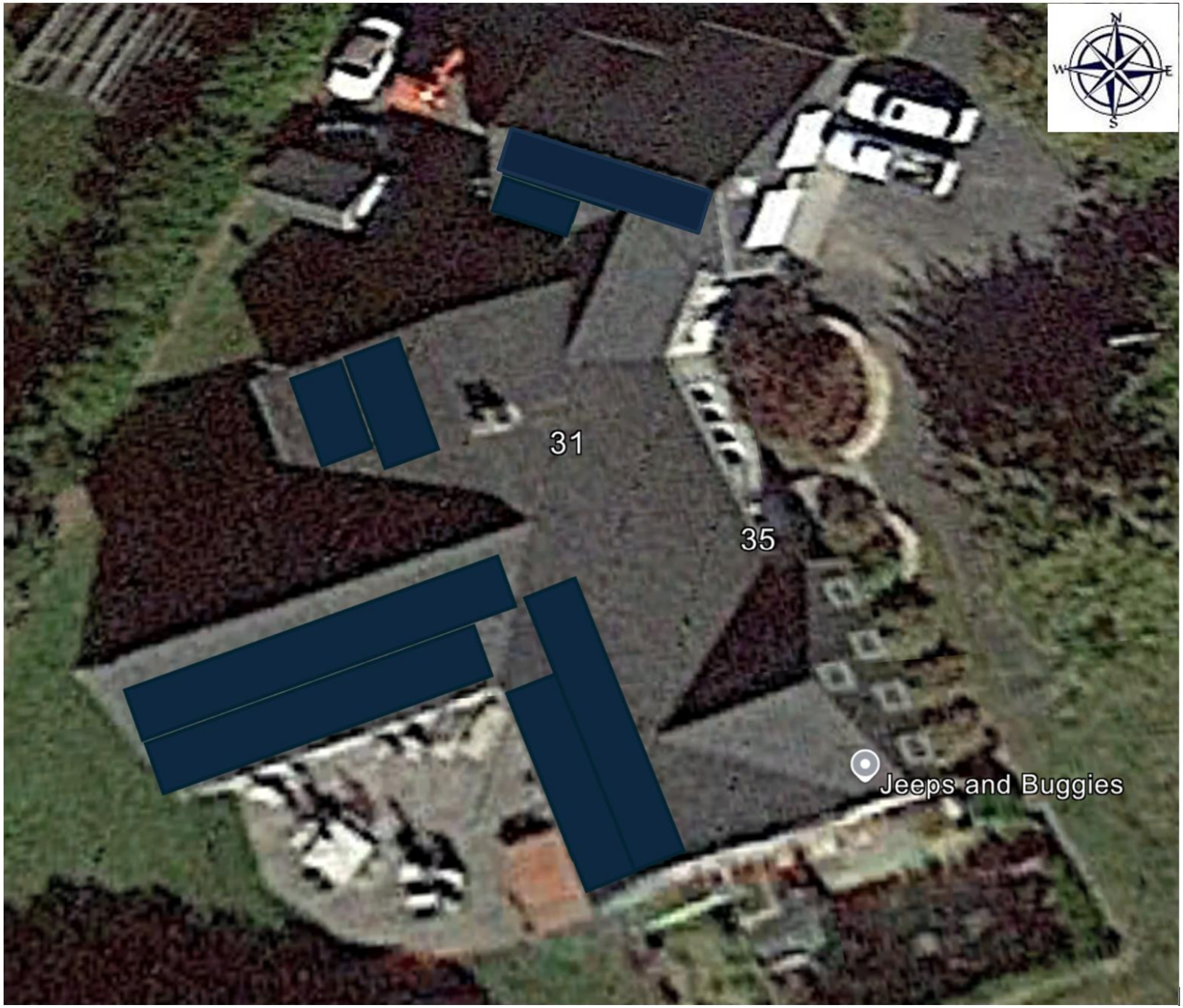
View from the street looking Northwest



View from the street looking west



Proposed Solar Panel Layout



Q.TRON BLK M-G2+ SERIES

qcells

405 - 425 Wp | 108 Cells
22.2 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO solar cell technology with zero gap cell layout boosts module efficiency up to 22.2 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] APT test conditions according to IEC/TS 62804-1:2015, method A (–1500 V, 96 h)
[2] See data sheet on rear for further information.

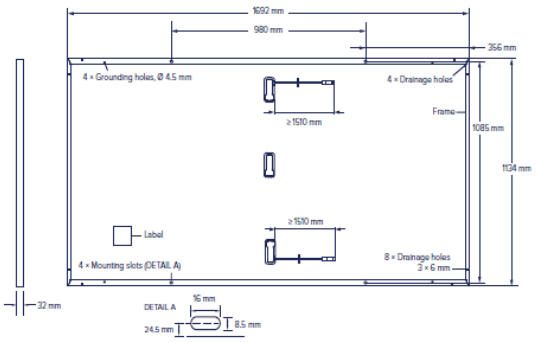
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	1692 mm × 1134 mm × 32 mm (including frame)
Weight	21.5 kg
Front Cover	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	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥1510 mm, (−) ≥1510 mm
Connector	Stäubli MC4; IP68

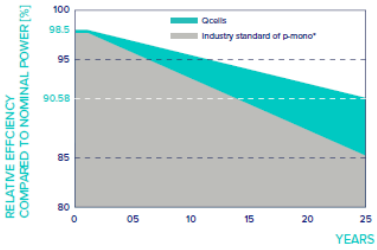


Electrical Characteristics

POWER CLASS				405	410	415	420	425
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
	Short Circuit Current[1]	I_{SC}	[A]	13.35	13.39	13.42	13.46	13.49
	Open Circuit Voltage[1]	V_{OC}	[V]	38.56	38.58	38.61	38.64	38.67
	Current at MPP	I_{MPP}	[A]	12.62	12.68	12.75	12.82	12.88
	Voltage at MPP	V_{MPP}	[V]	32.10	32.32	32.55	32.77	32.98
	Efficiency[1]	η	[%]	≥21.1	≥21.4	≥21.6	≥21.9	≥22.2
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	306.3	310.0	313.8	317.6	321.4
	Short Circuit Current	I_{SC}	[A]	10.76	10.79	10.82	10.84	10.87
	Open Circuit Voltage	V_{OC}	[V]	36.58	36.61	36.63	36.66	36.69
	Current at MPP	I_{MPP}	[A]	9.91	9.97	10.03	10.09	10.15
	Voltage at MPP	V_{MPP}	[V]	30.90	31.09	31.29	31.48	31.66

[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

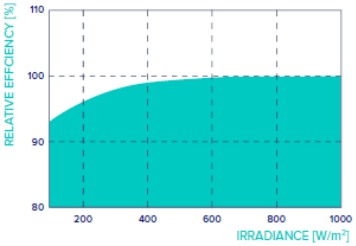


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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	[°C]	43±3

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R	[A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull		[Pa]	3600 / 2400	Permitted Module Temperature on Continuous Duty	−40 °C - +85 °C
Max. Test Load, Push / Pull		[Pa]	5400 / 3600		

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

TÜVRheinland CERTIFIED www.tuv.com ID 1111220277

UK CA CE

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-425_2022-06_Rev01_EN

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 GmbH Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany I TEL +49 (0)3494 66 99-23444 I FAX +49 (0)3494 66 99-23000 I EMAIL sales@q-cells.com I WEB www.qcells.com

qcells

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 1863

Street & Number of Proposed Work: 8 BEASLEY COURT.

Owner of record: SNEZHANA IVANOVA.

Mailing Address: 60 OLD SOUTH RD. #1440
NANTUCKET, MA 02554

Contact Phone #: (508) 332-9839 E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OMMEN DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 326-4819 E-mail: advan1628gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 252.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other ON FROM 4 VANFLEET

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 780SF Decks/Patio: Size: TBD ☒ 1st floor ☒ 2nd floor smaller
Width: 20' Sq. footage 2nd floor: 480SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North @ 26' South @ 26' East @ 26' West @ 26'

Additional Remarks

Historic Name:

Original Date: @1981 (#4 VANFLEET CIRCLE)

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE EXIST HOUSE ON FROM 4 VANFLEET
DOWNSIZE DECKS AND MOVE ON LOT
↓
@ 5'-0" WIDTH

Is there an HDC survey form for 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 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6"-8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK
Trim WHITE Sash WHITE Doors WHITE
Deck NTW Foundation GRAY Fence _____ Shutters _____

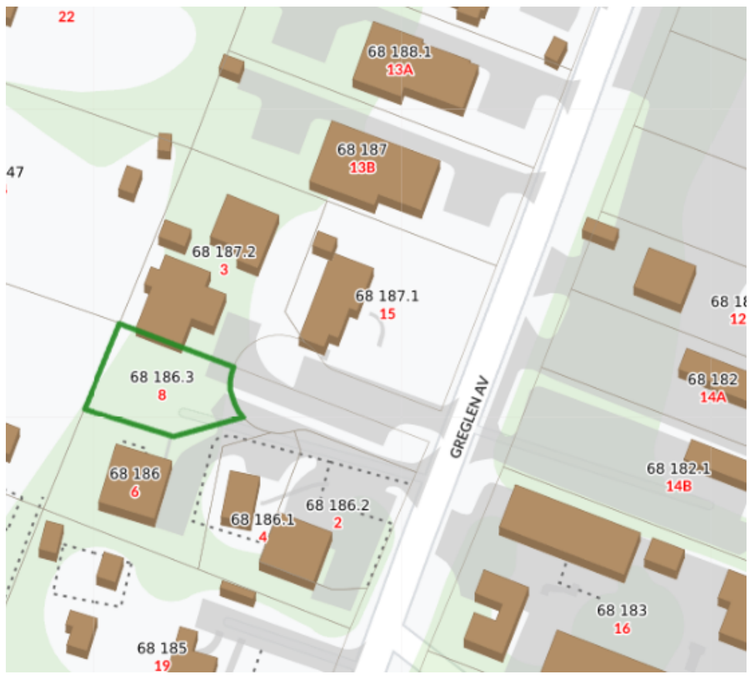
* Attach manufacturer's color samples if color is not from HDC approval list.

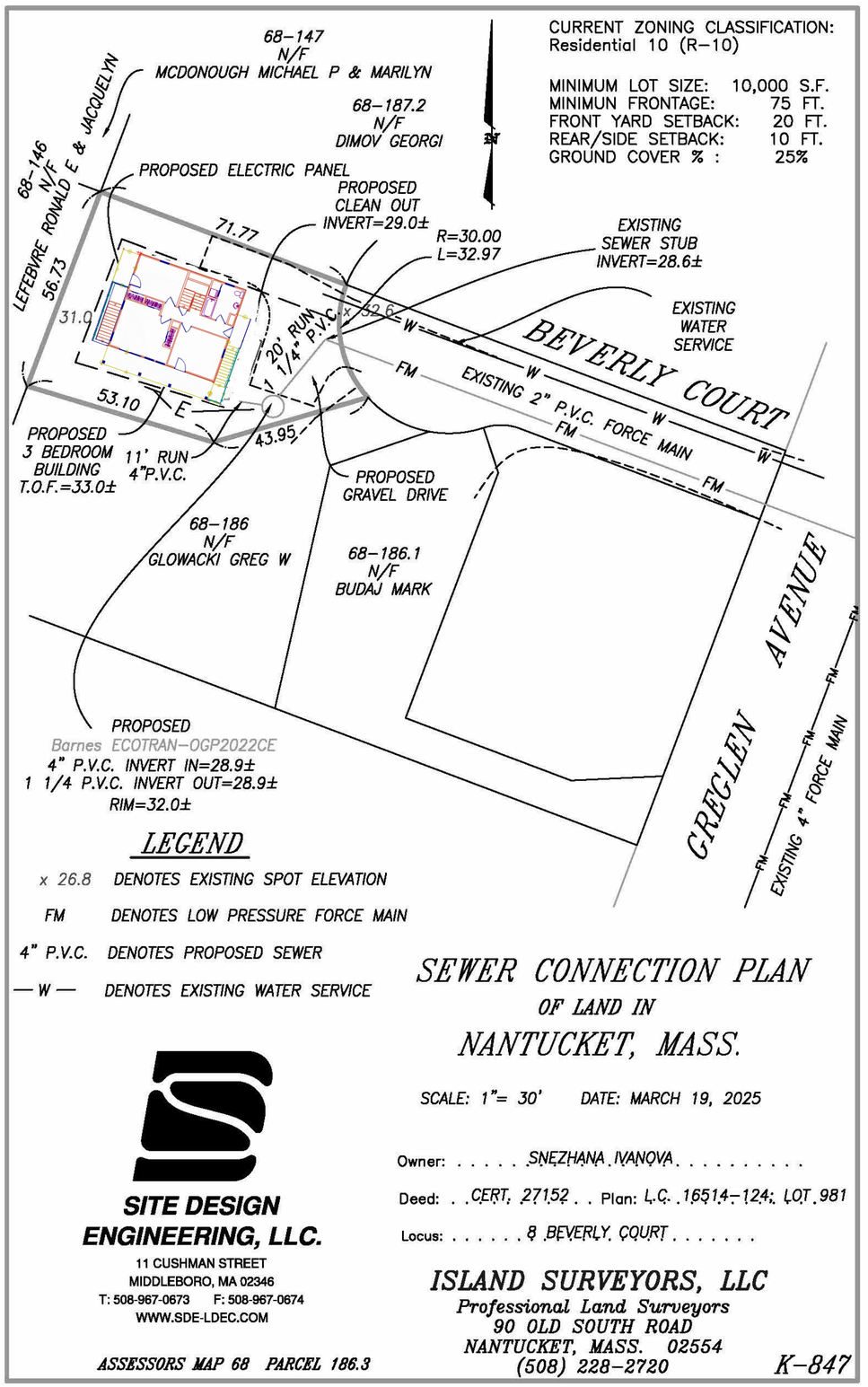
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/18/20 Signature of owner of record X _____ Signed under penalties of perjury



MAP 68 PARCEL 186.3





SNEZHANA IVANOVA
MOVE HOUSE ON
8 BEVERLY COURT



FRONT- FACING EAST



REAR- FACING WEST



RIGHT- FACING NORTH



LEFT- FACING SOUTH

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

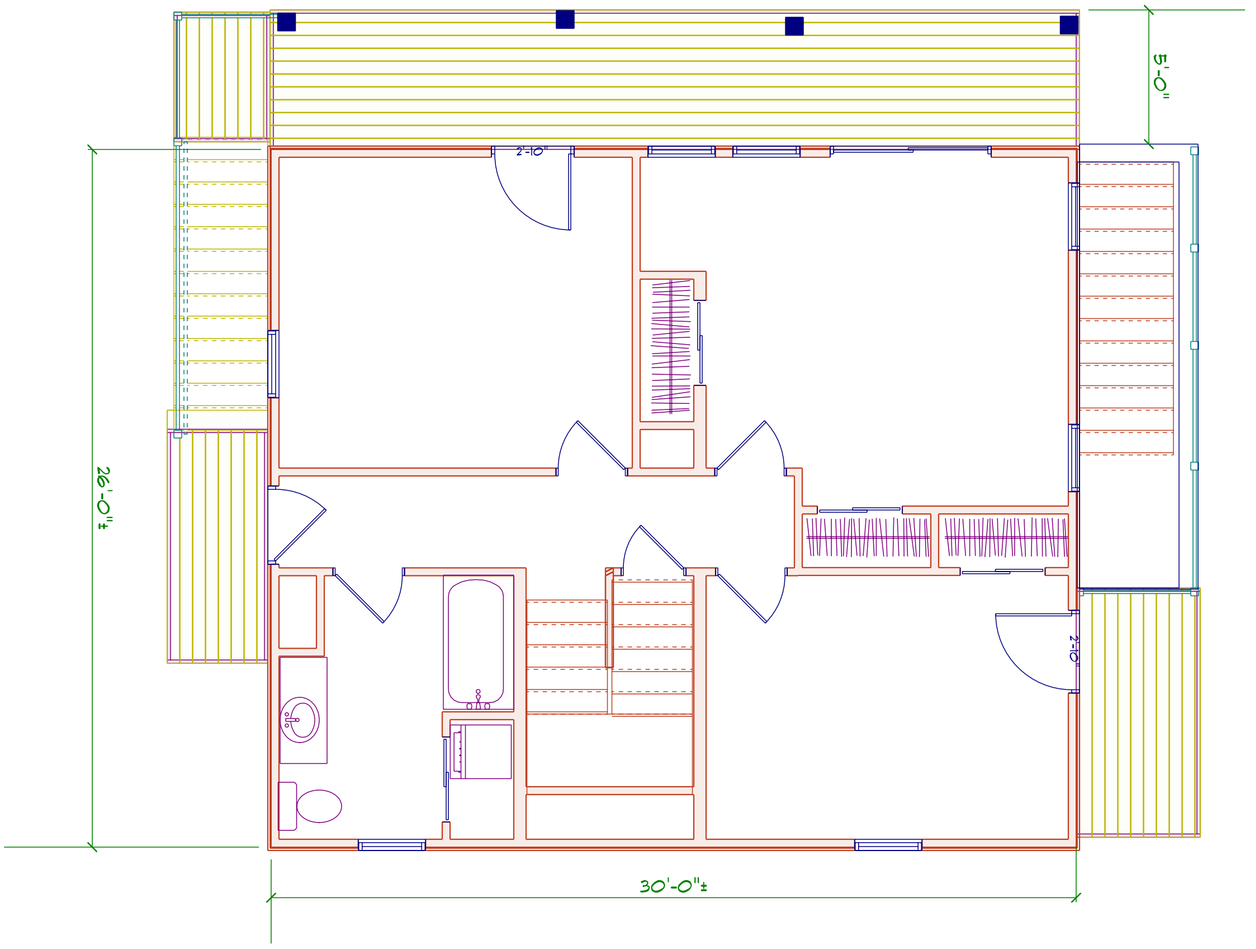
SNEZHANA IVANOVA-8 BEVERLY COURT
MOVE HOUSE ON (FROM 4 VAN FLEET)

SCALE: 1/4"=1'

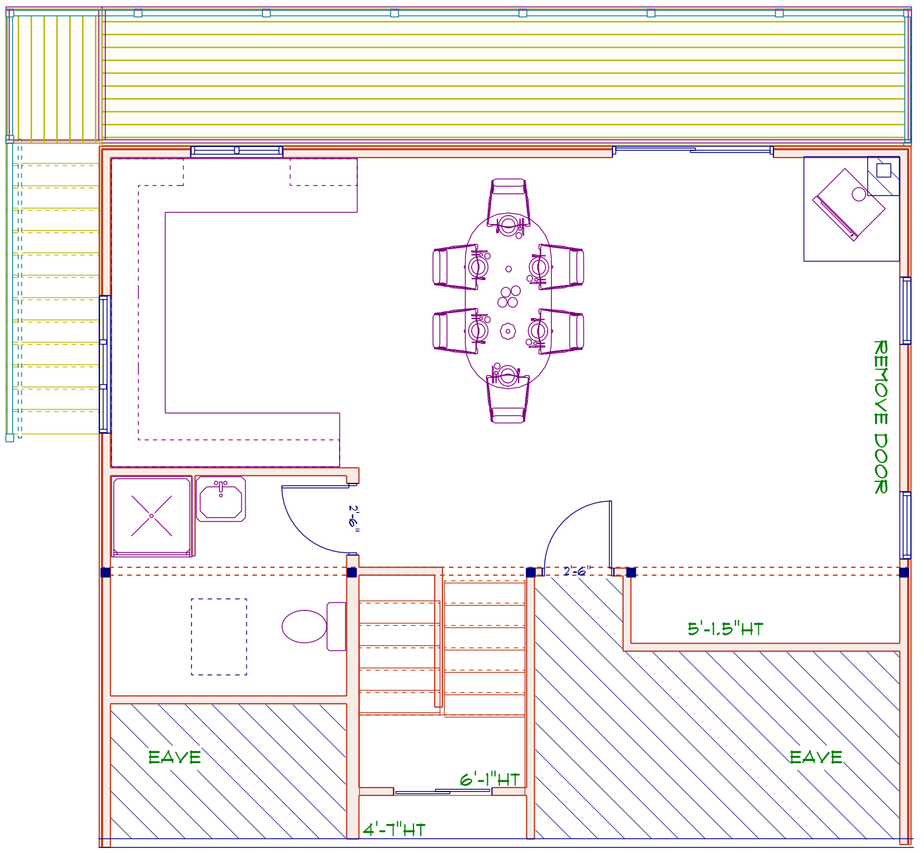
DRAWN BY: VO

DATE:: 3-13-25

FIRST FLOOR PLAN- 780SF



FIRST FLOOR PLAN- @ 480 SF



VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

SNEZHANA IVANOVA-8 BEVERLY COURT
MOVE HOUSE ON (FROM 4 VAN FLEET)

SCALE: 1/4"=1'
DRAWN BY: VO
DATE:: 3-13-25

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°: 67 PARCEL N°. 446

Street & Number of Proposed Work: 6 AMELIA DRIVE

Owner of record: AMELIA PROPERTIES LTD.

Mailing Address: 200 BEACON ST 2ND FLOOR
BOSTON, MA. 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4219 E-mail: ackvalo2@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50⁰⁰

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ ~~Move Building~~ ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other RE-SHINGLE ROOF (CHANGE FROM WOOD TO ASPHALT)

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: c1995

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 GEORGE TOWN GREY

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 3/19/25 Signature of owner of record _____ Signed under penalties of perjury





Amelia Properties LTD-
6 Amelia Dr

Re-shingle roof and change material from Wood to Asphalt


RJ MILLER SALON

Change roof shingles to Architectural Asphalt-





CertainTeed Landmark (George Town Gray)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

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
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Katharine Mitchell Landscape Designs, INC.

AS AGENT FOR Leiss, Mark & Jamie

STREET ADDRESS 5 Coffin Road

MAP/PARCEL 91//9.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/18/25

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.

Katharine Mitchell 3/18/25

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°: 91 PARCEL N°: 9.2

Street & Number of Proposed Work: 5 Coffin Rd.

Owner of record: Leiss, Mark + Jamie

Mailing Address: 9 Avenue @ Port Imperial PH 11
West New York, NJ. 07093

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 116B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6622 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Cattle Grate - 12' x 16' Concrete

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Perimeter fence to be 5' off property line.

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE PLANS + PHOTOS

3. Perimeter Fence - 8'H. Welded Wire

4. Cattle Grate - 12' x 16' Concrete

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: Welded Wire Cattle Fence
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

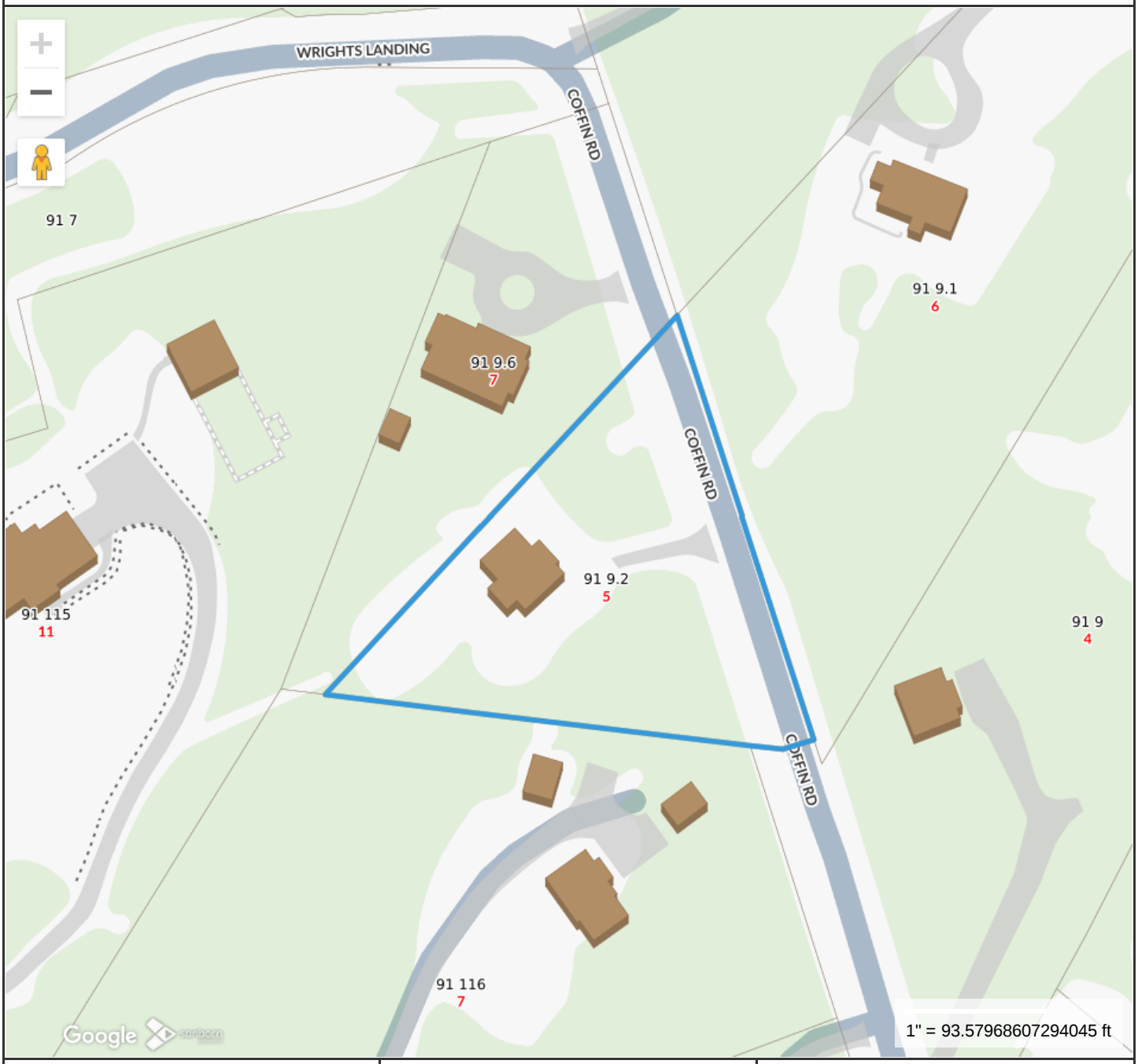
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Welded Wire Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/18/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	190248
Location	5 COFFIN RD
Owner	LEISS MARK & JAMIE

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.

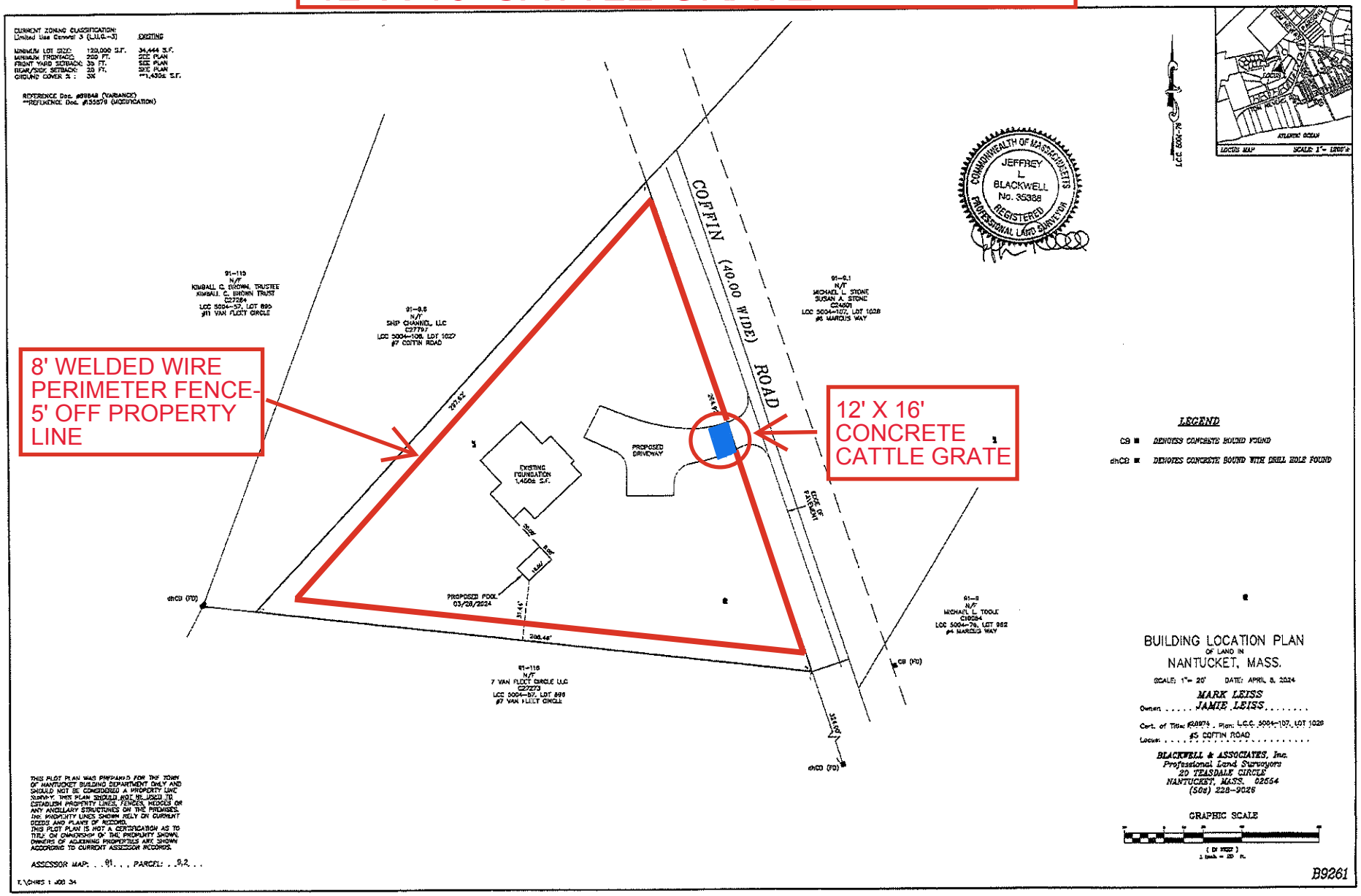
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




Coffin Rd
Coffin Rd
Coffin Rd
Coffin Rd
Coffin Rd
7
5
7

PROPOSED 8' PERIMETER FENCE & 12' X 16' CATTLE GRATE




Tap or pinch to expand



5 COFFIN RD

Location	5 COFFIN RD	**Mblu**	91/ / 9/2 /
Acct#	0091-0092	**Owner**	LEISS MARK & JAMIE
Assessment	$2,817,600	**PID**	190248
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,530,900	$1,286,700	$2,817,600

Owner of Record

Owner	LEISS MARK & JAMIE	**Sale Price**	$1,366,000
Co-Owner		**Certificate**	
Address	9 AVENUE @PORT IMPERIAL PH11 WEST NEW YORK , NJ 07093	**Book & Page**	C28974/0
		Sale Date	09/27/2022
		Instrument	1P

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LEISS MARK & JAMIE	$1,366,000		C28974/0	1P	09/27/2022
STONE MICHAEL L ETAL	$0		C0024801/0	1J	05/24/2013

Building Information

Building 1 : Section 1

Year Built:	2023
Living Area:	3,573
Replacement Cost:	$2,179,275
Building Percent Good:	70
Replacement Cost	

Less Depreciation: $1,525,500

Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Avg to Good
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
Total Bthrms:	5
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos///0037/5%20coffin

Building Layout

(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/190248_

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,437	1,437
FUS	Upper Story, Finished	1,374	1,374
FBM	Basement, Finished	1,089	762
CAN	Canopy	30	0
FOP	Porch, Open, Finished	796	0
STP	Stoop	192	0
UBM	Basement, Unfinished	348	0
WDK	Deck, Wood	471	0
		5,737	3,573

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.91
Frontage	
Depth	
Assessed Value	$1,286,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			200.00 S.F.	$5,400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$1,530,900	$1,286,700	$2,817,600
2024	$0	$1,286,700	$1,286,700
2023	$0	$980,400	$980,400
2022	$0	$857,800	$857,800
2021	$0	$857,800	$857,800

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Cohen Steven L TR, c/o 1 North Swift Rock Rd Trust

STREET ADDRESS 1 North Swift Rock Road

MAP/PARCEL 40/2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 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.

Miroslava Ahern — Signature

3/24/25 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 North Swift Rock Road

Owner of record: Cohen Steven L TR, c/o 1 North Swift Rock Rd Trust

Mailing Address: PO Box 786, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY

NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other PERGOLA: 19'-4" x 14'-0"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

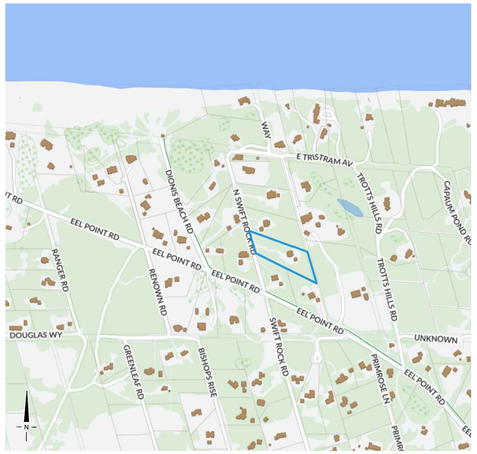
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. Pergola: NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

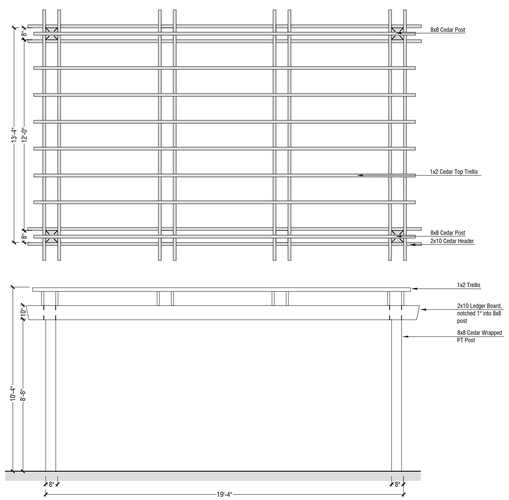
GIS MAP: 40/2



AERIAL MAP: 40/2



PERGOLA DETAILS (SCALE: $\frac{1}{4}$" = 1'-0")



NORTH SWIFT ROCK ROAD

EXISTING DRIVEWAY

EXISTING VEGETATION

EXISTING PATIO

PERGOLA, NTW (14'-0" x 19'-4")

PATIO AT GRADE (PREVIOUSLY APPROVED)

EXISTING GUEST HOUSE

8' x 8' SPA

LAWN

18' x 48' SWIMMING POOL W/ AUTOCOVER (PREVIOUSLY APPROVED W/ SPA)

LOUNGE DECK AT GRADE (PREVIOUSLY APPROVED)

BELGIUM BLOCK APRON (PREVIOUSLY APPROVED)

GARAGE (NOT PART OF SUBMISSION)

5-CAR PARKING (PREVIOUSLY APPROVED)

GARDEN

POOL HOUSE (NOT PART OF SUBMISSION)

LOUNGE PATIO (PREVIOUSLY APPROVED)

PEA STONE PATH (PREVIOUSLY APPROVED)

PAVERS AT GRADE, TYP. (PREVIOUSLY APPROVED)

ENHANCED SCREENING

FUTURE DWELLING

ART STUDIO (NOT PART OF SUBMISSION)

LAWN

EXISTING VEGETATION

VIEW FROM N. SWIFT ROCK RD.



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

1 NORTH SWIFT ROCK ROAD TRUST

1 NORTH SWIFT ROCK ROAD

OWNER

COHEN STEVEN L TR
1 NORTH SWIFT ROCK ROAD TRUST

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

PROPERTY INFO

ZONE:	LUG 2
MAP / PARCEL:	40 2
LOT SIZE:	114,177 SF
MIN. LOT SIZE:	80,000 SF
MIN. FRONTAGE:	150 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	15 FT
REAR SETBACK:	15 FT
GROUND COVER:	4 % MAX

PERGOLA
HDC SUBMISSION

DRAWING INFO

DATE	MARCH 24, 2025
SCALE	1" = 20'-0"
DRAWN BY	CP

HDC.01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 1 Caroline Way LLC

STREET ADDRESS 1 Caroline Way

MAP/PARCEL 82/59

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 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.

Miroslava Ahern — 3/24/25

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 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°: 82 PARCEL N°. 59

Street & Number of Proposed Work: 1 Caroline Way

Owner of record: 1 Caroline Way LLC

Mailing Address: PO Box 2548, San Francisco, CA 94126

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" HT.
Type: TYPE 2 PICKET, NTW
Length: 58 LF

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

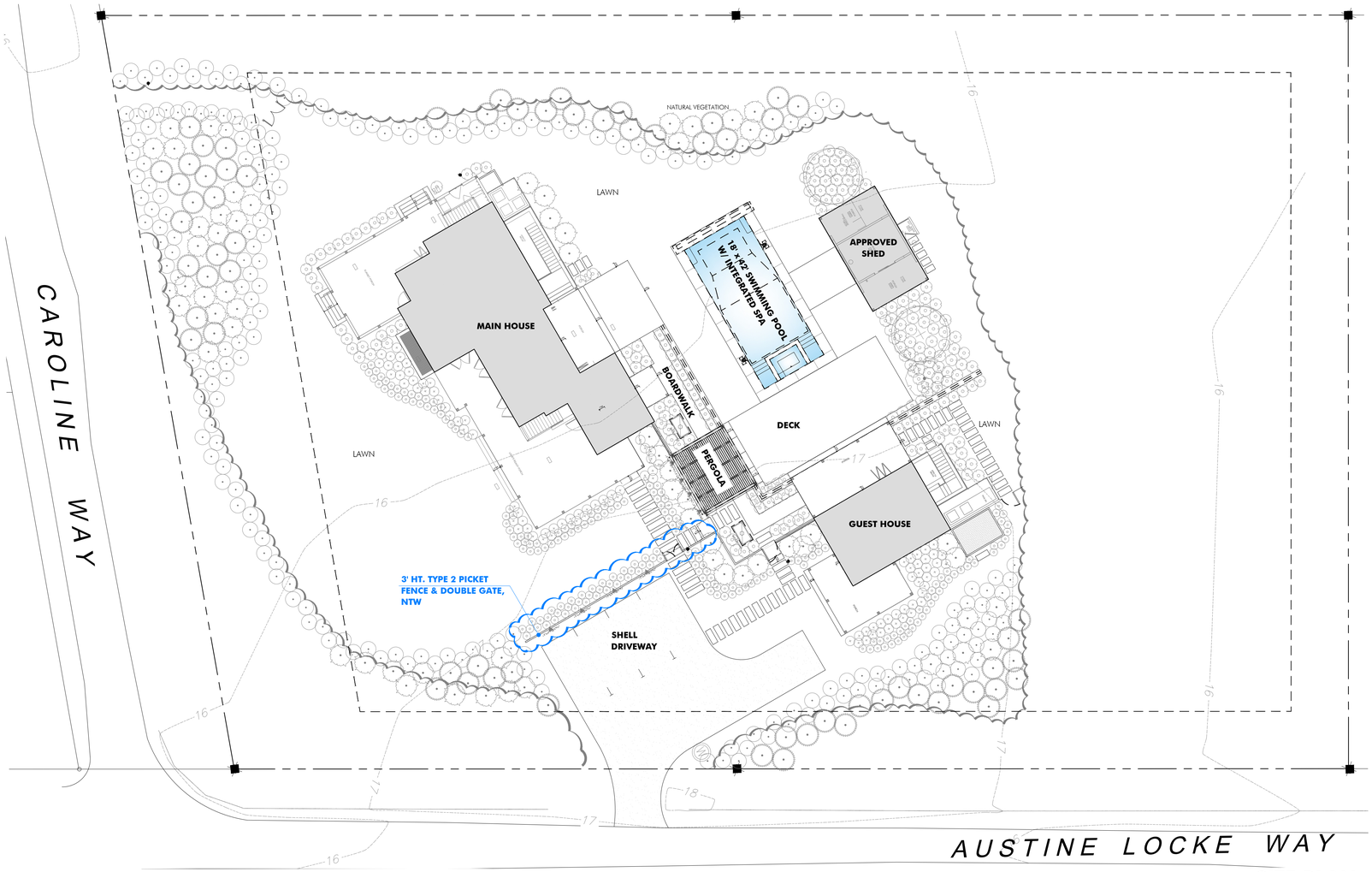
Date 3/24/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



MAP / PARCEL 82 / 59

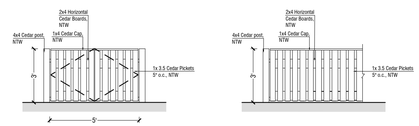


MAP / PARCEL 82 / 59



SITE PLAN

FENCE & DOUBLE GATE (SCALE: 1/4" = 1' - 0")



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

1 CAROLINE RESIDENCE

1 CAROLINE WAY
NANTUCKET MA 02554

N

FENCE & GATE
HDC SUBMISSION

DRAWING INFO

DATE	MARCH 24, 2025
SCALE	1/16" = 1' - 0"

REVISIONS

HDC.01

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

A PORTION OF 1-5 VIOLET PL.

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. 4,672 SF X 20% = $934.4

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 108 PARCEL N°. 68-340

Street & Number of Proposed Work: A portion of 1-5 Violet Place

Owner of record: Richmond Great Point Development

Mailing Address: 23 Concord Street
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAstar@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 215-15 Northern BLVD
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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'-2" Sq. Footage 1st floor: 3239 SF

Width: 86'-4" Sq. footage 2nd floor: 1433 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: ~~8'-4" X 14'-9"~~ ☒ 1st floor ☐ 2nd floor

Size: ~~3'-11" X 7'-10"~~ 8'-4" ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-10" South 29'-10" East 29'-10" West 29'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" Aluminum

Sidewall: ☒ White cedar 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 8" Frieze 4"

Window Casing 4" Door Frame 10" Columns/Posts: Round _____ Square 9"

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 Wood Rear Wood Side Wood

Garage Door(s): Type Roll up Metal Doors Material Metal

Hardscape materials: Driveways Asphalt Walkways Asphalt Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Marie Black

Trim White Sash White Doors Hamilton Blue

Deck Concrete 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 3/17/25 Signature of owner of record PP Signed under penalties of perjury

VIOLET PLACE



Property Information

Property ID	6017
Location	1-5 VIOLET PL
Owner	RICHMOND MEADOWS TWO P3P4 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



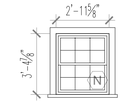
1 KEY PLAN
SCALE: NTS

A PORTION OF 1-5 VIOLET PLACE

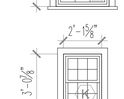


4 SITE PLAN
SCALE: 1/8" = 1'-0"

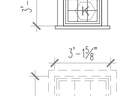
A PORTION OF 1-5 VIOLET PLACE



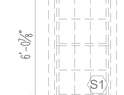
TAG LOCATION		W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅝"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG



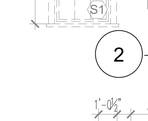
B	2ND FLOOR	2'-11⅝"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG



N	2ND FLOOR	2'-11⅝"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

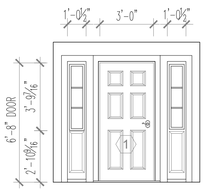


K	GABLE	2'-1⅛"	3'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

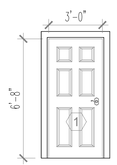


Y	BASEMENT	3'-1⅛"	6'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

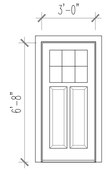
2 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



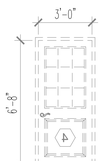
TAG LOCATION		W.	H.
1	WOOD OUT-SWING ENTRY DOOR W/ SIDELITES	3'-0"	6'-8"



2	WOOD OUT-SWING ENTRY DOOR	3'-0"	6'-8"

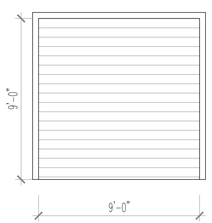


TAG LOCATION		W.	H.
3	WOOD OUT-SWING ENTRY DOOR	3'-0"	6'-8"



4	BASEMENT ENTRY	3'-0"	6'-8"

3 DOOR SCHEDULE
SCALE: 1/4"=1'-0"



	ROLL UP METAL INSULATED GARAGE DOOR -	9'-0" X 9'-0"



4 ROLL UP METAL INSULATED DOOR IMAGE
SCALE: NTS

OWNER :

Richmond Great Point Development LLC or Assignee

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 03/17/25

COLORS:

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE
- ROOF COLOR: MORIE BLACK CERTAINTEED

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

MEADOWS TWO OFFICE/ GARAGE

ADDRESS

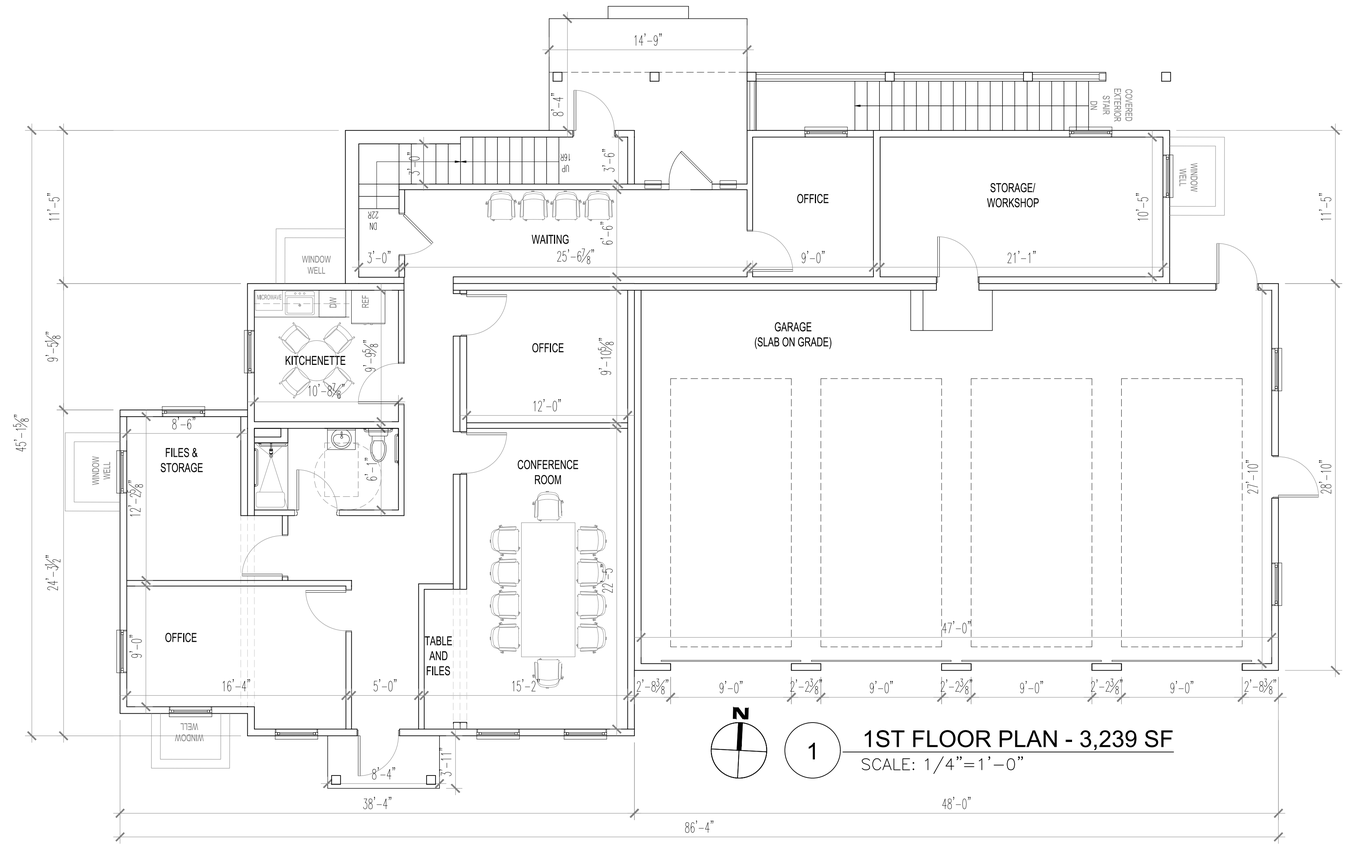
A PORTION OF 1-5 VIOLET PLACE NANTUCKET, MA

DRAWING TITLE

SITE PLAN

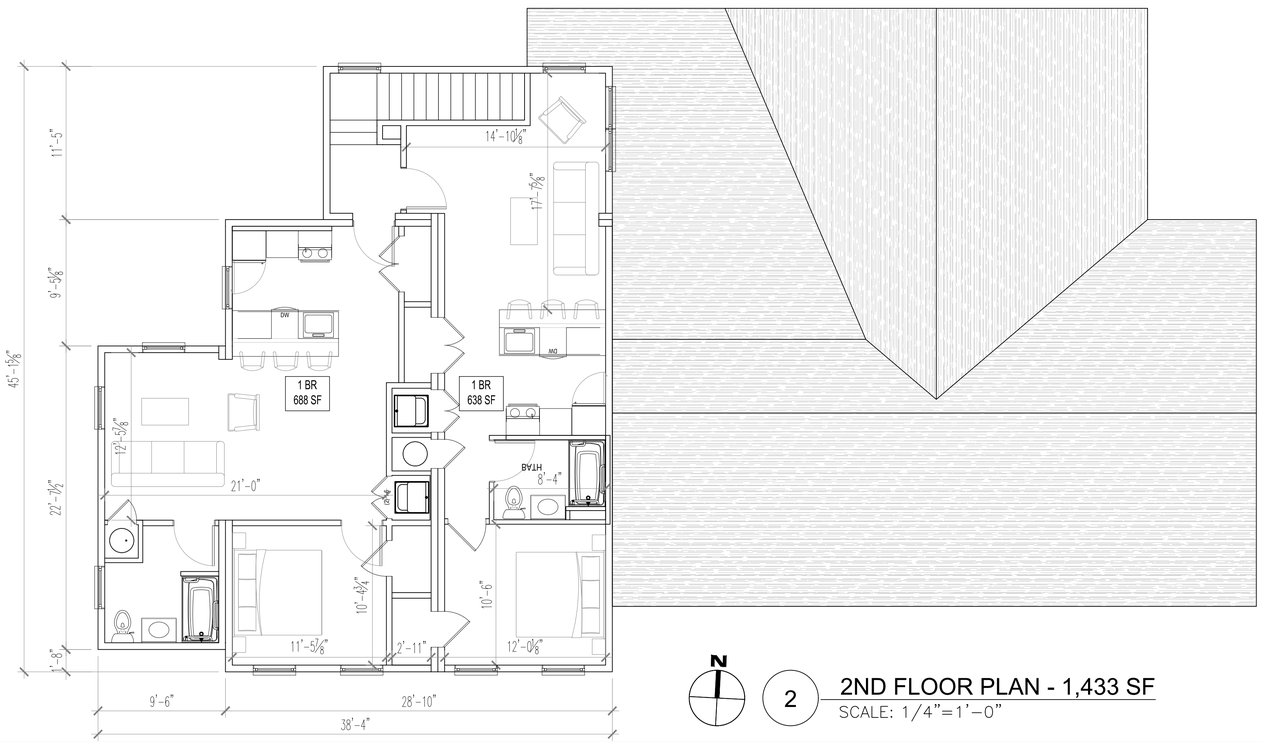
DRAWING NO.

A-1



1 1ST FLOOR PLAN - 3,239 SF

SCALE: 1/4"=1'-0"



2 2ND FLOOR PLAN - 1,433 SF

SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development LLC or Assignee

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 03/17/25

COLORS:

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE
- ROOF COLOR: MORIE BLACK CERTAINTEED

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PROJECT NAME

MEADOWS TWO OFFICE/ GARAGE

ADDRESS

A PORTION OF 1-5 VIOLET PLACE NANTUCKET, MA

DRAWING TITLE

FLOOR PLANS 1ST AND 2ND TOTAL: 4,672 SF

DRAWING NO.

A-2



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0



3 EAST ELEVATION
SCALE: 3/16" = 1'-0



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0



4 WEST ELEVATION
SCALE: 3/16" = 1'-0

OWNER :

Richmond Great Point Development LLC or Assignee

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 03/17/25

COLORS:

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE
- ROOF COLOR: MORIE BLACK CERTAINTEED

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

MEADOWS TWO OFFICE/ GARAGE

ADDRESS

A PORTION OF 1-5 VIOLET PLACE NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-4

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 HONEYSUCKLE DR
REVISION TO
HDC2024-10-11304

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. $50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle Drive

Owner of record: Richmond Great Point Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-7832 E-mail: PPASTAN@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klameet / KOH Architecture

Mailing Address: 215-15 Northern Blvd
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-10-11304

☐ 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

All elevations:
Revised Painted pine trim to cedar trim natural to weather

Is there an HDC survey form for 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 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

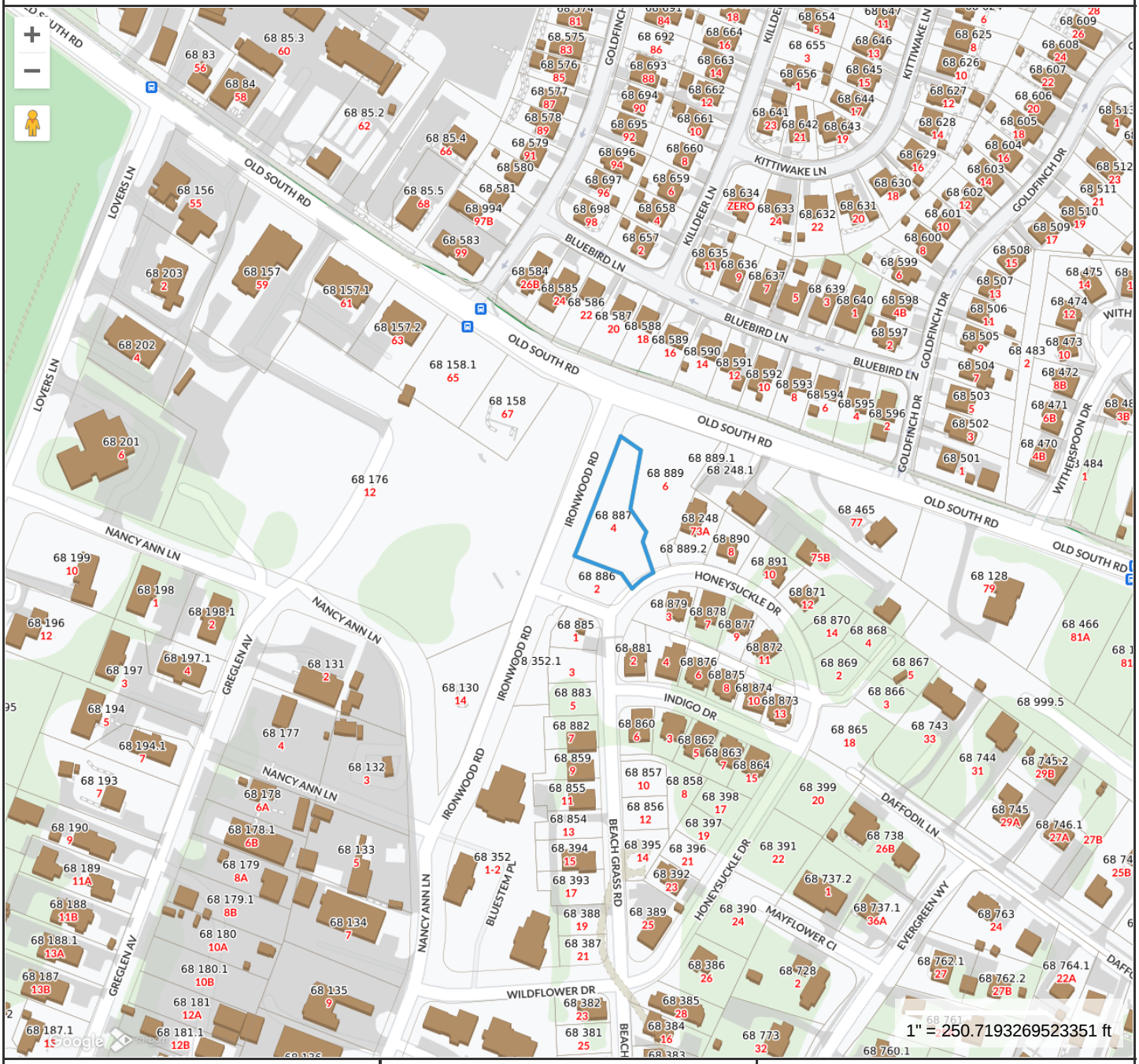
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/19/25 Signature of owner of record PP Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

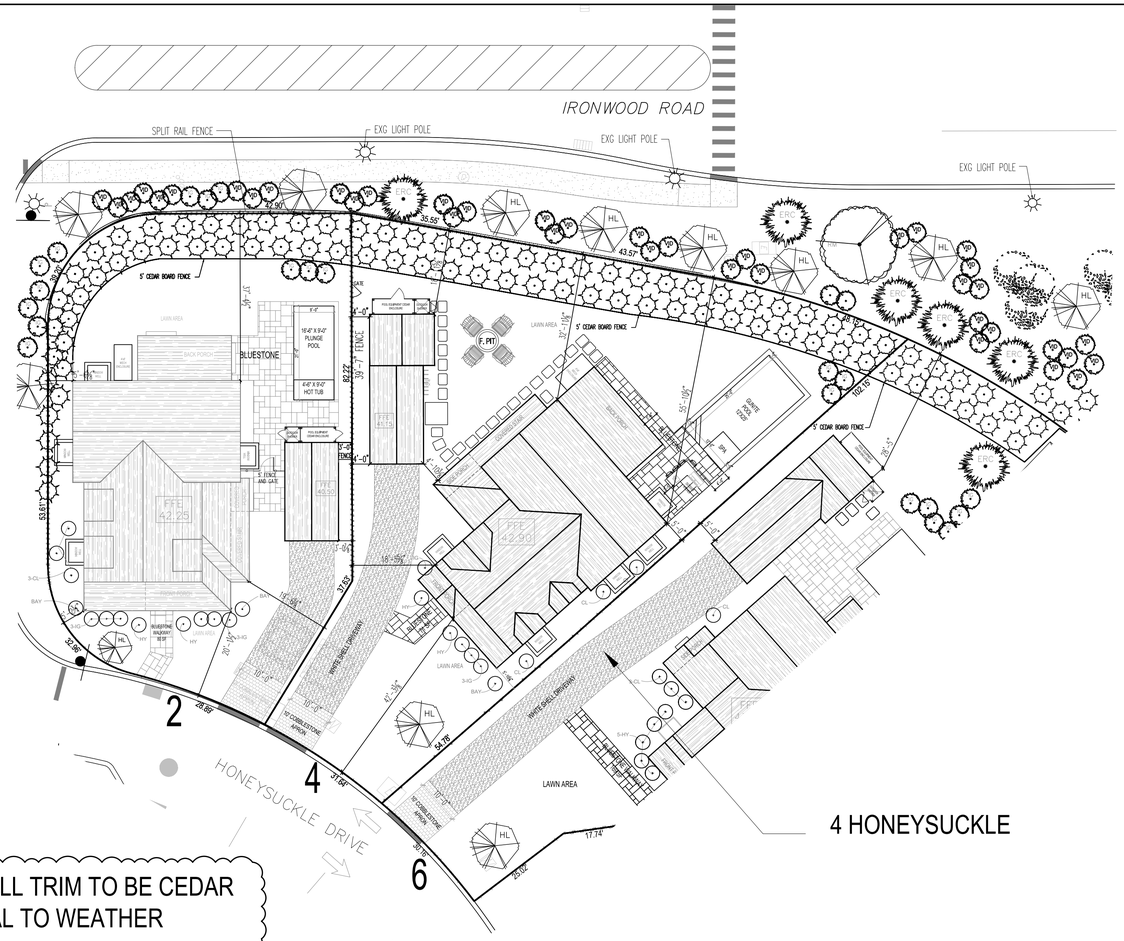
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

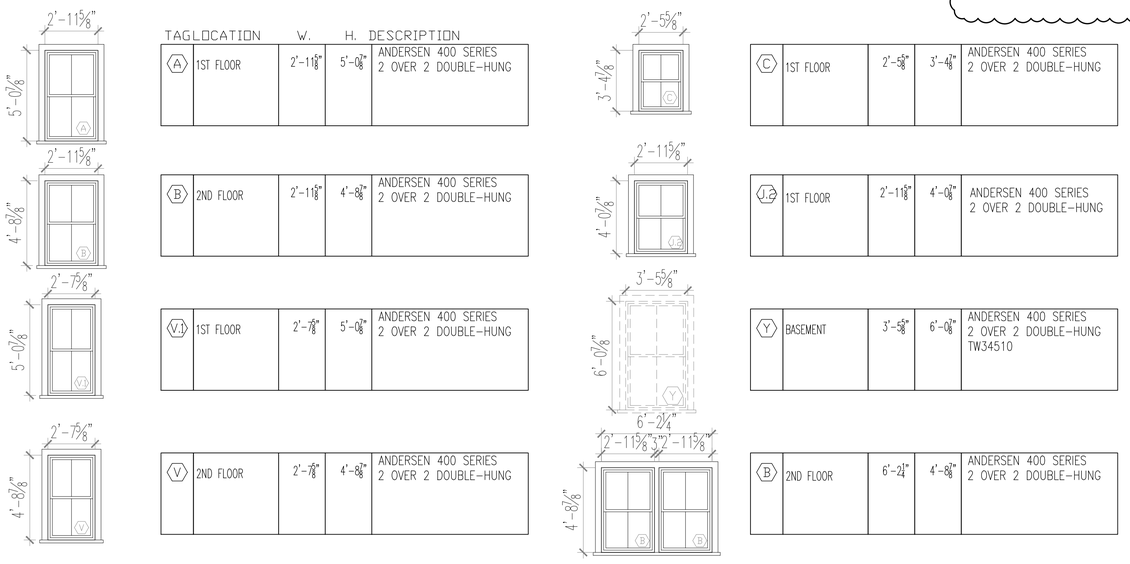


1 KEY PLAN
SCALE: NTS



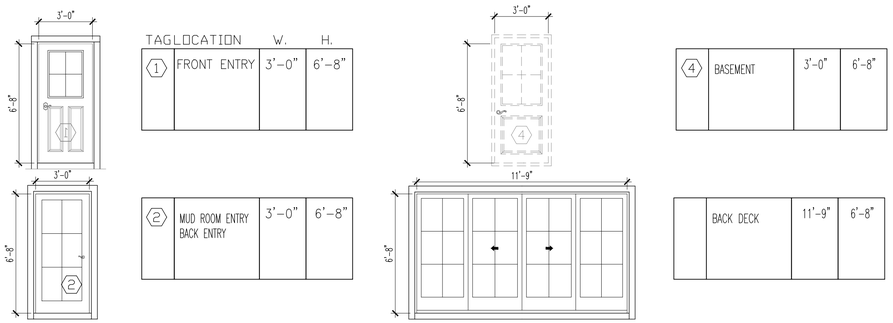
NOTE: ALL TRIM TO BE CEDAR NATURAL TO WEATHER

2 SITE PLAN
SCALE: 1/16" = 1'-0"



TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅛"	5'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
B	2ND FLOOR	2'-11⅛"	4'-8⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
V.1	1ST FLOOR	2'-7⅞"	5'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
V	2ND FLOOR	2'-7⅞"	4'-8⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
C	1ST FLOOR	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
J.2	1ST FLOOR	2'-11⅛"	4'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
Y	BASEMENT	3'-5⅝"	6'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG TW34510
B	2ND FLOOR	6'-2¼"	4'-8⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"
2	MUD ROOM ENTRY BACK ENTRY	3'-0"	6'-8"
4	BASEMENT	3'-0"	6'-8"
	BACK DECK	11'-9"	6'-8"

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE
- ROOF COLOR: CERTAINTEED MOIRE BLACK ARCHITECTURAL

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 3/19/24
- REVISED ALL WHITE PAINTED PINE TRIM TO ALL CEDAR TRIM, NATURAL TO WEATHER

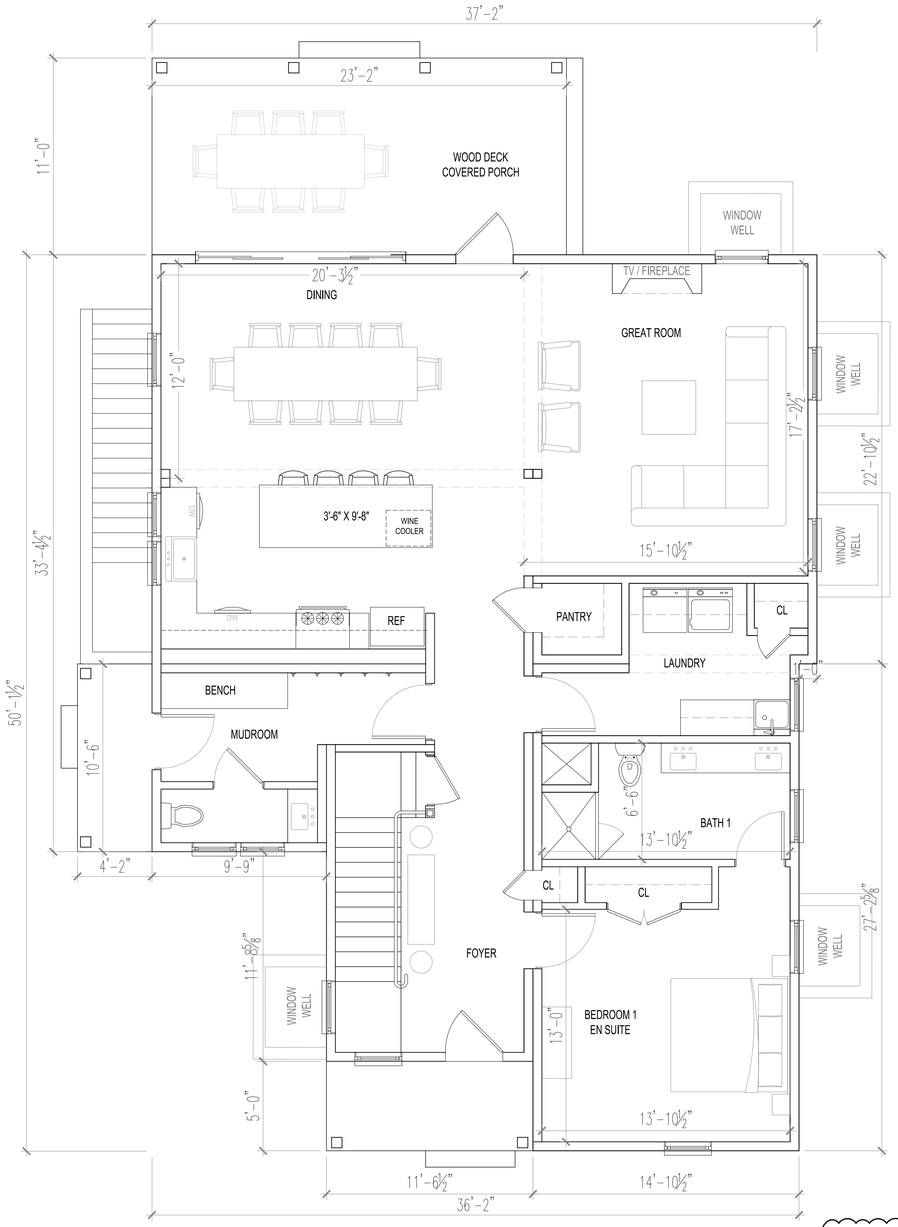
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME
SANDPIPER PLACE

ADDRESS
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

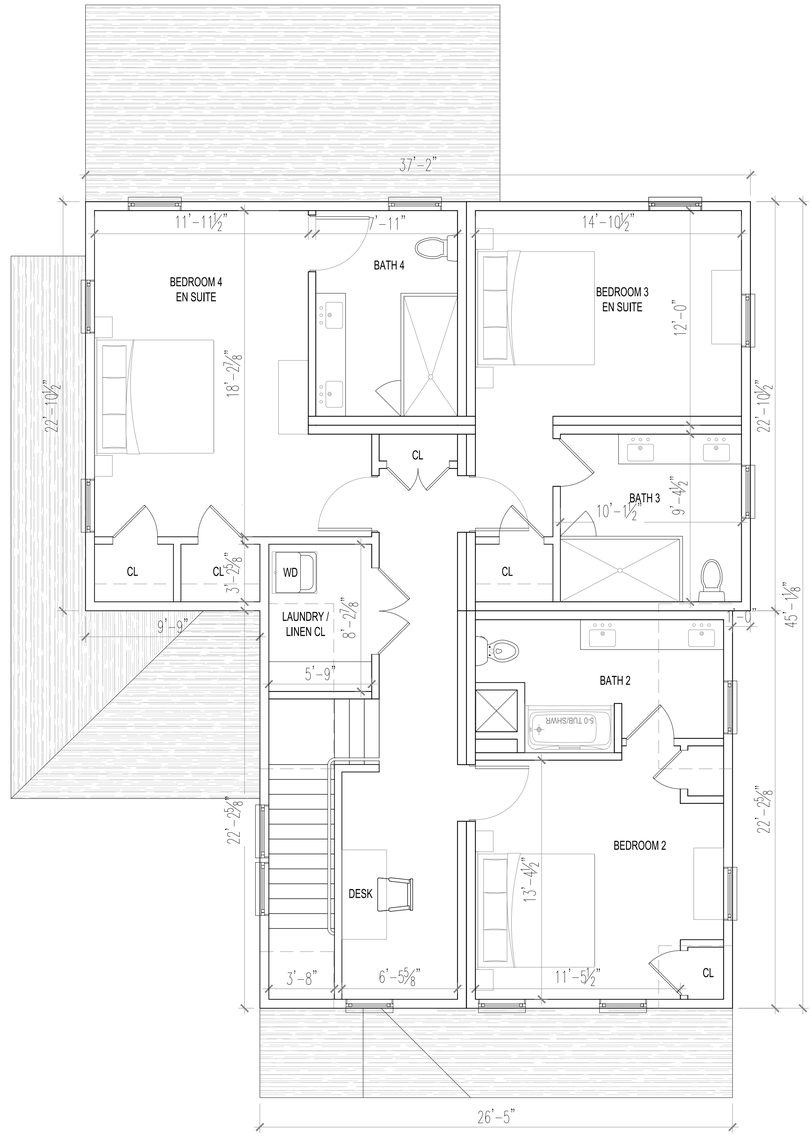
DRAWING TITLE
SITE PLAN AND SCHEDULES

DRAWING NO.
A-0



1 4 HONEYSUCKLE
1ST FLOOR PLAN - 1,614 SF
SCALE: 1/4"=1'-0"

NOTE: ALL TRIM TO BE CEDAR
NATURAL TO WEATHER



2 4 HONEYSUCKLE
2ND FLOOR PLAN - 1,437 SF
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE
- ROOF COLOR: CERTAINTEED MOIRE BLACK ARCHITECTURAL

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 3/19/24
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

1ST AND 2ND FLOOR PLANS
3,051 SF

DRAWING NO.

A-1



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



2 EAST ELEVATION (SIDE)
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION (BACK)
SCALE: 1/4"=1'-0"

NOTE: ALL TRIM TO BE CEDAR NATURAL TO WEATHER



4 WEST ELEVATION (SIDE)
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

2 HONEYSUCKLE DR
REVISION TO
HDC2024-10-11301

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. $50.00

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle Drive

Owner of record: Richmond Great Point Development

Mailing Address: 23 Concord St
Wilmington, MA 01887

Contact Phone #: 978-815-4832 E-mail: PPASTAN@richmondco.com

AGENT INFORMATION (if applicable)

Name: DinahKlamert, KOH Architecture PLLC

Mailing Address: 215-15 Northern Blvd
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No HDC2024-10-11301
☐ 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

All elevations: Revised painted pine trim to Cedar trim natural to Weather

Is there an HDC survey form for 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 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

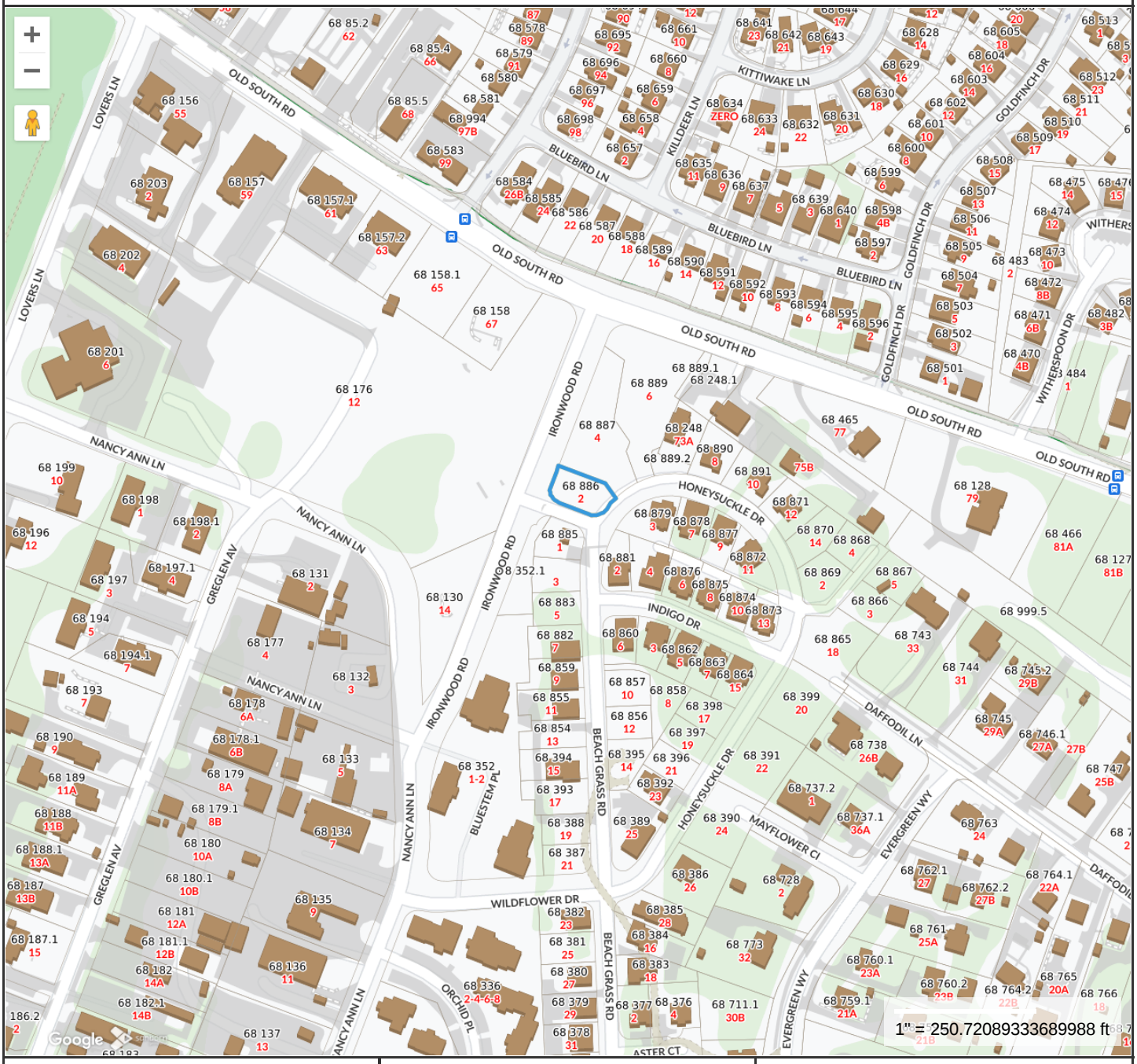
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/19/25 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

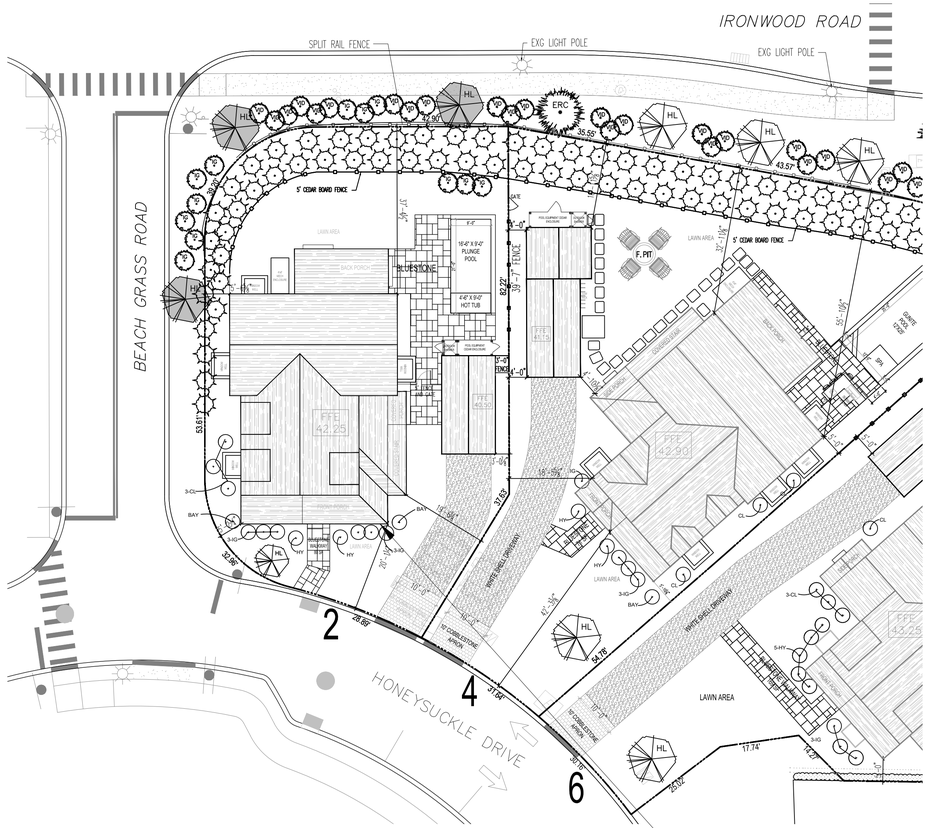
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

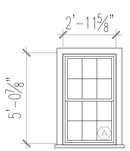
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



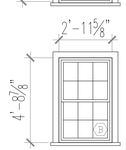
1 KEY PLAN
SCALE: NTS



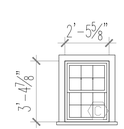
2 SITE PLAN
SCALE: 1/16" = 1'-0"



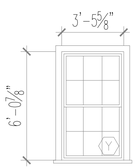
TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅝"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG



TAG	LOCATION	W.	H.	DESCRIPTION
B	2ND FLOOR	2'-11⅝"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG



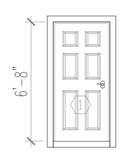
TAG	LOCATION	W.	H.	DESCRIPTION
C	1ST FLOOR	2'-5⅝"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG



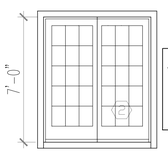
TAG	LOCATION	W.	H.	DESCRIPTION
Y	BASEMENT	3'-5⅝"	6'-0⅞"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG TW34510

NOTE: ALL TRIM TO BE CEDAR NATURAL TO WEATHER

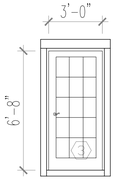
3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



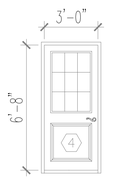
TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"



TAG	LOCATION	W.	H.
2	BACK PORCH	6'-0"	7'-0"



TAG	LOCATION	W.	H.
3	MUD ROOM ENTRY	3'-0"	6'-8"



TAG	LOCATION	W.	H.
4	BASEMENT ENTRY	3'-0"	6'-8"

4 EXTERIOR DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE
- ROOF COLOR: GEORGETOWN GRAY

DATE: 11/4/24
- ADDED 24 SCREENING TREES TO PUBLIC AREA LANDSCAPING
- GRADING, PLANS & ELEVATIONS

DATE: 3/19/24
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

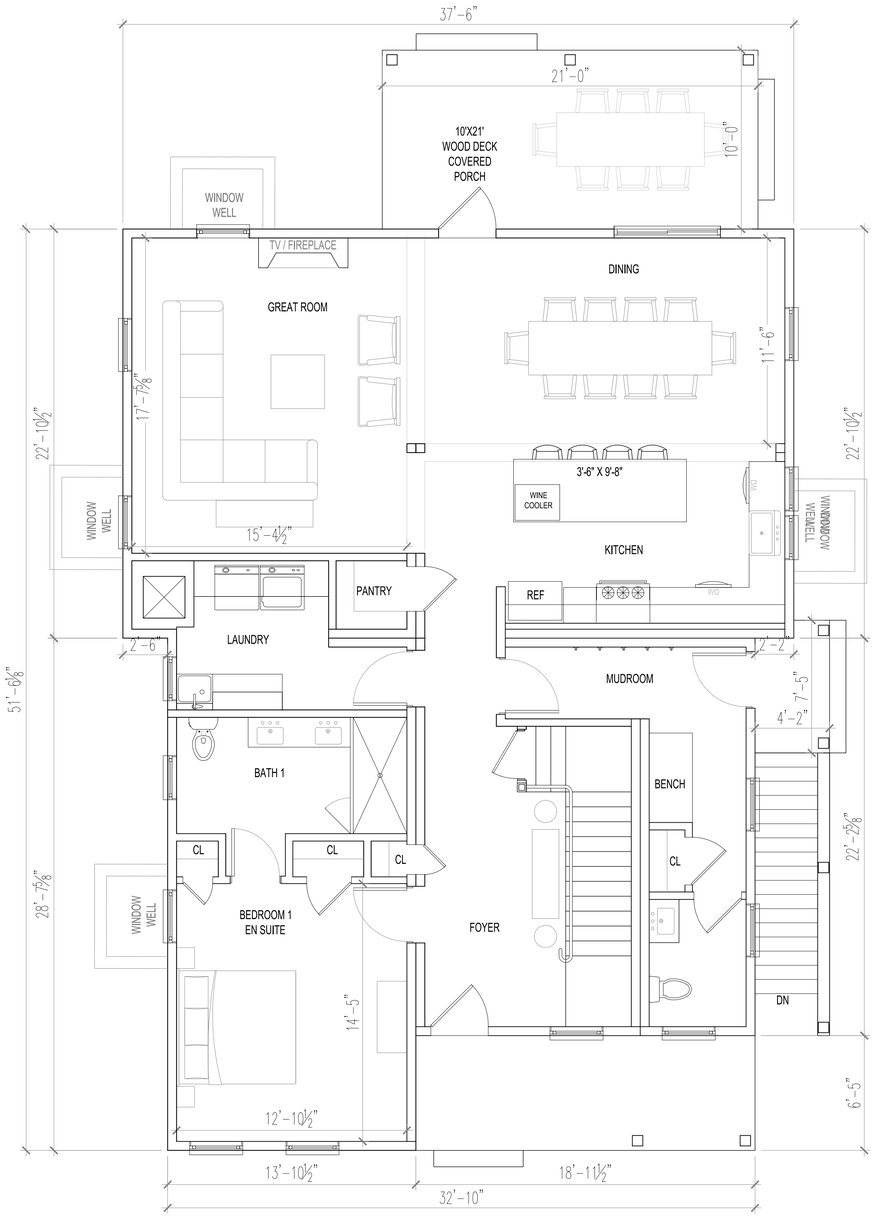
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

1ST AND 2ND FLOOR PLANS
2,040 SF

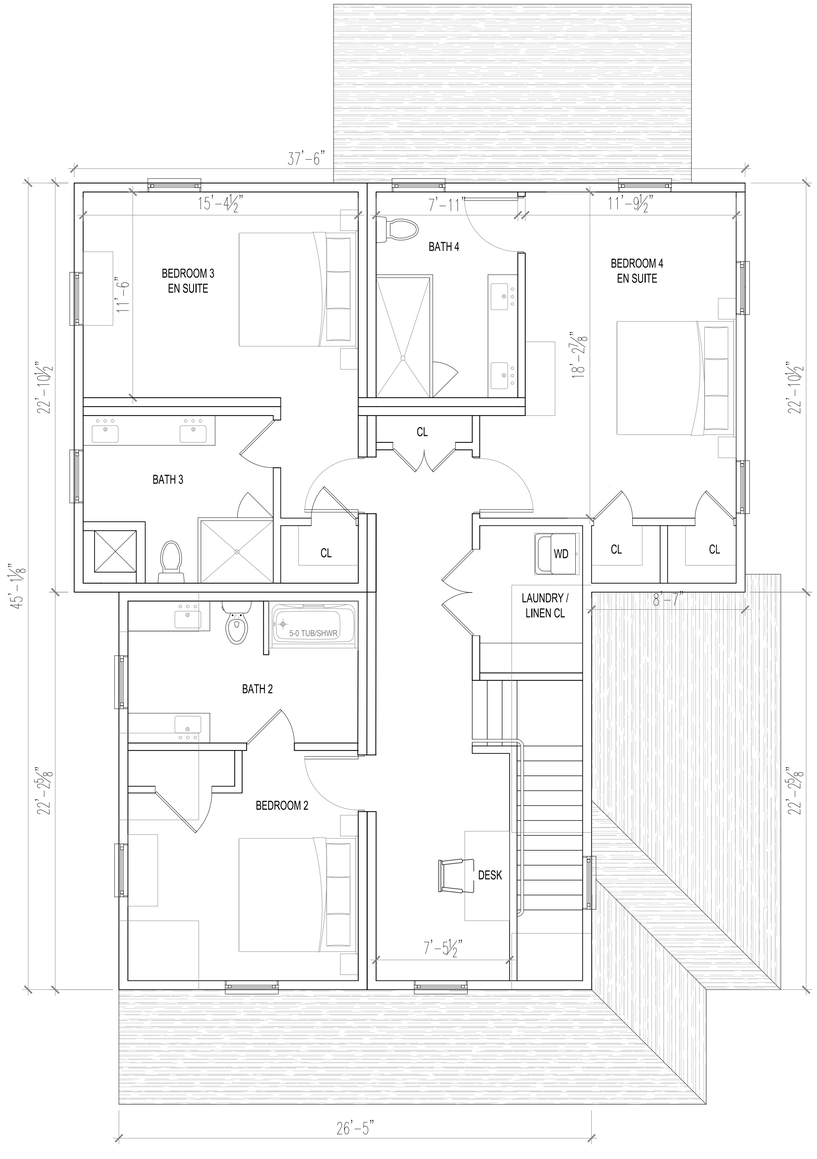
DRAWING NO.

A-0



1 2 HONEYSUCKLE
1ST FLOOR PLAN - 1,676 SF
SCALE: 1/4"=1'-0"

NOTE: ALL TRIM TO BE CEDAR
NATURAL TO WEATHER



2 2 HONEYSUCKLE
2ND FLOOR PLAN - 1,445 SF
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/24/24
- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE
- ROOF COLOR: GEORGETOWN GRAY

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PROJECT NAME
SANDPIPER PLACE

ADDRESS
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE
1ST AND 2ND FLOOR PLANS
3,121 SF

DRAWING NO.
A-1



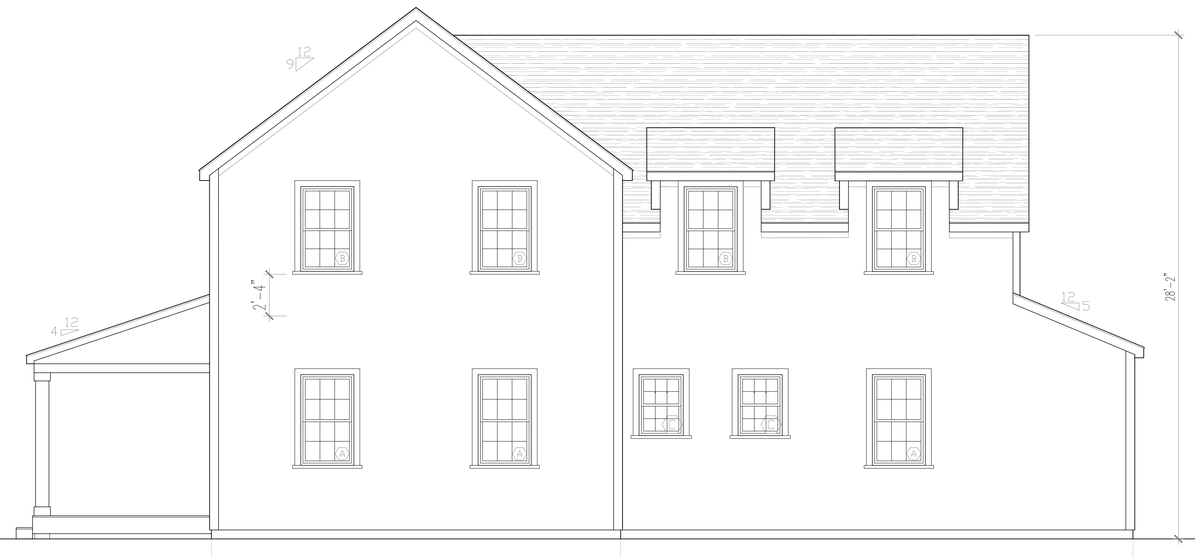
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

NOTE: ALL TRIM TO BE CEDAR NATURAL TO WEATHER

OWNER :

Richmond Great Point Development, LLC

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KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
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DATE: 3/19/24

- REVISED ALL WHITE PAINTED PINE TRIM TO ALL CEDAR TRIM NATURAL TO WEATHER

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-3

Date:

To: The Nantucket District Commission

As requested by the Commission:

I Authorize Elisabeth O'Rourke of Jardins Intl. Inc to sign HDC forms on our behalf, and represent our application in front of the Board, for the property located at: 61 Sparks Ave.

Yours Truly,

Name: Jamie Foster

Signature:

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 143

Street & Number of Proposed Work: 61 Sparks Ave.

Owner of record: Nantucket Boys Club Inc.

Mailing Address: PO Box 269, Nantucket Ma, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins International Inc.

Mailing Address: 53 Pleasant Street, Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: eo@jardinsintl.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 12134

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Rubber Matt Surface (Dark Green/Black)

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: 6'
Type: Chain Link (Like Kind)
Length: +/- 520'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Dark Green Black Rubber matts Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Dark Green / 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 3/20/25 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 Elisabeth O'Rourke

AS AGENT FOR NANTUCKET BOYS CLUB INC

STREET ADDRESS 61 SPARKS AVENUE

MAP/PARCEL 55/143

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 19, 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.

Elisabeth O'Rourke 3.19.25

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 Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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.

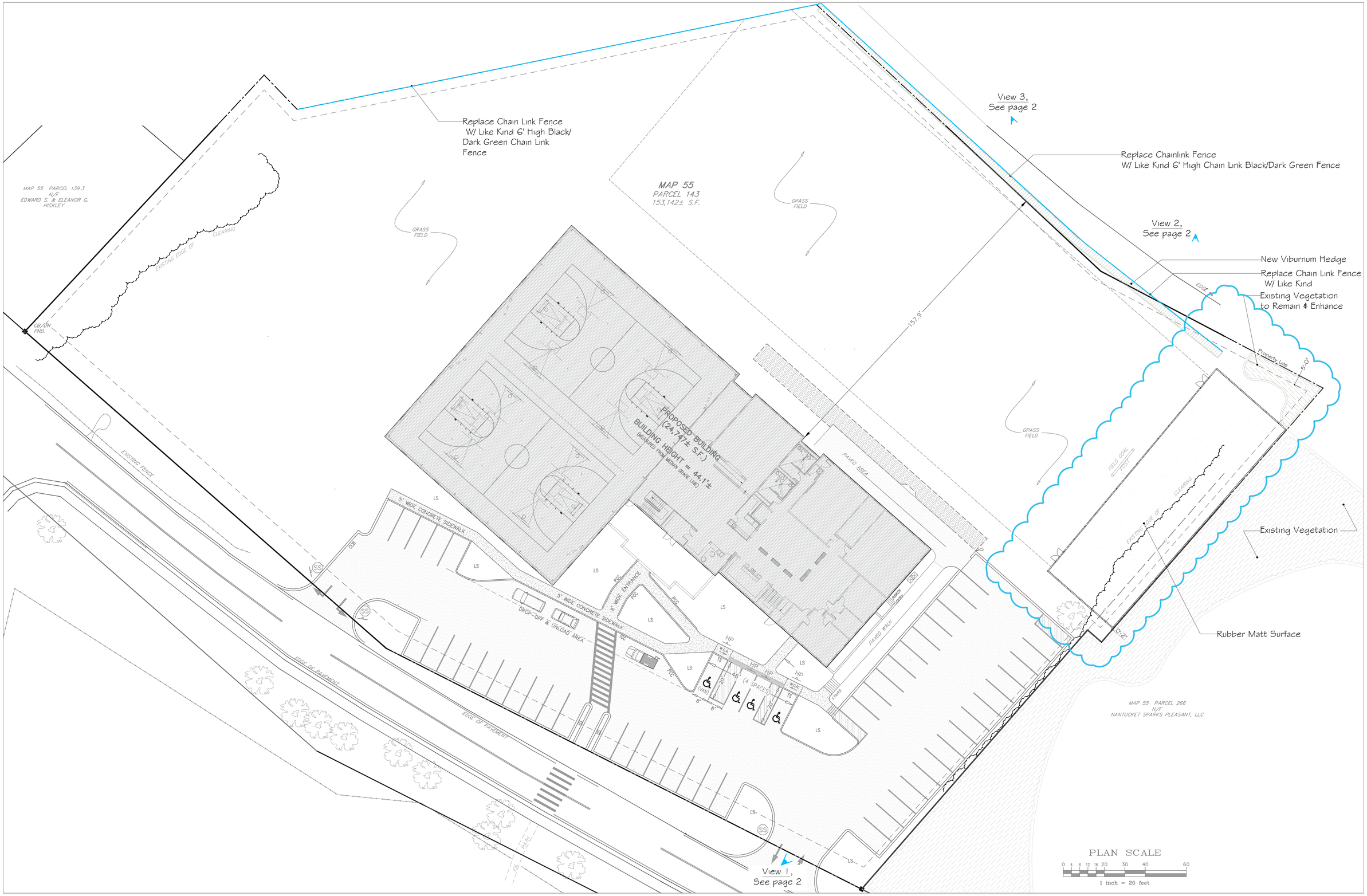
I. CONSENT

	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.*					



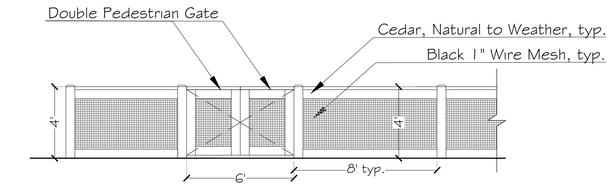
BOYS & GIRLS CLUB
61 SPARKS AVENUE
MAP 55 PARCEL 143
NANTUCKET
MA

HDC Plan
Scale: 1" = 20'
3.20.2025
Page 1

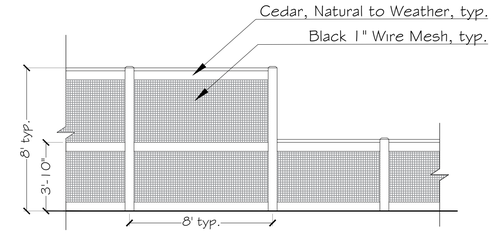
North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com





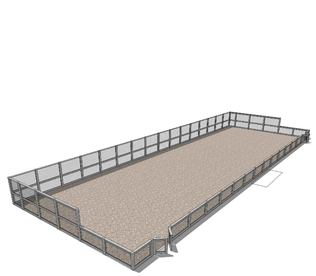
1 4' Perimeter Fence
Scale: $\frac{1}{4}$" = 1'



2 8' Perimeter Fence
Scale: $\frac{1}{4}$" = 1'



4 6' High Perimeter Fence Black/Dark Green Chain Link Fence to Replace Existing Fence



3 Fencing - Illustrative Perspective
Scale: NTS

5 Play Ground - Illustrative Perspective
Scale: NTS

NOTE: See Page 1 Plan for Photo Locations

View 1 - From Sparks Ave



View 2 - From Pleasant Street



View 3 - From Pleasant Street (Replace With Like Kind 6' Black/Dark Green Chain Link Fence)

BOYS & GIRLS CLUB
61 SPARKS AVENUE
MAP 55 PARCEL 143
NANTUCKET
MA

HDC Plan
Scale: $\frac{3}{32}$" = 1'
3.20.2025
Page 2

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

CERTIFICATE NO: _____ DATE ISSUED: 3/4/25

HDC2025-02-12134

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 143

Street & Number of Proposed Work: 61 Sparks Ave.

Owner of record: Nantucket Boys Club Inc.

Mailing Address: Po Box 269, Nantucket Ma, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins International Inc.

Mailing Address: 53 Pleasant Street, Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: CO@jardinsintl.com

FOR OFFICE USE ONLY 5895

Date application received: 02/24/25 Fee Paid: $ 50.00

Must be acted on by: 05/30/25

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: Roy Pell

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' / 8'
Type: wire mesh w/ Mahogany
Length: 159' / 187'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 wire w/ Shutters _____

N.T.W Frame

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/2025 Signature of owner of record Elisabeth Allen (agent) Signed under penalties of perjury



APPROVED
HDC2025-02-12134
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
FEB 24 2025
By

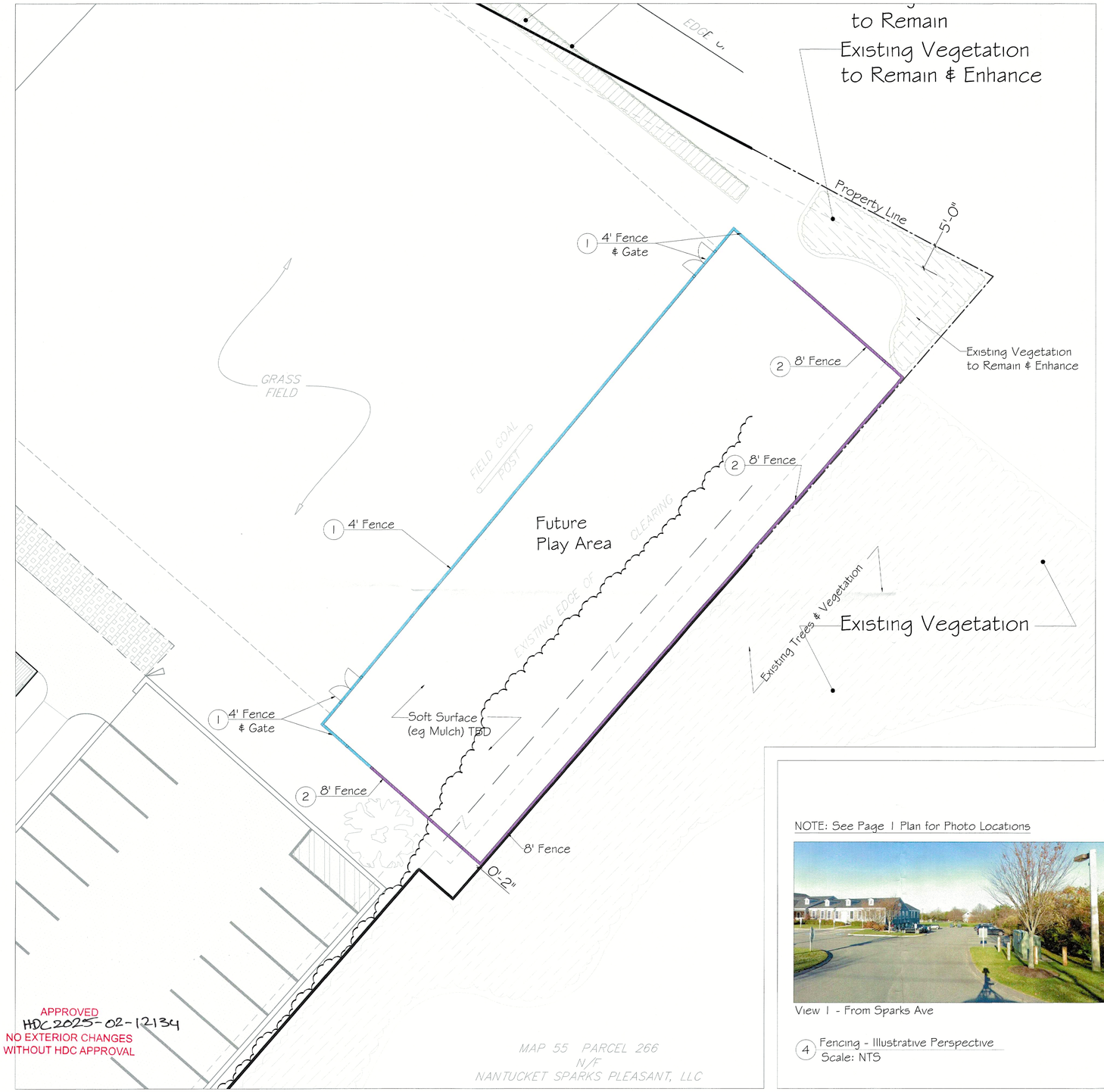
BOYS & GIRLS CLUB
61 SPARKS AVENUE
MAP 55 PARCEL 143
NANTUCKET
MA

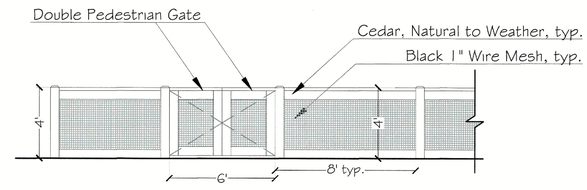
Schematic Plan
Scale: 1" = 20'
2.24.2025
Page 1

North

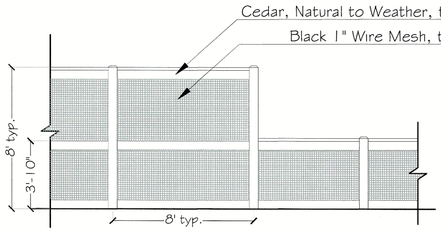
JARDINS INTL. LANDSCAPE ARCHITECTURE

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

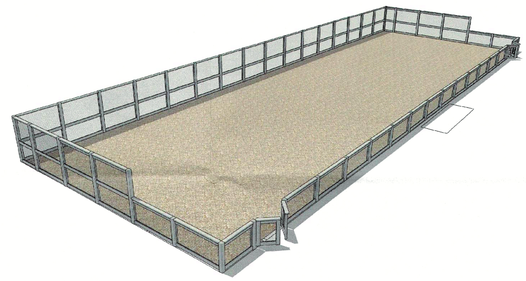




1 4' Perimeter Fence
Scale: $\frac{1}{4}$" = 1'



2 8' Perimeter Fence
Scale: $\frac{1}{4}$" = 1'



3 Fencing - Illustrative Perspective
Scale: NTS

NOTE: See Page 1 Plan for Photo Locations

View 1 - From Sparks Ave



View 2 - From Pleasant Street



View 3 - From Pleasant Street

4 Fencing - Illustrative Perspective
Scale: NTS

RECEIVED
FEB 24 2025
By

BOYS & GIRLS CLUB
61 SPARKS AVENUE
MAP 55 PARCEL 143
NANTUCKET
MA

Schematic Plan
Scale: $\frac{1}{32}$" = 1'
2.24.2025
Page 2

North

JARDINS INTL. LANDSCAPE ARCHITECTURE

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	3336
Location	61 SPARKS AV
Owner	NANTUCKET BOYS CLUB INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

North

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC 2025-03-12180

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.3.1 PARCEL N°. 448

Street & Number of Proposed Work: 5 California Ave

Owner of record: Kaye Jabren

Mailing Address: 2679 Bottle Overlook NW
Atlanta, GA 30327

Contact Phone #: 770 866 2874 E-mail: KJabren@gmail.com

AGENT INFORMATION (if applicable)

Name: Jacob Mortinson

Mailing Address: 16 W York Ln
Nantucket, MA 02554

Contact Phone #: 508 332 2690 E-mail: Jacob@Nantucket-Builders.com

FOR OFFICE USE ONLY

Date application received: 03/07/25 Fee Paid: $ 50.00 325

Must be acted on by: 05/17/25

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 Balcony Addition / staircase

Size of Structure or Addition: Length: ~~15'~~ Sq. Footage 1st floor: _____

Width: ~~8'~~ Sq. footage 2nd floor: ~~560~~

Sq. footage 3rd floor: _____

Decks/Patio: Size: 555 sq ft ☐ 1st floor ☑ 2nd floor see below

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

~~REVISIONS~~* (describe)

1. East Elevation 8'x ~~8~~ 30' 4"
2. South Elevation 8'x 32'
3. West Elevation 13' 9" x 3'6" staircase
4. North Elevation 8' x 14'

Is there an HDC survey form for 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 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

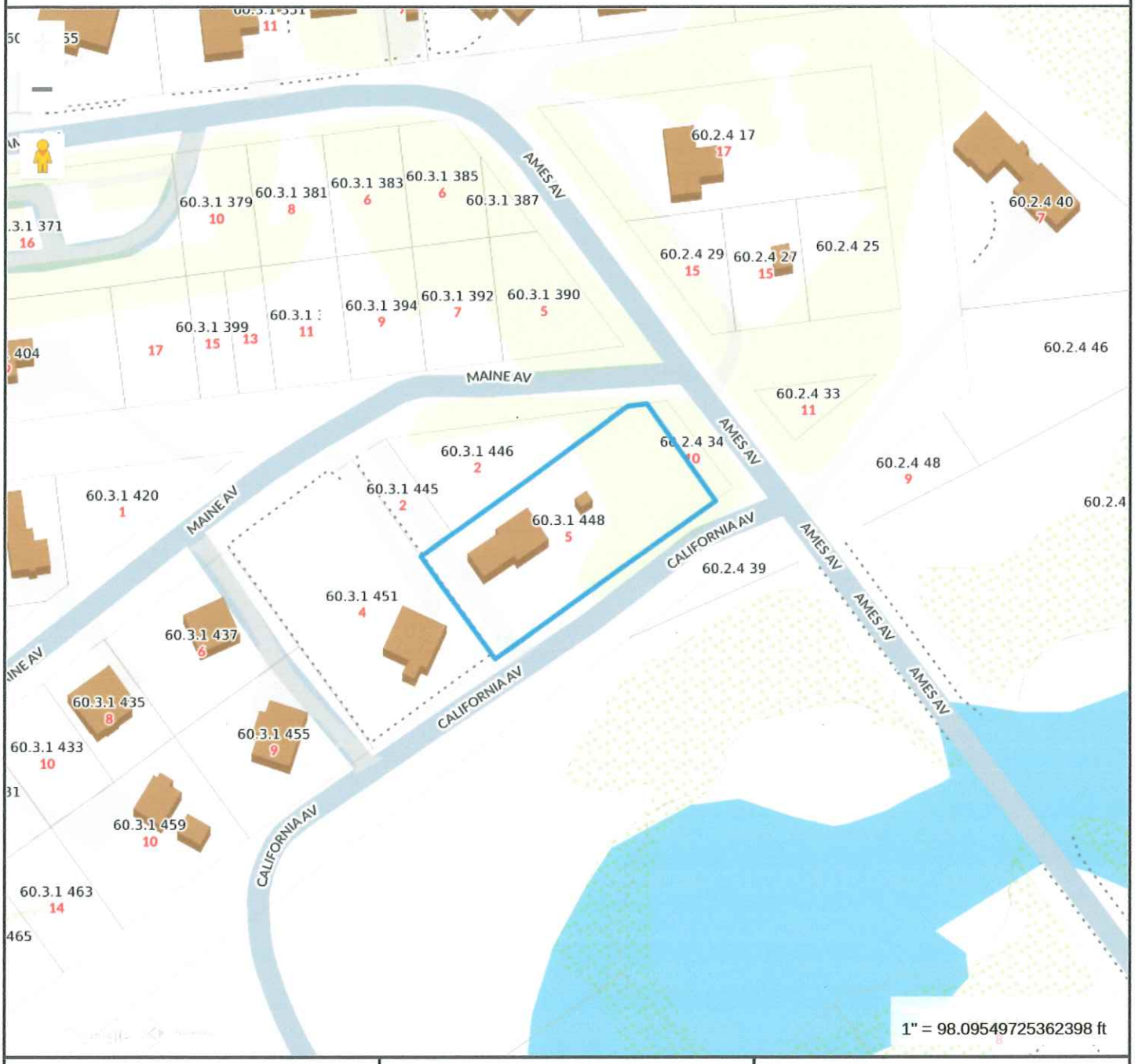
Deck Deckorators Composite (DuSK) Foundation _____ Fence _____ Shutters _____

or 5/4 x 6 PT Pine

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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



Property Information

Property ID	11498
Location	5 CALIFORNIA AV
Owner	JABREN KAYE O

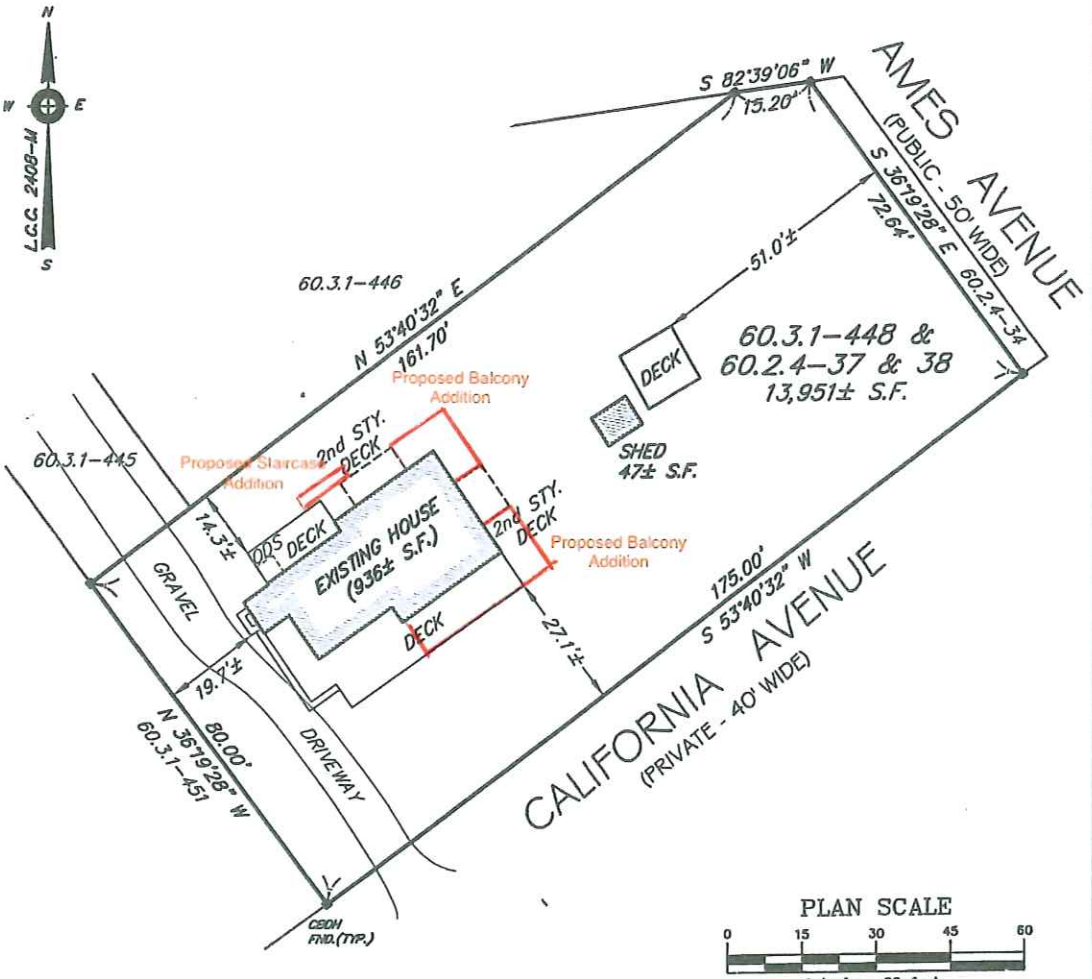
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
MAR 06 2025
By



PLAN SCALE

0 15 30 45 60

1 inch = 30 feet

ZONING CLASSIFICATION (VR)

	REQUIRED	EXISTING
LOT AREA:	20,000s.f.	13,951± s.f.
FRONTAGE:	100'	175.00'
FRONT YARD:	30'	27.1'±
SIDE/REAR YARD:	15'	14.3'±
COVERAGE:	10%	6.7%

"I HEREBY CERTIFY THAT THE BUILDINGS AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

NOTES

1. OWNER: MICHAEL O'HORO AND SUSAN KIERNAN O'HORO
2. DEED REF: CERT #24396
3. PLAN REF: L.C.C. 2408-M, LOTS 24 THROUGH 30 (BLOCK 34)
4. BUILDINGS SHOWN ON THIS PLAN ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE-X OF 500 YEAR FLOOD) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP #250230-0018E, DATED NOV. 6, 1996.
5. LOT SUBJECT TO PROTECTION UNDER ZONING BY-LAW 139-33.

Prepared By:

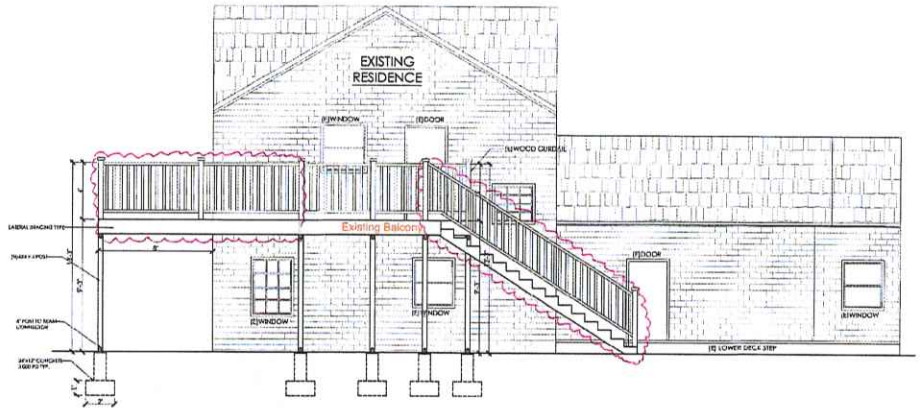
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting

19 Old South Road
Nantucket, MA 02554
Phone: 508-325-0044 Fax: 508-833-2282

AS-BUILT PLAN
IN NANTUCKET, MA
Prepared For:
MICHAEL O'HORO & SUSAN KIERNAN O'HORO
#5 CALIFORNIA AVENUE
MAP 60.3.1 PARCEL 448 &
MAP 60.2.4 PARCELS 37 & 38

Date: FEBRUARY 26, 2013		Job No.: 519-01
Drawn By: BEI	Checked By: AMG	Scale: 1" = 30'
Drawing Name: 5 California Ave-AB 2-19-2013.dwg		

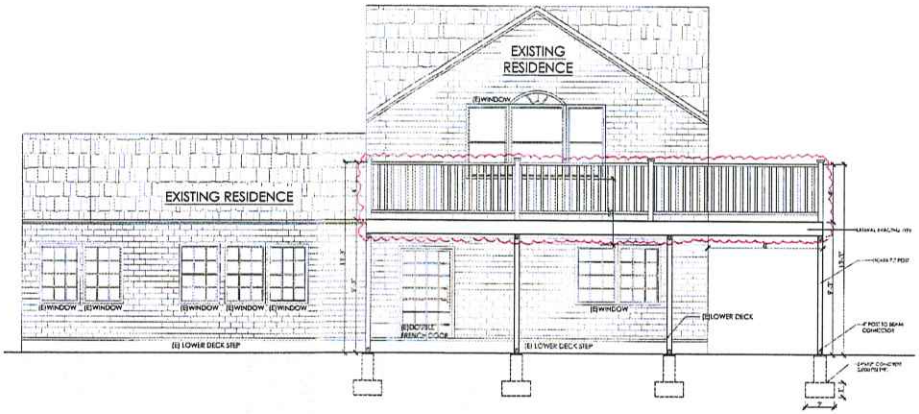
S:\Autocad Drawings\Nantucket\California Avenue\5 California Avenue\5 California Ave-AB 2-19-2013.dwg



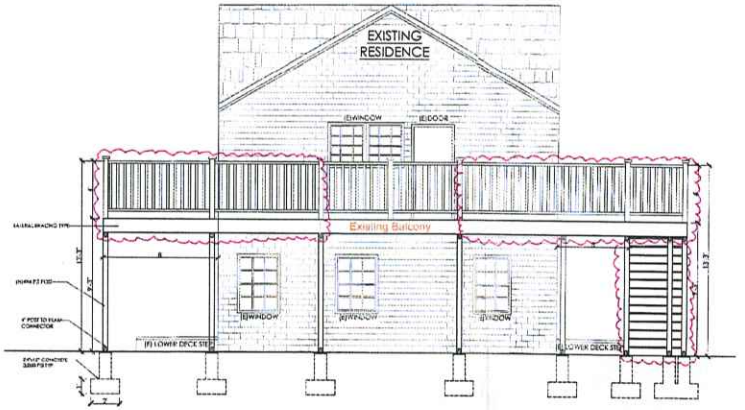
PROPOSED (WOODEN BALCONIES)
1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
2 WEST ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
3 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

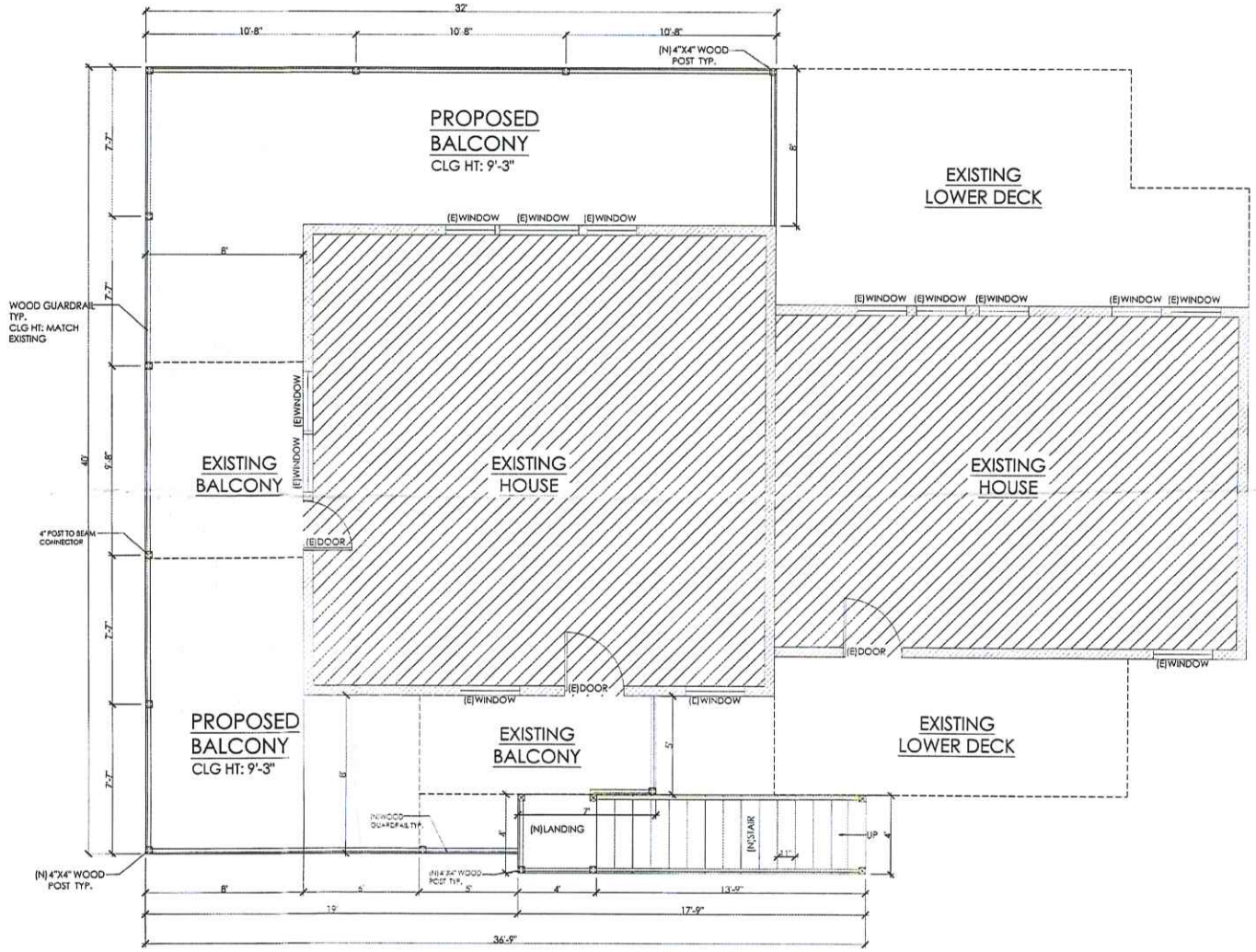


PROPOSED (WOODEN BALCONIES)
4 EAST ELEVATION
SCALE : 1/4" = 1'-0"

DESIGN BY
YOUSUF SHAIKH
Email: yousufsaikh747@gmail.com

PROJECT FOR
5 CALIFORNIA AVE,
NANTUCKET, MA 02554
NEW CONSTRUCTION DECK

A3.0



PROPOSED (WOODEN BALCONIES)
FLOOR PLAN
SCALE :3/8" = 1'-0"

FLOOR PLAN NOTES

1. ALL CONSTRUCTION TO MEET COUNTY CODES
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & OPENINGS OF WINDOWS AND DOORS PRIOR TO COMMENCEMENT OF WORK
3. ALL DIMENSIONS ARE TO THE EDGE OF STUDS, OR EDGE OF COCHRETE BLOCK U.N.O
4. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.
5. MIN. CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET
6. TOILET & VANITY SHOULD HAVE A MIN 21" CLEARANCE FROM PARALLEL WALL, 15" FROM ADJACENT WALL O.C
7. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE THAT SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' A.F.F
8. EACH EXTERIOR DOOR SHOULD HAVE A LANDING,WIDTH NO LESS THAN THE DOOR SERVICE, 36" MIN IN DIRECTION OF TRAVEL WITH A SLOPE OF NO LESS THAN 2" PER FOOT
9. CONTRACTOR/MASON TO CONFIRM ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION
10. PROVIDE ALL BLOCKING FOR TUBS, SHOWERS, AND BATH, LAUNDRY, KITCHEN, CABINETS AS NEEDED BY BUILDER
11. WIND DESIGN PRESSURES PER ASCE7-16 USE AN ENTIRELY NEW SYSTEM WHICH CAN NOT BE COMPARED TO OLDER CODES. ALL PRODUCTS SHOULD HAVE DOCUMENTATION UPDATED TO ASCE7-16 METHODS
12. FOR ALL STRUCTURES IN FLOOD ZONES: COMPLY WITH THE LAND DEVELOPMENT CODE ART. IV COASTAL CONSTRUCTION CODE ART. IV FLOOD HAZARD REDUCTION AND SEA TURTLES AND ANY DEVELOPMENT SPECIFIC IN WATER MANAGEMENT REQUIREMENTS
13. GC/SUBSUPPLIER IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS(N.O.A) FOR ALL WINDOWS, DOORS, (INCLUDING OVERHEAD DOORS), ROOF MATERIALS, ROOF VENTS, EXHAUST FANS, SOFFIT AND SIDING MATERIALS
14. PROVIDE 3 STUDS(MIN.) AT ALL DOOR & WINDOW FRAMES NEAR INSIDE CORNERS.
15. BLOCK ALL WALLS AT 6'-6" ABV FLOOR
16. TRIM AND/ OR ADJUST TRUSSES TO PROVIDE LEVEL AND STRAIGHT CEILINGS, AND CEILING SIGHT-LINES, ESPECIALLY IN DOUBLE TRAY AND COFFERED CEILINGS.
17. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE.
18. ALL DOORS SHALL BE 4" FROM ADJ WALL U.N.O
19. ALL WINDOW & DOOR OPENINGS ARE NOMINAL U.N.O
20. ALL CEILINGS HEIGHTS NOTED ARE A.F.F (ABOVE FINISHED FLOOR)
21. ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2020 ENERGY CONSERVATION CODE R402.4
22. TIRE BLOCKING REGULATION 10' WALLS
23. CAULK ALL SEAL PLATES AND SHEATHING
24. EXTERIOR SEAL PLATE ANCHORED 48" O.C AND WITHIN 6IN FROM END OF WALL OR OPENING

BUILT-INS & FINISHES

EGRESS NOTES

AREAS	SQUARE FEET NEW
ADDITION BALCONIES	555 SQFT
--	--
TOTAL	555 SQFT

DESIGN BY
YOUSUF SHAIKH
Email: yousufshaikh747@gmail.com

PROJECT FOR
5 CALIFORNIA AVE,
NANTUCKET, MA 02554
NEW CONSTRUCTION DECK

A2.0


West Elevation


East


North
View from Maine Ave



View from Ames Ave


South
View from California Ave

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

RECEIVED
MAR 05 2025
By

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(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.**



Jacob I. Martinson

Owner/GC @ J.Martinson Builders

E: jacob@nantucket-builders.com

P: 508-332-2690

www.nantucket-builders.com

Kaye Jabren 7:11 PM

to me

I, Kaye Jabren, give Jacob Martinson authorization to sign the HDC application for 5 California Ave.

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 Jacob Martinson

AS AGENT FOR Kaye Jabren

STREET ADDRESS 5 California Ave

MAP/PARCEL 60.3.1 448

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 6th 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

3/6/25
Date

















Vault Decking

WITH SURESTONE® TECHNOLOGY

OR 5/4 x 6 P.T. Pine

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.

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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)

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°: 68 PARCEL N°. 113

Street & Number of Proposed Work: 2 Nobadeer Way

Owner of record: NOB ACK LLC

Mailing Address: 1636 3rd Ave Suite 314

New York, NY 10128

Contact Phone #: 917-414-8333 E-mail: gerald.platt@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 Accessory Dwelling Unit

Size of Structure or Addition: Length: 20'0" Sq. Footage 1st floor: 500 sq. ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 25'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'0" South 0'0" East 0'0" West 0'0"

Height of ridge above final finish grade: North 16'9" South 16'9" East 16'9" West 16'9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 6 over 6 (Andersen 400 series)

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front fiberglass Rear _____ Side fiberglass

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 White Sash White Doors White

Deck ntw Foundation grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/20/25 Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

TO WHOM IT MAY CONCERN,

1 message

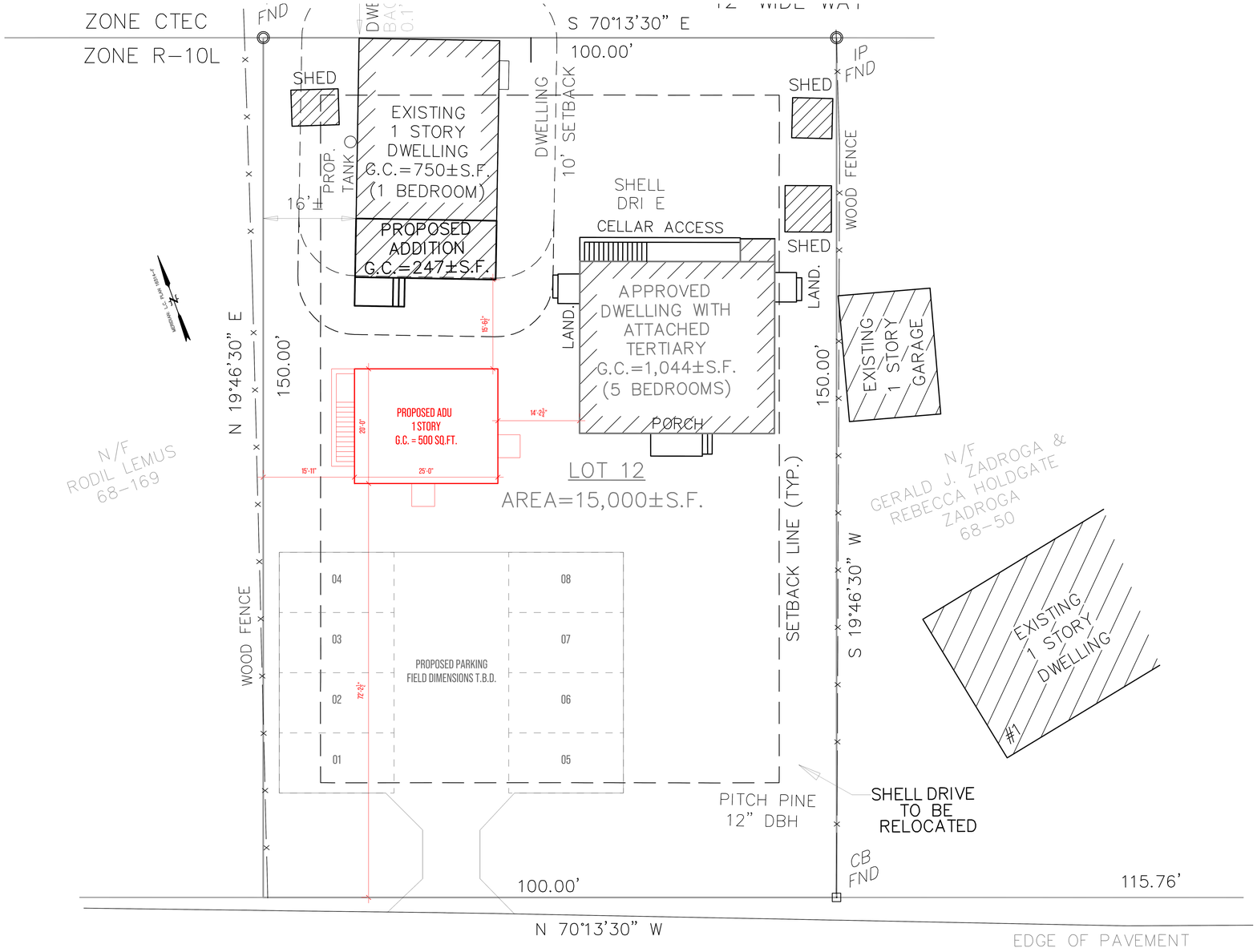
Gerald Platt <gerald.platt@gmail.com> Tue, Feb 7, 2023 at 3:25 PM
To: Dustin Maury <dustin.maury@gmail.com>, Lawrence Maury <larrymaury@gmail.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>

REID YENOR, UNDER EMPLOY BY MAURY ASSOCIATES, NANTUCKET, HAS MY PERMISSION TO REPRESENT ME AND/OR MY ASSIGNS AT THE HISTORIC DISTRICT COMMISSION WITH RESPECT TO APPLICATIONS FOR:

- **2 NOBADEER WAY**
- **13 SURFSIDE DRIVE**.

THANK YOU

GERALD PLATT



LOT REZONED R-20 TO R-10L
2022 ATM ARTICLE 60

CURRENT ZONING: R-10L
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 25%



2 LOCUS MAP

NOTES

- ADDRESS: 2 NOBADEER WAY
- MAP/PARCEL: 68 / 113
- ZONING CODE: R10L
- LOT AREA = 15,000 SQ.FT. ±
- SETBACKS
  - FRONT = 20'
  - SIDE/REAR = 10'
- GROUND COVER (25%)
  - TOTAL ALLOWABLE = 3,750 SQ.FT. ±
    - EXISTING DWELLING = 997 SQ.FT.±
    - EXISTING DWELLING W/ ATTACHED TERTIARY= 1,044 SQ.FT.±
    - PROPOSED ADU= 500 SQ.FT.±
  - TOTAL PROPOSED =2,541 SQ.FT. ±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 17, 2025

PROJECT:
ADU

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/03/2023	HDC SUBMISSION 01

REVISION HISTORY:

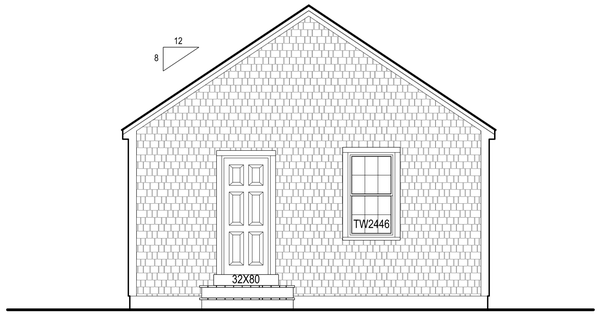
DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN

SHEET NUMBER
A-0.00

DRAWN BY
REID YENOR

MAURY ASSOCIATES
SINCE 1975
GENERAL CONTRACTING



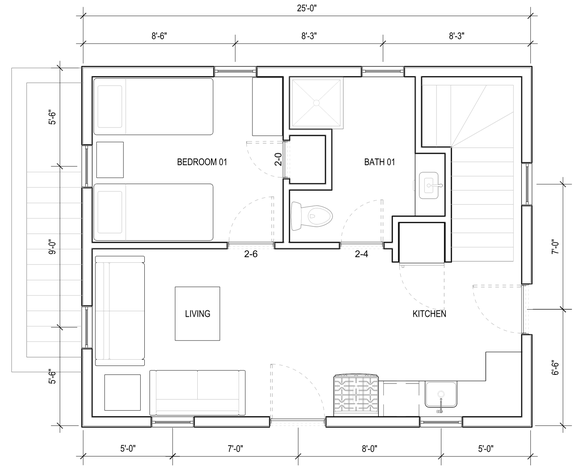
3 RIGHT ELEVATION

SCALE : $\frac{1}{4}$" = 1



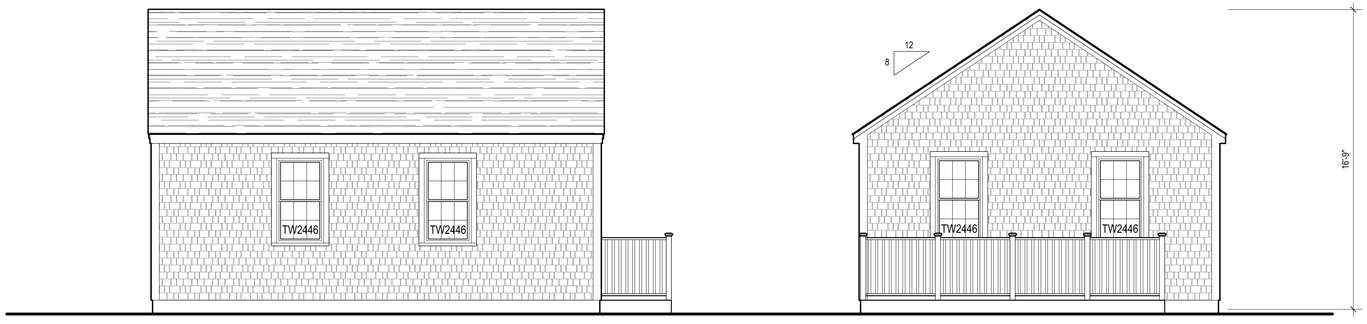
2 FRONT ELEVATION

SCALE : $\frac{1}{4}$" = 1



1 FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1



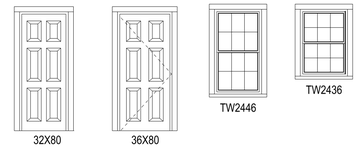
5 REAR ELEVATION

SCALE : $\frac{1}{4}$" = 1

4 LEFT ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
FEBRUARY 18, 2025

PROJECT:
NEW ADU

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
XXX	XXXX

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

PLANS & ELEVATIONS

SHEET NUMBER

A-1.00

DRAWN BY

REID YENOR

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 _____

STREET ADDRESS NOB ACK LLC

MAP/PARCEL 68/113

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Monday, February 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

03/18/2025 — 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

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.

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)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 24

Street & Number of Proposed Work: 32 Cannonbury Lane

Owner of record: Dustin Mawing

Mailing Address: 1 Cannonbury Lane

Nantucket, MA 02554

Contact Phone #: 508 654 8315 E-mail: dustin@mawingassociates.com

AGENT INFORMATION (if applicable)

Name: Reid Yeaw

Mailing Address: 54 old South Rd

Nantucket, MA 02554

Contact Phone #: 646 670 7188 E-mail: reidyeaw@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2024-09-1125

☐ 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 previously approved front door changed from painted to natural mahogany
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 panel w/ sidelights 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 Natural mahogany

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 3/21/25 Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

HDC Authorization

1 message

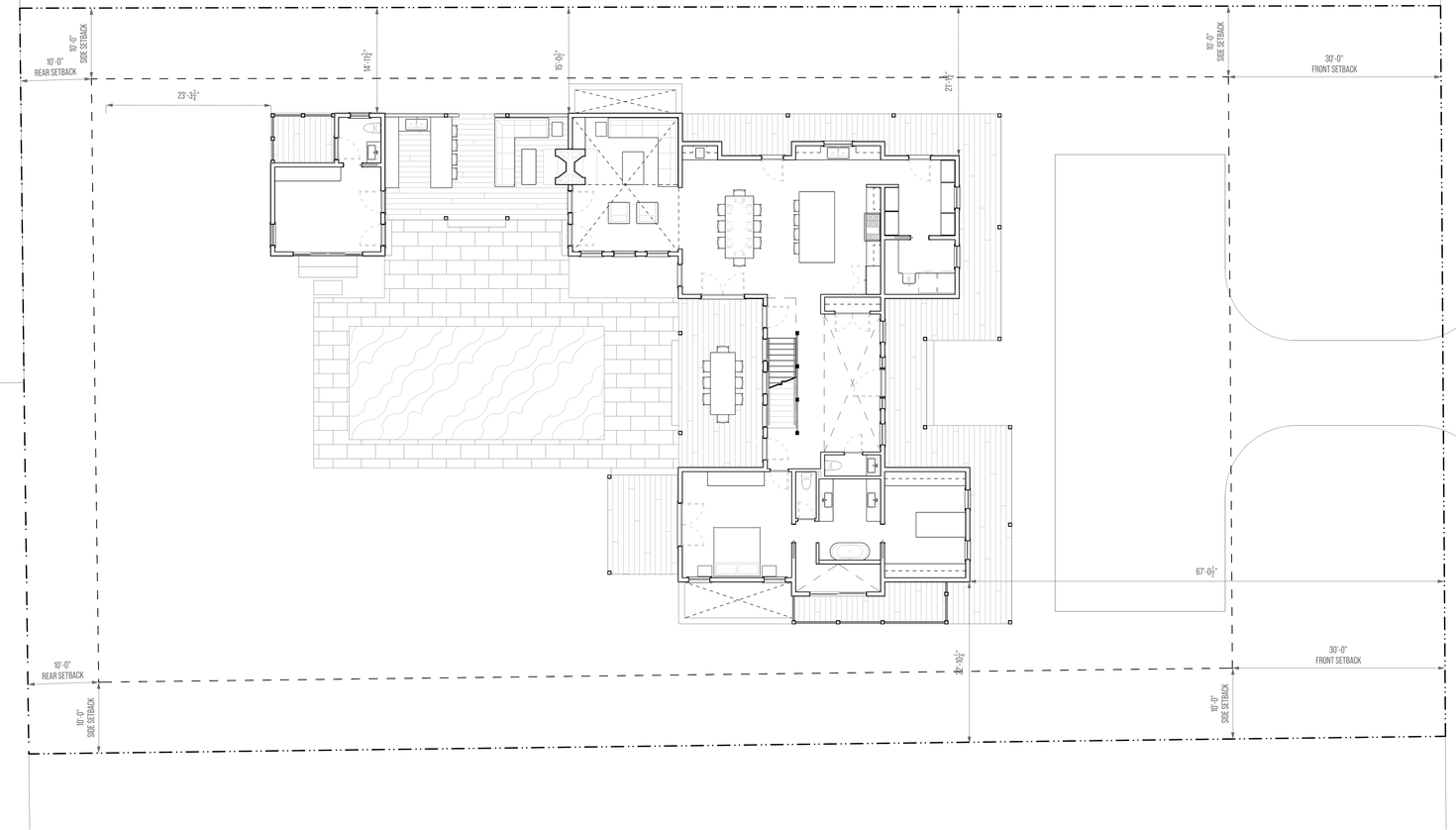
Dustin Maury <dustin@mauryassociates.com> Sun, Sep 15, 2024 at 1:35 PM
To: Reid Yenor <rkyenor@gmail.com>

Historic District Commission,

Yenor Design Company is authorized to represent 32 Cannonbury Lane in all matters pertaining to HDC.

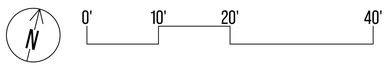
Thank you,

--
Dustin Maury
Maury Associates
General Contracting Since 1979
Construction Supervisor License #CS-108621
mauryassociates.com
54 Old South Rd.
Nantucket, Ma. 02554
Cell 508-654-8315



2 PREVIOUSLY APPROVED SITE PLAN (NO CHANGE)

SCALE : 1:10





1 LOCUS MAP

N

NOTES

ADDRESS: 32 CANNONBURY

MAP/PARCEL: 73 / 24

ZONING CODE: SR20

LOT AREA = 20,000 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 2,500 SQ.FT. ±
- TOTAL OCCUPIED= 2,486 SQ.FT. ±

SQUARE FOOTAGE

MAIN HOUSE = 4,366 SQ.FT.±

- FIRST FLOOR = 2,486 SQ.FT. ±
- SECOND FLOOR= 1,880 SQ.FT.±

32 CANNONBURY SCHEDULE

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	STYLE	QUANTITIES	ROOMS
1	TW2652	DOUBLE HUNG	2'-7 [5/8]" X 5'-4 [7/8]"	2-OVER-1	TOTAL UNITS = 3	
					FIRST FLOOR = 3	CLOSET 01, ARTIST STUDIO BATHROOM
2	TW3052	DOUBLE HUNG	3'-1 [5/8]" X 5'-4 [7/8]"	2-OVER-1	TOTAL UNITS = 4	
					FIRST FLOOR = 4	ENTRANCE, MUDROOM, LAUNDRY
3	C245	CASEMENT	4'-0" X 4'-4 [13/16]"	2-LITE	TOTAL UNITS = 1	
					FIRST FLOOR = 1	KITCHEN
4	TW210410	DOUBLE HUNG	2'-11 [5/8]" X 5'-0 [7/8]"	2-OVER-1	TOTAL UNITS = 6	
					FIRST FLOOR = 2	BEDROOM 01
					SECOND FLOOR = 4	OFFICE, BECDROOM 03
5	TW2441D	DOUBLE HUNG	2'-5 [5/8]" X 5'-0 [7/8]"	2-OVER-1	TOTAL UNITS = 11	
					SECOND FLOOR = 11	BEDROOM 02, BATHROOM 02, CLOSET 02, BEDROOM 03, BATHROOM 03, BEDROOM 04, FOYER
6	TW2442	DOUBLE HUNG	2'-5 [5/8]" X 4'-4 - 4[3/8]"	2-OVER-2	TOTAL UNITS = 4	
					SECOND FLOOR = 4	BATHROOM 02, CLOSET 02, BEDROOM 04

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	STYLE	QUANTITIES	ROOMS
A	3680	PANEL W/ 12" SIDE-LIGHTS	6'-7"" X 8'-0"	PANEL	TOTAL UNITS = 1	
					FIRST FLOOR = 1	ENTRANCE
B	FWH3180	4-LITE	3'-0 1'8"" X7'-11 1'2"	4-LITE	TOTAL UNITS = 19	
					FIRST FLOOR = 19	MUDROOM, DINING, LIVING, ENTRANCE, ARTIST STUDIO
C	FWH31611	FULL 4-LITE	3' - 0(1 / 8)" X 6'-10 3/8"	4-LITE	TOTAL UNITS = 6	
					FIRST FLOOR = 1	ARTIST STUDIO BATHROOM
					SECOND FLOOR = 5	CATWALK
D	FWH6080	4-LITE	5' - 11 [14]" - 7' - 11 [1/2]"	4-LITE	TOTAL UNITS = 2	
					FIRST FLOOR = 1	BEDROOM 01
					SECOND FLOOR = 2	BEDROOM 02
E	FWH60611	4-LITE	5' - 11 [14]" X 6'-10 3/8"	4-LITE	TOTAL UNITS = 1	
					SECOND FLOOR = 1	OFFICE
F	FWG10080	4-LITE	9' - 9" X 7' - 11 [1/2]"	4-LITE	TOTAL UNITS = 1	
					FIRST FLOOR = 1	ARTIST STUDIO
G	FWG8080	4-LITE	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE	TOTAL UNITS = 1	
					FIRST FLOOR = 1	BATHROOM 01

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MARCH 18, 2025

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02
12/02/24	HDC-STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

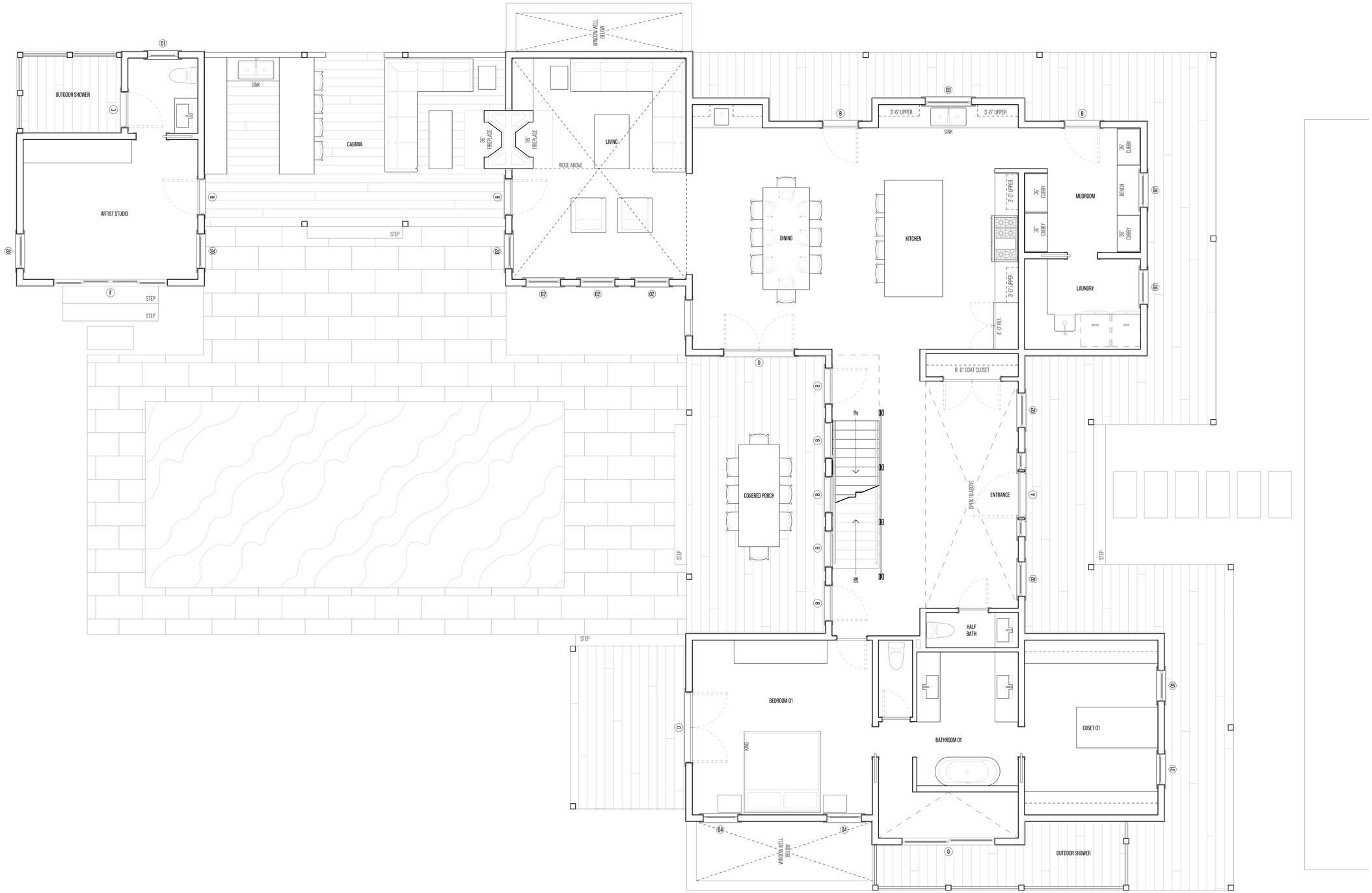
SITE PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR



1 PREVIOUSLY APPROVED FIRST FLOOR PLAN (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1'

N

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MARCH 18, 2025

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02
11/12/24	HDC SET 03
12/02/24	HDC-STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

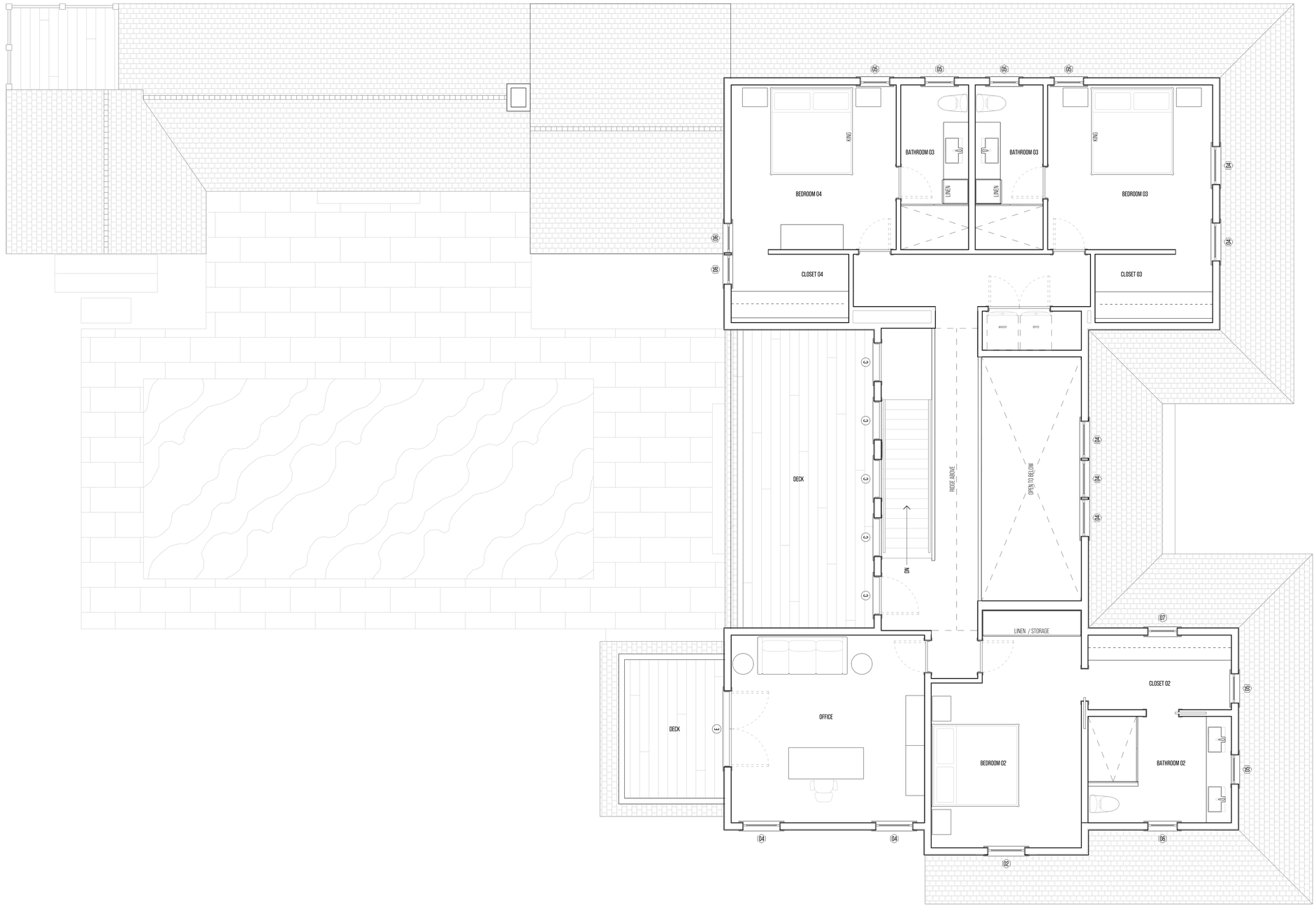
FIRST FLOOR PLAN

SHEET NUMBER

A-1.10

DRAWN BY

REID YENOR



1 PREVIOUSLY APPROVED SECOND FLOOR PLAN (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MARCH 18, 2025

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02
11/12/24	HDC SET 03
12/02/24	HDC-STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY

REID YENOR



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"





2 SOUTH ELEVATION (LEFT) NO CHANGE
1/4" = 1'-0"

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MARCH 18, 2025

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02
11/12/24	HDC SET 03
12/02/24	HDC-STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

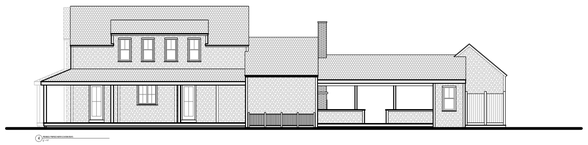
DRAWN BY

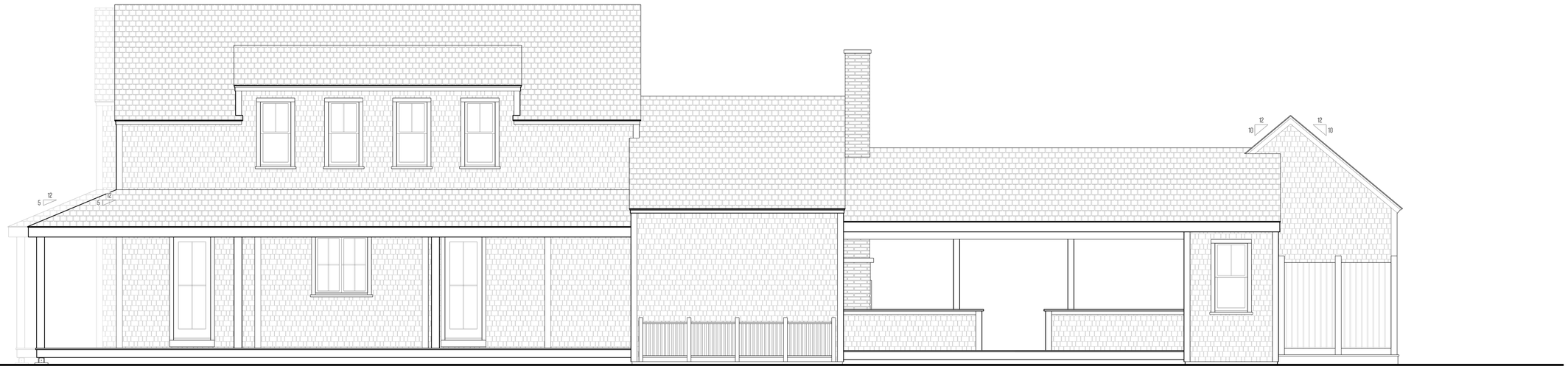
REID YENOR



3 WEST ELEVATION (REAR) NO CHANGE
1/4" = 1'-0"







4 NORTH ELEVATION (RIGHT) NO CHANGE
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MARCH 18, 2025

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01
10/28/24	HDC SET 02
11/12/24	HDC SET 03
12/02/24	HDC-STAFF APPROVAL

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
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 Dustin Maury

STREET ADDRESS 32 Cannonbury Ln

MAP/PARCEL 73 /24

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

03/21/2025

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

03/20/2025 — Date

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 3 copies scaled at between 1"= 20' to 1"= 60' ; Site Plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X-------X------X-----X----- --------X----X----------
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Fence/Gate/Arbor Type: 3 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application c. height and length.
✓	All documents MUST be legible. All sets MUST be collated and stapled.

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

✓	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see below.

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/24/2025

CERTIFICATE NO: _____ Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92 PARCEL N°. 16

Street & Number of Proposed Work: 62 Wanoma Way

Owner of record: West Ashored LLC

Mailing Address: 106 Bay Parkway
Lake George NY 12845

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ana Maria Ribeiro

Mailing Address: Po Box 134
Siasconset MA 02564

Contact Phone #: 508 332 9312 E-mail: ackribeiro@outlook.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Gates: Red cedar (front gate 12x6 ft & gardun gate 3x11 ft) 10ft distance

Fence: Height: PT post of 8ft (4x4)
Type: Pressure threaded post
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/21/25 Signature of owner of record Ana M. R

Signed under penalties of perjury

Historic District Commission – HDC
2 Fairgrounds Road
Nantucket MA 02554

March 24th, 2025

To Whom This May Concern,

My client at 62 Wanoma Way fenced his property without prior consent from this commission, and he has now learned that his property fenced has violated several codes within Nantucket.

My client is looking to regularize the fence he built, knowing that he has to move it to make it compliant.

The current fence is located in the within wetland buffer, and my client is currently working with the Conservation Commission to remove the fence from the wetland and move it as close as possible to the 50ft buffer. Currently, his process cannot move forward without a HDC fence design and location approval.

We have highlighted the plan in blue, where my client hopes to have his fence moved to. In yellow, you will find the public path that hedges the property.

The current fence is built with 4x4 pressure treaded post with 8ft height. We hope to maintain the same aspect.

Both gates have been built with red cedar, and my client has maintained the original 2 small white posts in the front gate – please see pack photo 1 for more details.

We appreciate your time reviewing our application. We sincerely apologize for not going along the appropriate process at first, but we are looking forward to amending the mistake.

Once again, we thank you for your time and for making sure our Nantucket continues to thrive.

Sincerely,

Ana Maria Ribeiro

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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Vice-Chair

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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 Ana Maria Ribeiro

AS AGENT FOR West Ashored LLC

STREET ADDRESS 62 Wanoma Way

MAP/PARCEL 92 16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ana M. Ri — 3/20/25

Signature — Date

ackribeiro@outlook.com

From: Brett West <brett@westfamilymail.com>
Sent: Friday, March 21, 2025 4:19 PM
To: ackribeiro@outlook.com
Subject: Re: HDC Representation

You are fully authorized to act on my behalf.

Thank you,
-Brett West

On Mar 21, 2025, at 9:19 AM, ackribeiro@outlook.com wrote:

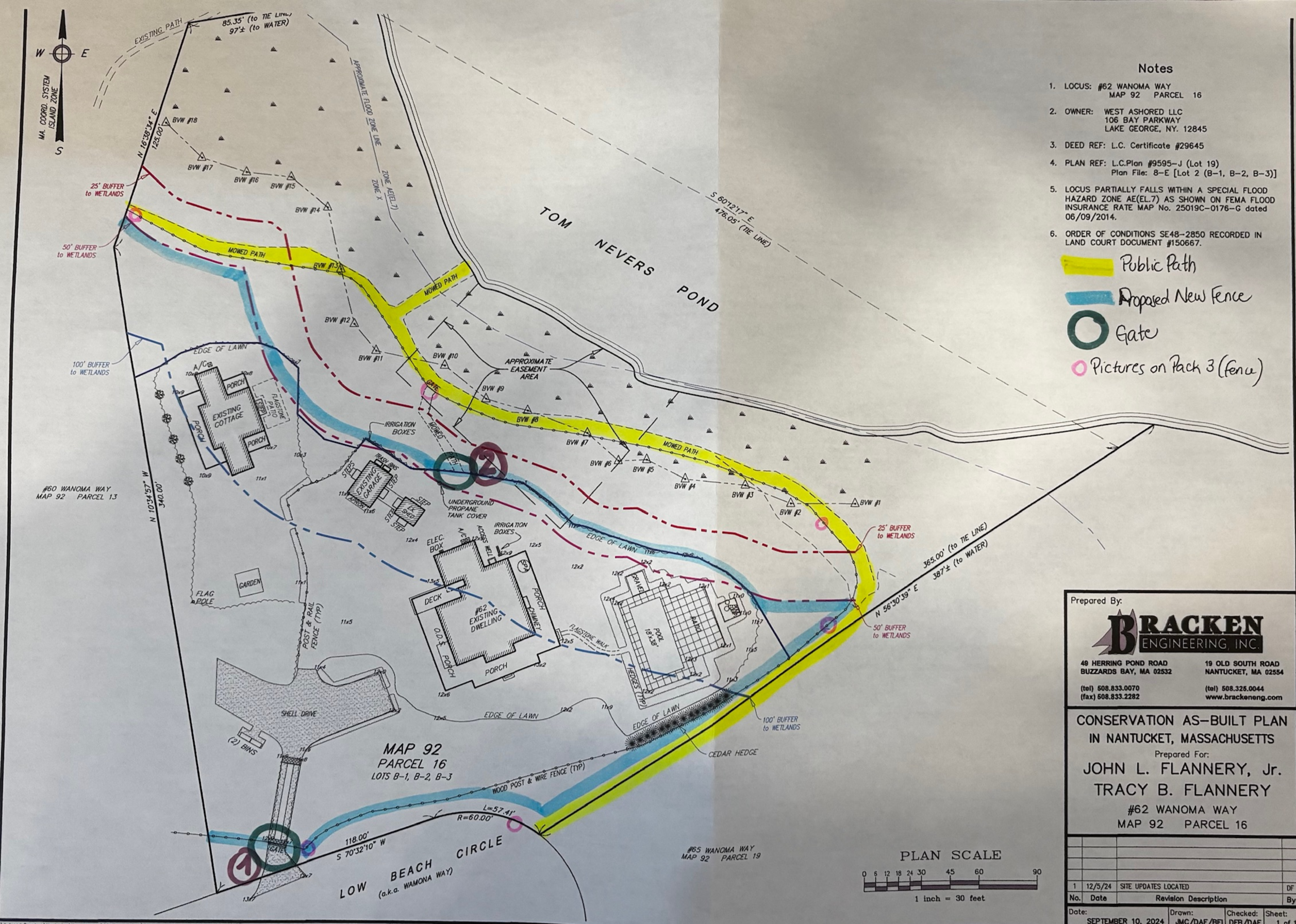
Good Morning, Brett,

Hope all is well!
In order to move forward with your HDC application, I need a written authorization letting me represent your property at 62 Wanoma Way.
Could you please respond to this email and let me know if you authorize me to represent your property with at the HDC Meeting?

Thank you!

Best,
Ana Maria Ribeiro

C: 508 332 9312



Notes

1. LOCUS: #62 WANOMA WAY
   MAP 92 PARCEL 16
2. OWNER: WEST ASHORED LLC
   106 BAY PARKWAY
   LAKE GEORGE, NY. 12845
3. DEED REF: L.C. Certificate #29645
4. PLAN REF: L.C.Plan #9595-J (Lot 19)
   Plan File: 8-E [Lot 2 (B-1, B-2, B-3)]
5. LOCUS PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE AE(EL.7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G dated 06/09/2014.
6. ORDER OF CONDITIONS SE48-2850 RECORDED IN LAND COURT DOCUMENT #150667.

Public Path

Proposed New Fence

Gate

Pictures on Pack 3 (fence)

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

CONSERVATION AS-BUILT PLAN IN NANTUCKET, MASSACHUSETTS

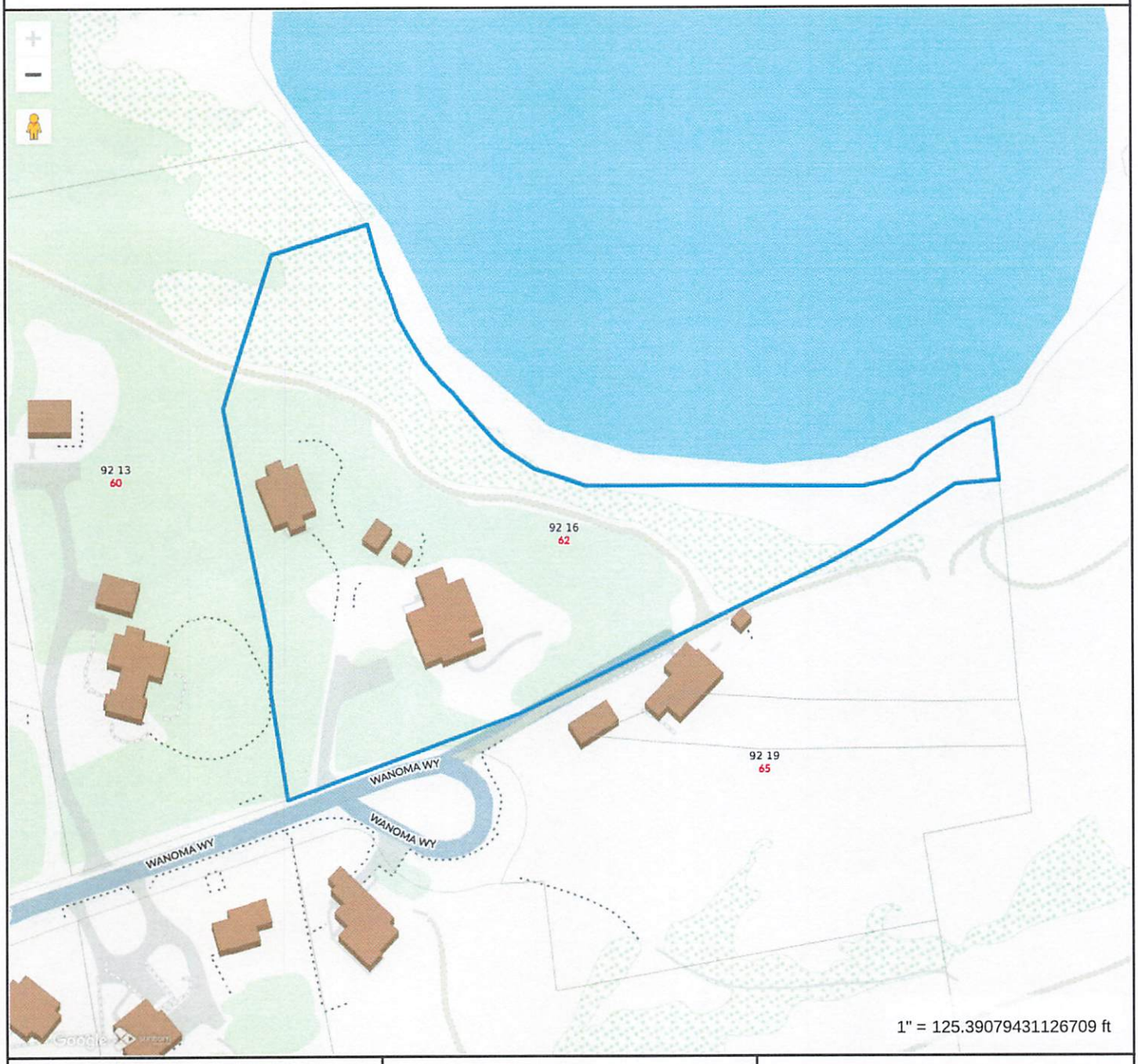
Prepared For:

JOHN L. FLANNERY, Jr.
TRACY B. FLANNERY
#62 WANOMA WAY
MAP 92 PARCEL 16

No.	Date	Revision Description	By
1	12/5/24	SITE UPDATES LOCATED	DF

Date:	Drawn:	Checked:	Sheet:
SEPTEMBER 10, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

\Autocad Drawings\Nantucket\Wanoma Way\62 Wanoma Way\62 Wanoma Way - FAB 2024 (REV 1).dwg



Property Information

Property ID	8769
Location	62 WANOMA WY
Owner	WEST ASHORED LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

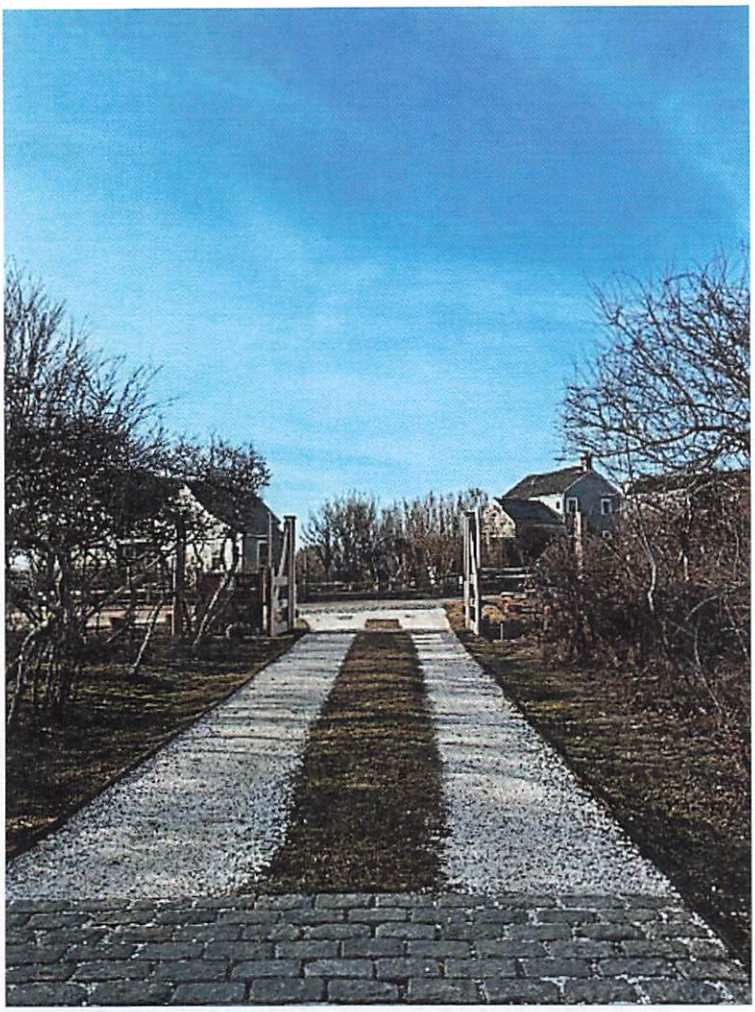
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

FRONT GATE – 62 WANOMA WAY

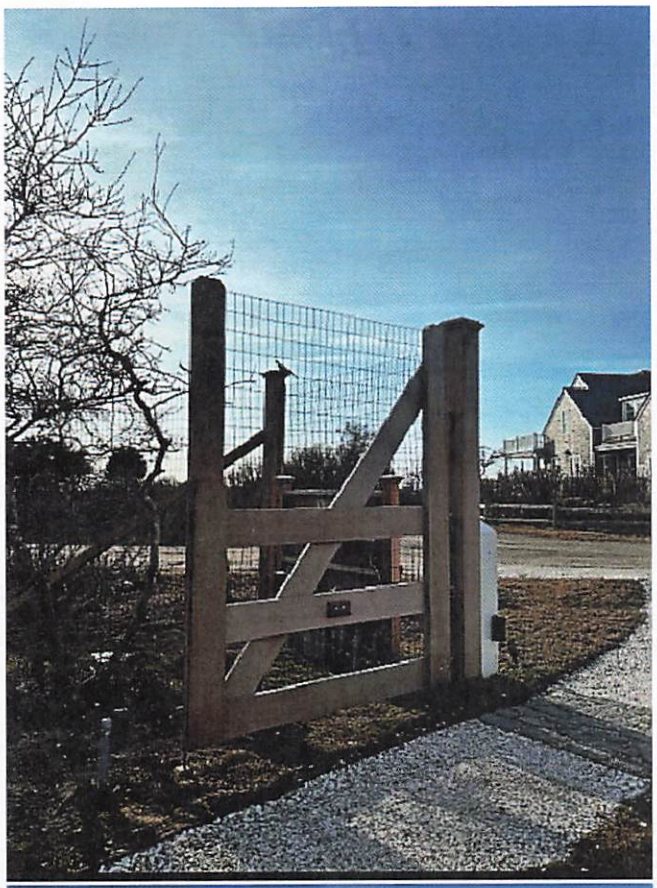
Picture set 1*



View from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side if looking from Wanoma Way



FRONT GATE – 62 WANOMA WAY



Right side of front gate – view from Wanoma Way



Left side of front gate – view from Wanoma Way

FRONT GATE – 62 WANOMA WAY



View from Wanoma Way – Right side – Looking at 62 Wanoma Way in the back

FENCE – 62 WANOMA WAY

Picture Pack 3



Back of the house near neighbor at 60 Wanoma Way



Fence front of the house – Wanoma Way view

FENCE – 62 WANOMA WAY



Fence front of the house – Wanoma Way view



Public path (between 62 and 65 Wanoma Way) – plan is to extend the fence nearer the public path

FENCE – 62 WANOMA WAY



Fence looking through public path



Fence looking through public path

FENCE – 62 WANOMA WAY



Back gate facing public path

Neighbors View and Fence – 62 Wanoma Way



Pack Pictures
4

65 Wanoma Way

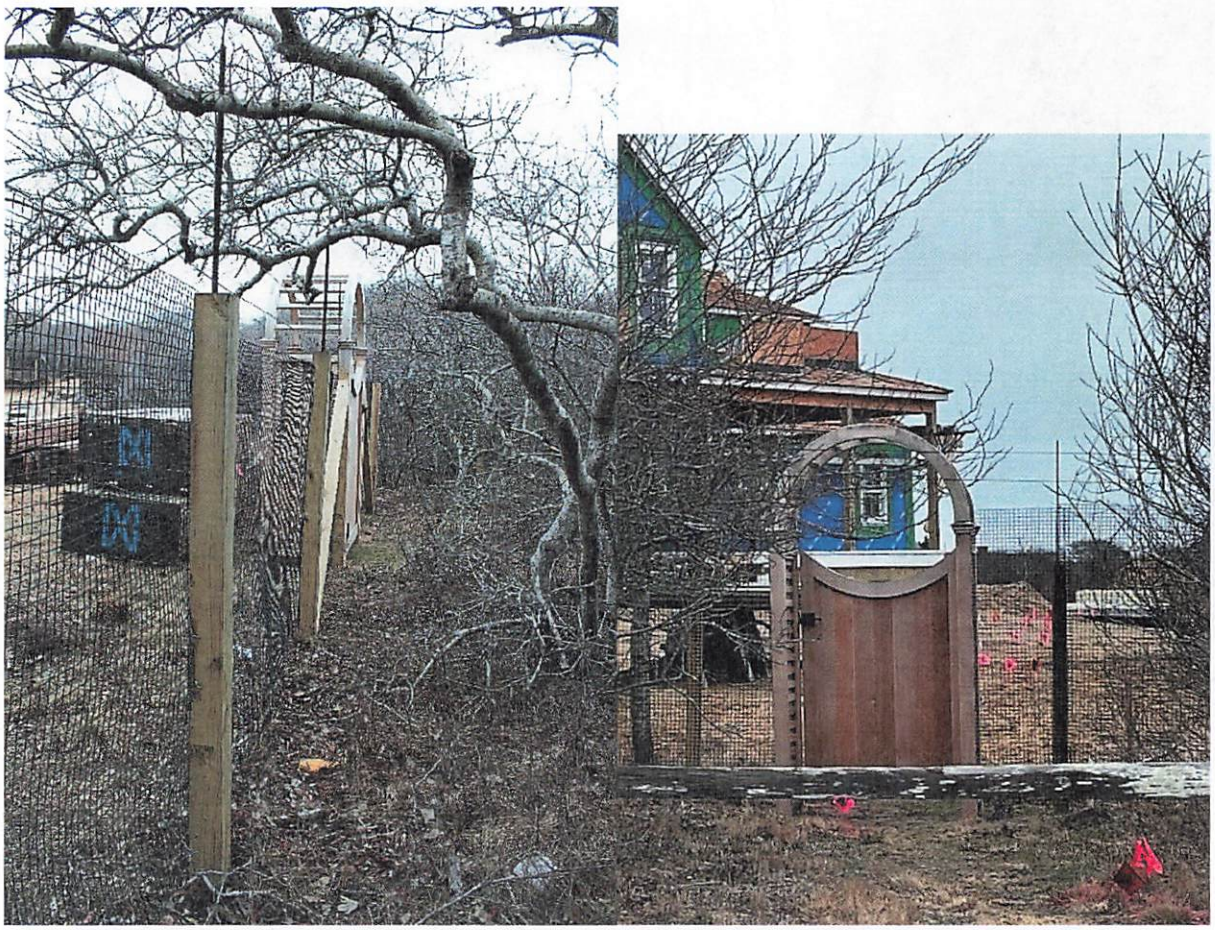


65 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way

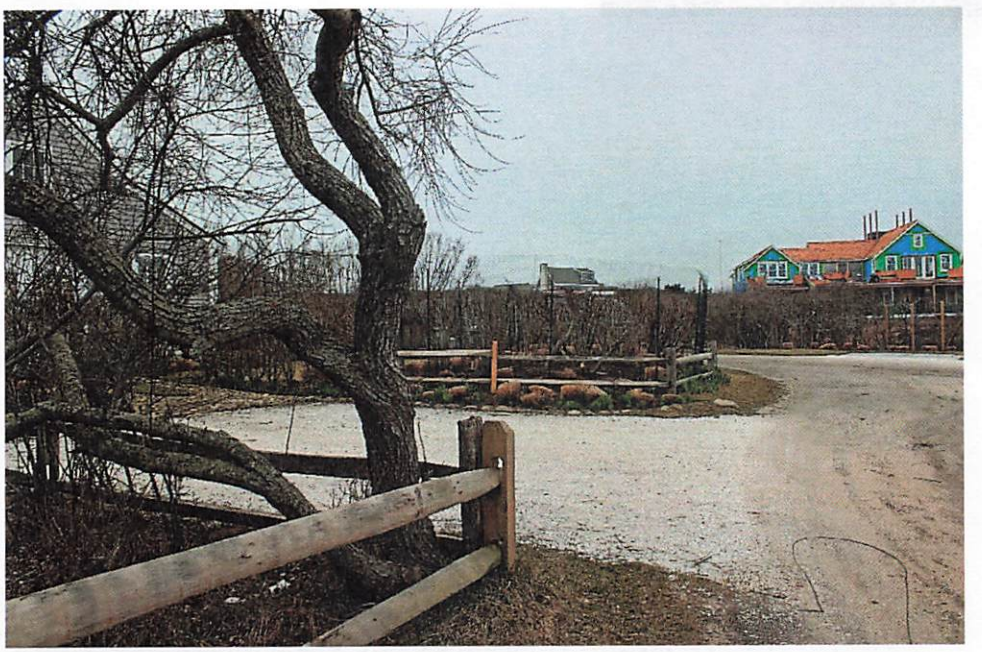


60 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way



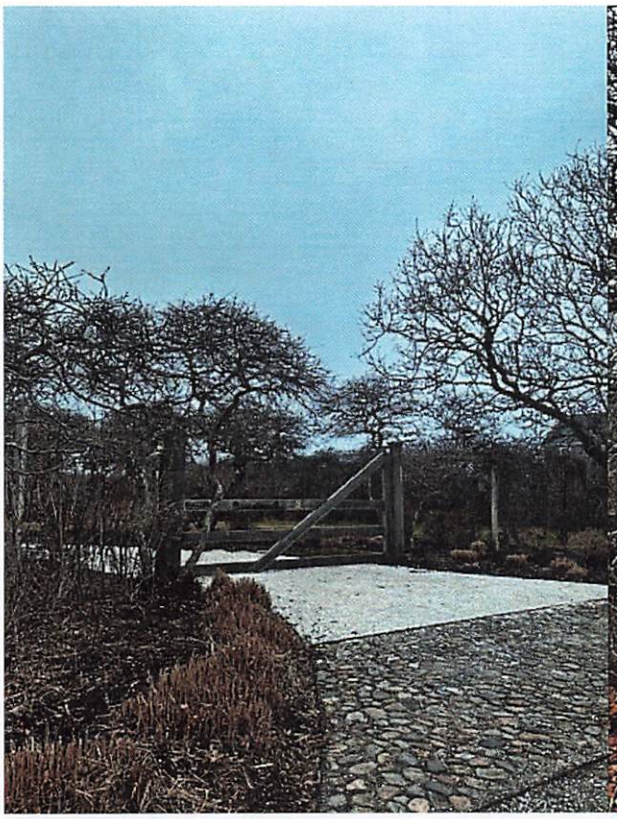
63 Wanoma Way

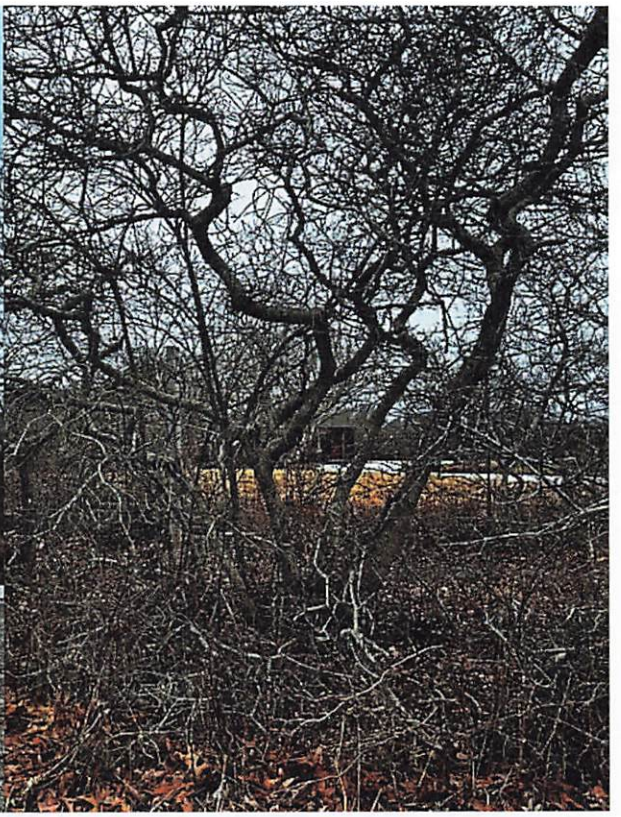
Neighbors View and Fence – 62 Wanoma Way



63 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way







4 Nichols Road

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 03/24/2025

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.

Signature 03/24/2025
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 - PERGOLA

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 - PERGOLA

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other FREE STANDING PERGOLA

Size of Structure or Addition: Length: 11'-10.5" Sq. Footage 1st floor: _____ Decks/Patio: Size: 18'-2" X 20' ☒ 1st floor ☐ 2nd floor
Width: 18'-2" 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 9'-6" South 9'-6" East 9'-6" West 9'-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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 10X10

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim _____ Sash _____ Doors _____
Deck 1X4 IPE DECKING Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

5WR PERGOLA

HDC - NEW BUSINESS SUBMISSION

PERGOLA
03/24/2025



ZONING INFORMATION

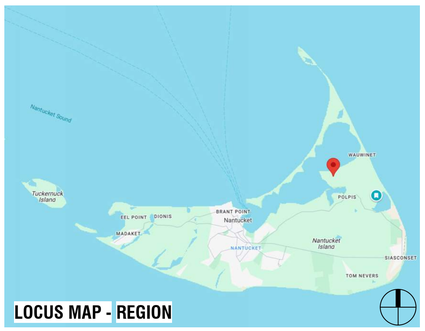
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	41 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,281 SF

EXTERIOR COLORS

NATURAL TO WEATHER CEDAR

DRAWING INDEX

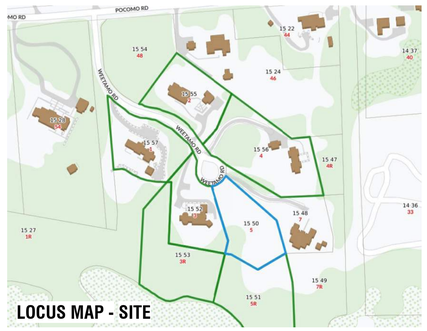
SHEET NAME	Sheet Number	03/24/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-001	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
PERGOLA PLANS & ELEVATIONS	A-100	•



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF*	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF*	3,281 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A *MODIFIED BY DOC. 58622	30'-0" (*MODIFIED TO 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		20'-0"	N/A	IN COMPLIANCE
REAR SETBACK		20'-0" (*MODIFIED TO 10'-0")	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF*	3,281 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
PERGOLA

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

03/24/2025	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

TITLE SHEET

T-001

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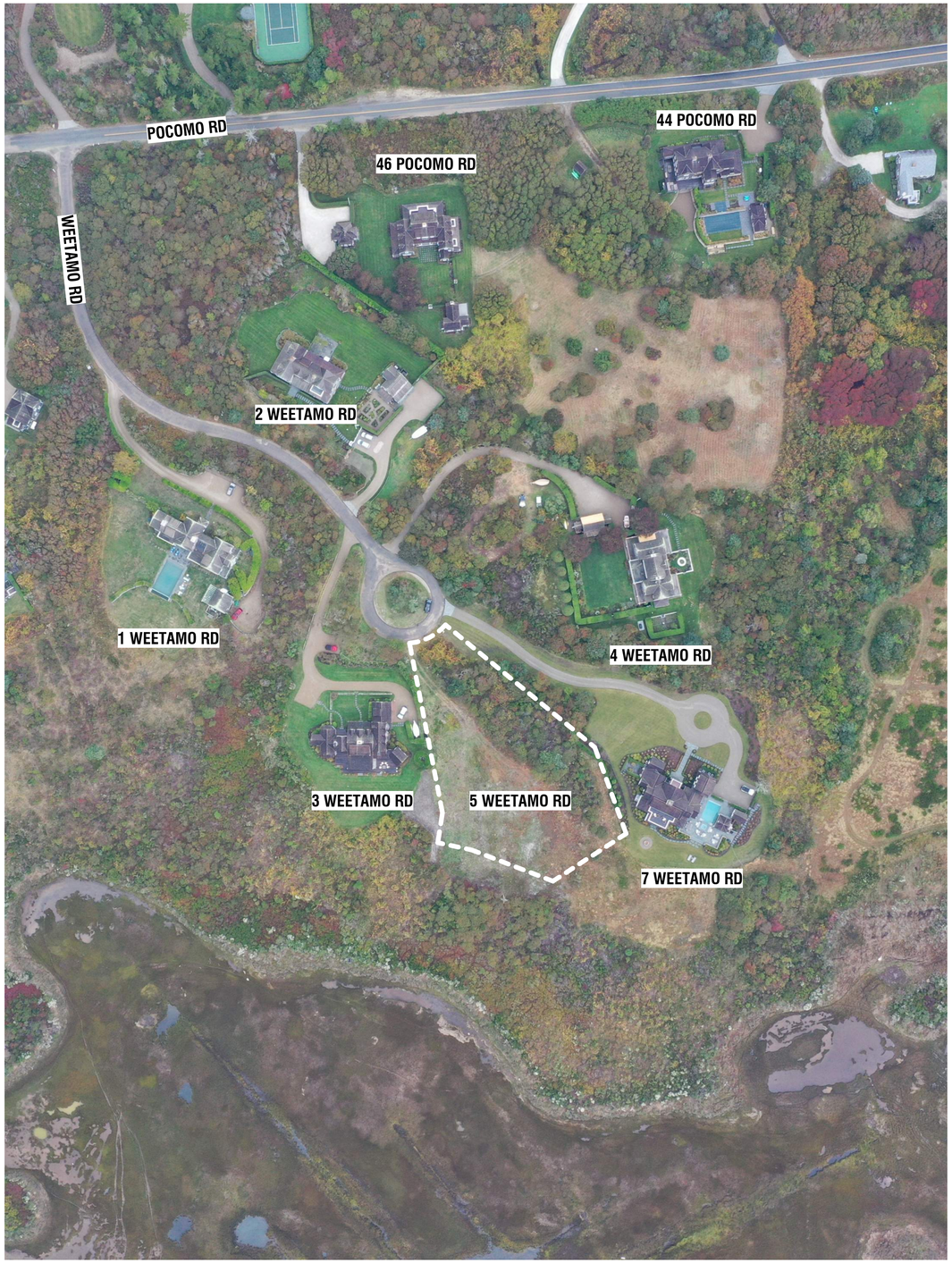



1. AERIALVIEW - LOOKING SOUTH



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

PERGOLA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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EXISTING CONDITIONS

G-003

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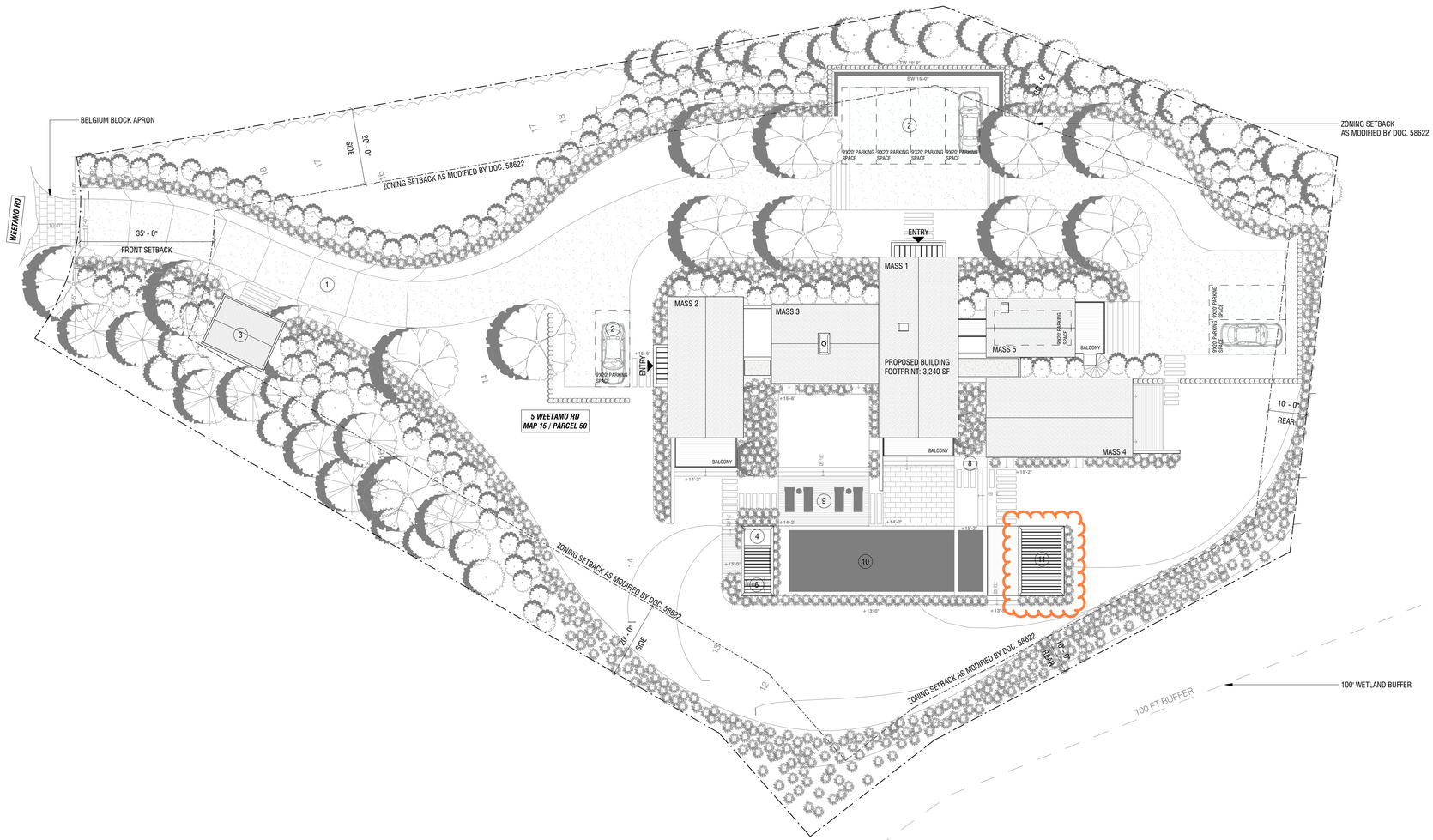

SITE PLAN LEGEND

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 (FILED UNDER SEPERATE APPLICATION)
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED PERGOLA & IPE DINING DECK

1 SITE PLAN
1/16" = 1'-0"

5WR
PERGOLA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
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SITE PLAN

Z-100

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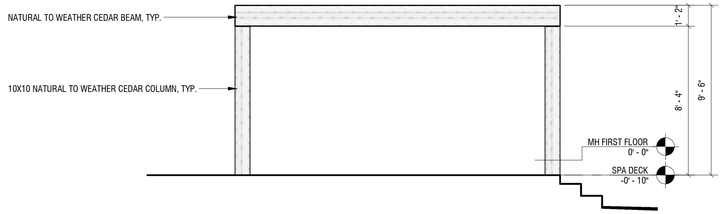


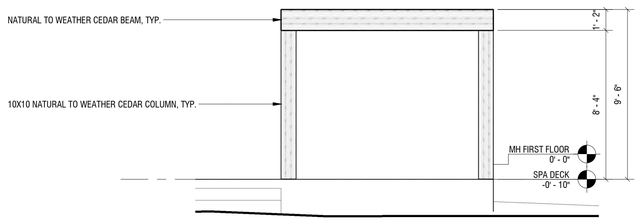
1 PERGOLA ELEVATION - WEST

1/4" = 1'-0"



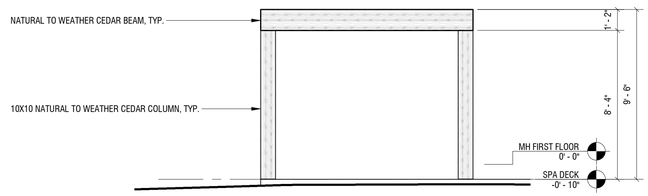
2 PERGOLA ELEVATION - EAST

1/4" = 1'-0"



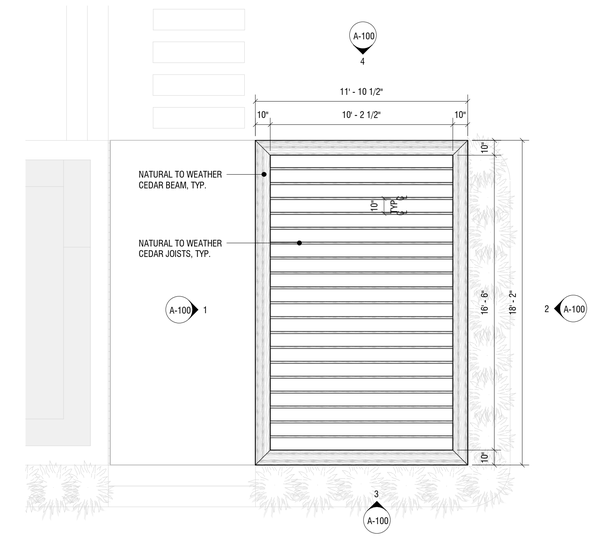
3 PERGOLA ELEVATION - SOUTH

1/4" = 1'-0"



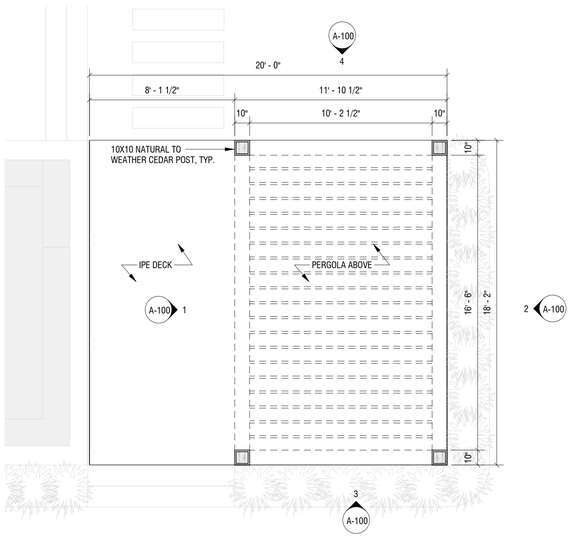
4 PERGOLA ELEVATION - NORTH

1/4" = 1'-0"



5 PERGOLA ROOF PLAN

1/4" = 1'-0"



6 PERGOLA FLOOR PLAN

1/4" = 1'-0"

5WR

PERGOLA

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NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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PERGOLA PLANS & ELEVATIONS

A-100

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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 03/24/2025

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2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

5WR - CABANA

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 - CABANA

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other CABANA

Size of Structure or Addition: Length: 8'-6" Sq. Footage 1st floor: 41 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-2" 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 8'-6" South 8'-6" East 8'-6" West 8'-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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT - NO SLOPE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other NATURAL CEDAR SHIPLAP

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 10X10

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other WOOD WITH SHUTTER
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front NATURAL CEDAR SHIPLAP Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash _____ Doors NATURAL TO WEATHER
Deck 1X4 IPE DECKING Foundation _____ Fence _____ Shutters 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.

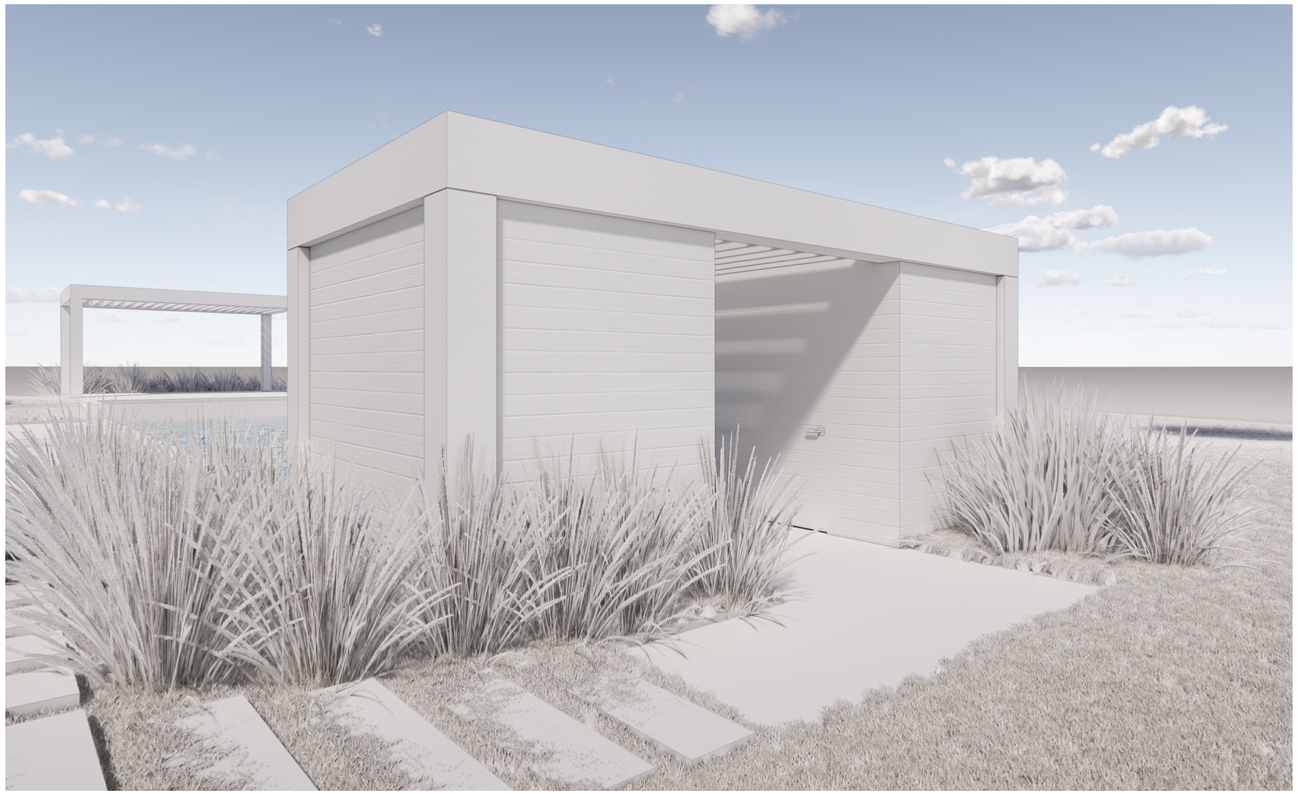
Date 3/24/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

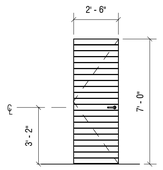
5WR CABANA

HDC - NEW BUSINESS SUBMISSION

CABANA
03/24/2025

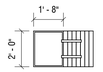


DOOR TYPES



01
TYPE: SWING
SASH: NATURAL
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A
TYPE: SOLID W/ SHUTTER
SASH: N/A
TRIM: NATURAL
MODEL: SHUTTER
MFGR: CUSTOM

ZONING INFORMATION

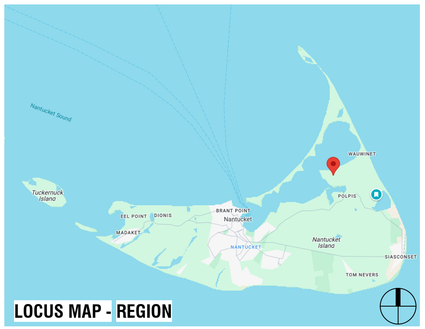
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	41 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,281 SF

EXTERIOR COLORS

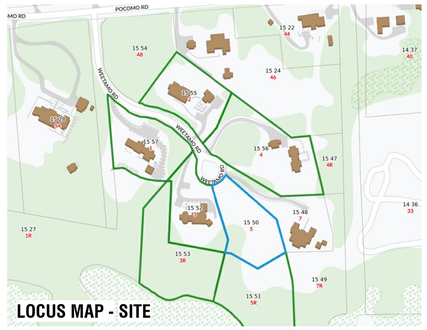
NATURAL TO WEATHER CEDAR

DRAWING INDEX

SHEET NAME	Sheet Number	03/24/2025 - 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		
CABANA FLOOR PLANS & ELEVATIONS	**A-101**	•







NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3
(*MODIFIED BY SPECIAL PERMIT #58622)

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF*	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF*	3,281 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A *MODIFIED BY DOC. 58622	30'-0" (*MODIFIED TO 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		20'-0"	N/A	IN COMPLIANCE
REAR SETBACK		20'-0" (*MODIFIED TO 10'-0")	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF*	3,281 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
CABANA

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
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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

03/24/2025	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

TITLE SHEET

T-000

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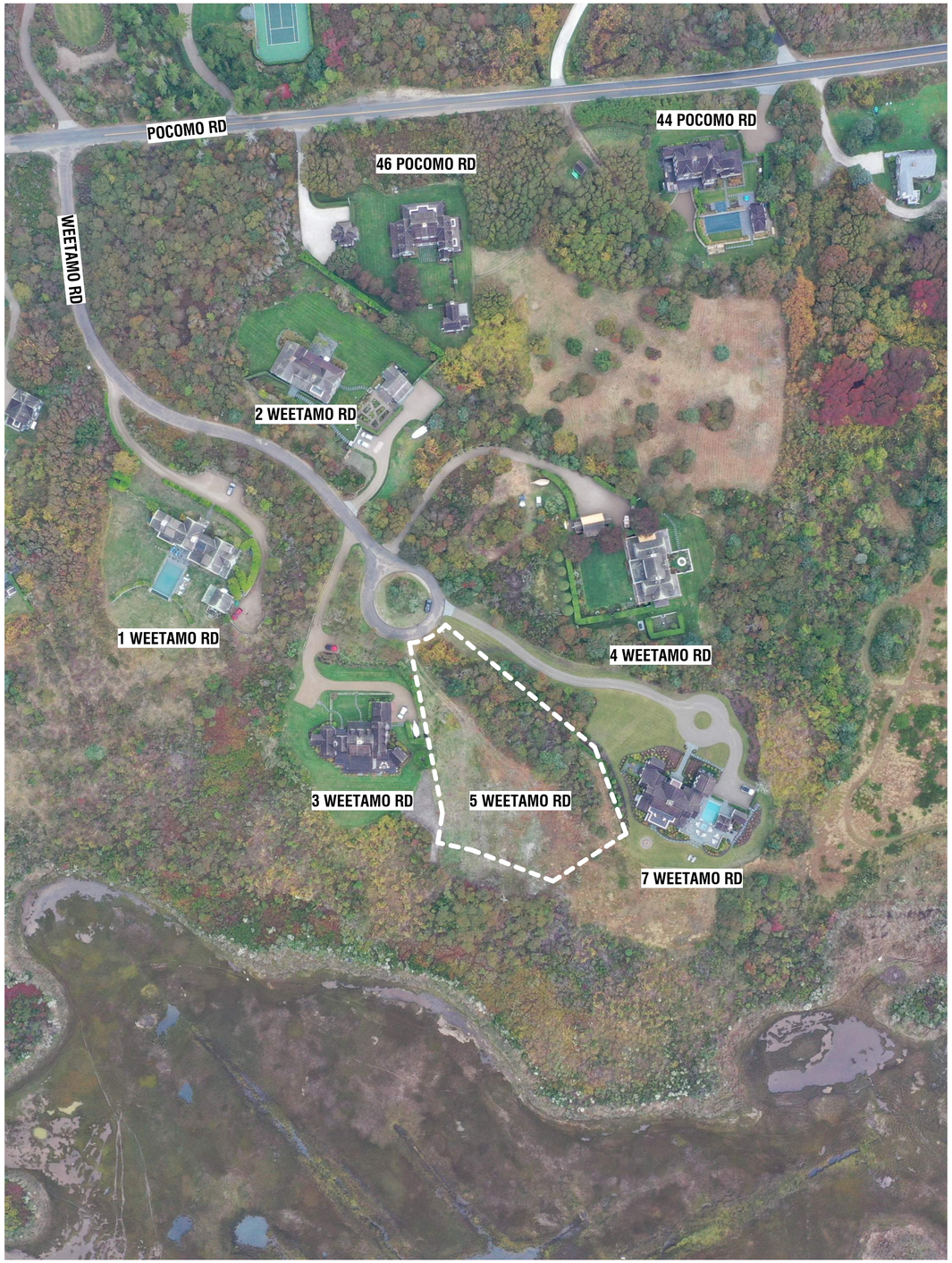



1. AERIALVIEW - LOOKING SOUTH



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

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NANTUCKET, MA 02554

OWNER

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PROJ. NO.	324031

EXISTING CONDITIONS

G-003

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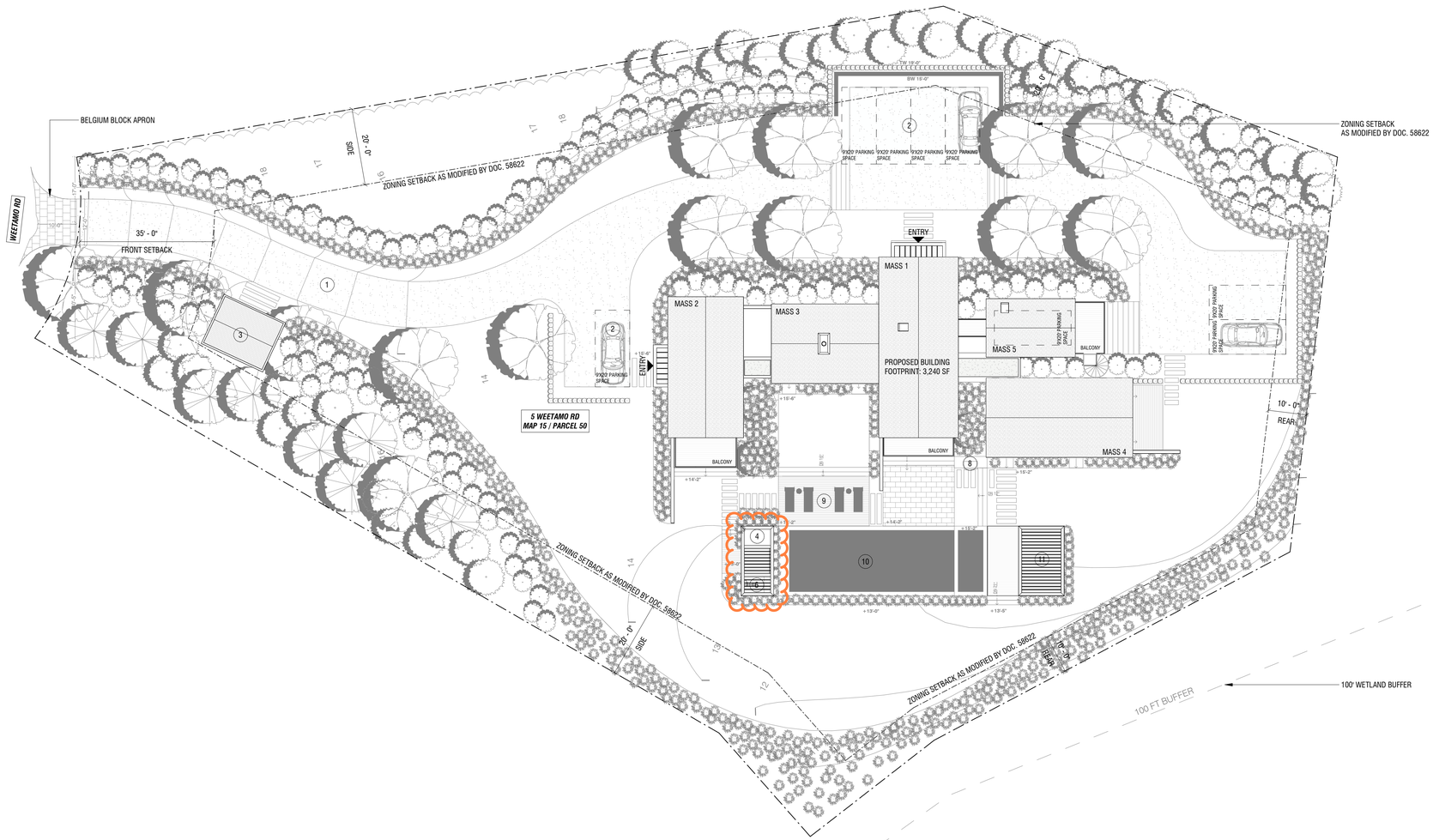

SITE PLAN LEGEND

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
5. PROPOSED NEW BRIDGE WITH GUARD RAILS ON BOTH SIDES
6. PROPOSED OUTDOOR SHOWER (OPEN TO SKY)
7. PROPOSED PERGOLA (FILED UNDER SEPERATE APPLICATION)
8. GAS BBQ
9. PROPOSED POOL PATIO (FILED UNDER SEPERATE APPLICATION)
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED PERGOLA & IPE DINING DECK (FILED UNDER SEPERATE APPLICATION)

1 SITE PLAN

1/16" = 1'-0"

5WR

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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SIGN & SEAL

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03/24/2025	HDC NEW BUSINESS SUBMISSION

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DRAWN BY:	PIN/SWT/JDP
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SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

SITE PLAN

Z-100

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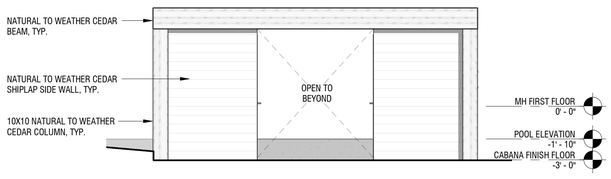
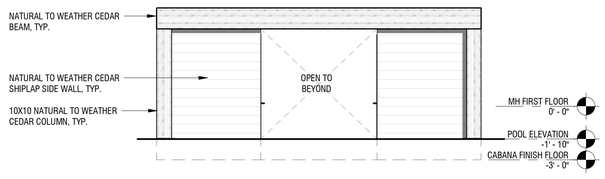


1 CABANA - WEST ELEVATION

1/4" = 1'-0"



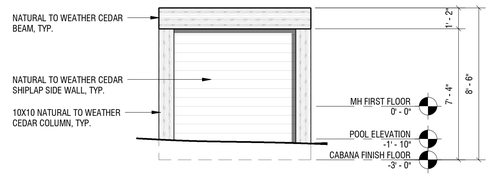
2 CABANA - EAST ELEVATION

1/4" = 1'-0"



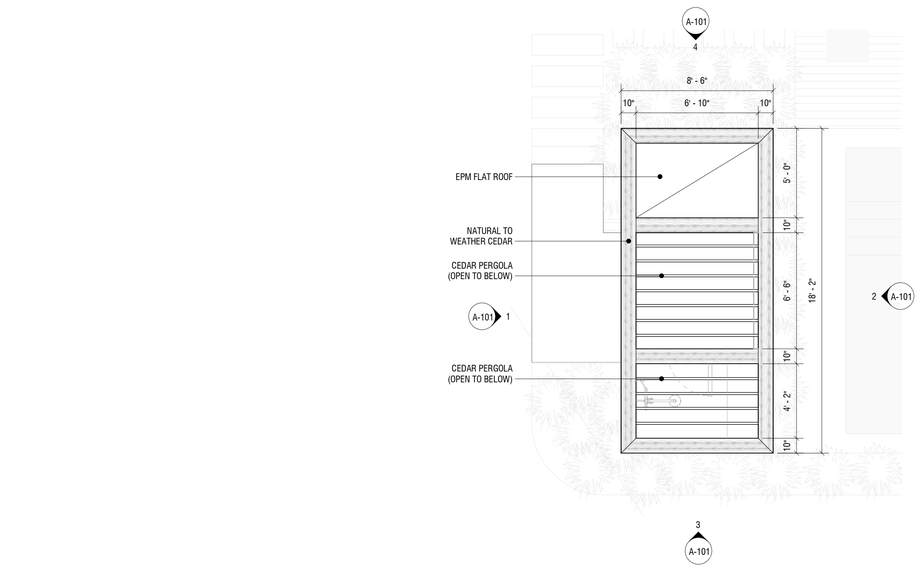
3 CABANA - SOUTH ELEVATION

1/4" = 1'-0"



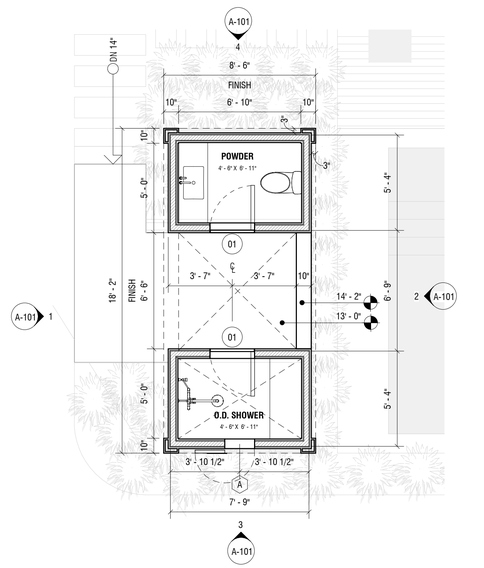
4 CABANA - NORTH ELEVATION

1/4" = 1'-0"



5 CABANA ROOF PLAN

1/4" = 1'-0"



6 CABANA FLOOR PLAN

1/4" = 1'-0"

5WR

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

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CONTRACTOR

TBD

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/24/2025	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

CABANA FLOOR PLANS & ELEVATIONS

A-101

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 146

Street & Number of Proposed Work: 33 Union St

Owner of record: Mark Deck

Mailing Address: 30 Silver Hill Rd
Lincoln, Mass. 01773

Contact Phone #: (781) 718-6815 E-mail: mark.john.deck@gmail.com

AGENT INFORMATION (if applicable)

Name: Jack Smart

Mailing Address: 61 Old South Rd #500
Nantucket, Mass. 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@packsmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (14) all black solar 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 March 24th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____ _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ _____
Signature Date

Docusign Envelope ID: 40192221-DC57-4F10-94FD-86D59E777DA2

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 33 Union St

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: EC5A7EC9A8274D0...

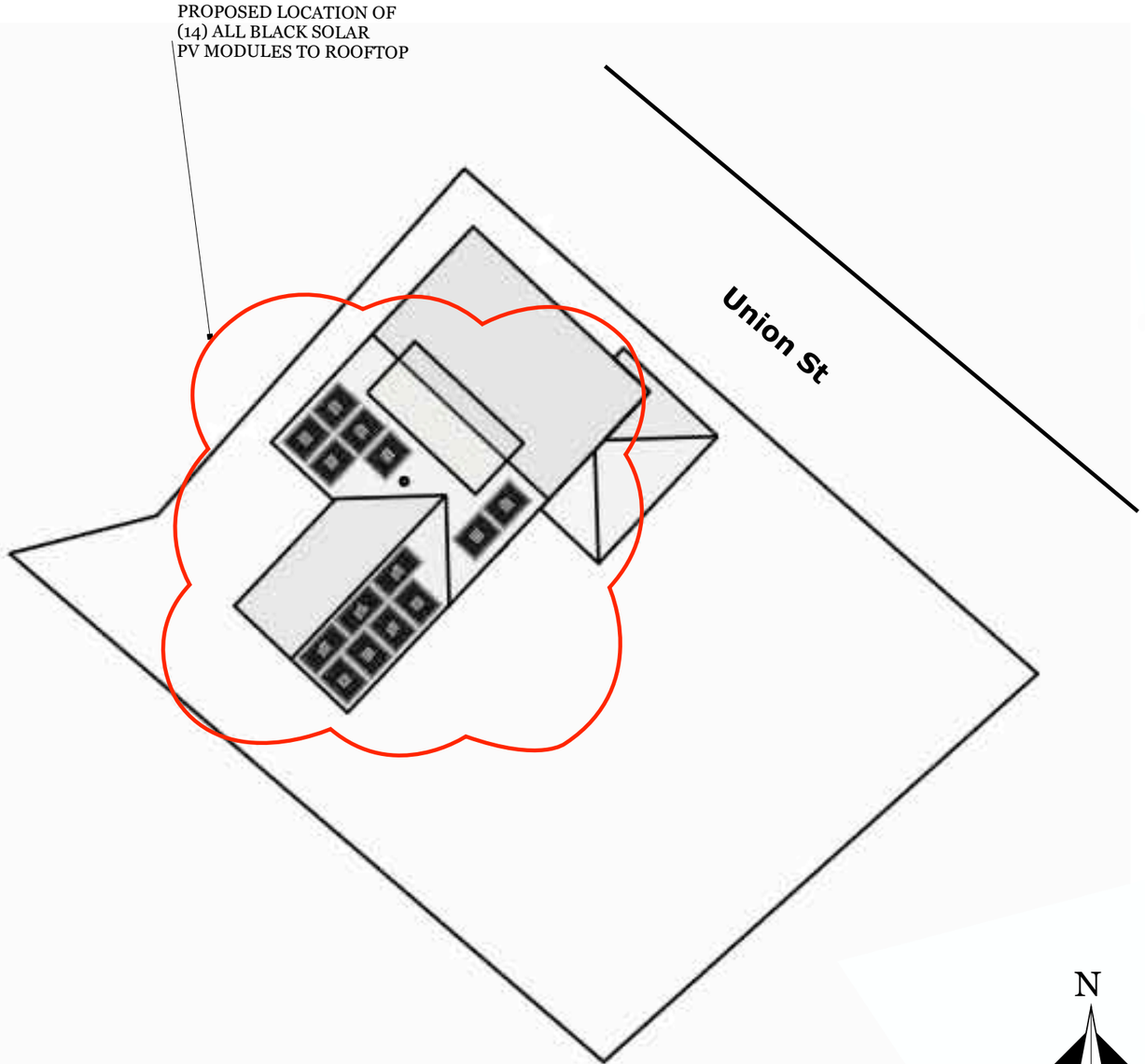
Name Mark Deck

Date 2/26/2025



Locus Map
Scale: Not to scale

Zoning Class: ROH
Front Setback: 0ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 15”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

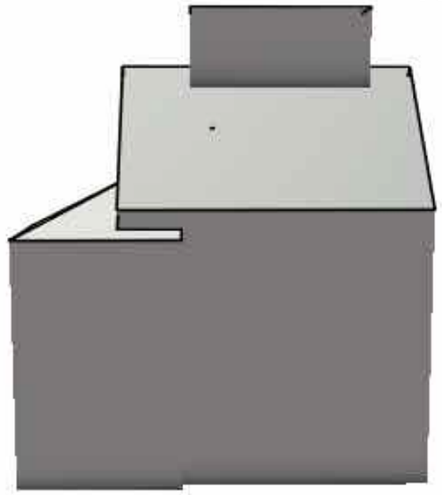
Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

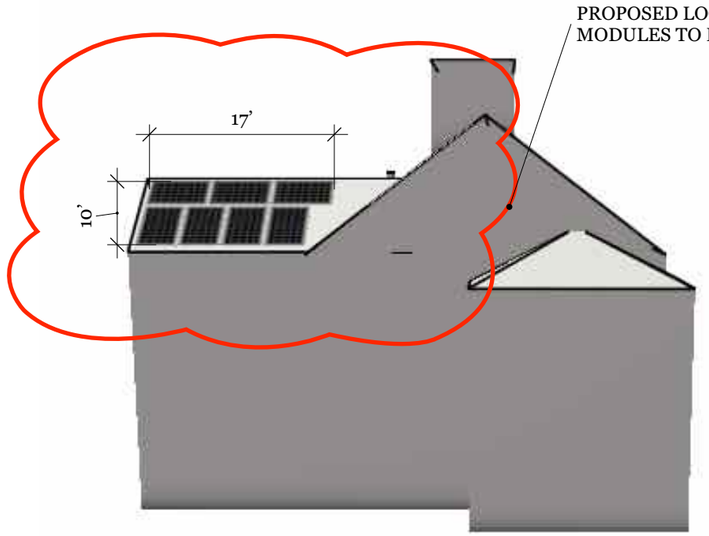
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGES
TO NORTH ELEVATION

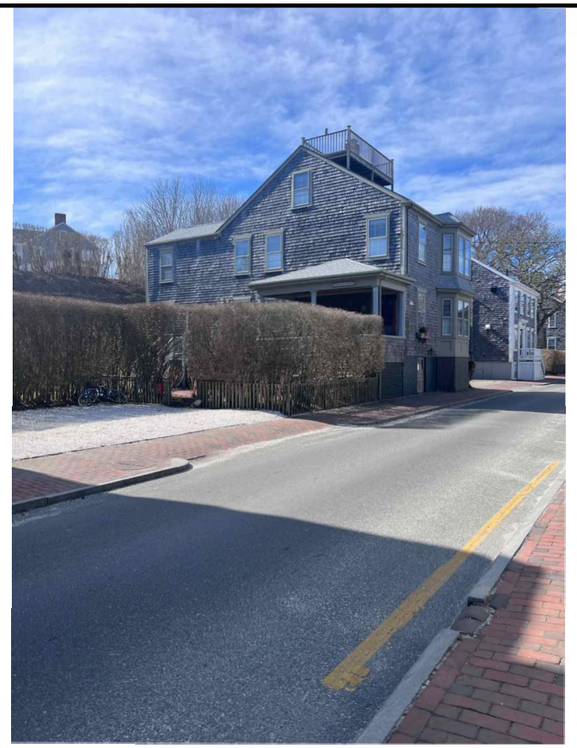


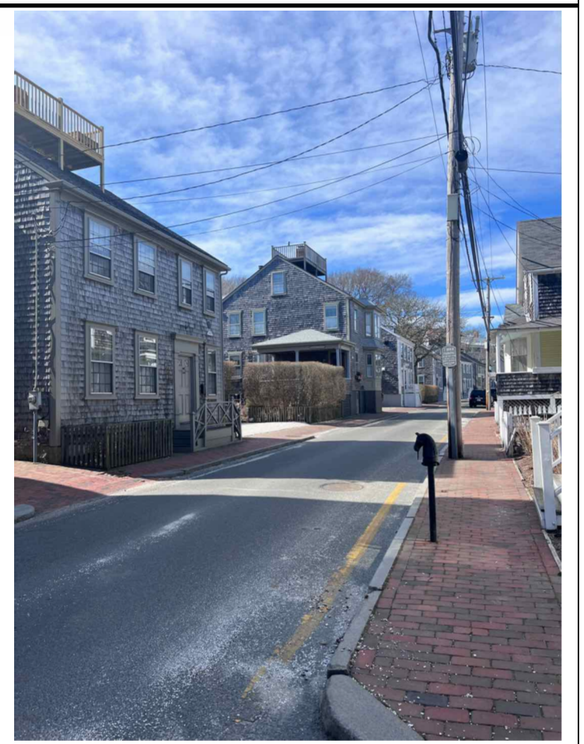
NORTH ELEVATION



EAST ELEVATION







ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

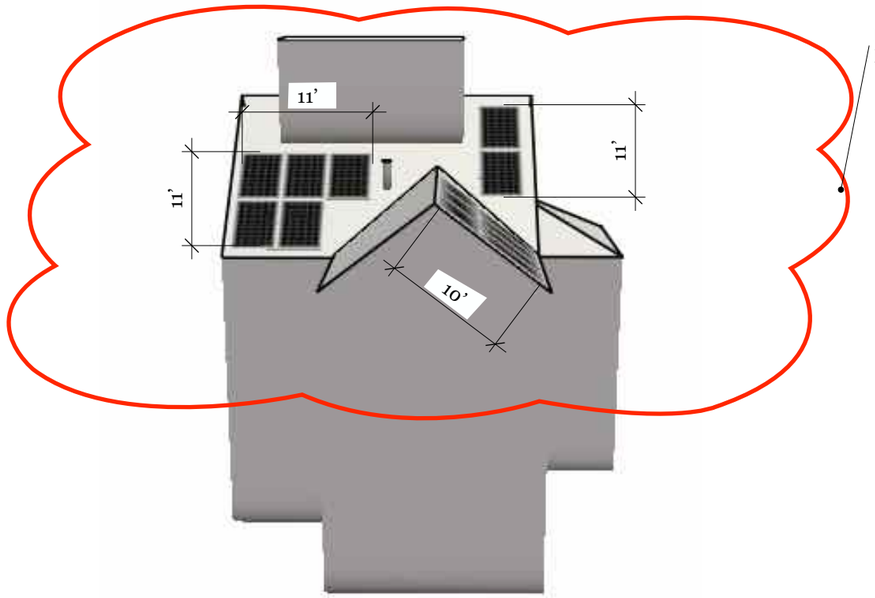
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

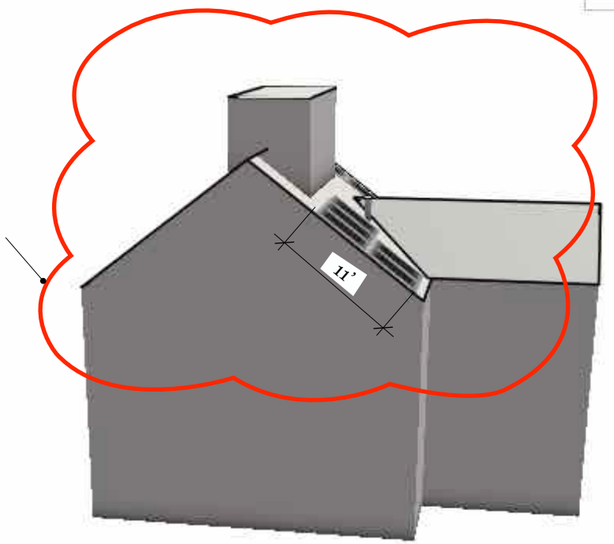
PV 02



PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

PROPOSED LOCATION OF (14) ALL BLACK PV MODULES TO ROOFTOP



WEST ELEVATION

Panels will not be visible from southern perspective





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(508) 257-1786
www.ACKsmart.com

ELEVATIONS

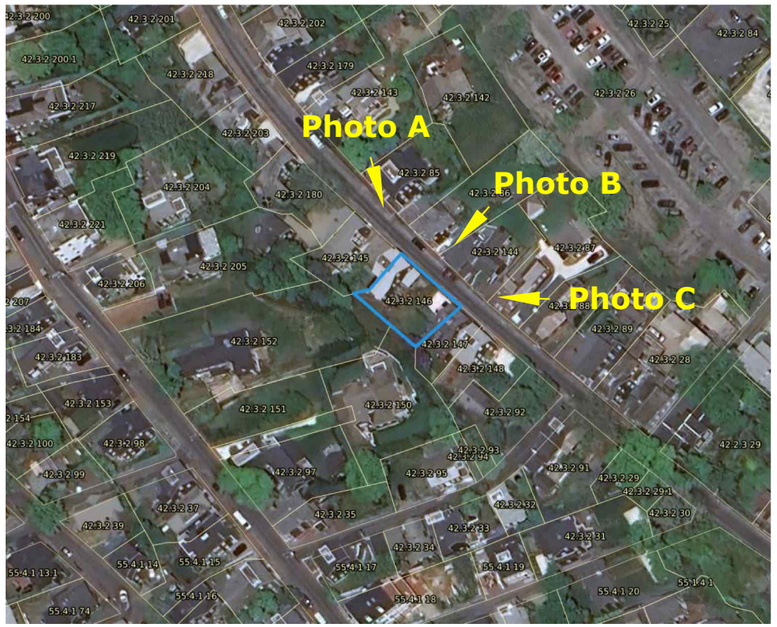
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



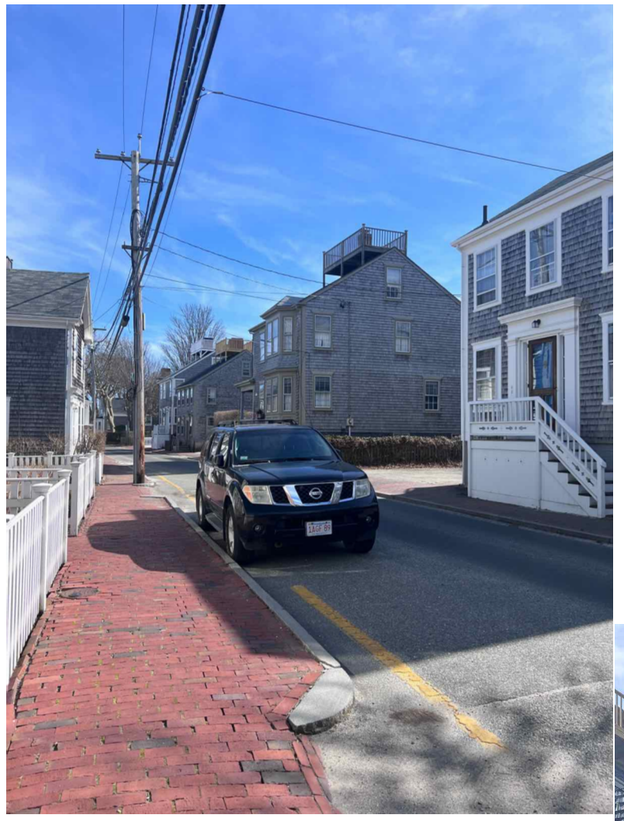


Photo A

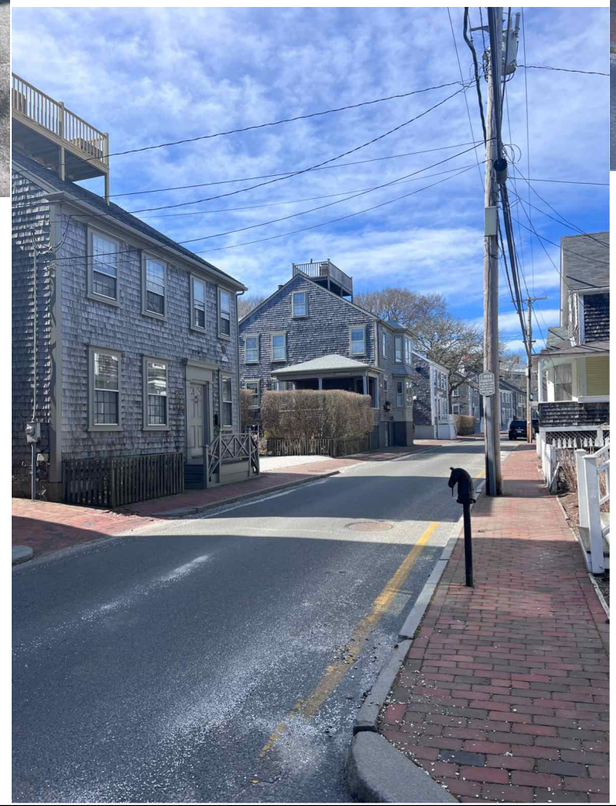


Photo C



Photo B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

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*.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology*, Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (2800 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.

* See data sheet on rear for further information.

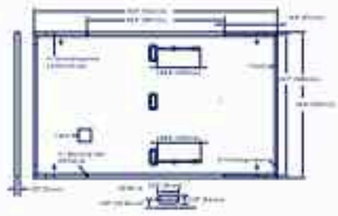
The ideal solution for:

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	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09–2.98 in × 1.26–2.36 in × 0.59–0.71 in (53–75 mm × 32–60 mm × 15–18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥49.2 in (1250 mm), (–) ≥49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

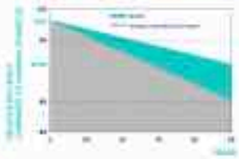


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5W / –0W)								
Power at MPP*	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current*	I_{SC}	[A]	13.49	13.53	13.66	13.79	13.82	13.94
Open Circuit Voltage*	V_{OC}	[V]	39.47	39.75	39.93	39.93	39.91	39.88
Current at MPP	I_{MPP}	[A]	13.02	13.07	13.08	13.08	13.10	13.20
Voltage at MPP	V_{MPP}	[V]	32.04	32.54	32.74	32.94	33.14	33.33
Efficiency*	η	[%]	≥21.2	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT*								
Power at MPP	P_{MPP}	[W]	312.7	317.5	321.2	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.90	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]	10.19	10.15	10.21	10.27	10.33	10.38
Voltage at MPP	V_{MPP}	[V]	30.67	31.29	31.46	31.68	31.84	32.03

*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; *800 W/m², NMOT, spectrum AM 1.5

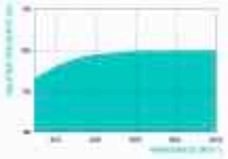
Qcells PERFORMANCE WARRANTY



At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.08% of nominal power up to 10 years. At least 85.56% 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.

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*		[lbs/ft²]	50 (2400 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*		[lbs/ft²]	188 (9000 Pa) / 75 (3600 Pa)		

* See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland, IEC 61215 (2016), IEC 61730 (2016), This data sheet complies with DIN EN 50380.

UL and California Energy Commission (CEC) listings pending.

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

ACK SMART
(508) 257-1786
www.ACKsmart.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 379

Street & Number of Proposed Work: 16 Cherry St

Owner of record: Mike Zarcone

Mailing Address: 15 Starbuck Dr, Apt. 201
Green Island, NY 12183

Contact Phone #: (917) 648-0590 E-mail: mmzarcone@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK Smart

Mailing Address: 61 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 (19) all black solar 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 March 24th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____ _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ _____
Signature Date

Docusign Envelope ID: 9FFA6C87-9DE1-46CF-90E9-304EFB032F04

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and the Historic District Commission,

I am the owner of the property located at 16 Cherry St (55 / 379)

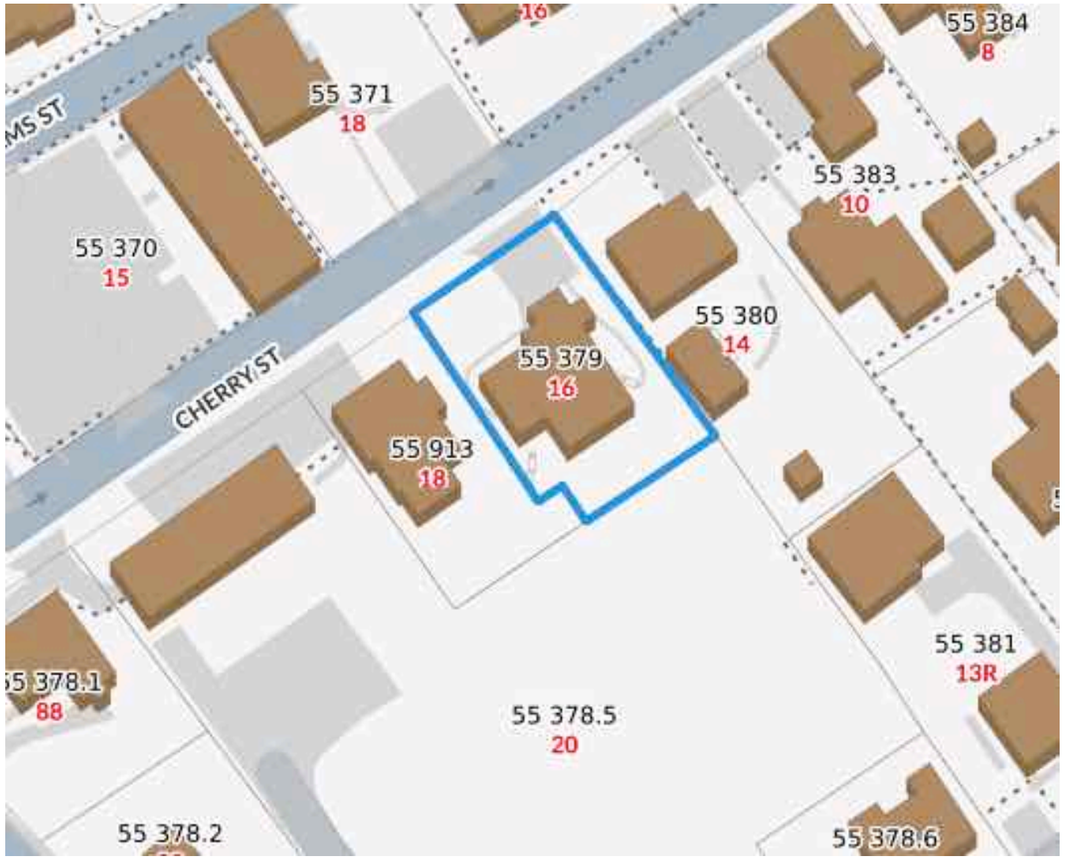
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: ED7D7645FC3548F...

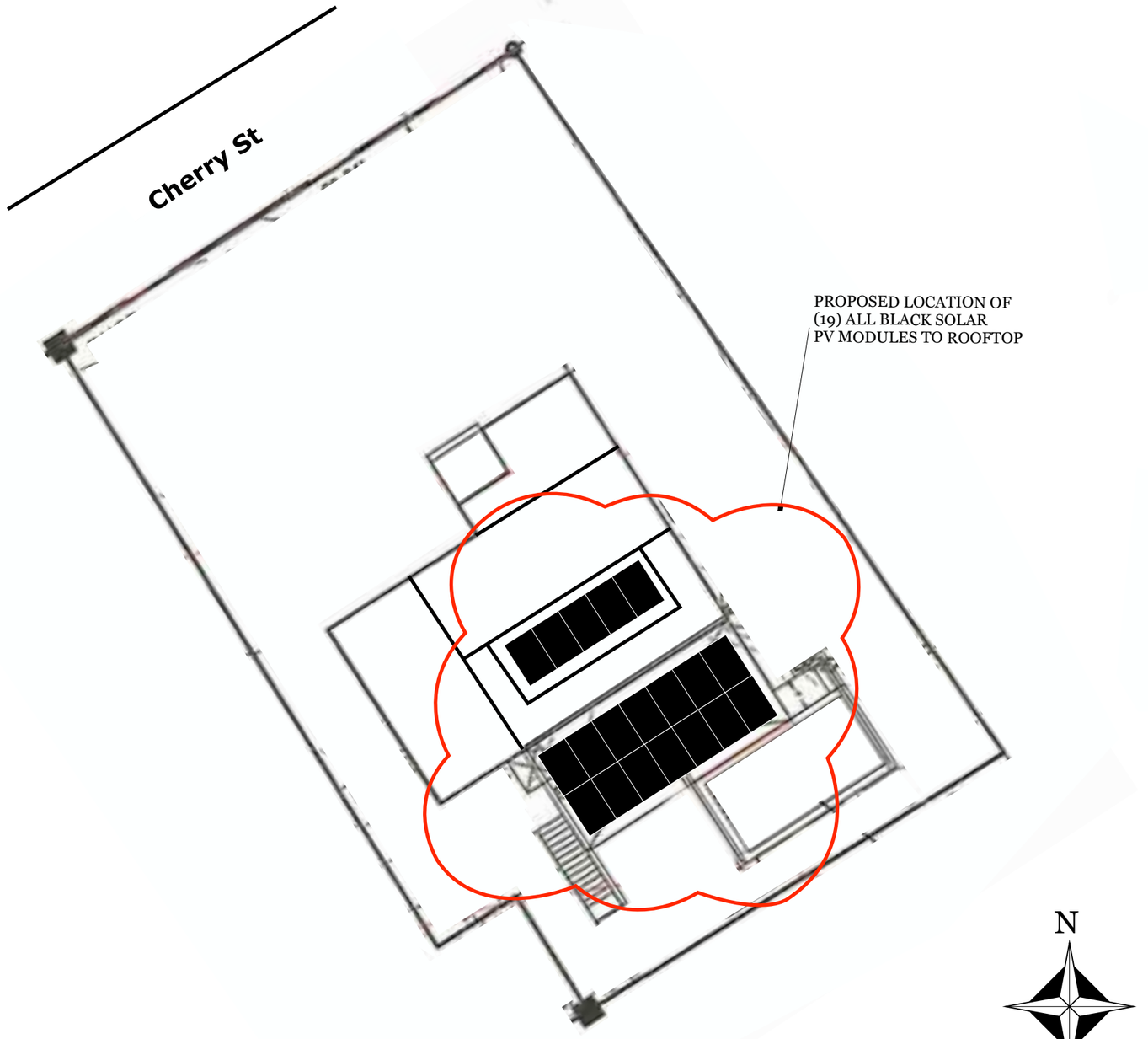
Name Mike Zarcone

Date 2/14/2025



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10ft
Side/Rear Setback: 5ft/5 ft



Site Plan
Scale: 1" = 15”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

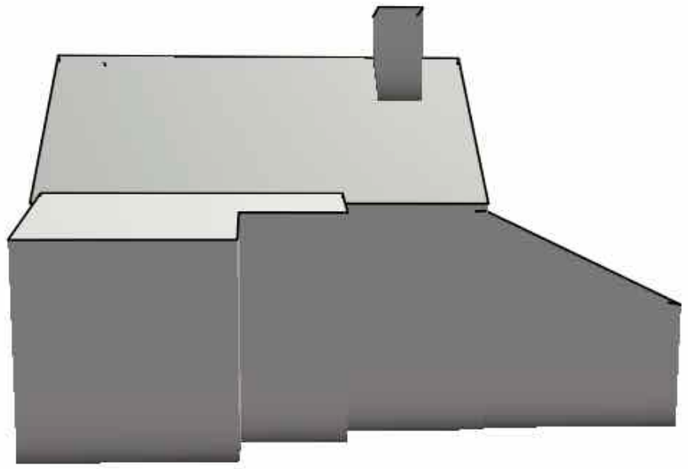
Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

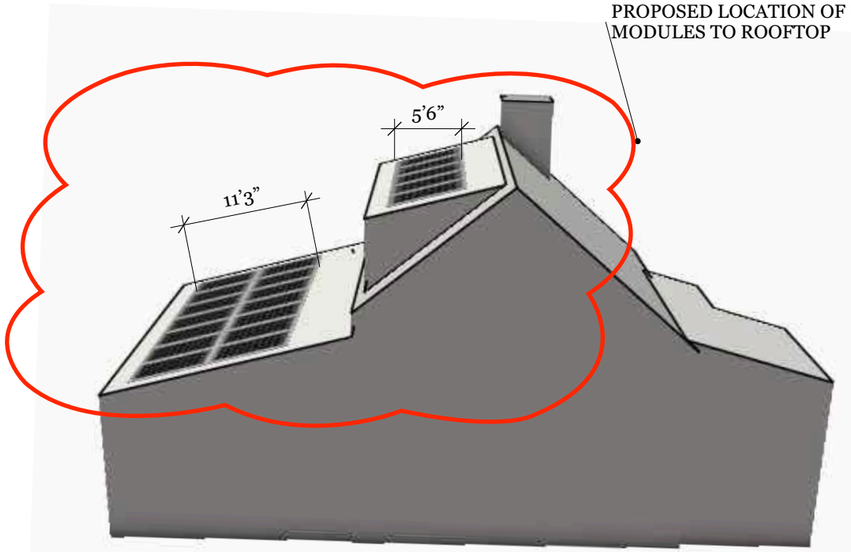
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

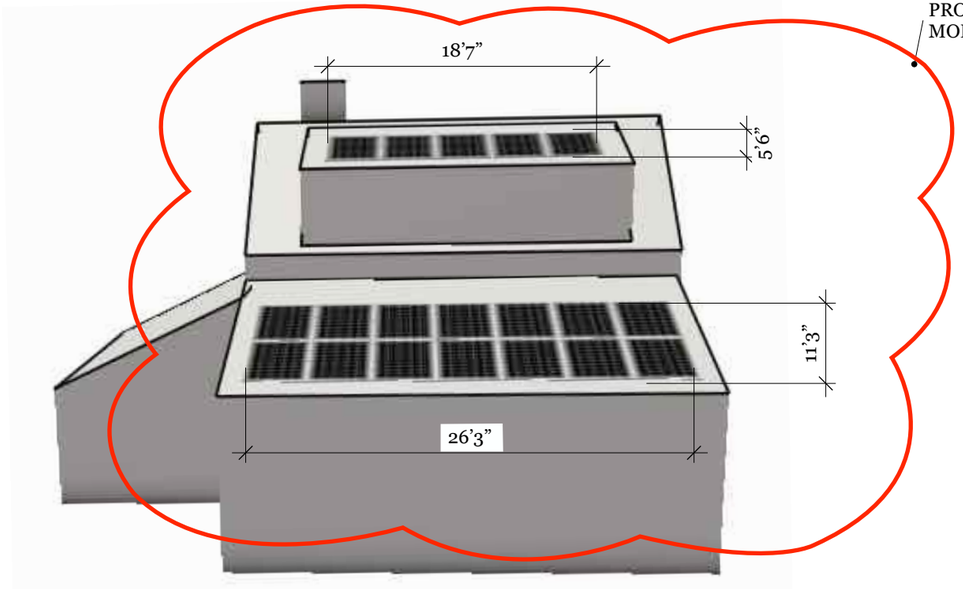
NO CHANGES
TO NORTH ELEVATION



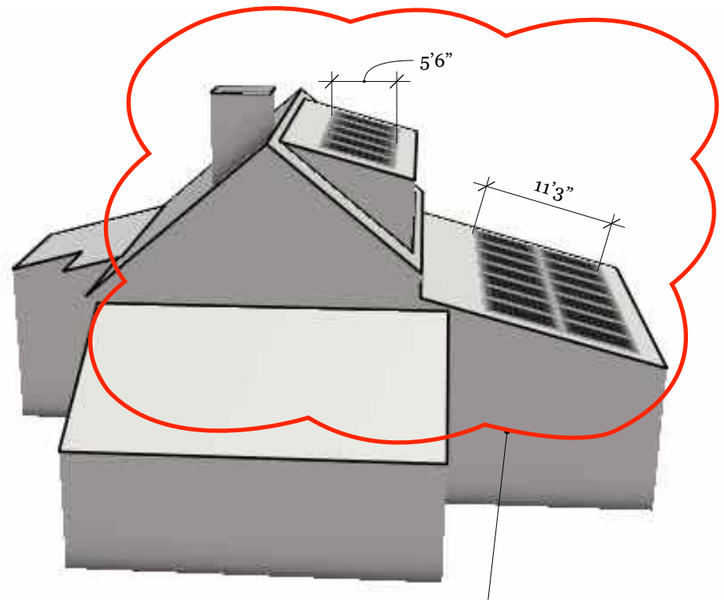
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

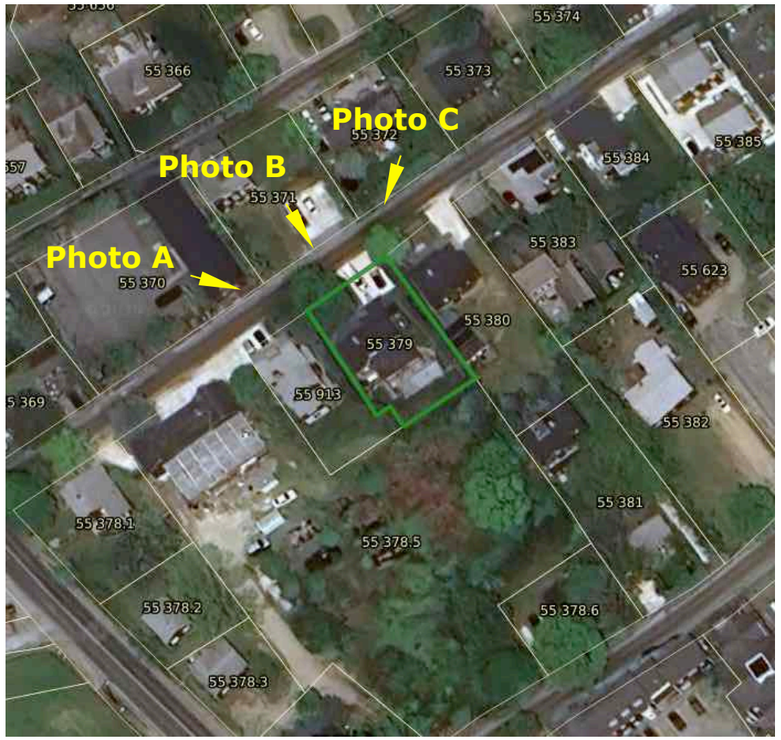
ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



Panels will not be visible from a public way.



Photo A



Photo C



Photo B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
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REVISIONS

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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*.

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology*, Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (6000 Pa) and wind loads (2800 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.

* See data sheet on rear for further information.

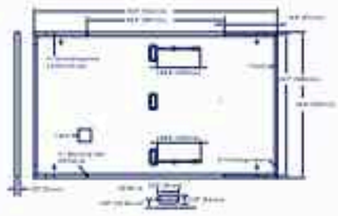
The ideal solution for:

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	48.7 lbs (22.1 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09–2.98 in × 1.26–2.36 in × 0.59–0.71 in (53–75 mm × 32–60 mm × 15–18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥49.2 in (1250 mm), (–) ≥49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

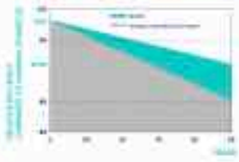


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5W / –0W)								
Power at MPP¹	P_{MPP}	[W]	415	420	425	430	435	440
Short Circuit Current¹	I_{SC}	[A]	13.49	13.53	13.66	13.79	13.82	13.95
Open Circuit Voltage¹	V_{OC}	[V]	39.47	39.75	39.93	39.93	39.91	39.88
Current at MPP	I_{MPP}	[A]	13.02	13.07	13.08	13.08	13.10	13.20
Voltage at MPP	V_{MPP}	[V]	32.04	32.54	32.74	32.94	33.14	33.33
Efficiency¹	η	[%]	≥21.2	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT¹								
Power at MPP	P_{MPP}	[W]	312.7	317.5	321.2	325.0	328.8	332.6
Short Circuit Current	I_{SC}	[A]	10.87	10.90	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]	10.19	10.15	10.21	10.21	10.33	10.38
Voltage at MPP	V_{MPP}	[V]	30.67	31.29	31.46	31.83	31.84	32.03

¹Measurement 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; ²800 W/m², NMOT, spectrum AM 1.5

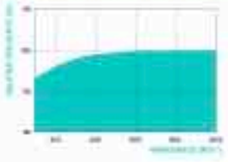
Qcells PERFORMANCE WARRANTY



At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.08% of nominal power up to 10 years. At least 85.56% 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.

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 / Pull²		[lbs/ft²]	50 (2400 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 / Pull³		[lbs/ft²]	188 (9000 Pa) / 75 (3600 Pa)		

² See Installation Manual

Qualifications and Certificates

Quality Controlled PV – TÜV Rheinland, IEC 61215 (2016), IEC 61730 (2016), This data sheet complies with DIN EN 50380.

UL and Canadian Energy Commission (CEC) listings pending.

Qcells pursues minimizing paper output in consideration of the global environment.

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV 04

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

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4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
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(initial to indicate read and understand)

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9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Raise building height 18", Basement walkout with new deck

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 7'-6" x 33' ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 25'-10" South 25'-0" East 25'-0" West 23'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Raise building 18",modify deck, new basement walkout
2. South Elevation Raise building 18", modify deck
3. West Elevation Raise building 18"
4. North Elevation Raise Building 18", modify deck

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side French Patio Door

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim white Sash White to match existing Doors White to match existing
Deck mahogany to match existing NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into cor uidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03/24/2025 Signature of owner of record _____ Signed under penalties of perjury

Powers

Site Plan

36 Bassett Rd, Nantucket, MA



Locus Plan



1



2



5



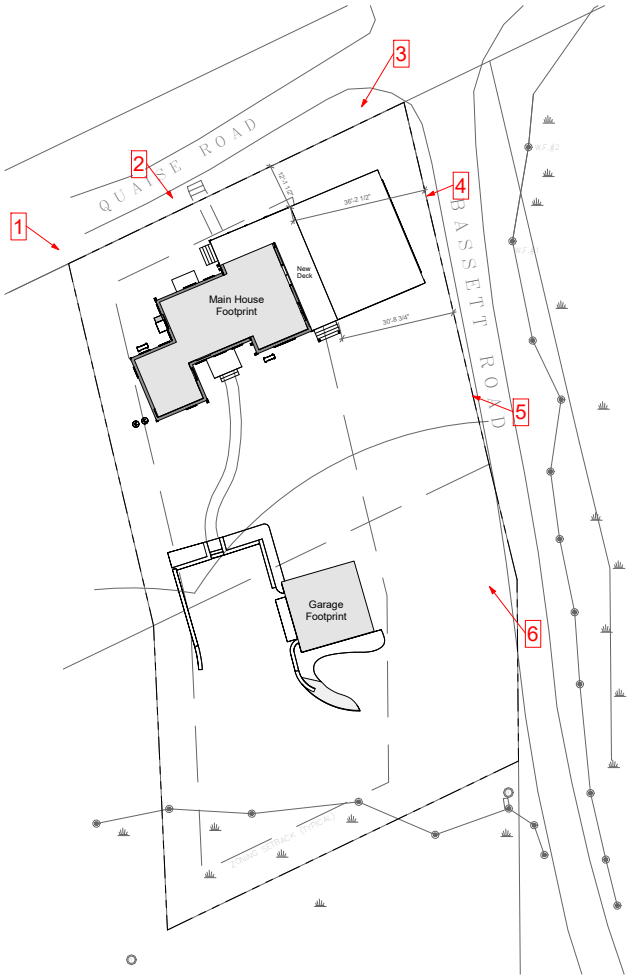
3



6



4



CHIP WEBSTER ARCHITECTURE

11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Preliminary Design

Powers
36 Bassett Rd, Nantucket, MA
Site Plan
C Site Plan

#	Date	Note
2	2025.03.24	HDC Submission

C

3/17/2025 4:36:38 PM

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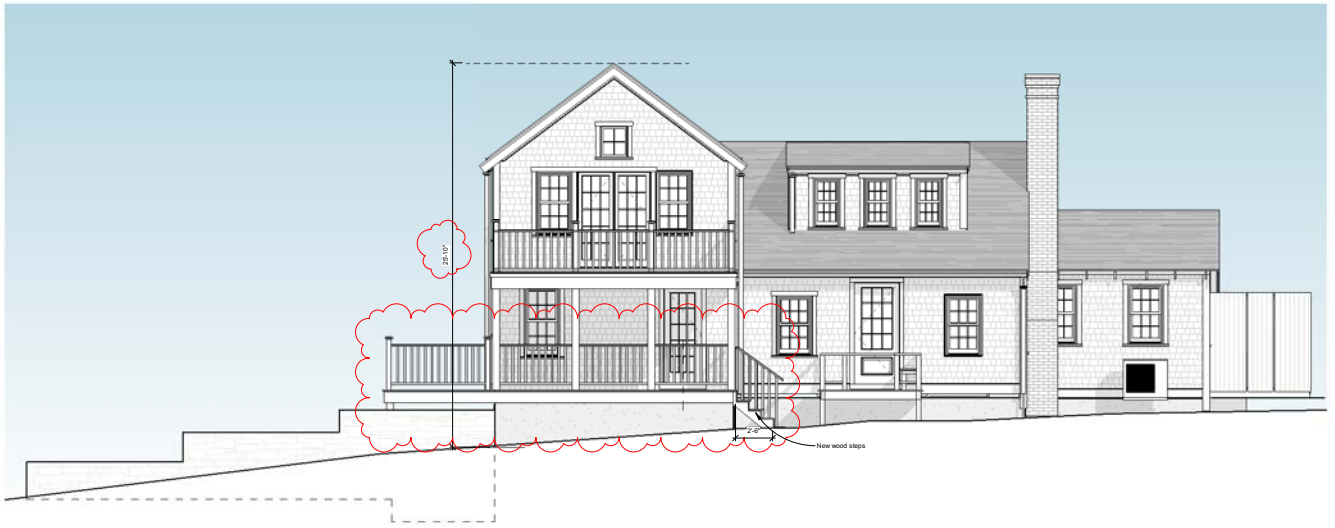
Existing North Elevation



Proposed North Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC1 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC1

3/24/2025 9:43:41 AM

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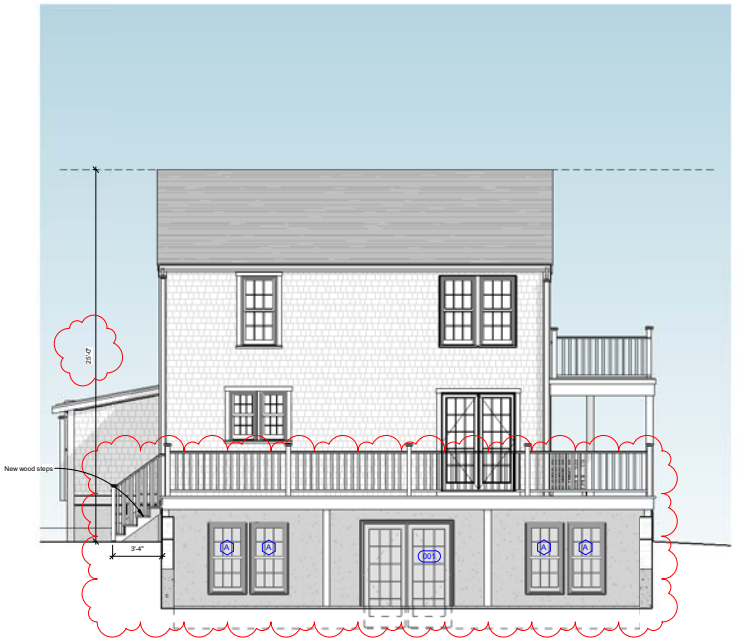
Existing East Elevation



Proposed East Elevation

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3/24/2025 9:43:42 AM

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11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC2 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC2



Existing South Elevation



Proposed South Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC3 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC3

3/24/2025 9:43:44 AM

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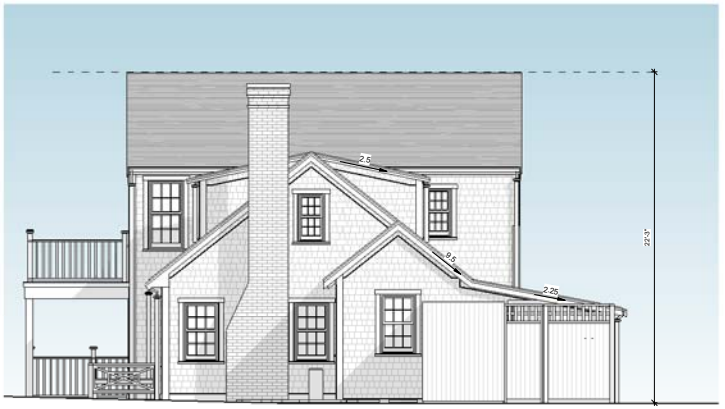

Existing West Elevation



Proposed West Elevation

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC4 Elevations

#	Date	Note
1	2025.03.24	HDC Submission

HDC4

3/24/2025 9:43:45 AM

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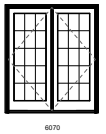
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	

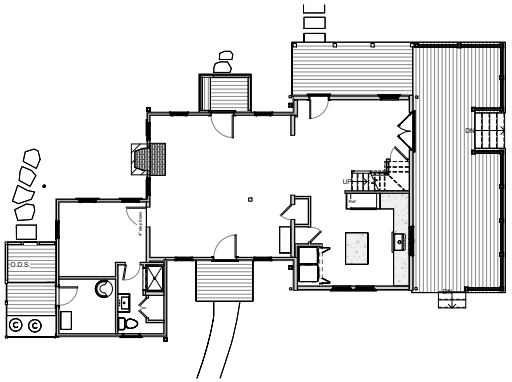


HDC Window
1/4" = 1'-0"

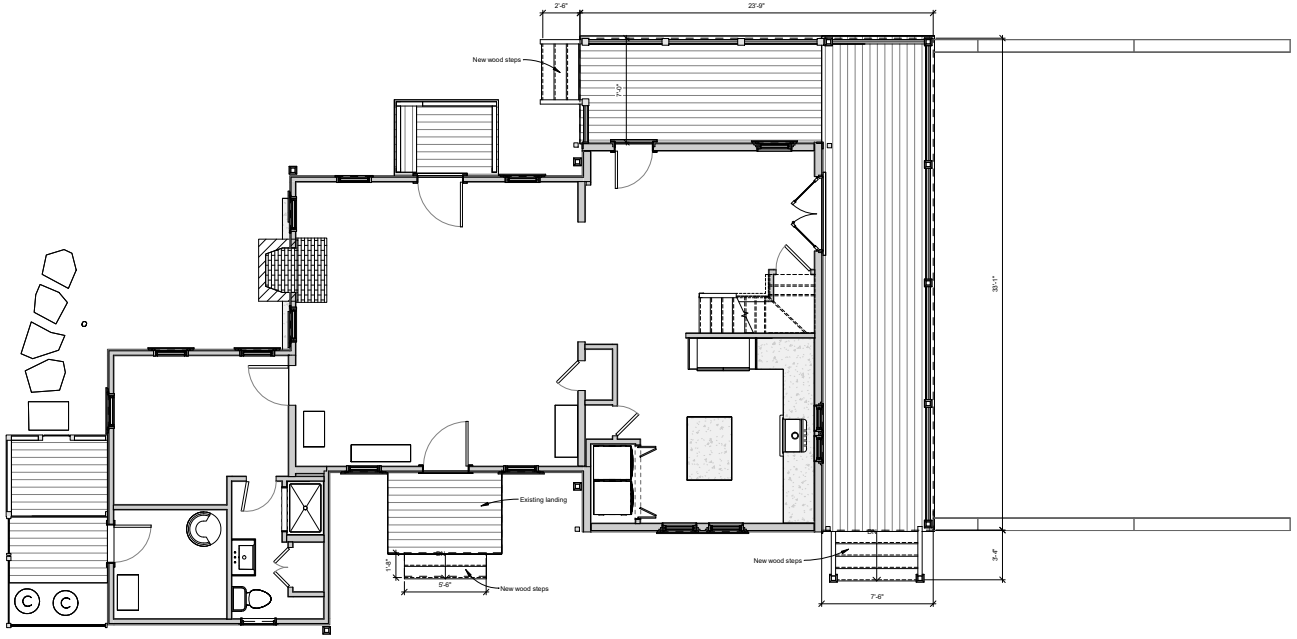
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



HDC Door
1/4" = 1'-0"



2 Existing First Floor
1/8" = 1'-0"



1 HDC First Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC5 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC5

3/24/2025 9:43:46 AM

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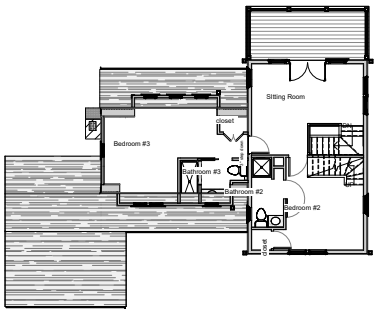
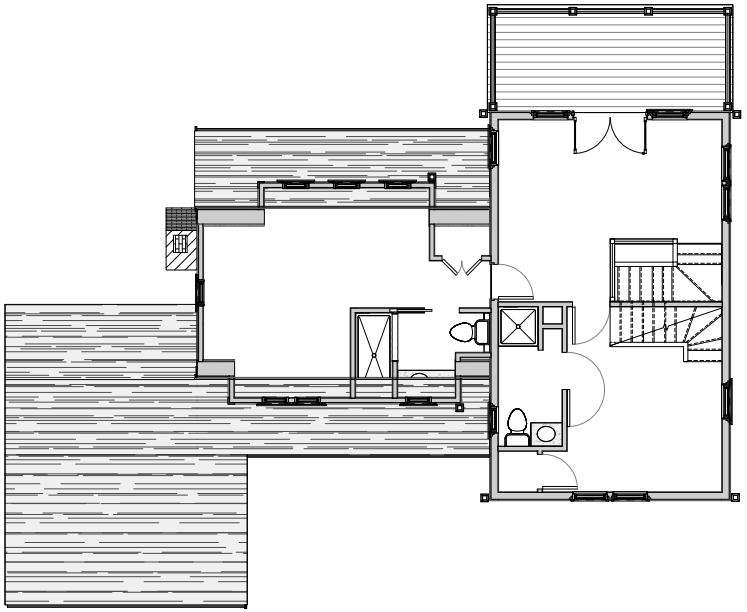


② Existing Second Floor
1/8" = 1'-0"



① HDC Second Floor
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S SHORE ROAD NANTUCKET MA 02554 508-228-3000 CHIPWEBSTER.COM

Design

Powers
36 Basset Rd - Nantucket MA
Main House
HDC6 Floor Plan

#	Date	Note
1	2025.03.24	HDC Submission

HDC6

3/24/2025 9:43:47 AM

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Matt and Carrie Powers

MAILING ADDRESS..... 5 Lanark Rd, Wellesley MA 02481

PROPERTY LOCATION..... 36 Bassett Rd

ASSESSORS MAP/PARCEL..... 26/50

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary Haley

Digitally signed by Mary Haley
Date: 2025.02.05 08:45:31 -05'00'

February 5, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

QUAISEY CORNER LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

PHILLIPS JAMES L JR TRST
92 FIVE MILE RIVER RD
DARIEN, CT 06820

NUT HUT LLC
85 ESSEX RD
CHESTNUT HILL, MA 02467

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 36 Bassett Rd

Tax Map Number: 26 Parcel Number: 50

Owner of Record: Matt and Carrie Powers

Description of Proposal:

Additions and alterations to existing structure. Raising existing structure.

New basement walkout with hardscaping.

Anticipated HDC Submission Date: February 10, 2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

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1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

9589 0710 5270 0681 6383 46

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 Postmark Here 02/07/2025

Sent To: Nest Hub LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at *www.usps.com®*.

Darien, CT 06820

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Philip James LJ Trust
Street and Apt. No., or PO Box No.: 92 Five Mile River Road
City, State, ZIP+4®: Darien CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Nantucket Conservation Found
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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°: 9 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Circle

Owner of record: NEVER BLUE LLC

Mailing Address: 50 LEGARE ST CHARLESTON SC 29401

Contact Phone #: 6467531965 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Road Nantucket MA 02554

Contact Phone #: 5082283600 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 _____

Size of Structure or Addition: Length: 26 Sq. Footage 1st floor: 546 Decks/Patio: Size: 250 ☑ 1st floor ☐ 2nd floor

Width: 21 Sq. footage 2nd floor: 546 Size: 150 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South 0 East 0 West _____

Height of ridge above final finish grade: North 24'8" South 24'8" East 24'8" West 24'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation NEW CONSTRUCTION
2. South Elevation NEW CONSTRUCTION
3. West Elevation NEW CONSTRUCTION
4. North Elevation NEW CONSTRUCTION

*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 _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☑ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 1/0 Rake 1 1/0 Soffit (Overhang) 0 Corner boards NA Frieze NA

Window Casing 1/4 Door Frame 1/4 Columns/Posts: Round _____ Square 8/8

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim PLATINUM Gray Sash NA Doors BLACK

Deck WOOD Ntr 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 3.24.25 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.

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> 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

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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Manhasset, NY 11020 — 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

APR 24 2025

03/24/2025

Sent To: McSweeney John P and Anne M
Street and Apt. No., or PO Box No.: 95 Revere Road
City, State, ZIP+4®: Manhasset NY 11020

9589 0710 5270 0681 6384 14

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

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Stuart, FL 34997 — OFFICIAL USE

Certified Mail Fee	$4.85
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

03/24/2025

Sent To: LAMB KIM A TR
Street and Apt. No., or PO Box No.: 6082 SE MEDINAH LN
City, State, ZIP+4®: STUART FL 34997

7022 0410 0003 0987 8274

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

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Nantucket, MA 02554 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$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

03/24/2025

Sent To: Nantucket Housing Authority
Street and Apt. No., or PO Box No.: 3 Manka Dr
City, State, ZIP+4®: Nantucket MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

03/24/2025

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

7022 0410 0003 0987 8267

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Cheyenne, WY 82001 — 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

APR 24 2025

03/24/2025

Sent To: Bach 41 LLC
Street and Apt. No., or PO Box No.: 2120 Carey Avenue
City, State, ZIP+4®: Cheyenne WY 82001

9589 0710 5270 0681 6384 38

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Avon, CT 06001 — 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

APR 24

03/24/2025

Sent To: Kruse Douglas J and Amy M
Street and Apt. No., or PO Box No.: 9 Stockbridge LN
City, State, ZIP+4®: Avon CT 06001

9589 0710 5270 0681 6384 21

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Boston, MA 02196 — 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

APR 24 2025

03/24/2025

Sent To: CARROLL John R + Bronwen L trstees (JJD) Family of the Carroll
Street and Apt. No., or PO Box No.: POBOX 962049
City, State, ZIP+4®: BOSTON MA 02196

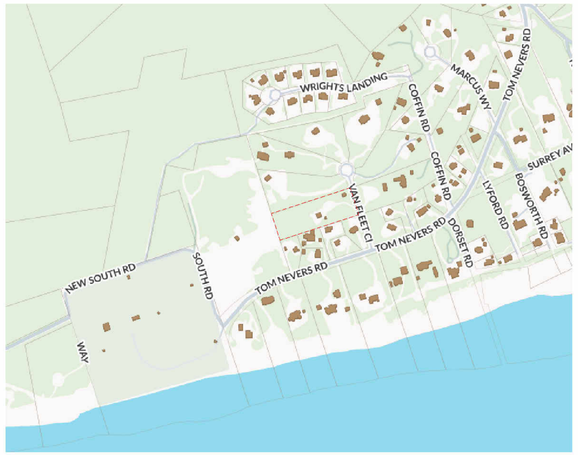
9589 0710 5270 0681 6384 52

PS Form 3800, January 2023 PSN 7530-02-000-9047 — See Reverse for Instructions

REED Forever LLC

Garage

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



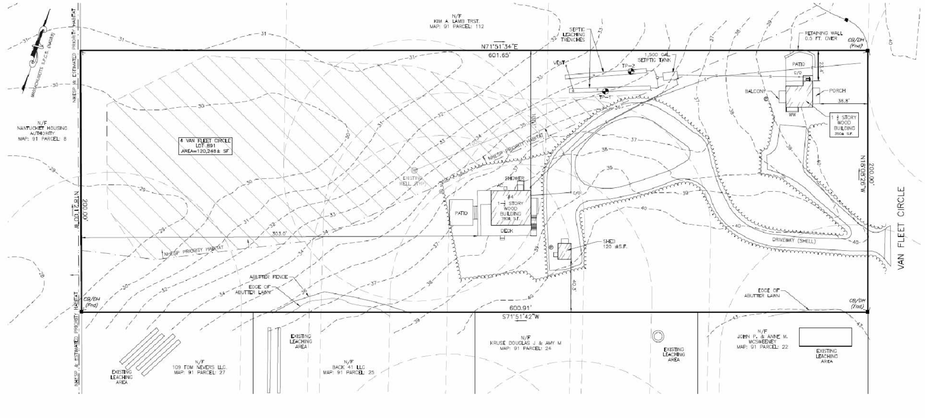
3. Existing Driveway



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

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
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

3/23/2025 12:57:41 PM

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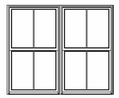
A



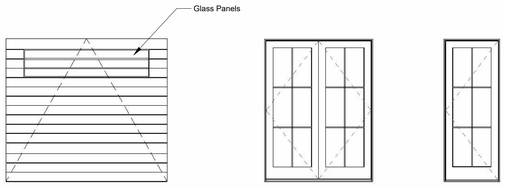
A2

Window Legend
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	<varies>	
A2	Marvin Windows and Doors	ELDH3660	6'-0 1/4"	5'-0 3/8"	Black	

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.



Custom Garage Door

6080

3080

Exterior Door Legend - HDC
1/4" = 1'-0"

Door Schedule - HDC							
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Function**	**Comments**
01	Custom Garage Door	Custom				Exterior	
02	Custom Garage Door	Custom				Exterior	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	8'-0"		Exterior	
04	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		Exterior	
05	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"		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 wtih 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
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HDC - Not For Construction

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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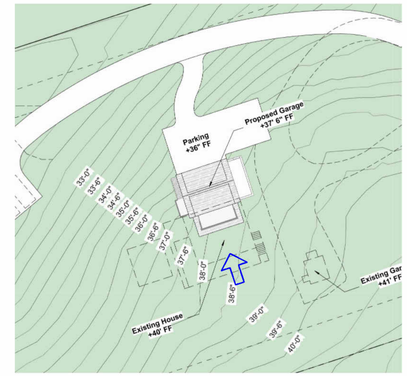
Key Plan



Key Plan

Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



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

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
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

HDC3

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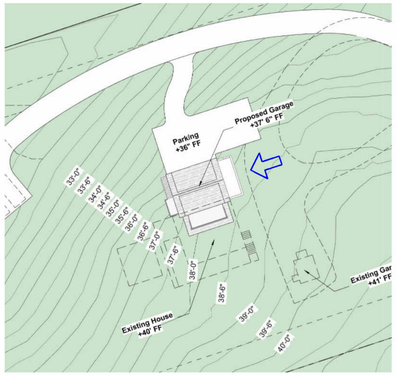
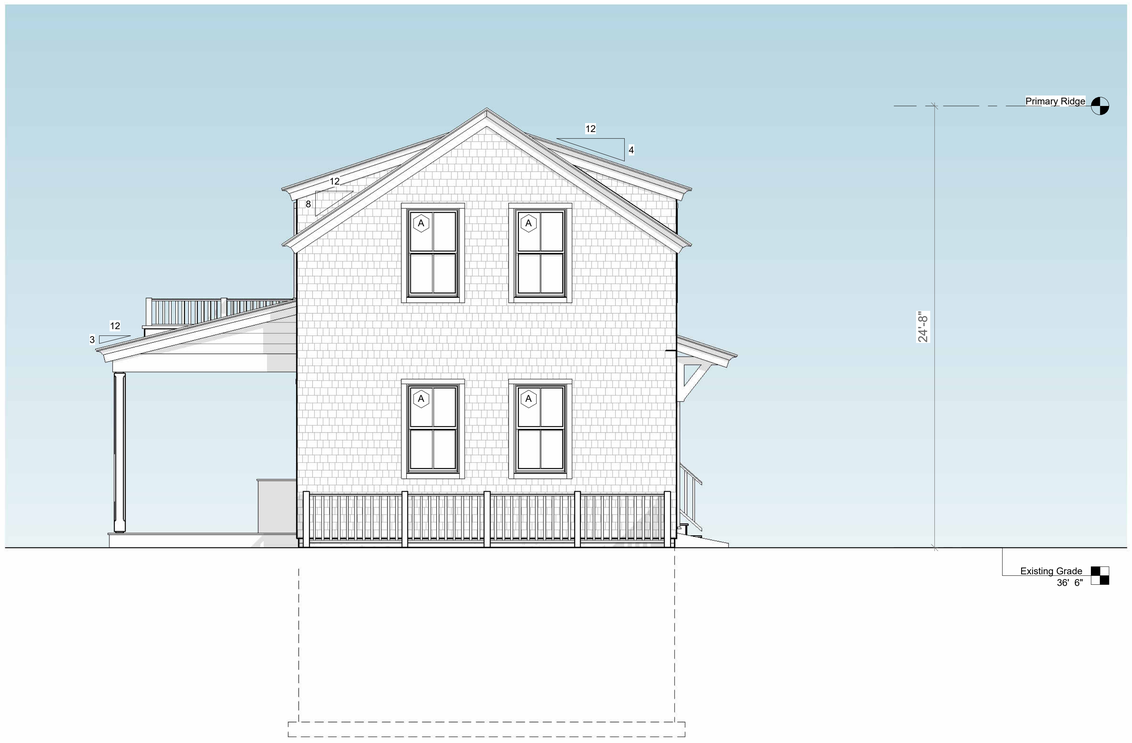


Key Plan



Key Plan

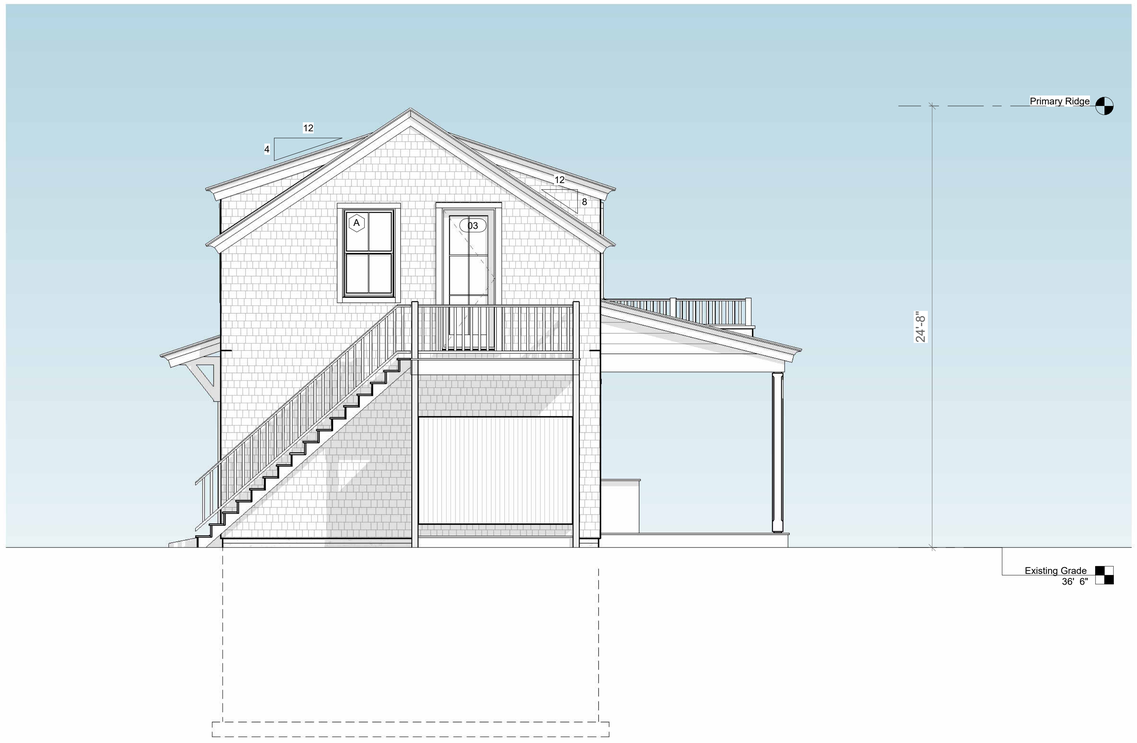
Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0"
SCALE
2 0 2 4 6 8 10
FEET

Current Submission



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

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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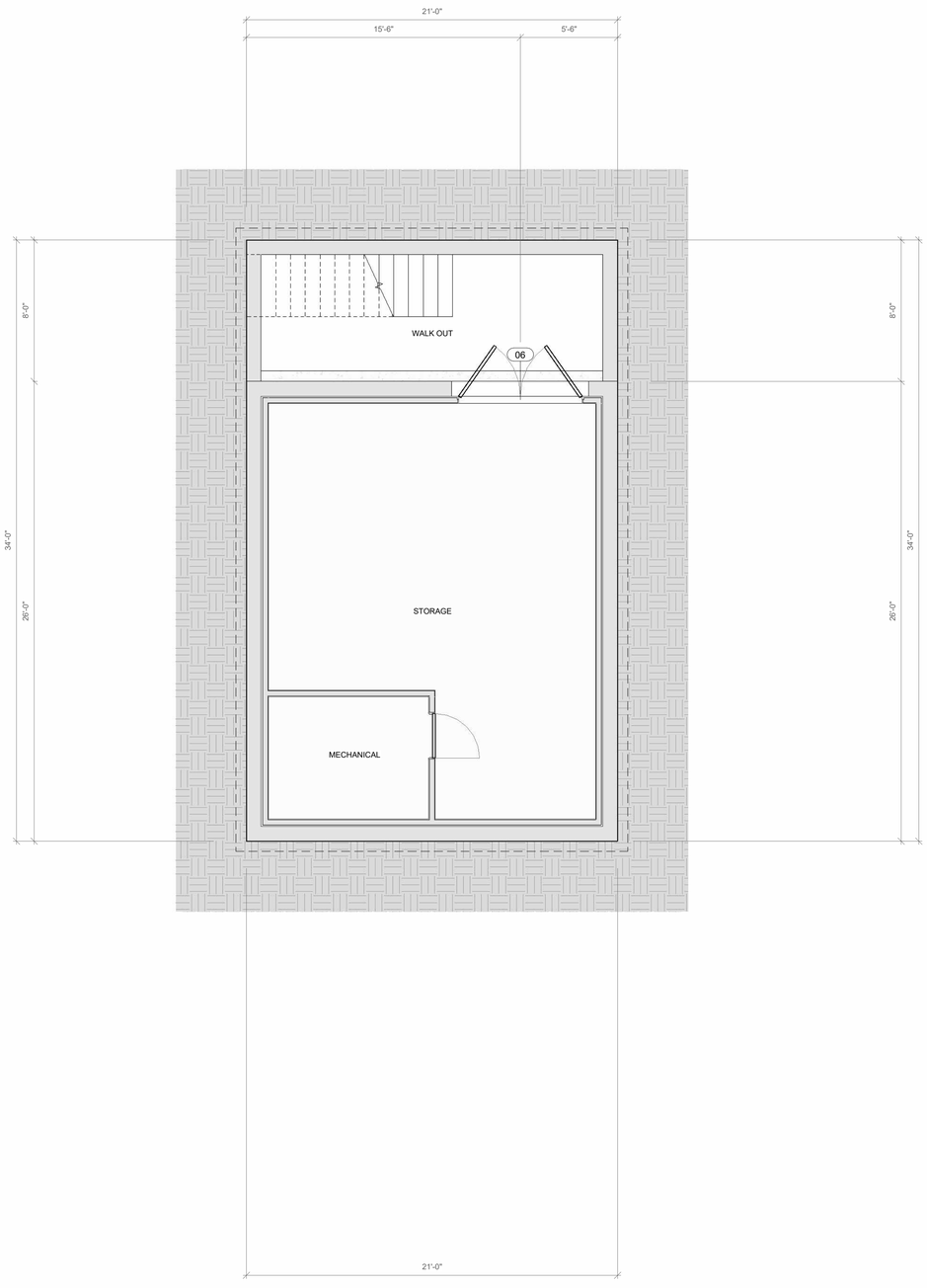
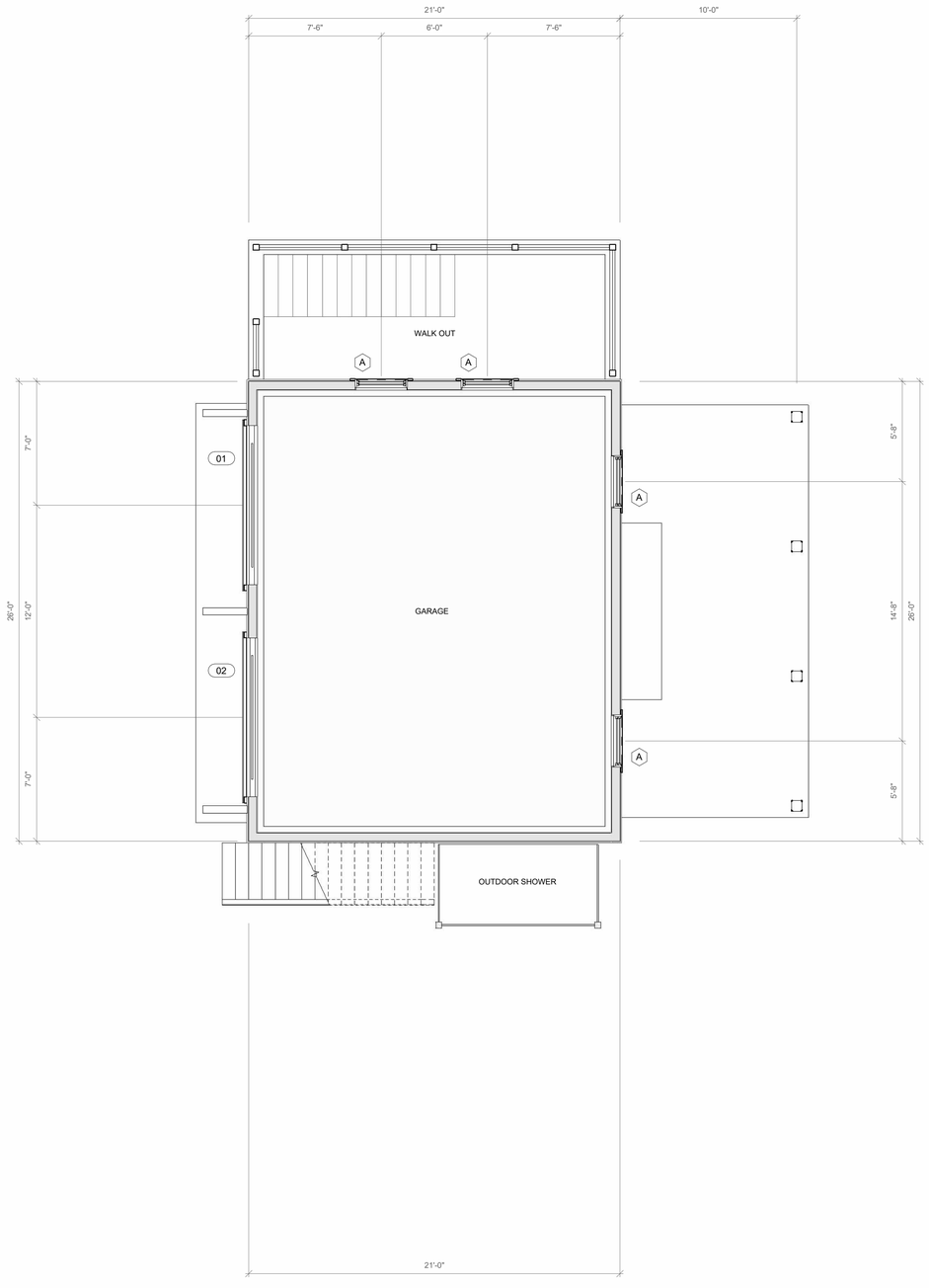


1 HDC - Basement Plan
1/4" = 1'-0"



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
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

3/23/2025 12:57:46 PM

HDC5

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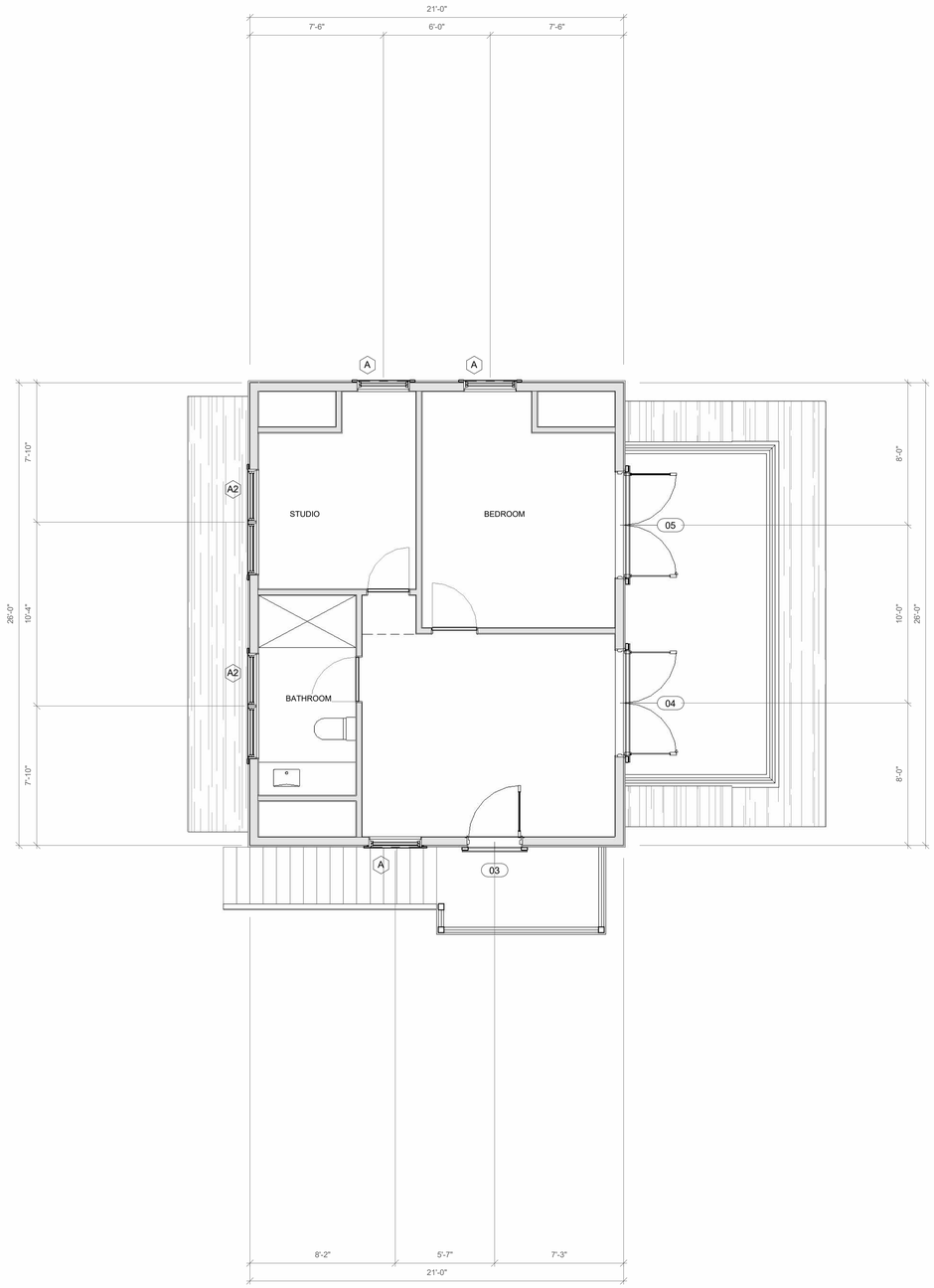
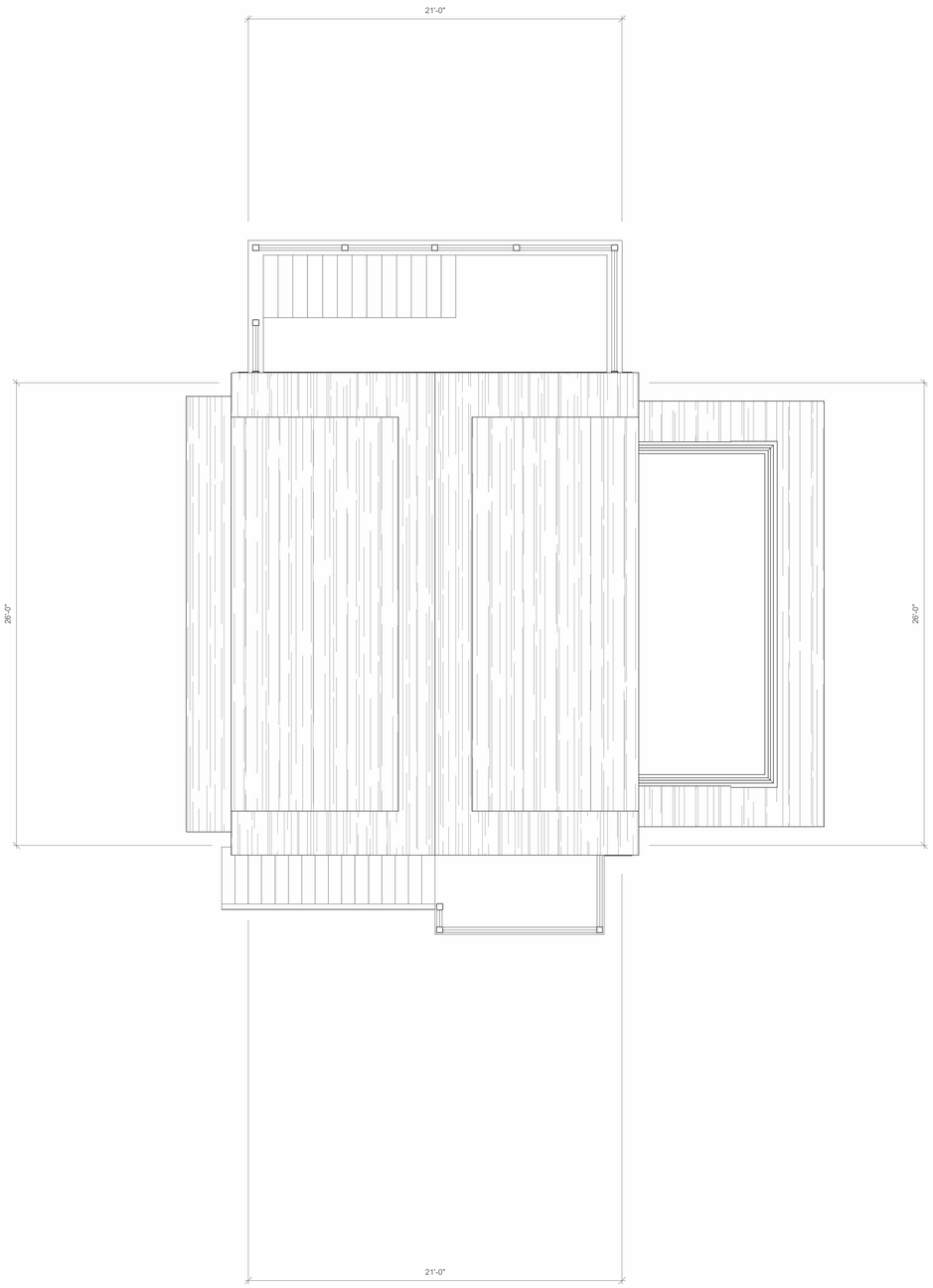


1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" 2 0 2 4 6 8 10 SCALE FEET



2 HDC - Roof Plan
1/4" = 1'-0"

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

REED Forever LLC
4 Van Fleet, Nantucket, MA
Garage
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

HDC6

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 622

Street & Number of Proposed Work: 44 ESSEX ROAD

Owner of record: BRUCE + KRISTINE BEEBE

Mailing Address: P.O. BOX 3125

NANTUCKET, MA 02584

Contact Phone #: (508) 325-3125 E-mail: BBEEBE@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☒ Roof ☒ Other REPLACEMENT OF SOME ROTTEN TRIM BOARDS

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 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other SMALL PORCH ROOFS (2)

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

→ CERTAINTEED "GEORGETOWN GRAY"

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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 1X8 Soffit (Overhang) N/A Corner boards 1X6 Frieze N/A

Window Casing 1X5 Door Frame 1X6 Columns/Posts: Round _____ Square X 6X6

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 CERTAINTEED "GEORGETOWN GRAY"

Trim WHITE 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.

3/22/2025 Bruce C Beebe

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
N/A	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting. → ON LIST
✓	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

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: _____ Date: 3/24/25

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.
2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES Style (Architectural or 3-tab), Manufacturer & Color		*APPROVABLE* Old Historic Districts (OHD & SOHD)	*APPROVABLE* All other areas
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

RECEIVED
MAR 05 2025
BY

LIKE - KIND Certificate # HDC2025-03-12147 Date Issued: 3/7/25

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a
CERTIFICATE OF APPROPRIATENESS for "L

Like-Kind is a repair or replacement of the exact building feature (ex:

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, "Bu
application. Please refer to Page 2 for submittal requirements. Incomplete applications will not be r
your application is a "like-kind," please discuss with Staff prior to su

This is a contractual agreement and must be filled out in ink. An application made for issuance of a Certif
Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings, and photograph
reference. **ALL Like-Kind applications must provide PHOTOGRAPHS**

This certificate is valid for three years from date of issuance. No structure may di
Violation may impede issuance of Certificate of Occu

RECENT 'LIKE KIND' SUBMISSION. NOW APPLYING FOR CHANGE TO ARCHITECTURAL GRADE SHINGLES

PROPERTY DESCRIPTION

TAX MAP No: 67 PARCEL No: 622

Address of Proposed Work: 44 ESSEX ROAD
Date of building (if known): 1999
Owner of Record: BRUCE + KRISTINE BEEBE
Mailing Address: P.O. BOX 3127
NANTUCKET, MA 02584
Telephone: (508) 325-3125
Email: BBEEBE44@GMAIL.COM

Previous Like Kind COA #

AGENT INFORMATION

Name:
Mailing Address:
Telephone:
Email:

For office use only 1047
Date Application Received: 03/05/25 Fee: $25.00 ☑
Must be acted on by: 05/17/25
Extended to:
Approved: ✓ Disapproved:
Staff Member: Cathy
Notes-Comments-Restrictions-Conditions:
Like Kind roof, trim

Year of Building: 1999 Name of Building:

DESCRIPTION OF REPLACEMENT WORK TO BE PERFORMED

___Fence repair /replacement ___ Gate repair/ replacement X Roof repair/replacement
____ Sidewall repair /replacement ___ Chimney repair / replacement ___ Foundation repair / replacement
___ Shutter repair / replacement ___Other: REPLACE SOME ROTTED TRIM

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 Other

ROOF – Type: 3-TAB Manufacturer (Roofing): CERTAIN-TEED Material: ASPHALT Color: GRAY FROST

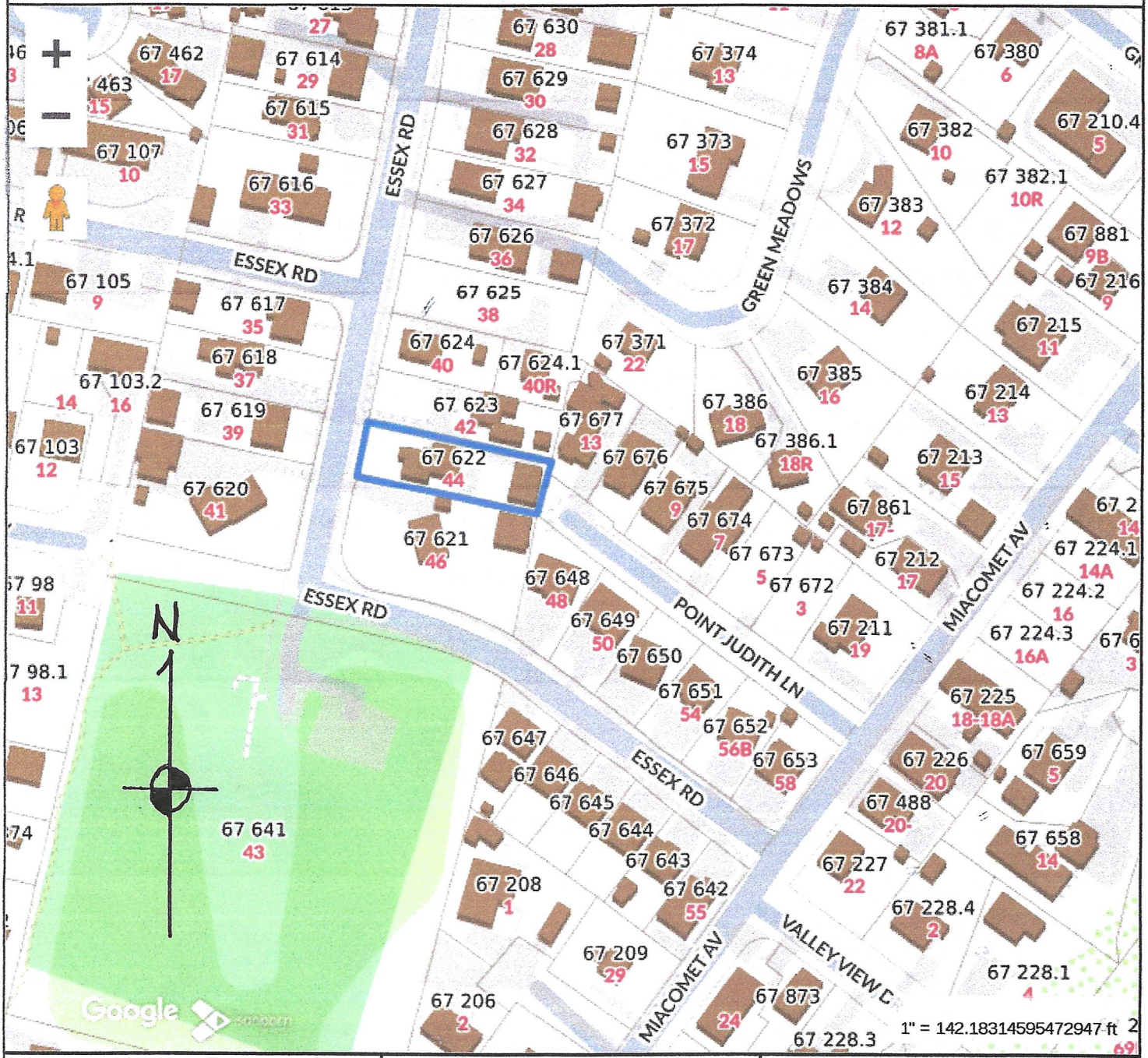
DESCRIPTION OF BUILDING of proposed roof work: SINGLE FAMILY DWELLING

OTHER 2-STORIES, WITH TWO CAR GARAGE UNDER SAME ROOF.

(Please specify ALL details of proposed work)

SOME OF THE WHITE PAINTED TRIM WILL BE REPLACED, INCLUDING RAKES, FASCIA, CORNER BOARDS AND WINDOW TRIM.

THE ENTIRE ROOF WILL BE STRIPPED + RESHINGLED W/ LIKE MATERIAL.



Property Information

Property ID	5913
Location	44 ESSEX RD
Owner	BEEBE BRUCE C & KRISTINE A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

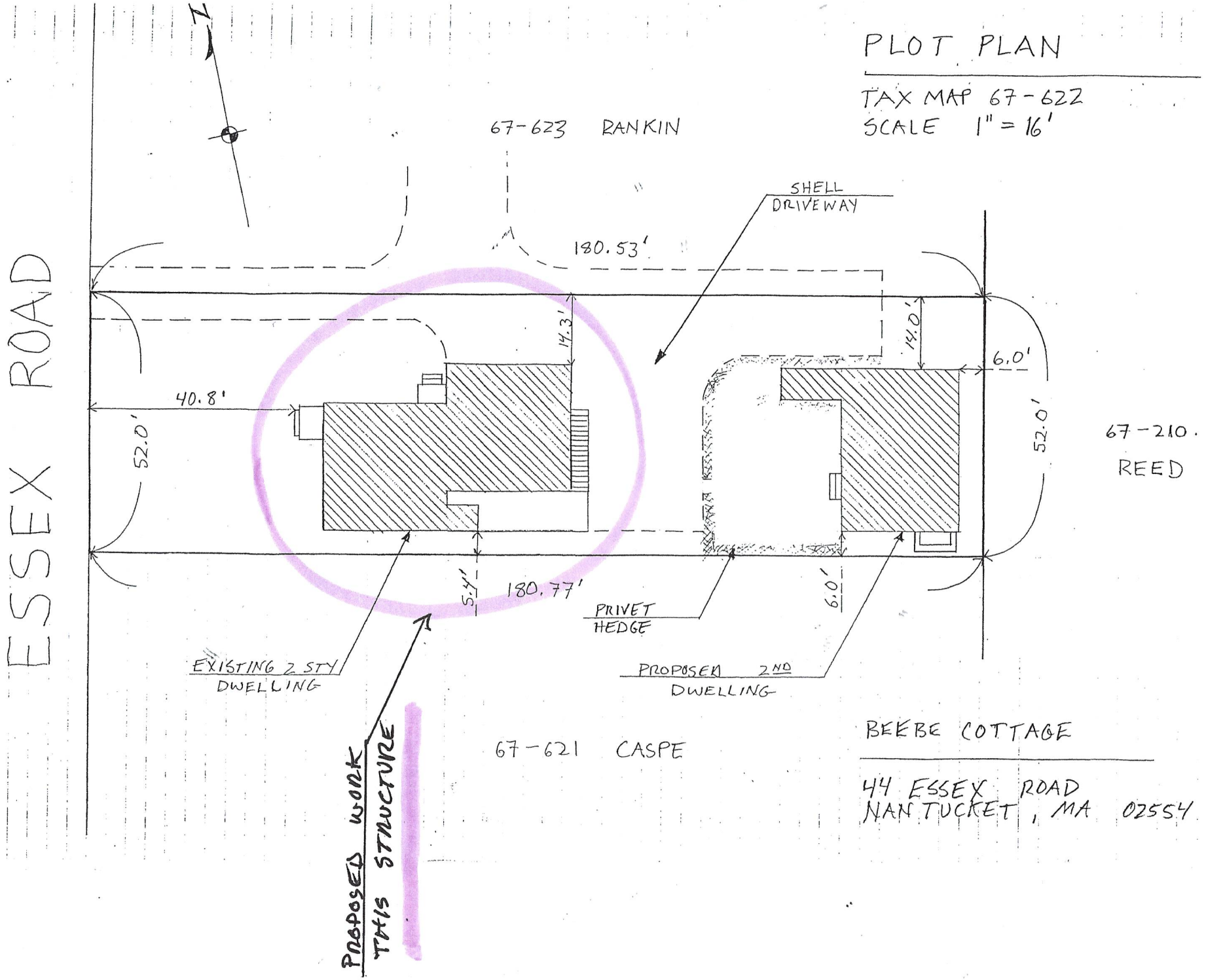
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

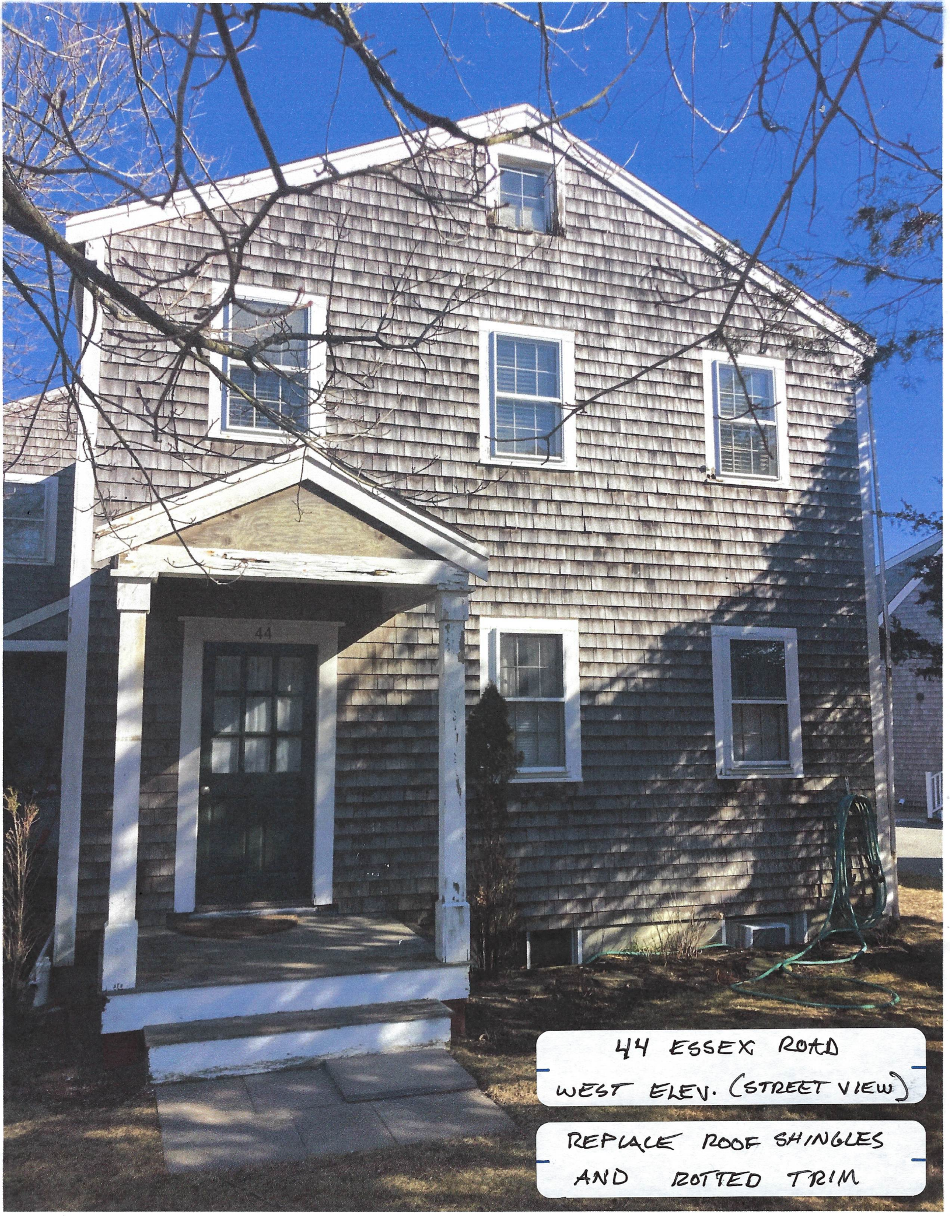
PLOT PLAN

TAX MAP 67-622
SCALE 1" = 16'



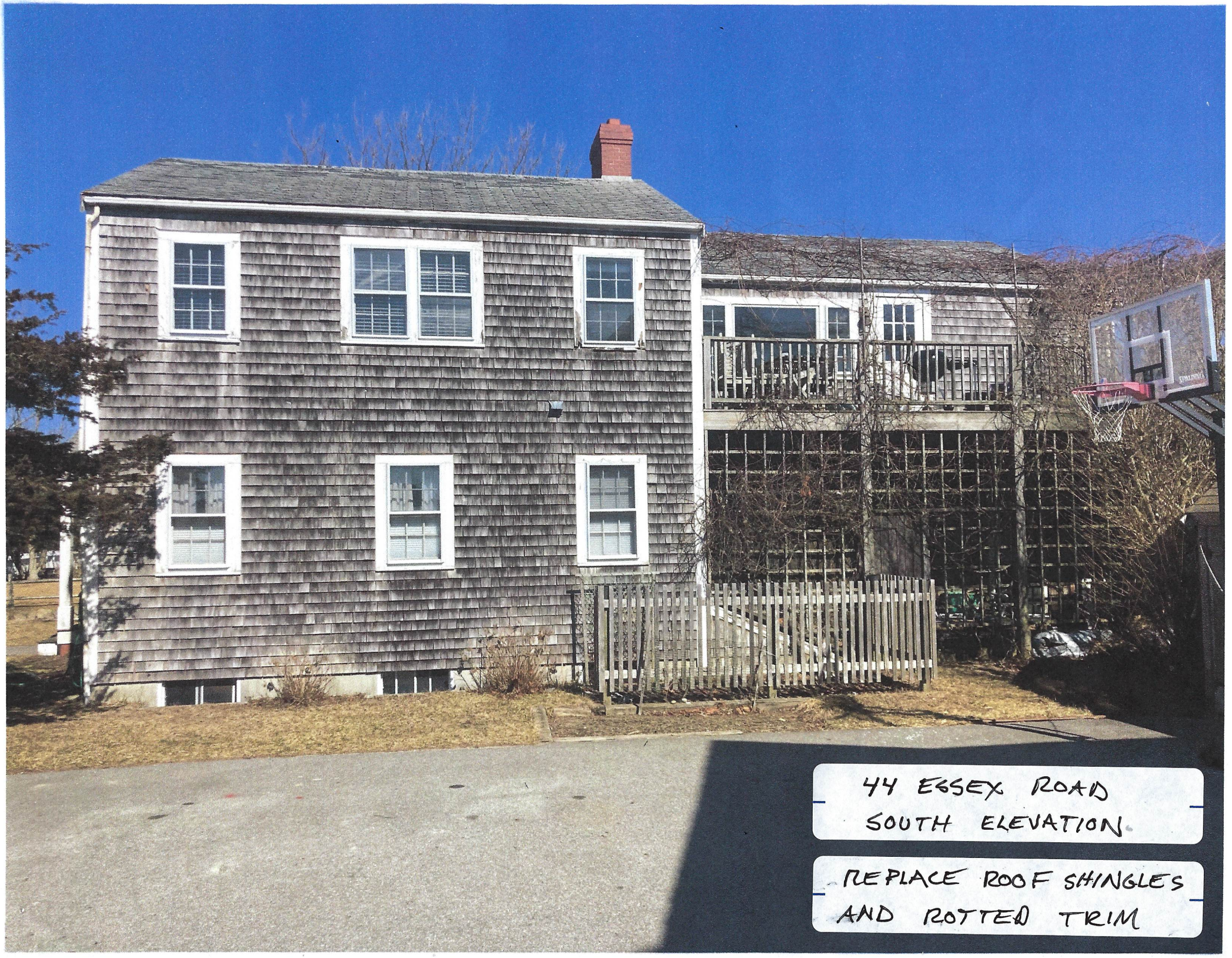
BEEBE COTTAGE

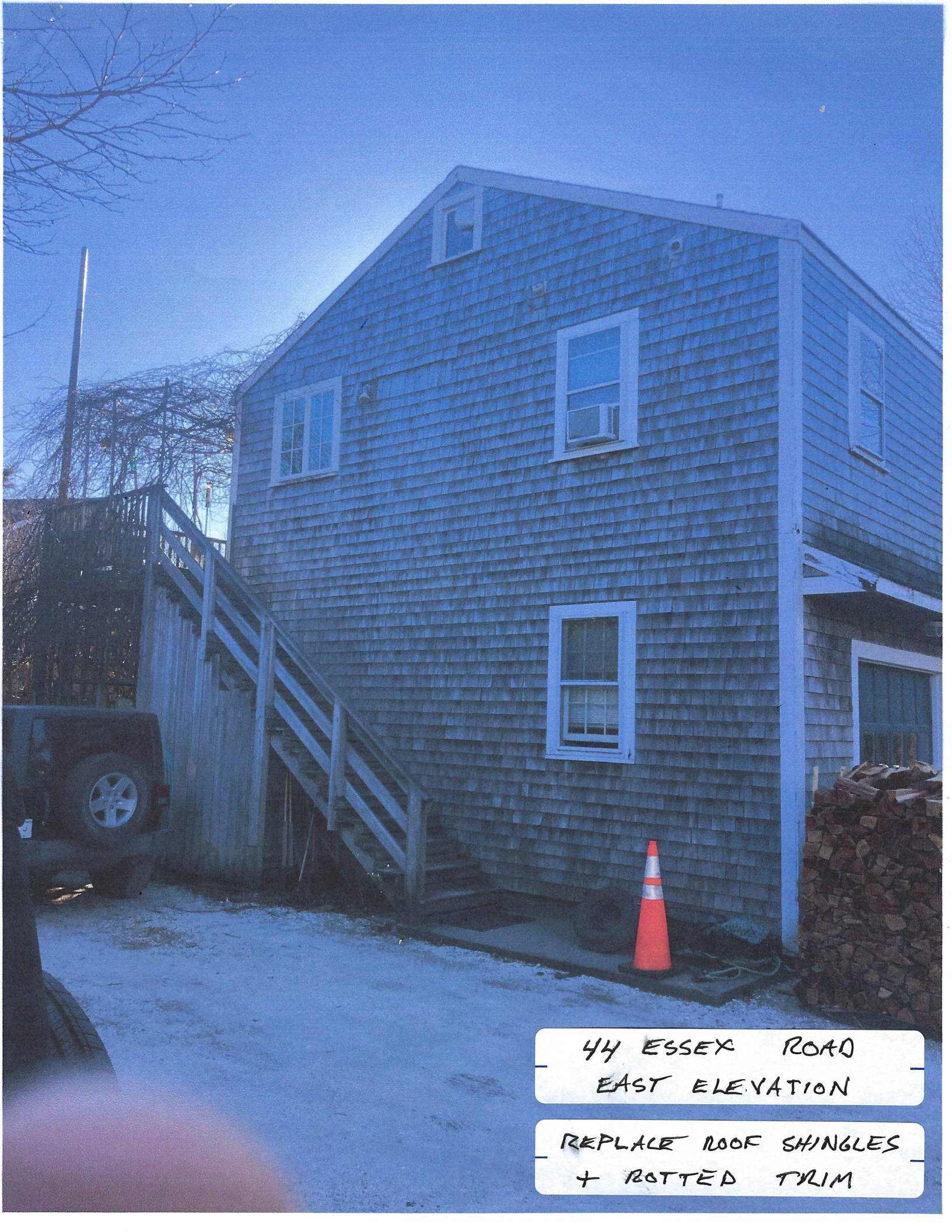
44 ESSEX ROAD
NANTUCKET, MA 02554



44 ESSEX ROAD
WEST ELEV. (STREET VIEW)

REPLACE ROOF SHINGLES
AND ROTTED TRIM


44 ESSEX ROAD
SOUTH ELEVATION
REPLACE ROOF SHINGLES
AND ROTTED TRIM


44 ESSEX ROAD
EAST ELEVATION
REPLACE ROOF SHINGLES
+ ROTTED TRIM


44 ESSEX ROAD
NORTH ELEVATION
REPLACE ROOF SHINGLES
AND ROTTED TRIM

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.**
n/a	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°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNV Surf LLC

Mailing Address: PO Box 187
New Vernon, NJ, 07976

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 Move off / Demo Existing SHED

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 12'-2" South 12'-2" East 12'-2" West 12'-2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

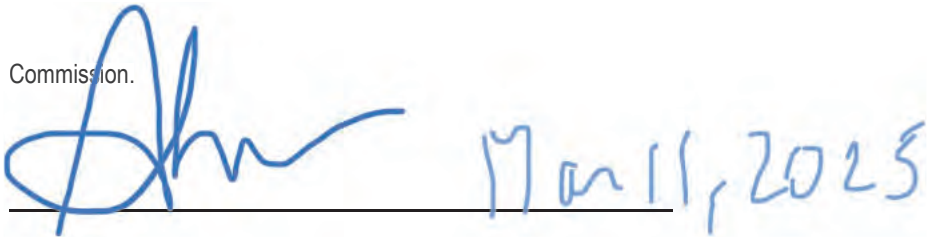
Authorization Letter

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 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

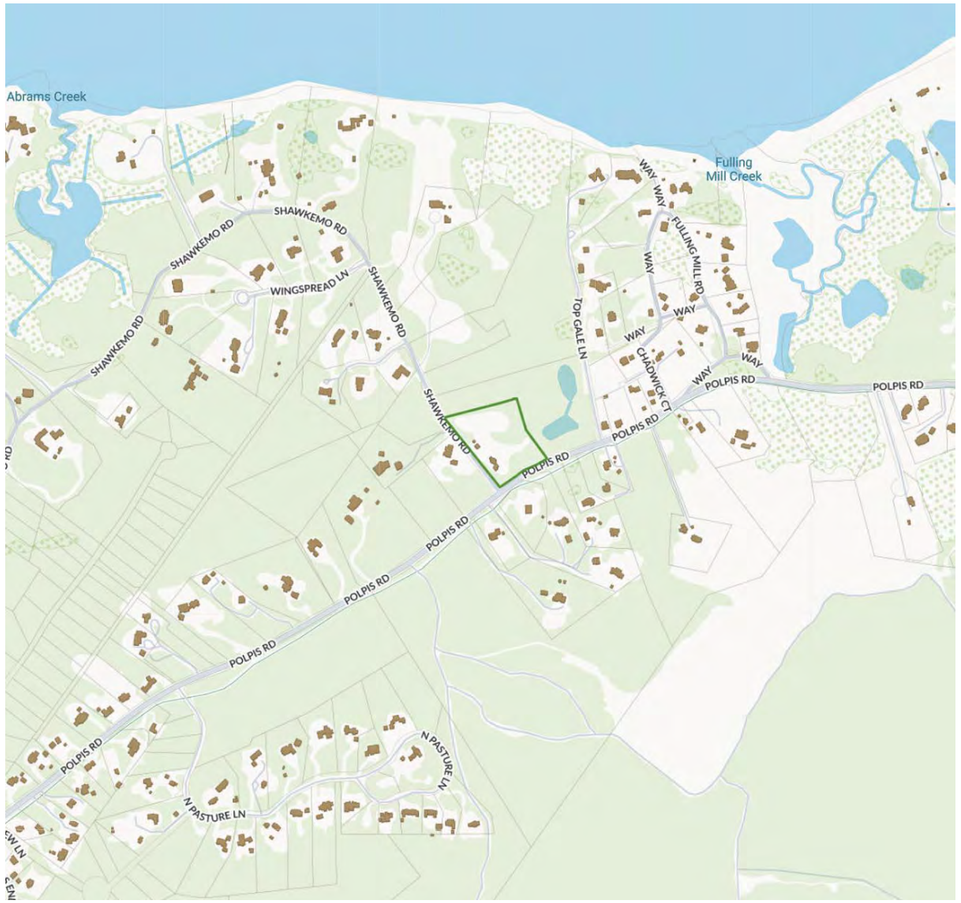
8 Williams Lane.Nantucket.MA.02554
508.325.4995





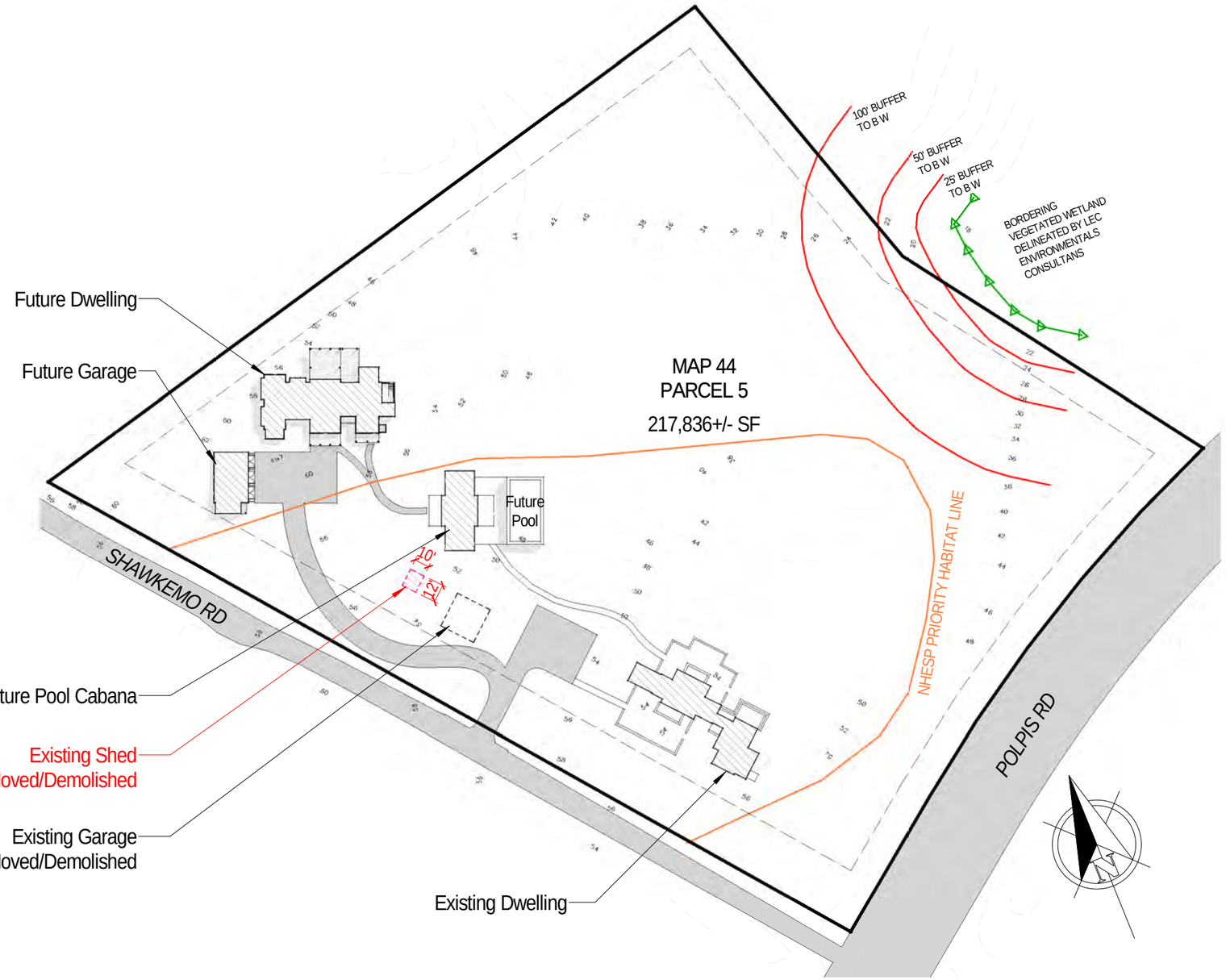






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

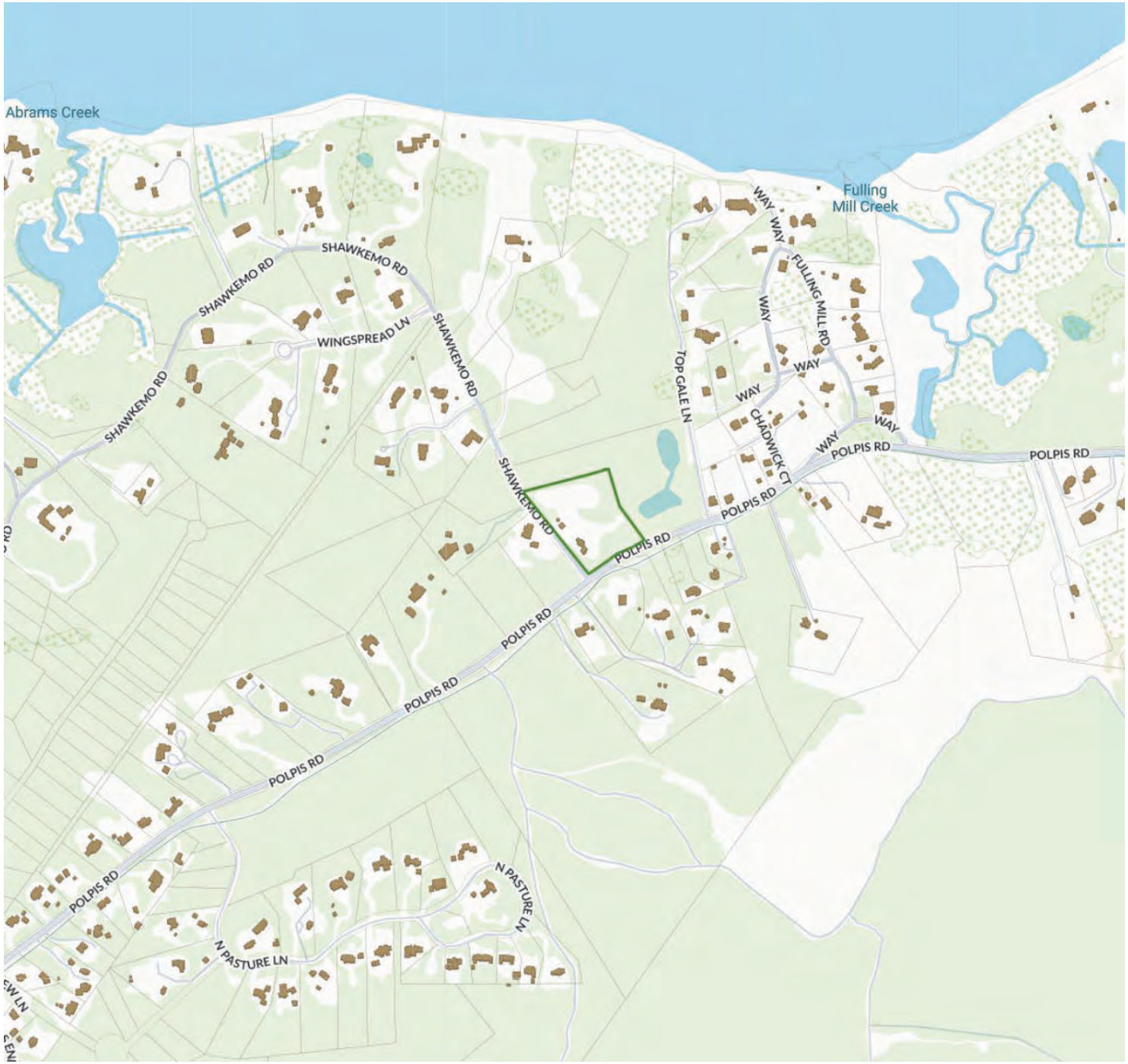
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

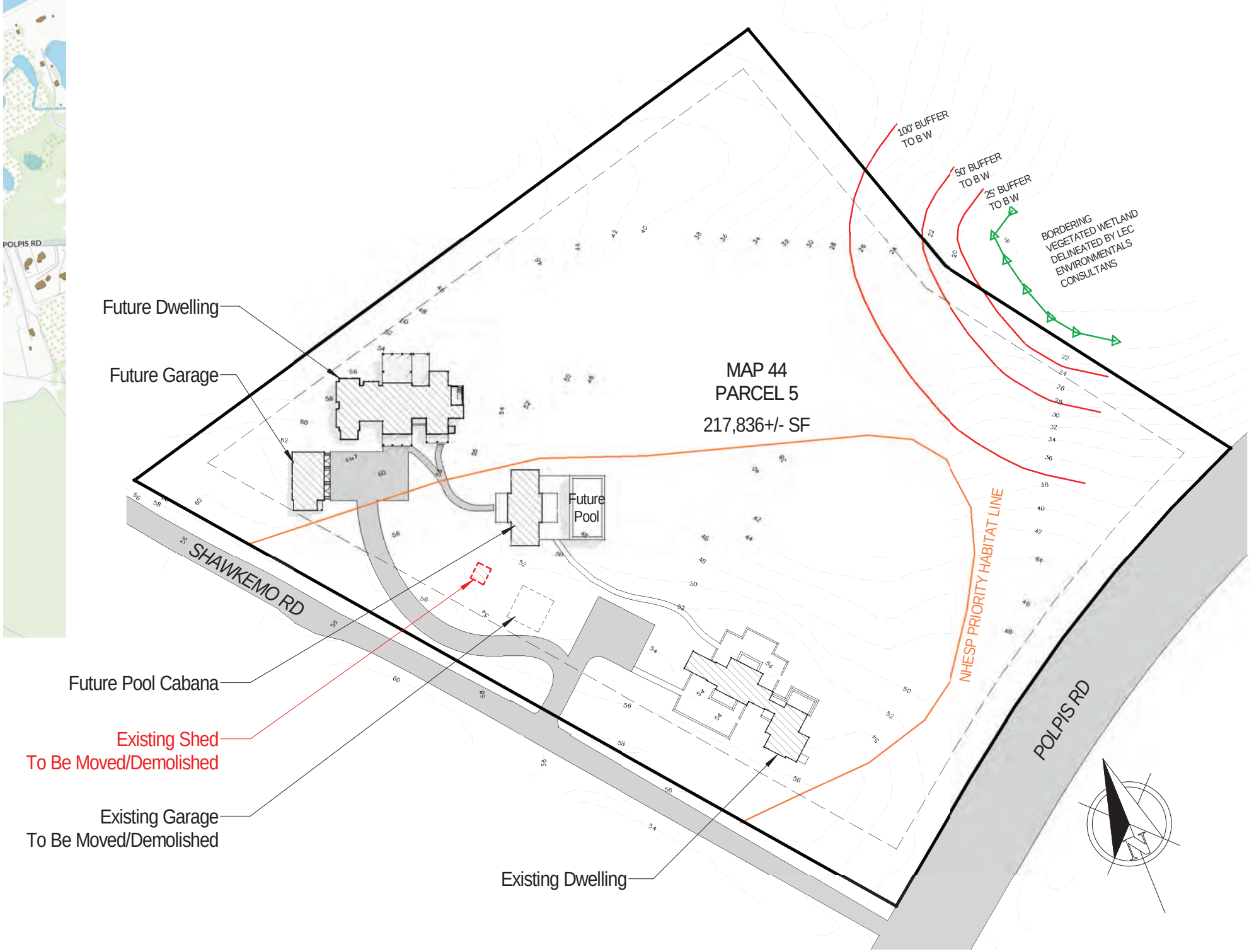
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-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

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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.**

n/a 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°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd.

Owner of record: CNY Surf LLC

Mailing Address: Po Box 187

New Vernon, NJ, 07976

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 Move OFF / Demo Existing Garage

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 576 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 17'-3" South 17'-3" East 17'-3" West 17'-3"

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 3/20/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

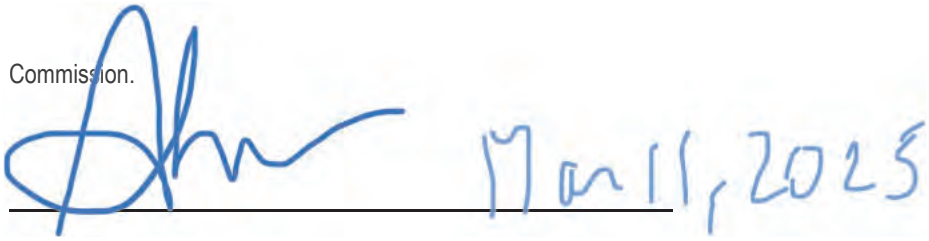
Authorization Letter

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 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

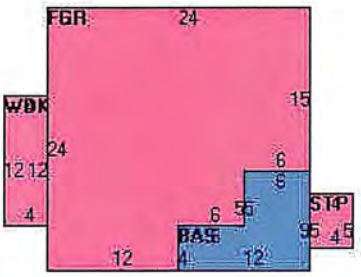
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
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	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\34\82.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2528_145:

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FHS	Half Story, Finished	384	192
BAS	First Floor	78	78
FGR	Garage, Finished	498	0
STP	Stoop	20	0
WDK	Deck, Wood	48	0
		1,028	270

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1

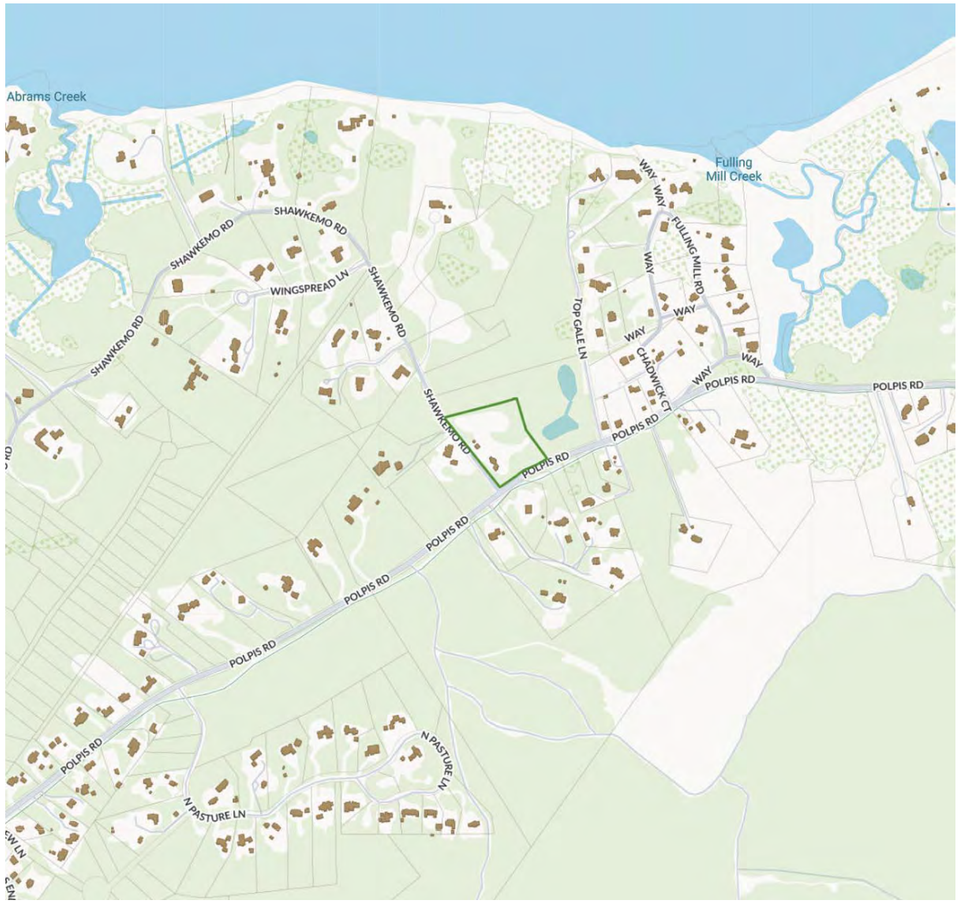
Land





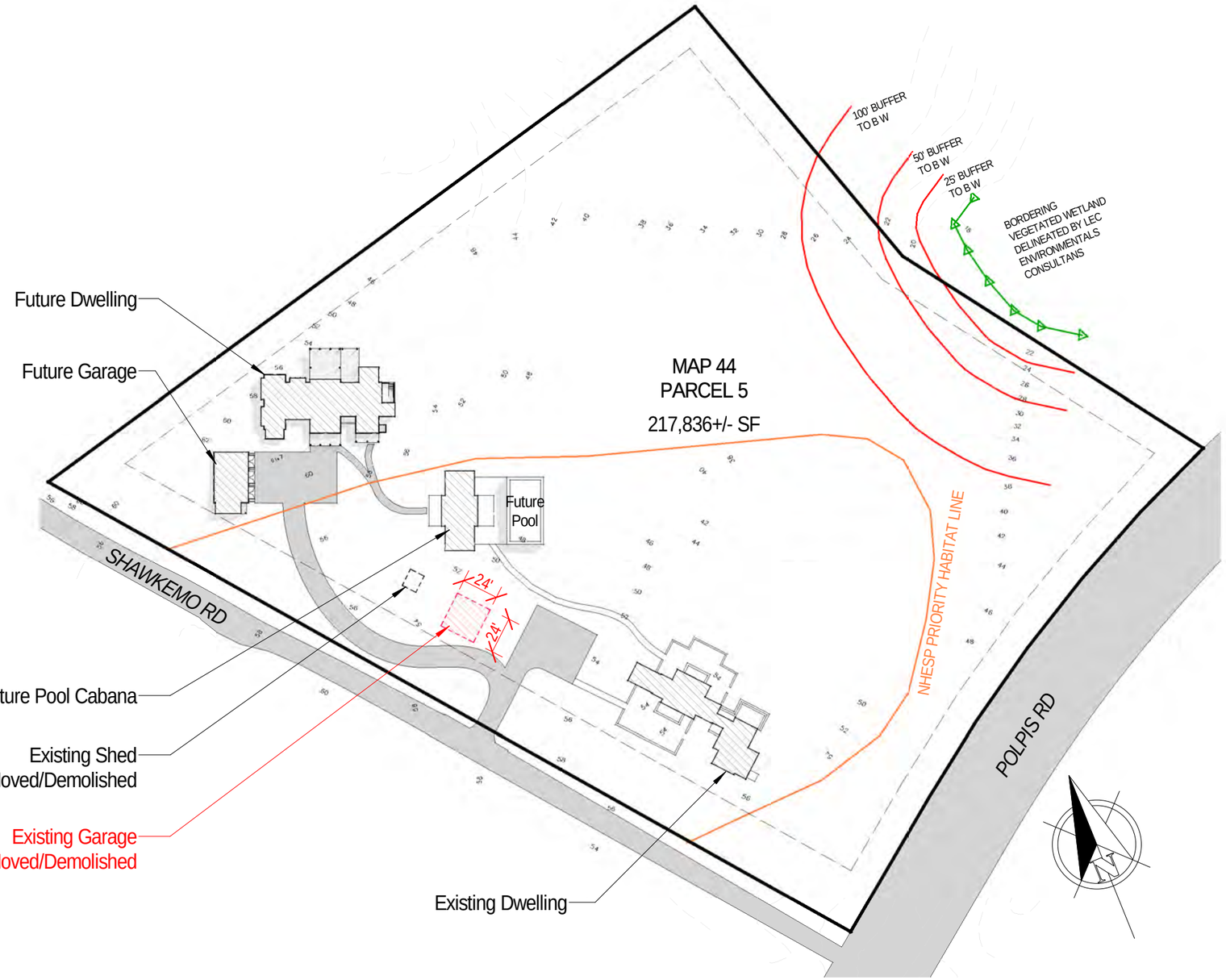






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

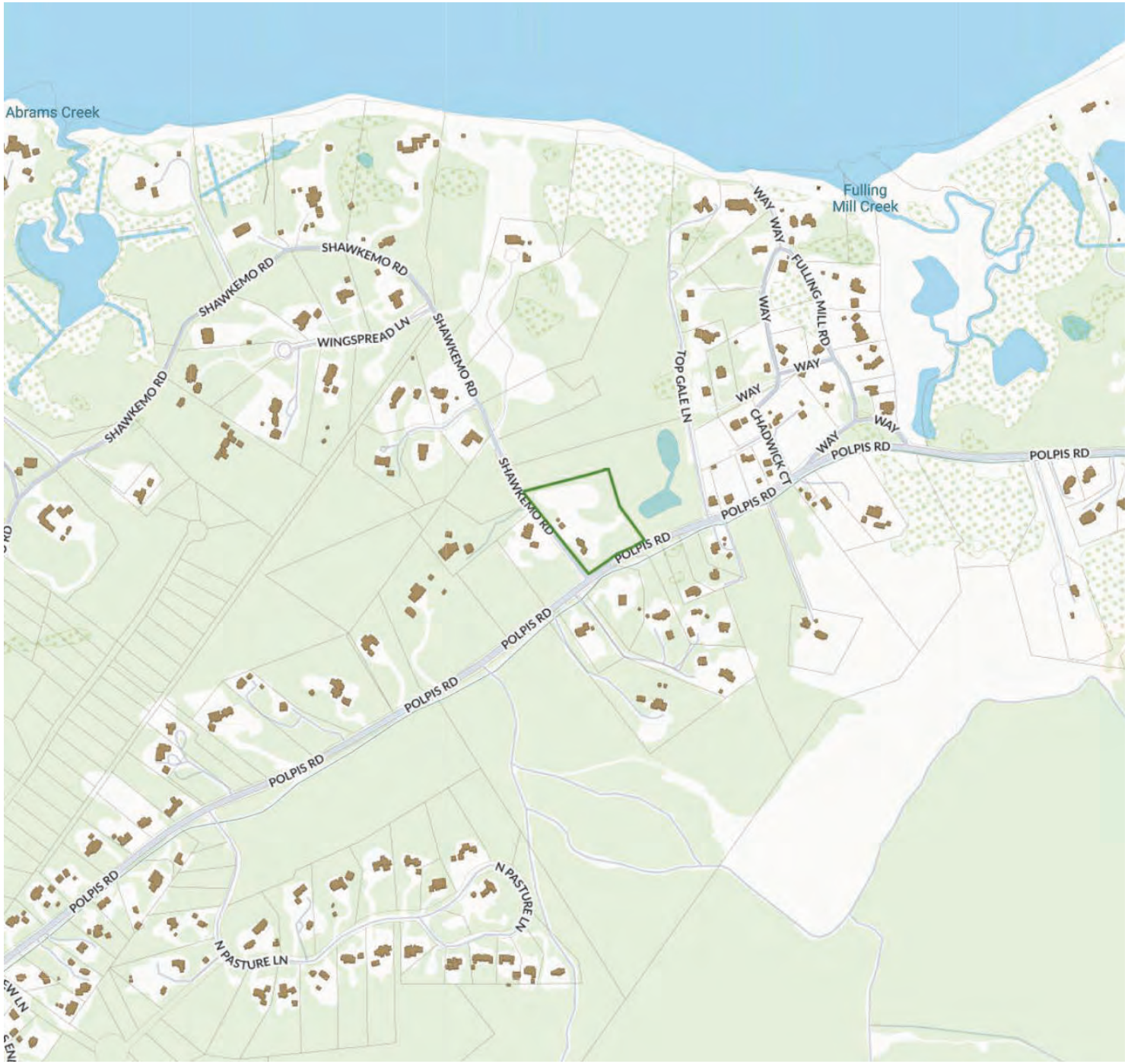
Zoning Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'

Cover Sheet

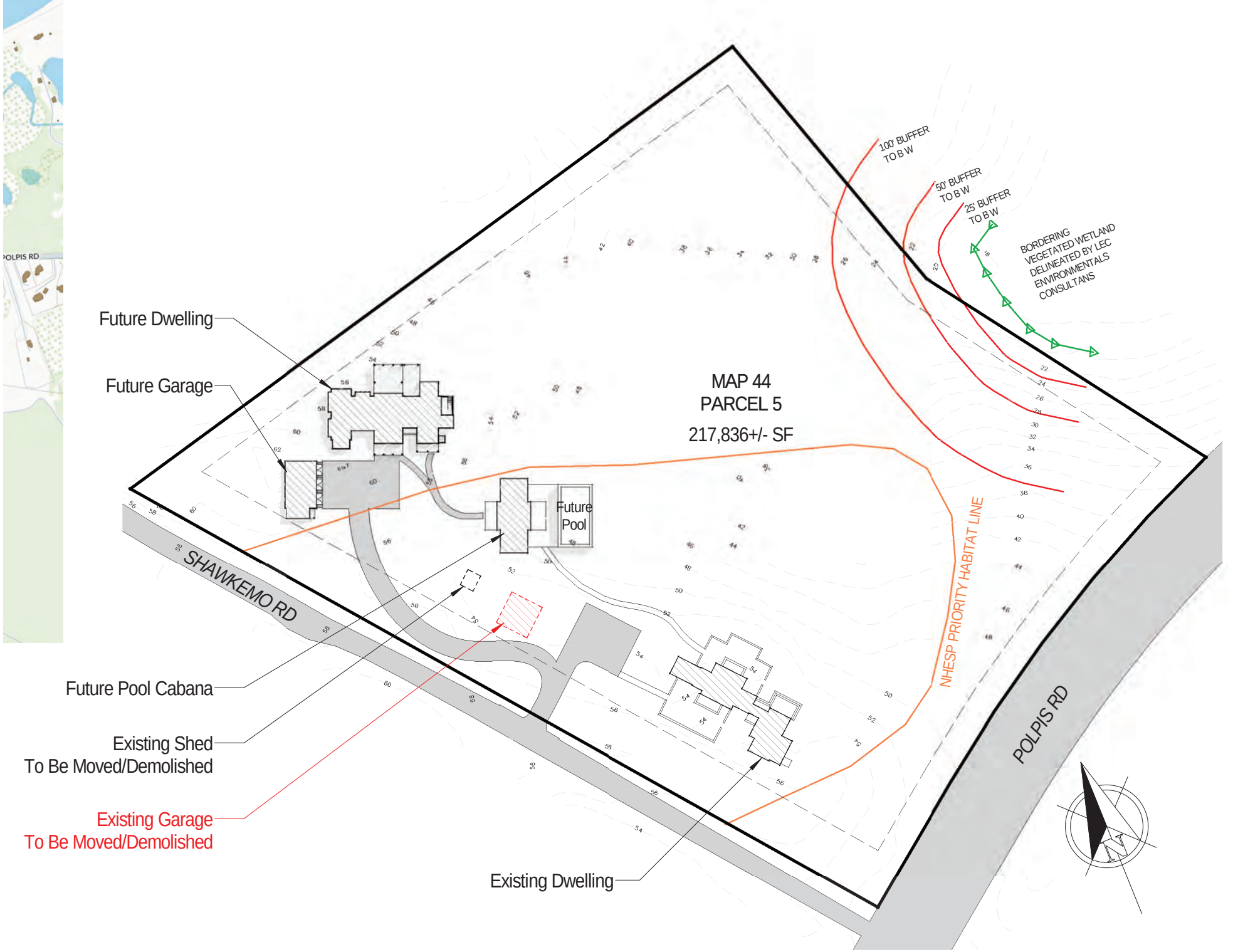
Scale: As indicated
Date: 03.19.25

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Locus Map

Not to Scale



Site Plan

1" = 80'-0"

68 Shawkemo Rd / 44 / 5 / Garage

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

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.

NG — 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 44 PARCEL N°. 5

Street & Number of Proposed Work: 68 Shawkemo Rd. (Garage)

Owner of record: CNV Surf LLC

Mailing Address: Po Box 187 New Vernon, NJ 07976

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@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: 40' Sq. Footage 1st floor: 859 Decks/Patio: Size: 25 SF ☑ 1st floor ☐ 2nd floor

Width: 22' 6" Sq. footage 2nd floor: 769 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'-0" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/- 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 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 5 1/2" Rake 5 1/2" Soffit (Overhang) _____ Corner boards 5 1/2" Frieze 7 1/4"

Window Casing 3 1/2" Door Frame 3 1/2" 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 Carriage 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 3/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR CNV SURF, LLC

STREET ADDRESS 68 Shawkemo Rd

MAP/PARCEL 44/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

03/24/25
Date

emeritus

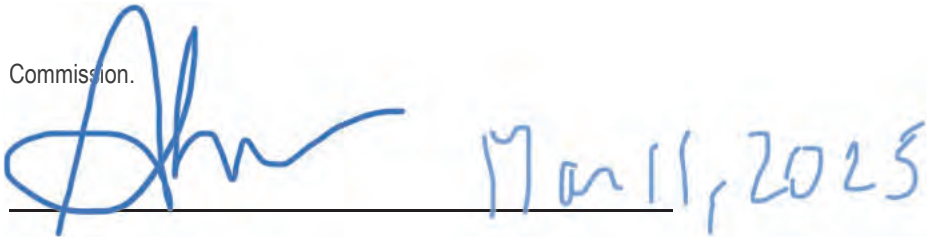
Authorization Letter

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 68 Shawkemo Rd on the following statement:

I CNW SURF, LLC, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

9589 0710 5270 0324 7577 00

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Domestic Mail Only

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total
$
Sent T
Street
City, S

FARKAS PAMELA STEDMAN
59 CHARLES ST
NEW YORK, NY 10014

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Po
$
Sent To
Street an
City, Stat

NELSON THOMAS M & ANNALISE M
129 POLPIS RD
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 62

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Ci

TALULA LLC
C/O CHRISTINA SCHWEFEL
749 LAKE AVE
GREENWICH, CT 06830

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7576 94

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- ☐ Adult Signature Restricted Delivery $

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Street an
City, Stat

BLUEACKBIRD9 LLC
749 LAKE AVENUE
GREENWICH, CT 06830

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Sent To: CRICHTON HOUSE HOLDINGS LLC
Street and Apt.: 72 NORTH STATE ROAD # 502
City, State, ZIP+4: BRIARCLIFF MANOR, NY 10510

Postmark Here

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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Sent To: NANTUCKET CONSERVATION FOUND I
Street and Apt.: PO BOX 13
City, State, ZIP+4: NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7577 24

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: BOUCAI SOLOMON TRUSTEE
Street and Apt.: 61 SHAWKEMO RD NOM TR
City, State, ZIP+4: 1100 SOUTH FLAGER APT 1102 WEST PALM BEACH, FL 33401

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: CLAFLIN EDWIN M
Street and Apt.: 131 POLPIS RD
City, State, ZIP+4: NANTUCKET, MA 02554

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... CNV SURF, LLC

MAILING ADDRESS..... PO Box 187 New Vernon NJ 07976

PROPERTY LOCATION..... 68 Shawkemo Rd

ASSESSORS MAP/PARCEL..... 44 / 5

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

MARCH 18,2025
DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.03.18 14:42:53 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 68 Shawkemo Rd

Tax Map Number: 44 Parcel Number: 5

Owner of Record: CNV SURF, LLC

Description of Proposal: New Dwelling, Garage and Cabana

Anticipated HDC Submission Date: 3/24/25

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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
27	53		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	66 SHAWKEMO RD
44	6		CLAFLIN EDWIN M		131 POLPIS RD	NANTUCKET	MA	02554	131 POLPIS RD
44	19	4	CRICHTON HOUSE HOLDINGS LLC		72 NORTH STATE ROAD # 502	BRIARCLIFF MANOR	NY	10510	133 POLPIS RD
44	19	5	NELSON THOMAS M & ANNALISE M		129 POLPIS RD	NANTUCKET	MA	02554	129 POLPIS RD
44	19	6	FARKAS PAMELA STEDMAN		59 CHARLES ST	NEW YORK	NY	10014	135 POLPIS RD
44	128		BOUCAI SOLOMON TRUSTEE	61 SHAWKEMO RD NOM TR	1100 SOUTH FLAGER APT 1102	WEST PALM BEACH	FL	33401	61 SHAWKEMO RD
44	130		TALULA LLC	C/O CHRISTINA SCHWEFEL	749 LAKE AVE	GREENWICH	CT	06830	59 SHAWKEMO RD
44	132		BLUEACKBIRD9 LLC		749 LAKE AVENUE	GREENWICH	CT	06830	57 SHAWKEMO RD
Count:	**8**								




68











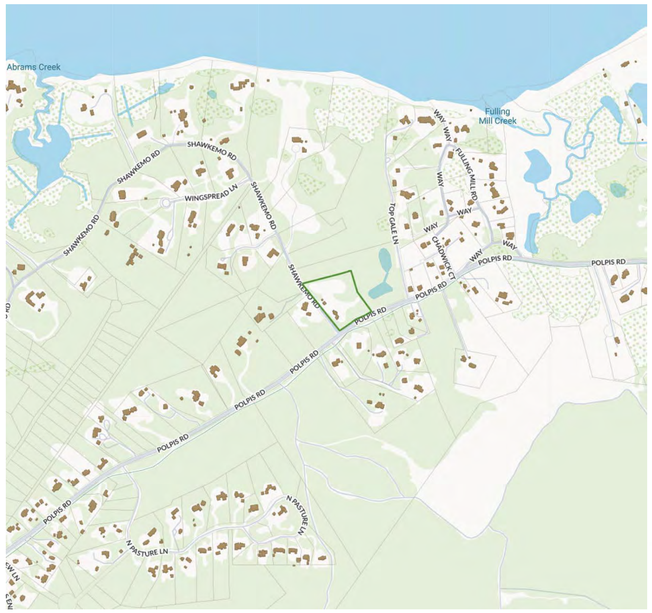


CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

03.21.25

HDC Submission



1 Locus Map
Not to Scale

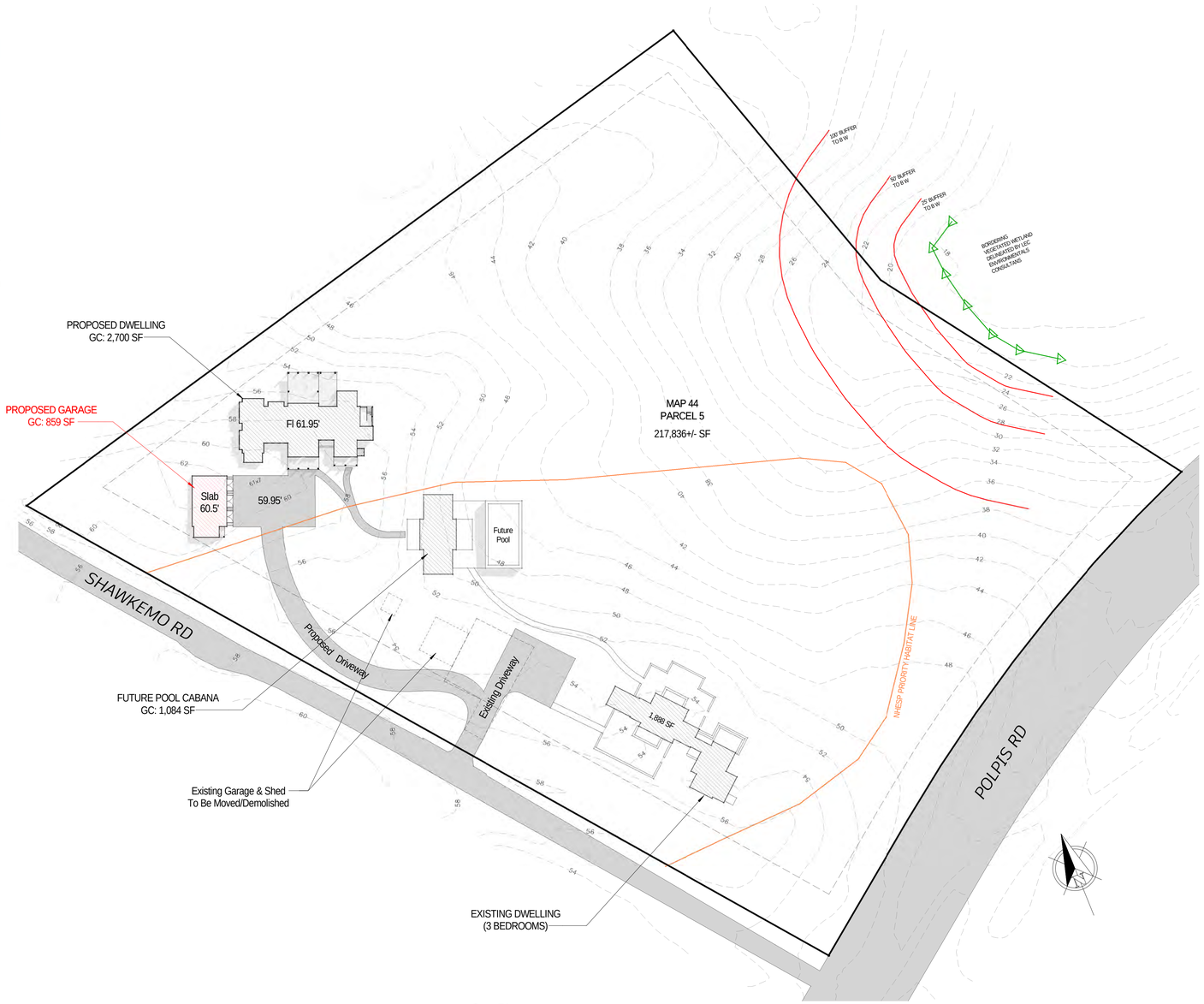
Garage Door
(2) 1 Panel + 8 Lite SDL

Single French Door
1 Panel + 4 Lite SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

3 Exterior Window & Door Legend
1/4" = 1'-0"



2 Site Plan
1" = 40'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	44/5
Current Zoning:	LUG-3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	217,836 SF +/-
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 6,535 SF +/-
Existing G.C.:	1,888 SF +/-
Proposed G.C.:	859 SF +/-
Total Proposed G.C.:	6,531 SF +/-

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

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.

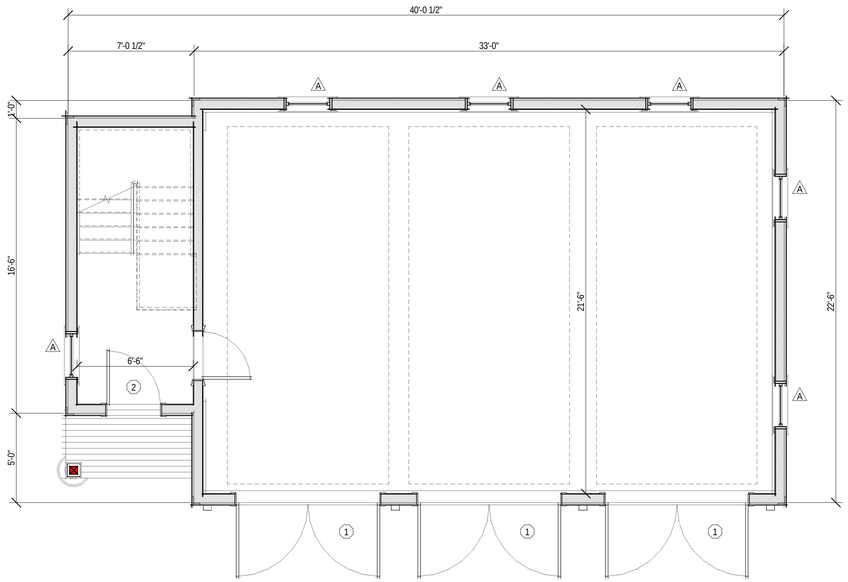
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

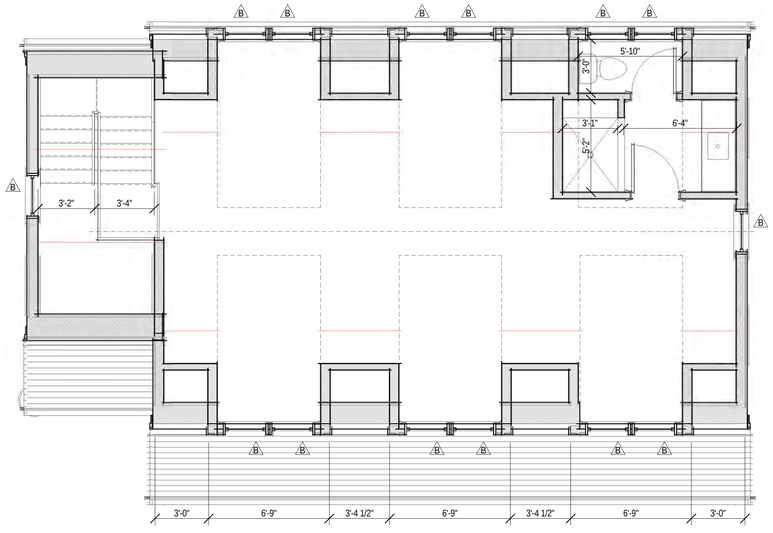
2433

03.21.25

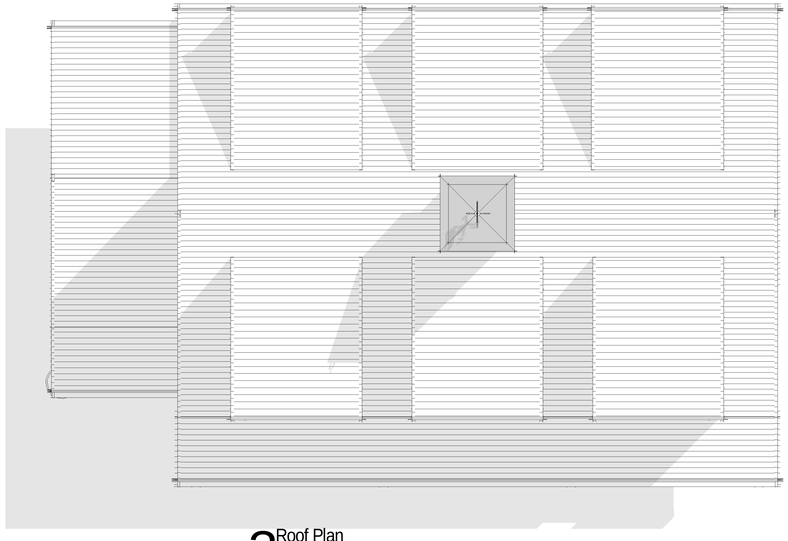
HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



3 Roof Plan
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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A.1.1

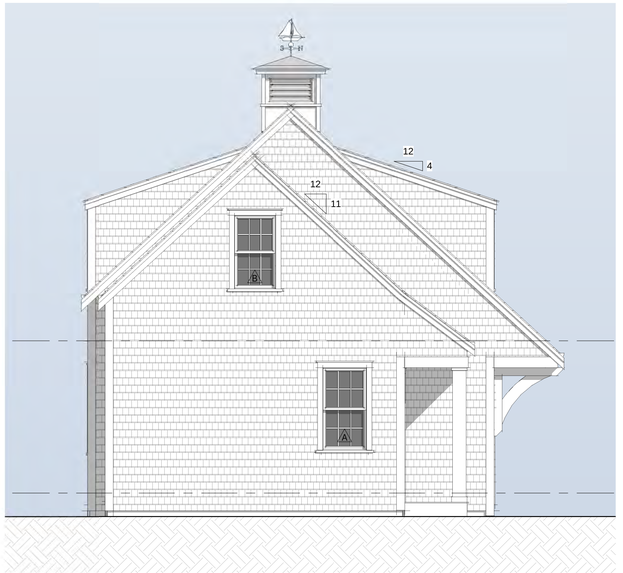
2433

03.21.25

HDC Submission



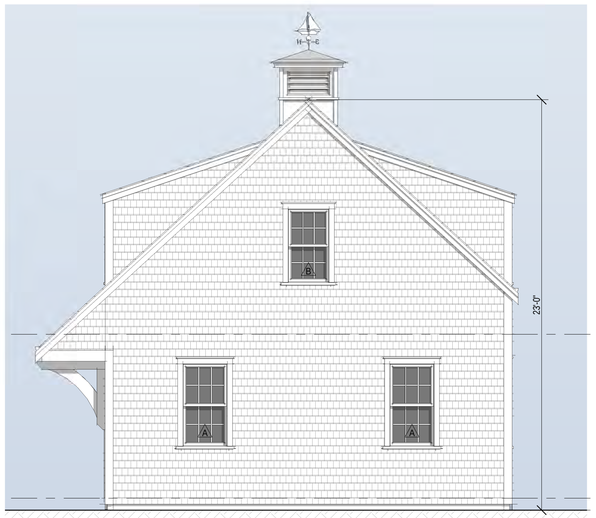
1 East Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



4 North Elevation
1/4" = 1'-0"

2433

CNV SURF, LLC

68 Shawkemo Rd
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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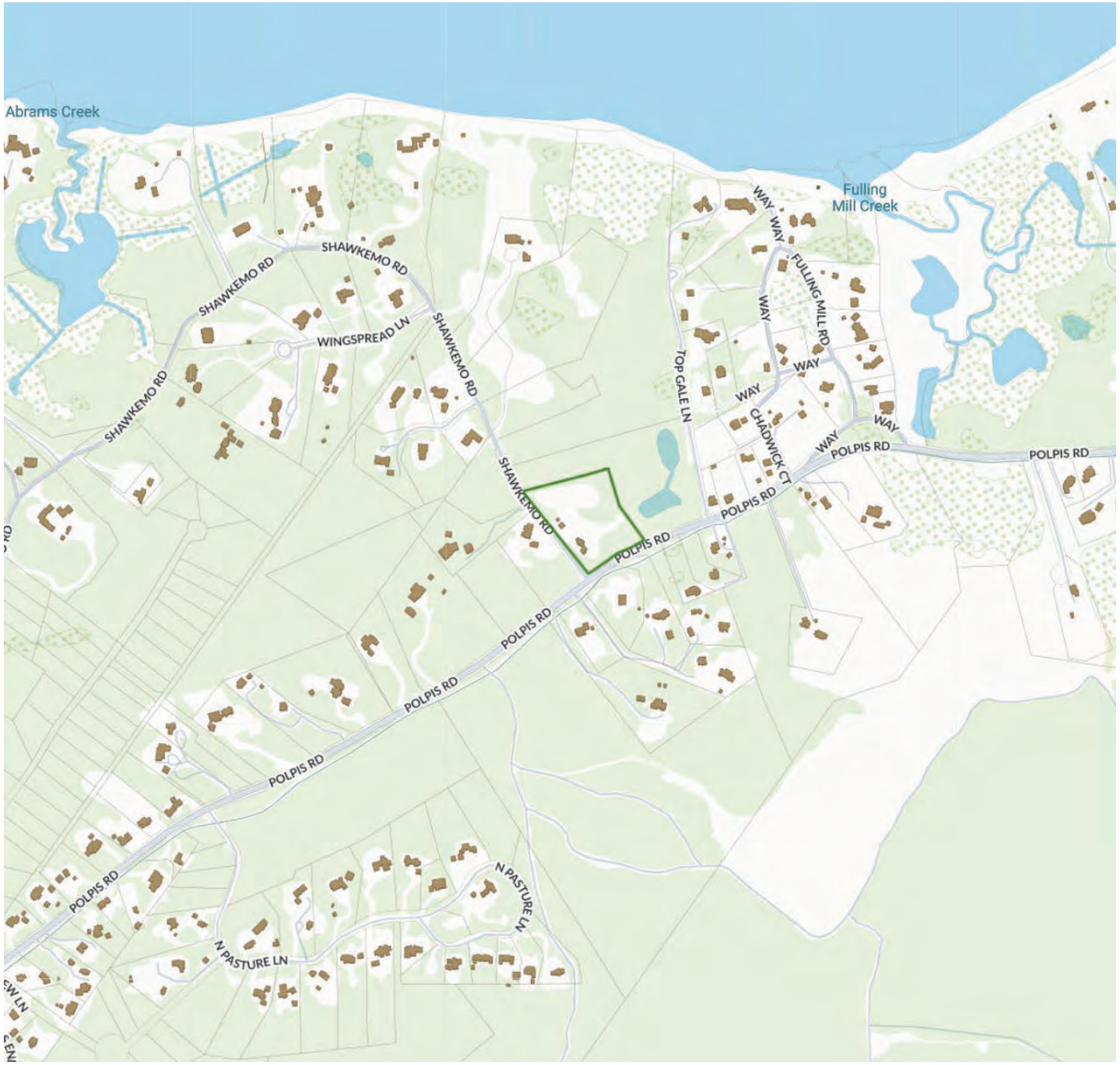
A.2.1

2433



1 Locus Map

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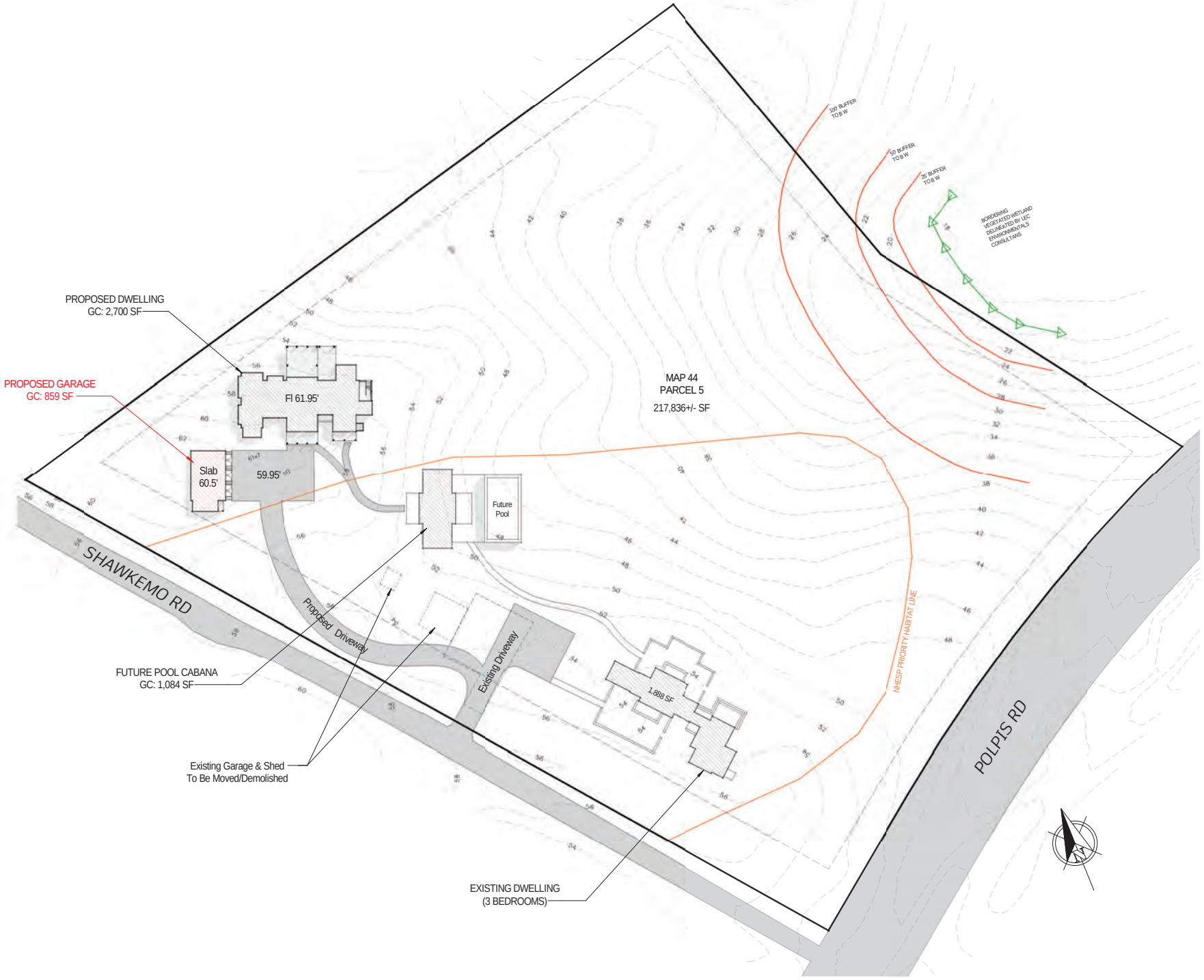
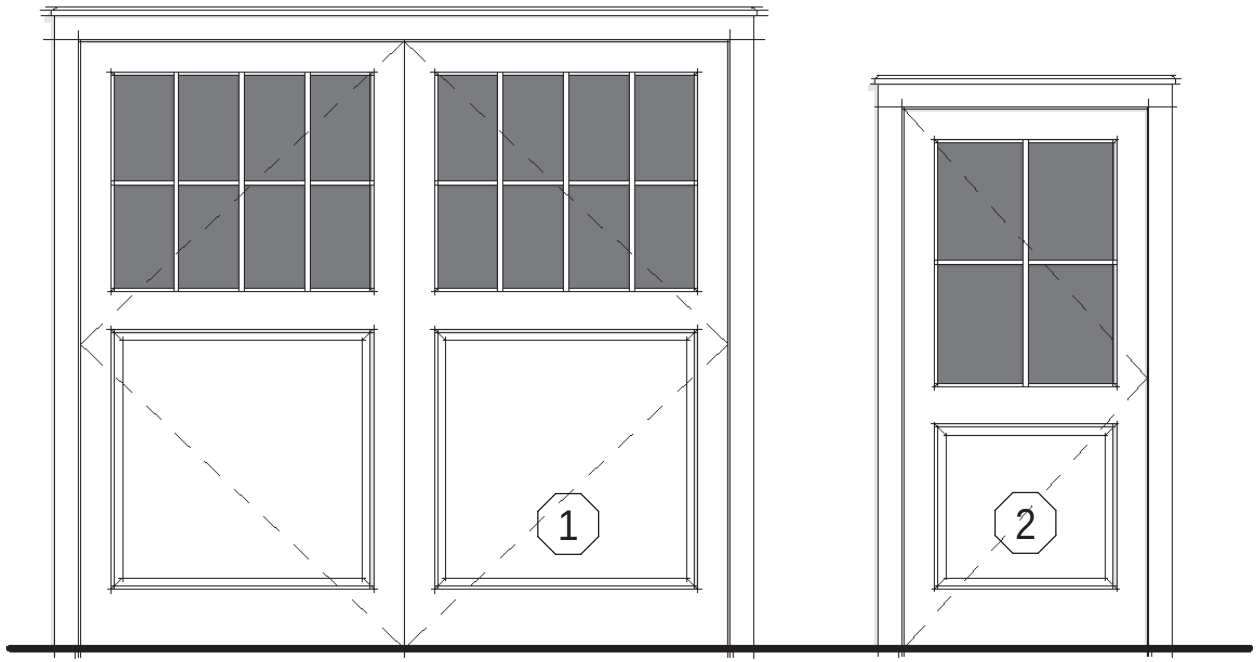


2 Site Plan

1" = 40'-0"



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Single French Door
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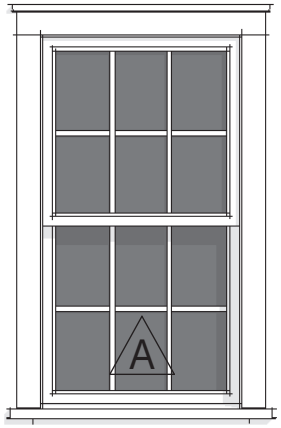
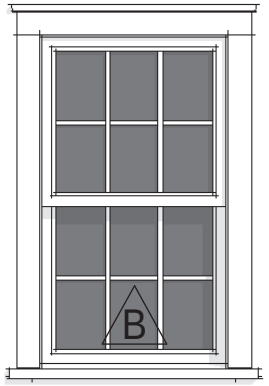


Double Hung
6/6 SDL



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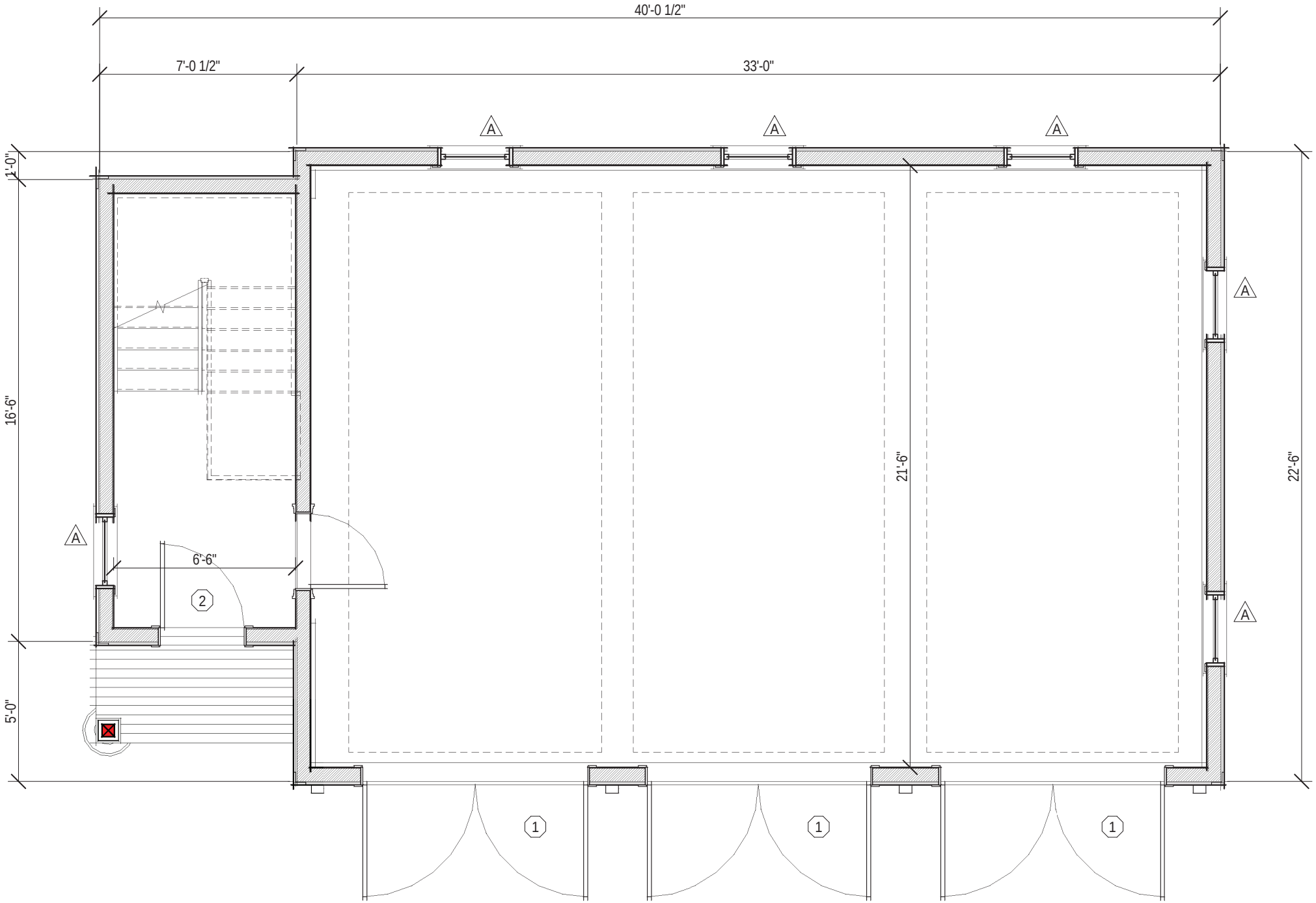

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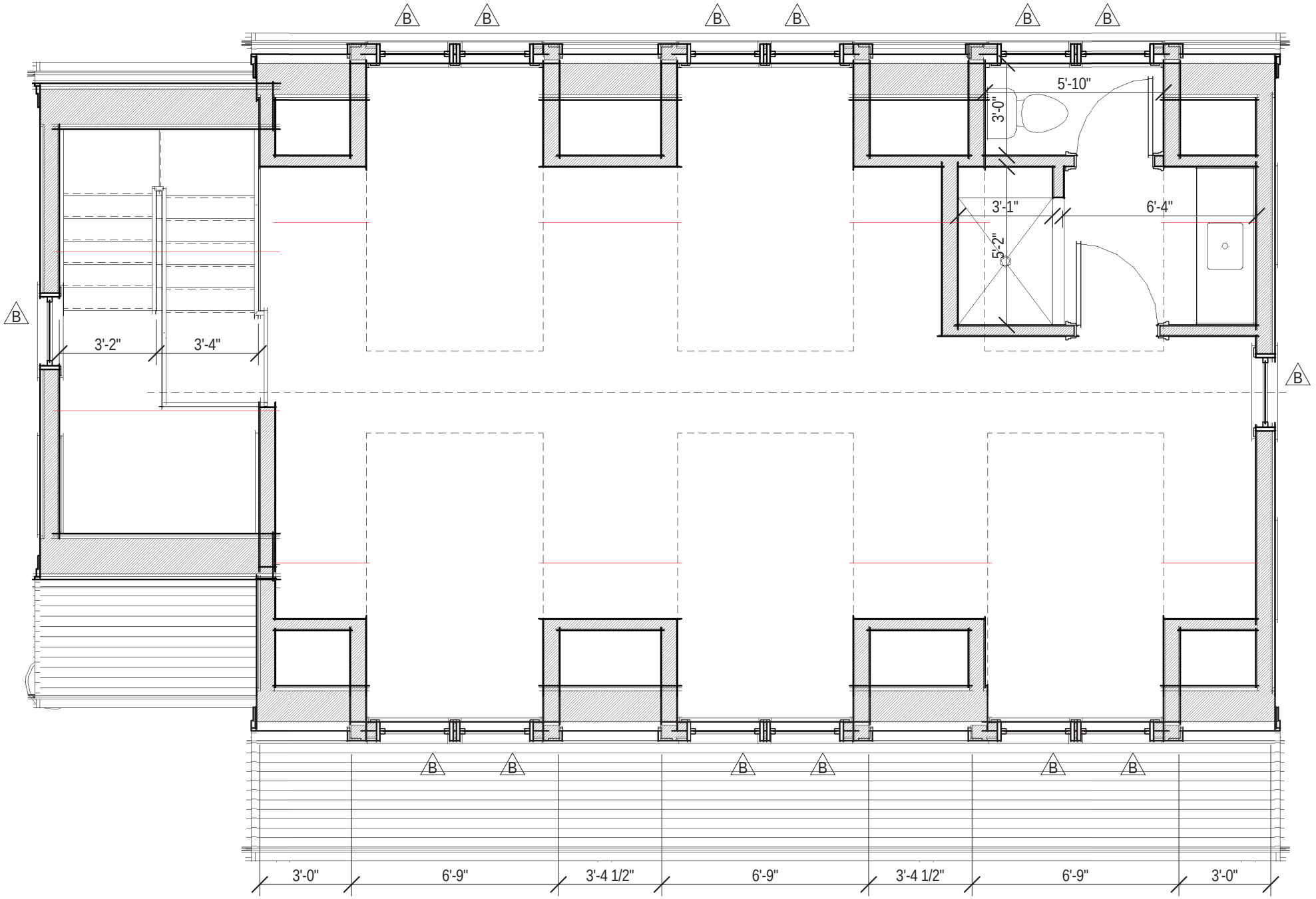


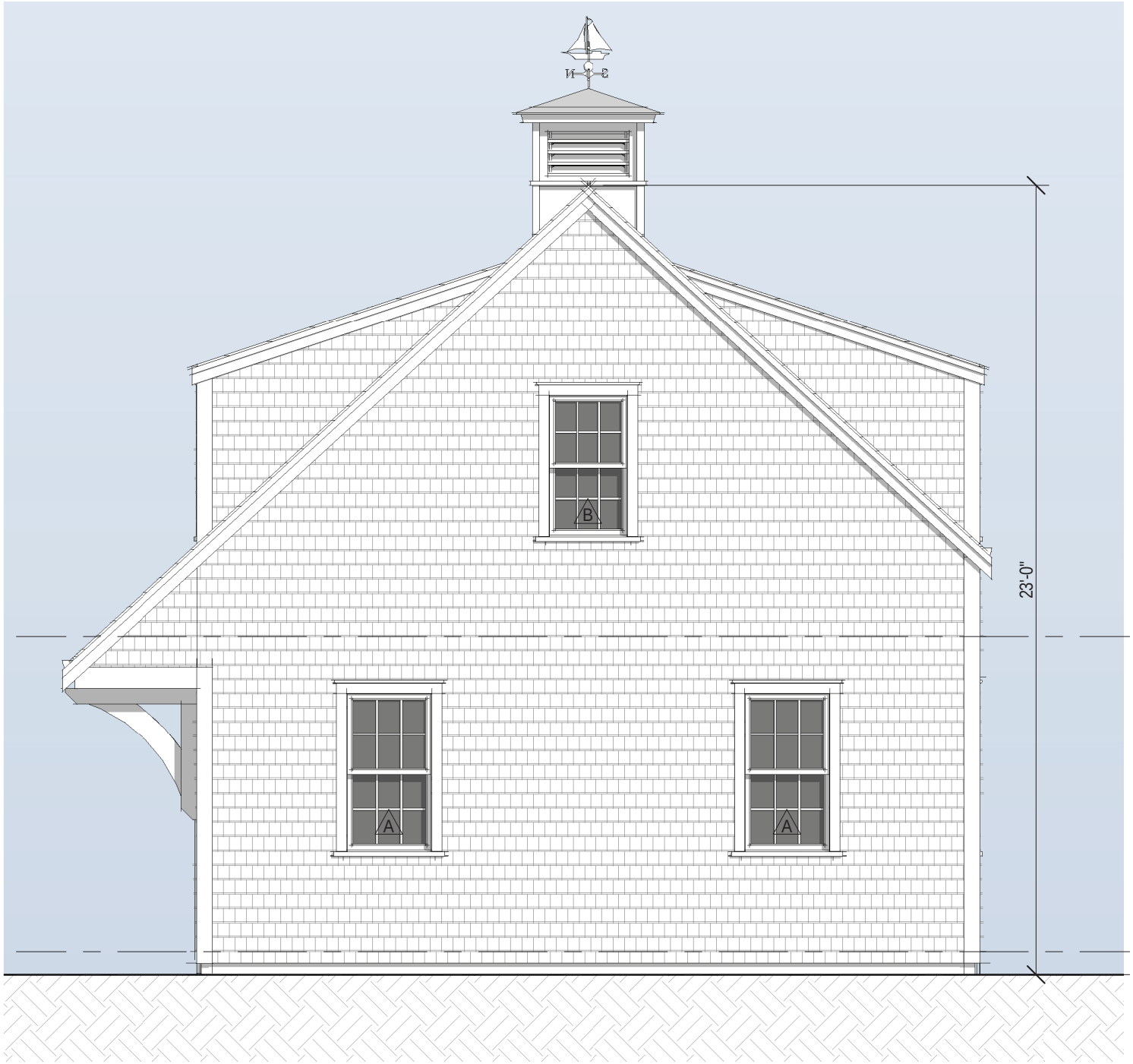
2 Second Floor Plan - Proposed

1/4" = 1'-0"



1 East Elevation

1/4" = 1'-0"



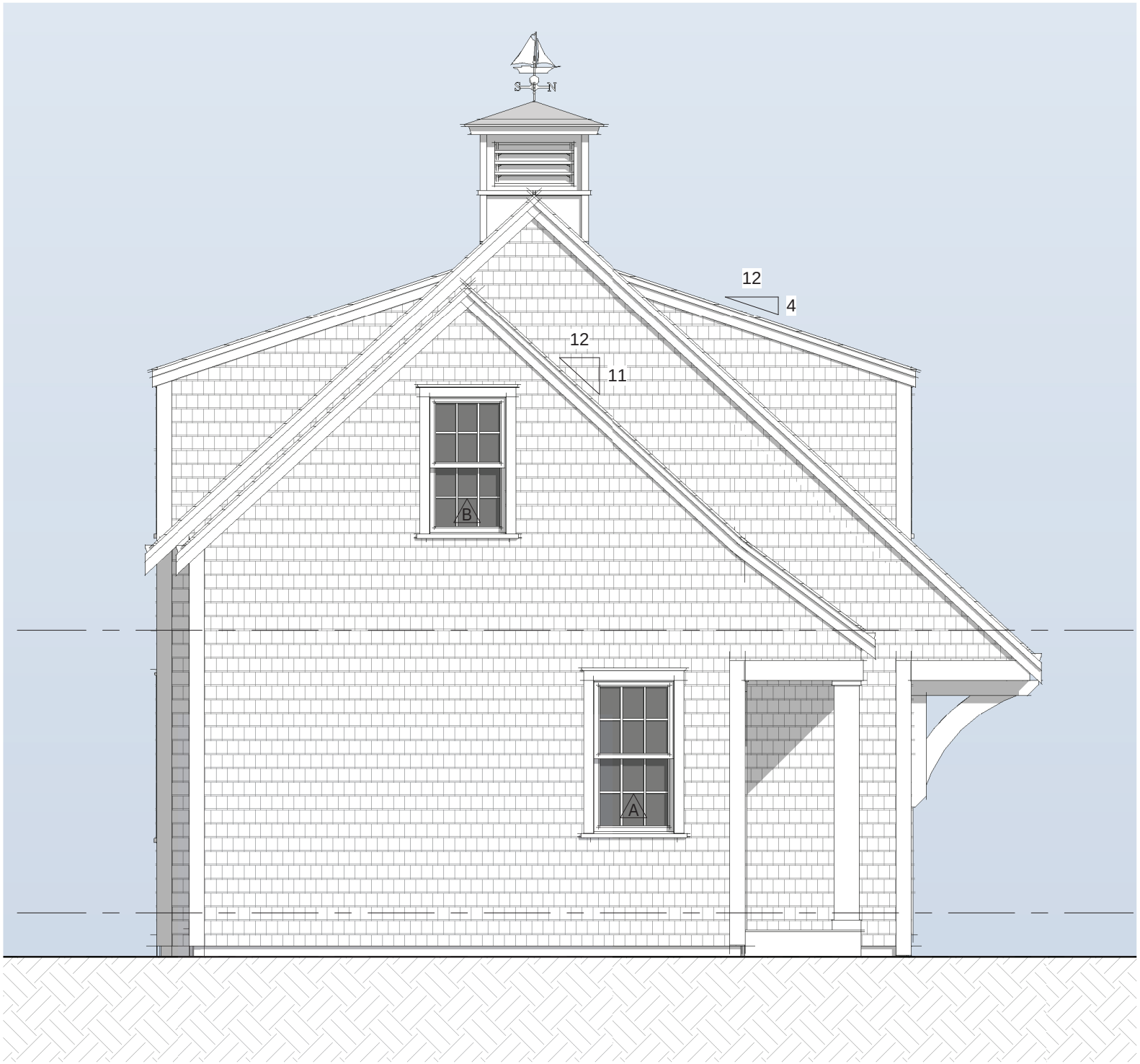
4 North Elevation

1/4" = 1'-0"



3 West Elevation

1/4" = 1'-0"



2 South Elevation

1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7 Square Rigger Rd
Hardscaping
2025.03.24 Rev Jan 2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

_____ COPY: _____

NEW BUSINESS: _____

EMAIL: ☐

REQUIRED WITH ALL APPLICATIONS:

✅ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✅ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee:** See back of application for fee schedule or call the office.

✅ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✅ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✅ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✅ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✅ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✅ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✅ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Florian Gashi

AS AGENT FOR Gashi Construction / Seven Square Rigger LLC

STREET ADDRESS 7 Square Rigger Rd

MAP/PARCEL 69/46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2024.03.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2024.03.24 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. A16

Street & Number of Proposed Work: 1 SQUARE RIGGER RD,

Owner of record: SEVEN SQUARE RIGGER LLC,

Mailing Address: 61 OLD SOUTH RD STE 202
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

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 FENCE (1x6 BOARD WHITE CEDAR NW) BLUESTONE PATIO, FIRE PIT

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 224 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 215 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST GRAVEL/CONC Walkways BLUESTONE 2x3 Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2025-03-24 Signature of owner of record _____ Signed under penalties of perjury



PENNISETUM HAMELN

PH



ENDLESS SUMMER HYDRANGEA

HS



BOXWOOD

BS



CREPE MYRTLE NATCHEZ

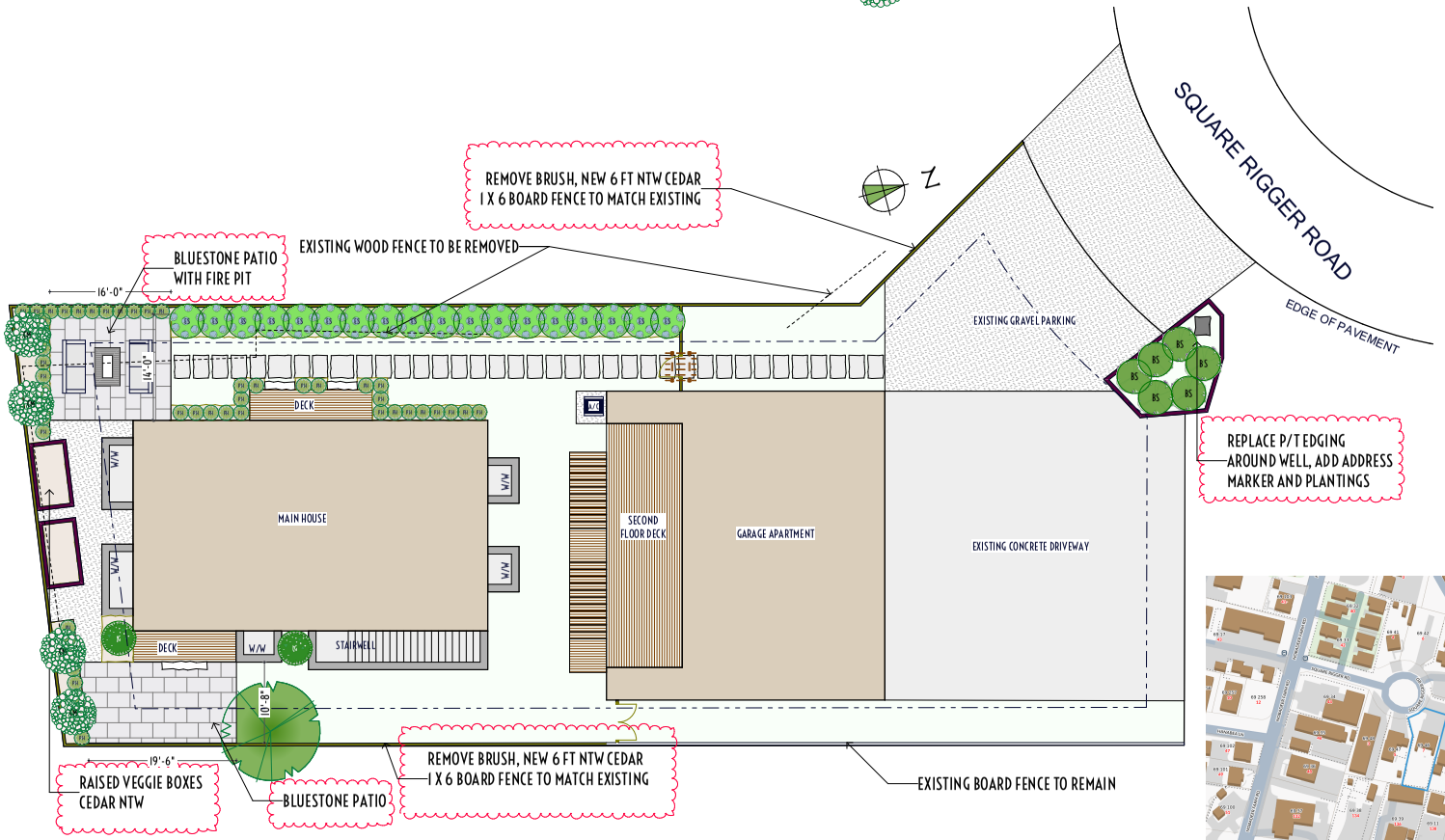
LM



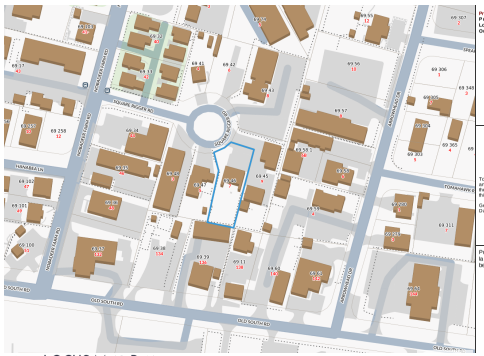
6 COLONIAL STONE FIRE PIT



8 1 x 6 WHITE CEDAR BOARD FENCE



1 HDC LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



7 LOCUS M-69 P-46

GASHI CONSTRUCTION INC.

MARK	DATE

HDC Landscape Plan

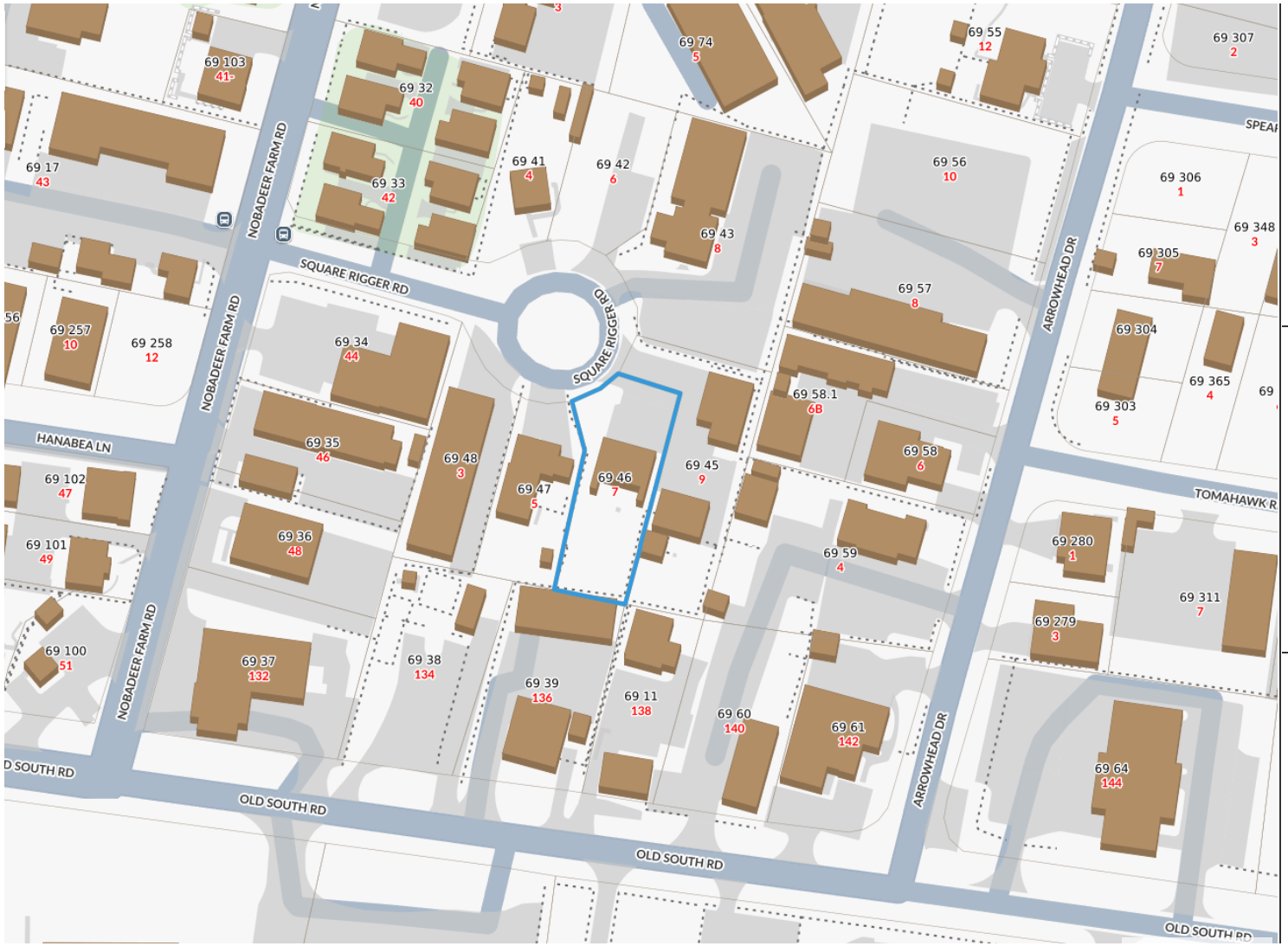
Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-1

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



1 LOCUS M-69 P-46

Property Information

Property ID	6672
Location	7 SQUARE RIGGER RD
Owner	SEVEN SQUARE RIGGER 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.

GASHI CONSTRUCTION INC.

MARK	DATE

HDC Locus

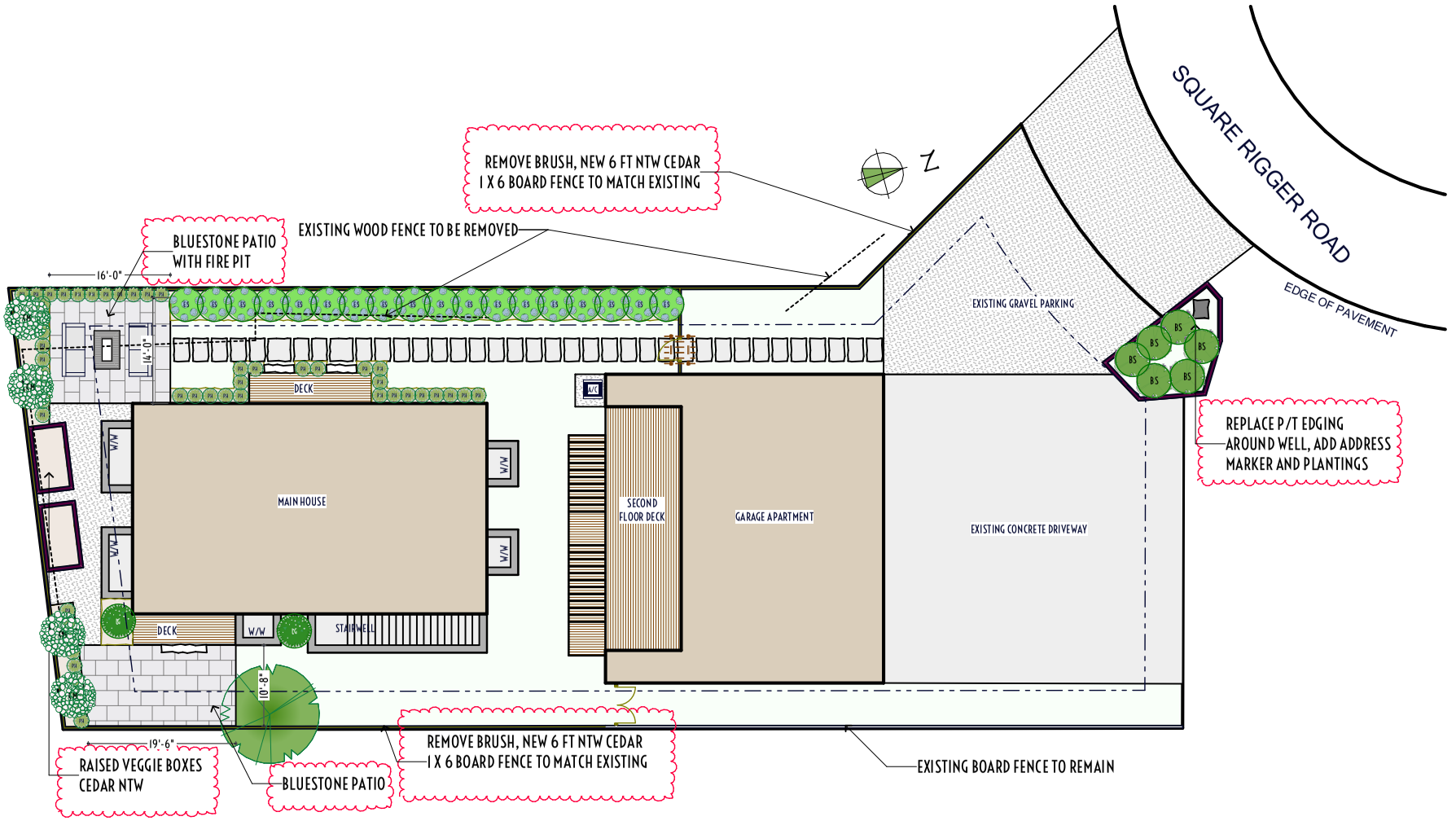
Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-A

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



1 HDC LANDSCAPE PLAN

GASHI CONSTRUCTION INC.

MARK	DATE

HDC Site Plan

Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-B

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



1 7 Square Rigger View 1



2 7 Square Rigger View 2



3 7 Square Rigger View 3



4 7 Square Rigger View 4

GASHI CONSTRUCTION INC.

MARK	DATE

HDC Site Photos

22 x 34

Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-C

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



2 COLONIAL STONE FIRE PIT



3 1 x 6 WHITE CEDAR BOARD FENCE



1 7 Square Rigger Well Area

GASHI CONSTRUCTION INC.

MARK	DATE

HDC Materials Photos

22 x 34

Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-D

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7 Square Rigger Rd
Garage Door Change
2025.03.24

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

_____ COPY: _____

NEW BUSINESS: _____

EMAIL: ☐

REQUIRED WITH ALL APPLICATIONS:

☑	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gashi Construction

AS AGENT FOR Seven Square Rigger LLC

STREET ADDRESS 7 Square Rigger Rd

MAP/PARCEL 69/46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2025.03.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 2025.03.24 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 46

Street & Number of Proposed Work: 7 SQUARE RIGGER RD.

Owner of record: SEVEN SQUARE RIGGER LLC,

Mailing Address: 61 OLD SOUTH RD ~~NAN~~ STE 202

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: GASHI CONSTRUCTION
61 OLD SOUTH RD STE 202 / 02554

Contact Phone #: 857-278-2009 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 GARAGE 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:

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 CHANGE GARAGE DOOR TO ADD PASSENGER ENTRY

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

MATCH EXISTING.

Sidewall _____ Clapboard (if applicable) _____ Roof _____

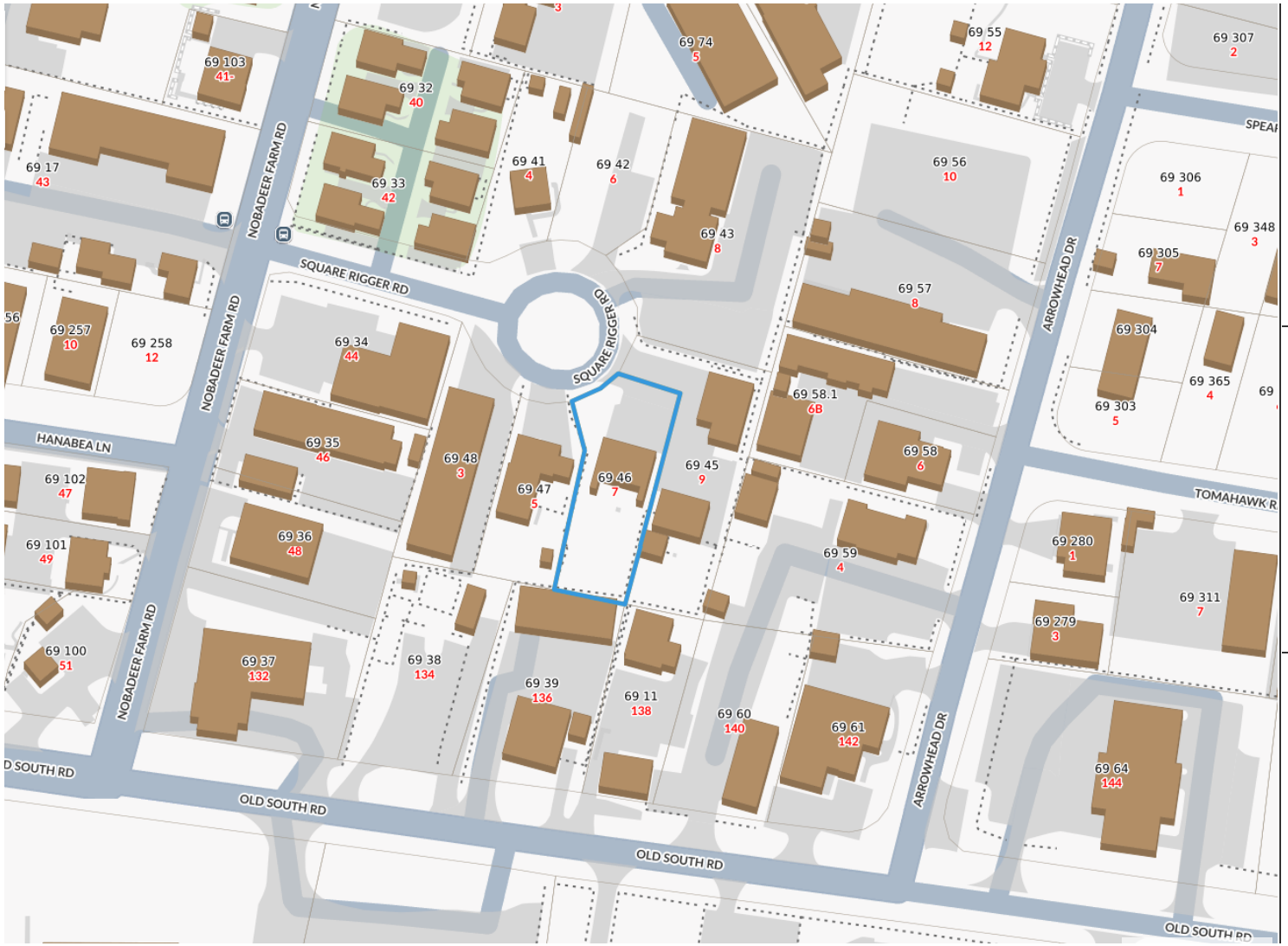
Trim _____ Sash _____ Doors _____

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 2020-02-14 Signature of owner of record [signature] Signed under penalties of perjury



1 LOCUS M-69 P-46

Property Information

Property ID	6672
Location	7 SQUARE RIGGER RD
Owner	SEVEN SQUARE RIGGER 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.

GASHI CONSTRUCTION INC.

MARK	DATE

Locus

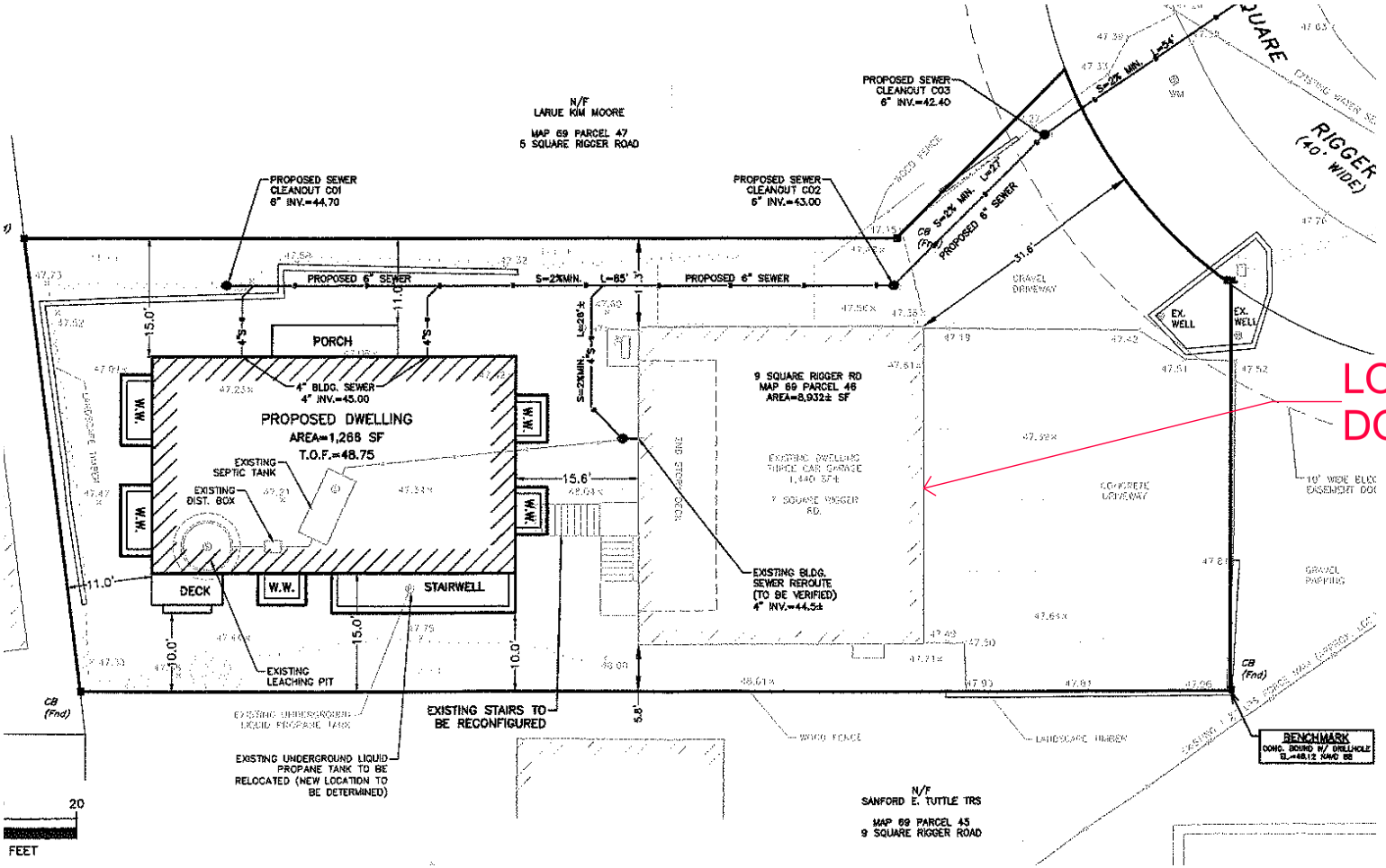
Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-E.1

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



LOCATION OF DOOR CHANGE

1 Site Plan

MARK	DATE

Site Plan

22 x 34

Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-E.2

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



1 7 Square Rigger Front Elevation

GASHI CONSTRUCTION INC.

MARK	DATE

Front Elevation

22 x 34

Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-E.3

Surveyor	Contact
Mulloy	FG

All drawings & designs contained are the sole property of Gashi Construction Inc. No publication or use of these documents is permitted without prior written approval from Gashi Construction Inc.



CHANGE GARAGE DOOR STYLE TO INCLUDE LIGHTS AND PASSENGER DOOR, MATCH COLOR OF EXISTING GARAGE DOORS

GASHI CONSTRUCTION INC.

MARK	DATE

Garage Door Elevation

22 x 34

Landscape at
7 Square Rigger Rd
Nantucket, Ma. 02554

M: 69
P: 46
Zoning: CTEC
Front Setback: 10
S&R Setback: 5&10
Scale: As Noted
Plotted: 3/24/25
Drawing No.:

HDC-E.4

Surveyor	Contact
Mulloy	FG

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 7313 PARCEL N°. 72

Street & Number of Proposed Work: 9 BROADWAY

Owner of record: 9 Broadway LLC

Mailing Address: 608 Wellington Rd
Coppell, TX 75019

Contact Phone #: 7742382314 E-mail: PATRICK@PLNODDIN.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Install Egress Window Well within existing Courtyard

Size of Structure or Addition: Length: +/- 3'6" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: +/- 4'6" 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 (*) Application Previously Approved by
3. West Elevation Consent May 7, 2019
4. North Elevation (*) Add egress window well @ Grade: Inside existing Courtyard

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 3/1/2025 Signature of owner of record J. Gardner Signed under penalties of perjury

9 Broadway



Property Information

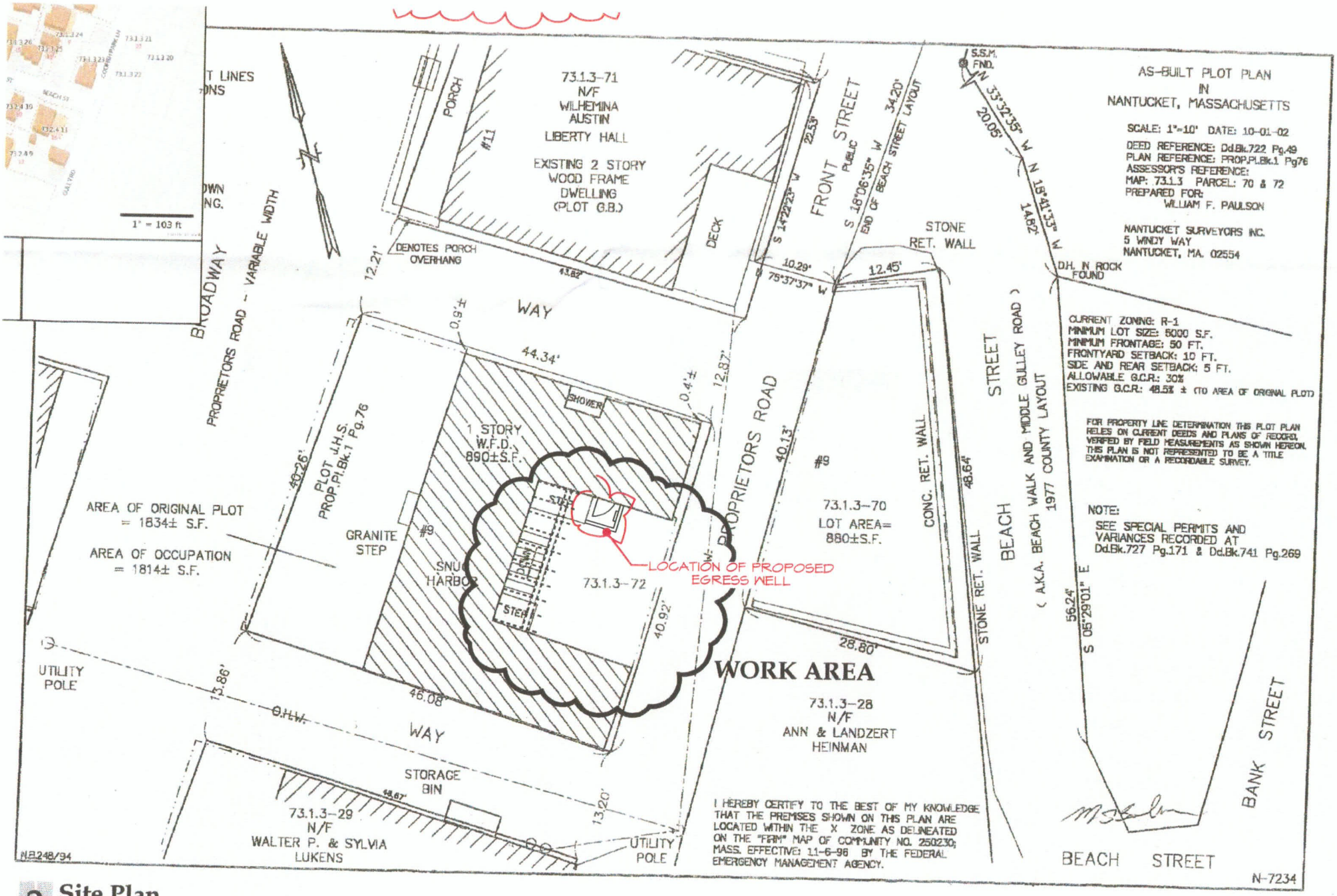
Property ID	73.1.3.72
Location	9 BROADWAY
Owner	ROBY PETER B & KATHERINE W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

BROADWAY

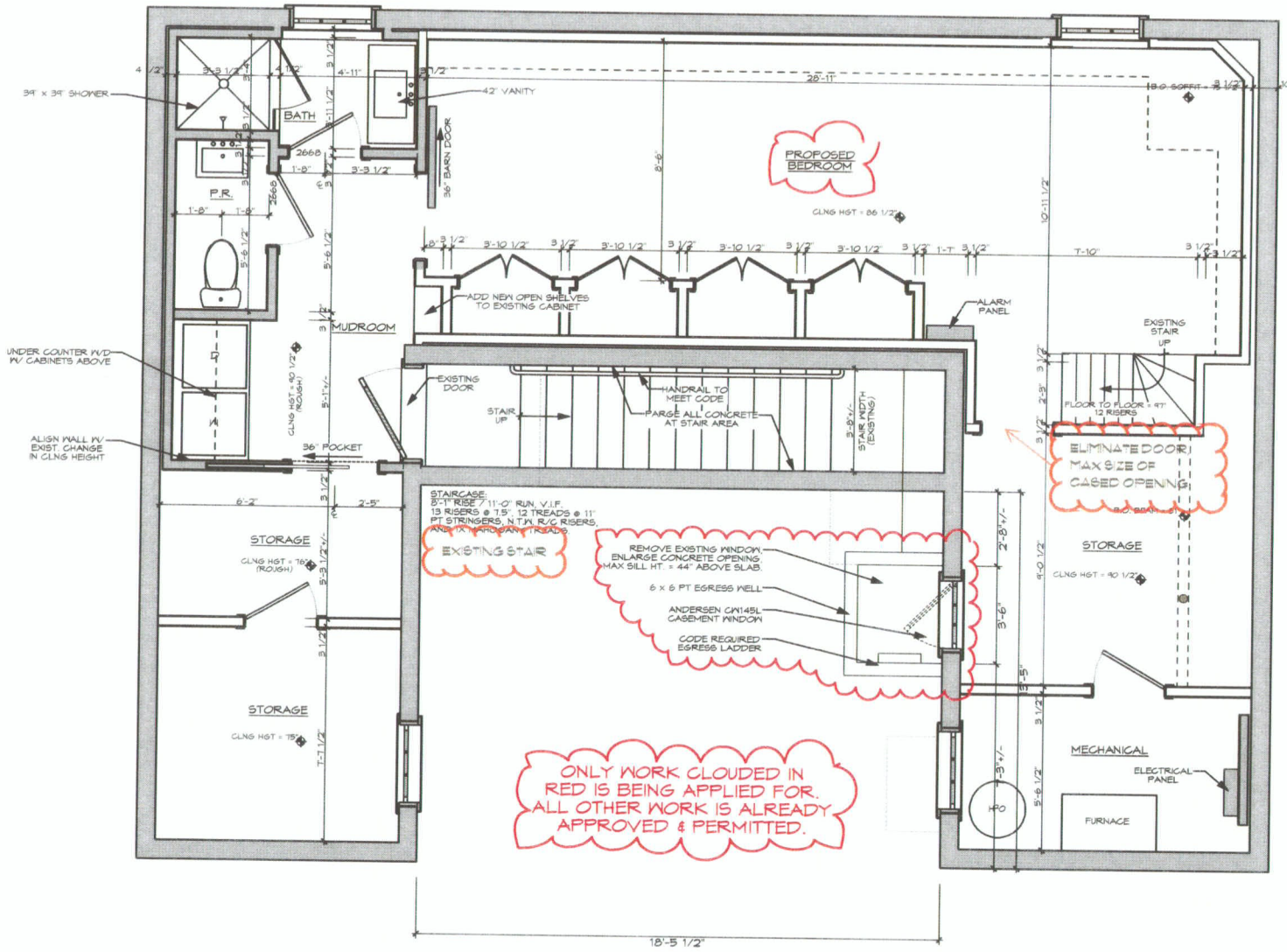
1 Locus Plan

Not To Scale



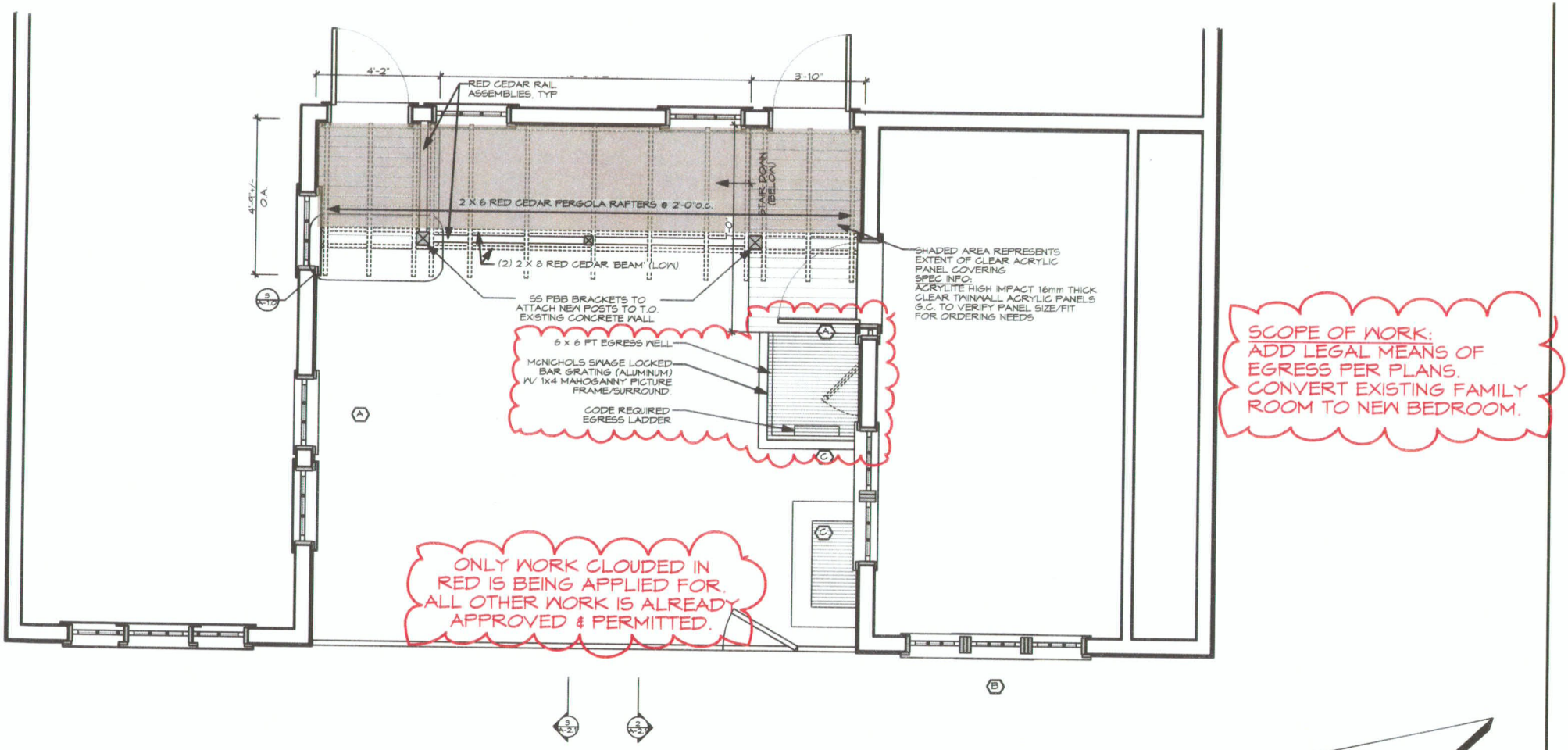
2 Site Plan

1" = 10'



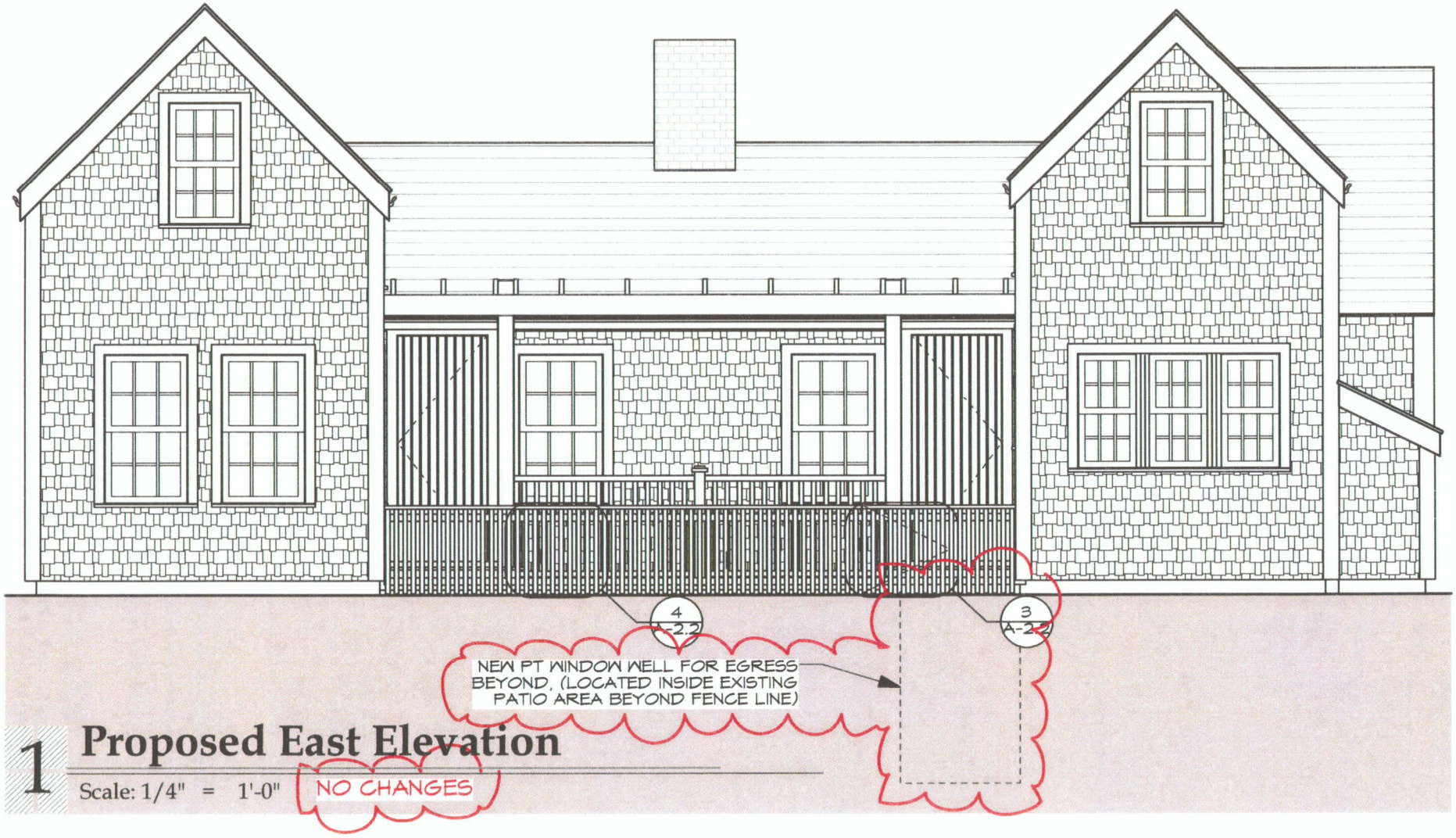
1 BASEMENT PLAN - 770 sq ft (NEW WORK = 137 sq ft)

Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN

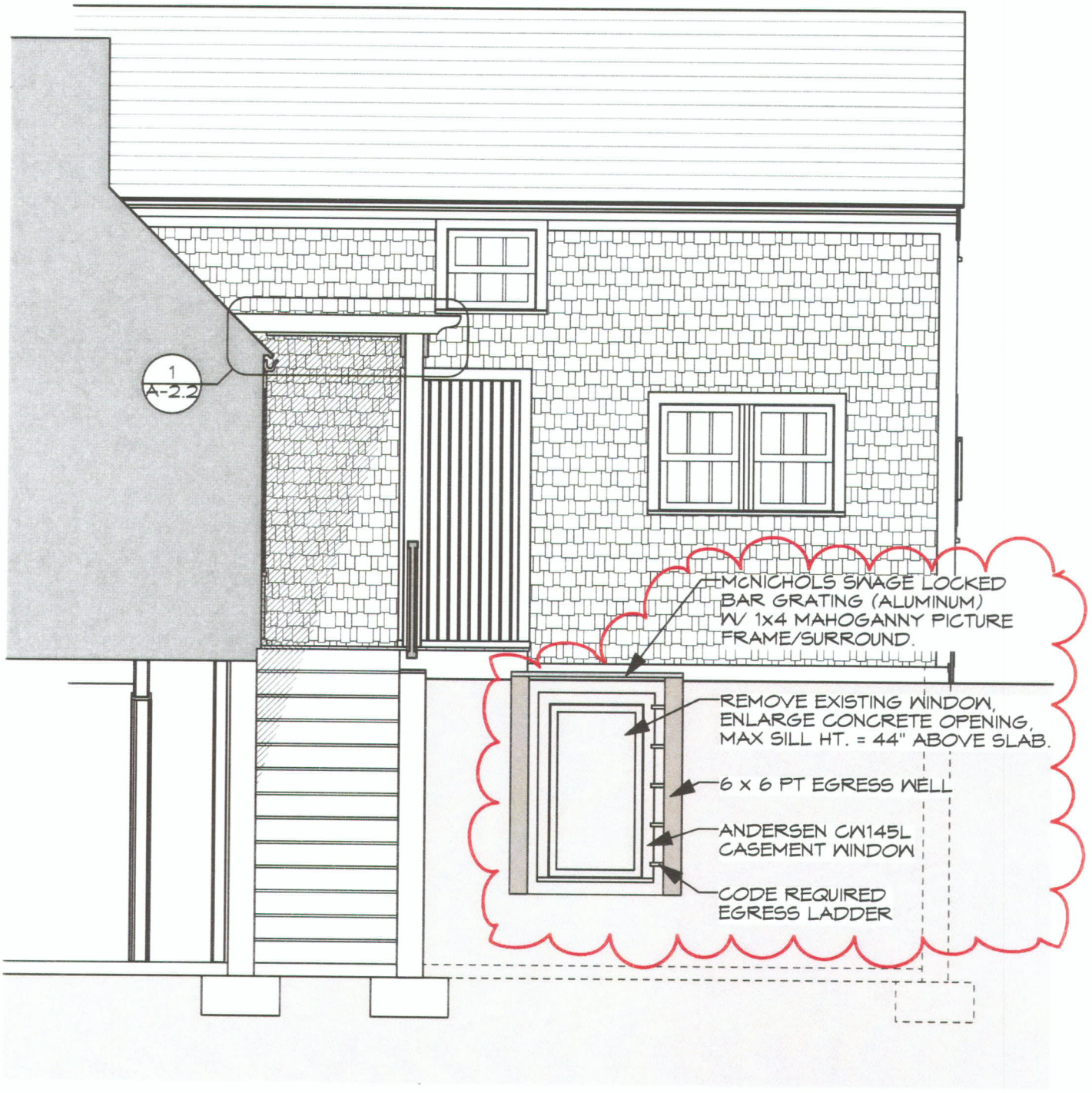
Scale: 1/4" = 1'-0"



1 Proposed East Elevation

Scale: 1/4" = 1'-0"

NO CHANGES



2 Proposed North Courtyard Elevation

Scale: 1/4" = 1'-0"



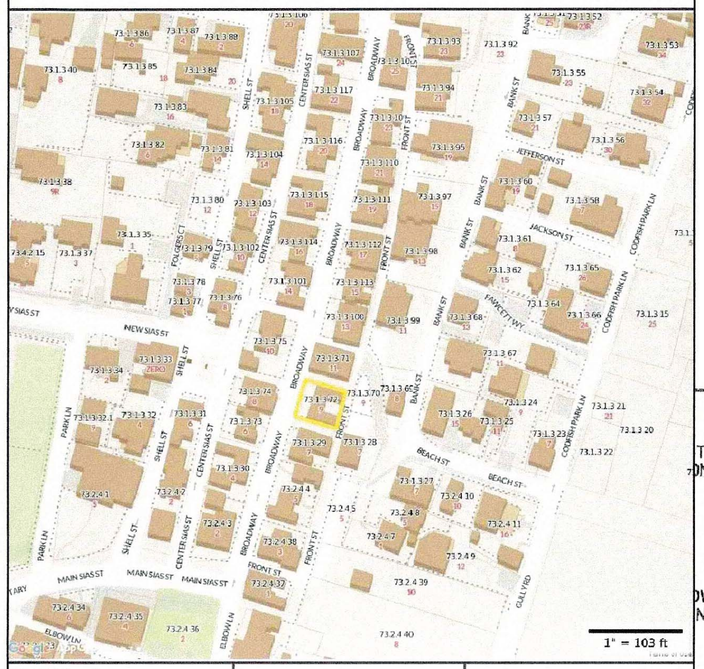
3 Proposed South Courtyard Elevation

Scale: 1/4" = 1'-0" NO CHANGES

PROPOSED EGRESS WELL AT THE:

Roby Residence

9 Broadway

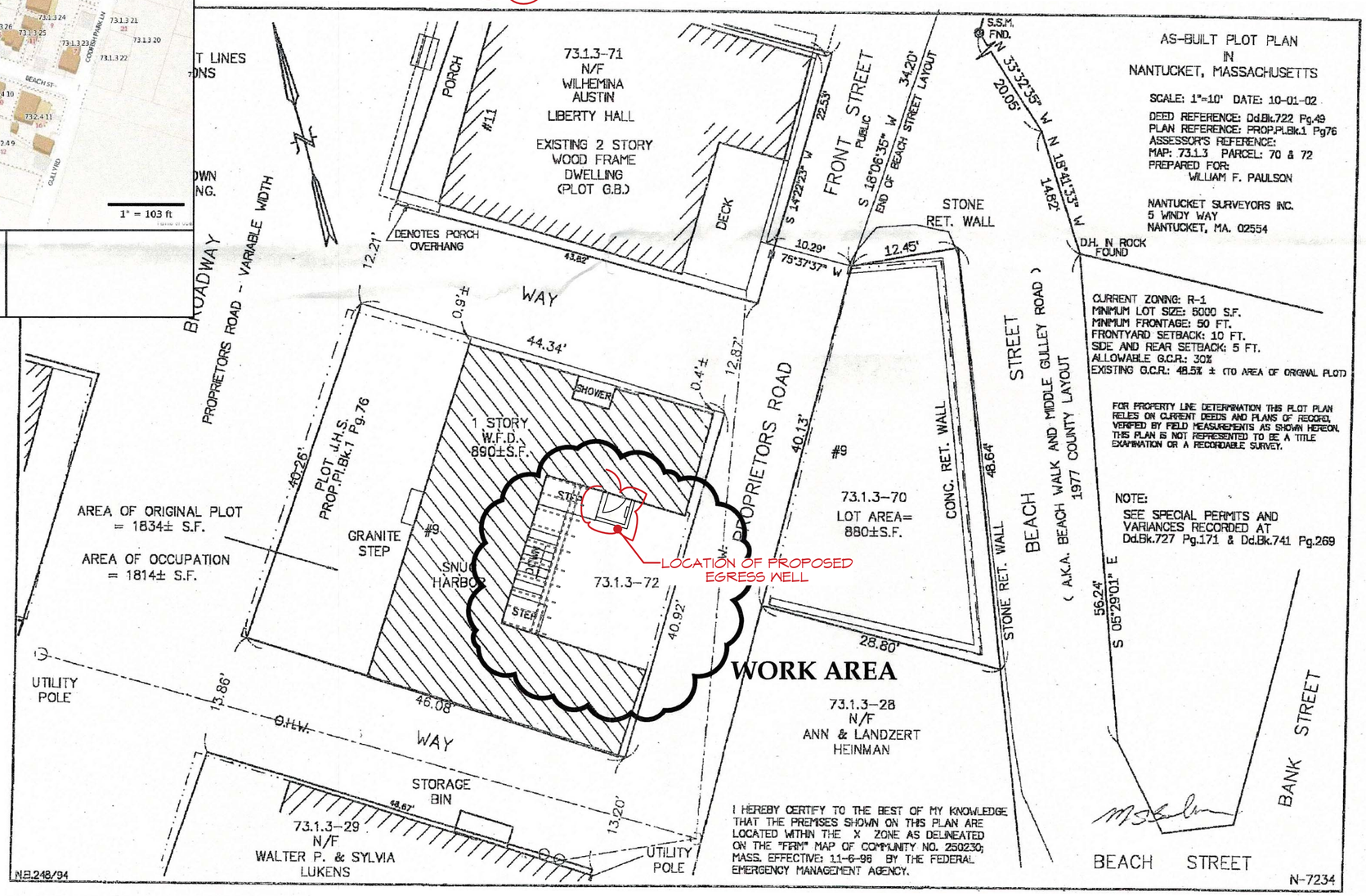


Property Information	
Property ID	73.1.3 72
Location	9 BROADWAY
Owner	ROBY PETER B & KATHERINE W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

1 Locus Plan
Not To Scale

SCOPE OF WORK:
ADD LEGAL MEANS OF EGRESS PER PLANS.
CONVERT EXISTING FAMILY ROOM TO NEW BEDROOM.



2 Site Plan
1" = 10'

S. M. ROETHKE
design, inc.

19 old south road
nantucket.ma.02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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PROPOSED SITE PLAN

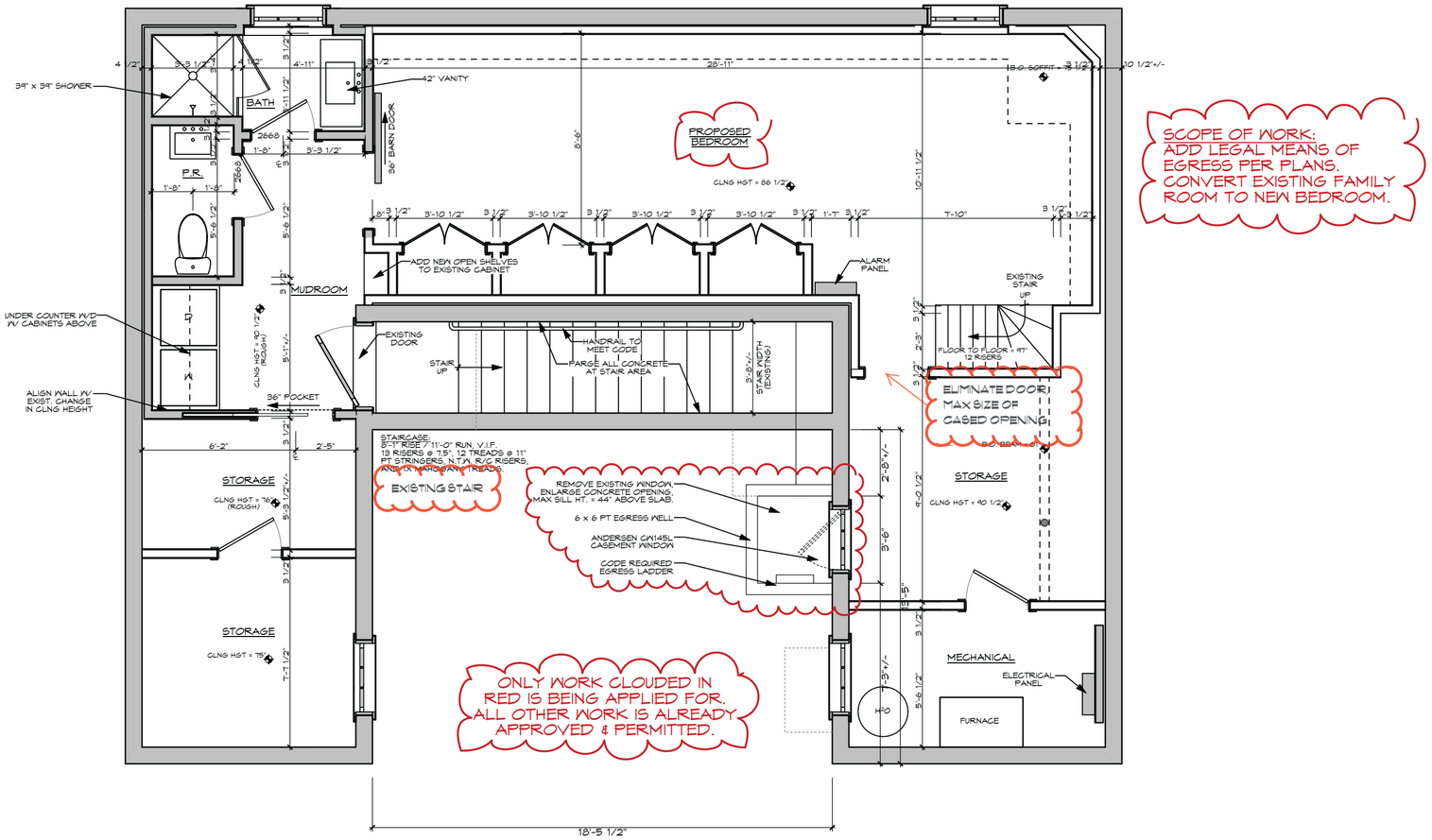
Roby Residence
9 Broadway
Siasconset, MA 02564

REVISIONS:

STAMP:

HDC REVIEW SET
4/25/19

A-0.1



1 BASEMENT PLAN - 770 sq ft (NEW WORK = 137 sq ft)

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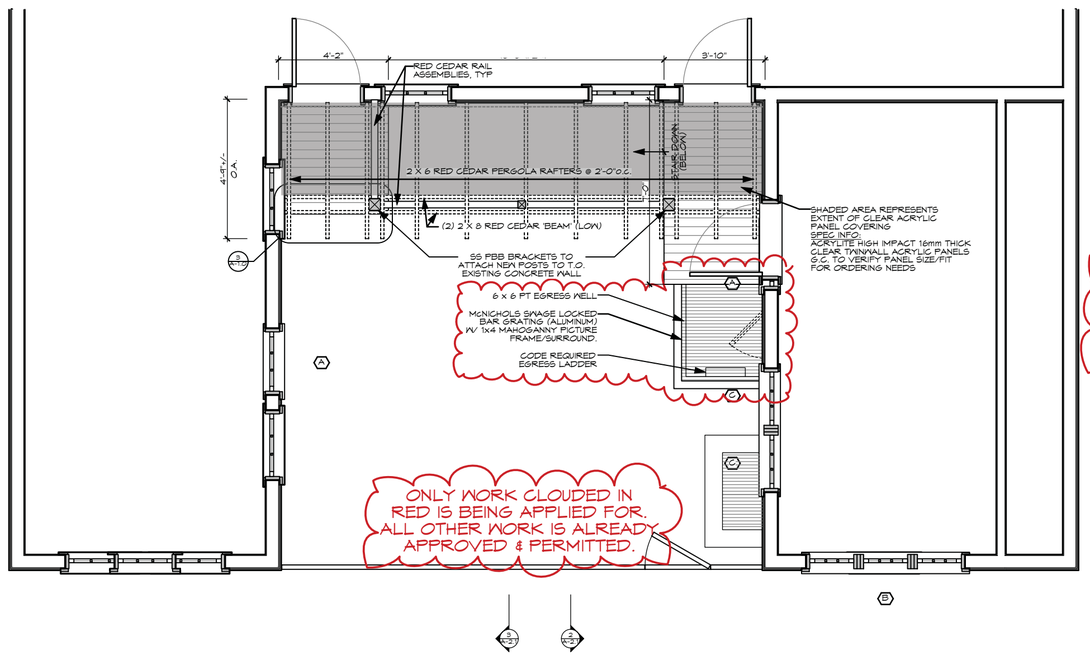

2 FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

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BASEMENT & FIRST FLOOR PLANS

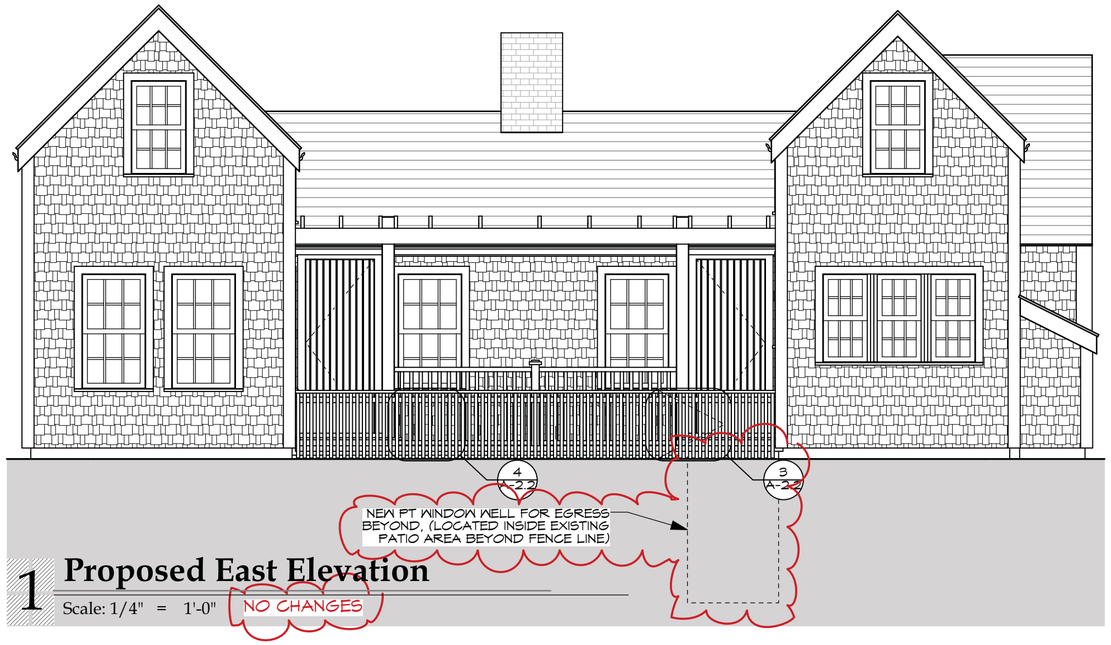
Roby Residence
9 Broadway
Siasconset, MA 02564

REVISIONS:

STAMP:

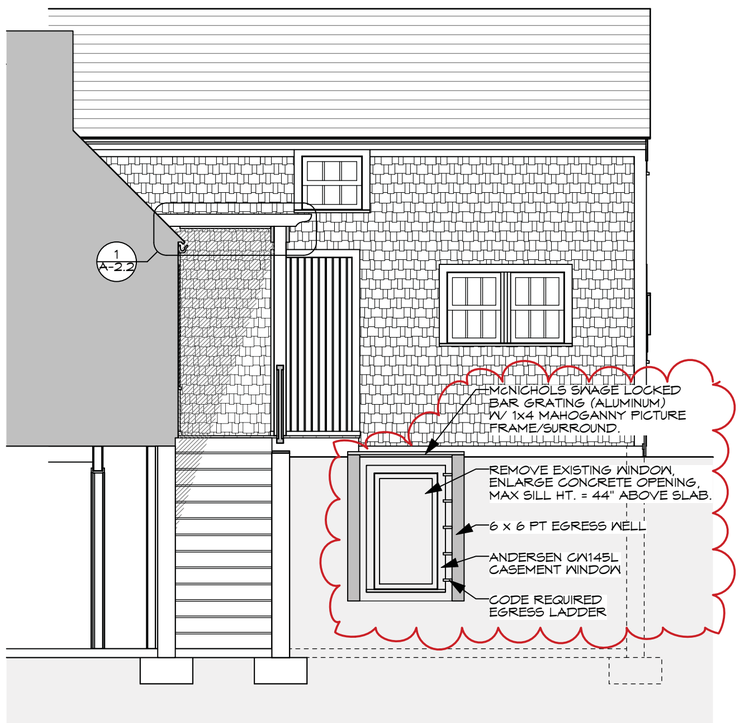
HDC REVIEW SET
4/25/19

A-1.0



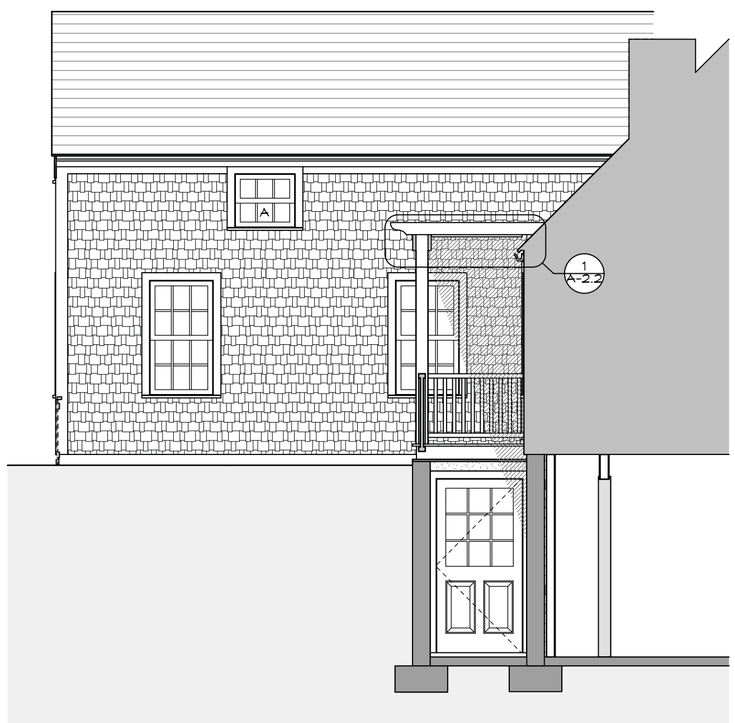
1 Proposed East Elevation

Scale: 1/4" = 1'-0"



2 Proposed North Courtyard Elevation

Scale: 1/4" = 1'-0"



3 Proposed South Courtyard Elevation

Scale: 1/4" = 1'-0"

S. M. ROETHKE
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EXTERIOR ELEVATIONS

Roby Residence
9 Broadway
Siasconset, MA 02564

REVISIONS:

STAMP:

HDC REVIEW SET
4/25/19

A-2.1


DIRECTV


9









BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ SC5-29
FILM ROLL #: 7313-72
MAP/PARCEL#:

Recorded by: AH Date: 09/18/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 9 BROADWAY

2. Building Name: SNUG HARBOR

3. Ownership: Private

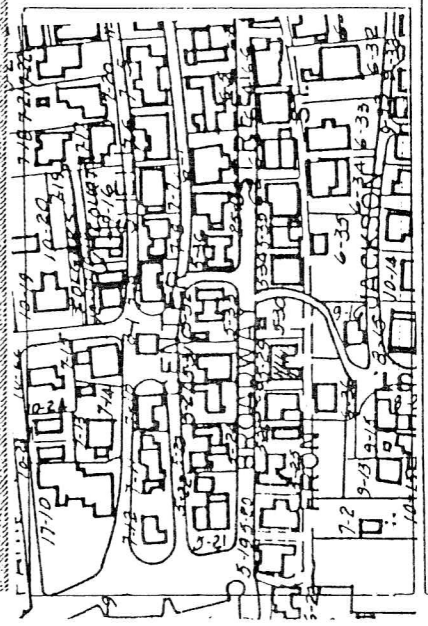
4. Present Owner: SCHRIEBER, S VANZANDT JR & DORIND

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"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Fence,Patio
16. Other Notable Features: N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Unknown
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 3/4
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Center,End Wall
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:

The house began as a rectangle with a great room and two small chambers. Only one chamber was expanded by the additional wart on the SE end.A later kitchen addition extended the structure to the north.Modern additions between 2 ell on the N & S ends, extending E and incorporating early wart(HCF

SIGNIFICANCE

42. Role the Building Plays: National Register: Individually Significant
43. Date of Initial Construction: By 1791
Source: H.C.Foreman 'Early Nantucket and Its Whaling Houses'
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Gabled Ell
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
Pages,
39,
153,
160

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 35

Street & Number of Proposed Work: 19 Wauwinet Road

Owner of record: NANTUCKET LAND BANK

Mailing Address: 22 Broad St
Nantucket, MA 02554

Contact Phone #: 508-228-7240 E-mail: eantonietti@nantucketlandbank.org

AGENT INFORMATION (if applicable)

Name: Eleanor W. Antonietti

Mailing Address: SIA IA

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☑ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REMOVE EXISTING 3-TAB GRAY ASPHALT ROOF. REPLACE W/ CertainTeed. REPLACE CEDAR W/ COPPER DRIP EDGE.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) CertainTeed Landmark

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Georgetown Gray

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 3/24/25 Signature of owner of record _____ Signed under penalties of perjury

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
N/A	Application fee: $50.00
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 4 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

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: _____ Date: 3.24.25

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES		***APPROVABLE***	***APPROVABLE***
Style (Architectural or 3-tab), Manufacturer & Color		***Old Historic Districts (OHD & SOHD)***	***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

certainteed
SAINT-GOBAIN

Residential Roofing

Top Reasons

why professional roofing contractors are confident in the performance of CertainTeed products.



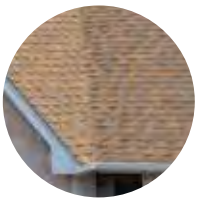
1 Top Quality

From the factory to the roof, we ensure consistent quality in every shingle, including long-term performance and strong granule adhesion. Our shingles go on easy and stay on strong, so you don't have to worry about shiners, delamination, or call backs.

2 No-Hassle Warranties

We stand behind every single shingle, providing coverage for manufacturing defects — even if the roof isn't leaking.*

*For specific warranty details, please visit **certainteed.com/warranty**



3 Innovative Technology

Our products feature industry-leading innovation and science-backed engineering, down to the molecular level:

- **Nail***Trak*® – fast, accurate, visible nail lines
- **Quadra***Bond*® – advanced layering protects against delamination
- **Climate***Flex*® – all-weather application
- **Certa***Seal*® – seals shingles together upon installation
- **Streak***Fighter*® – resists algae growth
- **Solaris**® *Cool Roof*– advanced solar reflectivity

See table on back for technology availability by product.

Underwriters Laboratories

4 Third-Party Verification

Underwriters Laboratory independently verifies that our fiberglass products meet the quality standards of ASTM D3462 (tear strength, nail pull resistance, and wind uplift). Underwriters Laboratory also verifies that our products meet 150 mph ASTM D7158 Class H wind test.



5 Beautiful Portfolio

Available in a wide variety of colors and design styles, our roofing products will easily match the exact vision desired, providing a bright, vibrant, and dramatic visual.

SAINT-GOBAIN

Enhanced Lifetime Limited Warranty

Not all items are available in all regions. Please consult your Territory Manager for regional availability.

The below table is for quick reference only; refer to actual warranty documentation for complete details and specifications.

Product	Warranty Duration	SureStart™ Period	Wind Warranty (Years/MPH)	Streak*Fighter*® Warranty[1]	Solaris®	Climate*Flex*®	Impact Resistance (Class)	NailTrak® & QuadraBond®	CertaSeal®
Belmont®	Lifetime*	10 yr	15/110***	30 yr			Class 3		✔
Belmont® IR	Lifetime*	10 yr	15/110***	30 yr			Class 4		✔
Carriage House®	Lifetime*	10 yr	15/110***	30 yr			Class 4		✔
Grand Manor®	Lifetime*	10 yr	15/110***	30 yr			Class 4		✔
Highland Slate®	Lifetime*	10 yr	15/110***	25 yr					✔
Landmark®	Lifetime*	10 yr	15/110***	25 yr				✔	✔
Landmark® Climate*Flex*®	Lifetime*	10 yr	15/110***	25 yr		✔	Class 4	✔	✔
Landmark® Premium	Lifetime*	10 yr	15/110***	30 yr				✔	✔
Landmark® PRO	Lifetime*	10 yr	15/110***	30 yr			Class 3	✔	✔
Landmark® PRO Solaris®	Lifetime*	10 yr	15/110***	30 yr	✔		Class 3	✔	✔
Landmark® Solaris®	Lifetime*	10 yr	15/110***	25 yr	✔			✔	✔
Landmark® TL	Lifetime*	10 yr	15/110***	30 yr					✔
Landmark® TL Solaris®	Lifetime*	10 yr	15/110***	30 yr	✔				✔
NorthGate® Climate*Flex*®	Lifetime*	10 yr	15/110***	30 yr		✔	Class 4	✔	✔
Presidential Shake®	Lifetime*	10 yr	15/110***	30 yr			Class 3		✔
Presidential Shake® IR	Lifetime*	10 yr	15/110***	30 yr			Class 4		✔
Presidential Shake® TL	Lifetime*	10 yr	15/110***	30 yr			Class 3		✔
Presidential Solaris®	Lifetime*	10 yr	15/110***	30 yr	✔		Class 3		✔
Presidential TL Solaris®	Lifetime*	10 yr	15/110***	30 yr	✔		Class 3		✔
XT™ 25	25 years	5 yr	5/60	10 yr					✔

1 **Streak*Fighter*®** Algae Resistant Warranty period applies only to the Algae Resistant (AR) version of the pertinent shingle. For full details on the AR warranty, please refer to our Asphalt Shingle Residential Products Warranty.

* The Lifetime Warranty period is only available to individual property owners on premises used as their residence. The warranty period for Other Ownership for these shingles is limited to 50 years and the SureStart™ period is 10 years following the installation of the shingles.

** The Lifetime Warranty period is only available to individual property owners on premises used as their residence. The warranty period for Other Ownership for these shingles is limited to 40 years and the SureStart™ period is 5 years following the installation of the shingles.

*** 130 MPH Wind warranty upgrade available.

learn more at:

certainteed.com/roofing

SAINT-GOBAIN

CertainTeed

CEILINGS • GYPSUM • INSULATION • ROOFING • SIDING • TRIM

20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

©01/24 CertainTeed, Printed in the USA, Code No. 00-04-728-NA-EN



Property Information

Property ID	374
Location	19 WAUWINET RD
Owner	NANTUCKET ISLANDS LAND BANK

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

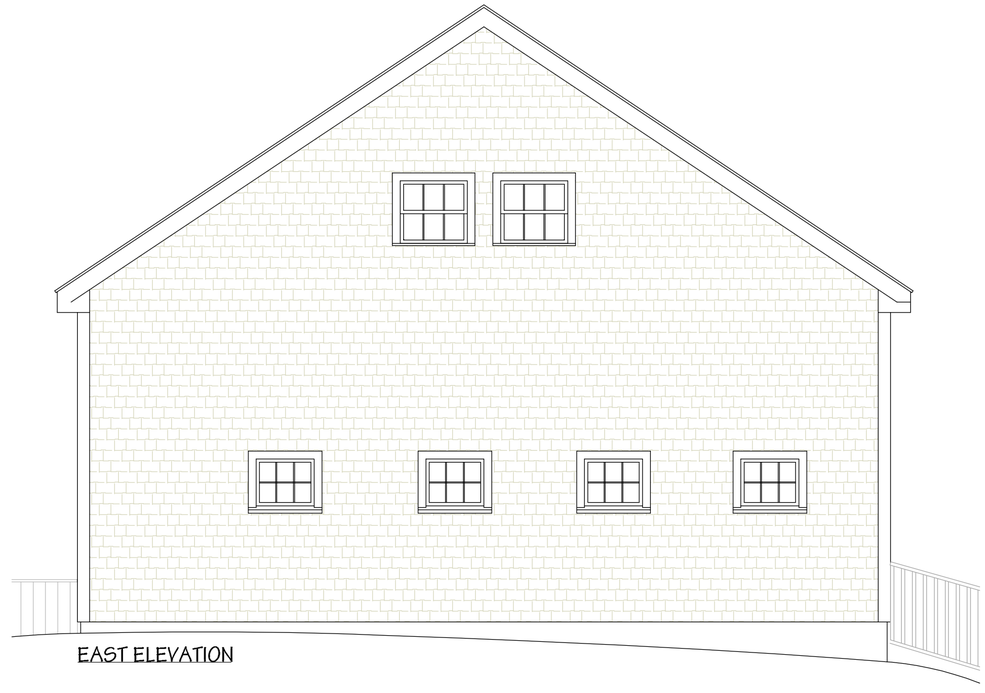

WEST


SOUTH


EAST



SOUTH ELEVATION



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 without their express authorization. All applicable copyright laws can and will be enforced.

ELEVATIONS
DATE: 10/12/2022
SCALE: 1/4" = 1'0"

M/P: 20/35

LAND BANK BARN
19 WAUWINET RD.
NANTUCKET, MA

2



NORTH 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.

ATIC PLAN
DATE: 10/12/2022
SCALE: 1/4" = 1'0"

M/P: 20/35

LAND BANK BARN
19 WAUWINET RD.
NANTUCKET, MA

3

CERTIFICATE NO: _____

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 885

Street & Number of Proposed Work: 1 BEACHGRASS ROAD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR. - STE 304 DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORA SELLSHOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — ALTER THE PARKING AREA ADD SPACE - GRAVEL
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 NO CHANGE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

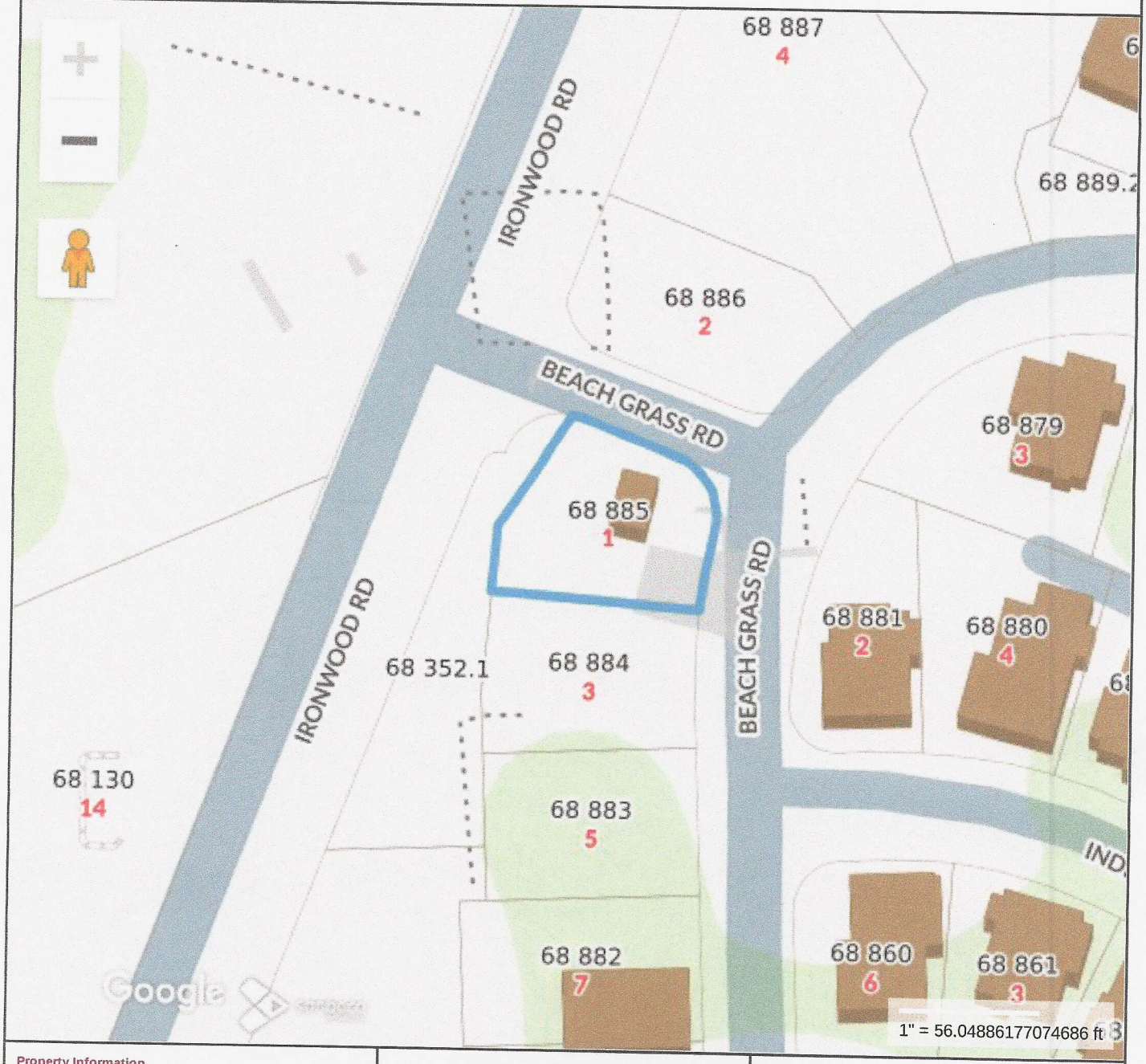
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/22/2022 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

March 23, 2025



Property Information

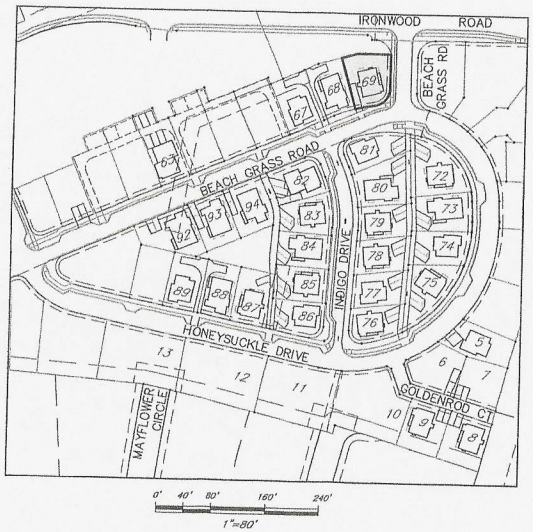
Property ID	190181
Location	1 BEACH GRASS RD
Owner	NANTUCKET PROPERTY OWNER LLC

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.





LOT 69

APPROVED

12/28/22

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 21, 2017.

Seal: COMMONWEALTH OF MASSACHUSETTS, Robert W. Jackson, CIVIL, No. 53606, PROFESSIONAL ENGINEER, 10/25/2022

Drawing No.: C1

SHEET 1 OF 1

Drawing Title: SITE PLAN
1 BEACH GRASS ROAD
SANDPIPER II
NANTUCKET, MASS.

Scale: 1"=AS SHOWN

Date: July 29, 2022

No.	Revision	Date
1	Driveway Apron	10/25/2022

Design By: JO
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN06
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.3800
Fax: 781.246.1866
www.hayeseng.com

Owner / Applicant:
Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940
Assessor's Map 07: 68 885

Prepared For:

N:\NAN\BIM\Sandpiper II - Lot 69\dgn Layout Sets\Sandpiper II_RS.dwg, 10/25/2022 4:57:12 PM, TC

Nantucket Planning Board

LOT CONFIGURATION REVIEW APPLICATION
(Richmond Sandpiper Place I and II Subdivisions) *

Date of Application:	10/10/2022
Record Owner of Property:	Nantucket Property Owner LLC
Subdivision / Project Name:	Sandpiper Place
Street Address:	1 Beach Grass Rd
Assessor's Parcel (Map / Parcel):	Map: 68 Parcel: 885
Lot Area (Square Footage):	4,752
Zoning District:	R-5
Type of Home (Single Family / Duplex):	Single Family: XX Duplex:
Secondary Dwelling:	Yes: No: X
Garage:	Yes: No: X
Garage Apartment:	Yes: No: X
Total Number of Bedrooms (All Structures):	4
Total Ground Cover (in Square Feet):	1,245
Ground Cover Ratio (Percentage):	26% **Note**: Cannot Exceed Fifty Percent (50.0%)
Front Yard Setback (in Linear Feet):	5.7'
Date of Lot Configuration Review Plan:	~~March 4, 2022~~ July 29, 2022
Plan Prepared by (Architect or Engineer):	Hayes Engineering Inc.

Plan Reviewed and Approved By: (Signature) MgR

Name: Megan Trudel

Title: Land Use Specialist

Date of Approval: 12/28/22

* **Note**: Lot Configuration Review is Required and Described in Special Permits # 53-16 and # 54-16 - Condition of Approval B(6)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 885

Street & Number of Proposed Work: 1 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1940 E-mail: TRAMORASELSKEMES@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

HARDSCAPE - DRIVEWAY/APRON/WALKWAYS/ 15'X15' BLUESTONE PATIO/ 46' 5'1 FENCE/88' PICKET FENCE ROAND SIDE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5'1 PICKET FENCE
Type: 46' + 88' WHITE
Length: TYPE II CAPPICKET

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 GRAVEL Walkways Bluestone/BRICK Walls APRON-BRICK

* Note: Complete door and window schedules are required.

COLORS

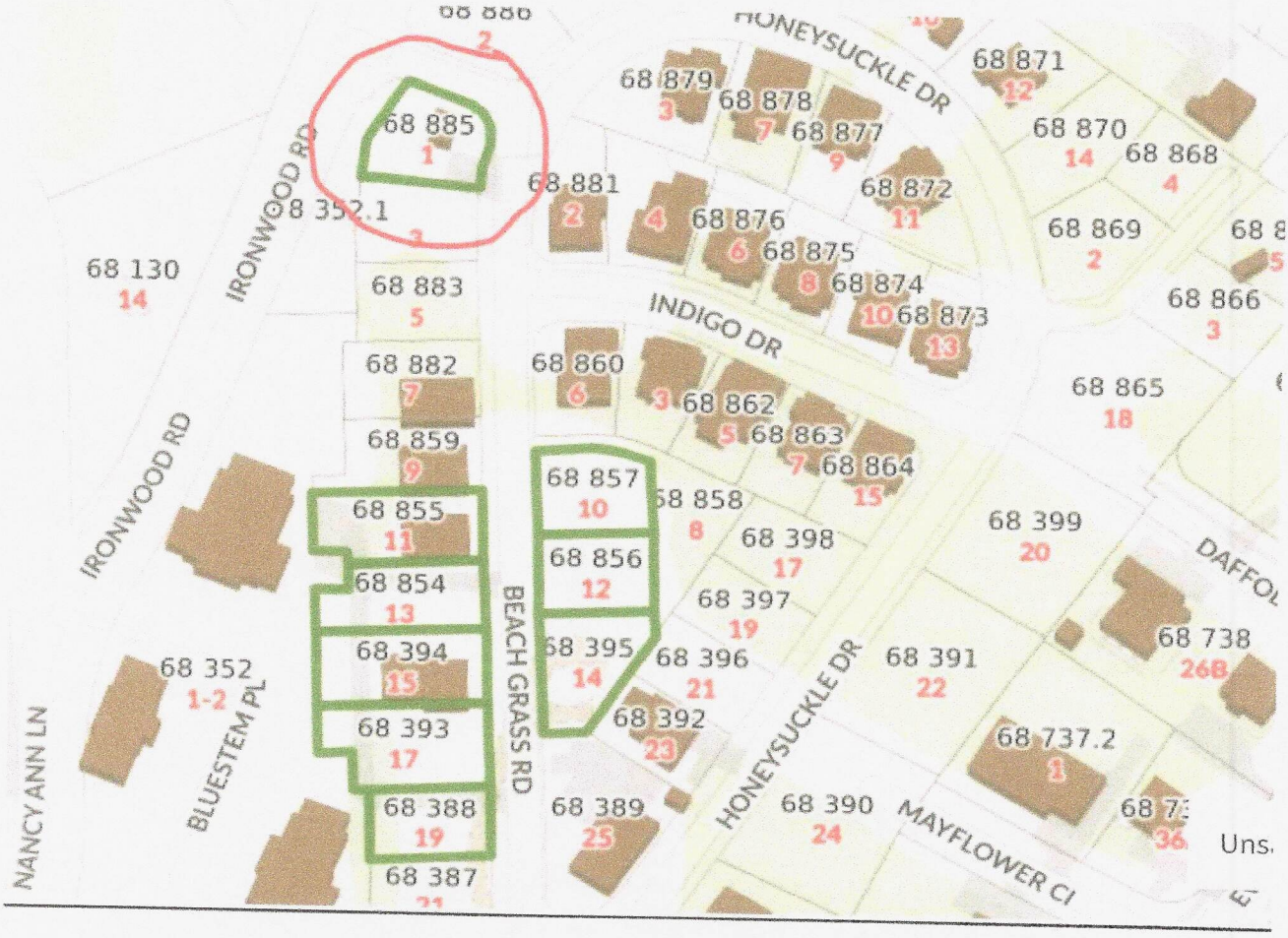
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NW/WHITE Shutters _____

* 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 9/27/2024 Signature of owner of record _____ Signed under penalties of perjury

1 BEACH GRASS ROAD – HARDSCAPE





5/1 NTW Cedar Board Fence



Capped Picket Fence



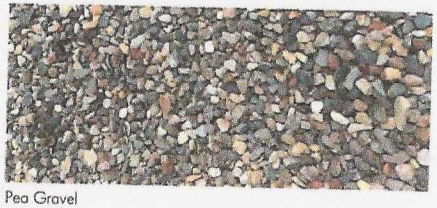
Brick Paving



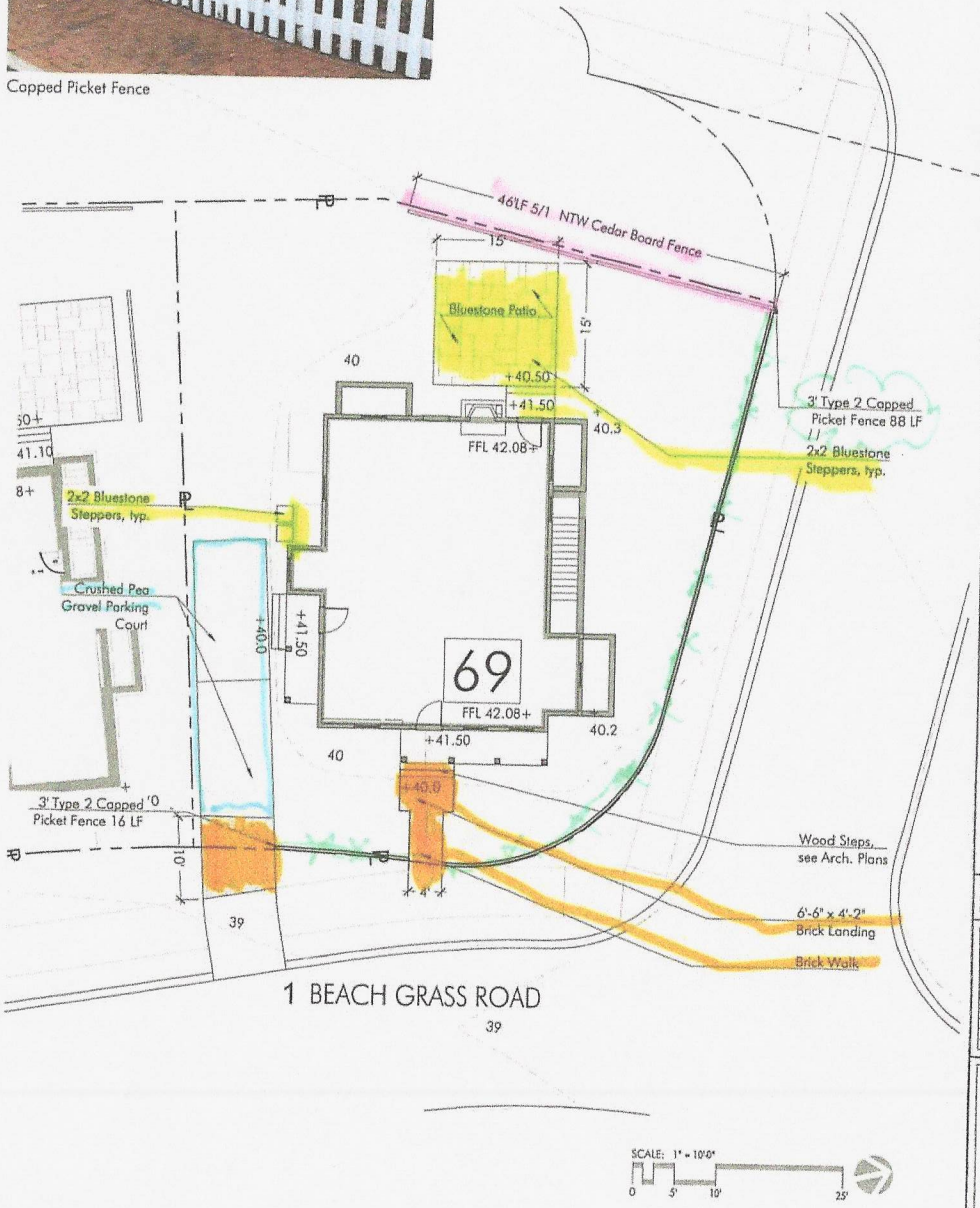
Bluestone Patio randum rectagular pattern



2x2 Bluestone Stepping Stones



Pea Gravel



VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

L1.3

© Verdant Landscape Architecture

Y:\Nantucket\SandpiperPhase2\CAD\NAN2_ENLARGE.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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 137

Street & Number of Proposed Work: 32 MEADOW VIEW DR.

Owner of record: JOHN WEST RIGGS

Mailing Address: 40 EAST 78TH ST NEW YORK, NY 10075

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: CZARINAKINDA@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 REPLACE ALL WINDOWS ~~AND DOORS~~ -CHANGE TRIM/WINDOW COLORS TO WHITE -CHANGE REAR BAY TO MATCH FRONT 16 LT WIDTH

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: 1979

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 ~~BLANKING~~ 4/4

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____ No change

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 IS 12/12

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 WHITE Sash WHITE Doors ~~WHITE~~

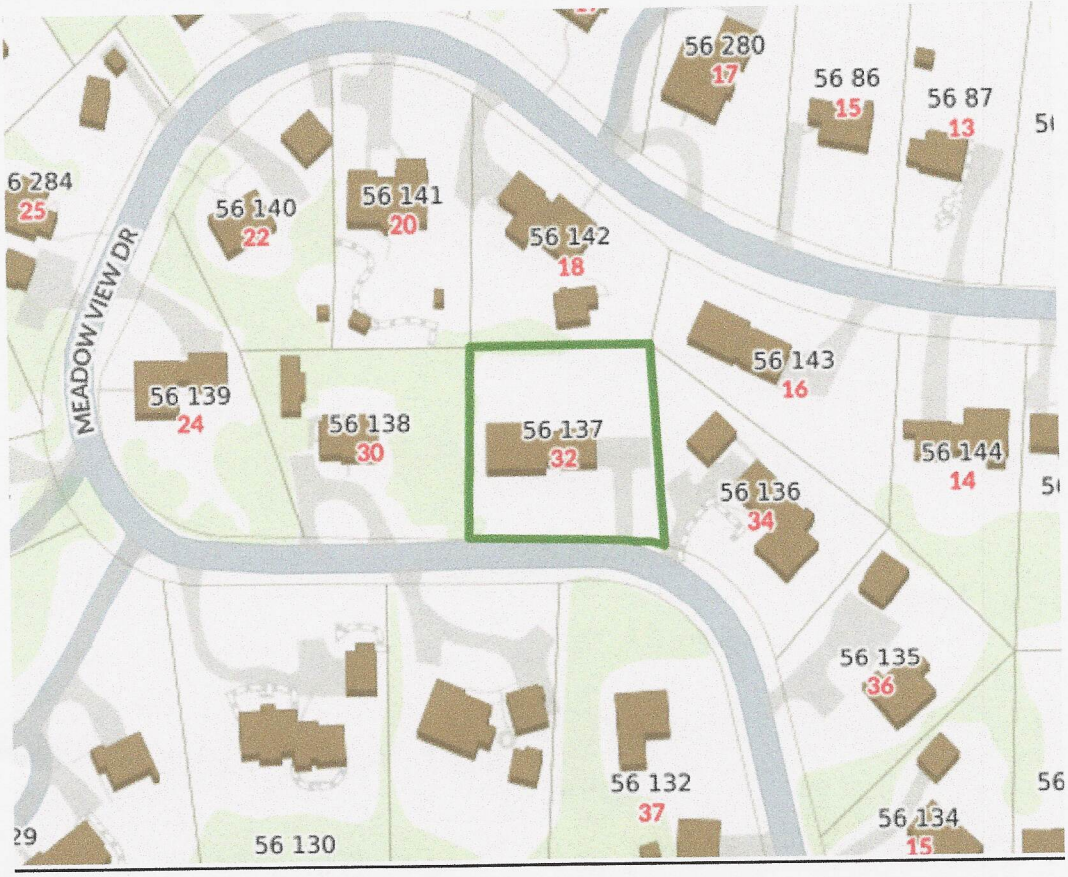
Deck _____ Foundation _____ Fence _____ Shutters _____

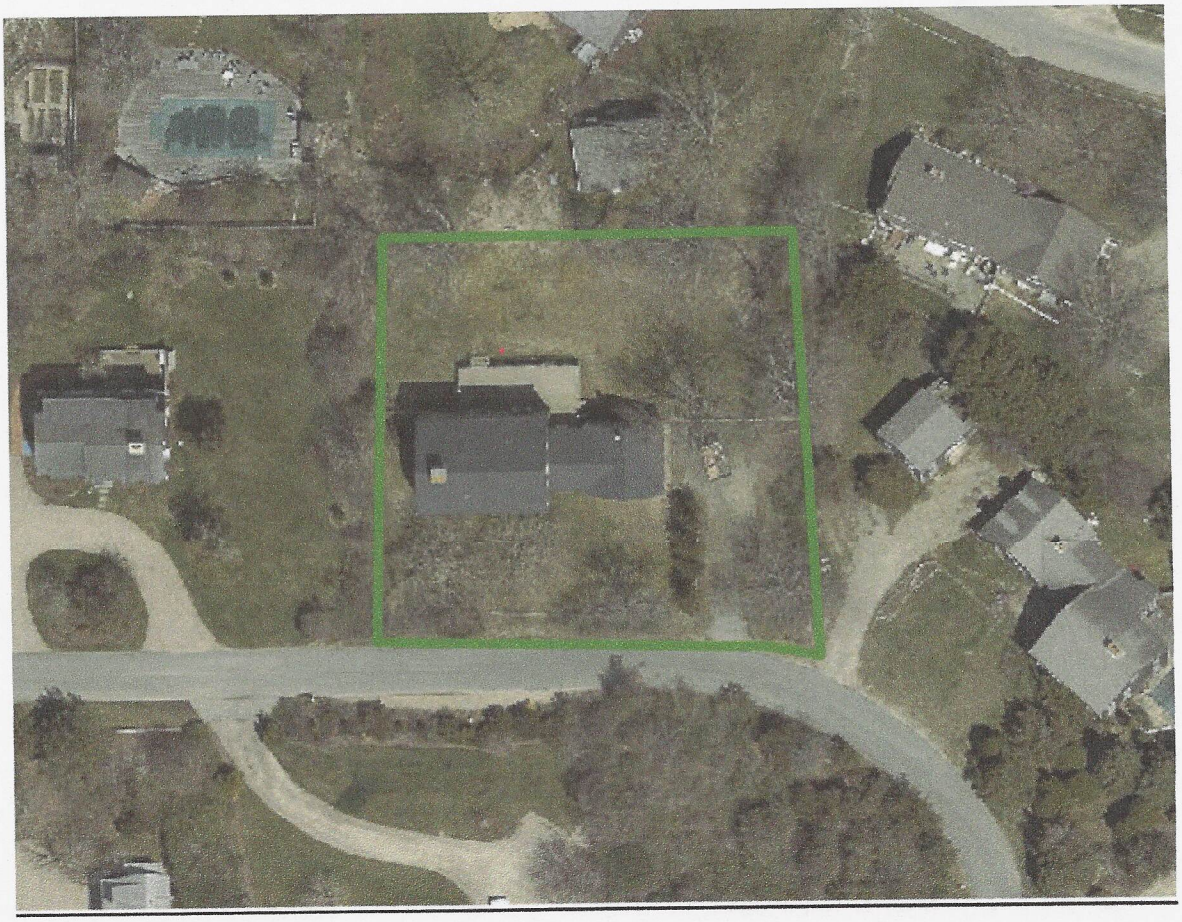
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/22/2025 Signature of owner of record _____ Signed under penalties of perjury

32 MEADOW VIEW DR– LIKE KIND REPLACE ALL WINDOWS/CHANGE TRIM/SASH TO WHITE





SOUTH ELEVATION - FRONT

REPLACE 12/12 WINDOWS – THE 16 LT AND 4/4 UNITS – REPLACE THE 12 LT SIDE LIGHTS





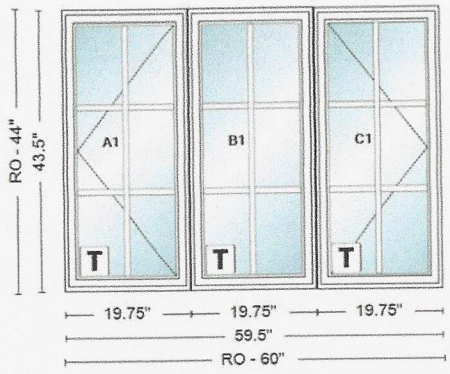
WEST ELEVATION



EAST ELEVATION



TRIPLE CASEMENT TO REPLACE THE BAY WINDOW





ALL WINDOWS ARE IN DETERIORATED STATE





THE ORIGINAL TRIM COLOR WAS WHAT APPEARS TO BE QUAKER GRAY

ONLY 1 COAT WAS PUT ON SO THAT WHITE PRIMER COLOR IS PREDOMINANT COLOR TODAY



ABUTTING PROPERTIES – WHITE TRIM/WINDOWS

30 MEADOW VIEW DRIVE



35 MEADOW VIEW DRIVE



33 MEADOW VIEW DRIVE



ANDERSEN WINDOWS & DOORS

MARINE Home Center

SOLD BY:

Marine Home Center
134 Orange St.
Nantucket, MA 02554
508-228-0900

SOLD TO:

,

CREATED DATE
3/3/2025

LATEST UPDATE
3/12/2025

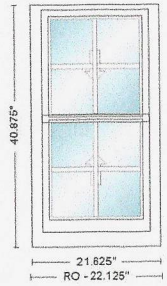
OWNER
Brian King

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
32 MEADOWVIEW DRIVE	ACCT# 7787 / JASON 508-280-0290	7150667		233728

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	2	AA	OLD KITCHEN		

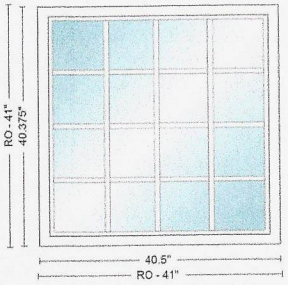
RO Size: 22 1/8" x 40 7/8"

Unit Size: 21 5/8" x 40 7/8"

TW1832, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW1832 Full Screen Aluminum White PN:1610104

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	17.8750	15.7500	1.96000



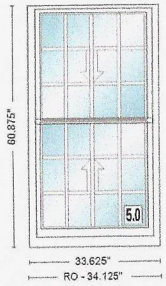
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Fixed	OLD KITCHEN		

RO Size: 41" x 41"

Unit Size: 40 1/2" x 40 3/8"

FLX 3' 4 1/2"X3' 4 3/8", Unit, 400 Series Specialty Rectangle, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.3	NO



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	2	AA	TV ROOM		

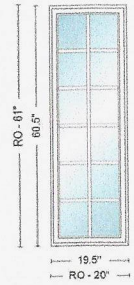
RO Size: 34 1/8" x 60 7/8"

Unit Size: 33 5/8" x 60 7/8"

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



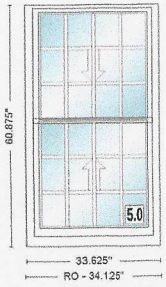
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	2	Stationary	FRONT ENTRY		

RO Size: 20" x 61"

Unit Size: 19 1/2" x 60 1/2"

PSC 1' 7 1/2"X5' 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Stationary, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) 2 Wide, 6 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.29	NO



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	5	AA	FIREPLACE ROOMS		

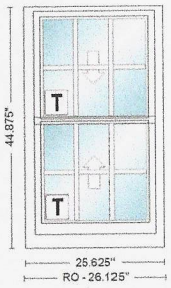
RO Size: 34 1/8" x 60 7/8"

Unit Size: 33 5/8" x 60 7/8"

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



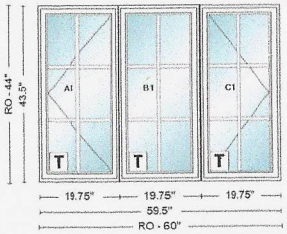
Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	AA	LIME BATH - TEMP		

RO Size: 26 1/8" x 44 7/8" **Unit Size: 25 5/8" x 44 7/8"**

TW2036, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2036 Full Screen Aluminum White PN:1610163

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	21.8750	17.7500	2.71000



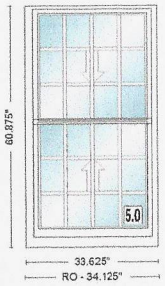
Item	Qty	Operation	Location	Unit Price	Ext. Price
700	1	Left - Stationary - Right	NEW KITCHEN		

RO Size: 60" x 44" **Unit Size: 59 1/2" x 43 1/2"**

Mull: Factory Mulled, Andersen Ribbon Mull, 1/8 Non Reinforced Material
PSC 1' 7 3/4"X3' 7 1/2" - PSC 1' 7 3/4"X3' 7 1/2" - PSC 1' 7 3/4"X3' 7 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1: Left, Unit 2: Stationary, Unit 3: Right, Hinge with Wash Mode, Dual Pane Low-E4 Tempered Series Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum

Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement, PSC 19.75 x 43.5 Full Screen Aluminum White
Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement, PSC 19.75 x 43.5 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.29	NO	A1	10.0480	38.6480	2.69680
B1	0.3	0.29		C1	10.0480	38.6480	2.69680
C1	0.3	0.29					



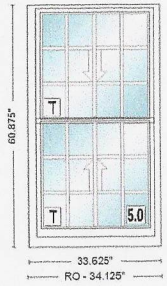
Item	Qty	Operation	Location	Unit Price	Ext. Price
800	3	AA	MAIN BED		

RO Size: 34 1/8" x 60 7/8" **Unit Size: 33 5/8" x 60 7/8"**

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



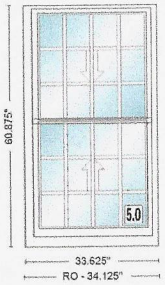
Item	Qty	Operation	Location	Unit Price	Ext. Price
900	1	AA	MAIN BATH - TEMP		

RO Size: 34 1/8" x 60 7/8" **Unit Size: 33 5/8" x 60 7/8"**

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



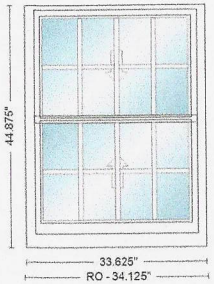
Item	Qty	Operation	Location	Unit Price	Ext. Price
1000	2	AA	BED 4		

RO Size: 34 1/8" x 60 7/8" **Unit Size: 33 5/8" x 60 7/8"**

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



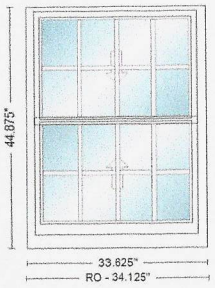
Item	Qty	Operation	Location	Unit Price	Ext. Price
1100	1	AA	BED 4		

RO Size: 34 1/8" x 44 7/8" **Unit Size: 33 5/8" x 44 7/8"**

TW2836, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2836 Full Screen Aluminum White PN:1610180

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	17.7500	3.70000



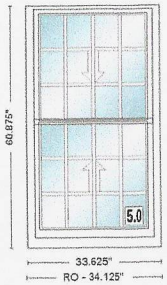
Item	Qty	Operation	Location	Unit Price	Ext. Price
1200	1	AA	BED 3		

RO Size: 34 1/8" x 44 7/8" **Unit Size: 33 5/8" x 44 7/8"**

TW2836, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2836 Full Screen Aluminum White PN:1610180

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	17.7500	3.70000



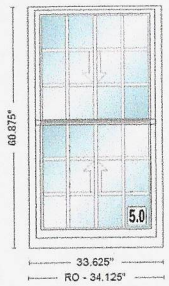
Item	Qty	Operation	Location	Unit Price	Ext. Price
1300	1	AA	BED 3		

RO Size: 34 1/8" x 60 7/8" **Unit Size: 33 5/8" x 60 7/8"**

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



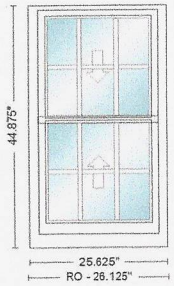
Item	Qty	Operation	Location	Unit Price	Ext. Price
1400	2	AA	BED 2		

RO Size: 34 1/8" x 60 7/8" **Unit Size: 33 5/8" x 60 7/8"**

TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000



Item	Qty	Operation	Location	Unit Price	Ext. Price
1500	2	AA	LAUNDRY		

RO Size: 26 1/8" x 44 7/8" **Unit Size: 25 5/8" x 44 7/8"**

TW2036, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2036 Full Screen Aluminum White PN:1610163

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.28	NO	A1	21.8750	17.7500	2.71000

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.2.3 PARCEL N°. 25

Street & Number of Proposed Work: 32 Sankaty Rd.

Owner of record: Murphy Joanne

Mailing Address: 64 Duxbury Ln

Glastonbury, CT 06033

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: jutaj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Fenestration

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

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 5" Typ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia ____ Rake ____ Soffit (Overhang) ____ Corner boards ____ Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

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

Trim White

Deck NTW

Clapboard (if applicable) ____

Sash White

Foundation NTW

Roof Grey - No change

Doors No change

Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/25 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**

32 Sankaty Rd.

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Juraj Bencat

AS AGENT FOR Murphy Joanne

STREET ADDRESS 32 Saukaty Rd.

MAP/PARCEL 49.2.3/25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/24/25

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.

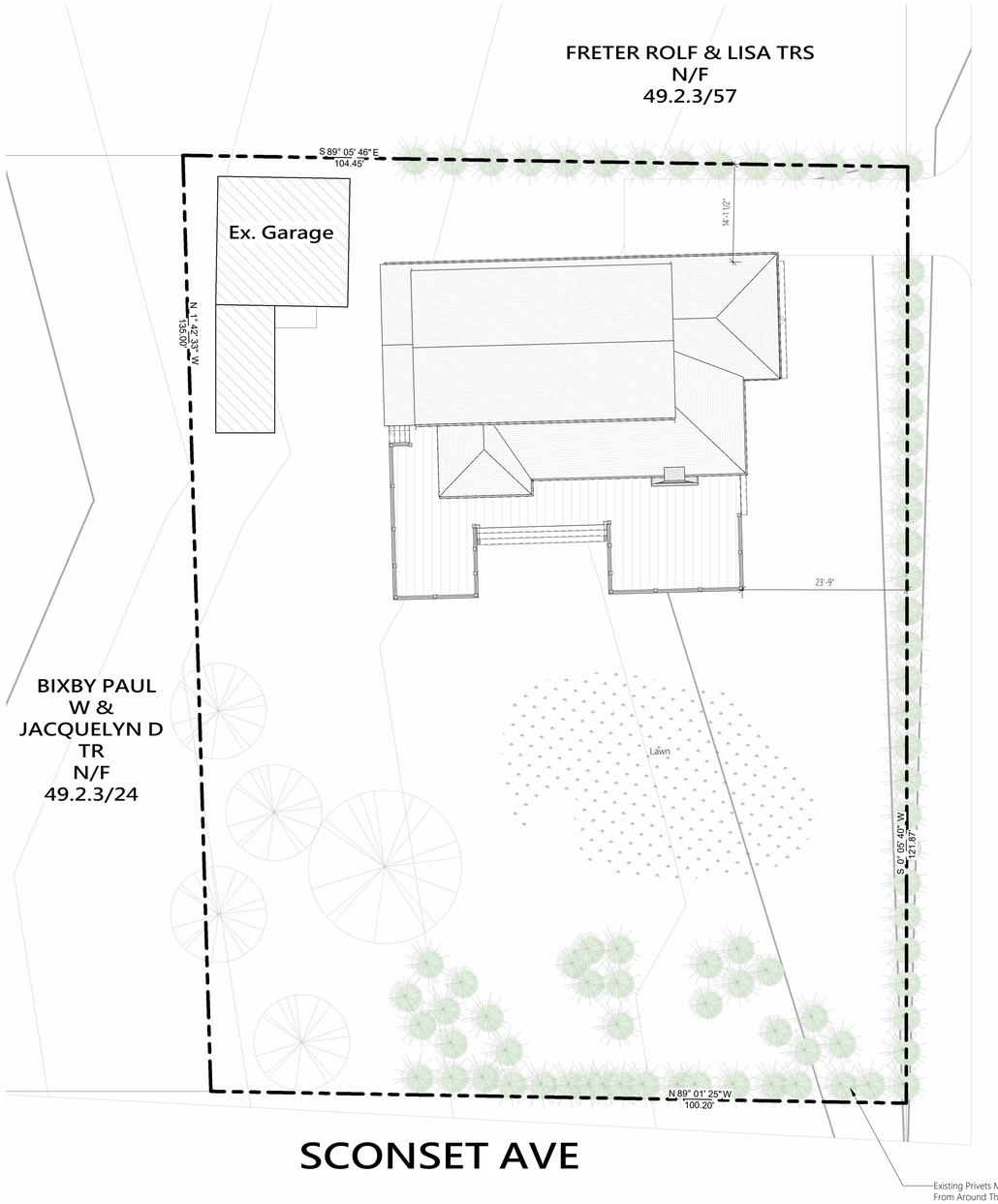
Signature 3/24/25 Date

Property Info:

Map & Parcel:	49.2.3/25	Lot Size:	13,805 sq. ft.
District/Zoning:	SR10	Allowable Ground Coverage:	3,451 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	1,824 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	25%		
Front Setback:	15 ft.		
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	0 sq. ft.

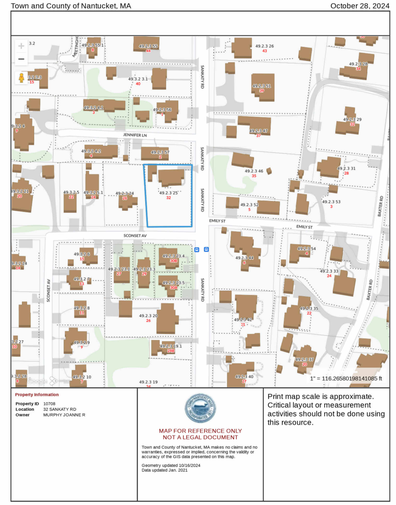
For HDC Submission Only - Not For Construction

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



SANKATY ROAD

1 Site Plan - Proposed
1" = 10'-0"



2 Locus Map



3 Lawn View



4 Sankaty Rd View



5 Back Yard View



6 Sconset Ave View

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

32 Sankaty Rd
Nantucket, MA 02554

Sheet
Site Plan

Date
03.19.2025

Revisions

C.101

Scale As indicated

3/20/2025 6:24:38 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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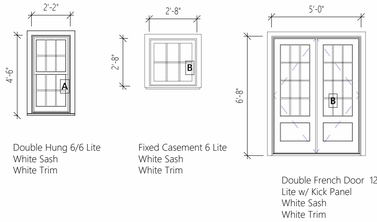
1 Previously Approved East Elevation
1" = 1'-0"

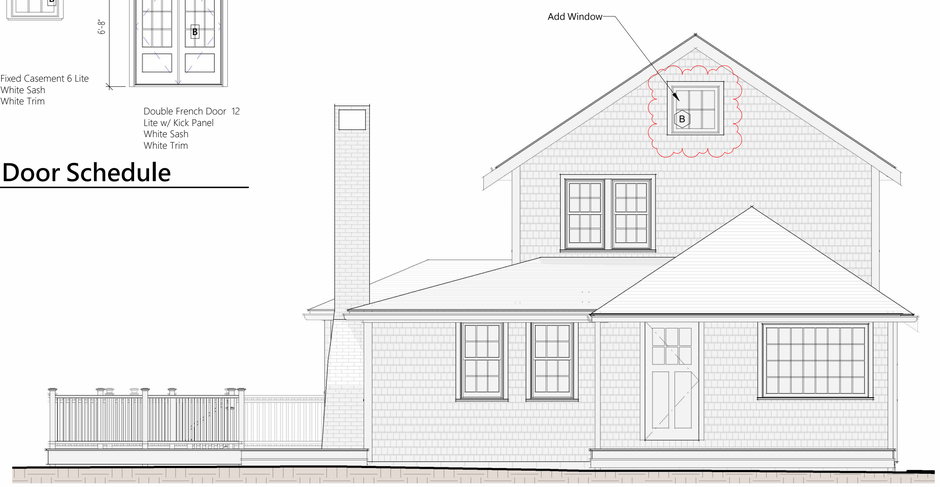


Double Hung 6/6 Lite
White Sash
White Trim

Fixed Casement 6 Lite
White Sash
White Trim

Double French Door 12 Lite w/ Kick Panel
White Sash
White Trim

Window & Door Schedule
1/4" = 1'-0"



3 East Elevation - Proposed
1/4" = 1'-0"



2 Previously Approved North Elevation
1" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
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PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

32 Sankaty Rd
Nantucket, MA 02554

Sheet
Exterior Elevations

Date
03.19.2025

Revisions

A.201

Scale
As indicated

3/20/2025 6:24:42 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
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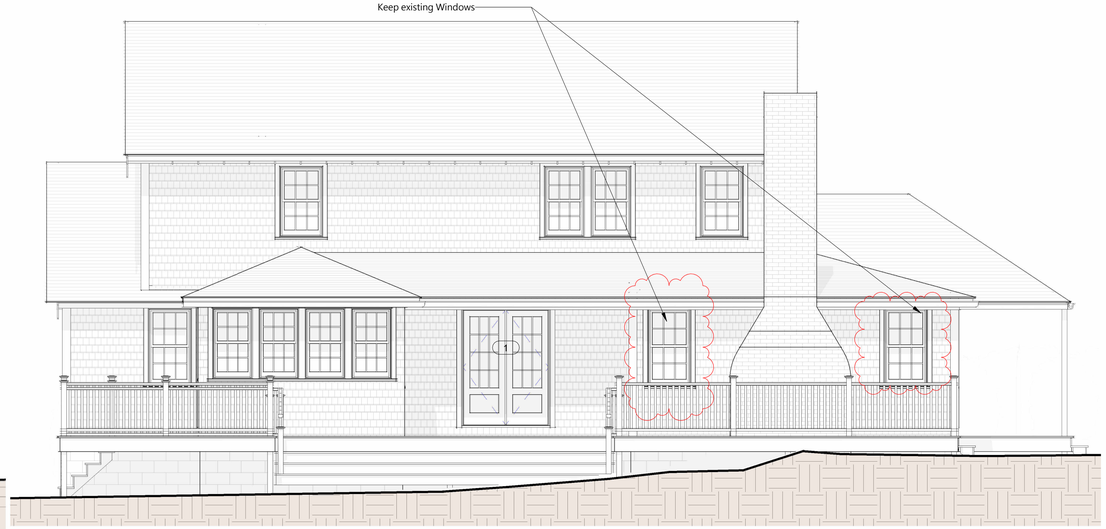
3 Previously Approved South Elevation
1" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - No Change From Approved
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
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PO Box 3741
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tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

32 Sankaty Rd
Nantucket, MA 02554

Sheet
Exterior Elevations

Date
03.19.2025

Revisions

A.202

Scale
As indicated

3/20/2025 6:24:45 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.2.3 PARCEL N°. 25

Street & Number of Proposed Work: 32 SANKATY ROAD

Owner of record: JOANNE MURPHY

Mailing Address: 64 DUXBURY LANE
GLASTENBURY, CT 06033

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 _____

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: BEFORE 1935 (describe)

Original Date:

Original Builder:

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REQUEST FOR HISTORIC DETERMINATION - FOR COMPLIANCE WITH DOER-MA STRETCH ENERGY CODE

Is there an HDC survey form for 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 3/22/2015 Signature of owner of record _____ Signed under penalties of perjury

32 SANKATY ROAD





1935 NHA AERIAL



1940 NHA AERIAL





SECOND FLOOR ADDITION WAS ADDED LATER




1938


1957

32 SANKATY RD

Location	32 SANKATY RD	**Mblu**	4923/ / 25/ /
Acct#	00010708	**Owner**	MURPHY JOANNE R
Assessment	$2,751,100	**PID**	10708
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$939,100	$1,812,000	$2,751,100

Owner of Record

Owner	MURPHY JOANNE R	**Sale Price**	$0
Co-Owner	C/O CHRIS MURPHY	**Certificate**	
Address	64 DUXBURY LN GLASTONBURY, CT 06033	**Book & Page**	00643/0229
		Sale Date	12/06/1999
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MURPHY JOANNE R	$0		00643/0229	99	12/06/1999
MURPHY WILLIAM B	$0		00342/0051	99	03/13/1990

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	2,044
Replacement Cost:	$954,100
Building Percent Good:	84
Replacement Cost Less Depreciation:	$801,400

Building Attributes	
Field	**Description**
Style:	Colonial

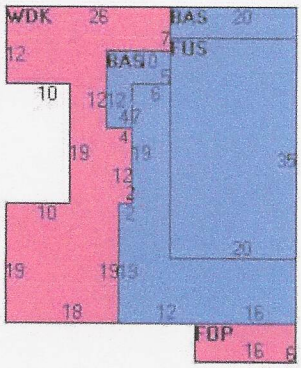
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\93\28.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10708_12

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,344	1,344
FUS	Upper Story, Finished	700	700
FOP	Porch, Open, Finished	96	0
WDK	Deck, Wood	766	0
		2,906	2,044

Building 2 : Section 1

Year Built: 1994
Living Area: 0
Replacement Cost: $144,908
Building Percent Good: 87
Replacement Cost Less Depreciation: $126,100

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Guest Quarters

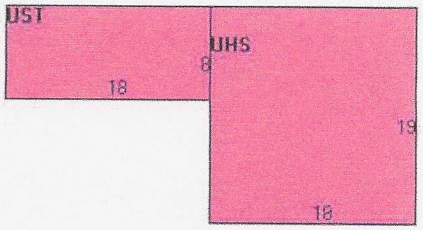
Model	Residential
Grade:	Below Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Minimum/Plywd
Interior Flr 2	Concr Abv Grad
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	0
Total Bthrms:	0
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\93\30.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10708_12:

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FGR	Garage, Finished	342	0
UHS	Half Story, Unfinished	342	0
UST	Utility, Storage, Unfinished	144	0
		828	0

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$6,900	1
FLU2	BRICK	1.00 UNITS	$4,700	1

Land

Land Use

Use Code	109R
Description	MULTI NO 2ND DWG
Zone	SR10
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.33
Frontage	0
Depth	0
Assessed Value	$1,812,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$939,100	$1,812,000	$2,751,100
2024	$934,700	$1,695,100	$2,629,800
2023	$710,400	$1,503,900	$2,214,300
2022	$563,600	$1,023,000	$1,586,600
2021	$571,000	$1,116,000	$1,687,000

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 384

Street & Number of Proposed Work: 14 Green Meadows

Owner of record: Martiniay Sara

Mailing Address: 15 Fletcher Hill Ln.
Groton, MA 01450

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JB Studio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Fenestration / Front door

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 — Remove door
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 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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
Trim NTW
Deck NTW
Clapboard (if applicable) —
Sash White
Foundation NTW
Roof Black
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 3/24/25 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**

14 Green Meadows

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

— 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB (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.**

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 Juraj Beucat

AS AGENT FOR Martinian Sara

STREET ADDRESS 14 Green Meadows

MAP/PARCEL 67/384

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/24/25

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 3/24/25
Date

HDC Submission Only - Not For Construction

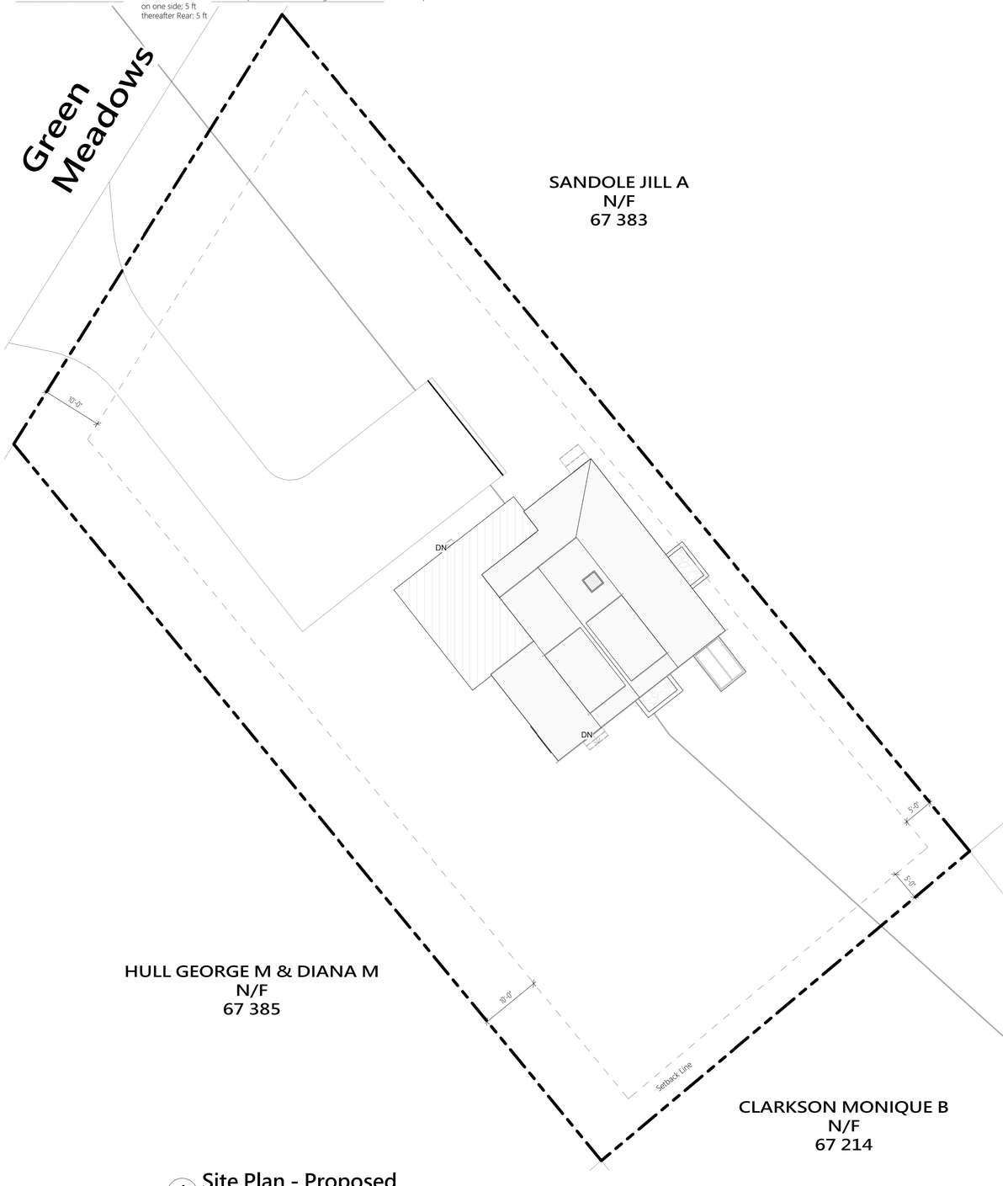
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

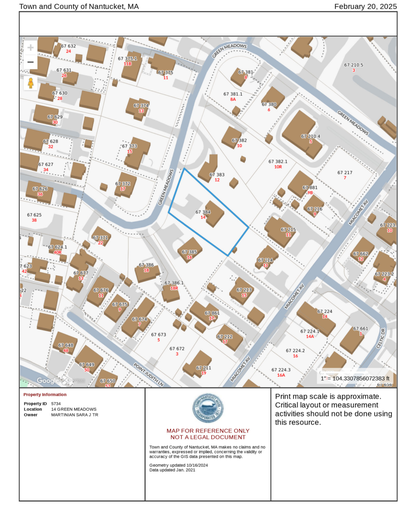
Map & Parcel:	67.384	Lot Size:	13,341 sq. ft.
District/Zoning:	R5	Allowable Ground Coverage:	5,336 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	1,048 sq. ft.
Frontage:	50 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	40%		
Front Setback:	10 ft.		
Side/Rear Setback:	Side: 10 ft minimum on one side; 5 ft thereafter Rear: 5 ft	Total Proposed Ground Coverage:	1,048 sq. ft.



1 Site Plan - Proposed
1" = 10'-0"



7 Side View 2



2 Locus Map



5 Front View



4 Side View



3 Back Yard View



6 Green Meadows View

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

MARTINIAN'S RESIDENCE
14 Green Meadows, Nantucket, MA
02554

Sheet
Site Plan

Date
03.24.2025

Revisions

C.101

Scale
As indicated

3/24/2025 11:02:55 AM

HDC Submission Only - Not For Construction

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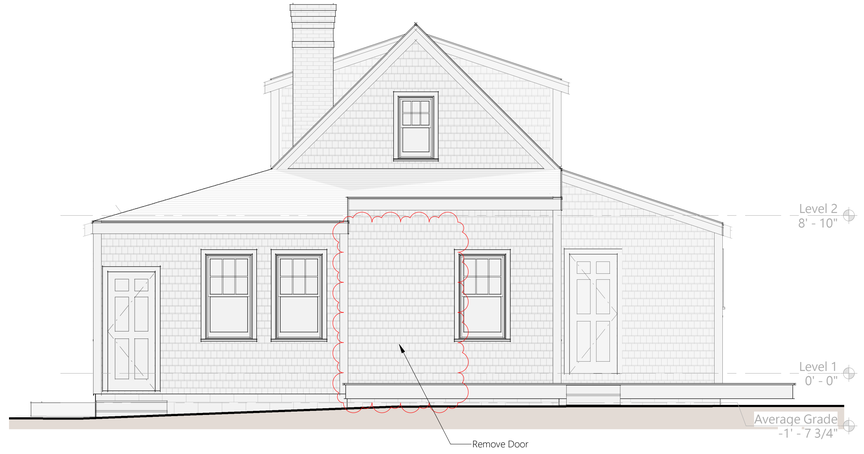
2 North Elevation - Existing
1/4" = 1'-0"



1 North Elevation - No Change
1/4" = 1'-0"



3 East Elevation - Previously Approved/ No Change
3/16" = 1'-0"



4 South Elevation - Previously Approved/ No Change
3/16" = 1'-0"



5 West Elevation - Existing/ No Change
3/16" = 1'-0"

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PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

MARTINIAN'S RESIDENCE

14 Green Meadows, Nantucket, MA 02554

Sheet

Exterior Elevations

Date

03.24.2025

Revisions

A.201

Scale

As indicated

3/24/2025 11:03:01 AM