1. CONSENT 4/8/2025

    Documents:

        10 HONEYSUCKLE RD- SHED.PDF
        7 ARKANSAS AV- AS-BUILT BUMP OUT UPDATED 04.03.2025.PDF

2. CONSENT WITH CONDITIONS 4/8/2025

    Documents:

        10 LEWIS CT SHED.PDF
        27-29 YORK ST REV 72454- ADD CAP TO POST.PDF

3. OLD BUSINESS 3/25/2025

    Documents:

        2 DUKES ROAD - DEMO MAIN HOUSE MOVE DEMO.PDF
        OB 15 N WATER ST - COLOR CHANGE.PDF
        OB 3 POPS LN. MAIN HOUSE.PDF
        3 POPS LN. GUEST HOUSE.PDF
        3 POPS LN. GARAGE.PDF
        3 POPS LN. POOL.PDF
        3 POPS LN OPPOSITION.PDF
        OB 3 NOBADEER AVE HDC2025-01-11847 NEW DWELLING.PDF
        OB 3 NOBADEER AVE HDC2024-01-11850 POOL HARDSCAPE.PDF
        JOB 3 NOBADEER WAY HDC NEW HOUSE PICTURES 3.31.2025.DOCX
        OB 88 POCOMO RD GUEST HOUSE.PDF
        OB 36 TENNESSEE AVE NEW DWELLING.PDF
        OB 48 YORK ST.PDF
        OB 30 EEL POINT RD NEW DWELLING.PDF

4. OLD BUSINESS 4/8/2025

    Documents:

        OB 27 N LIBERTY GARAGE.PDF
        OB 85 ORANGE FRONT ADDITION SUBMISSION 4.1.25.PDF
        85 ORANGE FRONT HARDSCAPE.PDF
        85R HARDSCAPE SUBMISSION HARDSCAPE.PDF
        OB 6 ISHMAEL.PDF
        OB 14 TAUTEMO WAY SHED.PDF
        OB 14 TAUTEMO WAY OUTBUILDING.PDF
        OB 2 HAMBLIN BOAT BARN.PDF
        OB 8 NETOWA LN.PDF
        OB 7 BREWSTER.PDF

5. NEW BUSINESS 2/18/2025

    Documents:

        3 MILES CT SOLAR.PDF

6. NEW BUSINESS 3/4/2025 VIEW

Documents:

11 PINE ST HARDSCAPE.PDF

7. NEW BUSINESS 3/4/2025

Documents:

17 RANGER ROOF WALK.PDF
17 RANGER DOOR WINDOW REVISIONS.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:

34 LIBERTY ST- WINDOW-DOOR REPLACEMENT ON EAST ELEV.PDF
32 MAIN ST TRIM COLOR CHANGE.PDF
9 HAWKS CIR GARAGE.PDF
16 CODFISH PARK RD ADDITION.PDF
74A HOOPER FARM RD NEW DWELLING.PDF
4 SPRUCE ST ADDITION.PDF
2A FORREST AVE GARAGE APARTMENT- LOT 40.PDF
2B FORREST AVE GARAGE APARTMENT LOT 39.PDF
5 WEETAMO RD MAIN HOUSE COMPLETE.PDF
5 WEETAMO RD MAIN HOUSE DRAWINGS.PDF
5 WEETAMO RD SHED COMPLETE.PDF
5 WEETAMO RD SHED DRAWINGS.PDF
8 COPPER LN DEMO DECK NEW PATIO UPDATED 3.10.25.PDF
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 VIEW

Documents:

68 SHAWKEMO RD NEW DWELLING.PDF
35 PINE CREST DR SOLAR.PDF
1 CAROLINE WAY FENCE N GATE.PDF

10. NEW BUSINESS 4/1/2025

Documents:

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

10 LEWIS CT- SHED UPDATED 04.02.2025.PDF
5 BAXTER RD DEMO CHIMNEY.PDF
26 HONEYSUCKLE DR PARKING.PDF
7 FOLGER LN PERGOLA DRAWINGS.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
18 MOUNT VERNON ST GARAGE STUDIO.PDF
18 MOUNT VERNON ST HARDSCAPE.PDF
49 MEADOWVIEW DRIVE GATE.PDF
5 COFFIN RD FENCE.PDF
5 CALIFORNIA AVE- DECK-STAIRCASE-UPDATED 03.20.25.PDF
62 WANOMA WAY FENCE.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
68 SHAWKEMO_MOVE DEMO SHED_03.24.25.PDF
68 SHAWKEMO_MOVE DEMO GARAGE_3.24.25.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC 2025-03-12171

RECEIVED Mar 05 2025

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 891

Street & Number of Proposed Work: 10 Honeysuckle Drive

Owner of record: Shaylyn and Neil Maguire

Mailing Address: PO Box 3213
Nantucket, MA 02584

Contact Phone #: 508-633-0976 E-mail: shaylynmaguire@gmail

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY 271

Date application received: 03/05/25 Fee Paid: $ 50.00

Must be acted on by: 05/03/25

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: 16' Sq. Footage 1st floor: _____ 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 11'9" South 11'9" East 11'9" West 11'9"

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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other None

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

Doors* (type and material): ~~☐ TDL ☐ SDL~~ Front 6' Wood Bench 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 Charcoal black

Trim Cobblestone Sash _____ Doors Cobblestone

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/5/25 Signature of owner of record _____ Signed under penalties of perjury

10 Honeysuckle, Nantucket



Property Information

Property ID	190175
Location	10 HONEYSUCKLE DR
Owner	MAGUIRE SHAYLYN & NEIL

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.

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

   A. MAP TITLED "PLAN OF LAND IN NANTUCKET, MASS, MODIFIED DEFINITIVE PLAN SHEET, "SANDPIPER PLACE II" (NORTH) SUBDIVISION PLAN SHEET 2 OF 3," PREPARED BY HAYES ENGINEERING, INC., SCALE 1"=40', DATED MAY 11, 2021, LAST REVISED SEPTEMBER 23, 2021. FILED AS LAND COURT PLAN 16514-148.

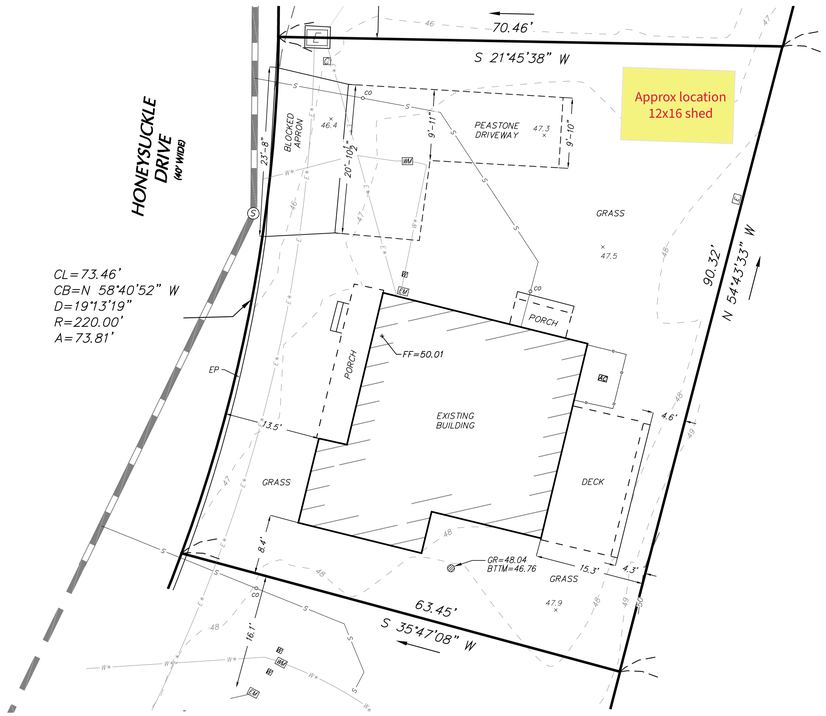
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NAD 83, AS ESTABLISHED THROUGH GPS METHODS.

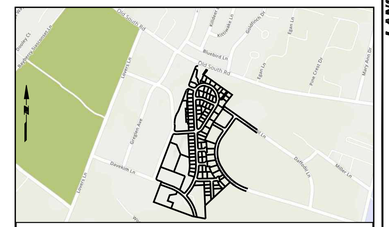
3. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENVIRONMENTAL AND ENGINEERING SERVICES. FIELD WORK COMPLETED DURING THE MONTH OF APRIL 2024.

4. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

5. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

6. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.





PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: MAPQUEST

ZONING REQUIREMENTS

ZONE: R-5

ITEM	REQUIREMENT	PROVIDED
MINIMUM LOT SIZE	5,000 SF	5,266 SF
MINIMUM FRONTAGE	50 FT	73.5 FT
MAXIMUM GROUND COVER RATIO	40%	18%
MINIMUM FRONT SETBACK	10 FT	13.5 FT
MINIMUM SIDE SETBACK	5 FT	8.4 FT
MINIMUM REAR SETBACK	5 FT	15.3 FT

OBTAINED FROM THE TOWN OF NANTUCKET BYLAWS CHAPTER 139 ACCESSED ONLINE ON 06/14/2021.

MA ISLAND NAD 83

LEGEND (NOT SHOWN TO SCALE)

AC	AIR CONDITIONING UNIT
S	SANITARY MANHOLE
	TREE
E	ELECTRIC BOX
EM	ELECTRIC METER
	FIRE HYDRANT
GM	GAS METER
	LIGHT POLE
W	WATER VALVE
X 262.3	SPOT ELEVATION
BIT	BITUMINOUS
CONC	CONCRETE
LSA	LANDSCAPED AREA
BOH	BUILDING OVERHANG
BW	BOTTOM OF WALL
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
	HEDGE LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
322	CONTOUR LINE
FM	SANITARY FORCE MAIN
E	ELECTRIC MARK OUT LINE
G	GAS MARK OUT LINE
W	WATER MARK OUT LINE
R*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

10 0 2 4 10

SCALE: 1 INCH = 10 FEET

Date	Description	No.

REVISIONS

I CERTIFY THAT THIS FOUNDATION IS LOCATED ON THE GROUND AS SHOWN, AND THAT IT CONFORMS TO THE SETBACK REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF NANTUCKET. I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25019C0089G; EFFECTIVE DATE: JUNE 9, 2014.

ANDREW G. IVES — DATE SIGNED
PROFESSIONAL LAND SURVEYOR
MASS STATE LIC. No. 50679

LANGAN

Langan CT, Inc. 555
Long Wharf Drive New
Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

10 HONEYSUCKLE DRIVE

LAND COURT
LOT No. 3

NANTUCKET **MASSACHUSETTS**

Drawing Title

FINAL AS-BUILT SURVEY

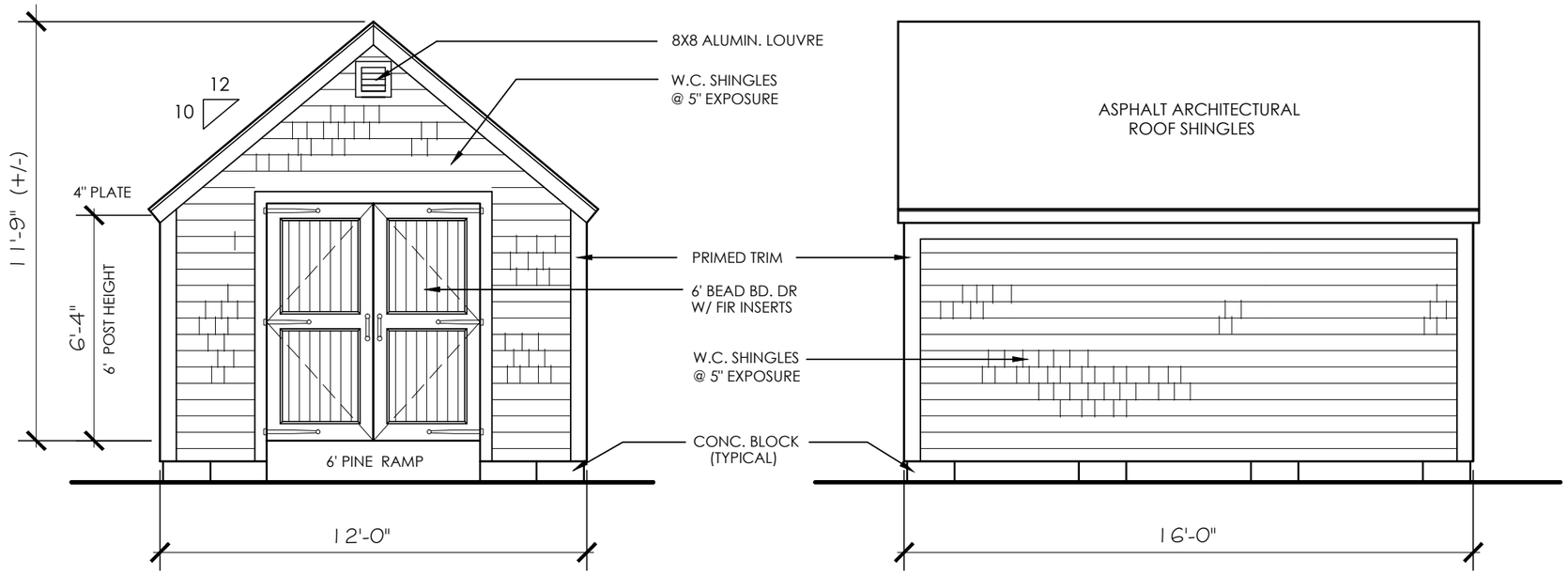
Project No.	Drawing No.
140162001	AB2701B
Date: APRIL 15, 2024	
Drawn By: JJC	
Checked By: AGI	Sheet 1 of 1

PROJECT NO. 140162001

LANGAN

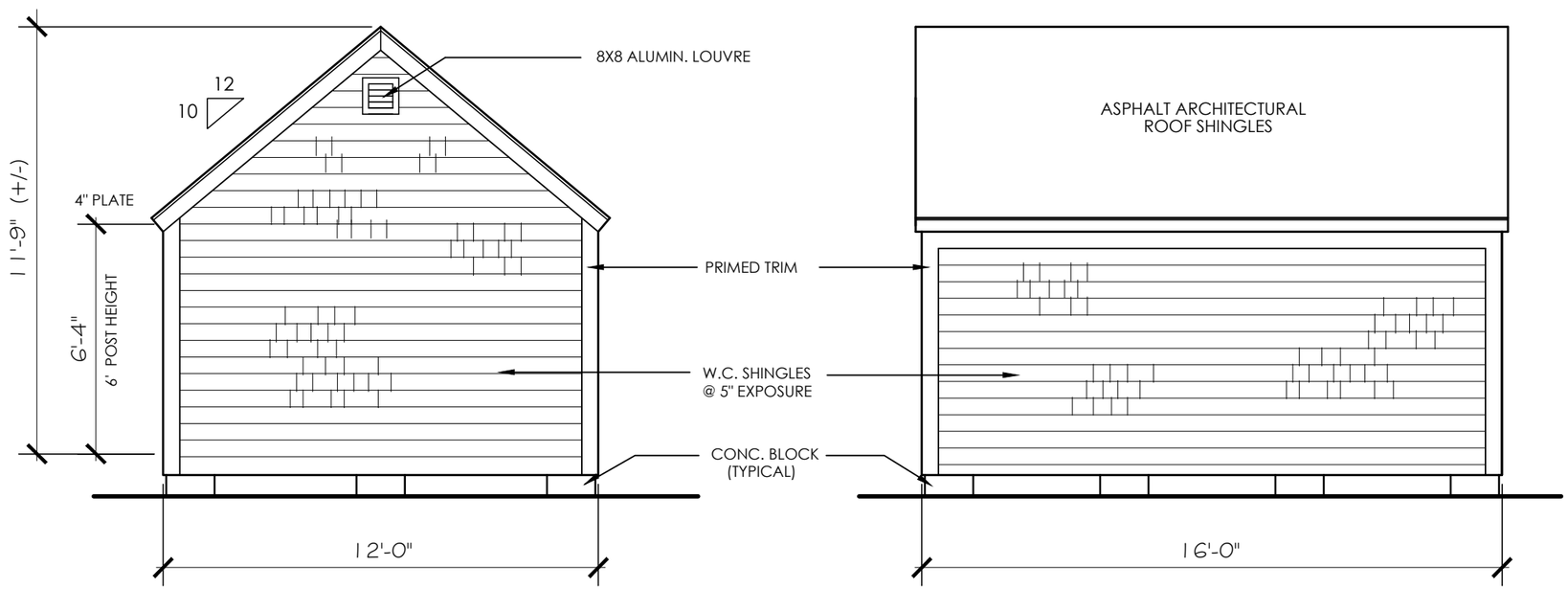
©2023 Langan

Filename: \\langan.com\data\NHV\data\0\140162001\Survey Data - 140162001\Cartson\As-Built\Final Asbuilts\140162001-V-AB2701 - 8 10 12 Honeysuckle.dwg Date: 4/13/2024 Time: 14:34 User: jcyr Style Table: Langan.stb Layout: AB2701B - 10 HS



PROPOSED
FRONT ELEVATION - SOUTH WEST

PROPOSED
RT. SIDE ELEVATION - NORTH WEST



PROPOSED
REAR ELEVATION - NORTH EAST

PROPOSED
LEFT SIDE ELEVATION - SOUTH EAST

Salt Spray Sheds
235 Great Western Road, S. Dennis, Ma
Phone (508)-398-1900

12' x 16' SHED DESIGN FOR:
MAGUIRE

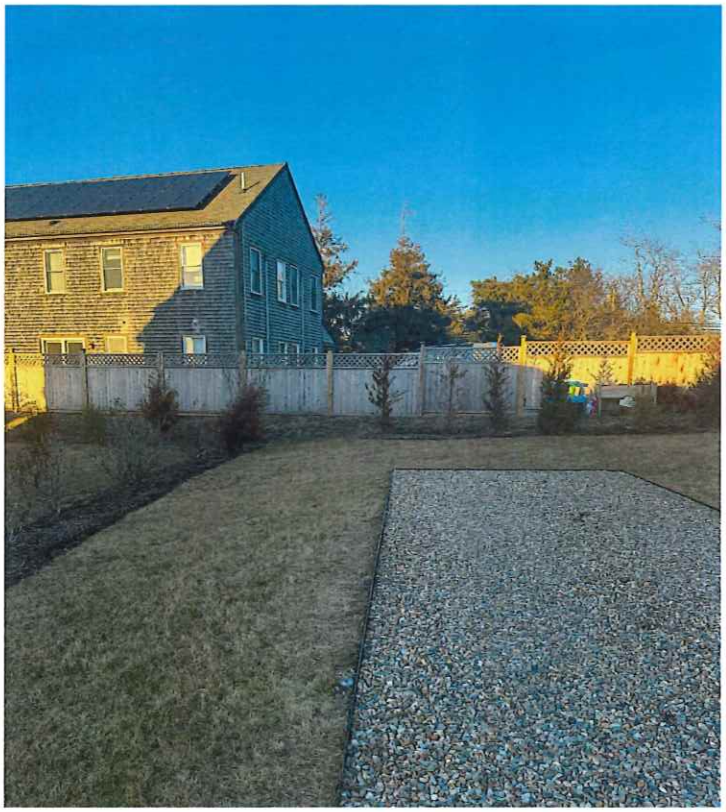
PROPOSED SHED ELEVATIONS

DATE: 03/28/25

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

DRAWING NO.
A1 - 1

Shed location area, view from road



Shed location area



RECEIVED
MAR 05 2025
By




10
33
23
STREET ENT

Shed location area, view from road



Shed location area



SHED CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

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

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

Y / (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
N/A	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
	Completed Application
$50	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: Shay Maguire Date: 3/4/2025

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Shaylyn Maguire

AS AGENT FOR _____

STREET ADDRESS 10 Honeysuckle Drive

MAP/PARCEL 68 891

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.

Shaylyn Maguire 3/5/25

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°: 59.4 PARCEL N°. 217

Street & Number of Proposed Work: 7 ARKANSAS AVE

Owner of record: NANCY AND BRIAN HARRIS

Mailing Address: 105 ANDERSON ST 1B
BOSTON, MA 02114

Contact Phone #: 781 956 8662 E-mail: bharris@bhpcl.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. 68709

☐ Pool (Zoning District ____) ☐ Roof ☐ Other As-built bump out- failed inspection

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 change exterior chimney to bumpout and power vent.

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ 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 2/25/25 Signature of owner of record _____ Signed under penalties of perjury

68709

70326

COA _____ Inspector N.S Date Inspected 3/18/25 Map 59.4 Parcel 217

HDC Inspection Checklist – Major

Owner Harris, Nancy / Brian

Address 7 Arkansas Ave

Inspection observed from: _____

" "

_____ Pass X Fail

_____

____New Dwelling X Addition ____Garage ____Commercial Bldg ____Studio ____Move ____Demolition ____Shed
____Renovation ____Alteration
Other: _____

INSPECTION DETAILS

Buildings –

Siting on lot: _____

Foundation: Height exposed: _____ Material _____ Coating/Color _____

Chimney Height _____ Material _____ Style _____ Cap _____

Roof Pitch Main Mass _____ Secondary Mass _____ Dormer _____ Other _____

Roof Material- Material _____ Style _____ Color _____

Skylight(s) Location _____ Material _____ Style _____

Gutter / Leader material _____ Size _____ Color _____

Sidewall exposure(inches) _____ material _____ Clapboard _____ exposure (3 ½-4") _____

Trim material _____ Treatment _____ size _____ Color _____

Windows Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes _____

Doors Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes _____

Garage doors Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes _____

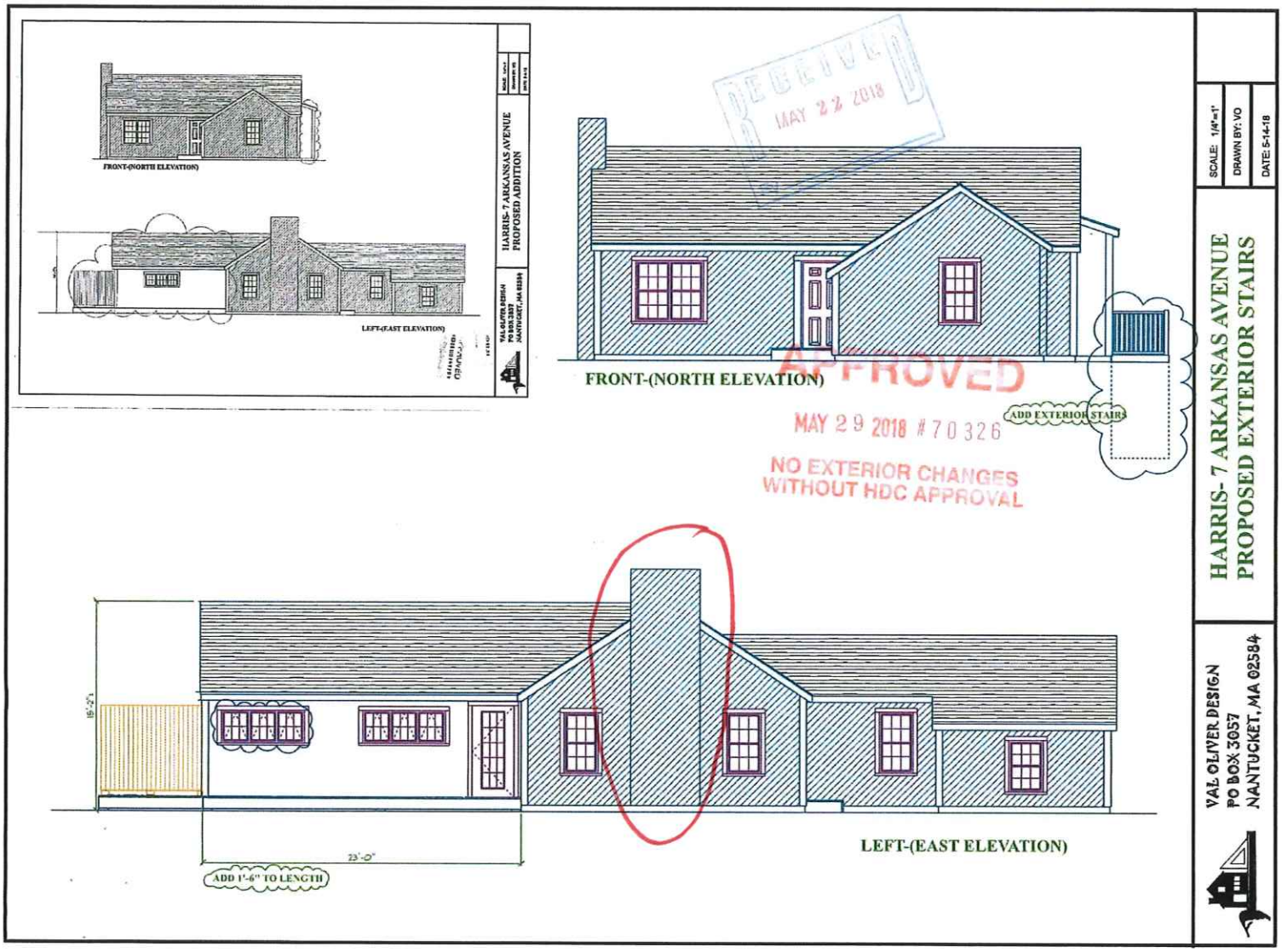
OTHER/NOTES – East Elevation – chimney removed and bump out shed like feature done (does not match approval

____INDICATES COMPLIANCE X INDICATES NON-COMPLIANCE N/A INDICATES Not Applicable

ATTACH PHOTOGRAPHS – Y/N



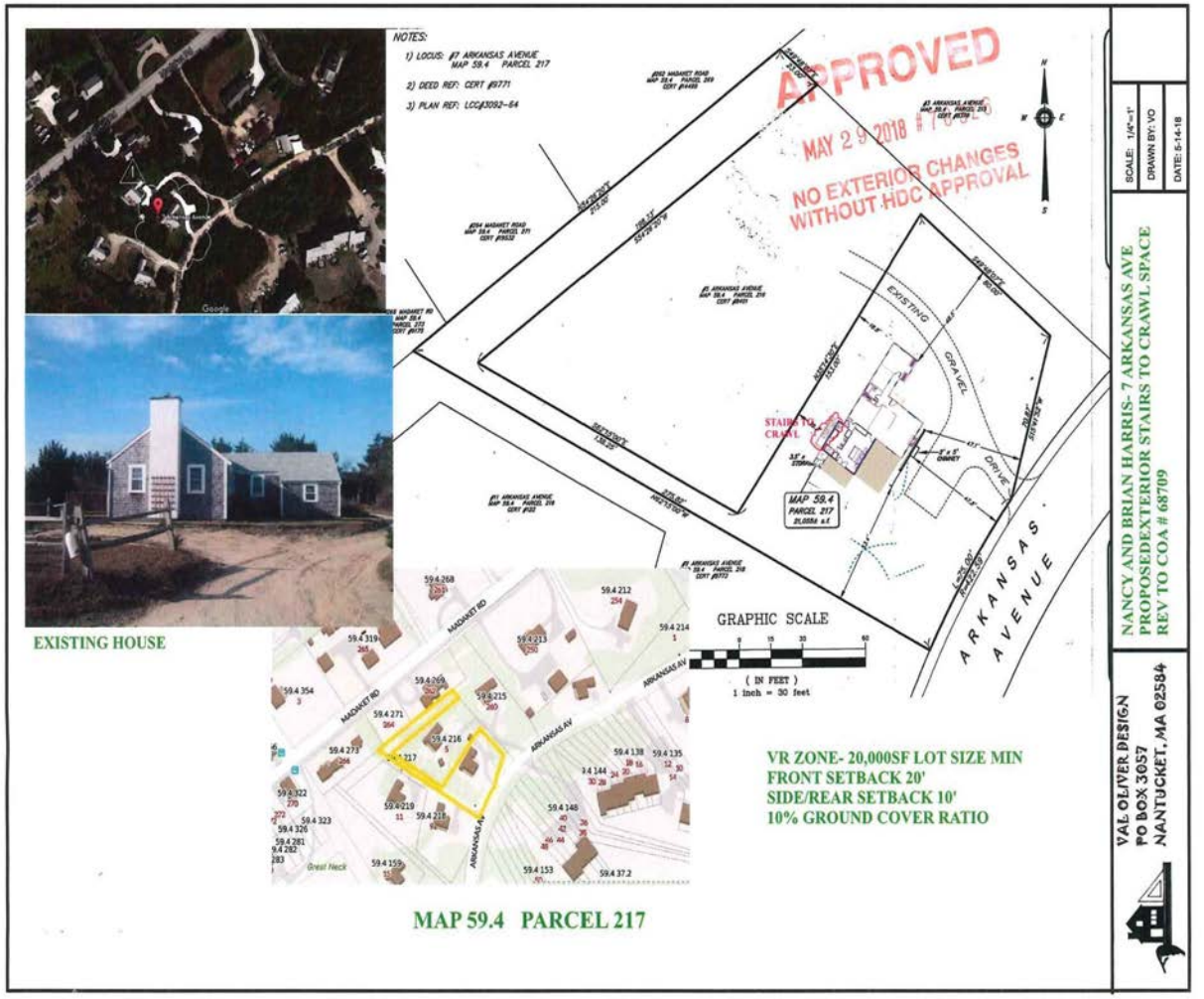



FRONT-(NORTH ELEVATION)
LEFT-(EAST ELEVATION)
HARRIS- 7 ARKANSAS AVENUE
PROPOSED ADDITION
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584
RECEIVED
MAY 22 2018
FRONT-(NORTH ELEVATION)
ADD EXTERIOR STAIRS
APPROVED
MAY 29 2018 # 70326
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
LEFT-(EAST ELEVATION)
23'-0"
ADD 1'-6" TO LENGTH
HARRIS- 7 ARKANSAS AVENUE
PROPOSED EXTERIOR STAIRS
SCALE: 1/4"=1'
DRAWN BY: VO
DATE: 5-14-18
VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

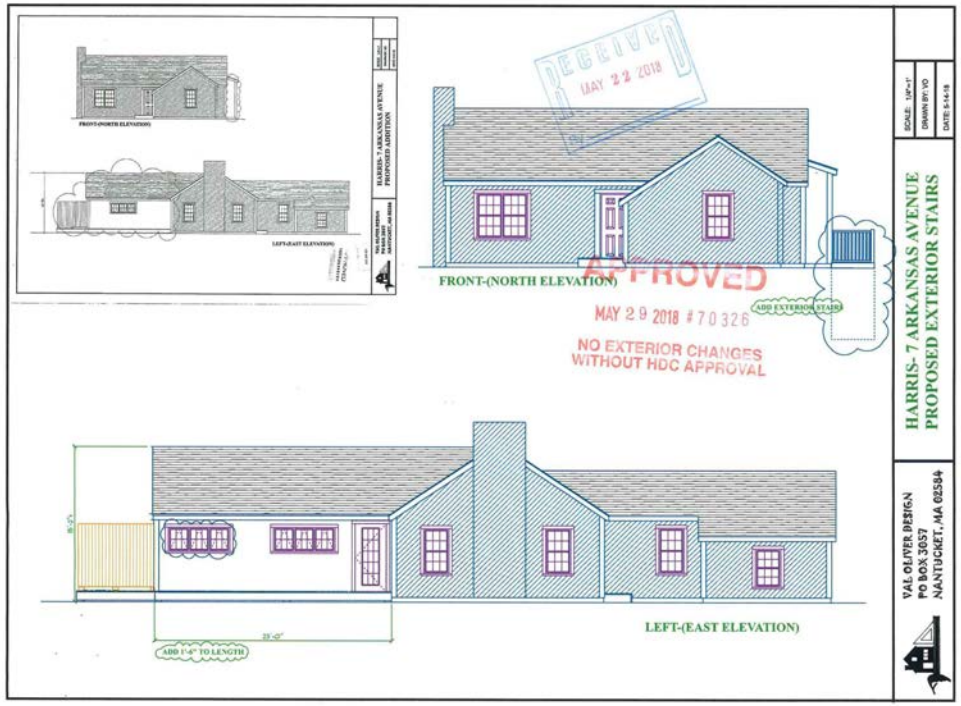
7 Arkansas Ave

As-built chimney removal from 2018 (for sign off)

3-25-25



Approval from 2018





Changed exterior chimney to bump out and power vent

Common condition in this area











Common condition in this area: examples





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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

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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

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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

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 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.

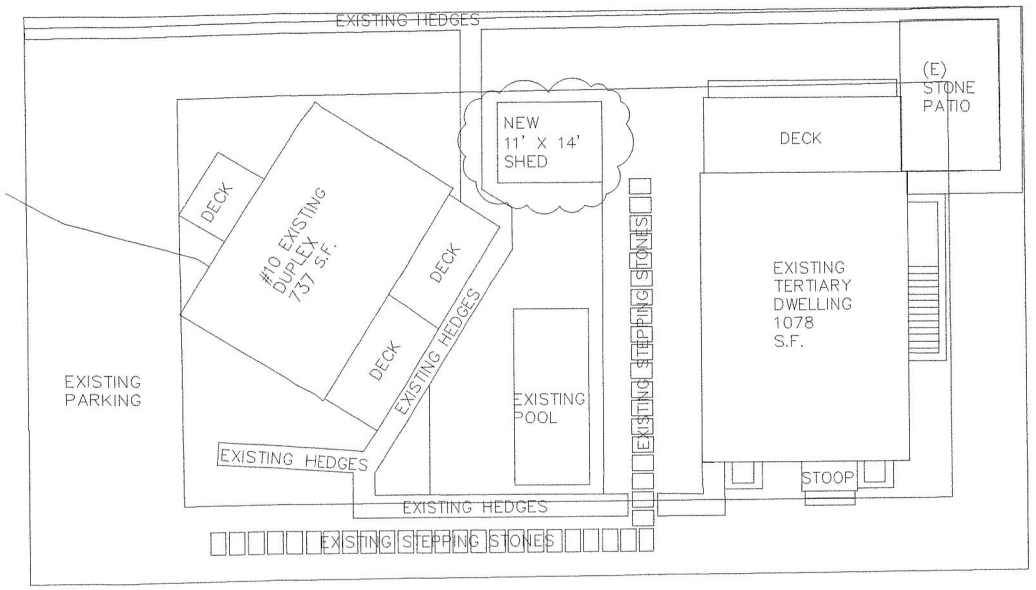
COLORS

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



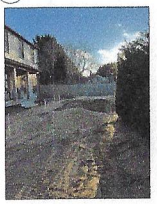
1 SITE PLAN
SCALE: 1/8" = 1'-0"



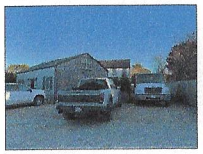
1 NORTH ELEVATION



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

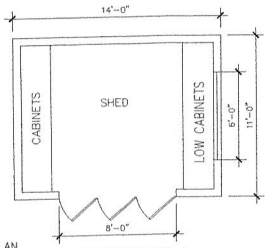
A1.1	SITE, FLOOR PLAN AND ELEVATIONS

DOOR SCHEDULE

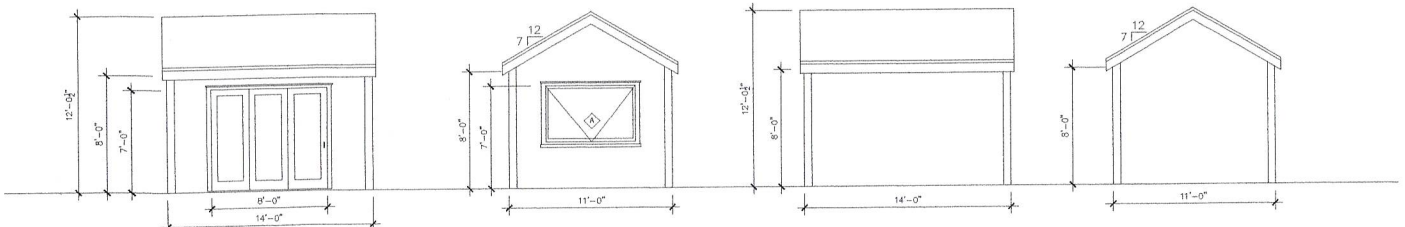
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

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"

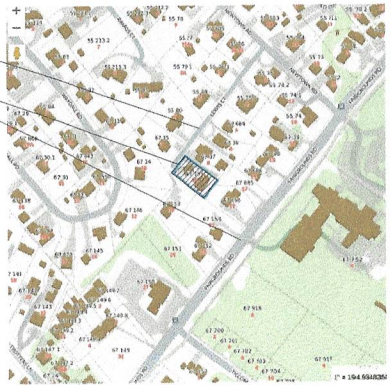


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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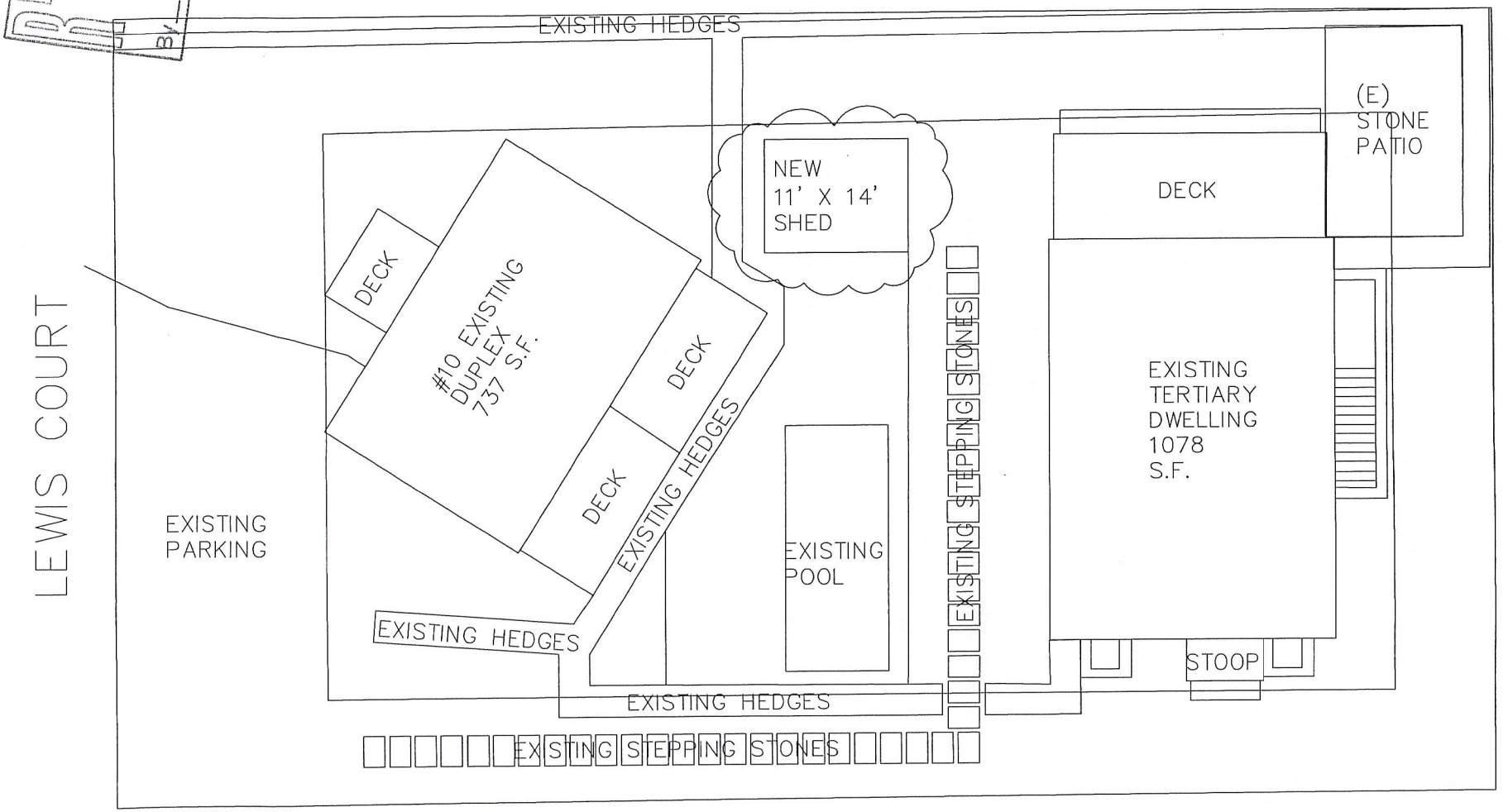
BY

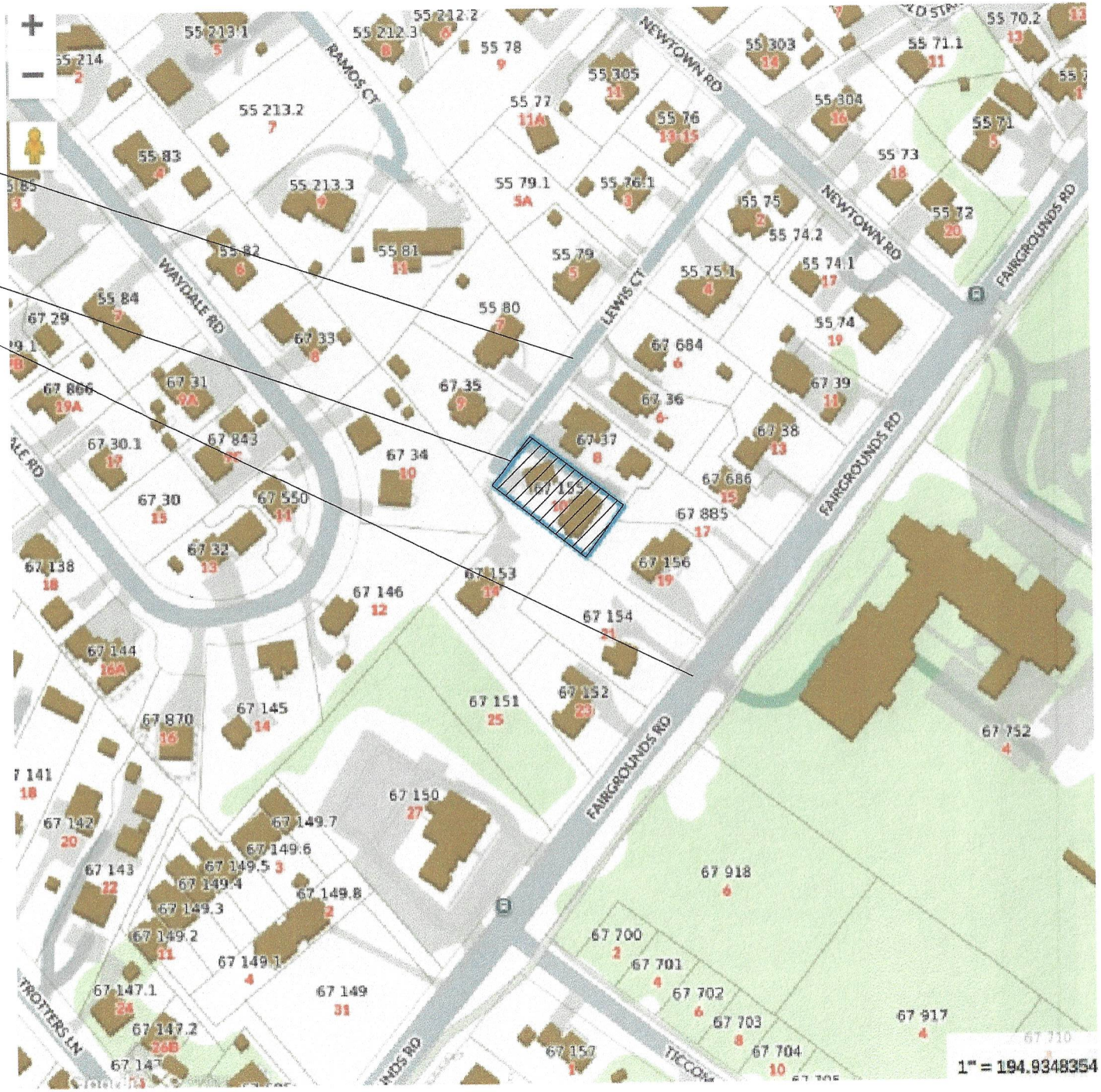


1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEWIS CT

SITE

FAIRGROUNDS RD

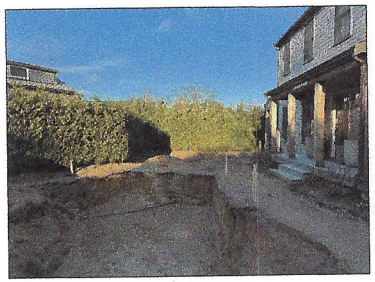


DOOR SCHEDULE

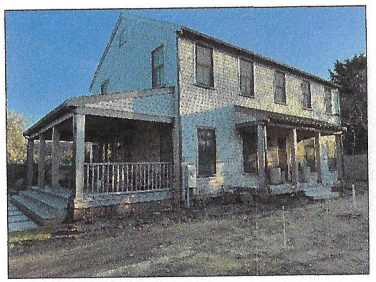
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

WINDOW SCHEDULE

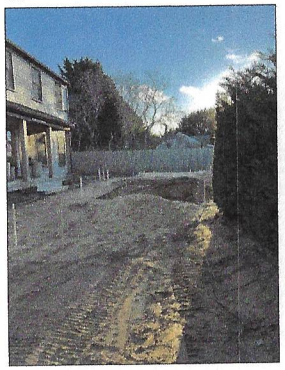
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	1 LIGHT AWNING	CUSTOM	---	4'-0"H X 6'-0"W



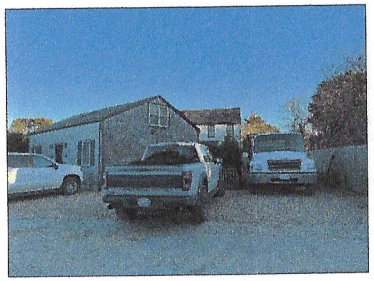
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 STREET VIEW

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By

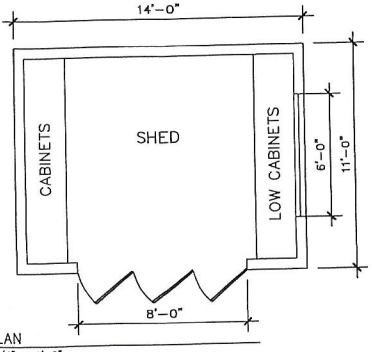


4 STREET VIEW

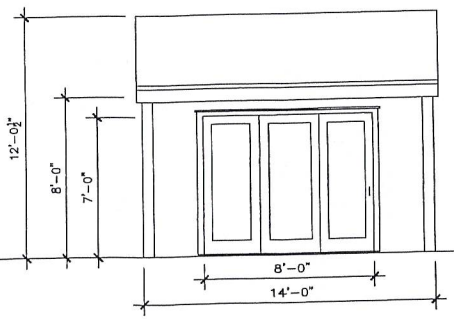
LEWIS C

SITE

FAIRGROUND



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



3 NORTH ELEVATION
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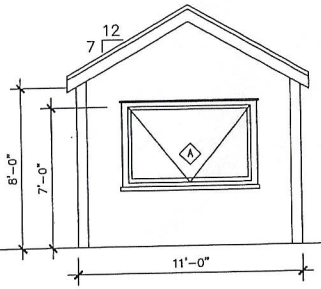
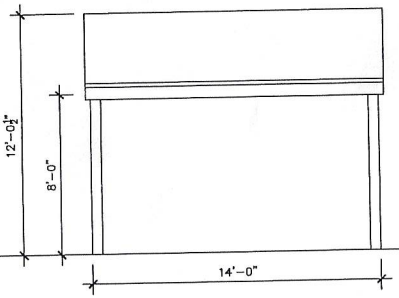
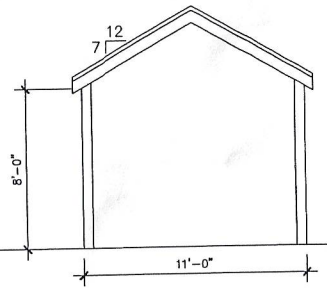


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

MEMORANDUM

To: Members of Nantucket Historic District Commission

From: Marsha L. Fader, AIA Architect, agent for the MAAH

Date: April 3, 2025

Subj: African American Meeting House/MAAH Grant Work

The Museum of African American History/MAAH located at 27 & 29 York Street, Five Corners, is the recipient of a $140,000 grant from the African American Cultural Heritage Action Fund/AACHAF of the National Trust for Historic Preservation. Work is scheduled to begin during the Spring of 2025. Nantucket's Meeting House is one of 30 sites nationwide receiving a grant from this fund.

From their website:
https://savingplaces.org/african-american-cultural-heritage

"In November 2017, the National Trust for Historic Preservation launched its African American Cultural Heritage Action Fund, a program that makes an important and lasting contribution to the American landscape by preserving sites of African American activism, achievement, and resilience.

Through this preservation effort—the largest ever undertaken in support of African American historic sites—we work to expand the American story."

The National Grant Program is a signature initiative of the African American Cultural Heritage Action Fund at the National Trust for Historic Preservation. This year [2024], $3 million in grants will support thirty sites across the country that represent Black American life through modern architecture, education, sports, Black women's achievement, and more.

"History is crucial to our nation's understanding of where we've come from, who we are today, and how we envision our future," said Brent Leggs, executive director of the African American Cultural Heritage Action Fund. "These grants will support critical preservation efforts to revitalize and sustain tangible links to our shared past that we hope will inspire future generations."

African Meeting House Receives $140K Grant To Assist Restoration Efforts

JohnCarl McGrady • Jun 15, 2023



Nantucket's African American Meeting House, the oldest remaining public building constructed and occupied by the Black community on Nantucket, has received a grant for around $140,000 from the African American Cultural Heritage Action Fund to help cover restoration efforts.

"For far too long African American sites of African American history have been overlooked and undervalued," said Brent Leggs, Executive Director of the Action Fund. "This absence of recognition is itself a form of cultural erasure. So our goal is to present to the public the beauty and complexity of the Black lived experience and to highlight across space, time and geography the historic impact of Black people."

The Meeting House, built in 1827, is one of the oldest buildings of its kind in the country and has long been valued for providing a unique insight into the history of Nantucket's Black community.

"It is one of the oldest historic assets important in Black history that still stands," Leggs said. "I don't know if a lot of Americans know there is a long and storied Black past on Nantucket."

The Meeting House was first re-opened to the public in 1999 after a comprehensive renovation, and the island's coastal climate has taken its toll in the intervening quarter-century. The windows, in particular, have deteriorated, and the site's caretakers have dedicated significant time and money to restoring and repairing the antique glass and other necessary materials.

Now, with support from the largest U.S. fund to preserve African American sites, the Meeting House can pursue restoration work in earnest.

In recent years, the Meeting House has most often been in the news for the racist graffiti spray-painted on the building in 2018. Many islanders feel that justice was never reached for the hate crime, which received national attention but has not resulted in any criminal convictions.

Leggs has been aware of the hate crime for years and used an image of the graffiti during multiple keynote addresses to signal that racism is not isolated to the American South. "It permeates to communities all across the country," he said.

The grant comes as part of a larger announcement by the Action Fund, which is celebrating Juneteenth by announcing approximately $3 million in grant funding to protect and preserve more than 30 sites representing African American history.

"We hope that the public will join us on this journey and consider donating to the action fund and signing up for our newsletter, but most importantly we hope that this makes people curious about understanding the full American story," Leggs said.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 177 + 178

Street & Number of Proposed Work: 27 + 29 YORK STREET

Owner of record: MUSEUM of AFRICAN AMERICAN HISTORY

Mailing Address: 31 MILK STREET, SUITE 705

BOSTON, MA 02109

Contact Phone #: 617.725.0022 E-mail: ntrent@maah.org

AGENT INFORMATION (if applicable)

Name: MARSHA L. FADER, AIA ARCHITECT

Mailing Address: 36 LIBERTY STREET

NANTUCKET, MA 02554

Contact Phone #: 508.228.1683 E-mail: marsha@mfader.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☑ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 72454

☐ 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

- PRIOR 2019 APPROVAL EXPIRED
- SEE ATTACHED SITE PLAN : FENCE REPLACES PRIOR FENCE DUE TO COLLAPSE
- ADD SM. HISTORIC CURVE + POST AS DRAWN @ ENTRANCE
- STONE RETAINING AS DRAWN REQUIRED FOR FENCE SUPPORT

Historic Name: AFRICAN MEETING HOUSE BOSTON - HIGGINBOTHAM HOUSE

Original Date: 1825 , 1774

Original Builder: unknown

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

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: 3'
Type: Type II Capped
Length: 235'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ 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 _____

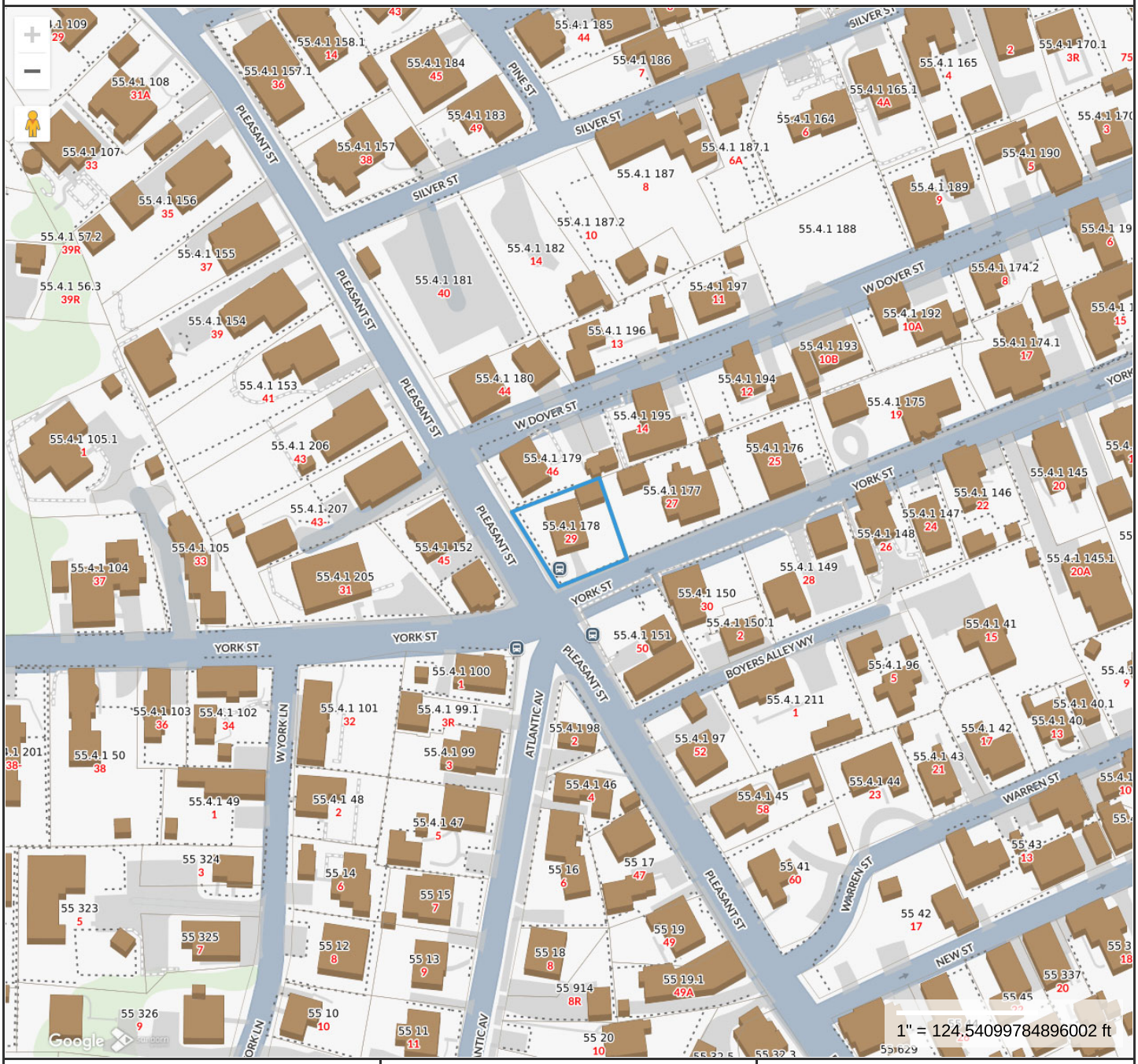
Trim _____ Sash _____ Doors _____

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 APRIL 2, 2025 Signature of owner of record Marsha L. Fader, Agent for MAAH Signed under penalties of perjury



Property Information

Property ID	11075
Location	29 YORK ST
Owner	MUSEUM OF AFRO AMERICAN HISTORY

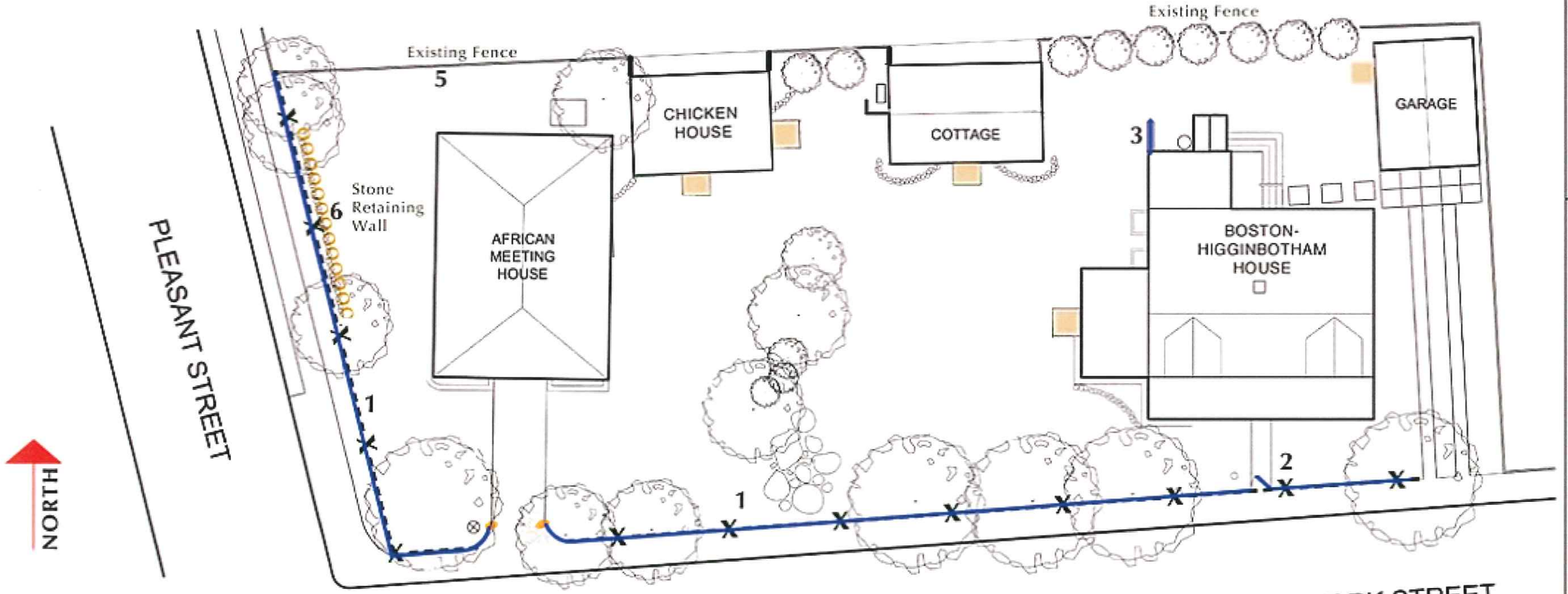
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Museum of African American History





FENCE

1. Streetfront: Pleasant & York Streets: Rebuild to match existing, Type IIcapped natural to weather: pickets are 2-1/2" wide x 3/4" thick x 3' high. Total length: approximately 235 feet
2. Gate at Front Entry Fence: approx, 4-ft wide
3. Fence Screen at Propane Tank on concrete retaining wall; 4-ft high
4. Fence Return (curved; both sides) at brick entry of Meeting House with capped posts
5. Repair Existing Fence behind/north of Meeting House: remove decayed picket tops + level for new cap
6. Stone Retaining Wall, New England Fieldstone, approx. 30 ft between trees where the grade drops off from the sidewalk; to match existing site stone work, 18-24" at its mid-point tapering to grade

RECEIVED
APR 03 2025
By

HISTORICAL ARCHITECT:
Marsha L. Fader, MA Architect
36 Liberty Street
Nantucket, MA 02554

MEETING HOUSE AACHAF PROJECT 2025
Museum of African American History
27 & 29 York Street
Nantucket, MA 02554

SITE PLAN: FENCE
March 3, 2025
No Scale

SITE PLAN

EXISITING CONDITIONS







PHOTOGRAPHS
No Fence
2025 Existing Conditions

Museum of African American History
27 & 29 York Street, Nantucket
April 2025

2019 PRIOR TO FENCE COLLAPSE & 2023 REMOVAL



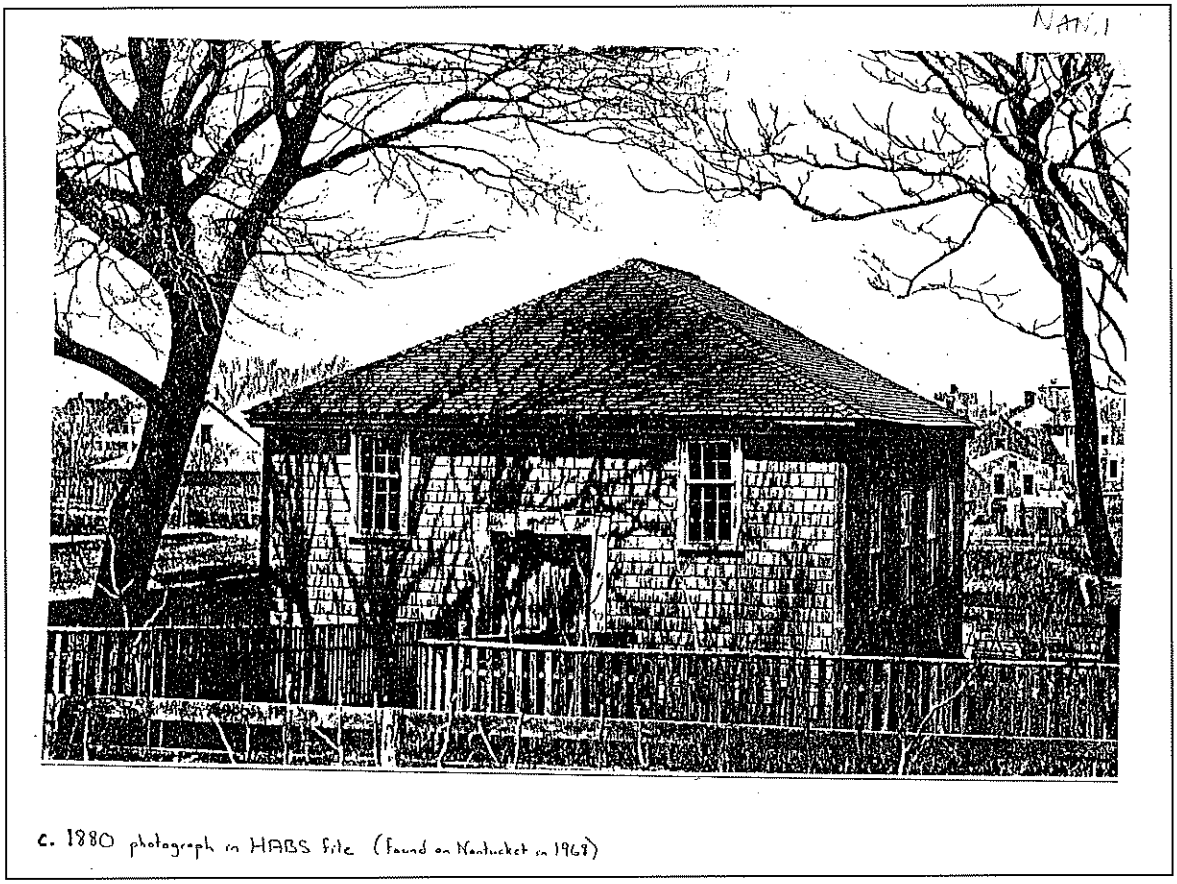






PHOTOGRAPHS
2019 Prior to Collapse & 2023 Removal

Museum of African American History
27 & 29 York Street, Nantucket
April 2025

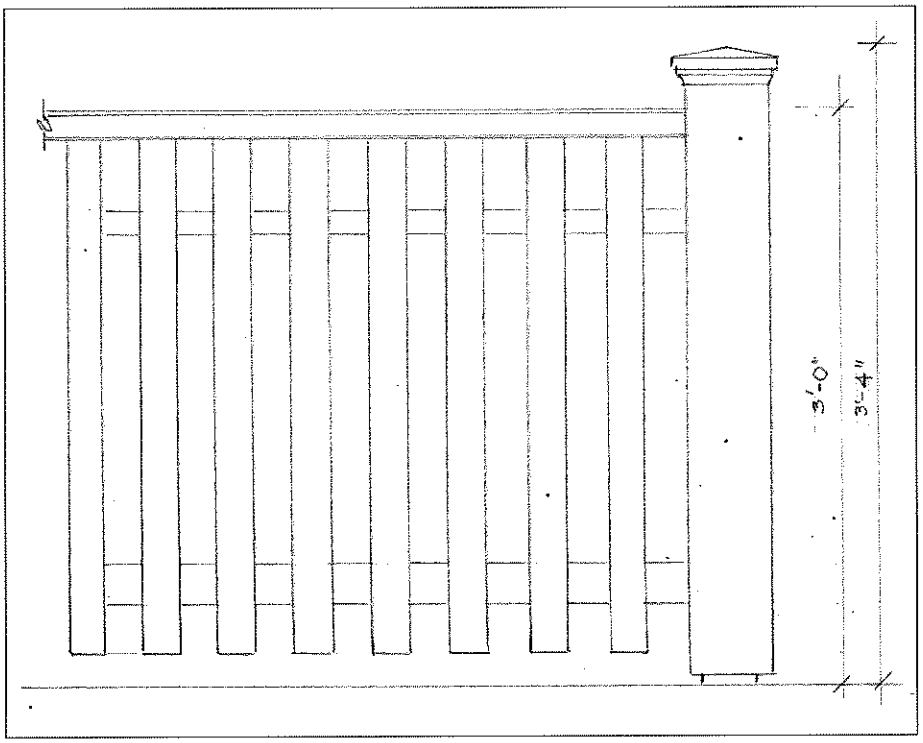


c. 1880 photograph in HABS file (Found on Nantucket in 1968)

Proposed Fence Curve to end at post
approx 16 ft from front of Meeting House

HISTORIC PHOTOGRAPH
Showing Proposed Fence Curve at Entrance

Museum of African American History
27 & 29 York Street, Nantucket
April 2025



FENCE: Type II, wood, capped 3' high natural to weather; posts at entry to Meeting House. See March 3, 2025 Site Plan

Fence Post, typical

Museum of African American History
27 & 29 York Street, Nantucket
April 2025

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	NAN.1
Historic Name:	African Meeting House
Common Name:	African School - York Street Baptist Church
Address:	29 York St
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	55.4.1-178, NAIX-29,30,31
Year Constructed:	c 1824
Architect(s):	
Architectural Style(s):	No style
Use(s):	Abandoned or Vacant; Church; Museum; Out Building; Private School; Undetermined
Significance:	Architecture; Community Planning; Education; Ethnic Heritage; Religion
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970); Preservation Restriction (10/10/1996)
Building Materials(s):	Roof: Cedar Shingle Wall: Cedar Shingle; Wood Foundation: Concrete Unspecified; Steel; Stone, Uncut



NAN. 1

Assessor's Number	USGS Quad	Area(s)	Form Number
55.4.1.178	Nantucket		

Town Nantucket, Massachusetts

Place *(neighborhood or village)* Five Corners; once called New Guinea

Address York and Pleasant Streets

Historic Names AFRICAN MEETING HOUSE; African School; York Street Baptist Church; Pleasant Street Baptist Church; African Baptist Church

Uses: Present under restoration

Original School

Date of Construction c. 1824

Source HABS

Style/Form hip roofed post-and-beam; one room, single story

Architect/Builder Trustees of African Baptist Society

Exterior Material:

Foundation stone rubble piers (now reinforced with steel lally columns on concrete footers)

Wall/Trim cedar shingles

Roof fire retardant cedar shakes

Outbuildings/Secondary Structures single story shed

Major Alterations *(with dates)*

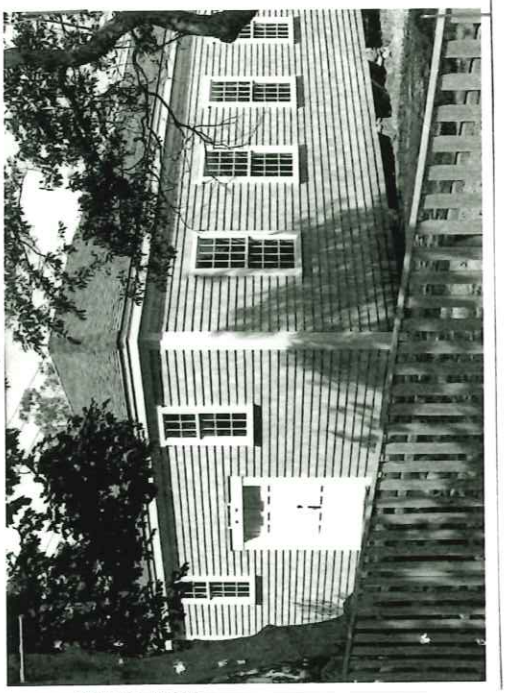
date unknown (prior to 1880) - alterations to door and windows on front facade ; 1920s - front facade reconstructed to accommodate a hanging garage door; 1997 - exterior restored to 1880s appearance

Condition Exterior - excellent; Interior - Rough

Moved x no __ yes Date _____

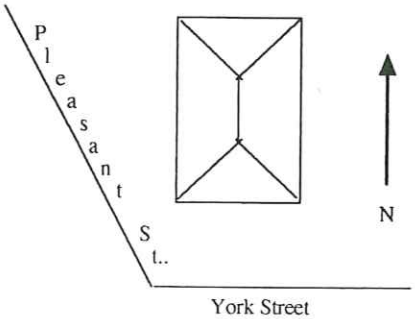
Acreage 4790 +/- sq. ft.

Setting on a small leafy heavily trafficked corner plot south of town, limned by a capped picket fence



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Helen Seager

Organization Friends of the African Meeting House on Nantucket

Date *(month/year)* September, 1997

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, May 21, 2019

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

Called to order at 4:38 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members: Pohl, McLaughlin, Oliver, Welch, Dutra
Absent Members: Coombs, Camp, Watterson
Late Arrivals: None
Early Departures: None
Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Knise, Daniel – **72431**	30 Douglas Way	Demo addition/rebuild	39-40.1	Val Oliver
2. Kane, James – **72432**	21 Ridge Lane	Rev. 71927: site change	38-76	Structures Ultd.
3. Heneke, Jonathan – **72433**	3 Friendship Lane	Rev. 72353: extend mudrm	66-248	Self
4. Baskin Associates – **72434**	27 Somerset Lane	Rev. 71203: omit chm/wndws	66-134.4	Emeritus
5. Koegan, Christopher – **72435**	5 Daffodil Lane	Rev. 71588	68-723	Self
6. Saunders, Graham – **72436**	1 Blazing Star Road	Shed	67-832	Cottage & Castle
7. Robinson, Richard – **72437**	10 Wood Lily Road	Shed	67-819	Cottage & Castle
8. Cabral, Katy – **72438**	1 Scotch Broom Path	Shed	67-803	Cottage & Castle
9. Richards, Laurie – **72439**	4 Wood Lily Road	Shed	67-836	Cottage & Castle
10. Johnson, Allison – **72440**	2 Blue Flag Path	Shed	67-828	Cottage & Castle
11. Klacar, LLC – **72441**	1 Windy Way	Add finished space/porch rf	67-553	JB Studio
12. Brewster, Bradley – **72442**	29 Walsh Street	Shed window changes	29-81	Rowland & Assoc.
13. Brewster, Bradley – **72443**	29 Walsh Street	Hardscaping	29-81	Rowland & Assoc.
14. Farrell ACK, LLC – **72444**	21 Old North Wharf	Window/door change	42.3.1-28	Rowland & Assoc.
15. Bayliss, Edward – **72445**	52 Eel Point Road	New garage	32-25	Emeritus
16. Larrabee, Thomas – **72446**	103 Hummock Pond Road	Demo	56-307	Brook Meerbergen
17. Dias, Cameron – **72447**	52R Surfside Road	Window/door chgs	67-221	Val Oliver
18. Lhota, Joe – **72448**	6 South Miacomet	Rev. 72270: deck	82-356	BPC
19. Ward, Sarah – **72449**	69 South Shore Road	Re-roof/solar roof top	80-303	ACK Smart
20. Kaizer, Peter – **72450**	24 Surfside Road	New dwelling	55-243	Self
21. Wilson, Nancy – **72451**	1 Appleton Road	Shed	66-388	Self
22. Collette, Diane – **72452**	28 B Evergreen Way	Hardscaping	68-713	Seth Collette
23. Prokopov, Genadi – **72453**	80 Surfside Road	Shed	67-197	Self
24. Mus of African Am Hist – **72454**	27&29 York Street	Fence	55.4.1-177&178	Marsha Fader
25. Kinney, Virginia – **72455**	2 Eagle Lane	Fence	55.4.1-128	Self
26. Rowland, Mickey – **72456**	2 Cottage Court	Rev. 70025: windows	55.4.1-91	Self
27. Trillium 88, LLC – **72457**	5 Nantucket Avenue	Color chg/frnt entry	30-252	Botticelli & Pohl
28. 32 Sankaty Head, LLC – **72458**	32 Sankaty Head Road	Widen existing deck	48-1.5	Botticelli & Pohl
29. Barbieri, Leonard – **72459**	48 West Miacomet Road	Rev. 67863: shed shwr enclsr	86-4	Botticelli & Pohl

Voting: McLaughlin, Welch, Dutra
Alternates: None
Recused: Pohl (Items 18-29), Oliver (Items 1-17)
Representing: None
Discussion: No concerns.
Motion: **Motion to Approve Items 1-17. (Dutra)** (Pohl, McLaughlin, Welch, & Dutra voting)
Vote: Carried 3-0//McLaughlin abstain and Oliver recused
Motion: **Motion to Approve Items 18-29. (Dutra)** (Oliver (acting chair), McLaughlin, Welch, & Dutra voting)
Vote: Carried 3-0//McLaughlin abstain and Pohl recused Certificate # **72431 to 72459**

CERTIFICATE NO: 72454 DATE ISSUED: 5/21/19

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.

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TAX MAP N°: 55.4.1 PARCEL N°. 177 + 178

Street & Number of Proposed Work: 27 + 29 YORK STREET

Owner of record: MUSEUM OF AFRICAN AMERICAN HISTORY

Mailing Address: 14 BEACON STREET, SUITE 401
BOSTON, MA 02108

Contact Phone #: 617·725·0022 E-mail: dparcon@maah.org

AGENT INFORMATION (if applicable)

Name: MARSHA L. FADER

Mailing Address: 36 LIBERTY STREET
NANTUCKET, MA 02554

Contact Phone #: 508.228·1683 E-mail: marsha@mfader.com

FOR OFFICE USE ONLY CHK #218

Date application received: 5-7-19 Fee Paid: $ 50-

Must be acted on by: 7-2-19

Extended to: _____

Approved: X Disapproved: _____

Chairman: (acting) _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

NOTE:
- FENCE REPLACES EXISTING: 3'-9½" HIGH + CAP + GATE 3⅝" WIDE SLATS
- ADD HVAC FENCE SCREEN
- RETAINING WALL @ PLEASANT STREET

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main 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'-9½" + CAP
Type: II / MATCH EXISTING
Length: See dwgs.

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ 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 New England Fieldstone 18-24" HIGH See DWG.

* Note: Complete door and window schedules are required.

COLORS

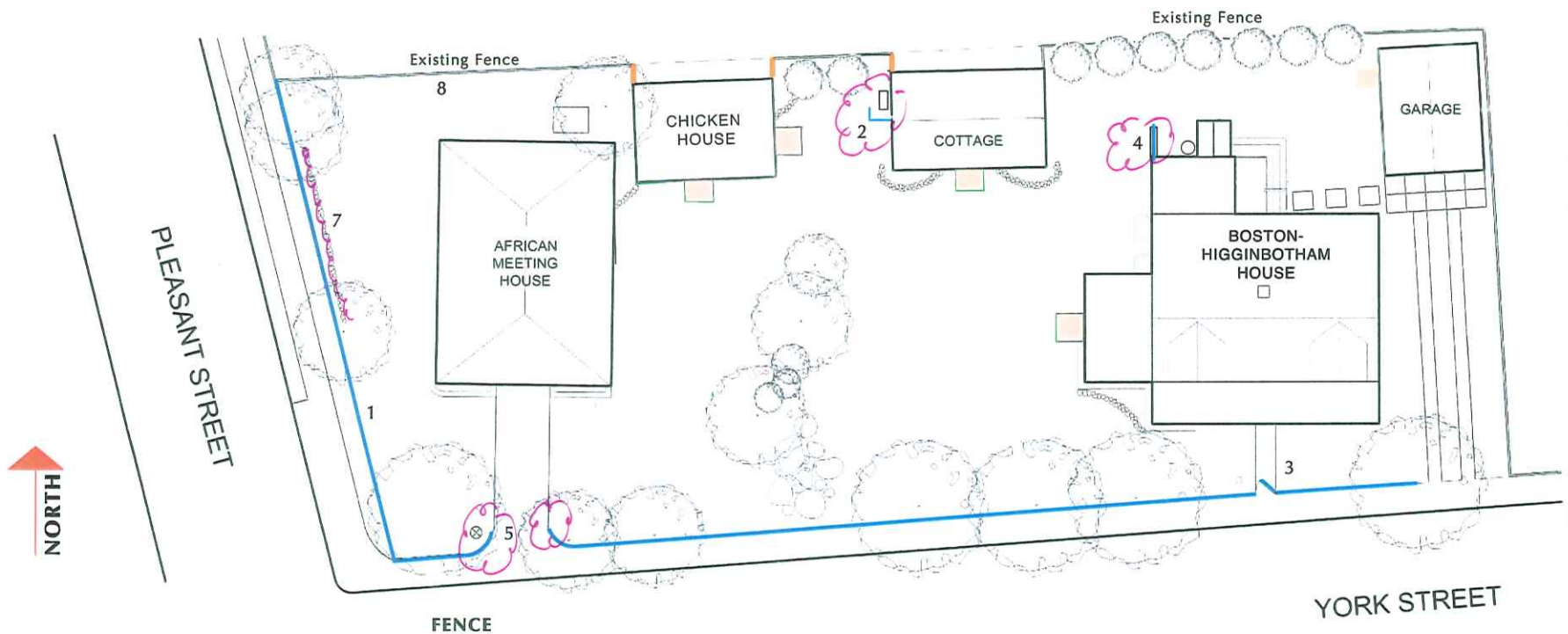
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

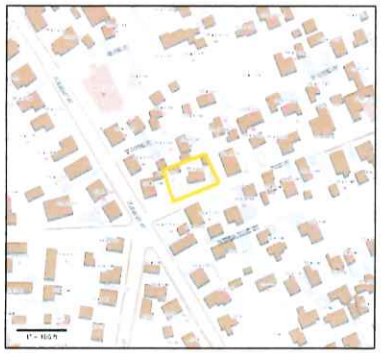
*Attach manufacturer's color samples if color is not from HDC approval list.

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 5·7·19 Signature of owner of record Marsha L. Fader, agent Signed under penalties of perjury

Museum of African American History





FENCE

1. Streetfront: Pleasant & York Streets: Rebuild to match existing:
   pickets are 3-5/8" wide x 3/4" thick x 3'-9.5" high plus cap
   Total length: approximately 235 feet
2. Fence Screen at Cottage Condenser, L-shaped, 3-ft high; revises March 2017 evergreen screen
3. Gate at Front Entry Fence: approx, 4-ft wide
4. Fence Screen at Propane Tank on concrete retaining wall; 4-ft high
5. Fence Return (curved; both sides) at brick entry of Meeting House
6. Repair Existing Fence behind/north of Meeting House: remove decayed picket tops + level for new cap
7. Stone Retaining Wall, approx. 30 ft between trees where the grade drops off from the sidewalk;
   to match existing site stone work, 18-24" at its mid-point tapering to grade

APPROVED
MAY 21 2019 #72454
NO EXTERIOR CHANGES
WITHOUT PRIOR APPROVAL

PRESERVATION CONSULTANT:
MARSHA L. FADER, [illegible]
36 LIBERTY STREET
NANTUCKET, MA 02554

BOSTON–HIGGINBOTHAM HOUSE
27 YORK STREET
NANTUCKET, MA 02554

SITE PLAN: FENCE
May 1,, 2019
No Scale

SITE PLAN









PHOTOGRAPHS
Existing Conditions

Museum of African American History
York Street, Nantucket

HDC Application for
Fence, Gate, Retaining Wall
May 2019

2 Dukes Rd
Demo MH

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$100 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Dukes Road Trust; Steven Cohen Trustee

Mailing Address: 34 Main Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Levesque Builders Inc.

Mailing Address: 61 Old South Road #294
Nantucket, MA 02554

Contact Phone #: 508-221-0231 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 952 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 483 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1940

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 1/3/25 Signature of owner of record _____ Signed under penalties of perjury

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Short Hills, NJ 07078

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

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JAN 13 2025

01/13/2025

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

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

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

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JAN 13 2025

01/13/2025

Sent To: Mark Ray, Michael Ray + Ingela Ray Life Est
Street and Apt. No., or PO Box No.: 57 Vestal Street
City, State, ZIP+4®: Nantucket MA 02554

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Miami, FL 33146

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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01/13/2025

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

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

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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01/13/2025

Sent To: Thimberly DeCosta Olney TR KDO Trust
Street and Apt. No., or PO Box No.: PO Box 804
City, State, ZIP+4®: Nantucket MA 02554

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

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Key Largo, FL 33037

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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JAN 13 2025

01/13/2025

Sent To: Charles A. + Karen G. Ernst IV, TRST
Street and Apt. No., or PO Box No.: 24 Dockside Lane PMB 152
City, State, ZIP+4®: Key Largo, FL 33037

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

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New Canaan, CT 06840

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

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JAN 13 2025

01/13/2025

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

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

Registered No. RF575887985US

Date Stamp

0056
03

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $ .75	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00	Total Postage & Fees $ $23.00
☐ Return Receipt (electronic) $ $0.00	
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 01/13/2025

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

OFFICIAL USE

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

FROM: Levesque Builders Inc
61 Old South Rd #294
Nantucket MA 02554

TO: John & Rachel Rosenberg
123 Hamilton Terrace
London NW8 9QR

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

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(See Information on Reverse)

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
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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	01/13/2025
Total Postage and Fees $ $5.58	

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

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

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 2 Dukes Road

Tax Map Number: 41 Parcel Number: 187

Owner of Record: Dukes Road Trust; Steven Cohen Trustee

Description of Proposal: Demolish existing dwelling

Anticipated HDC Submission Date: January 13, 2025

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Dukes Road Trust; Steven Cohen Trustee

MAILING ADDRESS 34 Main Street

PROPERTY LOCATION 2 Dukes Road

ASSESSORS MAP/PARCEL 41/187

SUBMITTED BY: Levesque Builders

SEE ATTACHED PAGES

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

January 6, 2025

DATE

Mary L. Haley

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

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

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

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

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

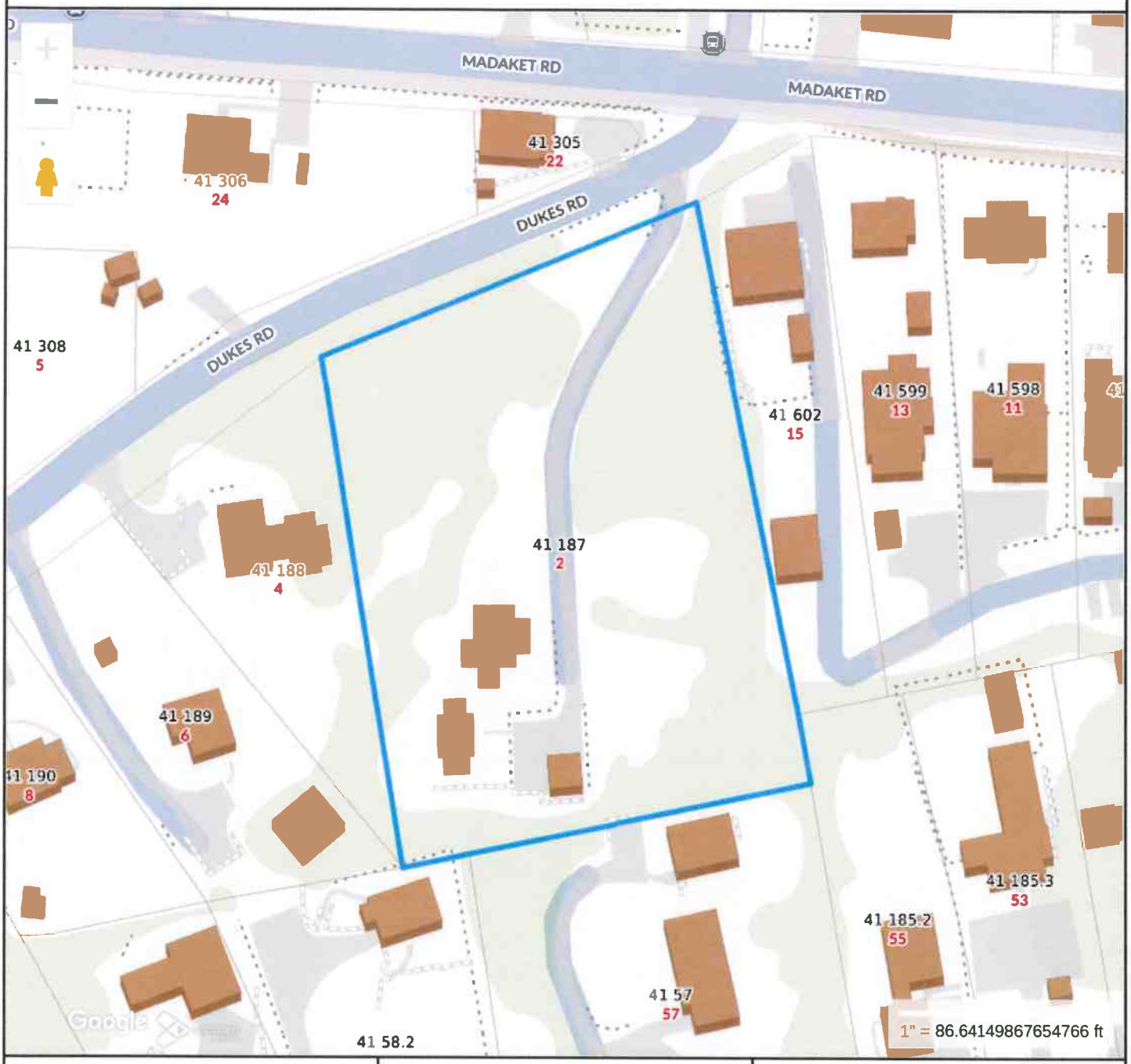
4 DUKES REALTY LLC
727 SOUTH ALHAMBRA CIR
CORAL GABLES, FL 33146

PANTHER HOLDINGS LLC
289 OENOKE RIDGE
NEW CANAAN, CT 06840

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

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

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



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

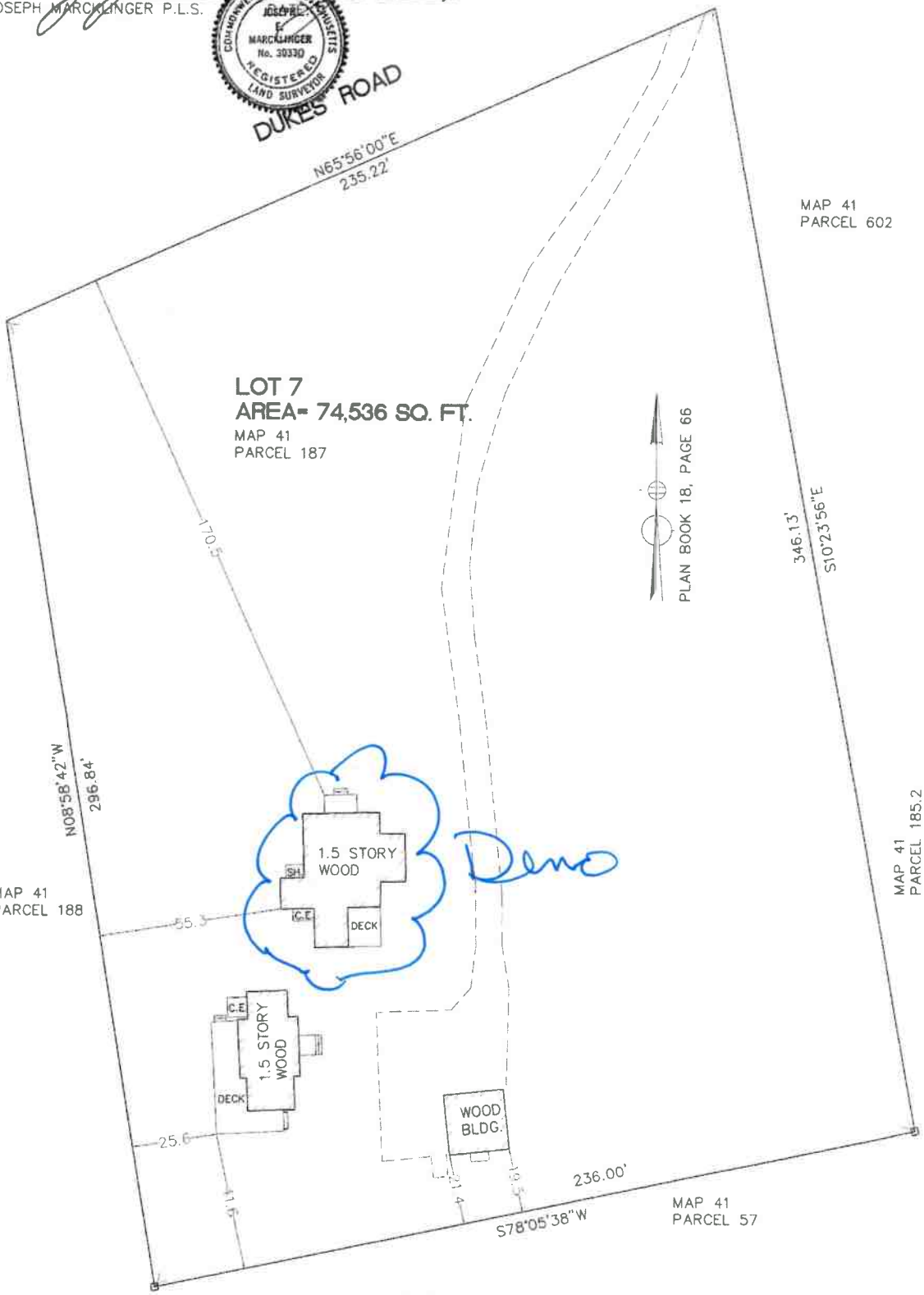
Geometry updated 10/16/2024
Data updated Jan. 2021

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

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON.

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

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



ZONING CLASSIFICATION: R-2

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

"AS-BUILT" PLOT PLAN
NANTUCKET, MA.

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

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

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

2 DUKES RD

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

Current Value

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

Owner of Record

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

Ownership History

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

Building Information

Building 1 : Section 1

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

Building Attributes

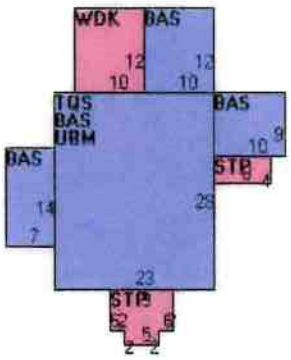
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat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

Building Photo



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

Building Layout



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

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

Building 2 : Section 1

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

Building Attributes : Bldg 2 of 2	
Field	Description

2 Dukes Road 1957



Town images

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

AP1957-9

1957



Creator

- Eastern Aerial Surveys, Boston (browse 29 records)

Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

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

Hierarchy

[Collection] Town images

↳ [Item AP1957-9] [notitle], 1957

Acquisitions information

Town

Scans gift of the Town of Nantucket in March 2006

Subject - name

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

Subject - topical

- Aerial views, 1957 (browse 30 records)


NO
TRESPASSING





Schustik: Shantyman returns for music series

(Continued from page 5B)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Skyward: New telescope creating 3D models

(Continued from page 5B)

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

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

of dark matter and dark energy.

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

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

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

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

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

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

The Inquirer and Mirror
Essential Nantucket Since 1821

NOTICE OF PUBLIC MEETING

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

G70 NANTUCKET CONSERVATION COMMISSION

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

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

G71

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jessie Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist

Billy Saad
Land Use Specialist

HDC Liaison
Molly Buchan
Preservation Planner

Waiver of the HDC 10 Day Hearing Requirement

I Patrick Levesque

AS AGENT FOR Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

January 13, 2025

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

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

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

Signature

1/13/25

Date

ADDRESS: 15 N. Water St.
DATE HEARD: 2/4/2025
SITTING BOARD: Welch, Comp, Paul, Oliver, Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 3/11/2025
✓	Address & HDC Case Number (ie HDC2020-05-0265): 15 N. Water St. (unknown)
✓	Copy of Minutes (application item circled) Agenda only
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 3/11/2025

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

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

IV. SIGNS

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

- Approved with projected frame white outline.

V. NEW BUSINESS 01/07/2025

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

VI. NEW BUSINESS 01/21/2025 - VIEW

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

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

Owner of record: Smiley 15 North Water LLC

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

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name: Hussey House

Original Date: 1795

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

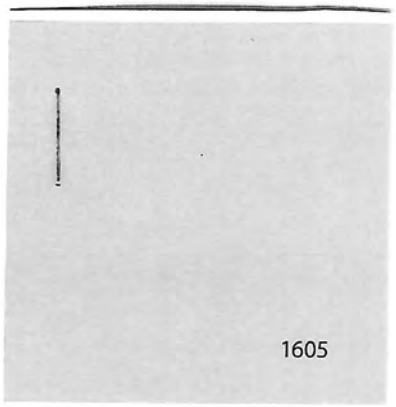
Sidewall Natural - existing Clapboard (if applicable) _____ Roof Natural
Trim White Sash White - existing Doors White
Deck Natural - existing Foundation Grey - existing Fence _____ Shutters Hussey Green

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

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

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

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



Benjamin Moore
- Winter Solstice

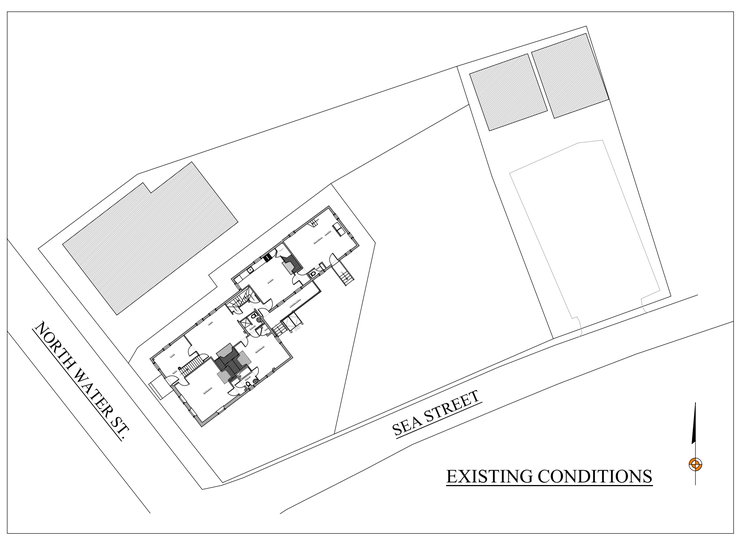


Benjamin Moore
Deep Secrets

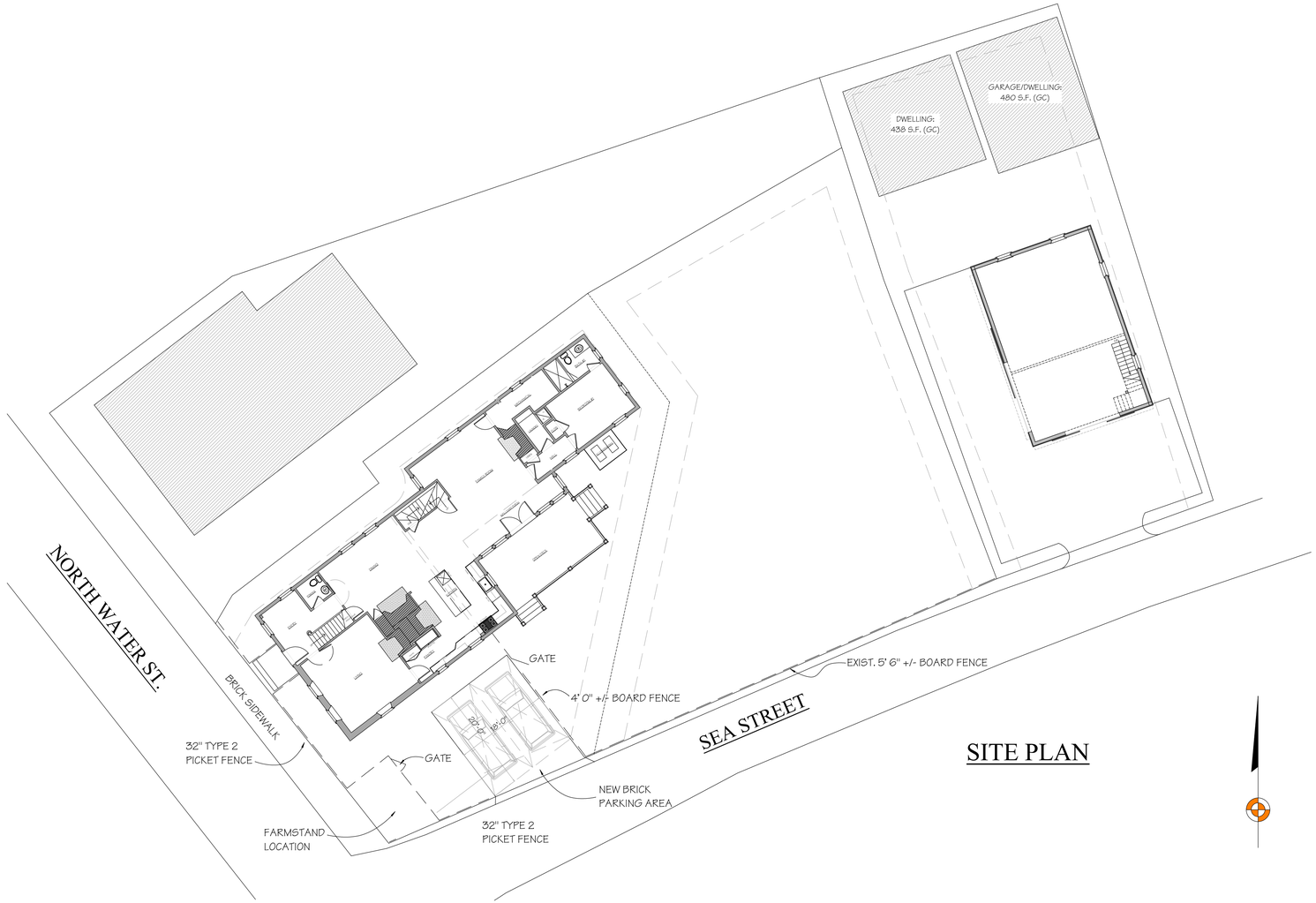

19 union st. - color scheme example

15 N. WATER ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

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

NOT FOR CONSTRUCTION

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

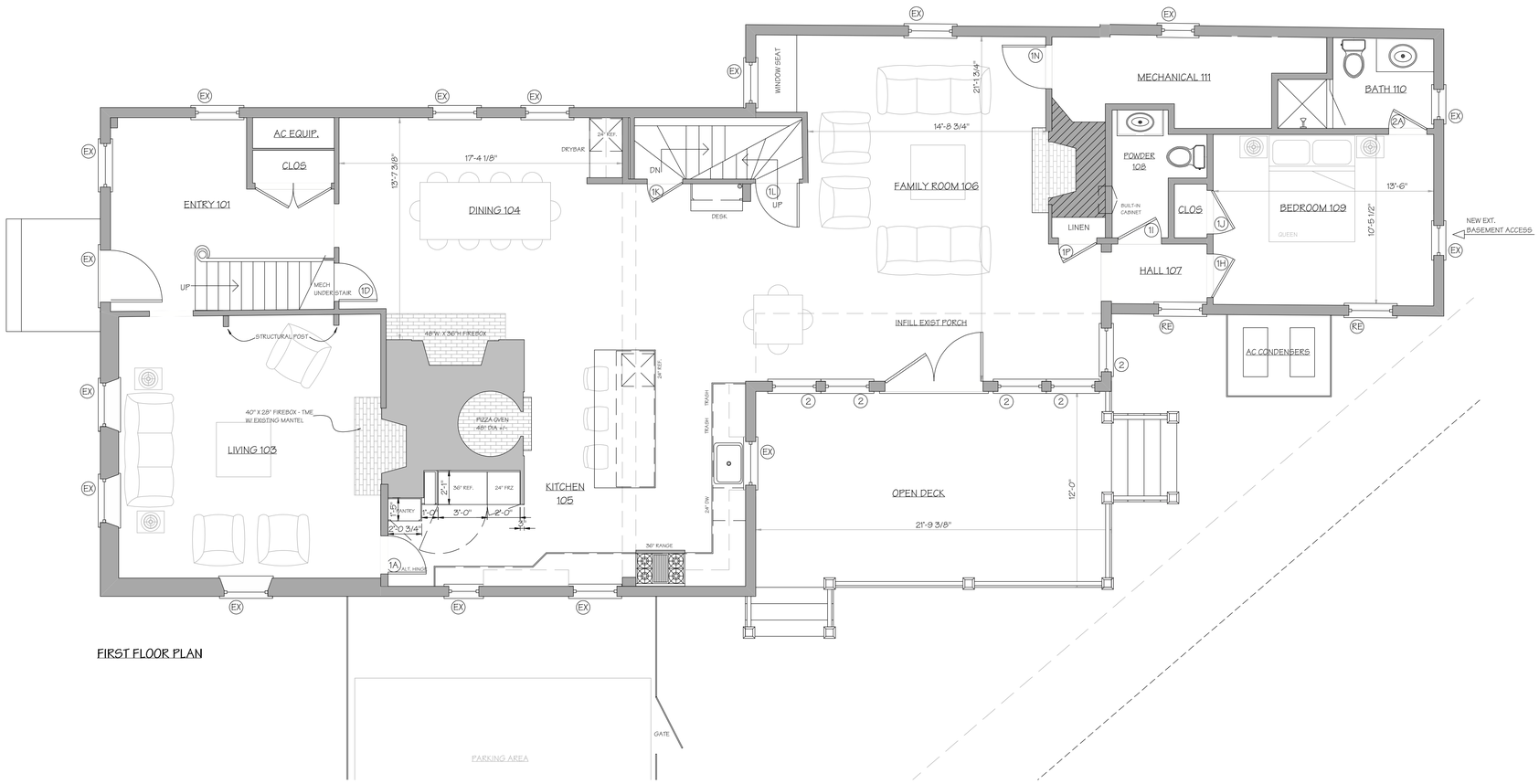
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws are and will be enforced.

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

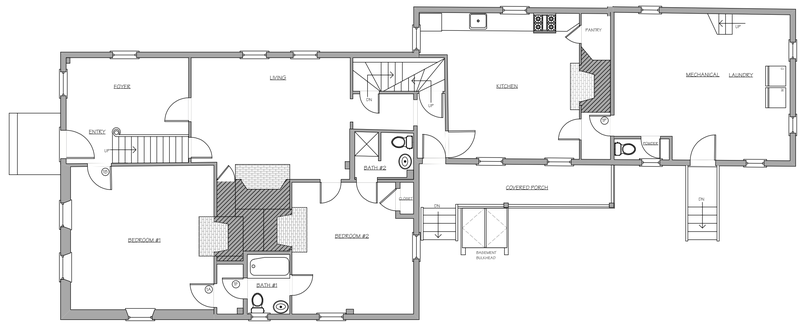
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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

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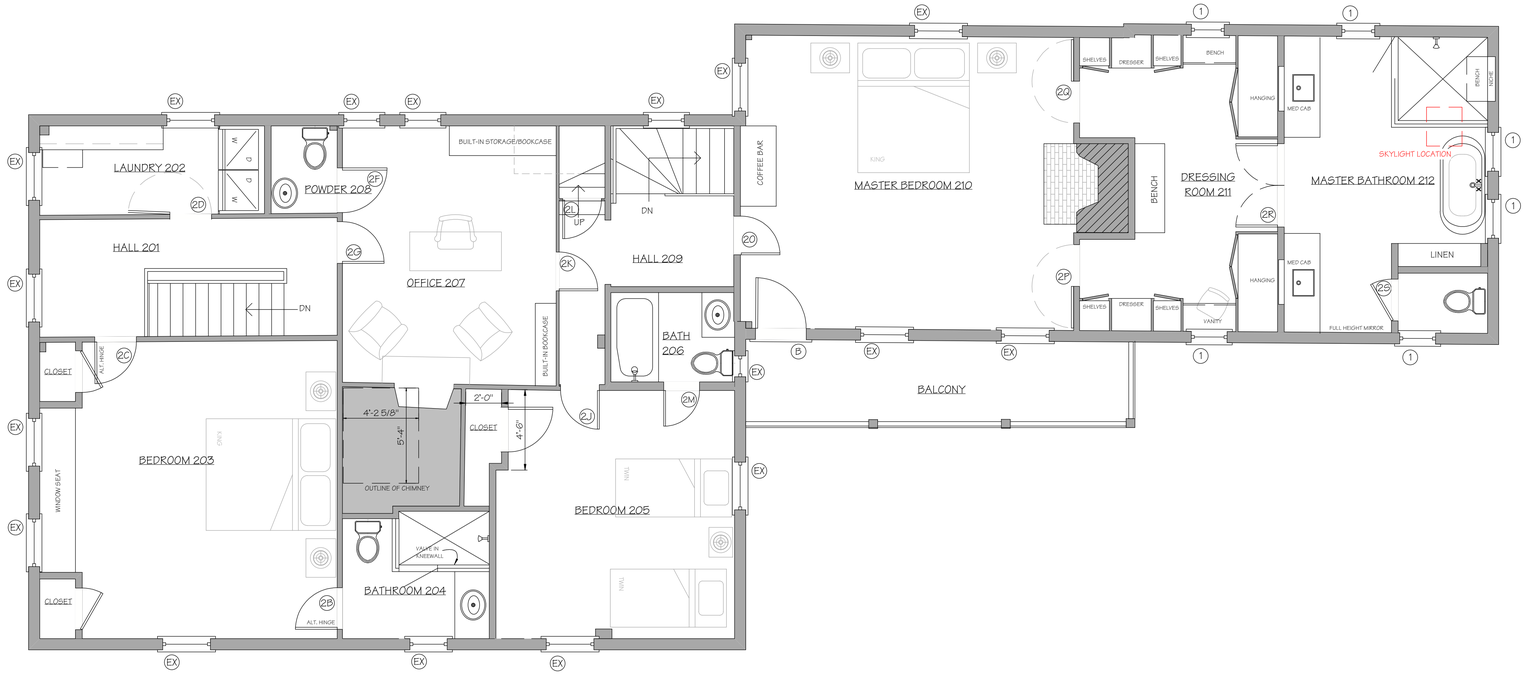
FIRST FLOOR PLAN
DATE: 03/11/2025
SCALE: 1/4" = 1'-0"

M/P: 42.4.2 / 50

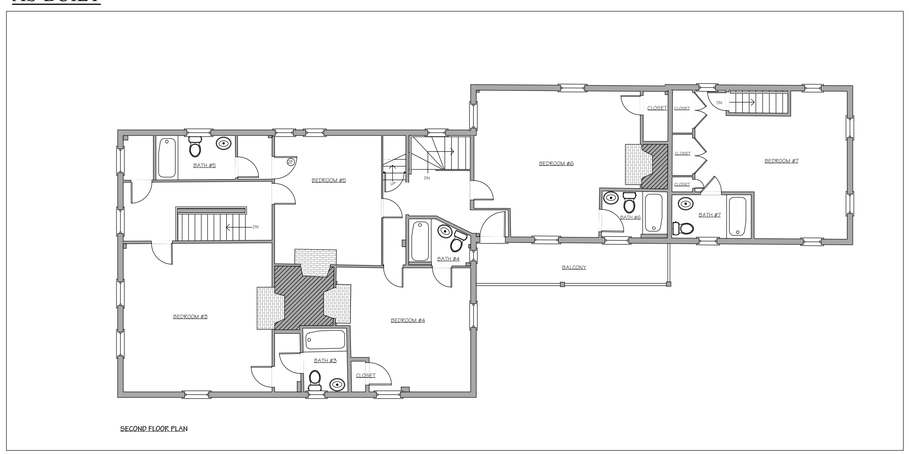
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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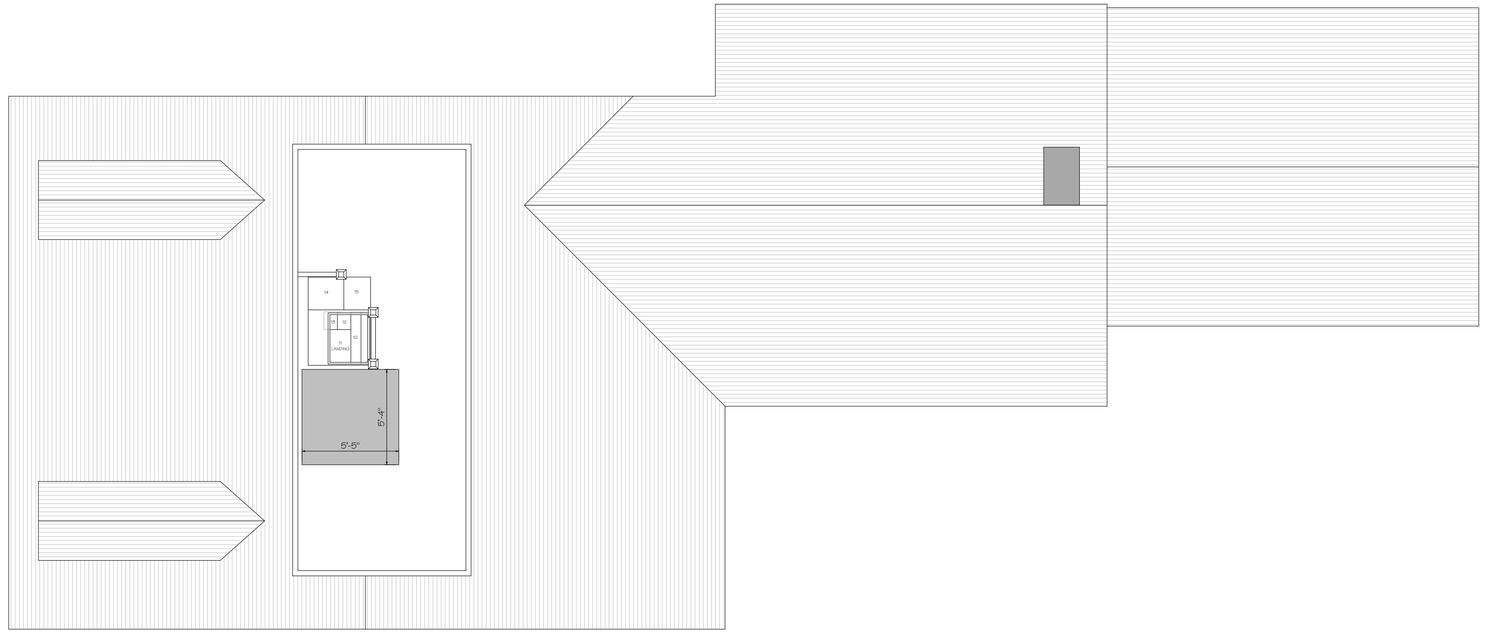
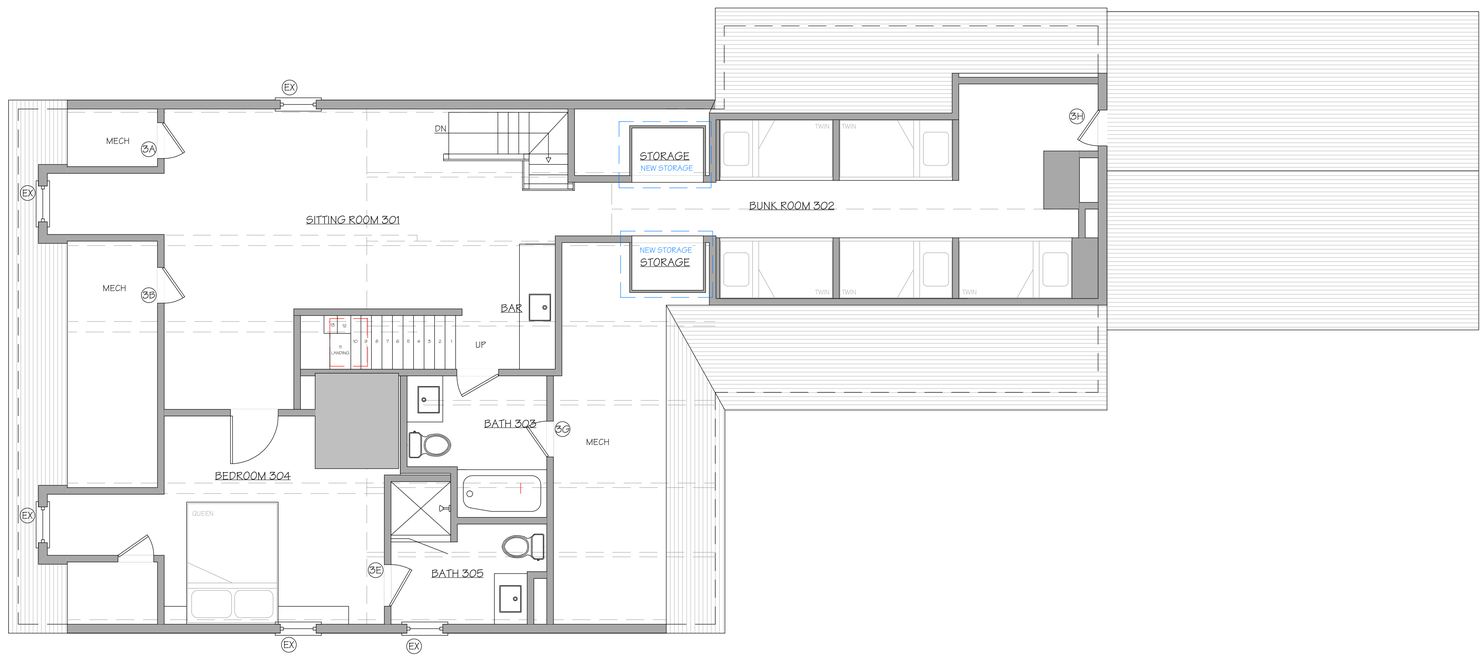
SECOND FLOOR PLAN
DATE: 03/11/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA



ROOF WALK PLAN



THIRD FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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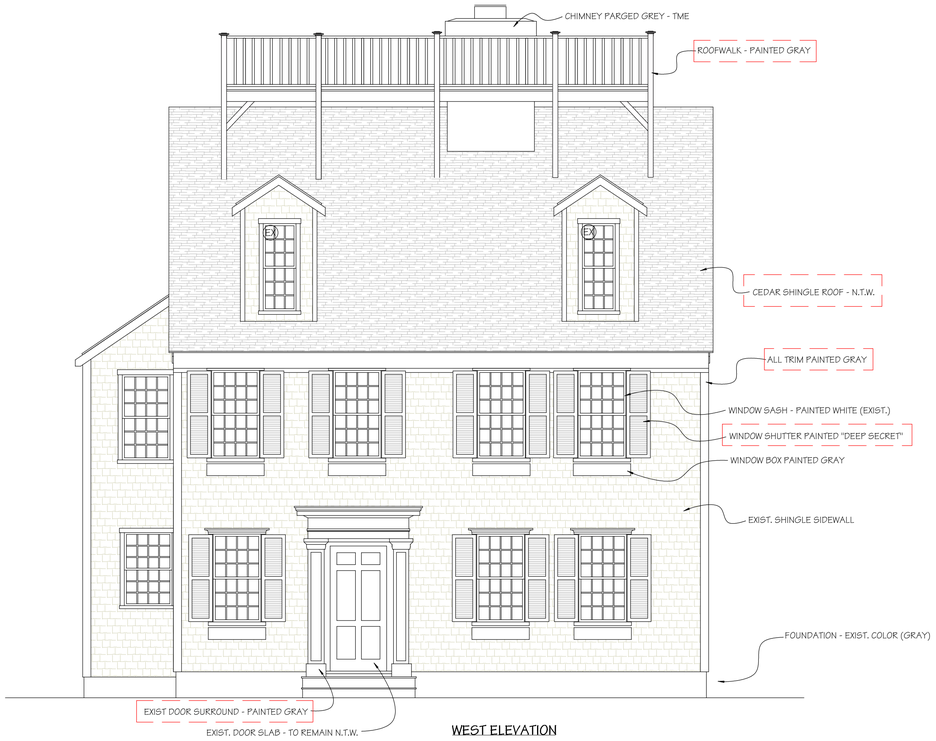
THIRD FLOOR PLAN
DATE: 03/11/2025
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA



WEST ELEVATION



CURRENT APPROVAL



CURRENT APPROVAL



SOUTH ELEVATION

NOT FOR CONSTRUCTION

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

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

4



CURRENT APPROVAL



CURRENT APPROVAL



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

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

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

ADDRESS: 3 POPS LN.
DATE HEARD: MARCH 11TH, 2025
SITTING BOARD: RAY, ANGUS, JOE, VAL, STEVE

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 03/18/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 124'-0" Sq. Footage 1st floor: 3,180 SF

Width: 42'-0" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 100'x12', 9'x12', 18'x8', 21'x8' ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 20'-0¼" South 20'-0¼" East 16'-10⅝" West 16'-10⅝"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front SINGLE-LIGHT Rear MULTIPLE 6-LIGHT Side 6-LIGHT

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

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

Trim PAINTED (GREY) Sash ~~WHITE~~ GREY Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

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

MARK CUTONE
ARCHITECTURE +

18 March 2025

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

RE: 3 Pops Lane Trust – Old Business

Dear Commissioners,

At the March 11th, 2025 meeting, comments on our revisions for the proposed main house were provided.

- Appreciate the height of the building and the massing
- Decrease plate heights
- Alternative window and door sash color (avoid black)
- Some members raised concerns over connectors
- Decrease height of pergola frames
- Decrease heights of window and door headers, specifically on the north elevation
- Decrease heights of windows and doors to accommodate the decrease in window and door header height
- Explore replacing a gable face to an eave forward volume on North elevation

We look forward to your consideration of these revisions.

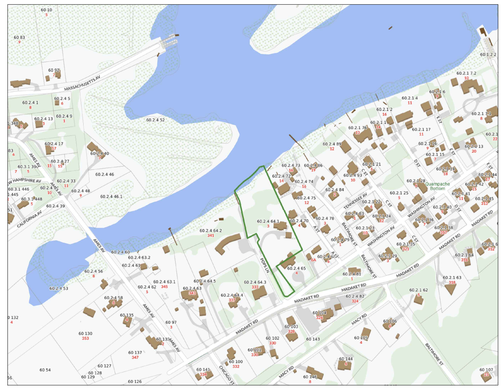
Thank you,

Mark Cutone

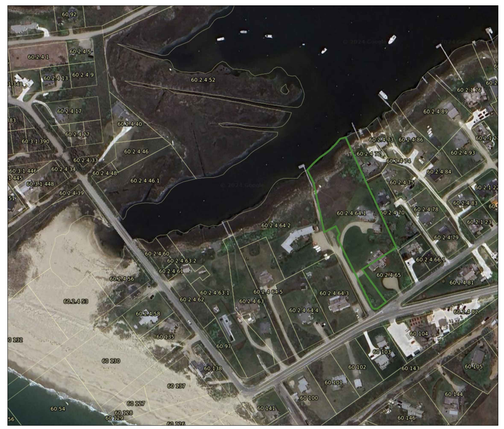
_____
Mark Cutone, Architect MCA+

2 BROAD STREET NANTUCKET, MA 02554
508 228 2728

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.1a FIRST FLOOR PLAN
A1.1b FIRST FLOOR PLAN CONTINUED
A1.2 FLOOR PLAN AT $\frac{1}{8}$" SCALE

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

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

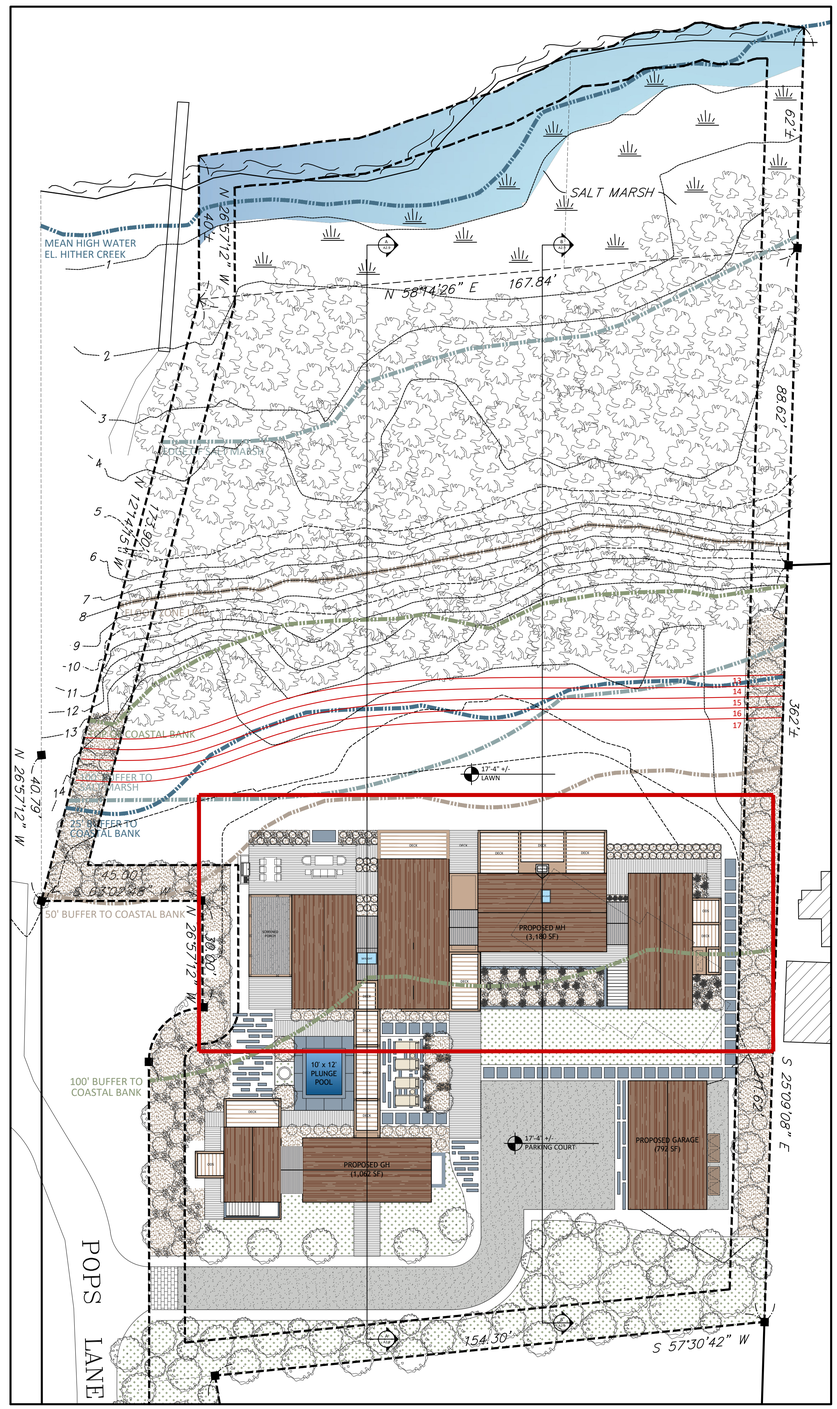
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
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508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED MAIN HOUSE

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

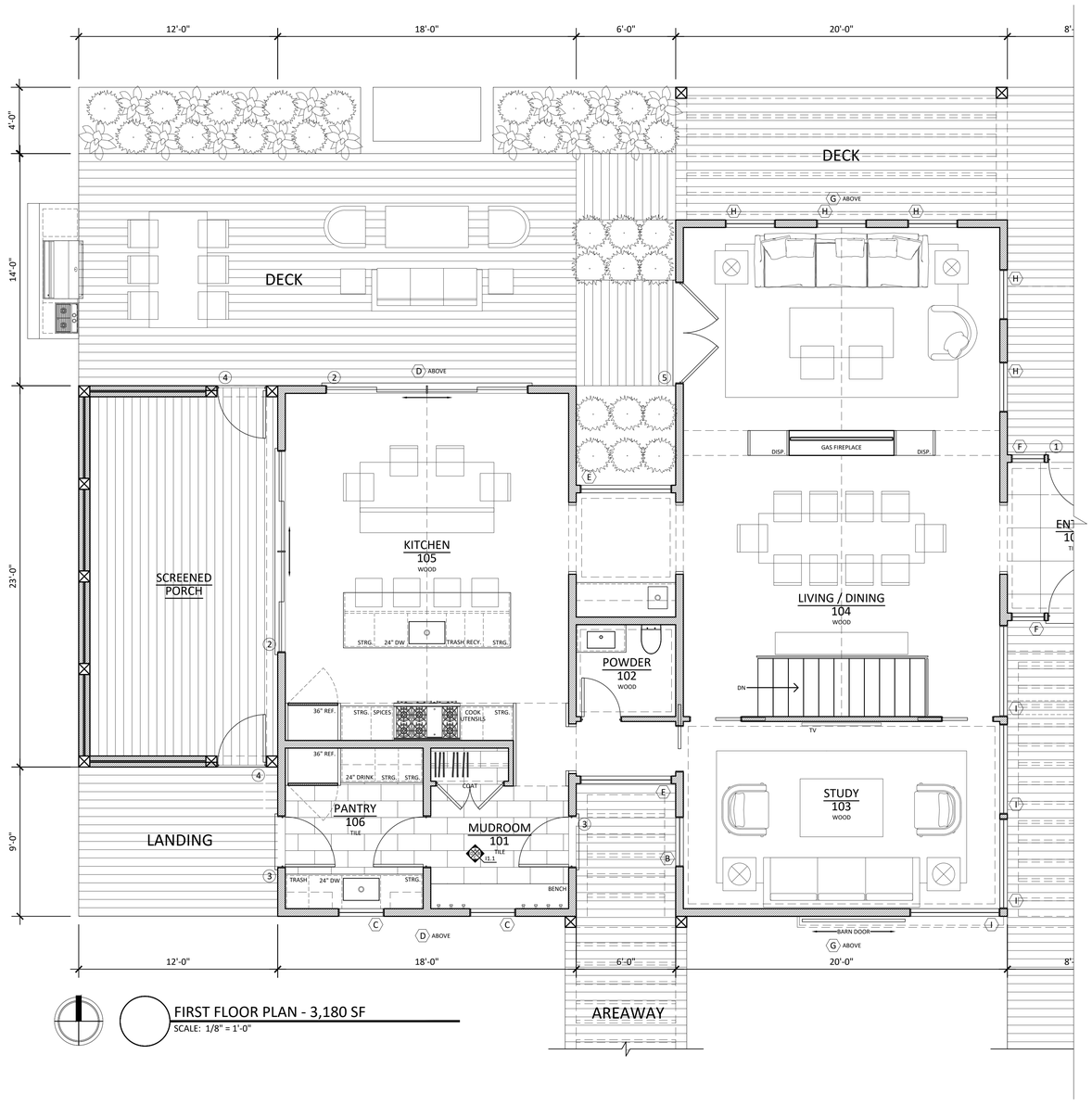
COVER SHEET

C1.1

18 MARCH 2025

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	5	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	19	CUSTOM LEPAGE	R.O.: 3'-0" x 5'-6"	2/2 DOUBLE HUNG WINDOW
C	3	CUSTOM LEPAGE	R.O.: 2'-9" x 3'-10"	4 LIGHT OPERABLE AWNING WINDOW
D	4	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	3	CUSTOM LEPAGE	R.O.: 5'-5" x 7'-6"	1 LIGHT FIXED AWNING WINDOW
F	4	CUSTOM LEPAGE	R.O.: 1'-10" x 8'-0"	3 LIGHT FIXED AWNING WINDOW
G	2	CUSTOM LEPAGE	R.O.: 2'-4" x 3'-0"	4 LIGHT FIXED AWNING WINDOW
H	5	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
I	4	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR W/ THIN RAILS
2	2	CUSTOM LEPAGE	R.O.: 12'-2" x 7'-6"	24 LIGHT SLIDING PATIO DOOR
3	6	CUSTOM LEPAGE	R.O.: 3'-0 x 7'-6"	6 LIGHT PATIO DOOR
4	2	CUSTOM SCREEN DOOR	R.O.: 3'-0" x 8'-0"	NTW SCREEN DOOR
5	1	CUSTOM LEPAGE	R.O.: 6'-0" x 7'-6"	12 LIGHT FRENCH DOOR
6	2	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT PATIO DOOR

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



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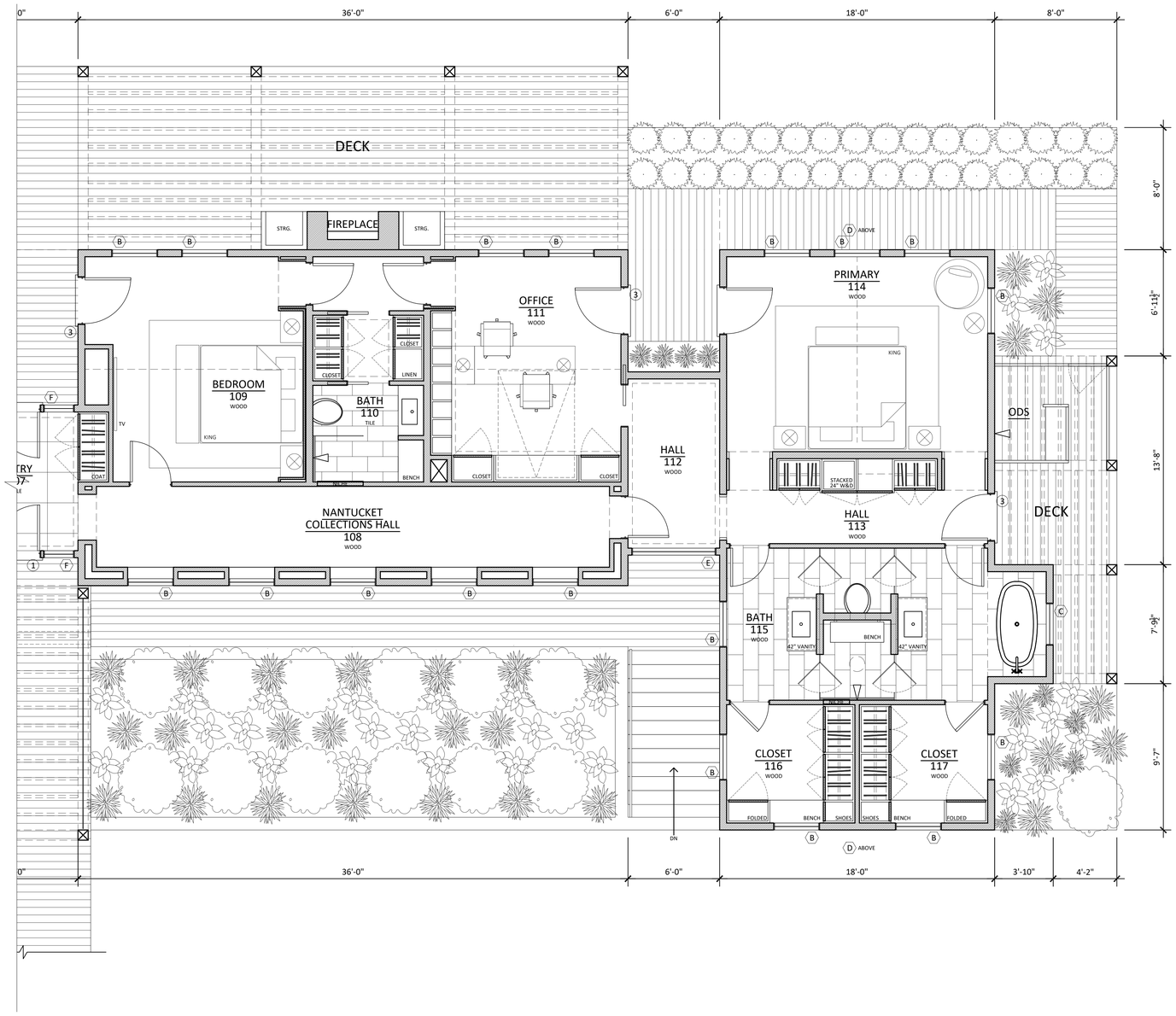
PROPOSED MAIN HOUSE

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

FIRST FLOOR PLAN

A1.1a

18 MARCH 2025



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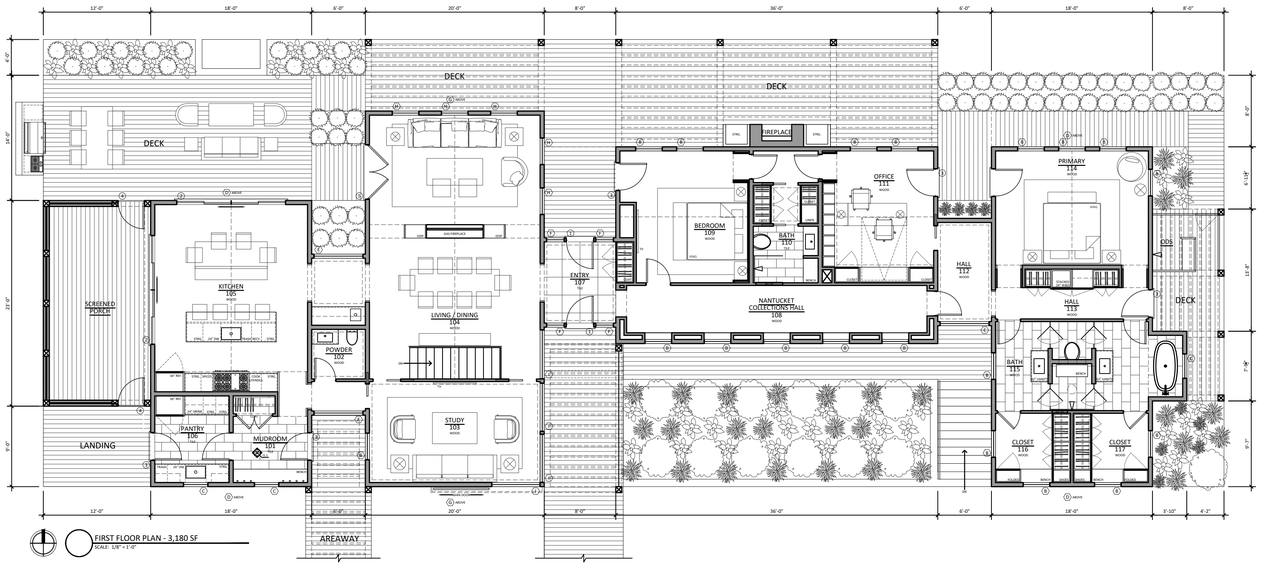
FIRST FLOOR PLAN CONTINUED

A1.1b

18 MARCH 2025



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

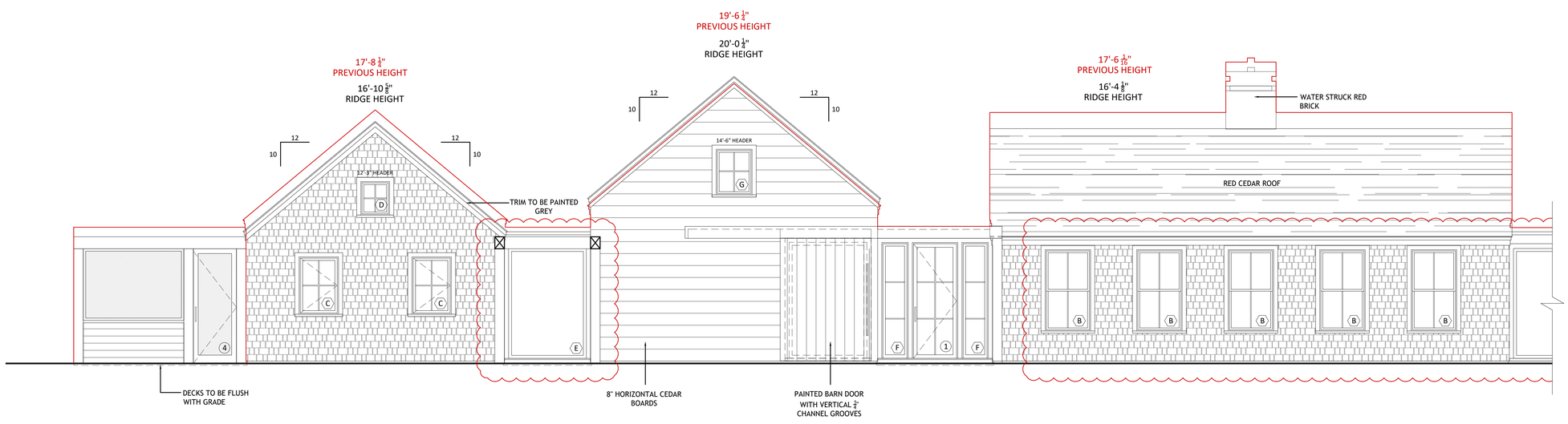
A1.2

18 MARCH 2025

PREVIOUS SUBMISSION

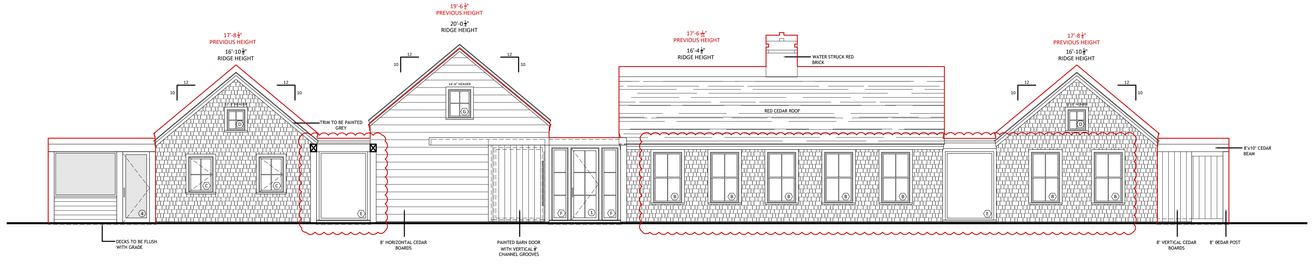


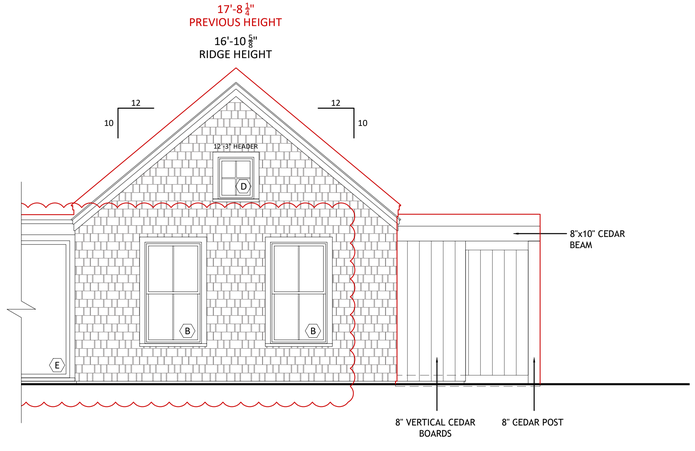
PROPOSED



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

PROPOSED





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PROPOSED MAIN HOUSE

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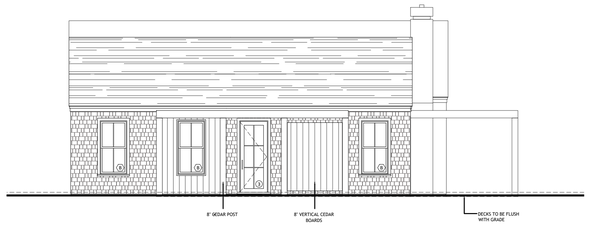
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

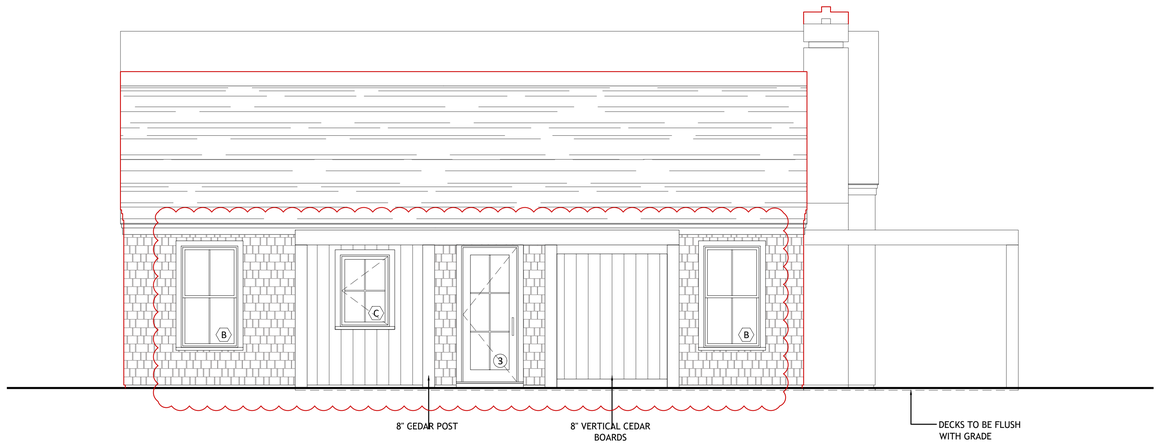
A2.1

18 MARCH 2025

PREVIOUS SUBMISSION



PROPOSED



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ELEVATIONS

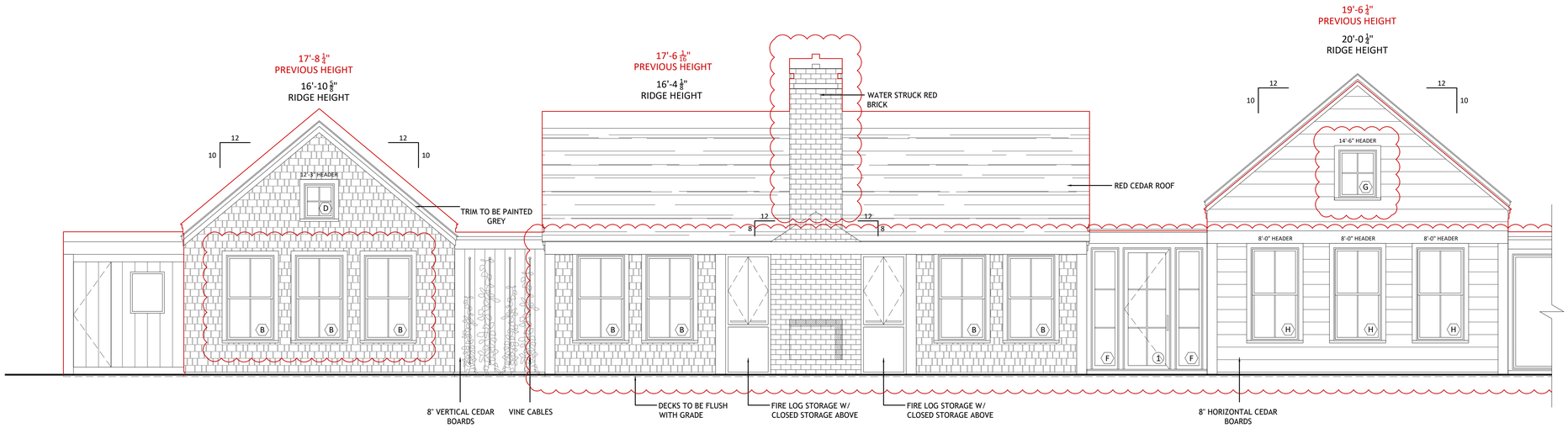
A2.2

18 MARCH 2025

PREVIOUS SUBMISSION

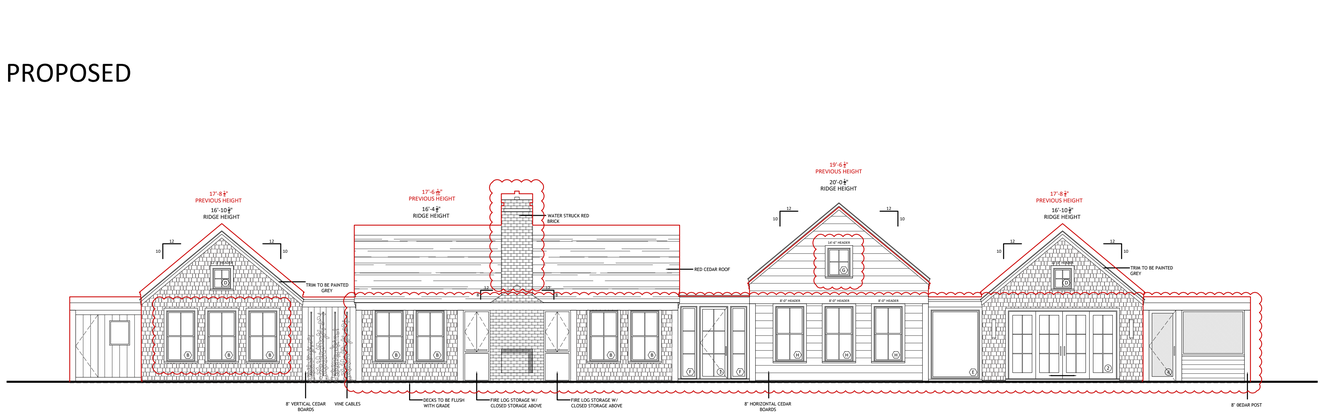


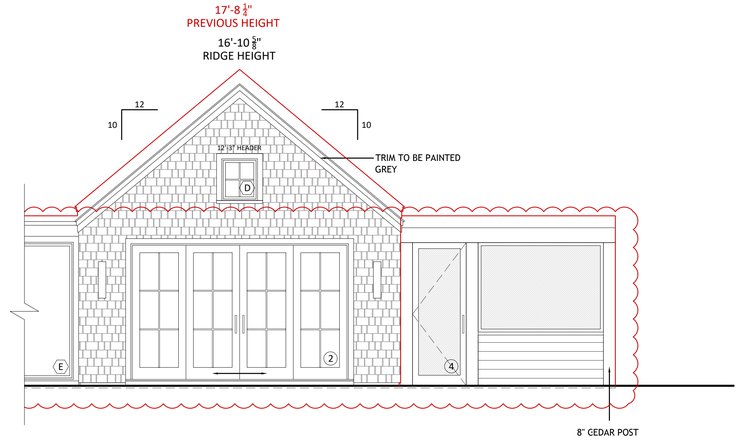
PROPOSED



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

PROPOSED





MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED MAIN HOUSE

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

NORTH ELEVATION REVISIONS

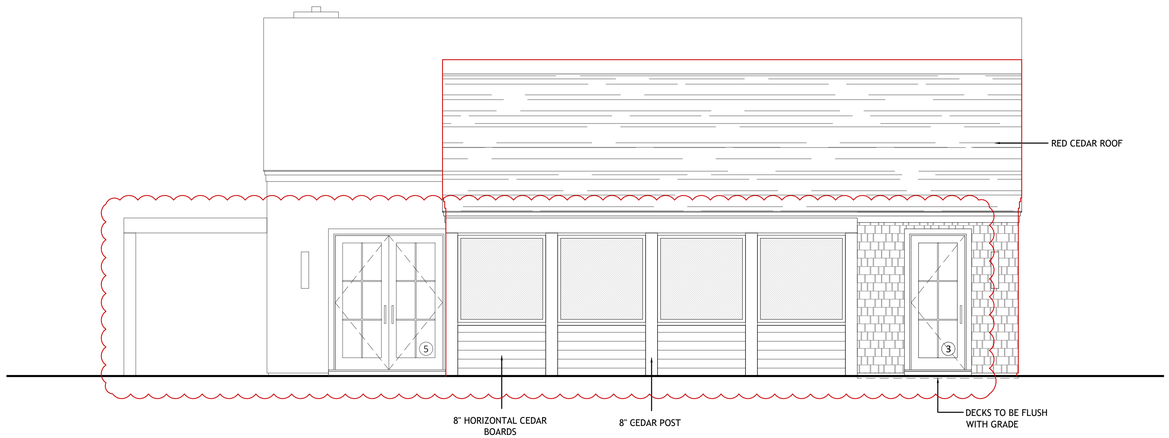
A2.3

18 MARCH 2025

PREVIOUS SUBMISSION



PROPOSED



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

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PROPOSED MAIN HOUSE

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

ELEVATIONS

A2.4

18 MARCH 2025



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PROPOSED MAIN HOUSE

DUBUC

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

BOAT PERSPECTIVE

A2.5

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PROPOSED MAIN HOUSE

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NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

HITHER CREEK AERIAL 01

A2.6

18 MARCH 2025



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PROPOSED MAIN HOUSE

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MAP: 60.2.4 PARCEL: 64.1

HITHER CREEK
AERIAL 02

A2.7

18 MARCH 2025



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508.457.6794

PROPOSED MAIN HOUSE

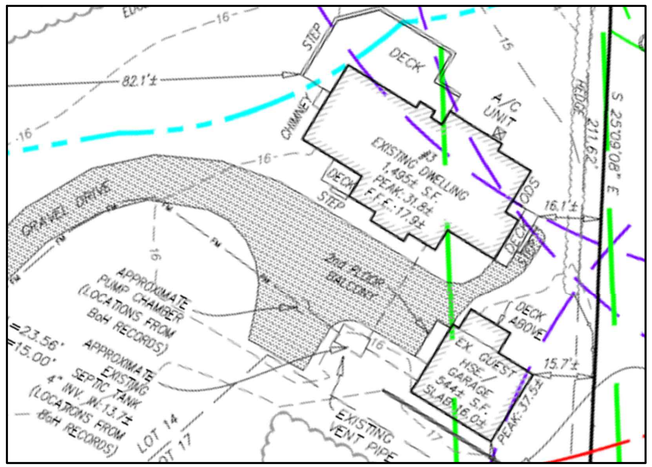
DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

POPS LN.
PERSPECTIVE

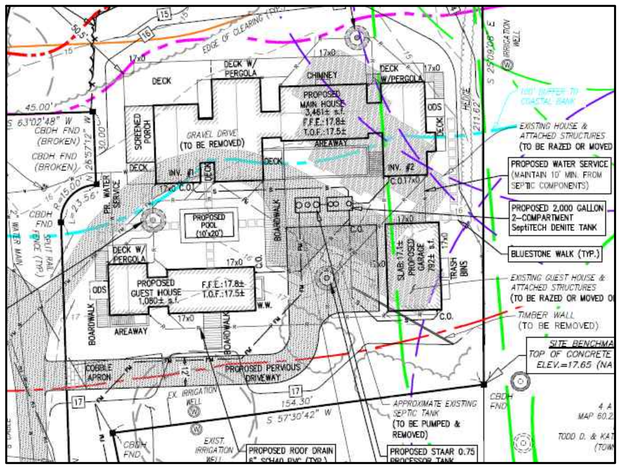
A2.8

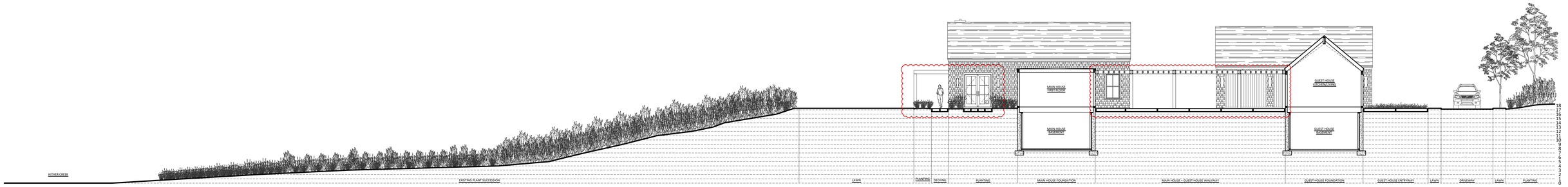
18 MARCH 2025

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

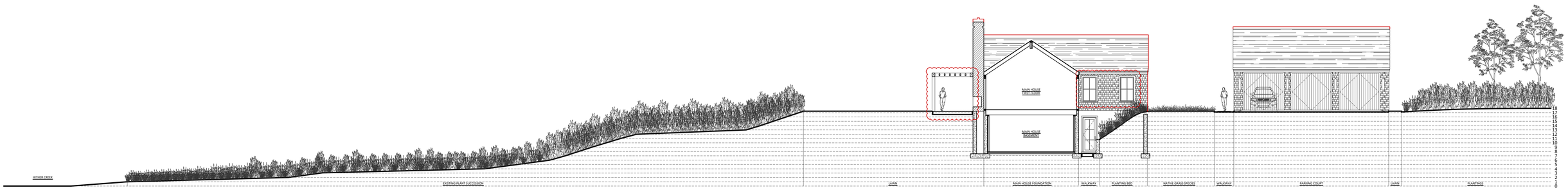


PROPOSED - F.F.E. 17.8 +/-





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



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

SITE SECTIONS

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

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

SECTIONS

A2.9

18 MARCH 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 16'-10 3/4" South " East " West 16'-2 5/16"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type — Material —

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

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

Trim GREY Sash GREY Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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

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Oldmill House Millmoor Ascot SL5 7RA

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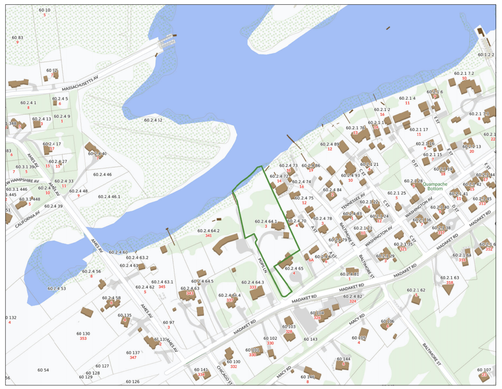
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS

SITE PLAN KEY

GRAVEL DRIVEWAY

BLUESTONE

RED CEDAR ROOF

RED CEDAR NTW

IPE DECKING

SKYLIGHT

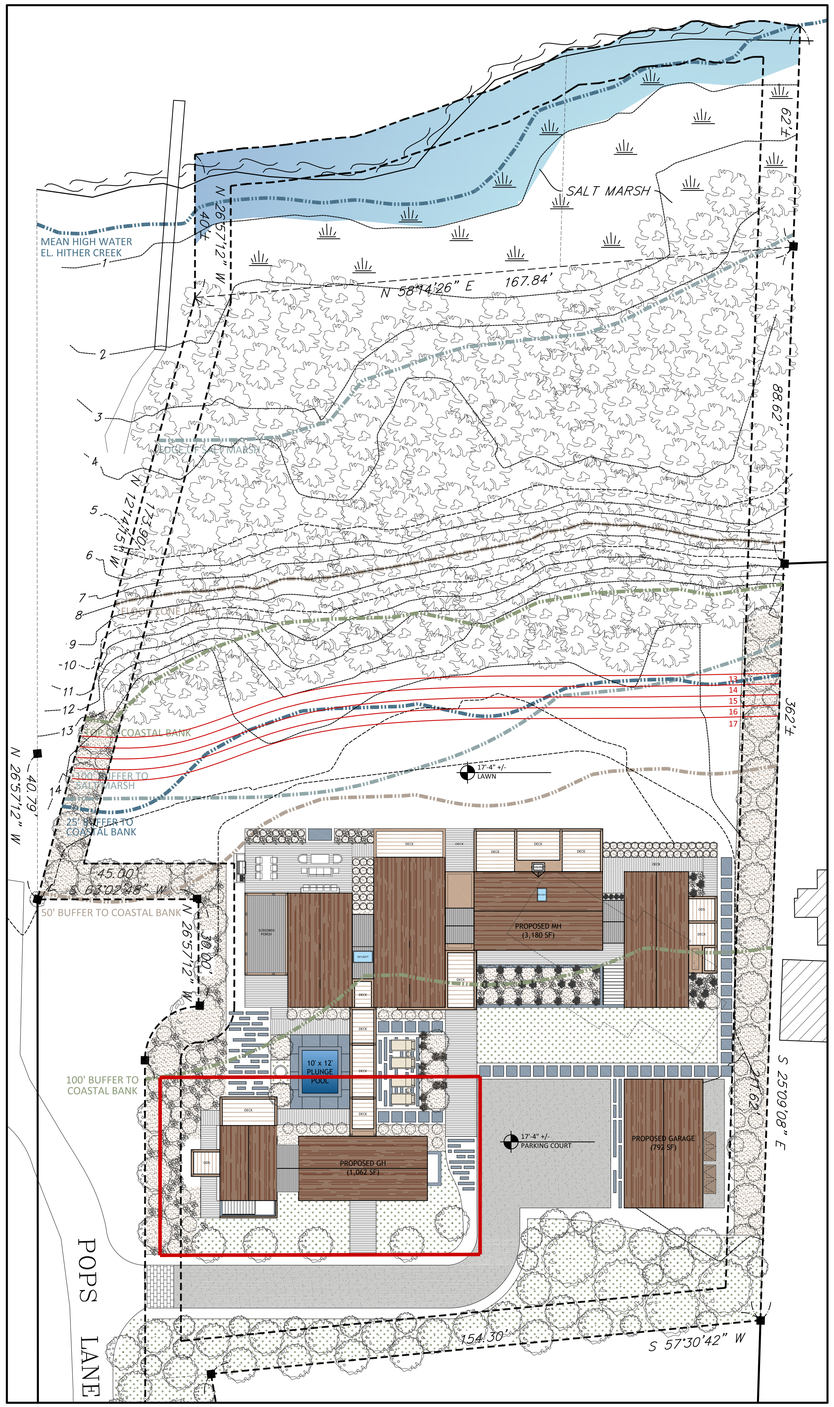
PLANTING BED

WILD GRASSES

LAWN

PLUNGE POOL

HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GUEST HOUSE

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

COVER SHEET

C1.1

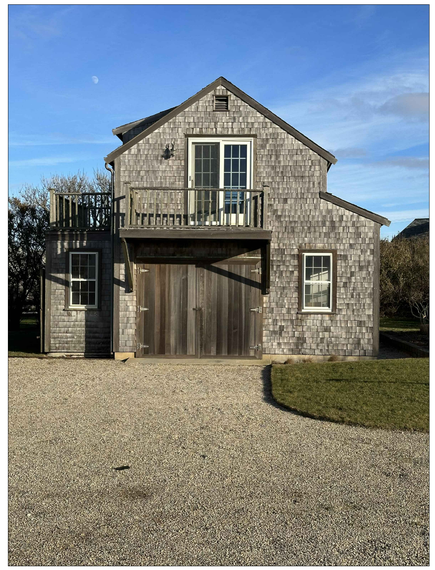
18 MARCH 2025













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ARCHITECTURE +

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EXISTING CONDITIONS PHOTOS

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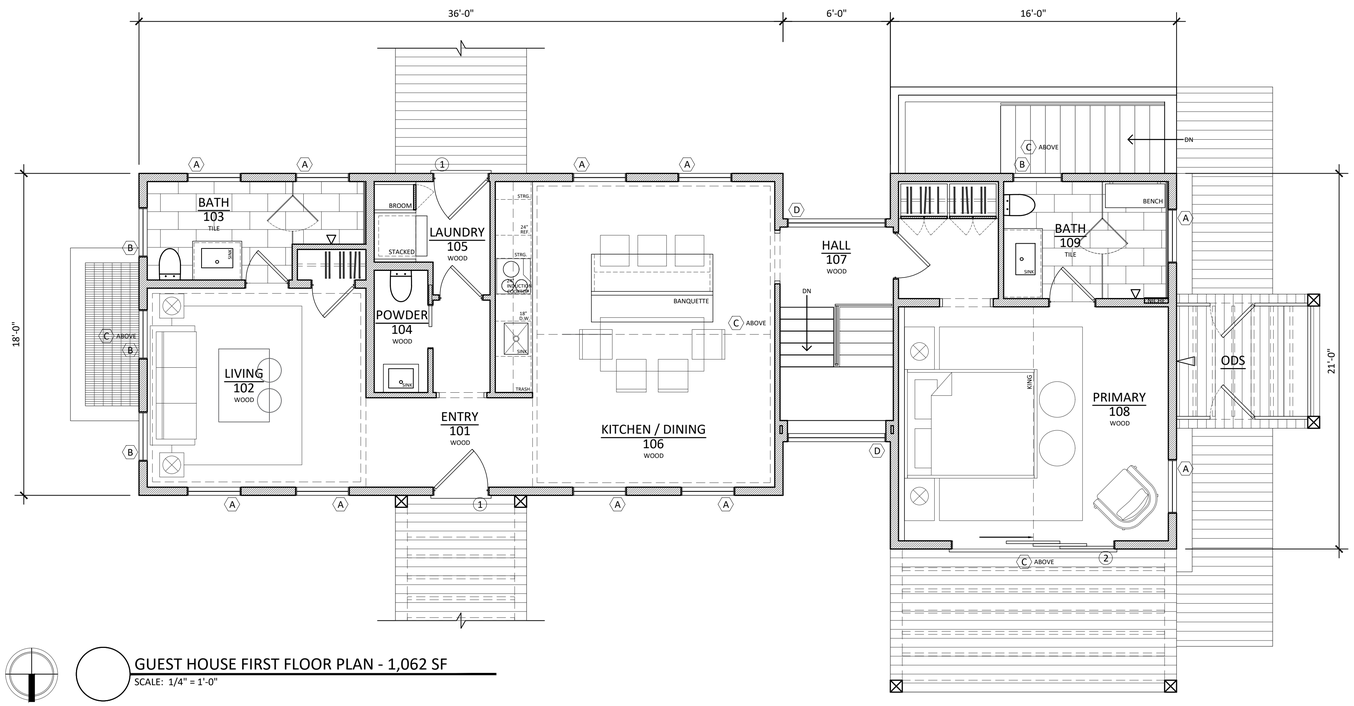
COVER SHEET

C1.2

18 MARCH 2025

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	12	CUSTOM LEPAGE	R.O.: 3'-0" x 5'-6"	2/2 DOUBLE HUNG WINDOW
B	4	CUSTOM LEPAGE	R.O.: 2'-9" x 3'-10"	4 LIGHT OPERABLE AWNING WINDOW
C	4	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
D	2	CUSTOM LEPAGE	R.O.: 5'-5" x 7'-6"	1 LIGHT FIXED AWNING WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	3	CUSTOM LEPAGE	R.O.: 3'-0" x 7'-6"	6 LIGHT PATIO DOOR
2	1	CUSTOM LEPAGE	R.O.: 9'-0" x 7'-6"	18 LIGHT SLIDING PATIO DOOR

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



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

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ARCHITECTURE +

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NANTUCKET, MA 02554
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SURVEYOR

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PROPOSED GUEST HOUSE

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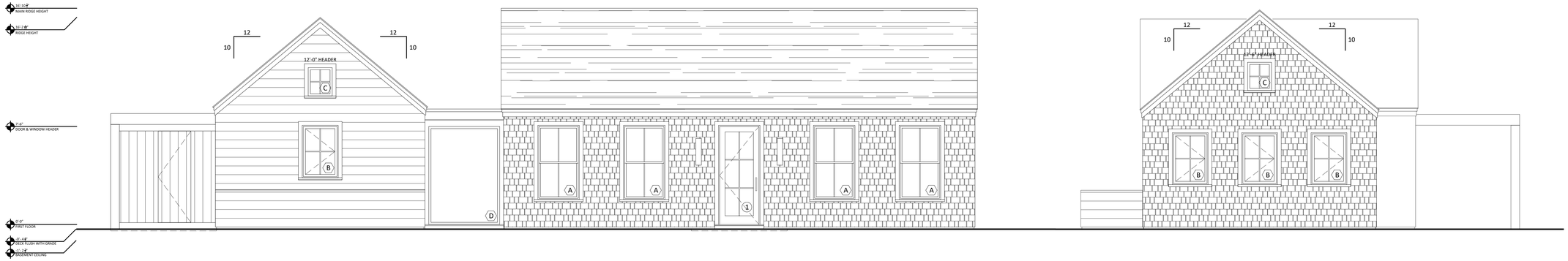
FIRST FLOOR PLAN

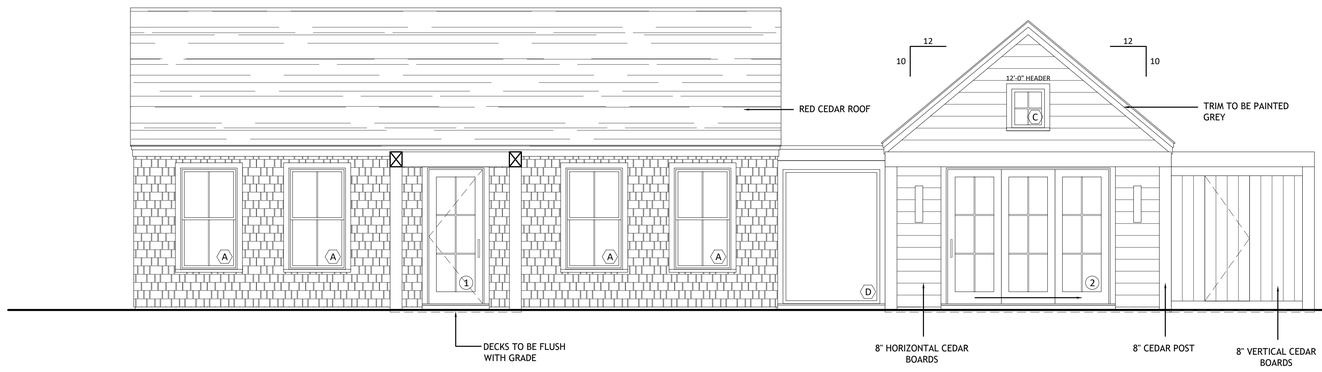
A1.1

18 MARCH 2025

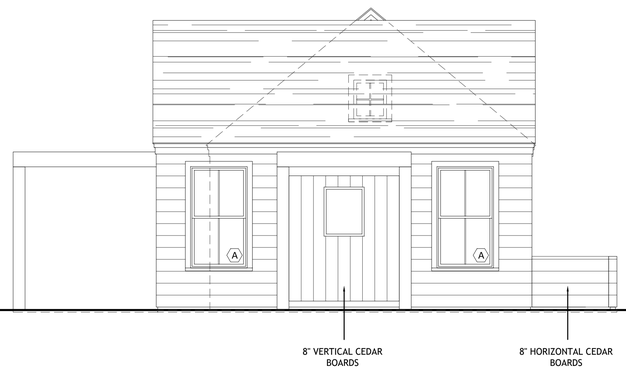


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

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PROPOSED GUEST HOUSE

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

ELEVATIONS

A2.1

18 MARCH 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'-0" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): —

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

☐ Other _____

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

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

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

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

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

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

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

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

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

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

Trim GREY Sash GREY Doors WOOD PAINTED BLACK

Deck — Foundation CONCRETE Fence — Shutters —

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

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

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

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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

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

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

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

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

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

7021 0350 0000 0871 2077

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

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MCA
2 Broad St
Nantucket MA 02554

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

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

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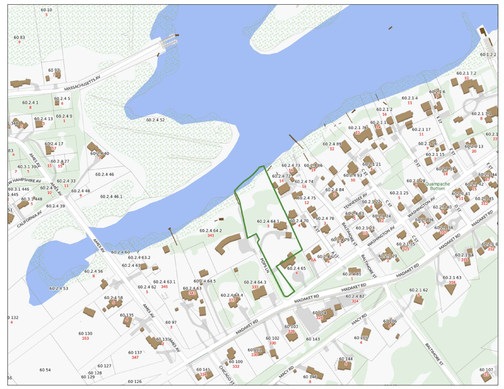
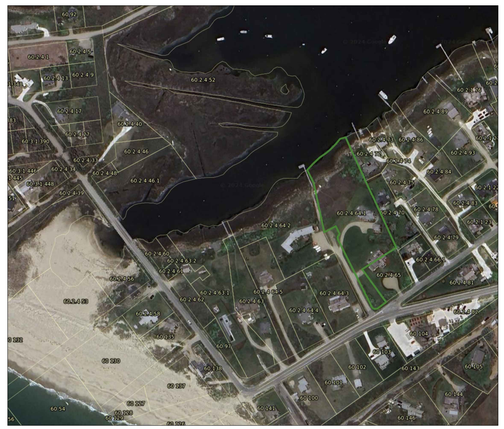


LOCUS PLAN: NTS



AERIAL VIEW: NTS

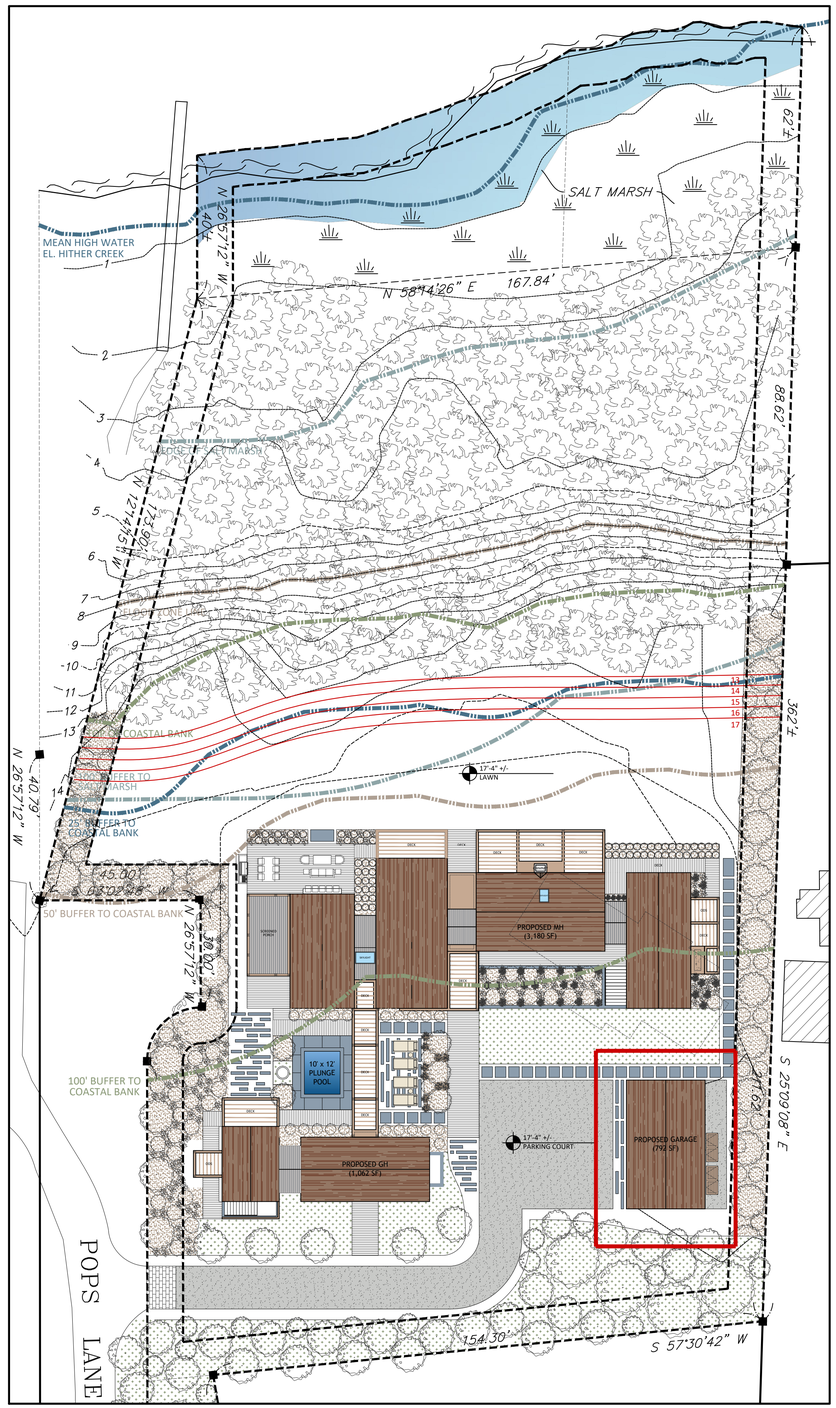
DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 GARAGE PLAN & ELEVATIONS

SITE PLAN KEY

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



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

COVER SHEET

C1.1

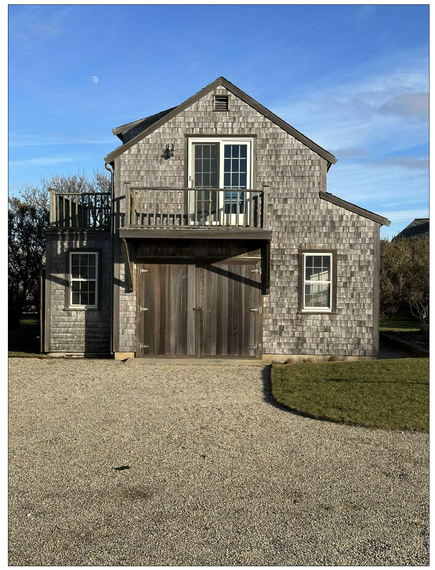
18 MARCH 2025













MARK CUTONE
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EXISTING CONDITIONS PHOTOS

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
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COVER SHEET

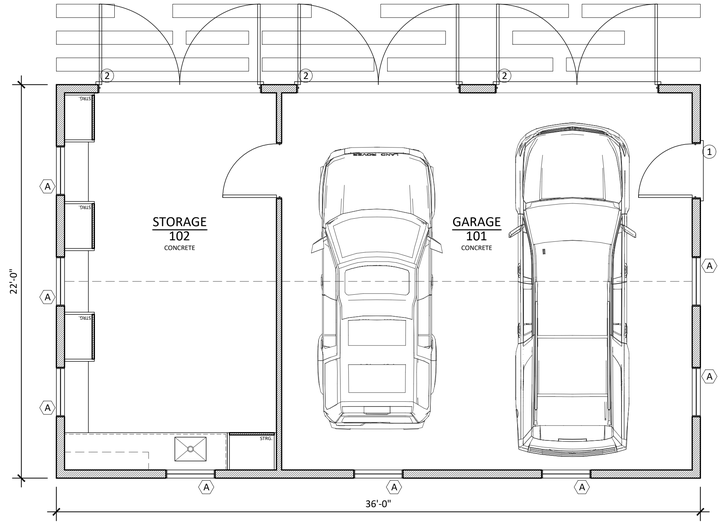
C1.2

18 MARCH 2025

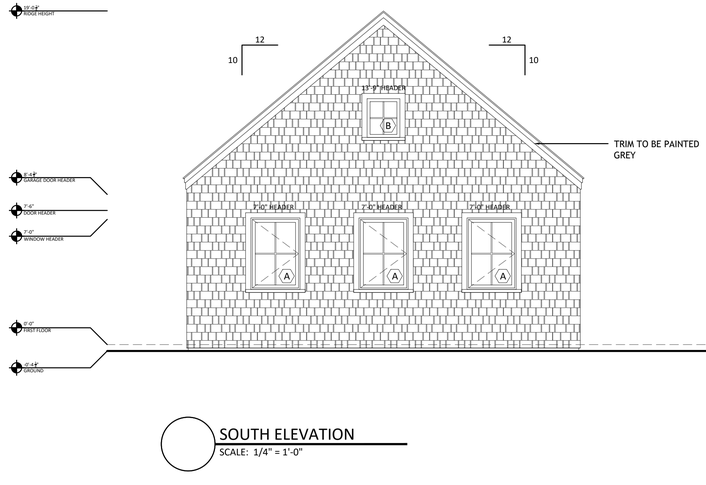
WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	8	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
B	2	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM LEPAGE	R.O.: 3'-0 x 7'-6"	SINGLE HINGED PAINTED DOOR
2	3	CUSTOM GARAGE DOOR	R.O.: 9'-0" x 8'-6"	DOUBLE HINGED GARAGE DOOR

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

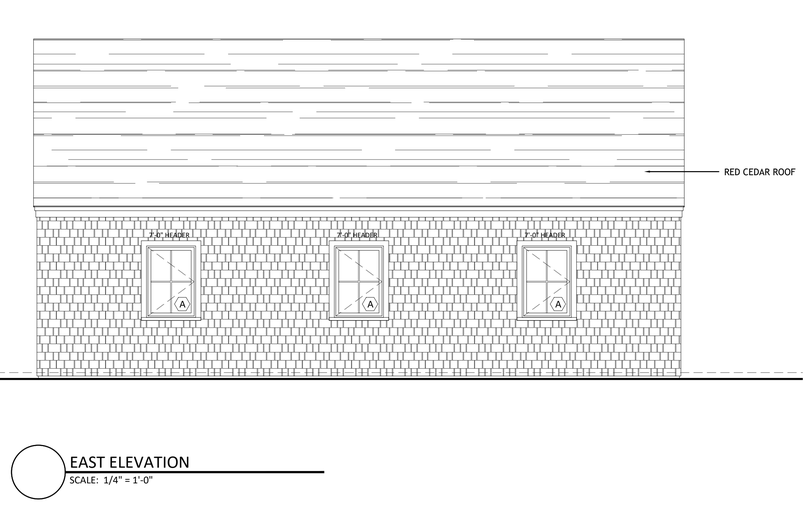
*** SLAB ON GRADE**



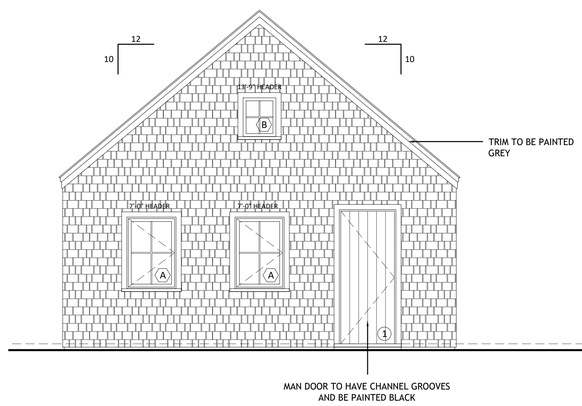
GARAGE FLOOR PLAN - 792 SF
SCALE: 1/4" = 1'-0"



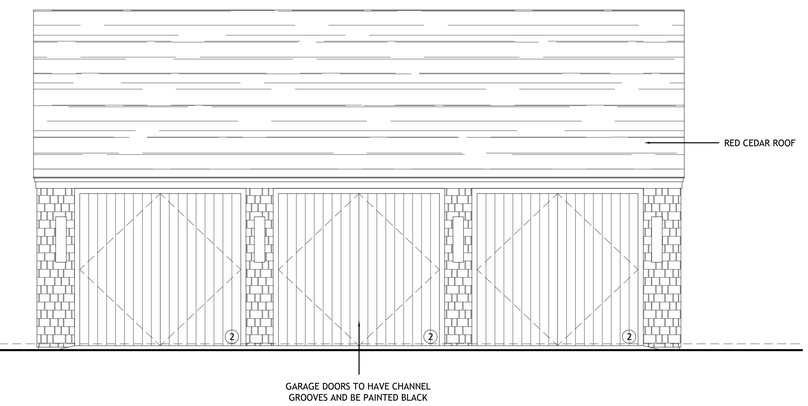
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED GARAGE

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

FLOOR PLAN & ELEVATIONS

A1.0

18 MARCH 2025

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: —

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

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

POOL

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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

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

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

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

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

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

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

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City, State, ZIP+4® ATLANTA, GA 30306

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Date Stamp

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Nantucket MA 02554

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Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

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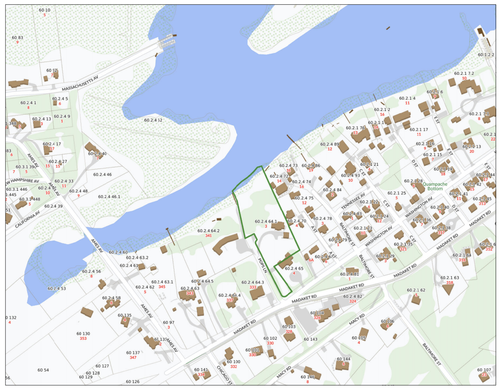
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

SITE PLAN KEY

- GRAVEL DRIVEWAY
- BLUESTONE
- RED CEDAR ROOF
- RED CEDAR NTW
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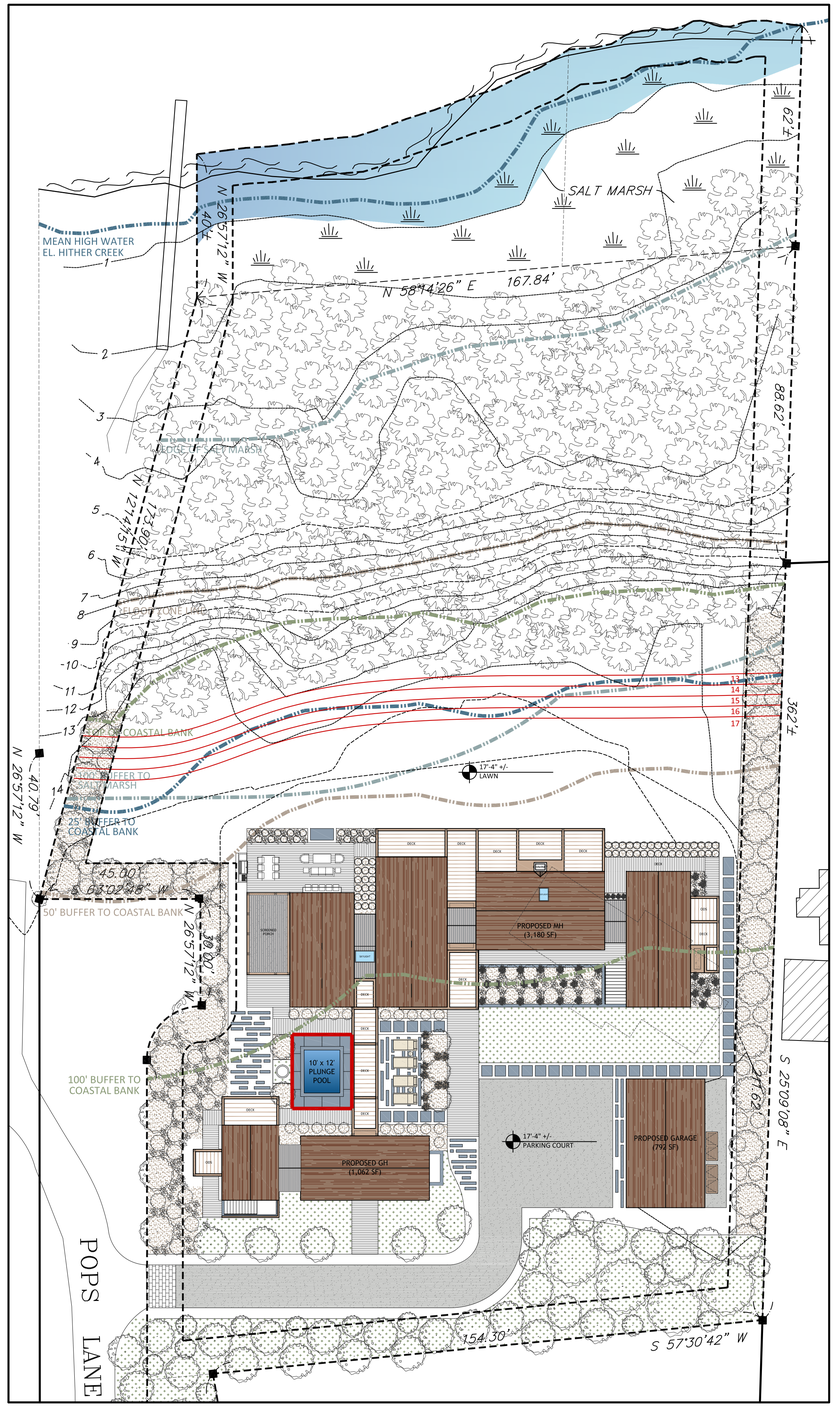
- PLUNGE POOL
- HITHER CREEK



SITE PLAN: 1" = 20'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

23 JANUARY 2025

HDC Meeting – March 4, 2025
(Opposition Memo by Abutters to Application(s) for Proposed New Construction – 3 Pop's Lane)

In re: 3 Pop's Lane – Map 60.2.4, Parcel 64.1 / Land Court Registered Property

I. HDC Application(s) Procedural Issues and Irregularities:

A. HDC Board Member Joseph (Joe) Paul – There is an appearance of a conflict of interest. T he Applicant's representative is Mark Cutone of BPC Architecture. There has been no disclosure of part business relationship between Joe Paul (sitting Commissioner) and Mr. Cutone and Mr. Paul were partners in BPC (Belanger, Paul & Cutone). There is also a failure to disclose that Mr. Paul was Co-Manager with Mark Cutone of a Massachusetts organized and registered (now dissolved) limited liability company operating as ACK Orange LLC. An appearance of conflict of interest is a serious matter and this needed to be put on the record.

B. Owner of Record – not as shown on HDC Application(s) for Proposed New Construction / 3 Pop's Lane Holding Trust does not exist and is not the Owner of Record / Nancy Dubuc is not the person with legal title and does not have record authority to sign HDC Application(s) as "Signature of Owner of Record" / the legal title owner of record is Matthew Burke, Trustee of The Pop's Lane Holdings Trust, under Declaration of Trust dated September 20, 2021, and registered on December 2, 2021- as shown by Certificate of Title No. 28599.

The Willkie Farr & Gallagher LLP letter dated January 16, 2025 as submitted by Applicant purports to provide retroactive Trustee delegation of authority by legal title owner of record Matthew Burke, Trustee to Nancy Dubuc to sign HDC Application(s) effective as of September 1, 2024 / the Trustee Delegation document attached to the attorney's letter is undated yet is notarized on January 16, 2025 and the Trustee Delegation cites authority under Paragraph 5.6 of the Trust dated September 20, 2021; however, the Trust provision cited as authority is not contained in the Declaration of Trust instrument (Document No. 172113 – dated September 20, 2021) recorded at the Nantucket Registry of Deeds and the pages of a trust instrument attached thereto are not a part of the Declaration of Trust instrument (Document No. 172113 – dated September 20, 2021) / the Declaration of Trust instrument recorded at the Nantucket Registry of Deeds does not provide such "Trustee Delegation" authority relied upon by Applicant in its submission to the HDC / note: the Applicant filed a separate Application and Notice of Intent before the Nantucket Conservation Commission on October 31, 2024 in connection with the property locus at 3 Pop's Lane and such submission correctly referenced the applicant and property owner as Matthew Burke, Trustee of The Pop's Lane Holdings Trust and such application to the Conservation Commission was signed by Matthew Burke, Trustee of The Pop's Lane Holdings Trust on October 22, 2024, as legal record title owner.

[The Application(s) should be denied to allow for (i) proper seating of impartial and unbiased Board Members reviewing and making a determination and decision of approval or denial of the Application(s) for 3 Pop's Lane and (ii) the true and correct legal title Owner of Record to re-notice and re-submit correct and accurate HDC Application(s) for proposed New Construction at 3 Pop's Lane as signed by the Owner of Record, namely, Matthew Burke, Trustee of The Pops' Lane Holdings Trust.]

II. HDC Application(s) Substantive Issues and Insufficiency of Information and Materials:

A. Inappropriate Proposed New Construction – the proposed footprint and plan design for the several structures (Main House / Guest House / Garage / Pool) is inappropriate for the Old Madaket area and particularly uncharacteristic of highly and distant visibility of residential properties sited on the coastal bank bluff overlooking Hither Creek.

B. Revisions to Application(s) – Notwithstanding the concerns and comments by the HDC Board Members, the Applicant has made no material revisions to the Application(s) for proposed new construction to the Guest House / Garage / Pool (other than relocation). Moreover, the Applicant has made little effort to adequately and substantively respond to the concerns and comments by the HDC Board Members to the Application for proposed new construction of the Main House. Minor revisions have been made but not to the overall plan.

The size, scale and sprawling footprint design and layout physically encompasses and essentially runs east to west from lot line setback to lot line setback with a ground cover footprint in excess of 5,000 square feet is modernistic and contemporary in design in an area of simple and compact construction. The proposed new construction provides for non-traditional additive (linear with no breaks) massing of several connected structures; provides for north to south facing gables uncharacteristic of the Old Madaket neighborhood with primarily eaves that are low and run parallel with the Creek; proposes an arrangement and proportion of fenestration not typical in the area and proposes inappropriate flat roofing and glass connectors and installation of non-reflective glass and an oversized skylight.

The Applicant initially proposed a 24"+/- change in grade elevation (without supporting grade/scale plans) from existing grade to finished grade. Such grade change proposal is contrary to and inconsistent with the Application submitted to the Conservation Commission for the locus property new construction which stated that there would be minimal or no grade change. Such grade manipulation and alteration would be inappropriate and risks topographical instability, erosion and runoff issues along the protected Coastal Bank and Salt Marsh resource areas and the neighboring land of the abutting property owners. Further, the application was changed to reflect no grade change without explanation. This appears to be case of embellishing the setting in order to gain approval.

The Applicant failed to submit basement plans (in proposed revisions to the Main House Application) with proposed new construction of above-ground windows facing south as initially submitted in the original Main House Application. This has been requested a few times, particularly as the initial submission contained that information.

It must be noted that on the submitted renderings many tall mature trees are shown to mitigate the setting's negative impact. There are no such trees as evidenced by the attached photographs. There never have been trees and it is an entirely open landscape that will be filled in a straight line for over 124 feet. A comment was made that you would be able to see through the atypical glass attachments between elements, without a main mass. That will not be possible, as there are structures behind those glass flat-roofed element, i.e., garage, pool, secondary dwelling, as well as the Moran's house directly behind.

The Application(s) for proposed new construction should be denied and determined to be inappropriate especially considering the location of the locus property and the proposed size, scale, scope, design, massing and footprint and not responsive to the concerns and comments by the HDC Board Members and the public. In the alternative, holding for more responsive revisions would be appropriate. In addition, as the HDC has jurisdiction over the view from the waterside/the Creeks, it would advisable to take a viewing from the water prior to making a decision.

LOT IS VERY VISIBLE AS IT IS AT THE ENTRANCE TO MADAKET CREEEKS







AERIAL VIEW OF CREEKS TO TH EAST



Transfer Certificate of Title

Cert No:28599
Doc No:172112

From Transfer
Certificate No. 28476 Originally Registered September 15, 2021 at the Registry District of Nantucket County

This is to Certify that

MATTHEW BURKE, Trustee of the POPS LANE HOLDINGS TRUST u/d/t September 20, 2021 and registered as Document No. 172113 at the Registry District of Nantucket County

of 6345 Balboa Blvd., Building 4, Ste. 375, Encino in the State of California 91316 is the owner, in fee simple, of that land situated in Nantucket, in the County of Nantucket and Commonwealth of Massachusetts described as follows:

Lots 14, 15, 17 and 18 on Land Court Plan 14672-G, drawn by Nantucket Surveyors Inc., Surveyors, dated December 3, 2004, and filed with Certificate of Title No. 21,791 at the Registry District of Nantucket County.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

MATTHEW BURKE, Trustee of the POPS LANE HOLDINGS TRUST

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting, and subject also as aforesaid; and to any and all public rights legally existing in and over the same below mean high water mark.

Any term in any instrument or document affecting anyone's right, title or interest in the lands affected by this certificate of title that purports to forbid or restrict the conveyance, encumbrance, occupancy, or lease of such lands to individuals of a specified race, color, religion, national origin or sex is void. Any condition, restriction or prohibition, including a right of entry or a possibility of reverter, contained in any instrument or document affecting anyone's right, title or interest in such lands that directly or indirectly limits the use for occupancy of real property on the basis of race, color, religion, national origin or sex is void, excepting a limitation on the basis of religion on the use of real property held by a religious or denominational institution or organization or by an organization operated for charitable or educational purposes which is operated, supervised or controlled by or in connection with a religious organization.

Witness **GORDON H. PIPER,** Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the second day of December in the year two thousand and twenty-one at 11 o'clock and 58 minutes in the forenoon.

Jennifer H. Ferreira

Attest, with the Seal of said Court, _____
Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 3 Pop's Lane

Land Court Case No. 14672

CERTIFICATE OF TITLE NO. **28599**

2021 00172113
Cert: 28599 Doc: DOT
Registered: 12/02/2021 11:58 AM

DECLARATION OF TRUST

THIS DECLARATION OF TRUST made as of the 20th day of September, 2021 at Nantucket Town and County, Massachusetts, by Matthew Burke, Trustee (hereinafter called the Trustee), which term and any pronoun referring thereto shall be deemed to include any successor Trustee hereunder and to include more than one Trustee if in the future there should be more than one, wherever the context so permits),

WITNESSETH THAT

ARTICLE I. The Trust hereby created shall be known as THE POP'S LANE HOLDINGS TRUST and under the name so far as legal, convenient and practicable, shall acts of the Trustee be made and all instruments in writing by the Trustee be executed.

ARTICLE II. All property, real and personal, tangible and intangible, conveyed to the Trustee hereunder (hereinafter called the "Trust property") shall vest in the Trustee as Trustee of this Trust, in trust to manage, administer and dispose of the same for the sole benefit of the beneficiary from time to time hereof with the powers and subject to the limitations hereinafter contained concerning same.

ARTICLE III. Section 1. Any Trustee may resign at any time by instrument in writing signed and acknowledged in the manner required in Massachusetts for the acknowledgement of Deeds and such resignation shall take effect upon the recording of such instrument with the Nantucket Registry of Deeds. Unless the beneficiary agrees otherwise, there shall be one Trustee. The beneficiary shall name a successor Trustee, if and whenever (a) there shall be no Trustee in office hereunder, or (b) the beneficiary hereof desires to appoint an additional Trustee hereunder, a succeeding and/or additional Trustee or Trustees shall be appointed by (i) an instrument in writing signed and acknowledged (in the manner required for the recording of Deeds in Massachusetts) by the beneficiary, and delivered to the then Trustee or Trustees, if any, hereunder, and (ii) an acceptance of such appointment, signed and so acknowledged by the person or persons so appointed. Any such appointment and acceptance, or a certificate by any Trustee, naming the Trustee or Trustees so appointed or removed, and, in the case of appointment, the written acceptance of the Trustee so appointed, shall become effective upon the recording thereof with the Nantucket Registry of Deeds and the person or persons so accepting shall then be and become such Trustee or Trustees and shall be vested with title to the Trust property, jointly with the remaining or surviving Trustee or Trustees, if any, without the necessity of any act of transfer or conveyance. The foregoing provisions of this Section to the contrary not withstanding despite any vacancy in the office of Trustee, however caused and for whatever duration, the remaining or surviving Trustee or Trustees, if any, shall continue to exercise and discharge all of the powers, discretions and duties hereby conferred or imposed upon the Trustee.

Section 2. No Trustee named or appointed as hereinbefore provided, whether as original Trustee or a successor to or as substitute for another,

3 POPS LANE CONTEXT PICTURES

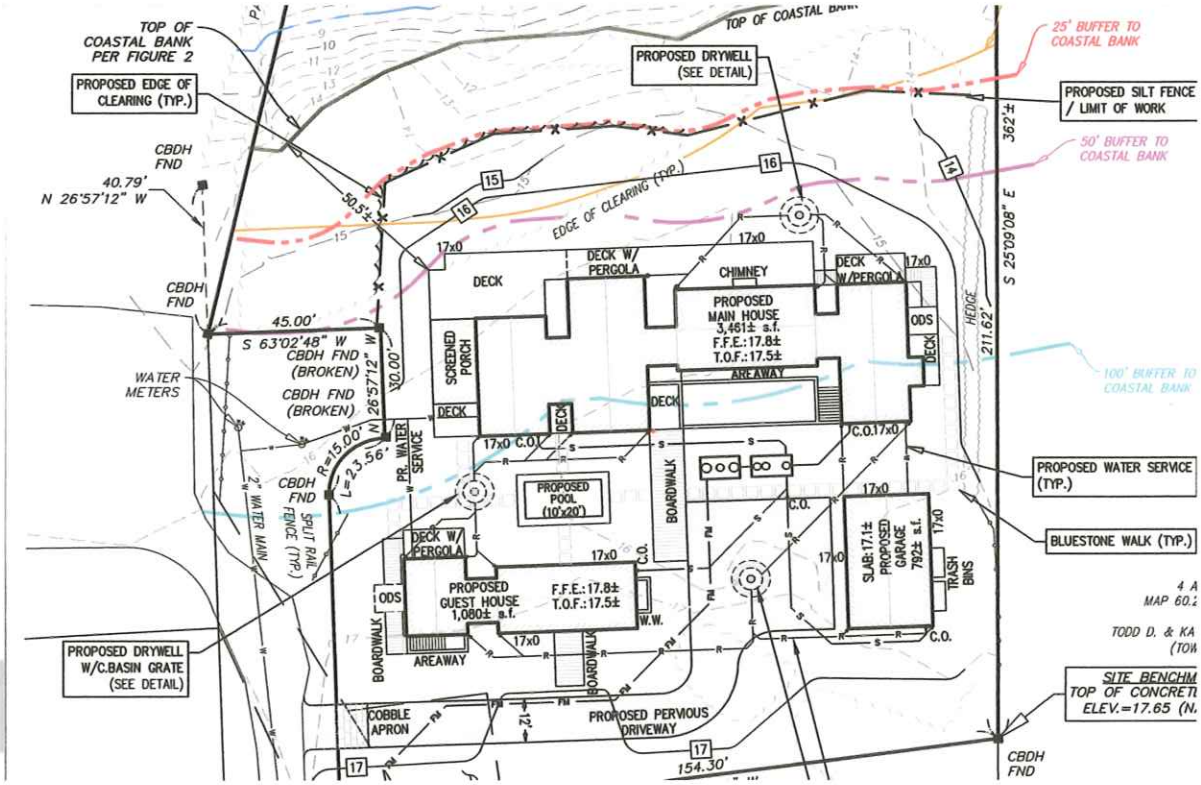


PHOTO FROM POPS LANE – NO TREES



NEW HOUSE WILL COVER THE ENTIRE OPEN SPACE IN ONE LINEAR VIEW





NO TREES – LOOKING FROM HEAD OF POPS LANE TO WASHINGTON AVENUE



LOOKING EAST TO ABUTTING PROPERTY FROM POPS LANE SCRUB VEGETATION – NO TREES



SETTING/OPEN SPACE TWILL BE ENTIRELY NEGATIVELY IMPACTED WITH 124' OF STRUCTURE ALONG WITH OTHER ANCILLARY STRUCTURES TO THE REAR – NO SEE THROUGH EFFECT



POPS LANE LOOKING NORTH



END OF POPS LANE – HENDRICKS' PROPERTY ON THE LEFT – LOCUS ON THE RIGHT



LOOKING BACK AT WASHINGTON AVENUE INTERSECTION WITH POPS LANE FROM END OF POPS LANE – NO TREES



NEW HOUSE LAYOUT CLOSE TO POPS LANE – SETBACK TO SETBACK





NOT 130 FEET LINEAR ON THE CREEKS IN OLD MADAKET – EAVES ARE LOW AND HORIZONTAL AND WINGS ARE ANGLED BACK AWAY FROM THE CREEKS. MAIN MASS EASILY SEEN. HDC HAS JURISDICTION FROM THE WATER/ ENTRANCE TO MADAKET CREEKS - SUBSTANTIAL VEGETATION IN FRONT OF HOUSE UNLIKE 3 POPS LANE – TRADITIONAL MASSING









FROM MILLIE'S BRIDGE



HOUSE WILL SPAN THE ENTIRE REMAINING OPEN SPACE IN A STRAIGHT LINE





OTHER HOUSES ALONG THE CREEKS























VIEW FROM OTHER SIDE OF MILLIE'S BRIDGE



VIEW FROM MILLIE'S COTTAGE



VIEW FROM BARRETT'S PIER/TOWN LANDING











ADDRESS: 3 Nobadeer Ave. NEW DWELLING

DATE HEARD: February 18, 2025

SITTING BOARD: SW/AC/AM/RP/CP

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road:	03/20/25
X	Address & HDC Case Number (ie HDC2020-05-0265):	HDC2025-01-11847
	Copy of Minutes (application item circled)	Not Available
X	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.	
X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

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

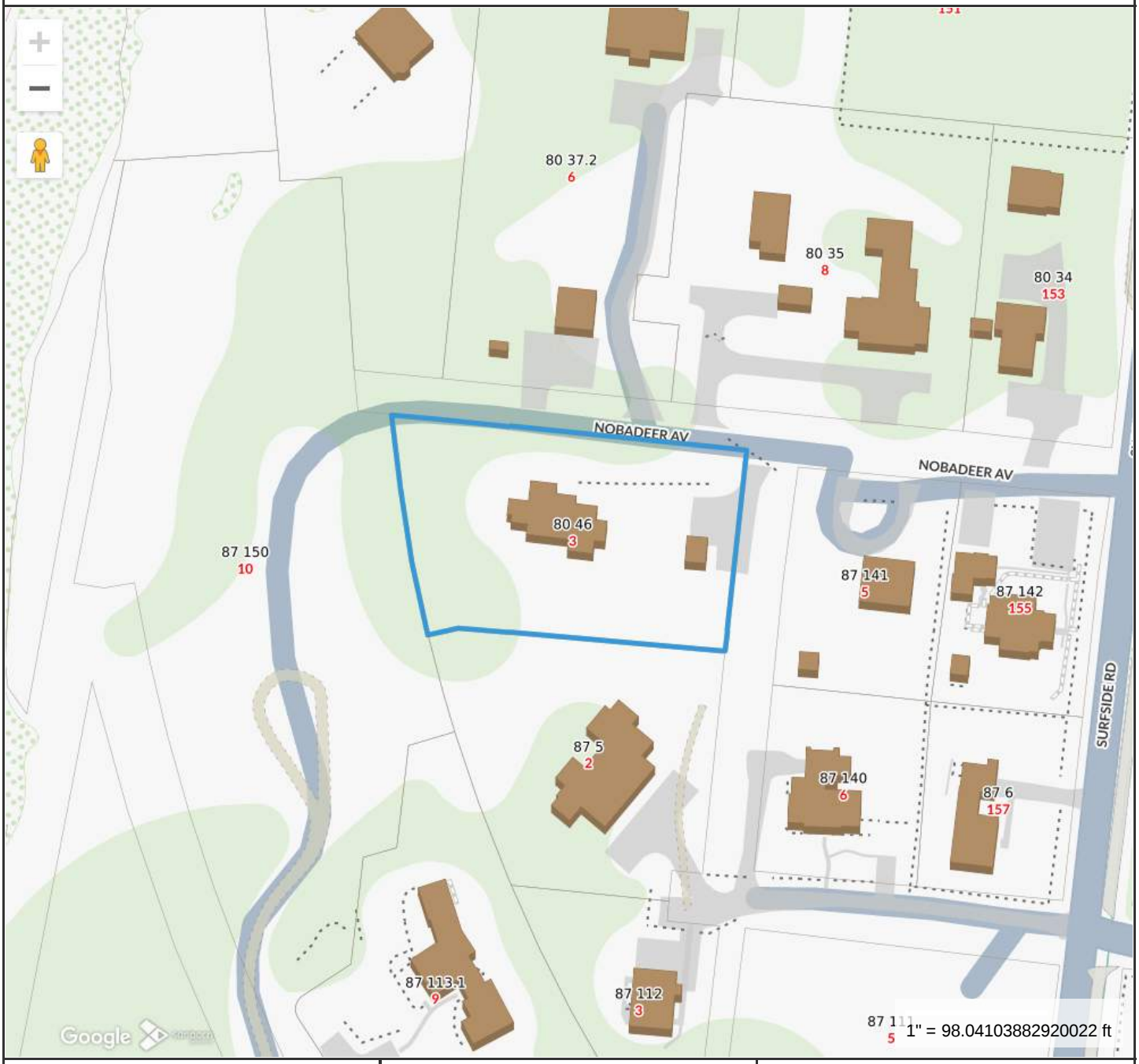
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 03/19/25

3 Nobadeer Ave



Property Information

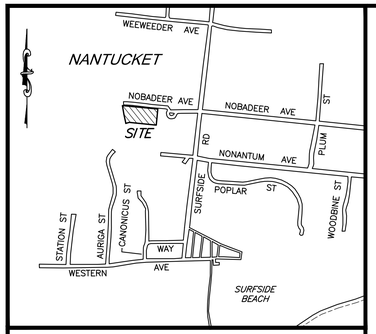
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 20 (R–20) ZONING DISTRICT	
REGULATION	**REQUIREMENT**
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

LEGEND

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

OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63

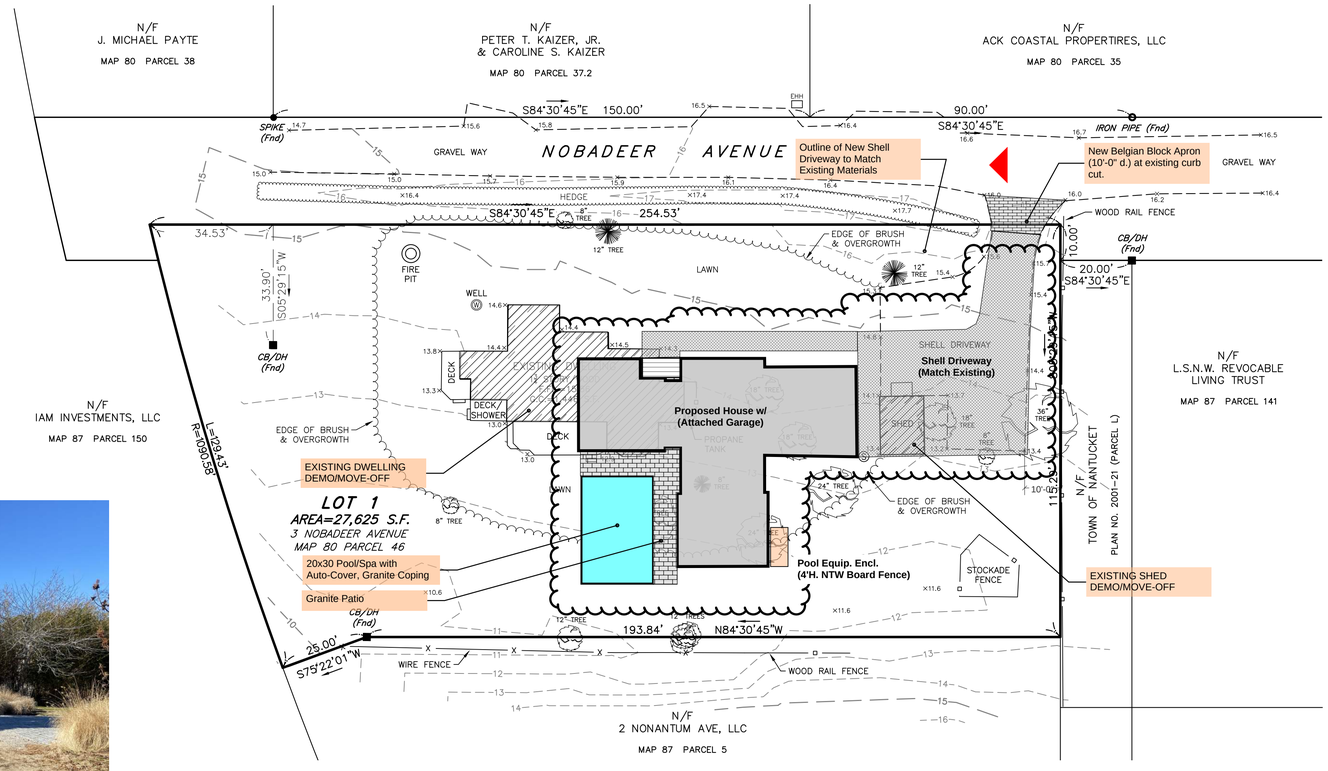




PHOTO 1 - NOBADEER AVE. LOOKING WEST
(Property on the Right, Existing
Curb Cut Lower Left)

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
PLAN REVISIONS			

DATE: MARCH 17, 2025

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 24136

ISSUED FOR:
HDC RESUBMISSION

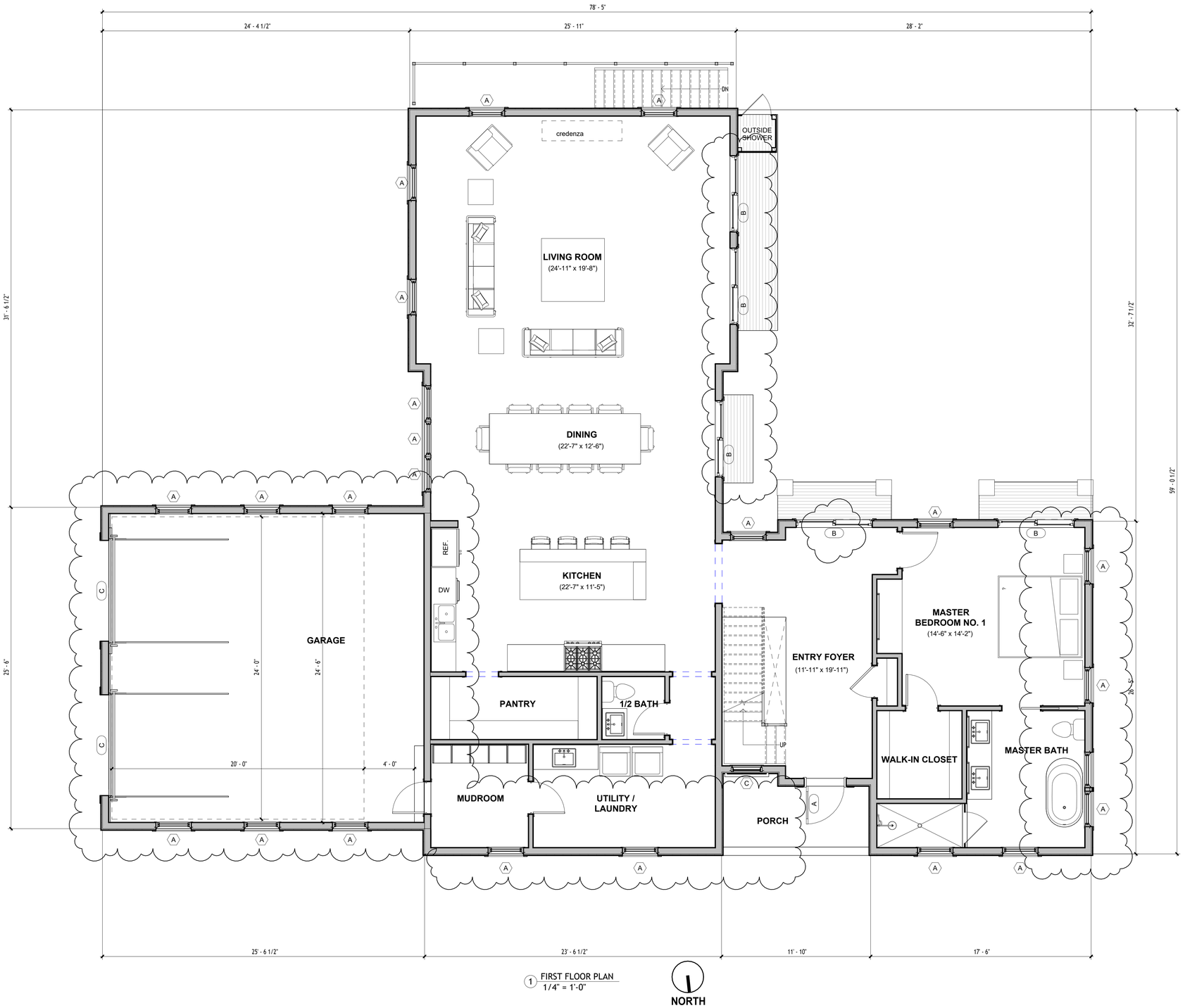
PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46

PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

PROPOSED FIRST FLOOR PLAN

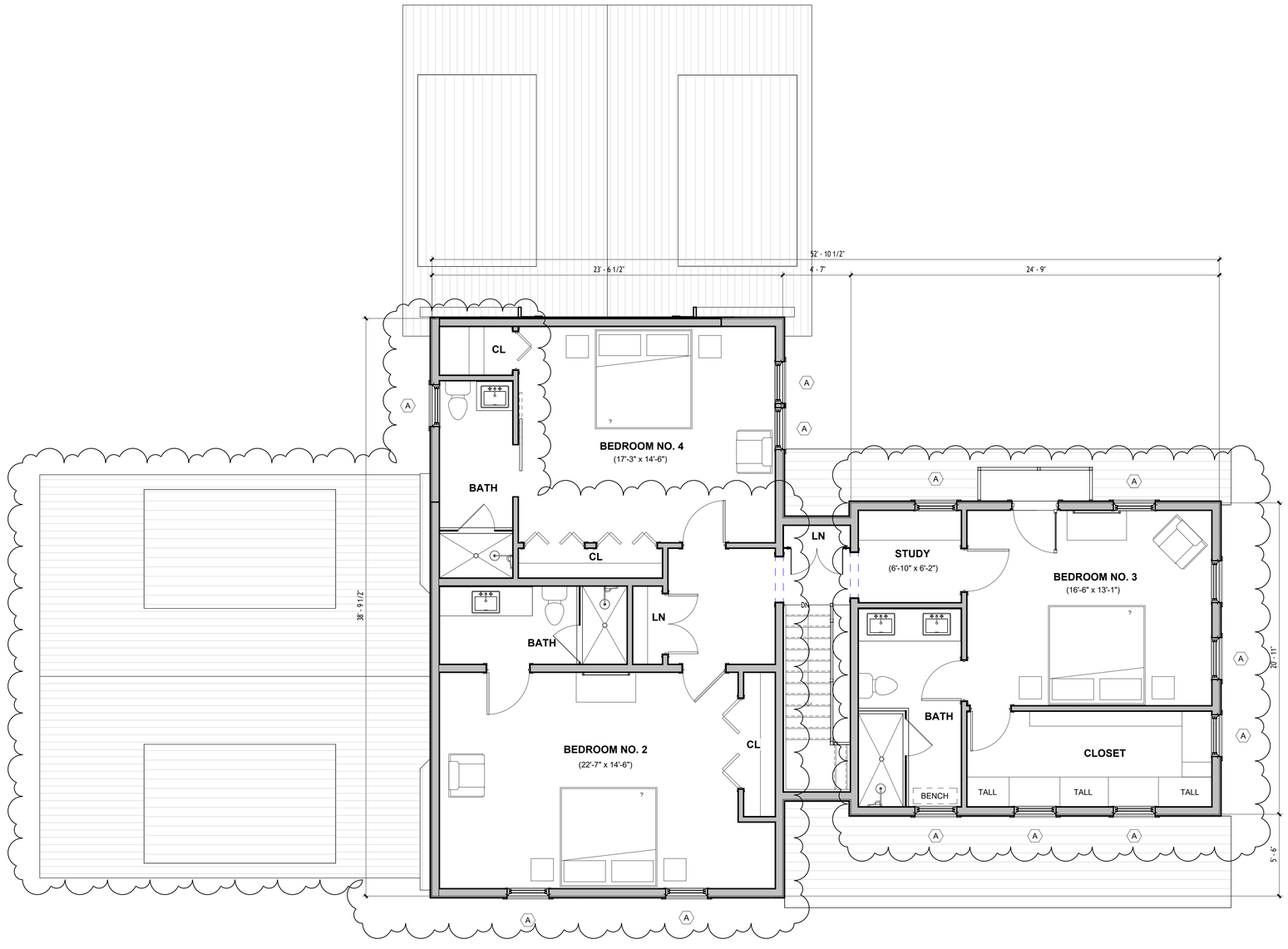
REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By:	SB
Checked By:	CM
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2409
Date:	December 2, 2024

A101

3/19/2025 8:47:54 AM



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

NORTH

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

PROPOSED SECOND FLOOR PLAN

REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By:	SB
Checked By:	CM
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2409
Date:	December 2, 2024

A102

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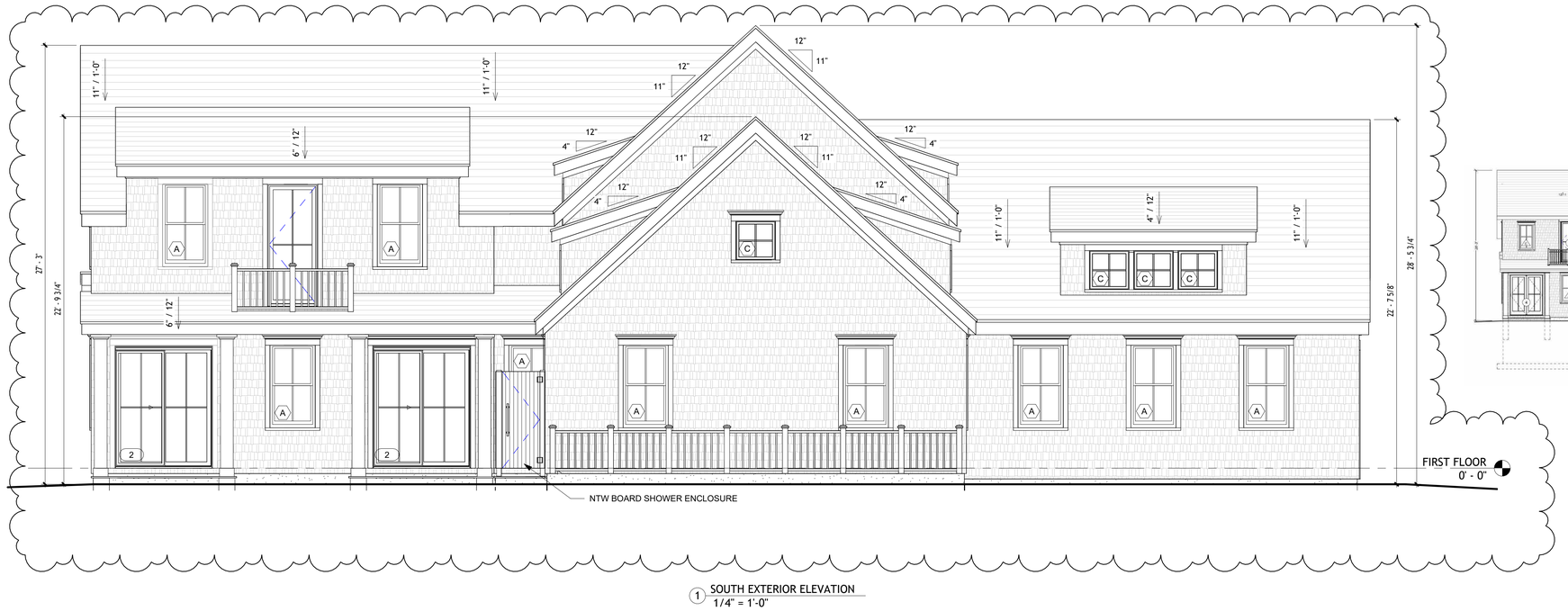


1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



PREVIOUS SUBMISSION



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



PREVIOUS SUBMISSION

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

NORTH AND SOUTH EXTERIOR ELEVATION

REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By: SB
Checked By: CM
Approved By: GB

Drawing Scale: 1/4" = 1'-0"

Project Number: RES 2409

Date: December 2, 2024

A300

3/19/2025 12:26:49 PM

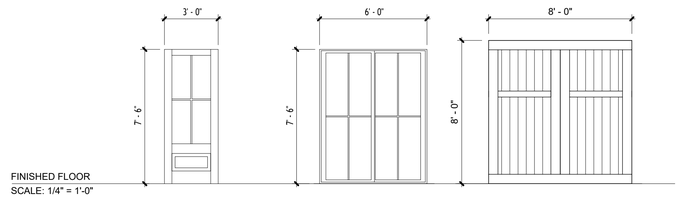


1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



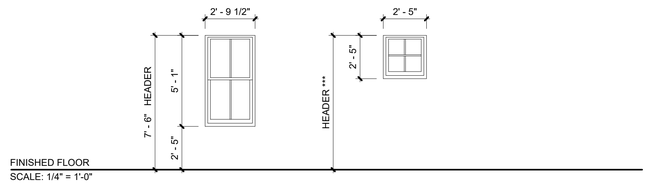
2 WEST ELEVATION
1/4" = 1'-0"

PREVIOUS SUBMISSION



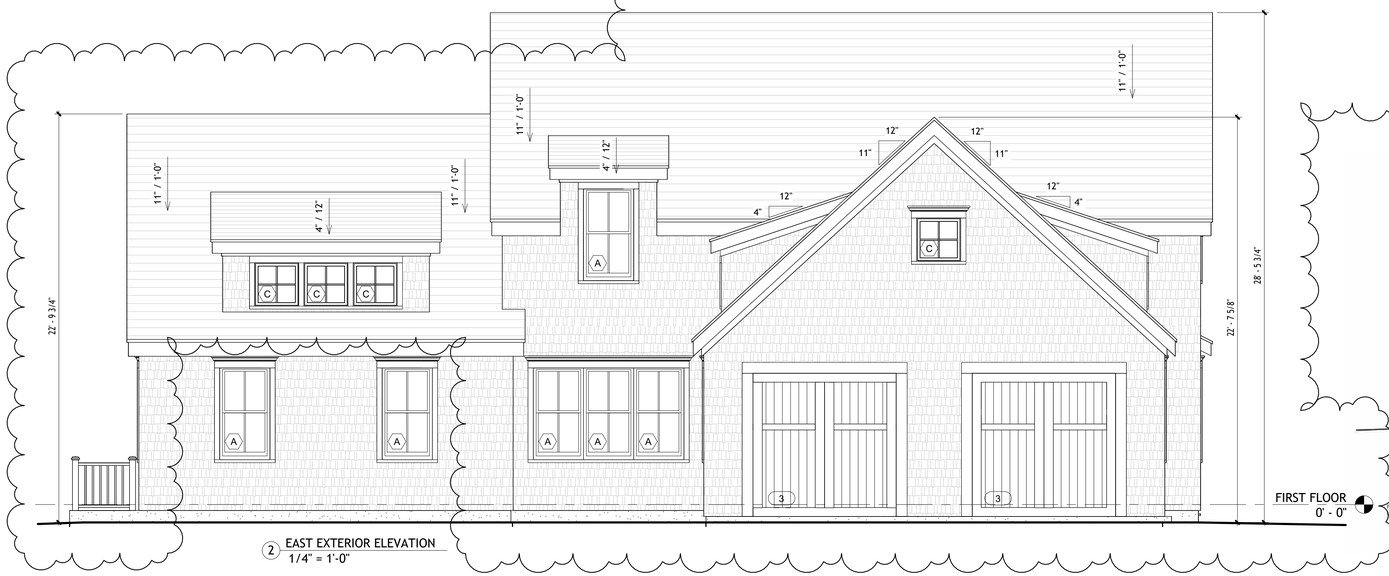
FINISHED FLOOR
SCALE: 1/4" = 1'-0"

DOOR TYPE	A	B	C
MODEL NO.	-	-	-
MANUF./ STYLE	-	-	GARAGE DOOR
FINISH	PRIMED WHITE	PRIMED WHITE	PRIMED WHITE
GLAZING	TEMPERED GLASS	TEMPERED GLASS	
HARDWARE	DOOR LOCKSET TBD	DOOR LOCKSET TBD	DOOR LOCKSET TBD
NOTES	EXTERIOR DOORS	EXTERIOR DOORS	OVERHEAD DOOR



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

DOOR TYPE	A	C
MANUF./ STYLE	-	-
FINISH	INTERIOR - EXTERIOR-	INTERIOR - EXTERIOR-
GLAZING	LOW-E SMART GLASS	LOW-E SMART GLASS
SCREEN	INSECT SCREEN	INSECT SCREEN
HARDWARE	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090	PROVIDE WINDOW OPENING CONTROL DEVICE PER ASTM F2090
NOTES	FIRST AND SECOND FLOOR EXTERIOR WINDOWS	*** HEADER HEIGHTS 3'-6" A.F.F. SECOND FLOOR @ LIVING ROOM AND GARAGE DORMERS 5'-4" A.F.F. SECOND FLOOR @ LIVING ROOM GABLE END 6'-0" A.F.F. SECOND FLOOR @ GARAGE GABLE END



2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



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

PREVIOUS SUBMISSION

gbda

STAMP

NORTH
PROJECT

Nantucket Residence
3 Nobadeer Rd
Nantucket, MA 02554

EAST AND WEST EXTERIOR ELEVATION

REVISIONS:

No.	Date	Description
1	3/18/2025	Revision 1

Drawn By:	SB
Checked By:	CM
Approved By:	GB
Drawing Scale:	1/4" = 1'-0"
Project Number:	RES 2409
Date:	December 2, 2024

A301

3/18/2025 12:29:54 PM

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554
508-325-7587
hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abby Camp

Val Oliver

Angus Macleod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Connie Patten

Joe Paul

STAFF

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

EXTENSION AGREEMENT

Date Signed: March 19, 2025

Map: 80 **Parcel** 46

Address of Property: 3 Nobadeer Ave.

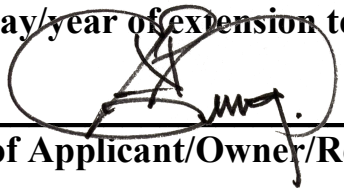
Applicant(s)/Owner(s)/Representative(s) Name:

Blue Sunday, LLC / George Berg (gbda)

Scope of Work: New Dwelling (HDC2025-01-11847) &
New Pool/Hardscape (HDC2025-01-11850)

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

July 7, 2025
Month/day/year of extension termination



Signature of Applicant/Owner/Representative

George A. Berg

Please print name of signatory

ADDRESS: 3 Nobadeer Ave.

DATE HEARD: February 18, 2025

SITTING BOARD: SW/AC/AM/RP/CP

Pool/Hardscape
(Track with New Dwelling)

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road:	03/20/25
X	Address & HDC Case Number (ie HDC2020-05-0265):	HDC2025-01-11850
	Copy of Minutes (application item circled)	Not Available
X	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.	
X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

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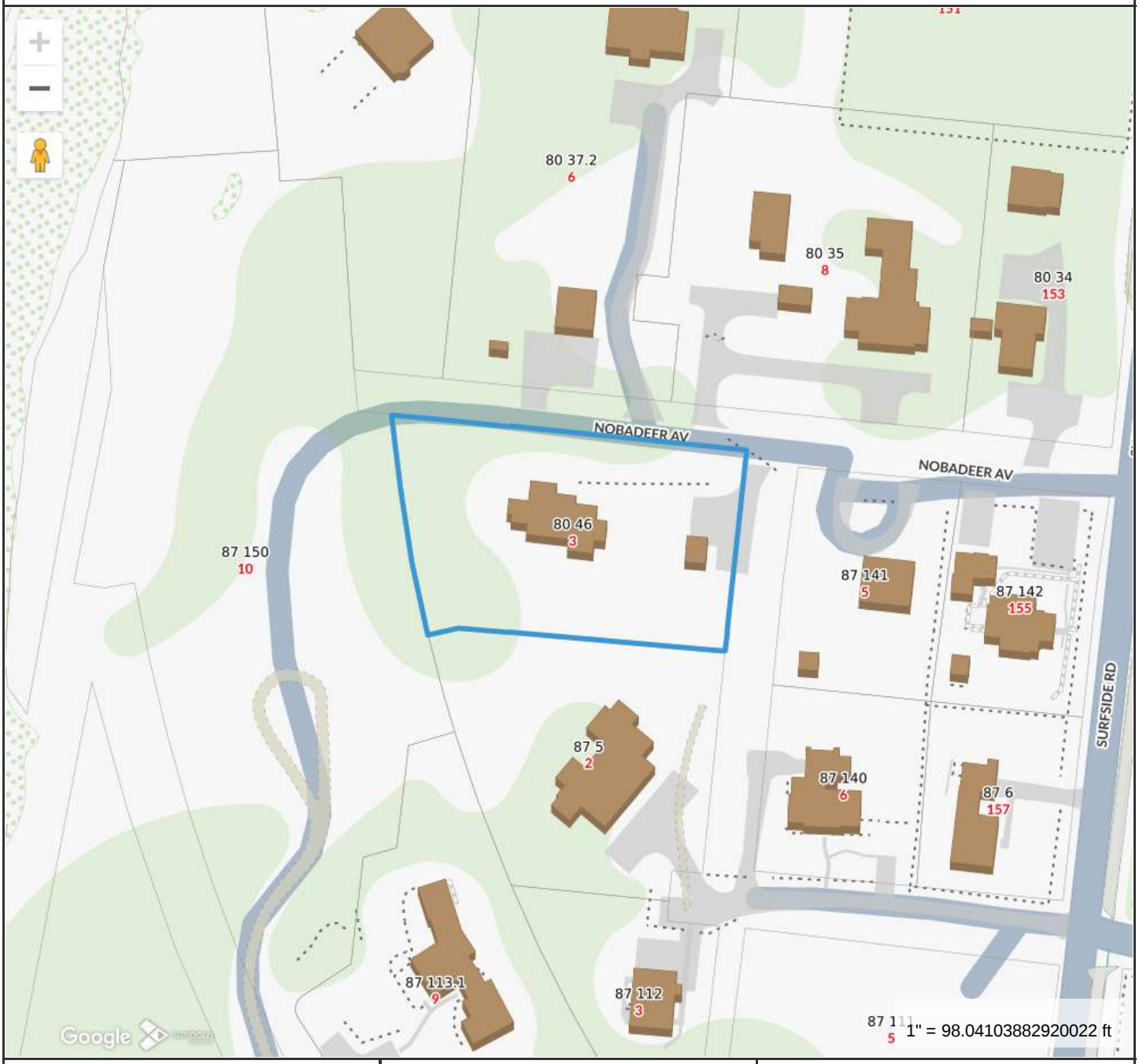
Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 03/19/25

3 Nobadeer Ave



Property Information

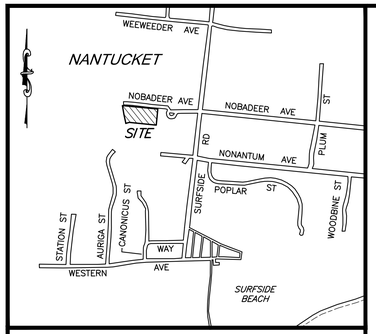
Property ID	7504
Location	3 NOBADEER AV
Owner	BRANDPOINTLIGHT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC BETWEEN DECEMBER 3, 2024 AND DECEMBER 11, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0151 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

RESIDENTIAL 20 (R–20) ZONING DISTRICT	
REGULATION	**REQUIREMENT**
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	12.5%

TITLE REFERENCE:
DEED BK.1923/PG.309

PLAN REFERENCES:
PLAN BK.21/PG.45 (LOT 1)
PLAN NO. 2011–21 (PARCEL K)
PLAN NO. 2012–23 (PARCEL V)
PLAN NO. 2018–63 (PARCEL A)

SITE LOCATION:
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 80 PARCEL 46

LEGEND

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

OVERLAY DISTRICT APPLICABILITY

MASSWILDLIFE/TNC BIOMAP CORE HABITAT

NHESP NATURAL COMMUNITIES

PLAN NO. 2018–63

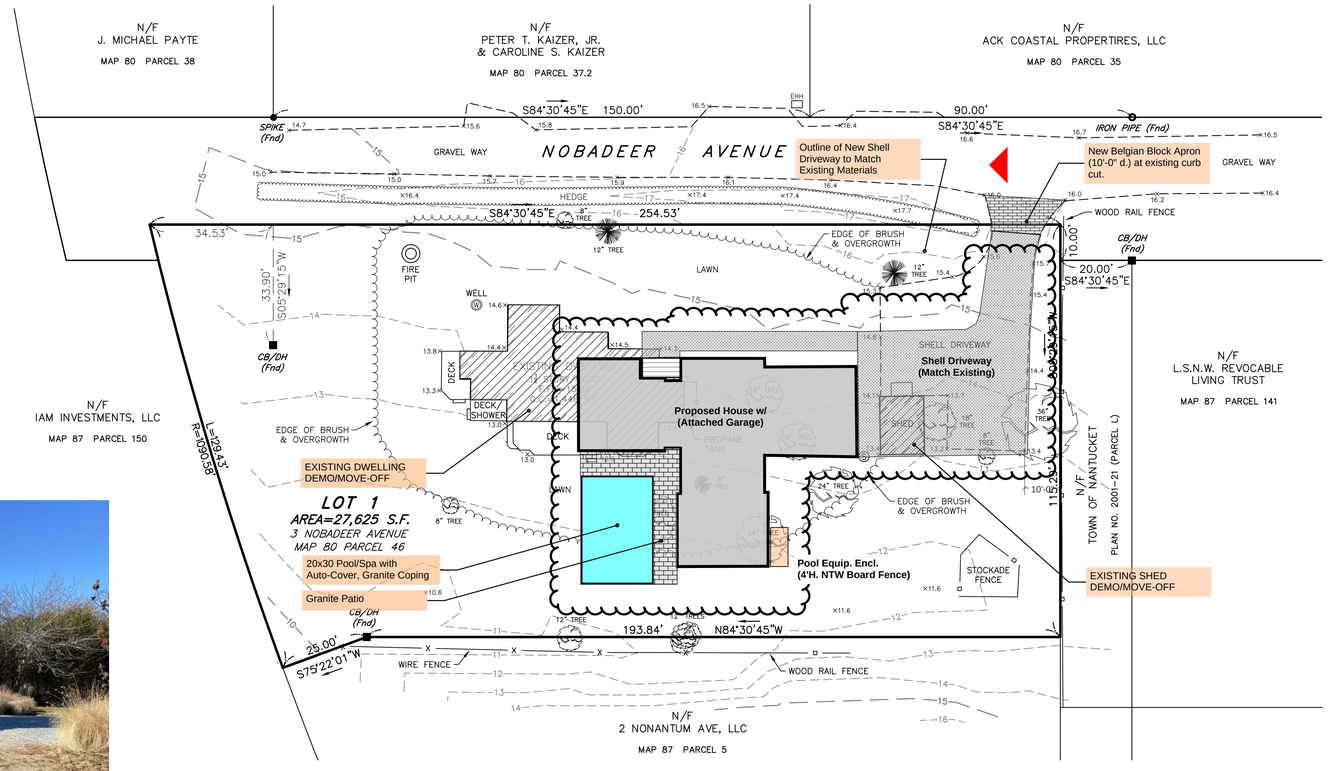




PHOTO 1 - NOBADEER AVE. LOOKING WEST
(Property on the Right, Existing
Curb Cut Lower Left)

20 0 10 20 40
SCALE: 1 INCH = 20 FEET

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
PLAN REVISIONS			

DATE: MARCH 17, 2025

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 24136

ISSUED FOR:
HDC RESUBMISSION

PROPOSED SITE PLAN
3 NOBADEER AVENUE
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 80, PARCEL 46

PREPARED FOR
BRANDPOINTLIGHT, LLC

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.
1 OF 1

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

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Nantucket, Massachusetts 02554
508-325-7587
hdcsubmissions@nantucket-ma.gov

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cflynn@nantucket-ma.gov

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Date Signed: March 19, 2025

Map: 80 **Parcel** 46

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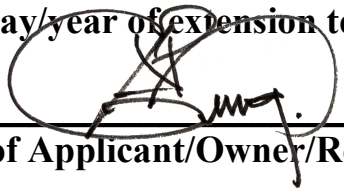

Signature of Applicant/Owner/Representative

George A. Berg

Please print name of signatory

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
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	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd. (Guest House)

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 528 Decks/Patio: Size: 360 sf ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 528 Size: 180 sf ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 24'-6" +/- South 24'-6" East 36'-2" West 24'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 7 1/4" Soffit (Overhang) 5 1/2" Corner boards 5 1/2" Frieze 5 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 1/13/25 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 2/18/2025

88 Pocomo Trust / 88 Pocomo Rd

Emeritus LTD

15 / 42

New Guest House

Sitting Board: Camp, MacLeod, Paul, Pohl

Chair: Welch

Welch: Would like to see the approved Main Dwelling in view with the proposed. Suggests showing previously approved and proposed site section.

Pohl: Agrees with Welch. Concerned with visibility of East elevation.

Paul: Concerned with North elevation as it ties into landscapre, agrees a site section will be helpful. Overall Massing looks good.

Camp: Nothing to add.

Macleod: Nothing to add.

Motion to Hold for Additional Info & Revisions (Pohl)

Carries 5-0

88 Pocomo Trust Residence, Guest House

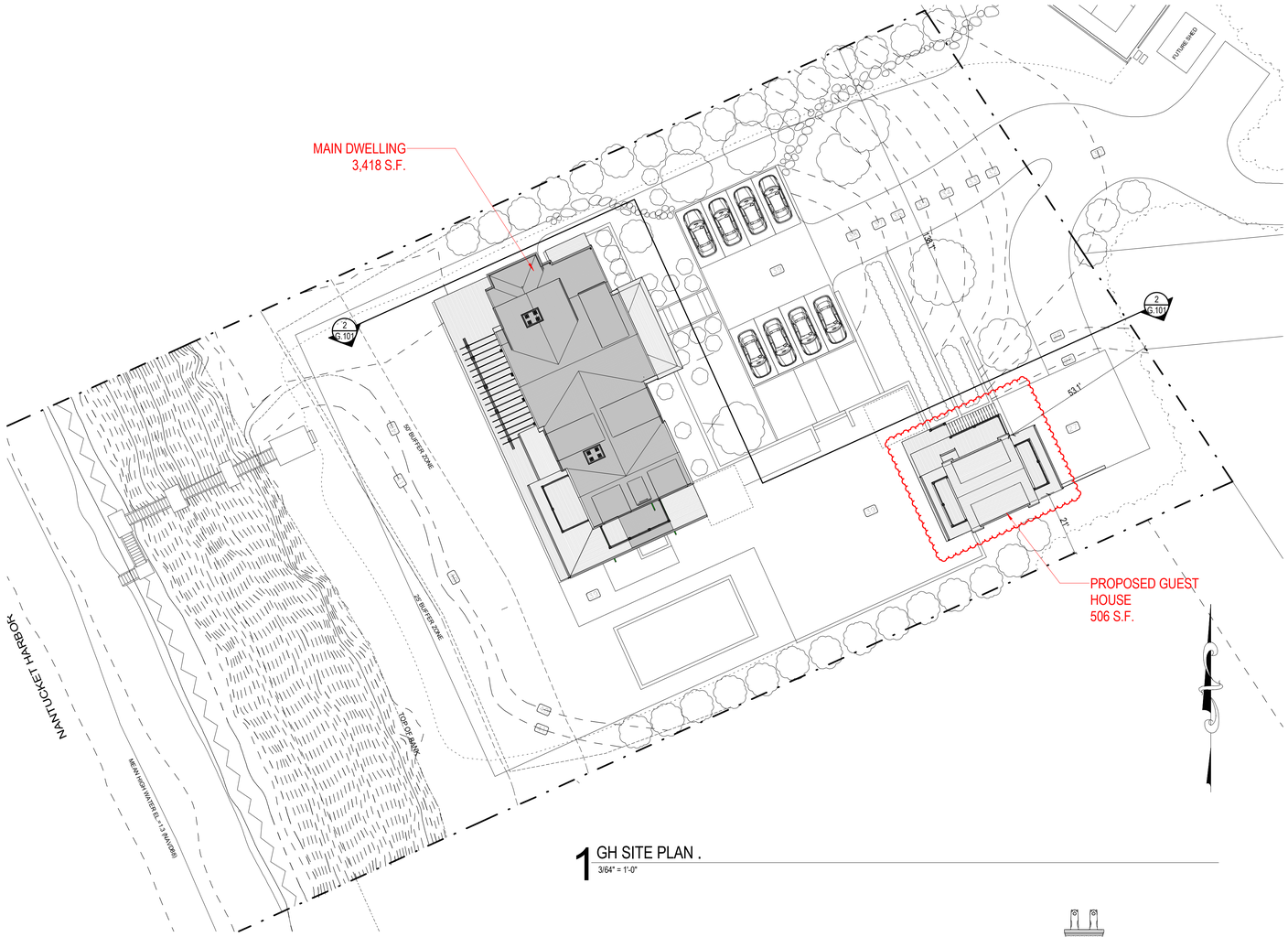
88 Pocomo Rd.
Nantucket, MA 02554

03.20.25

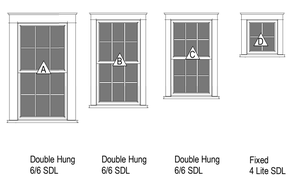


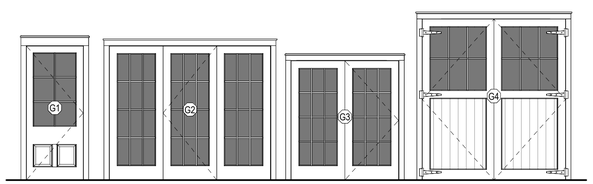


Locus Map.
1" = 200'-0"



1 GH SITE PLAN .
3/64" = 1'-0"





GH Legend.
1/4" = 1'-0"



2 SITE SECTION
1" = 10'-0"

HDC SUBMISSION

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GUEST HOUSE COVER PAGE

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,418 MH & 506 GH
Total Proposed G.C.:	3,924 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

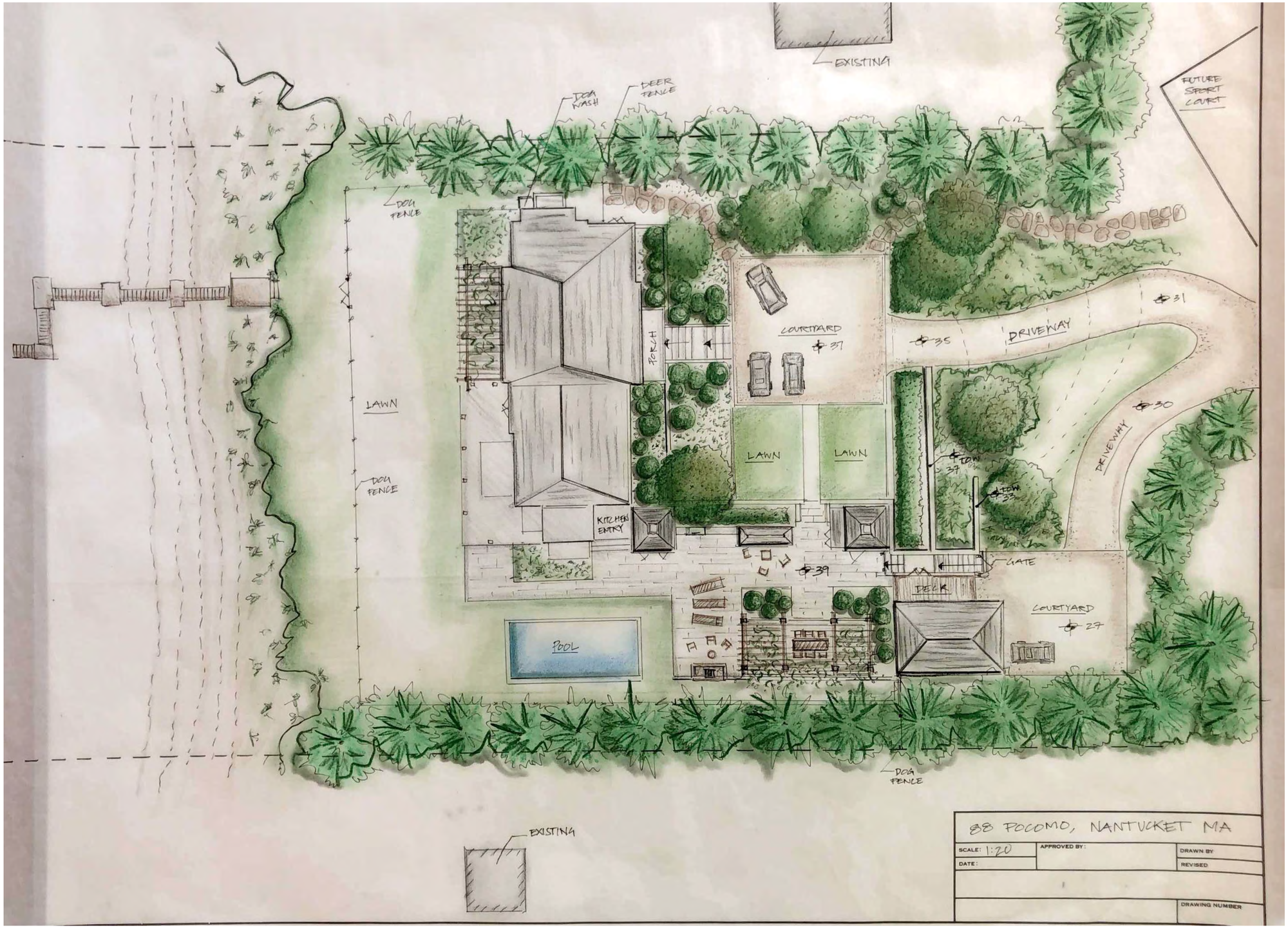
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2128

03.20.25

HDC SUBMISSION



SCHEMATIC HARDSCAPE PLAN

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

SCHEMATIC LANDSCAPE PLAN

Site Information

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Side/Rear Setback:	20 ft
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Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

NEW YORK CITY USA No40 THOMPSON ST INTERIORS FURNITURE

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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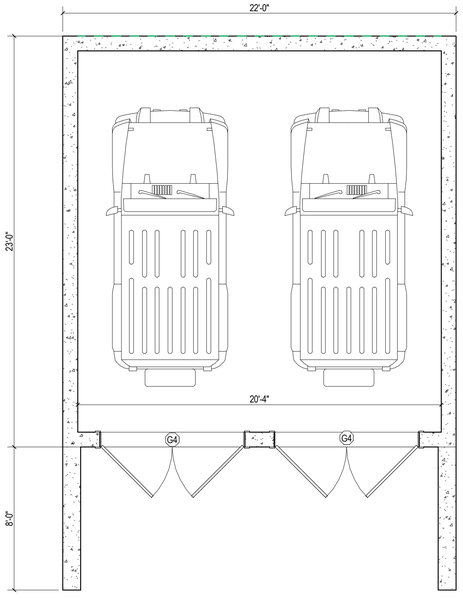
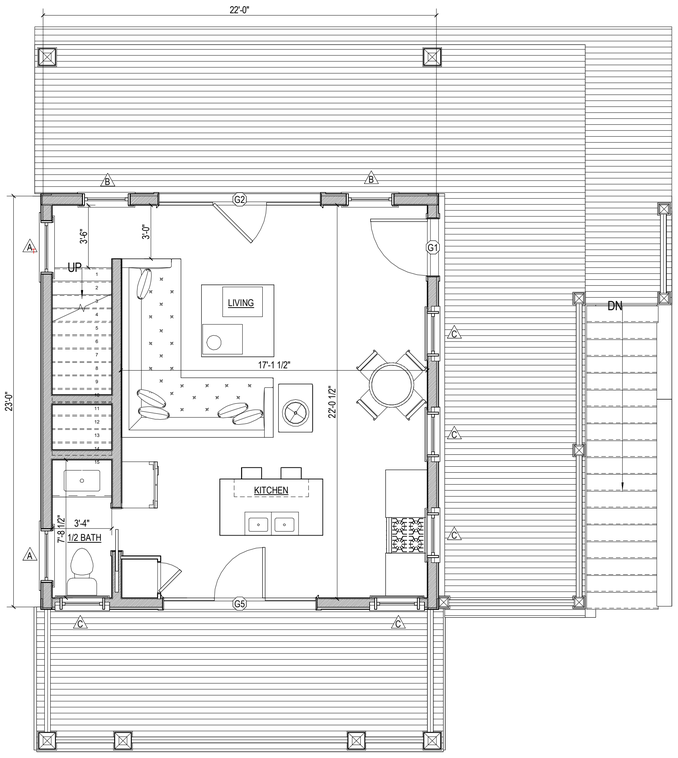
G.102
2128

03.20.25

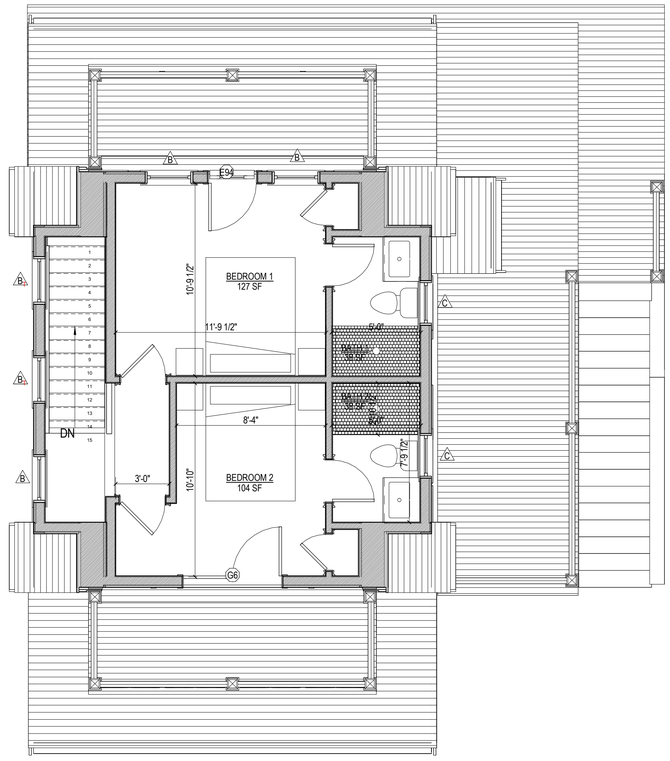
HDC SUBMISSION



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



2 GH First Floor Plan
1/4" = 1'-0"



3 GH 2nd Floor
1/4" = 1'-0"

2128

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Nantucket, MA 02554

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8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

GUEST HOUSE FLOOR PLANS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf 3,429 MH & 528 GH
Total Proposed G.C.:	3,957 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.103
2128

03.20.25

HDC SUBMISSION



1 Garage East El.
1/4" = 1'-0"



3 Garage South El.
1/4" = 1'-0"



4 Garage West El.
1/4" = 1'-0"



2 Garage North El.
1/4" = 1'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
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GUEST HOUSE EXTERIOR ELEVATIONS

Site Information

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NEW YORK NY 10013

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A.203
2128

03.20.25

HDC SUBMISSION









2128

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GH 3D VIEWS

Site Information

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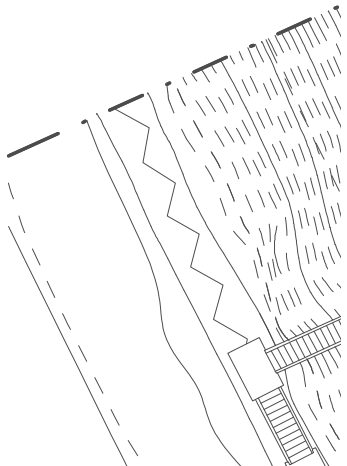
A.301
2128

88 Pocomo Trust Residence ,

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map.
1" = 200'-0"



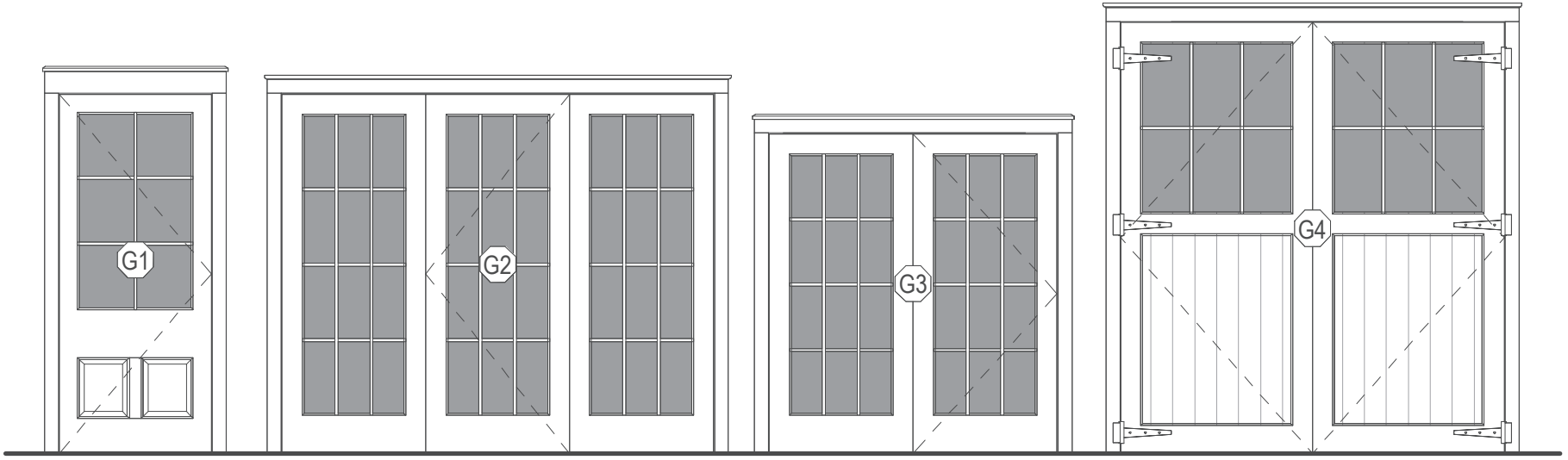


Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

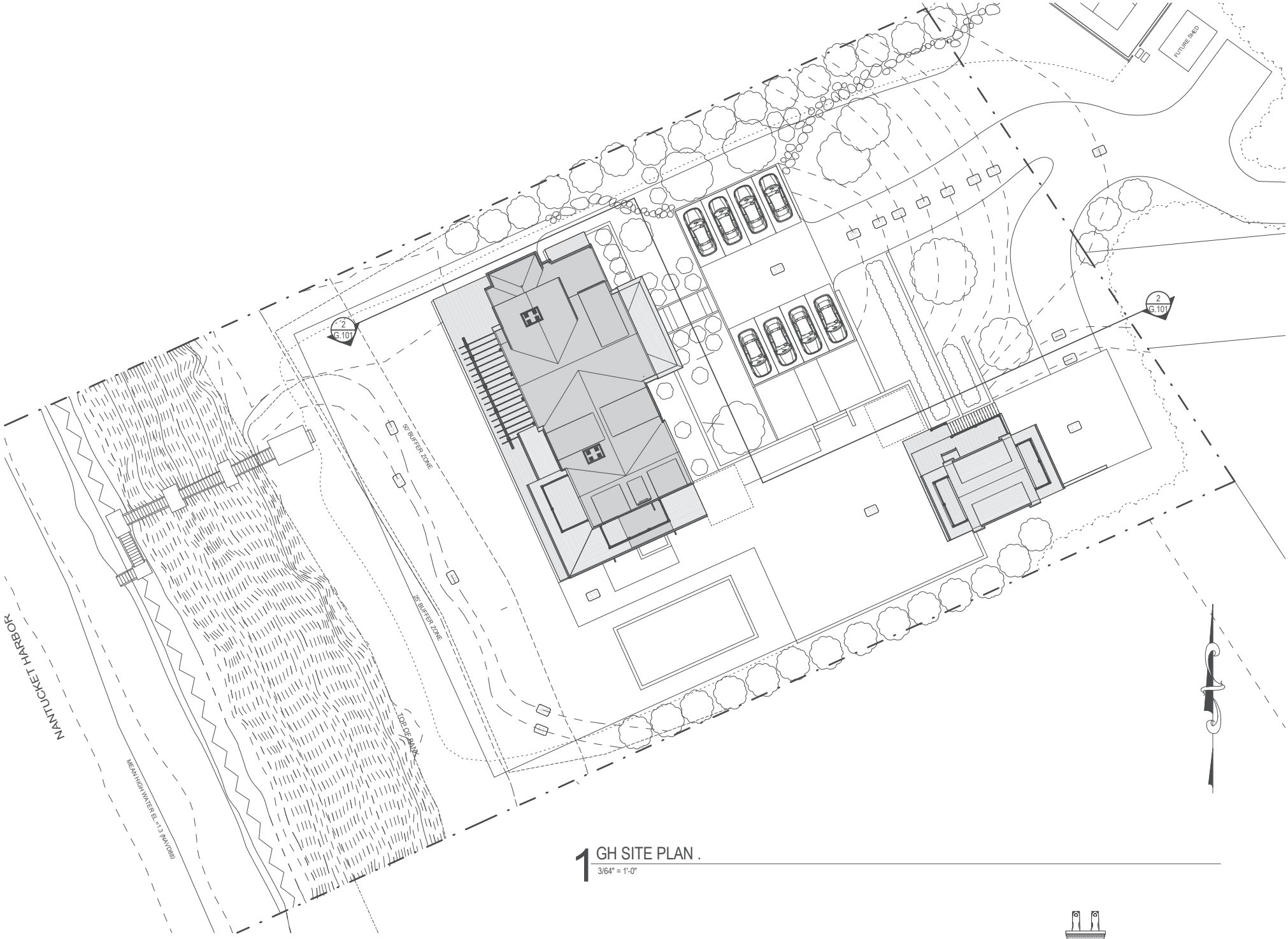
Fixed
4 Lite SDL



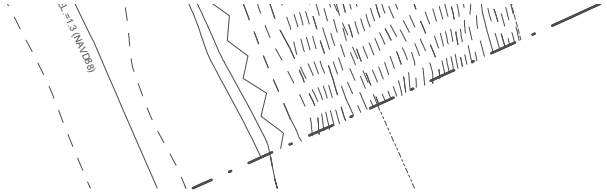
GH Legend.

1/4" = 1'-0"

EAST. NORTH. WEST. SOUTH.



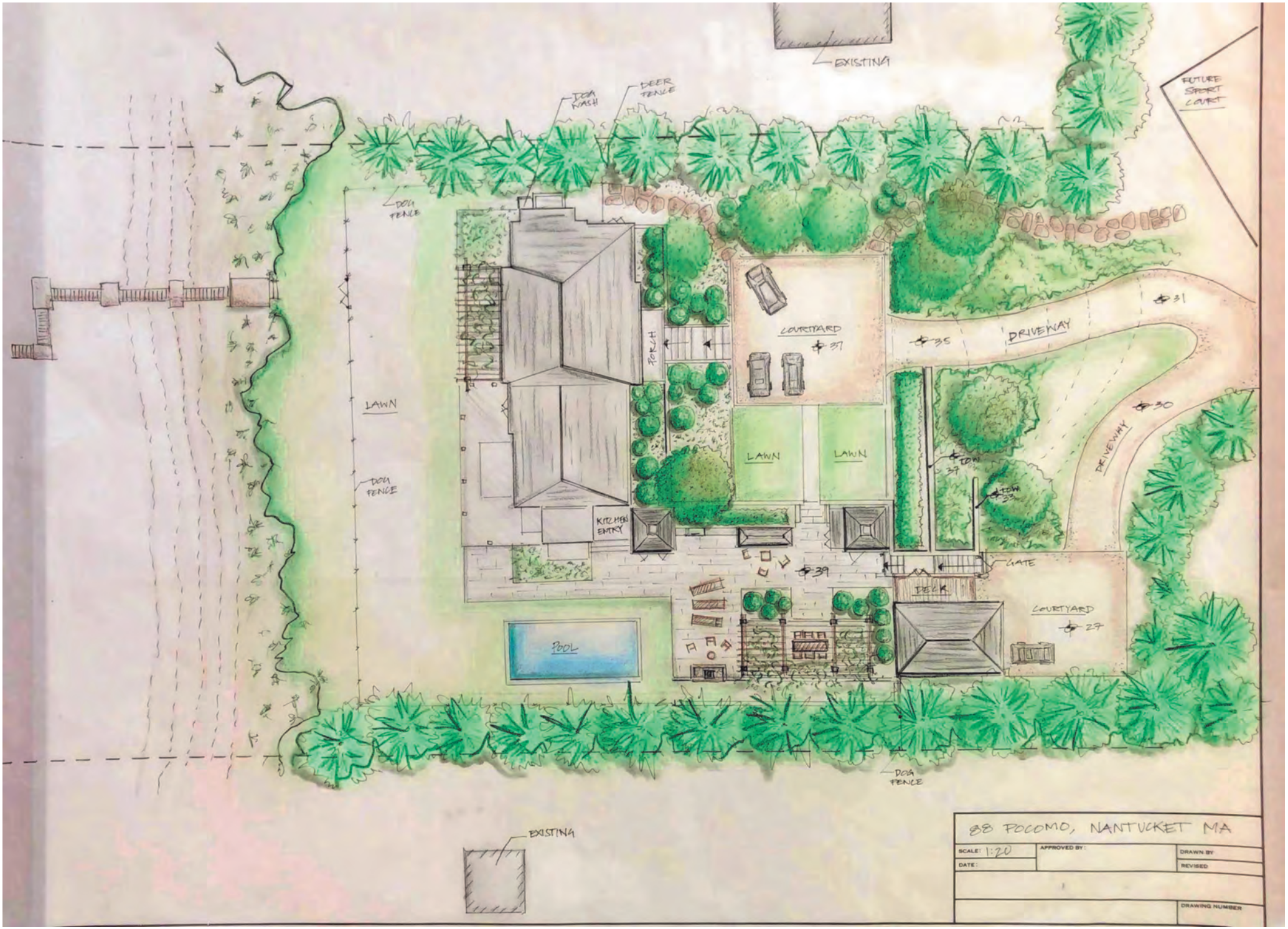
1 GH SITE PLAN .
3/64" = 1'-0"



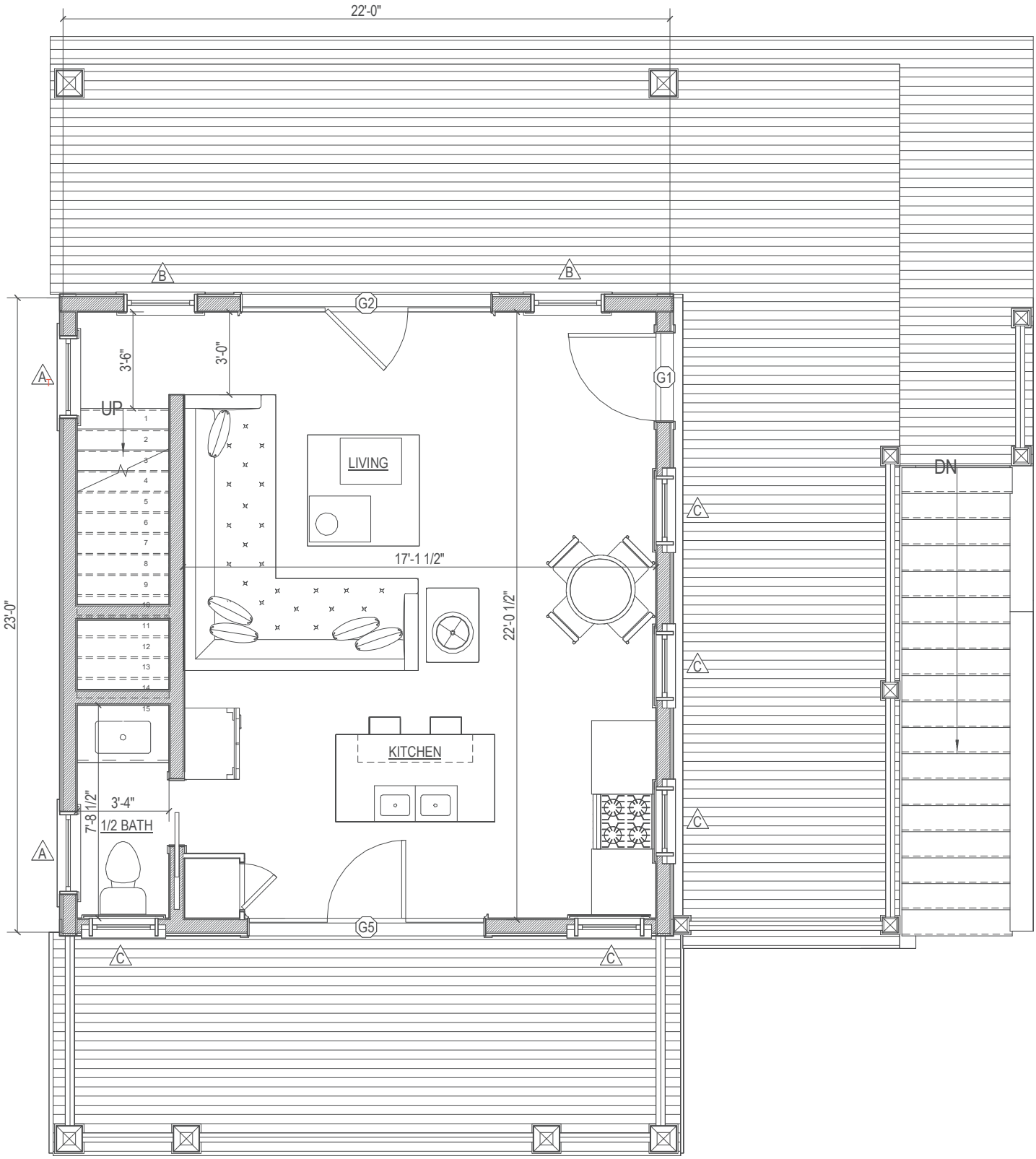
1 GH SITE PLAN .
3/64" = 1'-0"



2 SITE SECTION
1" = 10'-0"

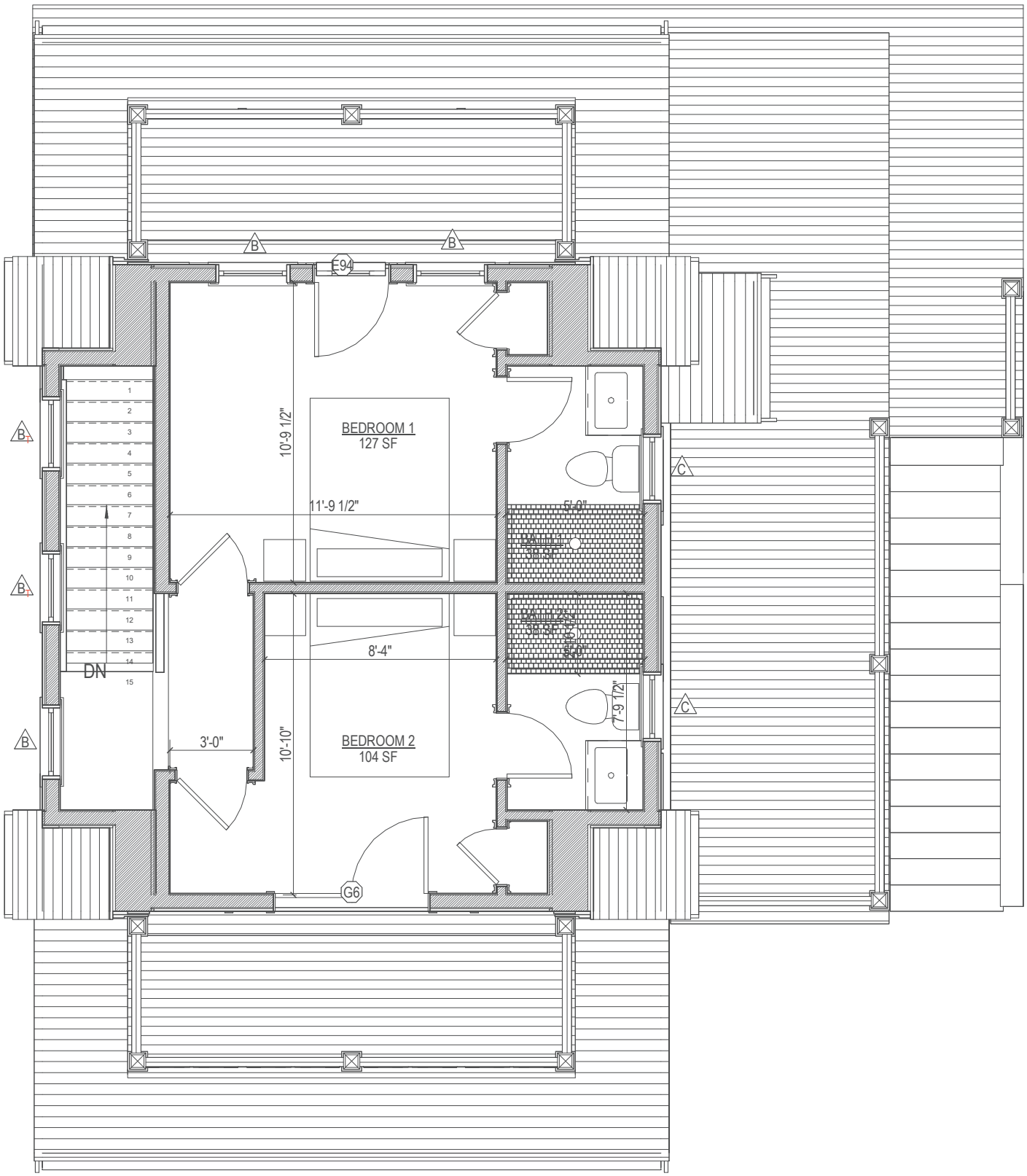


SCHEMATIC HARDSCAPE PLAN



2 GH First Floor Plan

1/4" = 1'-0"



3 GH 2nd Floor

1/4" = 1'-0"



1 Garage East El.

1/4" = 1'-0"



3 Garage South El.

1/4" = 1'-0"



4 Garage West El.

1/4" = 1'-0"



2 Garage North El.

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 8/6/24

hdc2024-04-10309 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Polpis Rd.

Owner of record: 88 Polpis Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY 001947

Date application received: 4/18/24 Fee Paid: $ 73.44

Must be acted on by: 6/7/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: HW

Member: _____

Notes - Comments - Restrictions - Conditions

Approval is not an approval for Removal of the existing building / structure, which is a separate matter.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-03-585

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revised building design

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 367 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

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

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Massing and Fenestration Changes
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7/12 Secondary Mass 9/12 Dormer 4/12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 5½" Rake 7¼" Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round 5½" Square 3½"

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White, Front - Natural

Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

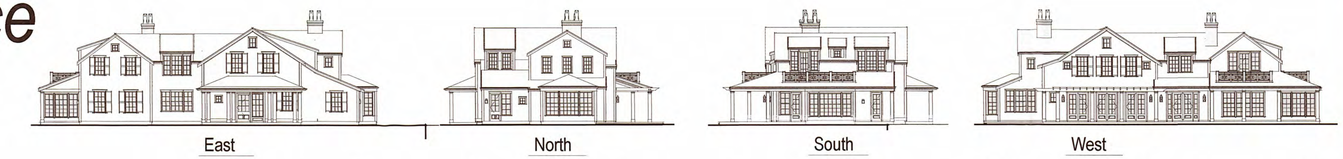
Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554

07.25.24

HDC SUBMISSION





Locus Map



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

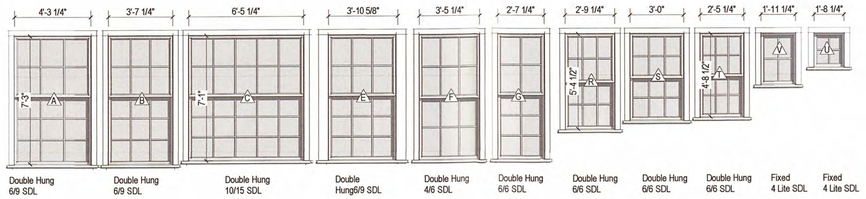
8 Lite 1 Panel Door W/Transome Lite SDL

8 Lite 1 Panel Double Door W/Transome Lite SDL

8 Lite 1 Panel Double Door W/Transome & Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend



Double Hung 6/9 SDL

Double Hung 6/9 SDL

Double Hung 10/15 SDL

Double Hung6/9 SDL

Double Hung 4/6 SDL

Double Hung 6/6 SDL

Double Hung 6/6 SDL

Double Hung 6/6 SDL

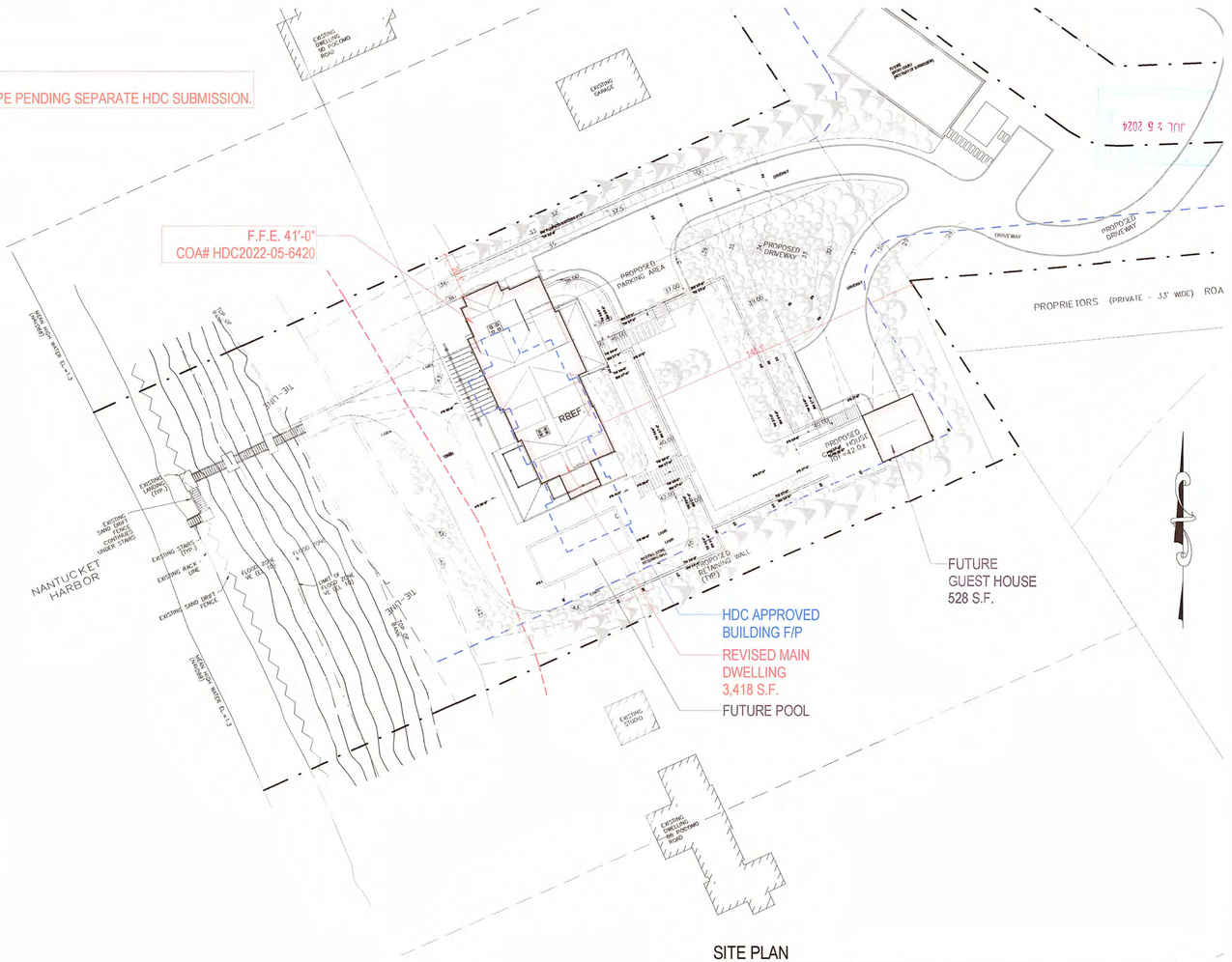
Double Hung 6/6 SDL

Fixed 4 Lite SDL

Fixed 4 Lite SDL

Window Legend.

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

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

COVER SHEET

Site Information

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Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

APPROVED
HDC2024-04-10309
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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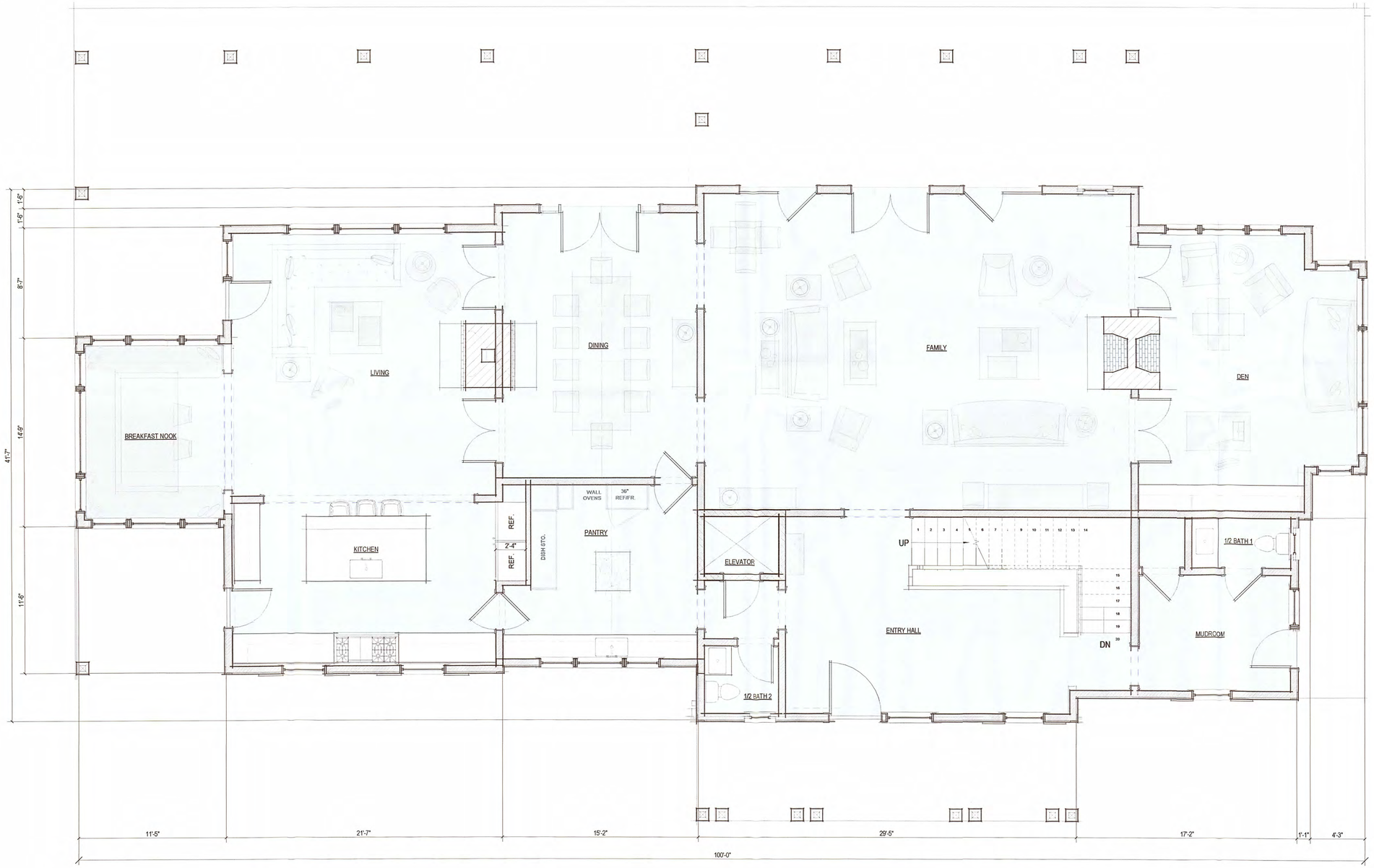
G.1.1
2128

06.14.24

PROGRESS SET



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

2128

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FIRST FLOOR PLAN

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S.R. GAMBREL
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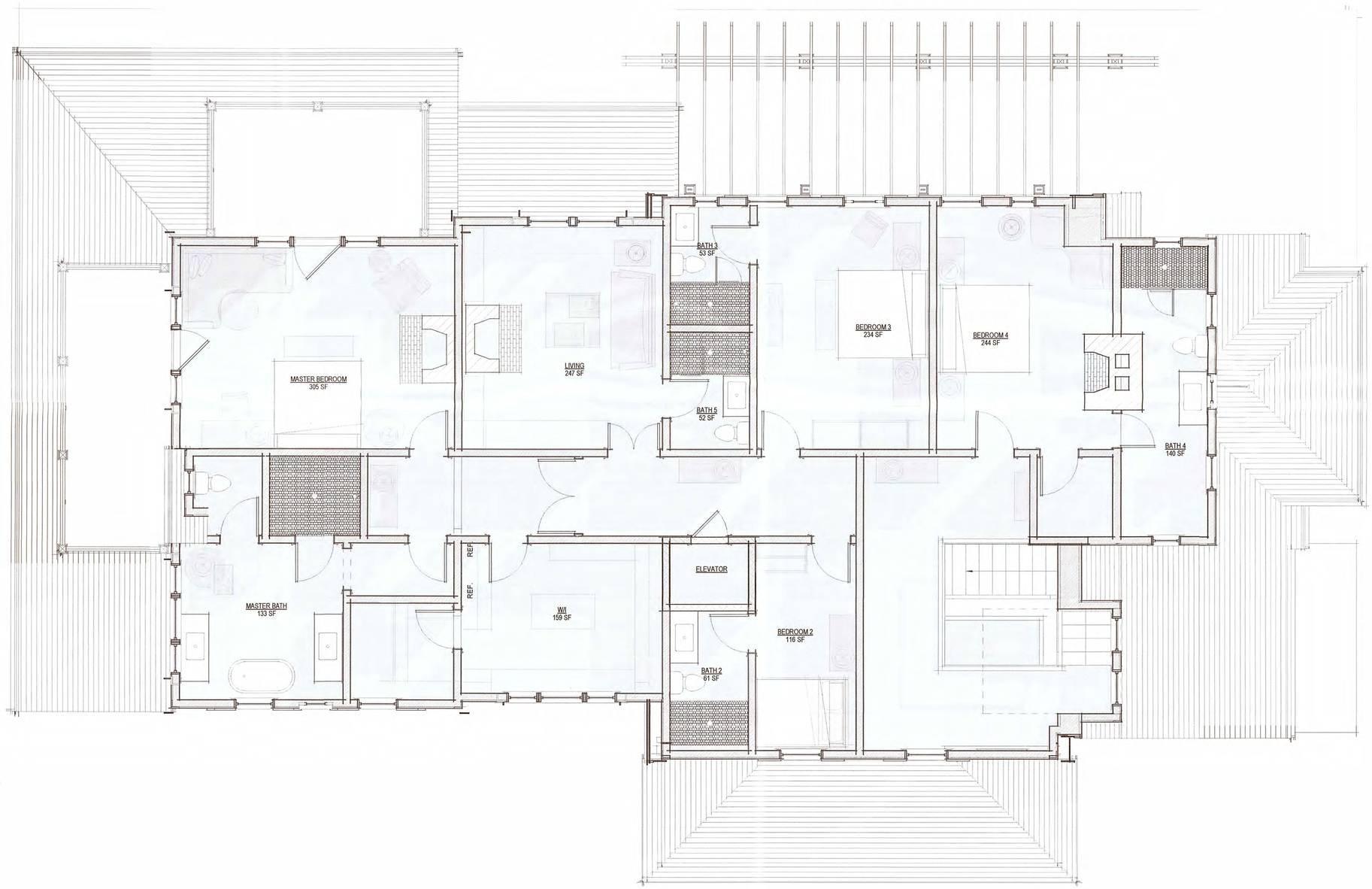
A.101
2128

04.08.24

FOR REVIEW ONLY



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

2128

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SECOND FLOOR PLAN

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A.102
2128

07.25.24

HDC SUBMISSION



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



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



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

2128

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APPROVED
HDC 2024.04.10309
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Revisions

Revision 1 Date 1

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A.202
2128



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



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



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

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S.R. GAMBREL
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HDC2024.04.10309
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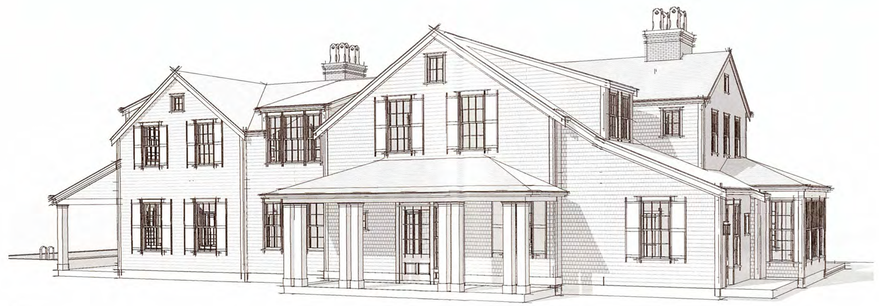
A.201
2128

07.25.24

HDC SUBMISSION





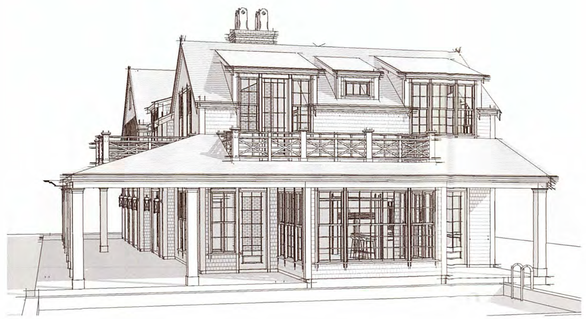












2128

88 Pocomo Trust
Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

NEW YORK USA №40 THOMPSON ST INTERIORS & FURNITURE
S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

APPROVED
HDC2024.04.10309
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

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A.300
2128

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Nahomi S. Garcia Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 03.11.25

36 Tennessee Ave./ John Wise

Emeritus LTD

59.4 / 79

New Dwelling

Sitting Board: Camp, MacLeod, Paul, Oliver

Chair: Welch Alternate: None

Oliver: Appreciates the perspectives presented and agrees that the height seems okay as it conforms with the 25' height limit in the district.

MacLeod: Agrees but would like to see more of a change in the massing and fenestration.

Paul: Agrees with comments about fenestration, but since the it is not visible from the creek, it should not be a concern. Feels like the design does have a "Madaket cottage feel to it".

Camp: Agrees that the front elevation is successful and feels like Madaket. Would like to see more differentiation between the 3 massing.

Welch: Agrees with previous comments. In the North elevation, the cantilever is covered by the vegetation in the back so it shouldn't be a problem in terms of views. Would like to see the height reduced somehow to create more of a break between the roofs.

Motion to hold for revisions (Welch)

Roll Call Vote: Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 59.7 PARCEL N°. 79

Street & Number of Proposed Work: 36 Tennessee Ave

Owner of record: John Wise

Mailing Address: 36 Tennessee Ave
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508)325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 47'-9" Sq. Footage 1st floor: 2,044
Width: 55'-7" Sq. footage 2nd floor: 1,666
Sq. footage 3rd floor: _____

Decks/Patio: Size: 25'x4' ☑ 1st floor ☐ 2nd floor
Size: 20'x5' ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6"+/- South " East " West "

Height of ridge above final finish grade: North 25'-5" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 6"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 9"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

* Attach manufacturer's color samples if co oval list.

Changed to Gray

Changed to Gray

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

Date 12/30/24 Signature of owner of record _____ Signed under penalties of perjury

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

03.20.2025

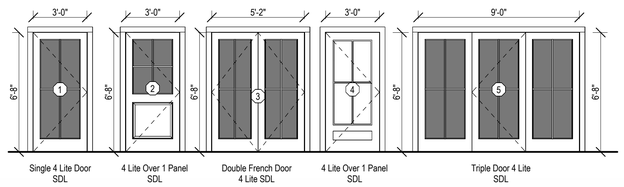
Old Business HDC Submission



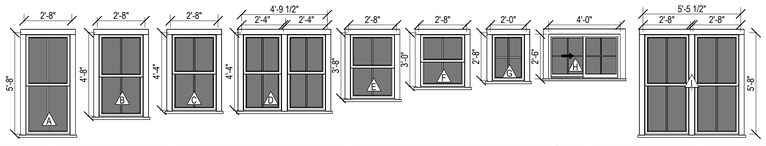
Locus Map



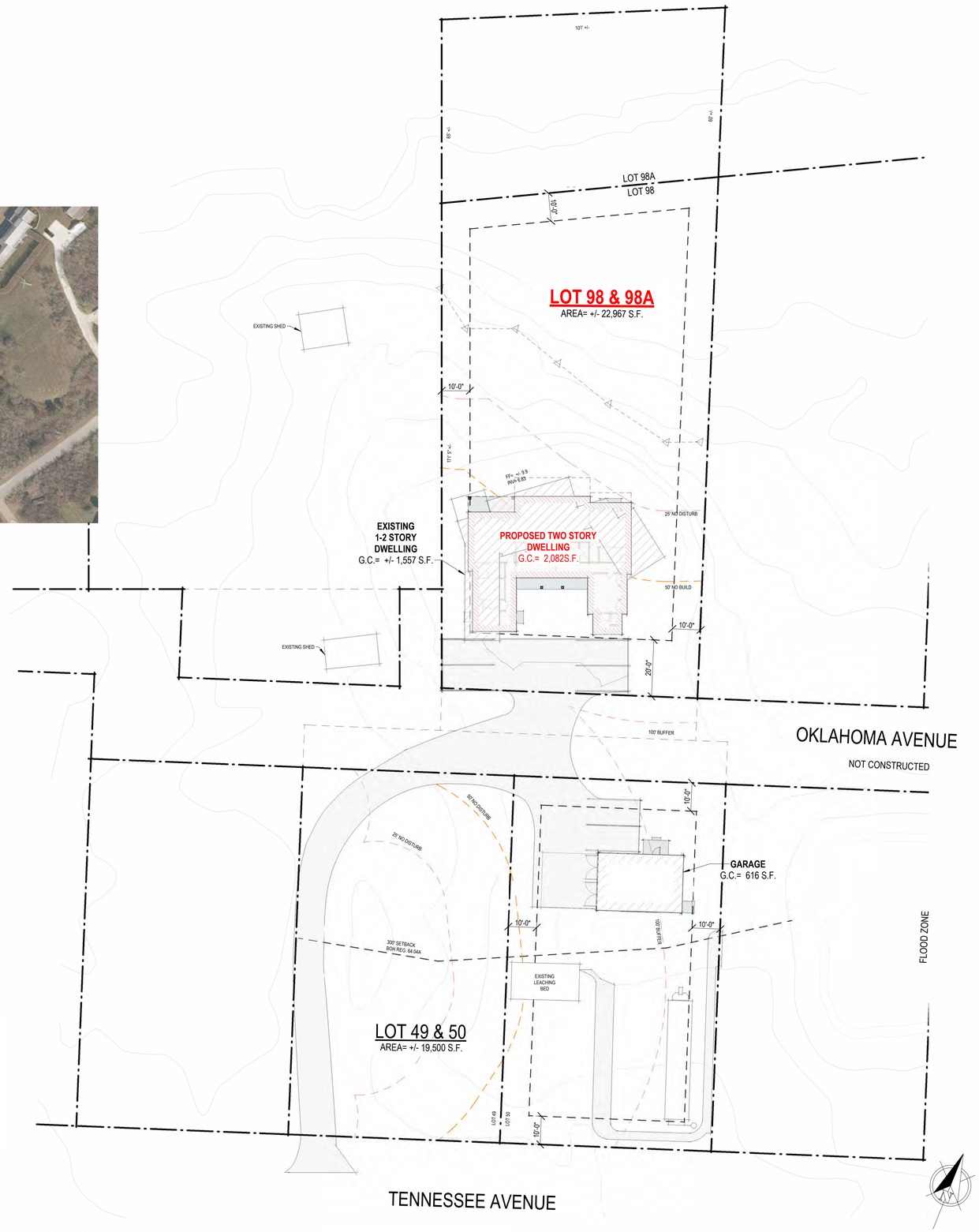
Satellite View



3 Exterior Door Legend
1/4" = 1'-0"



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



1 Site Plan - Proposed
1" = 20'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

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

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
Front Setback:	20 FT
Side/Rear Setback:	10 FT
Lot Size:	+/- 22,967 SQFT
Min. Lot Size:	20,000 SQFT
Allowable G.C.:	2,296 SQFT
Existing G.C.:	+/- 1,557 SQFT
Proposed G.C.:	2,082 S.F.
Total Proposed G.C.:	2,082 S.F.

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Section
P.1	Perspective
P.2	Existing Photos
P.3	Perspective
P.4	Perspective

Revisions

Cover Sheet

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A.0.1

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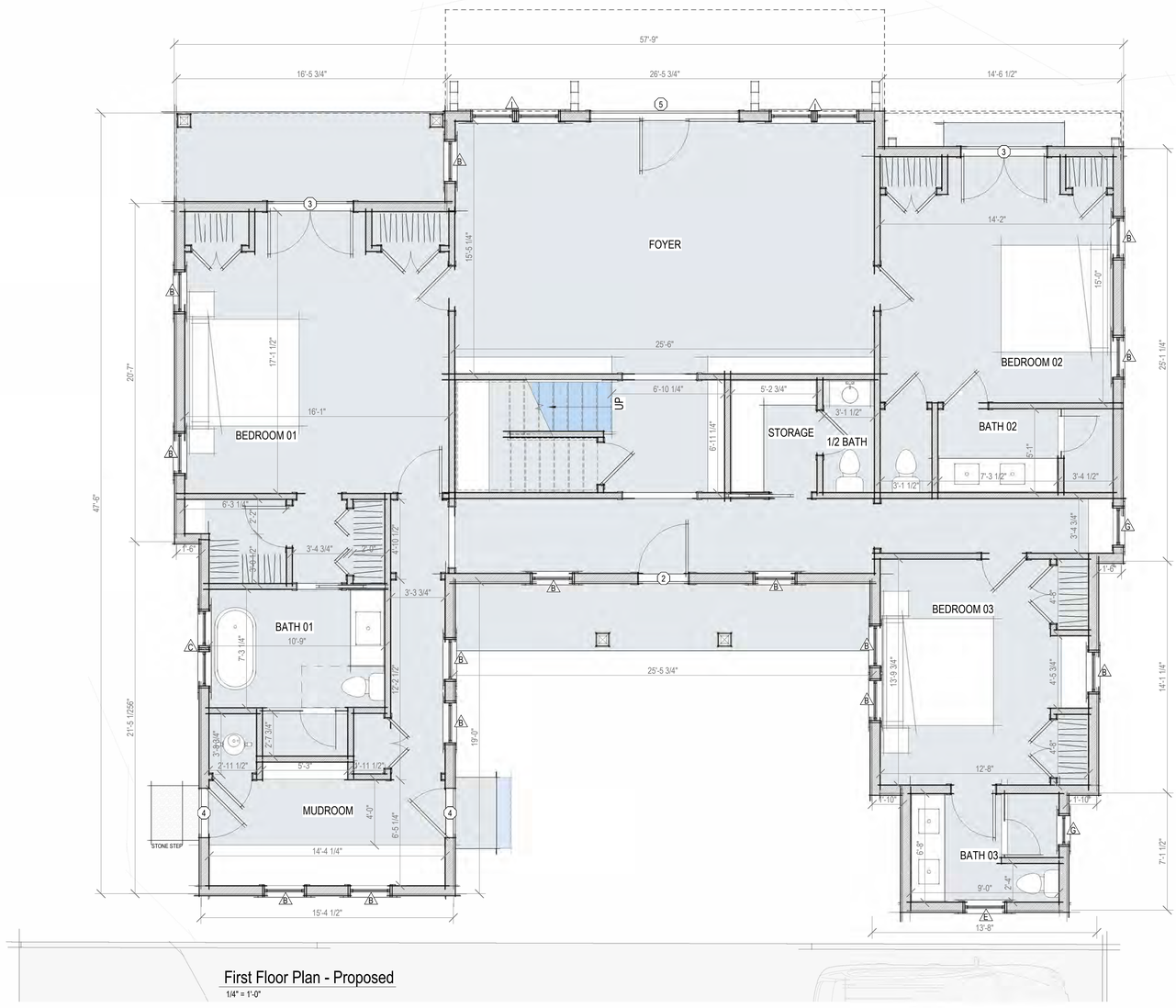
Old Business HDC Submission *03.20.2025*



First Floor Plan - Proposed

1/4" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus

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

Site Information

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Sheet Index - Architectural & Structural

Revisions

Floor Plans

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A.1.1

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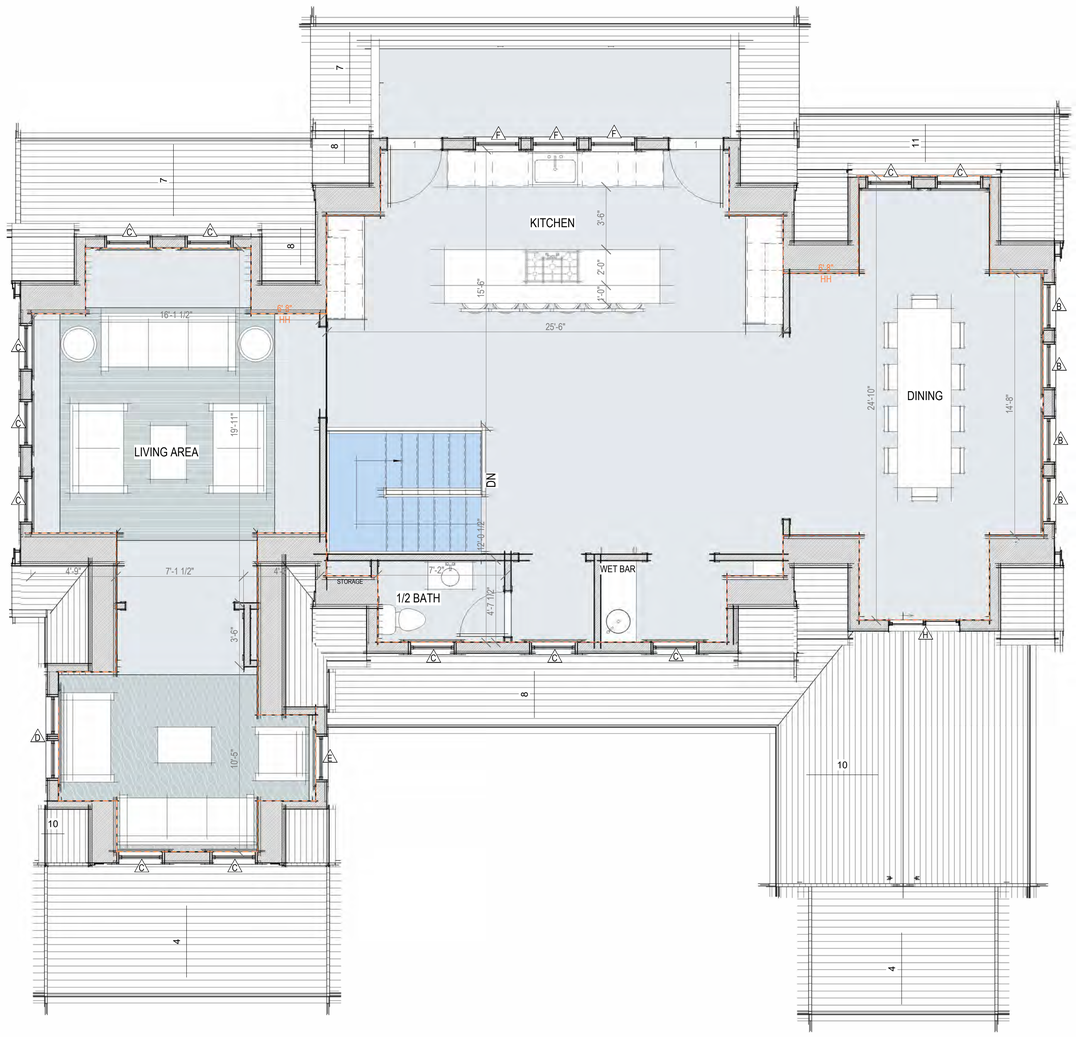
Old Business HDC Submission *03.20.2025*



Second Floor Plan - Proposed

1/4" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus

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

Site Information

Map & Parcel:	594/79
Current Zoning:	VR
Minimum Frontage:	100 FT
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Sheet Index - Architectural & Structural

Revisions

Floor Plans

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A.1.2

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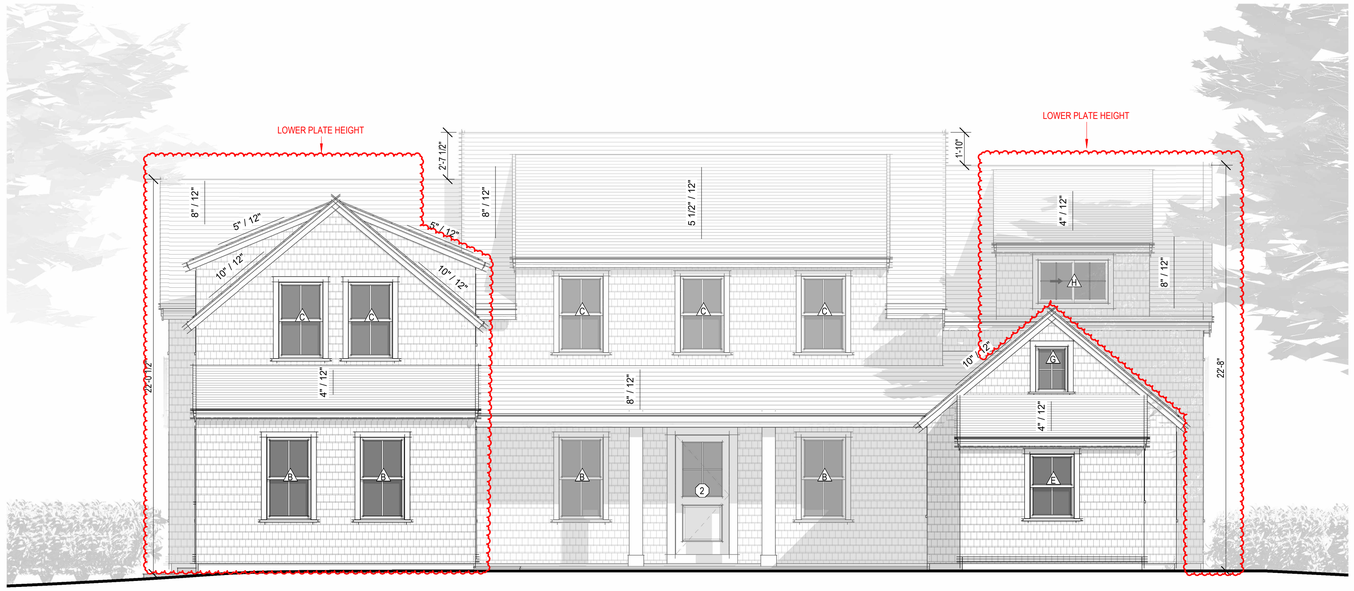
Old Business HDC Submission *03.20.2025*



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



Prev. Submitted - South Elevation
1/8" = 1'-0"



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



Prev. Submitted - North Elevation
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

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

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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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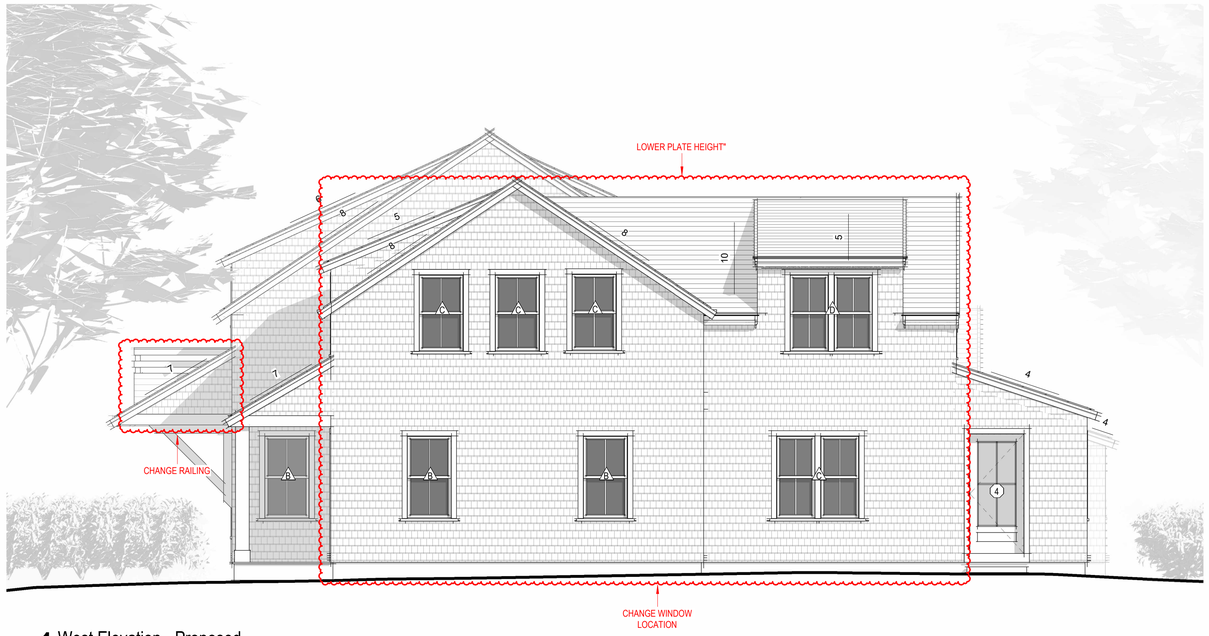
A.2.1

2430

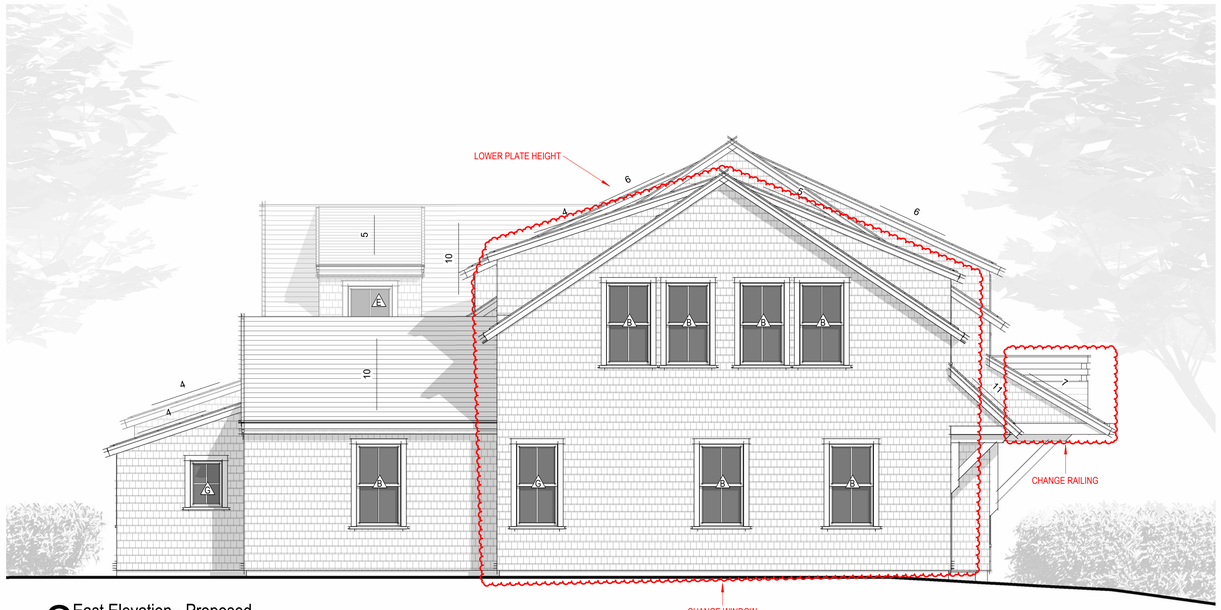
Old Business HDC Submission *03.20.2025*



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



Prev. Submitted - West Elevation
1/8" = 1'-0"



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



Prev. Submitted - East Elevation
1/8" = 1'-0"

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
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508.325.4995
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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.2

2430

03.20.2025

Old Business HDC Submission



Northwest Perspective



North Perspective



Southeast Perspective



Southwest Perspective

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

emeritus

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Sheet Index - Architectural & Structural

Revisions

Perspective

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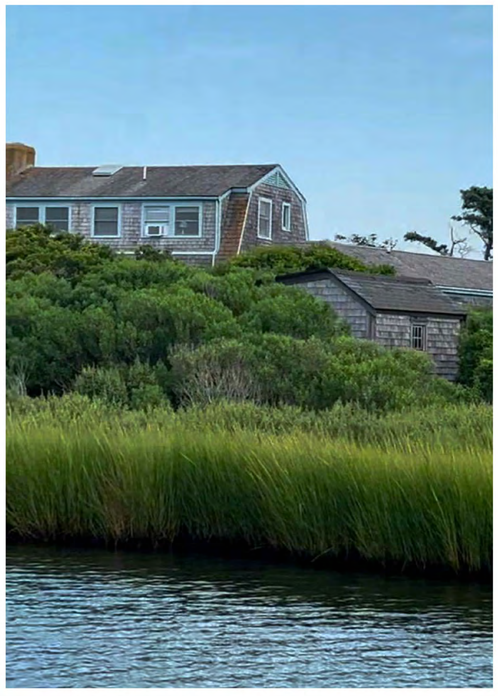
Old Business HDC Submission *03.20.2025*



1 Site Section
1/8" = 1'-0"






View From The Water

2430

Proposed Residence

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emeritus
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Sheet Index - Architectural & Structural

Revisions

Revision 1	Date 1

Section

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A.2.3

2430

Old Business HDC Submission 03.20.2025



Street View (Tennessee Ave)



Street View (Tennessee Ave)





View From The Water



View from Driveway

2430

Proposed Residence

36 Tennessee Ave
Nantucket, MA 02554

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

Site Information

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Sheet Index - Architectural & Structural

Revisions

Existing Photos

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Proposed Residence

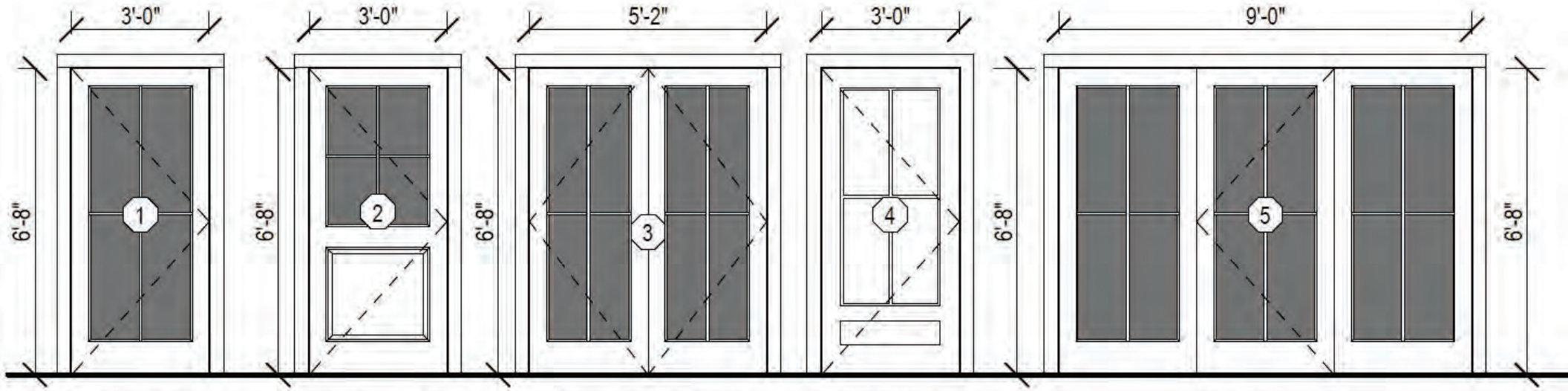
36 Tennessee Ave
Nantucket, MA 02554



Locus Map

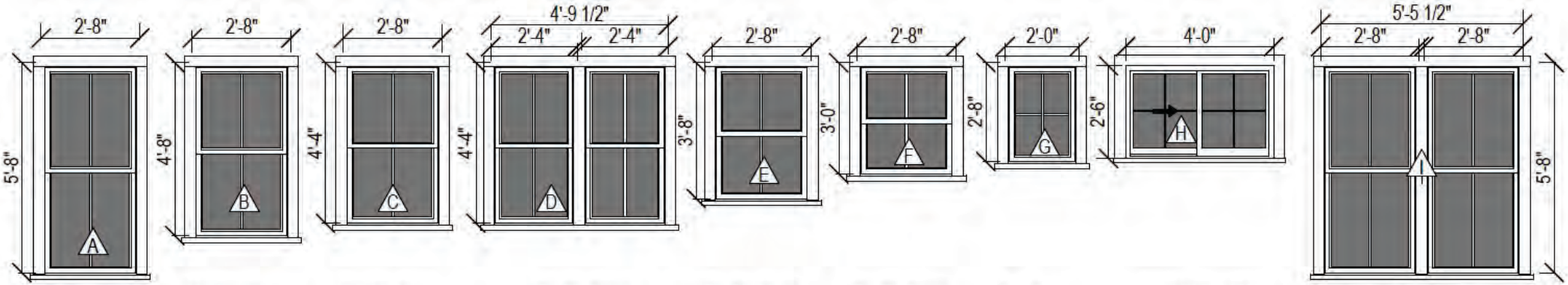


Satellite View



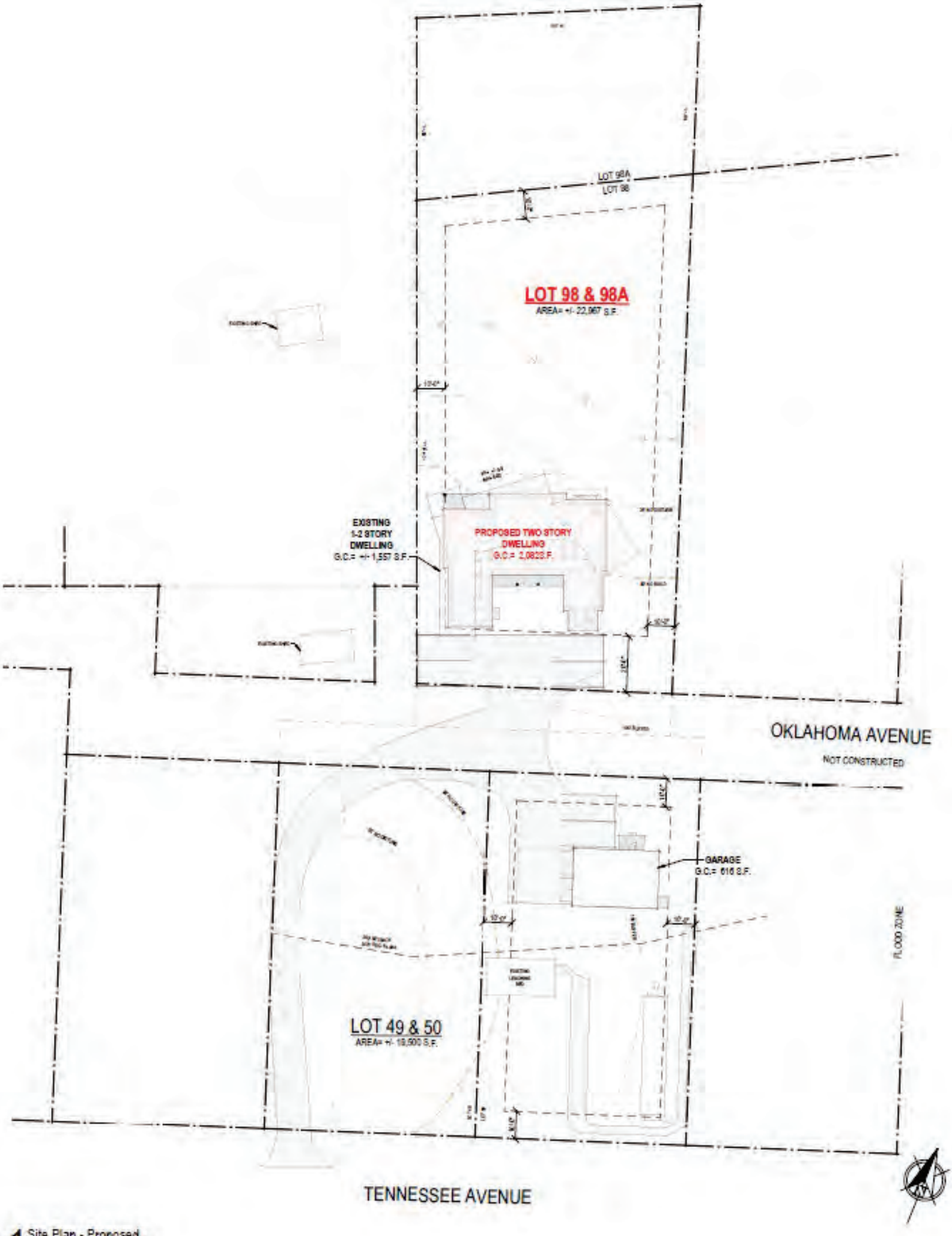
3 Exterior Door Legend

1/4" = 1'-0"

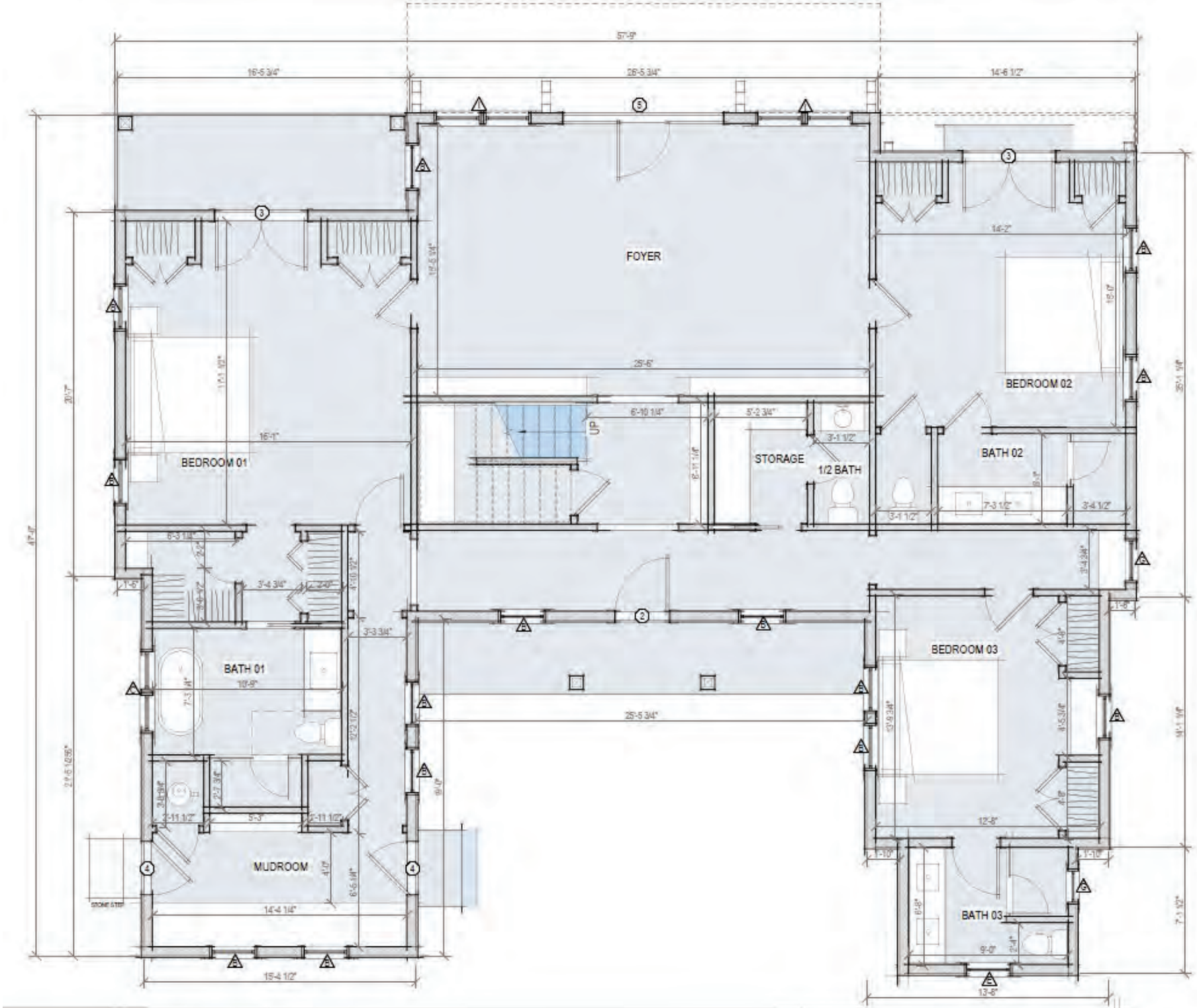


4 Window Legend

1/4" = 1'-0"

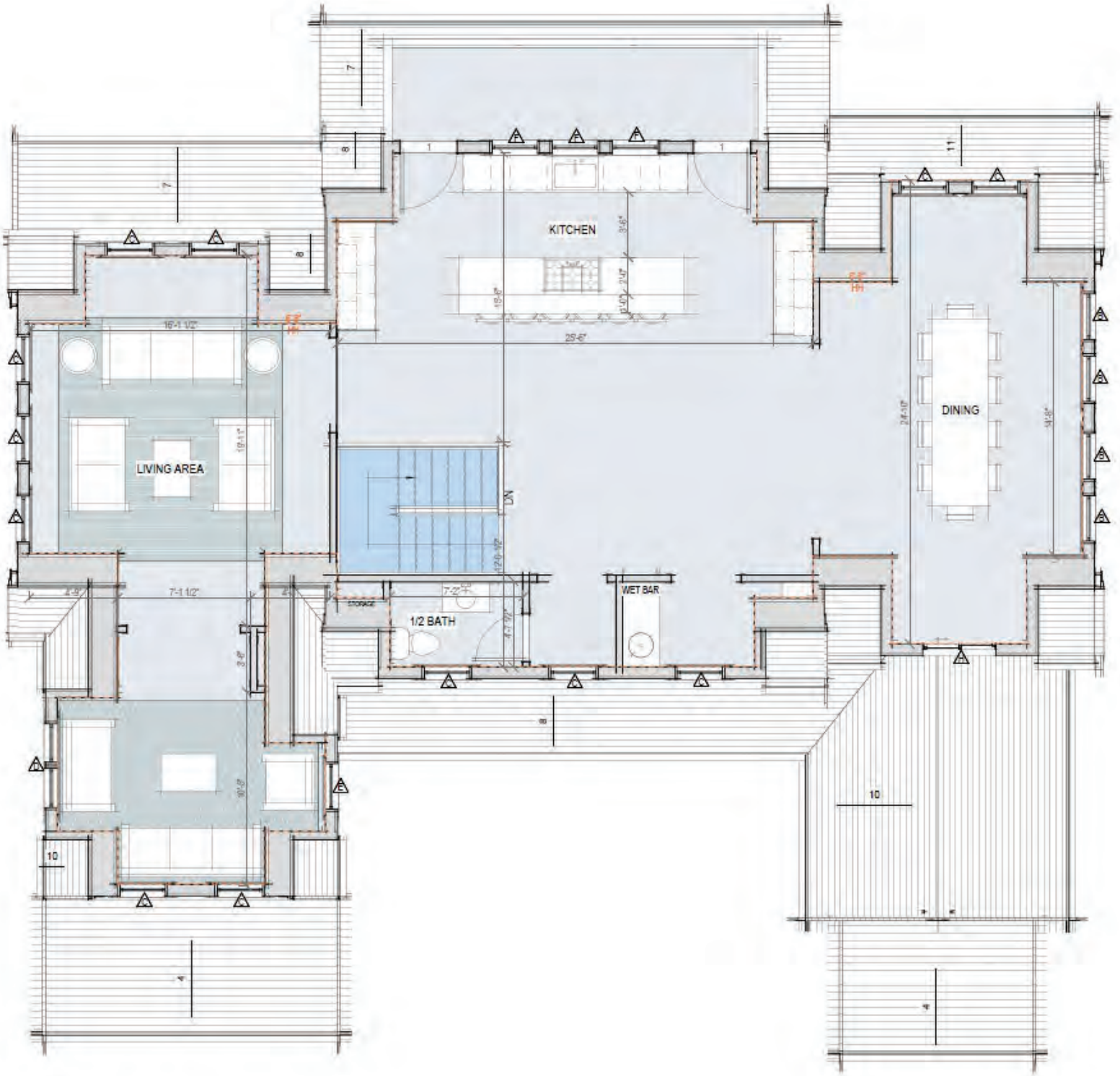


1 Site Plan - Proposed
1" = 20'-0"



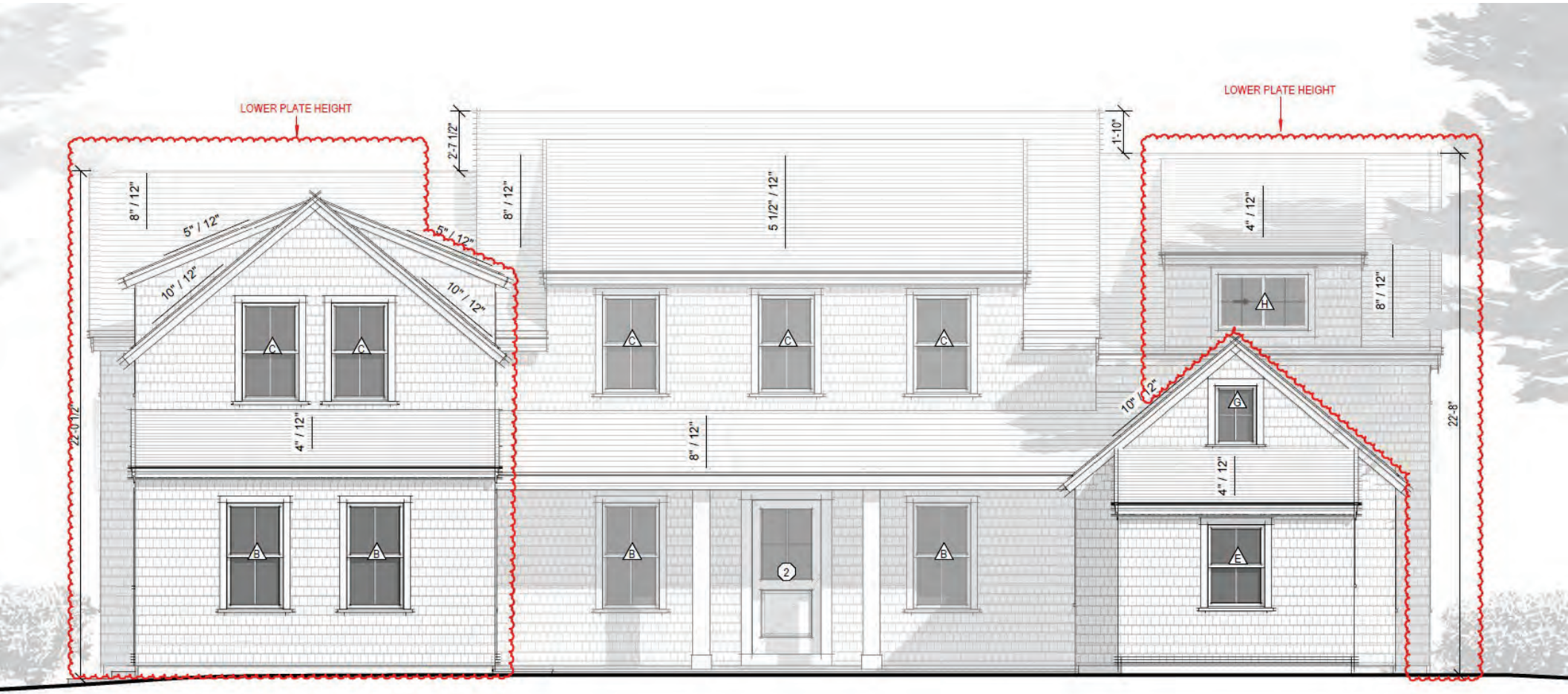
First Floor Plan - Proposed

1/4" = 1'-0"



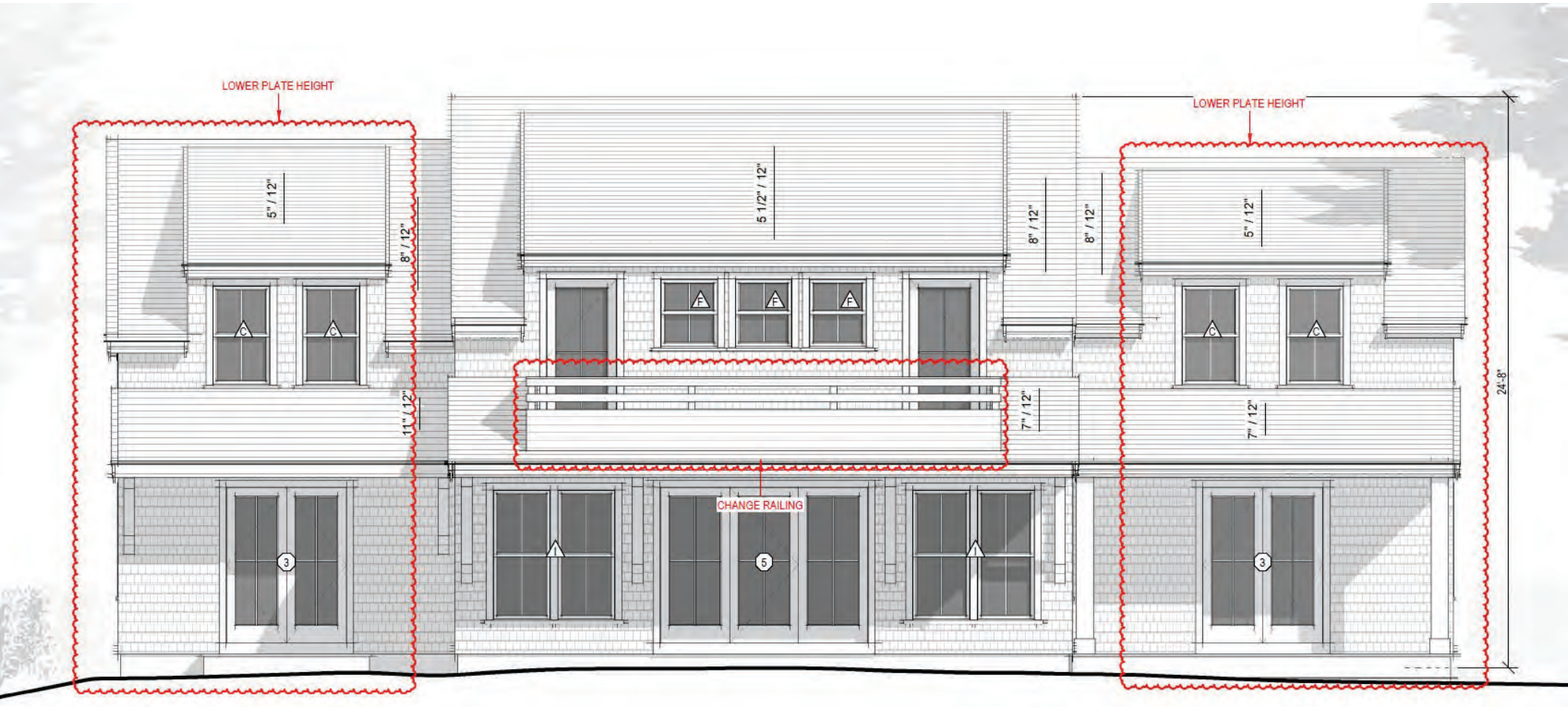
Second Floor Plan - Proposed

1/4" = 1'-0"



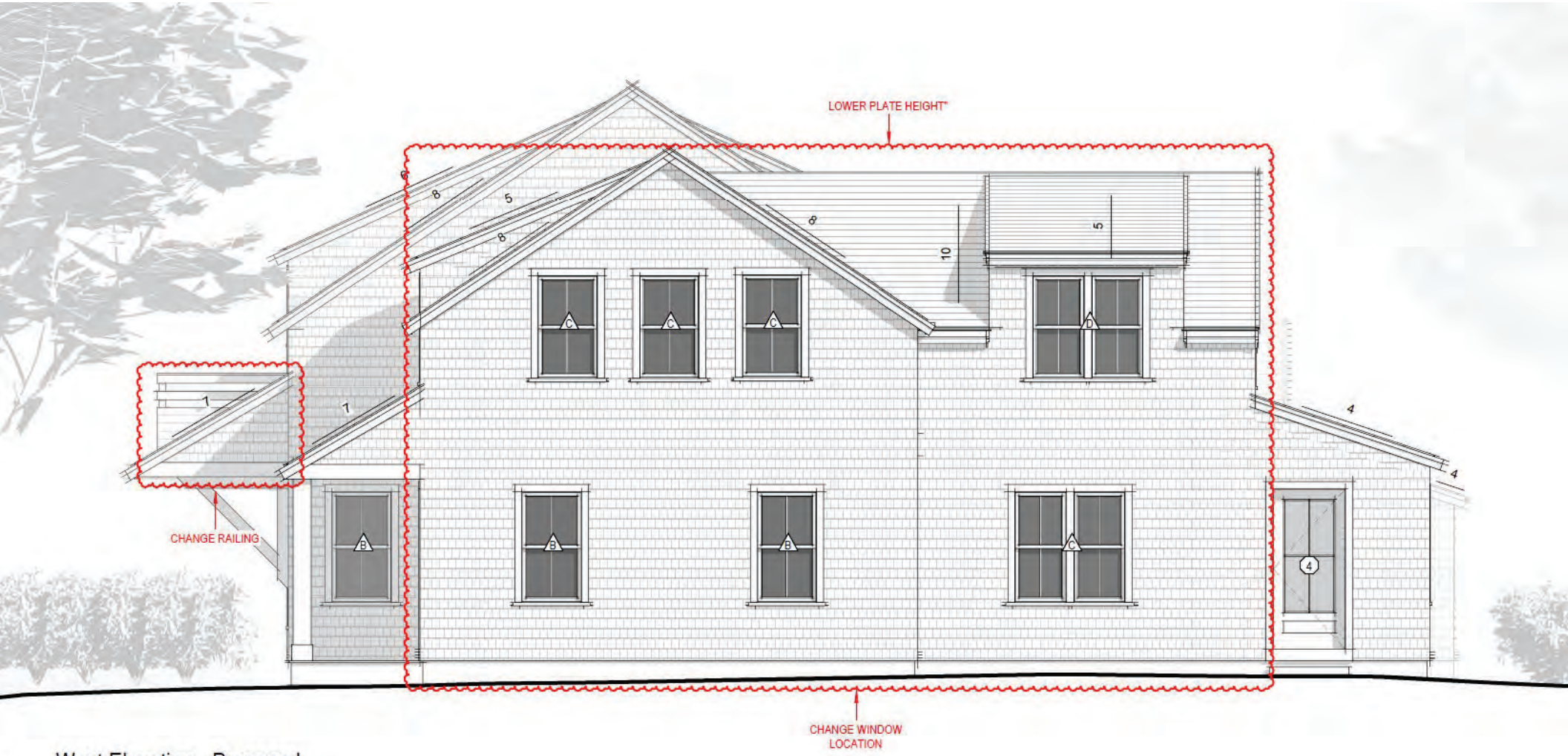
South Elevation - Proposed

1/4" = 1'-0"



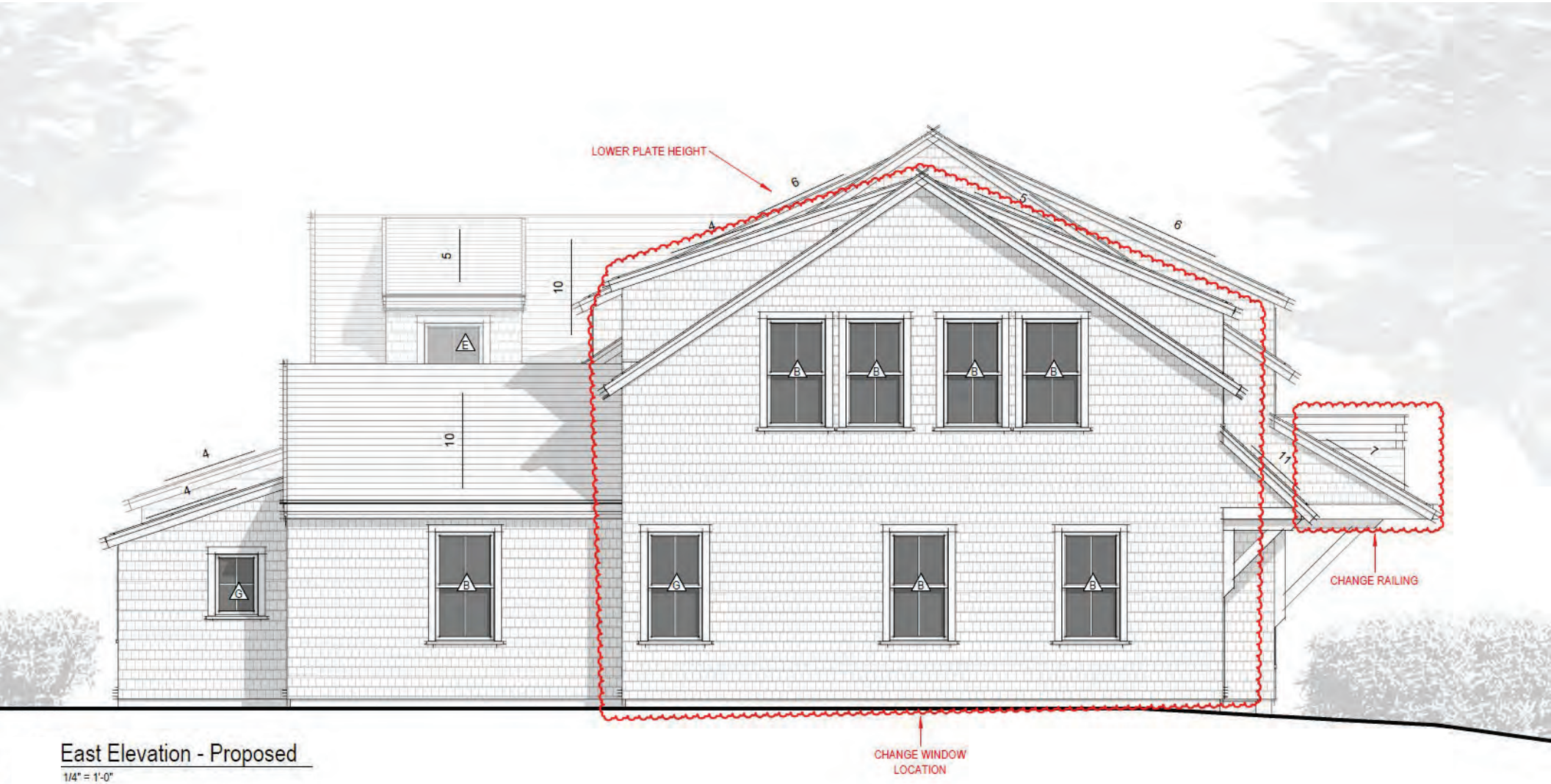
North Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



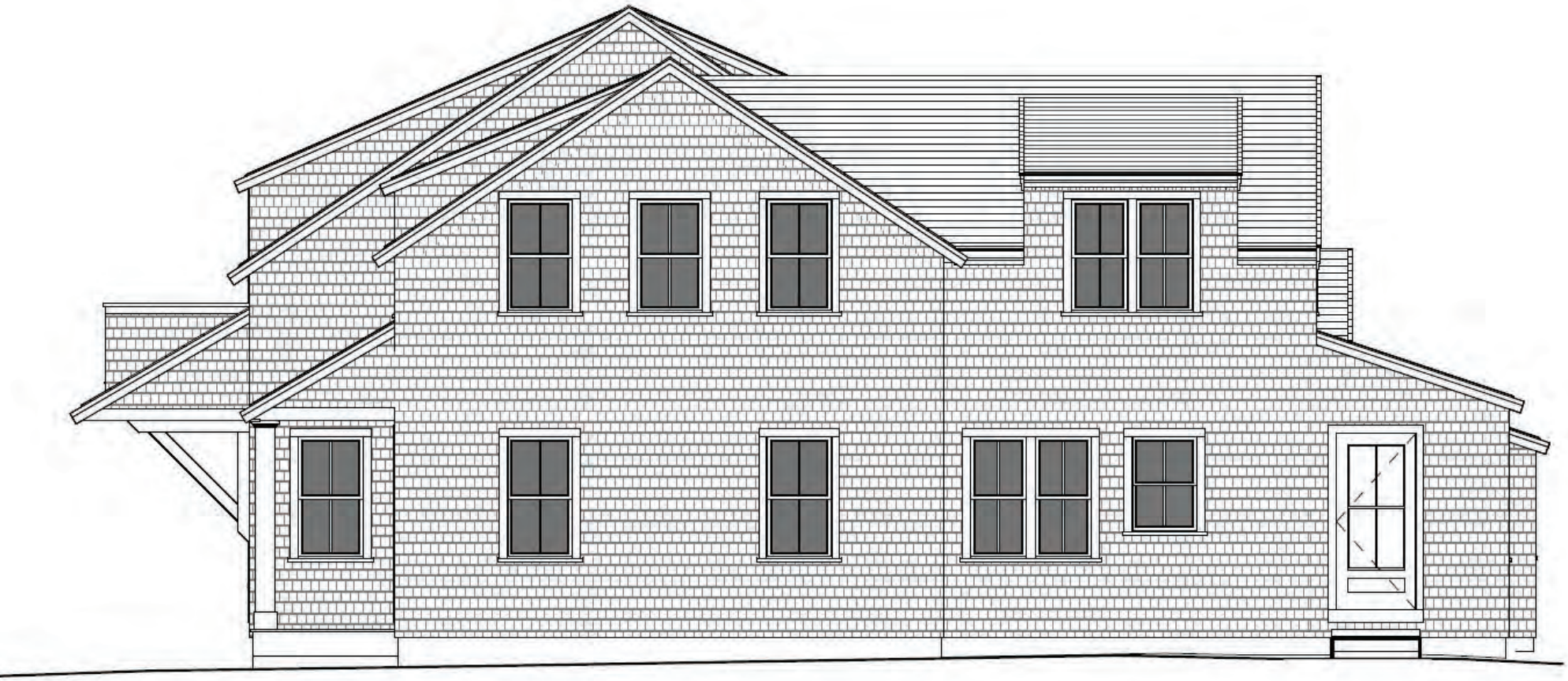
Prev. Submitted - North Elevation

1/8" = 1'-0"



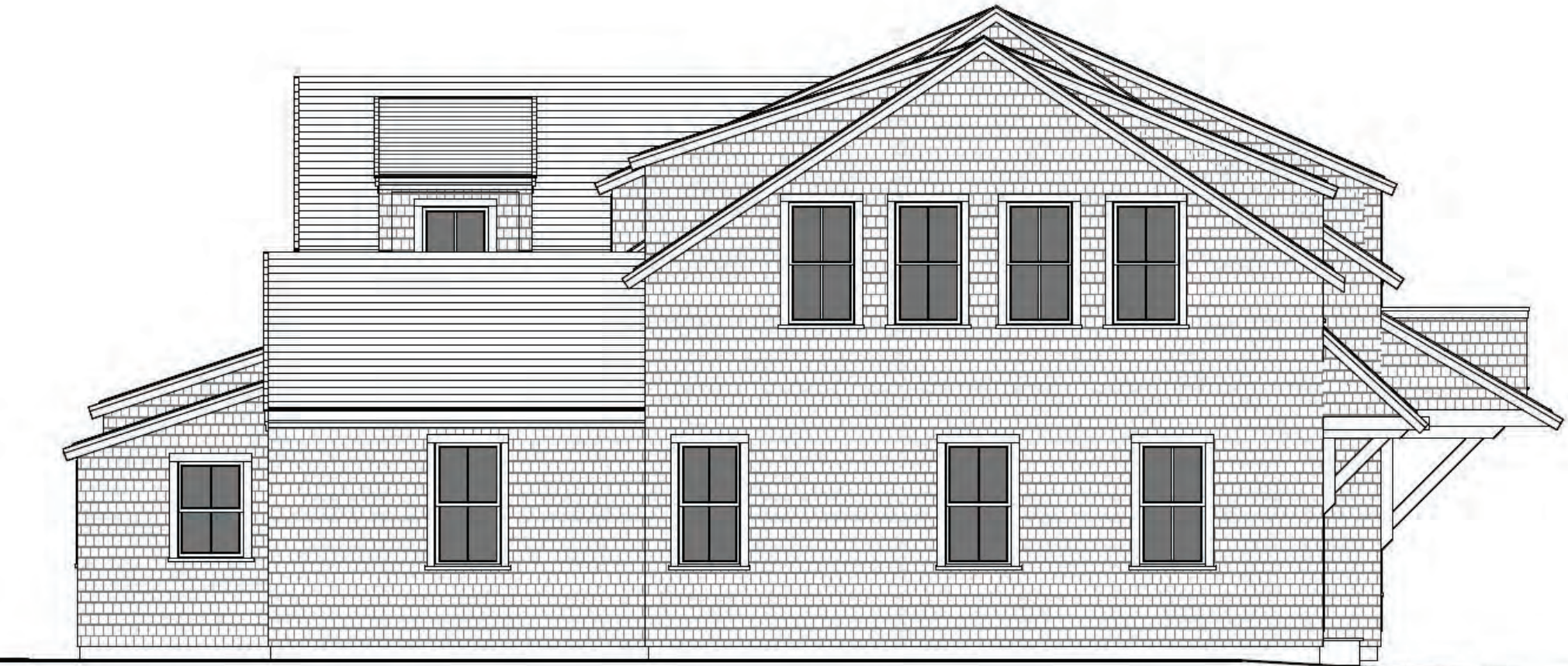
Prev. Submitted - South Elevation

1/8" = 1'-0"



Prev. Submitted - West Elevation

1/8" = 1'-0"



Prev. Submitted - East Elevation

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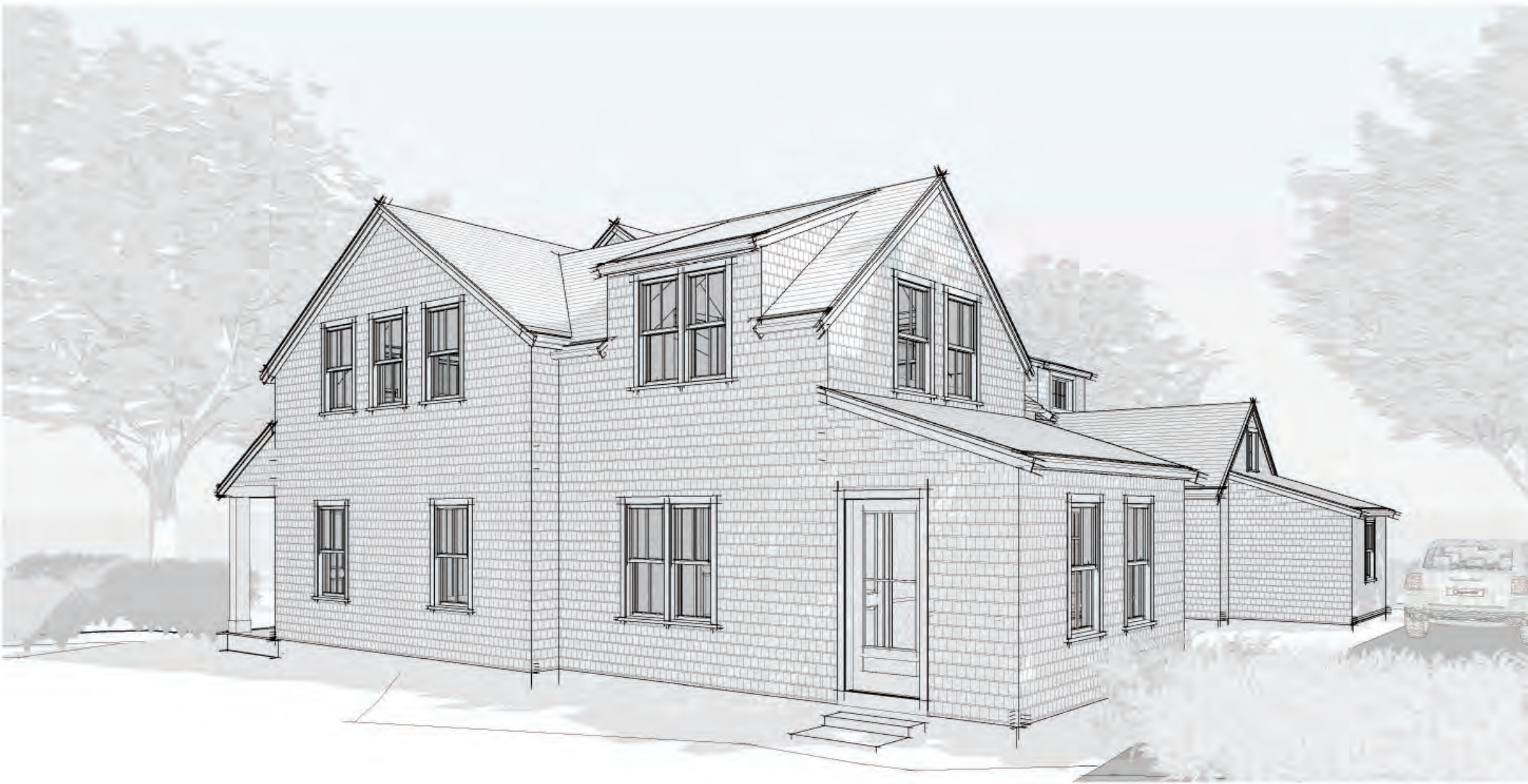
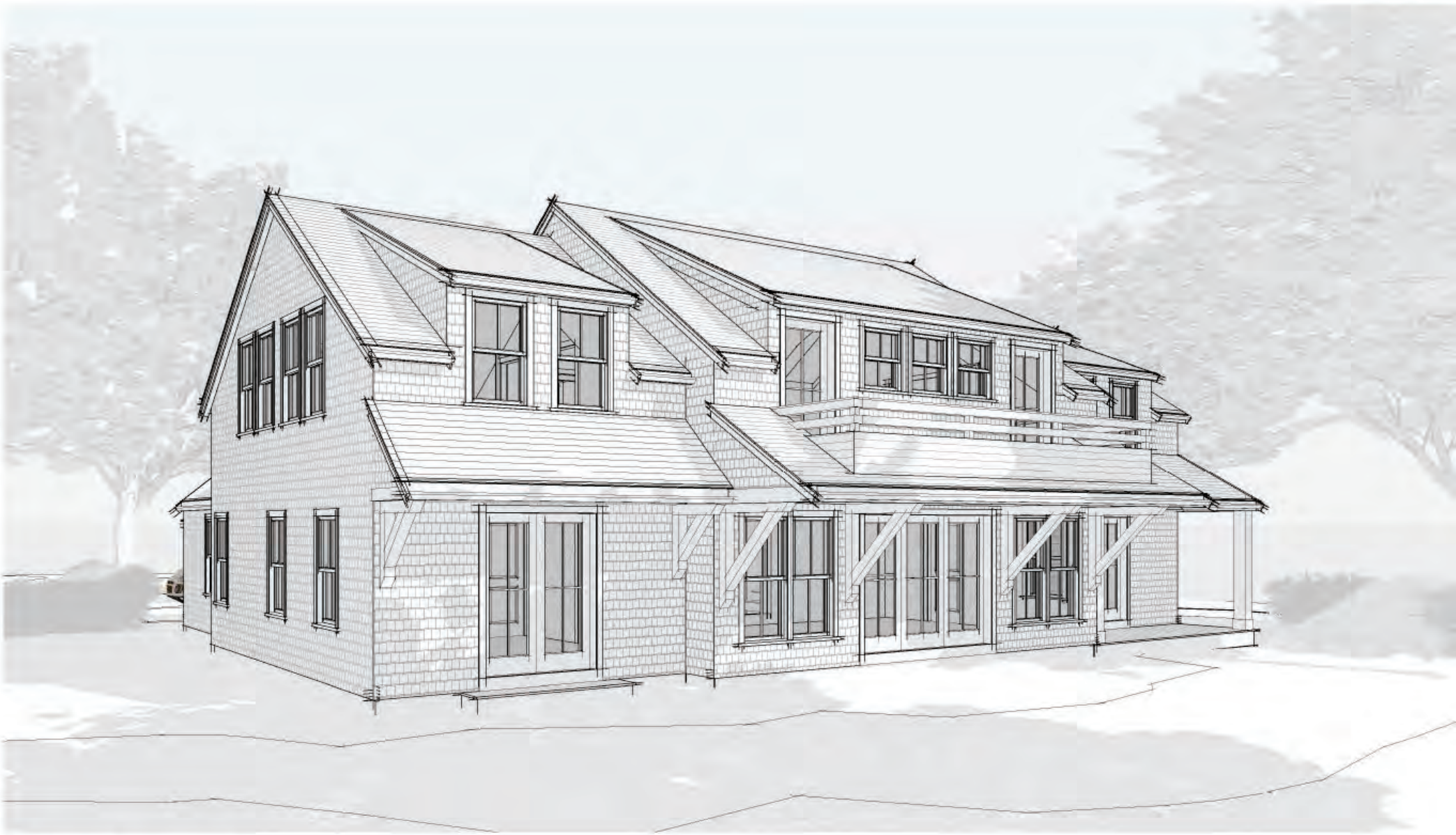


Northwest Perspective



Southeast Perspective

ADDRESS: 48 York St
DATE HEARD: 3/4/2025
SITTING BOARD: RP, SW, AM, CP, JB

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 3/20/25
✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St. 2024-07-10745
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) LOWER RIDGE HEIGHTS / CHANGE SLOPE ROOFS + DORMERS
✓ ✓ ✓ ✓ ✓ ✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) SET BACK DORMERS REVISE DORMER WINDOW SET BACK ADDITION a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

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

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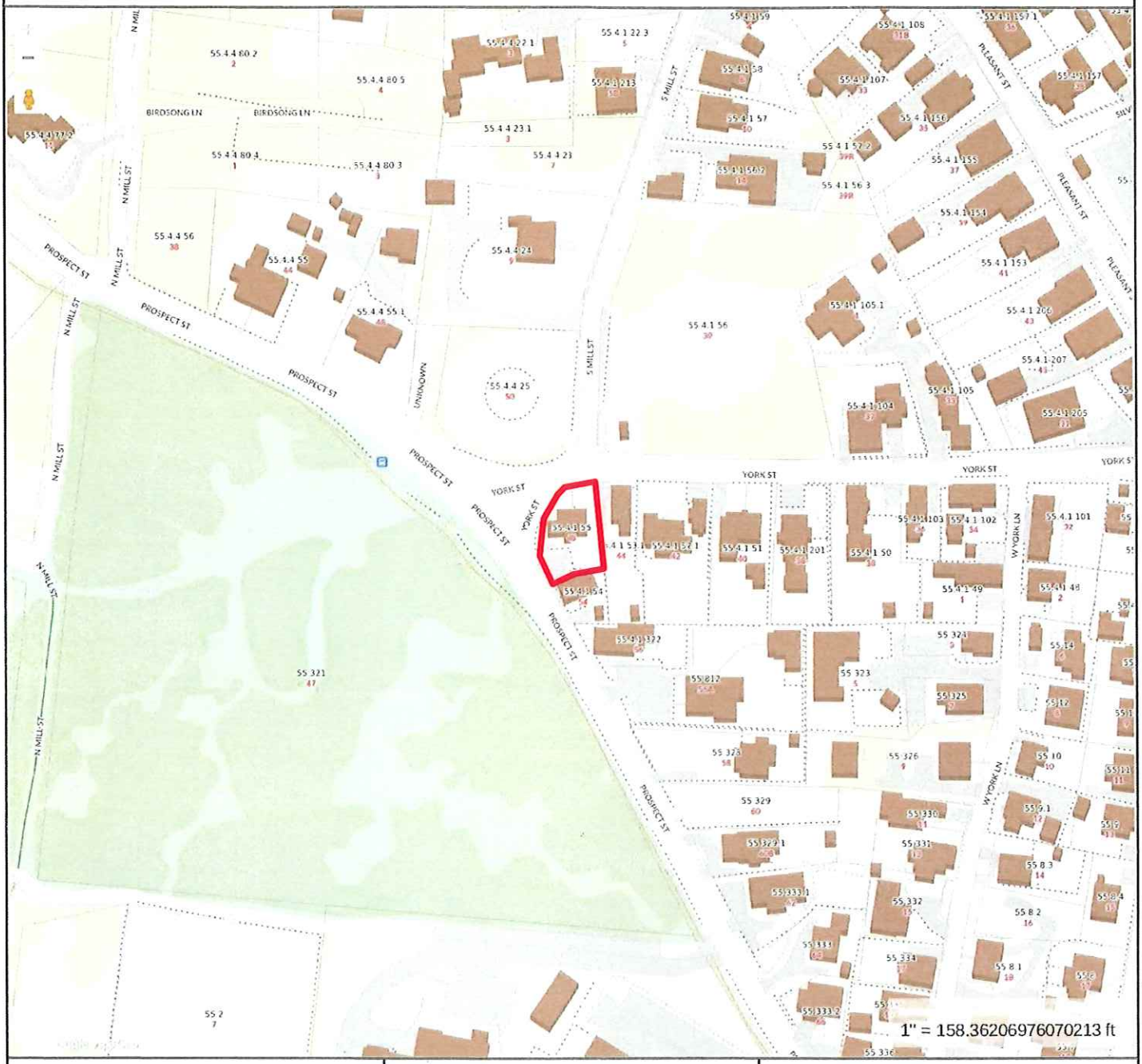
Signature: Victoria P Ewing Date: 3/20/25



Property Information

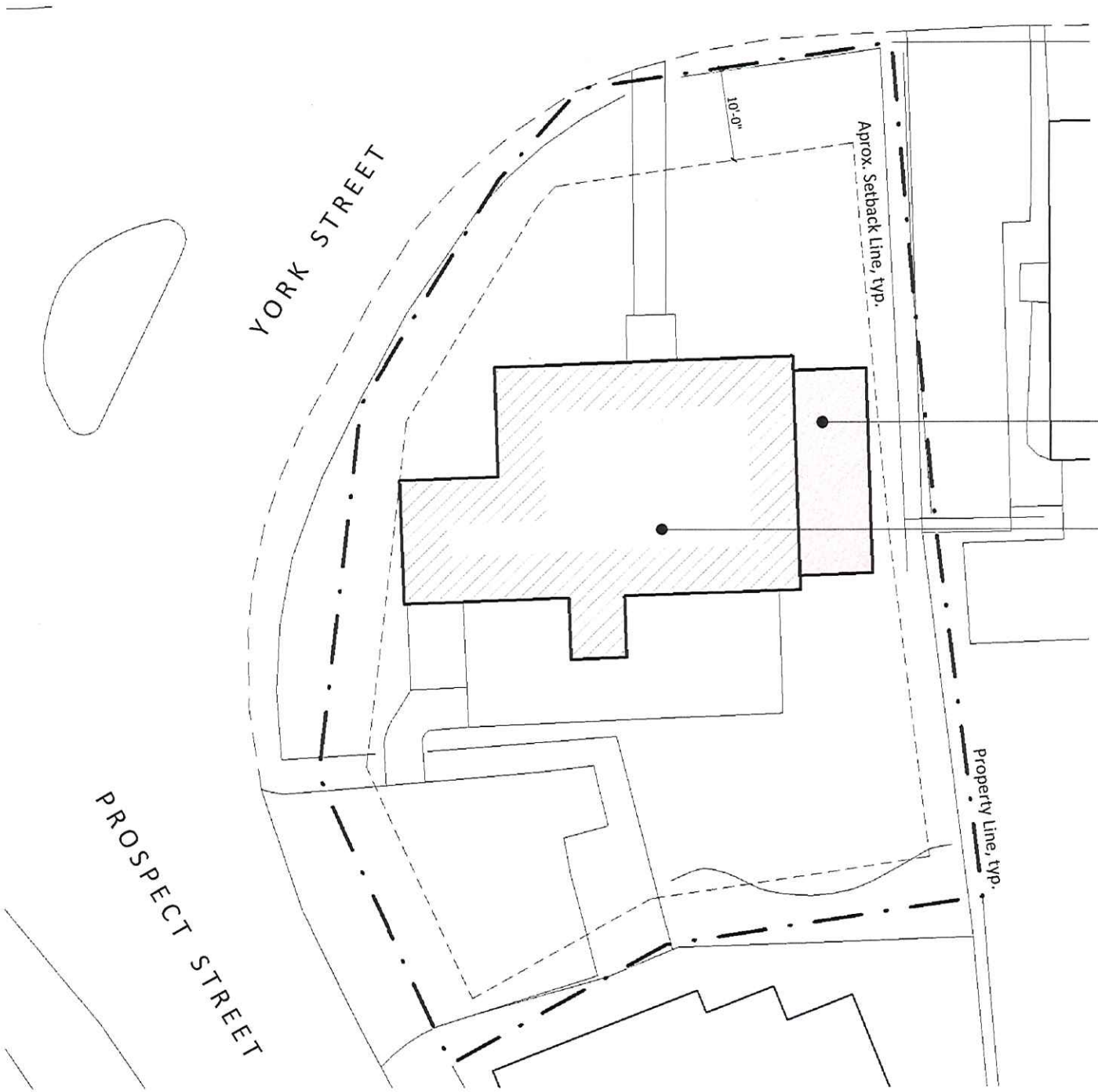
Property ID	55.4.1 55
Location	48 YORK ST
Owner	GILES GREGORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



2 Site plan

1" = 10'-0"

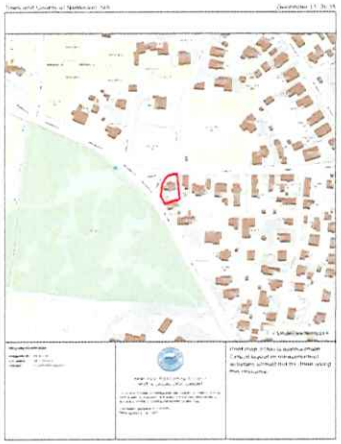
48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

48 York Street / New Addition

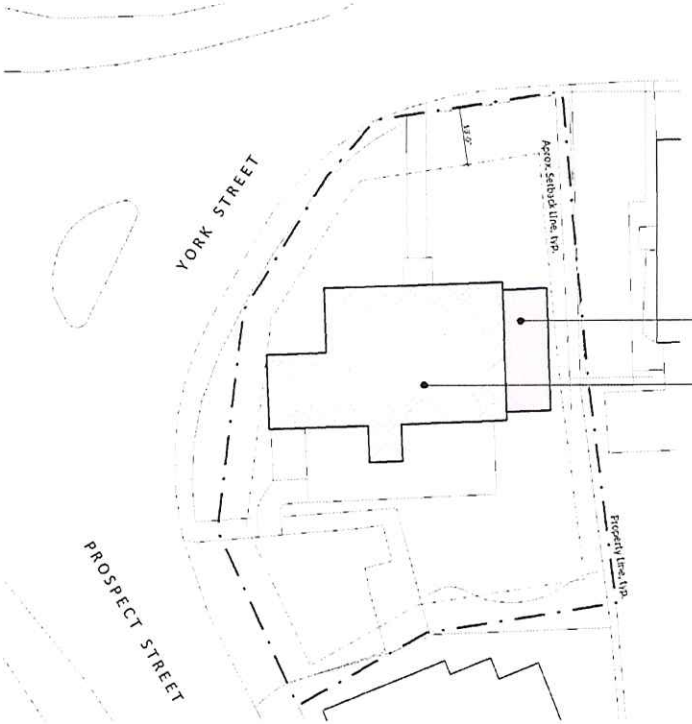


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"



Street Views





3 3D Scan & 3D Model

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zoning Info

District - N-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55-4.1 / 55
Lot Area - ± 5,781 sq ft.
Allowable G.C. - ± 1,735 sq ft.
Existing G.C. - ± 908 sq ft.
Available G.C. - ± 827 sq ft.

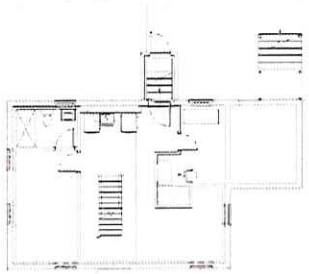
Note: The information presented on text and/or drawings is taken from the Applicant GIS record. It serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!

Revisions

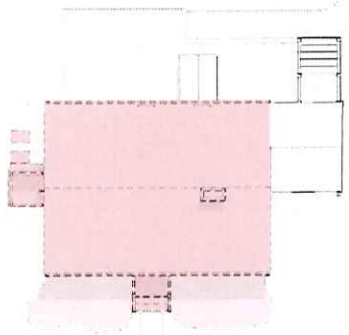
HDC Submission 03.20.2025

L-101

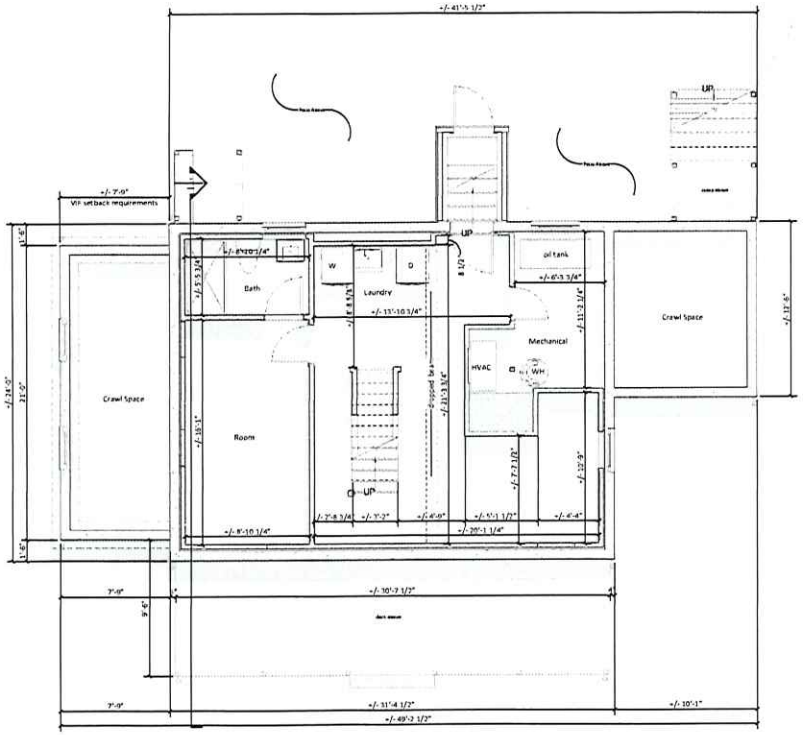
48 York Street / New Addition



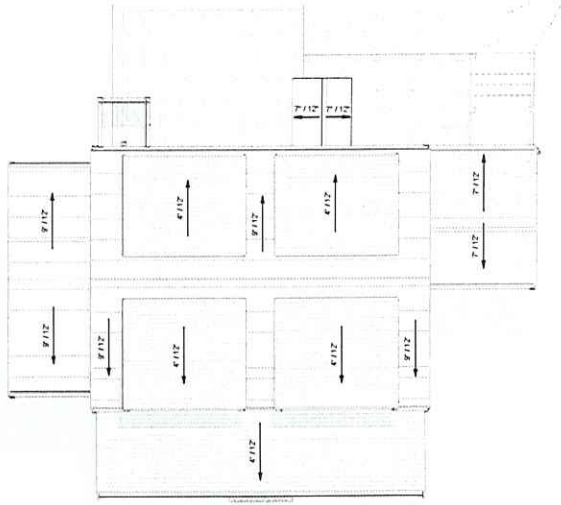
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



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



2 Roof Plan
3/16" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

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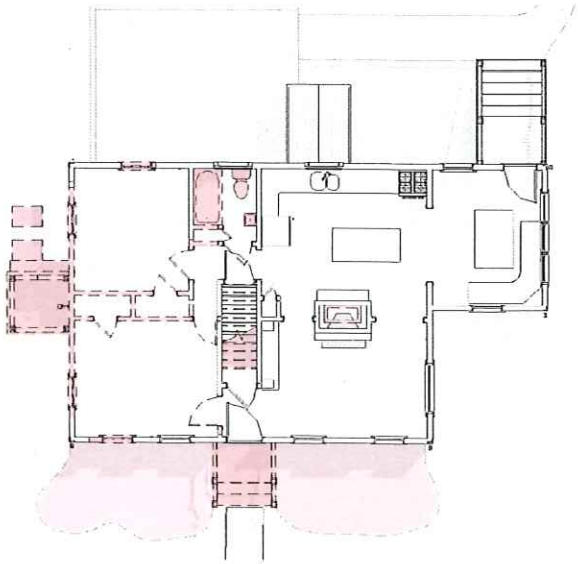
Lot Area - ± 5,793 sq ft.
Allowable G.C. - ± 1,735 sq ft.
Existing G.C. - ± 908 sq ft.
Available G.C. - ± 827 sq ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

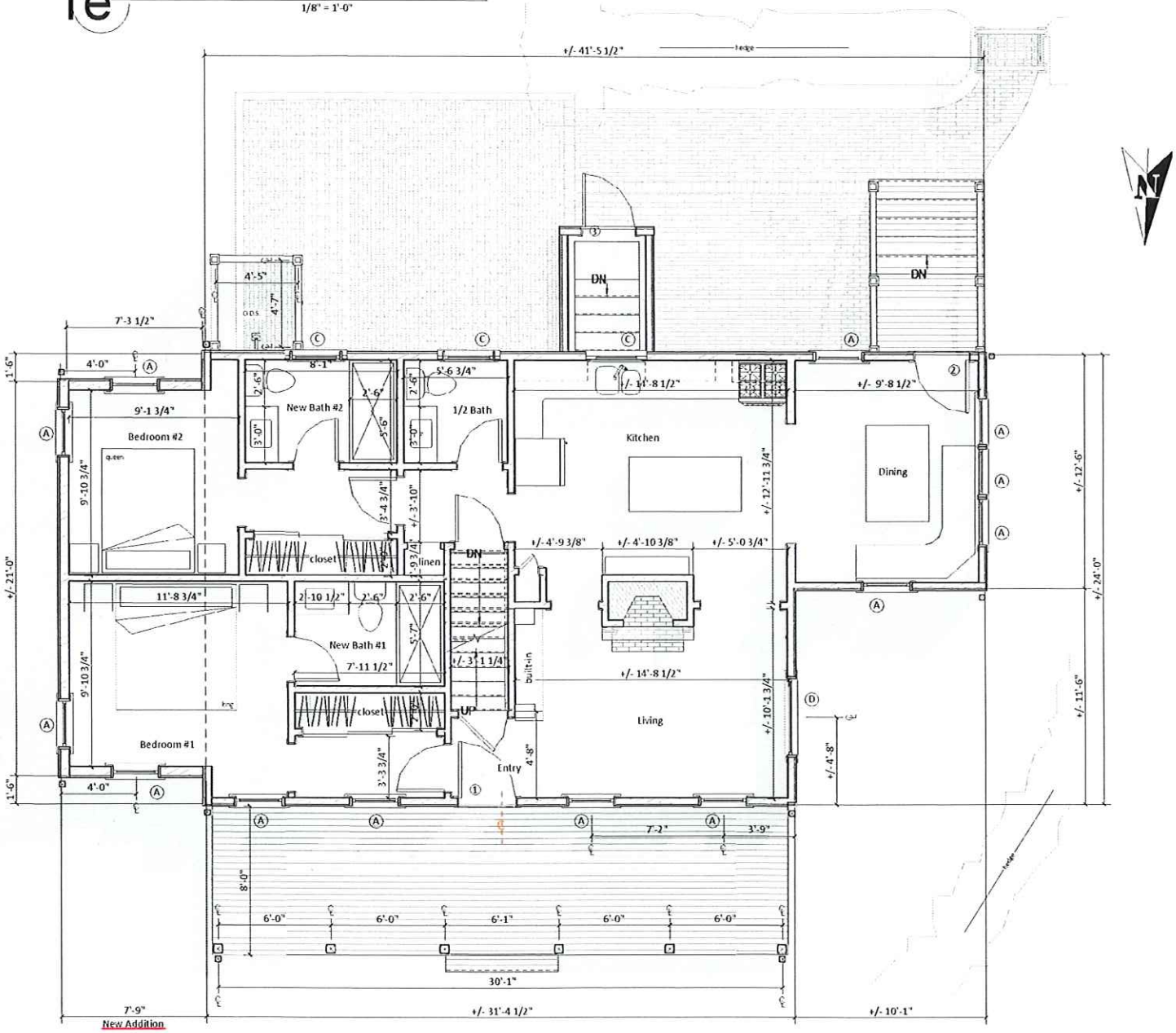
HDC Submission 03.20.2025

A-100



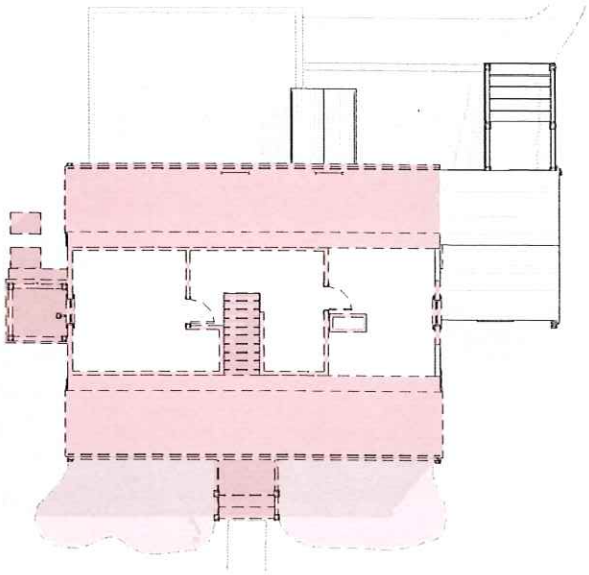
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



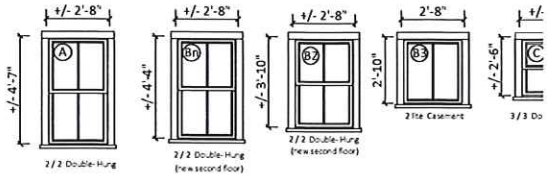
1 First Floor Plan

1/4" = 1'-0"

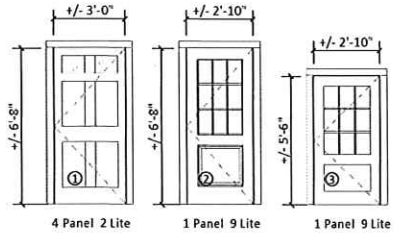


2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend



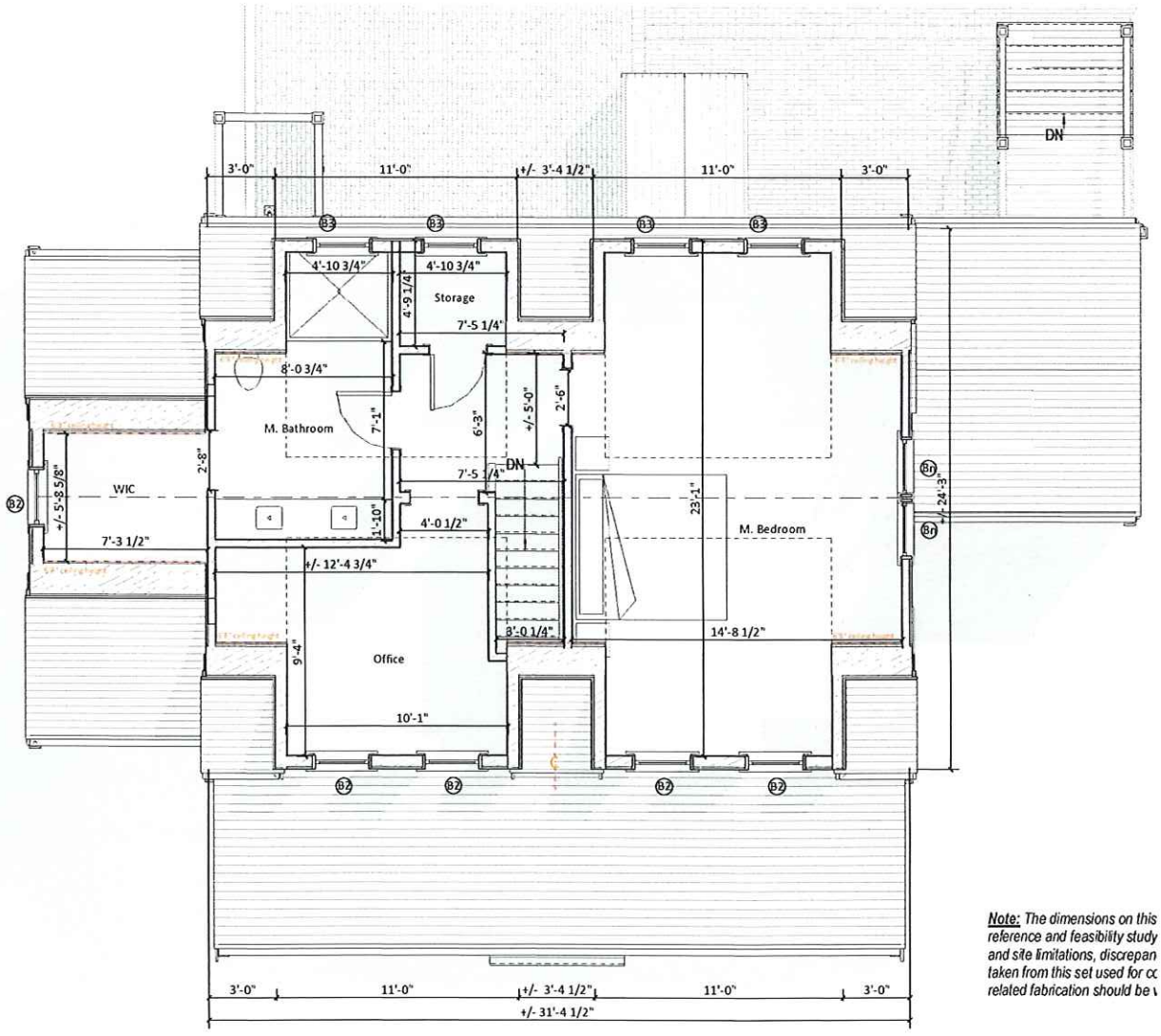
WINDOW
A
B2
B3
Bn
C
D

Window *dimensio guide or f prior to ar*

4 Door Legend

1/4" = 1'-0"

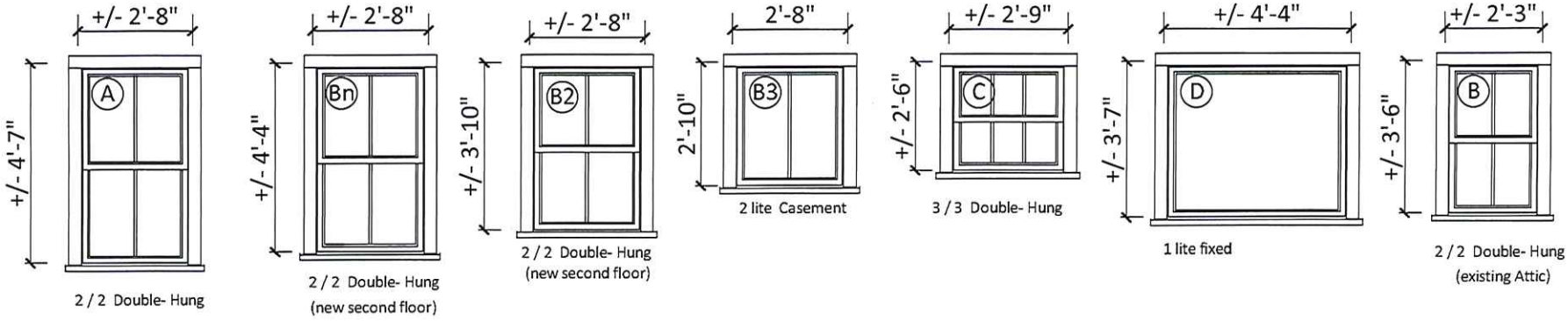
DOOR
1
2
3
74



Note: *The dimensions on this reference and feasibility study and site limitations, discrepan taken from this set used for cc related fabrication should be v*

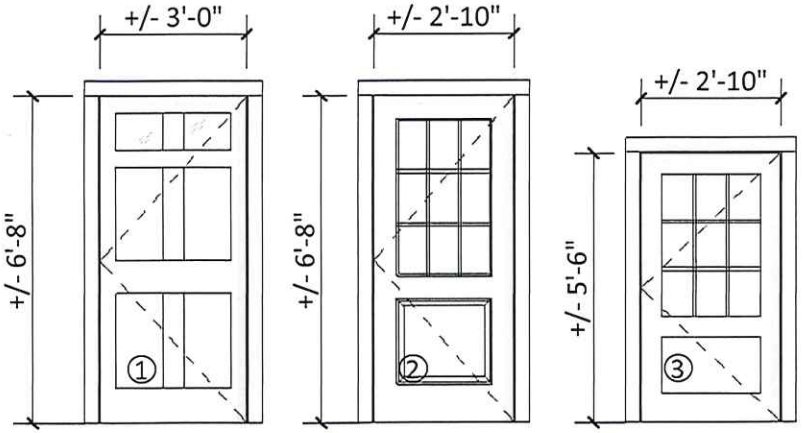
2 Second Floor Plan

1/4" = 1'-0"



3 Window Legend

1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
B2	5	2'-8"	3'-10"
B3	4	2'-8"	2'-10"
Bn	2	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifl cation in field is required prior to any construction work or window / door order!*

4 Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 Proposed North Elevation

1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting



1p Previous North Elevation

1/8" = 1'-0"



Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



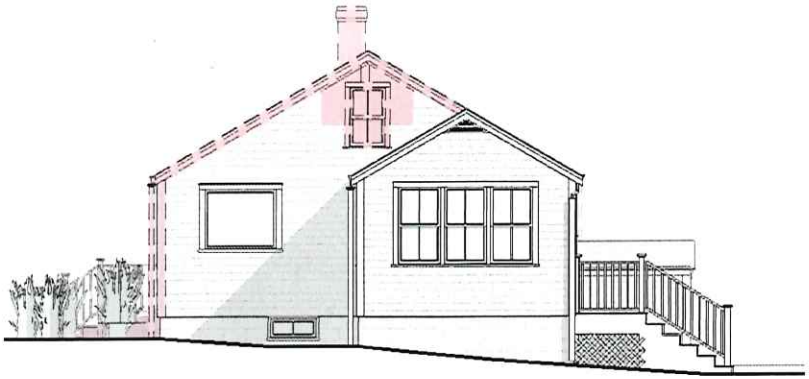


Existing West



2p Previous West Elevation

1/8" = 1'-0"



2e Existing/Demo West Elevation

1/8" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"

3D Laser Scanning | Drafting | Permitting



1p Previous South Elevation

1/8" = 1'-0"



Existing South



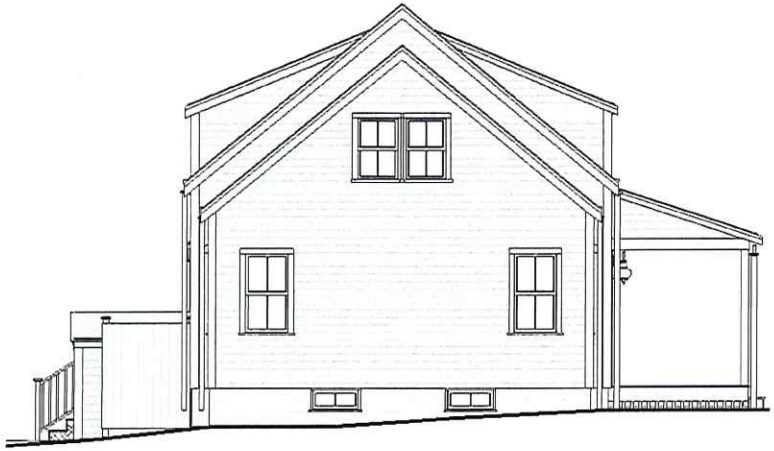
1e Existing/Demo South Elevation

1/8" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"



2p Previous East Elevation

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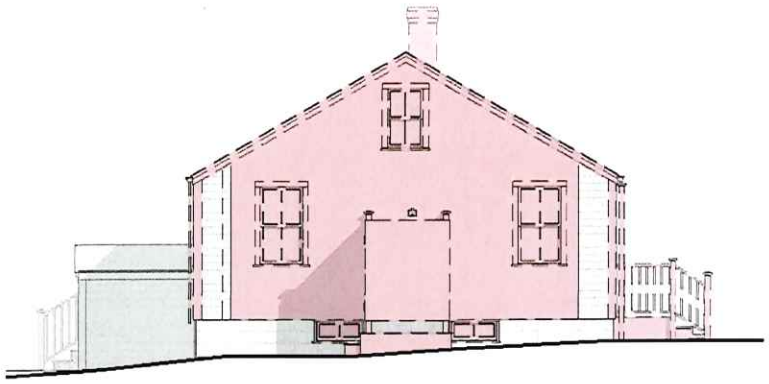
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

ADDRESS: 30 EEL POINT ROAD
DATE HEARD: 3/18/25
SITTING BOARD: SW, RP, AC, VO, AM

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
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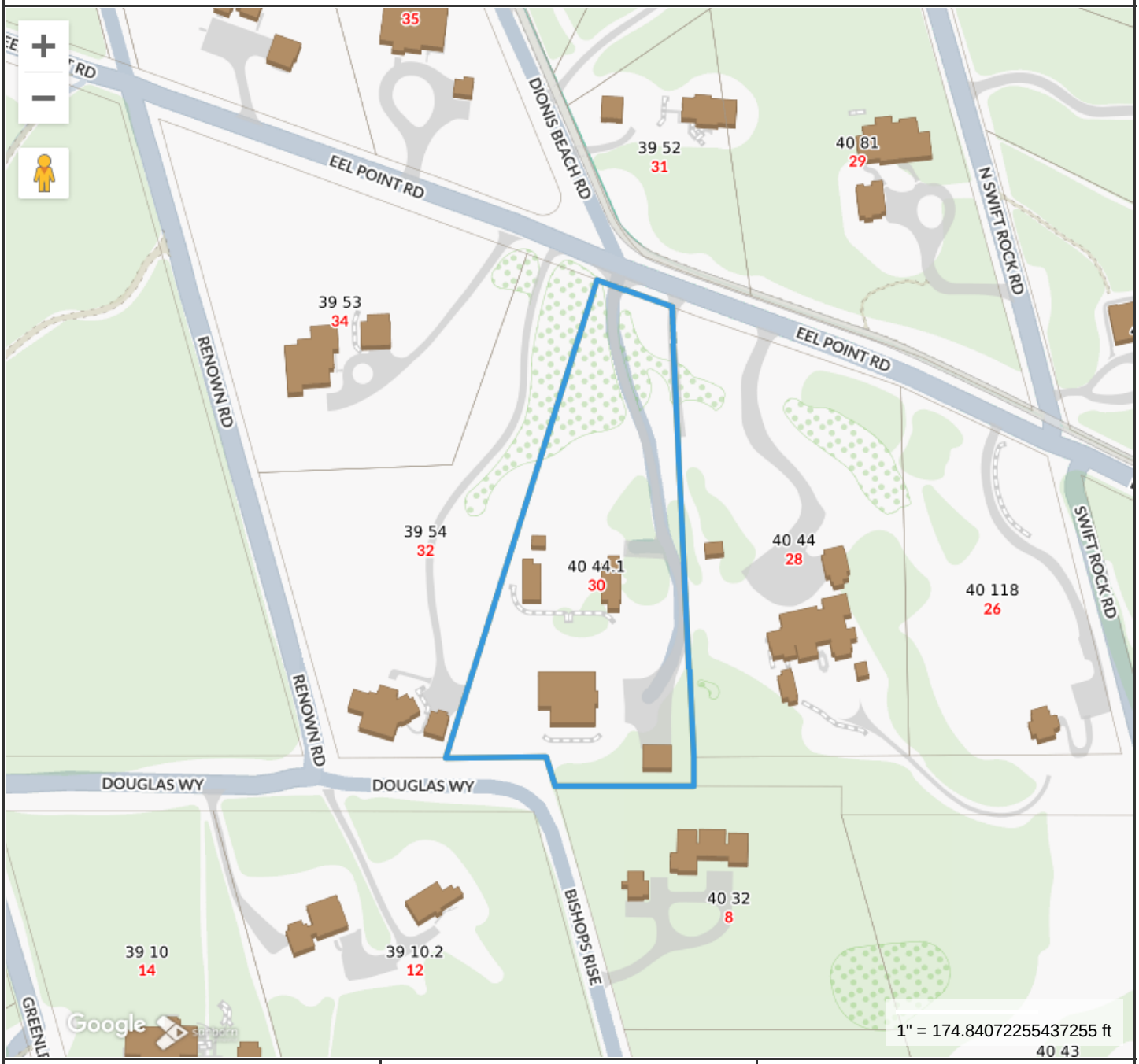
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 3/20/25



Property Information

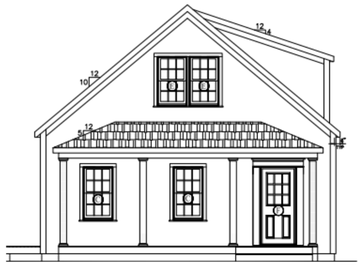
Property ID	1646
Location	30 EEL POINT RD
Owner	30 EEL POINT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

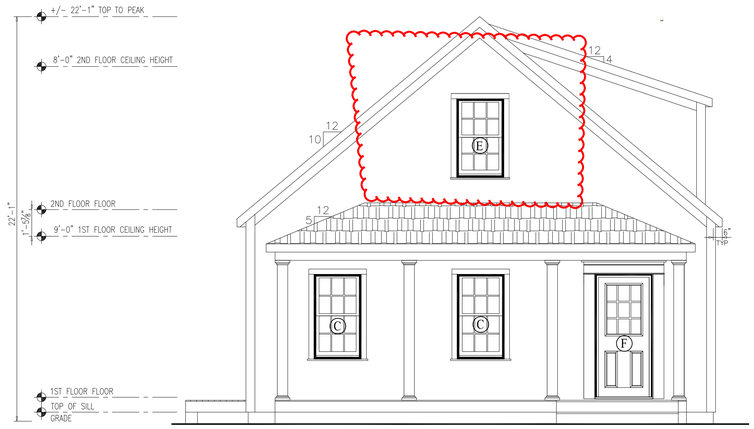
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

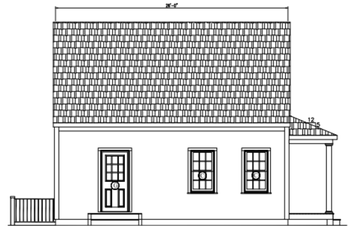
Geometry updated 10/16/2024
Data updated Jan. 2021

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

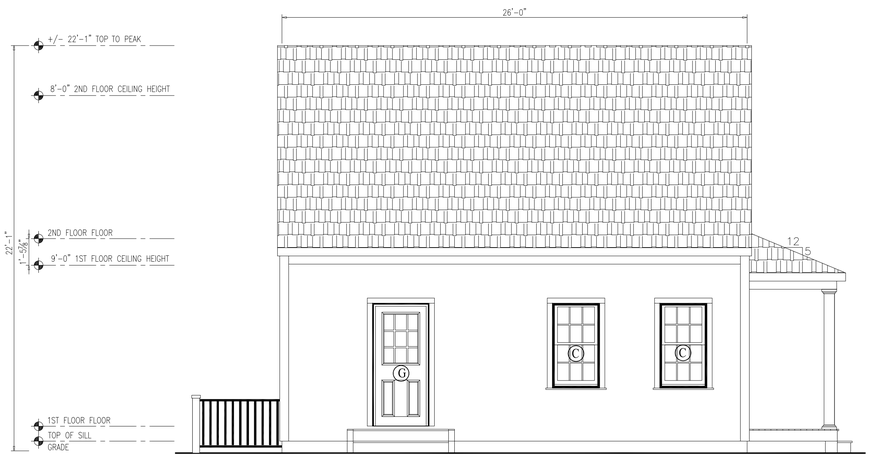


NORTH (NE





NEW



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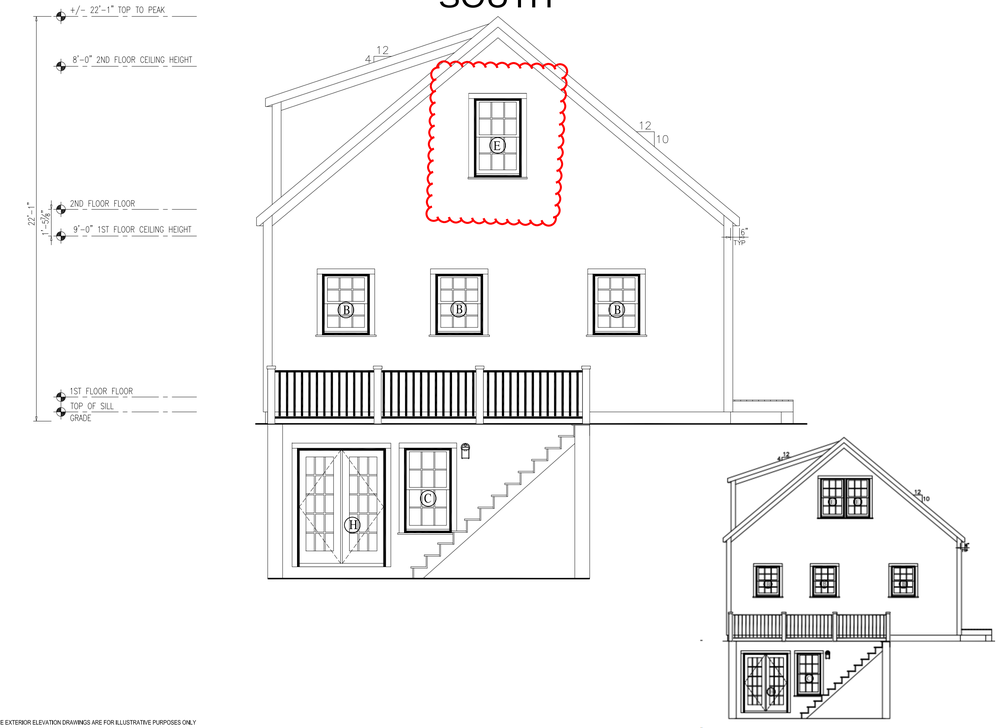
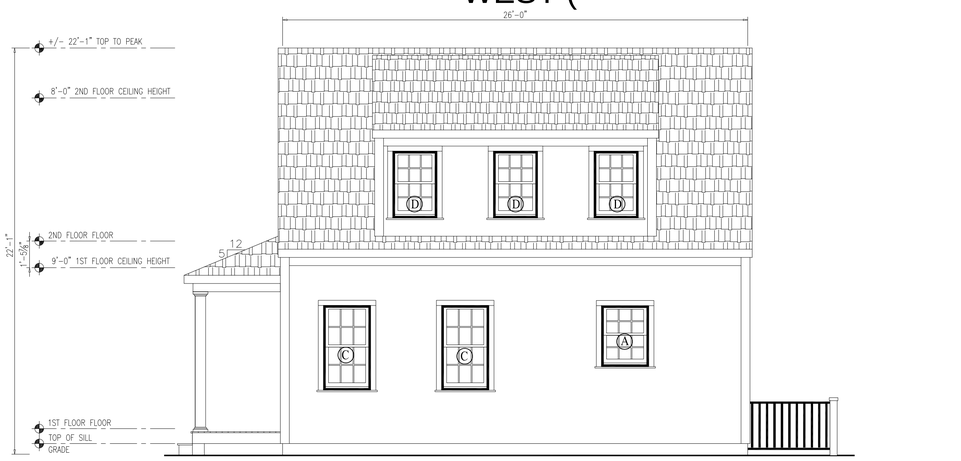
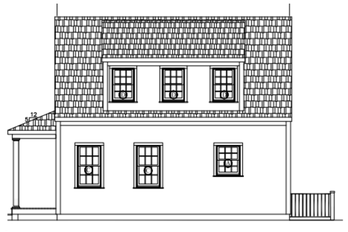


WEST (





NOTES:

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

30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

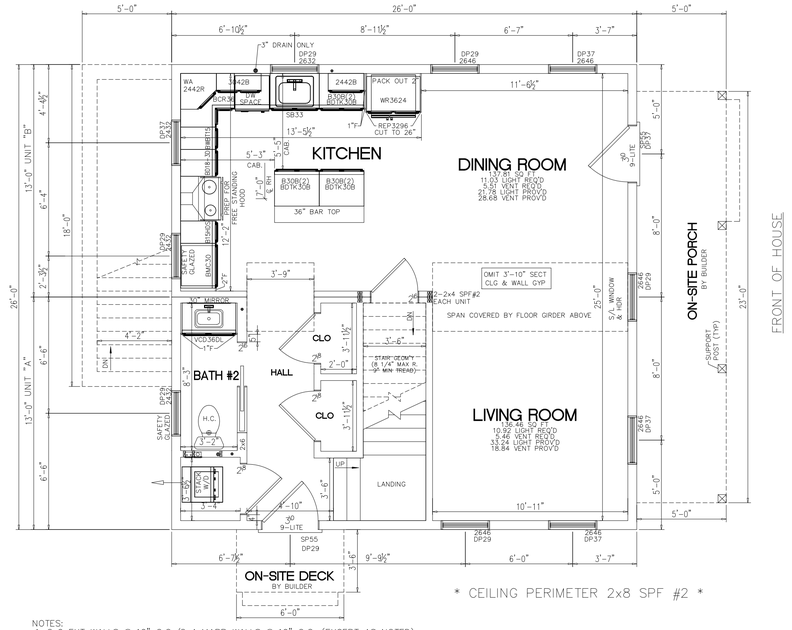
PROJECT:
45334
4-BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 9/16/24
SCALE: 1/4"=1'-0"
FILENAME: 45334 PD

SHEET:
ELEV-

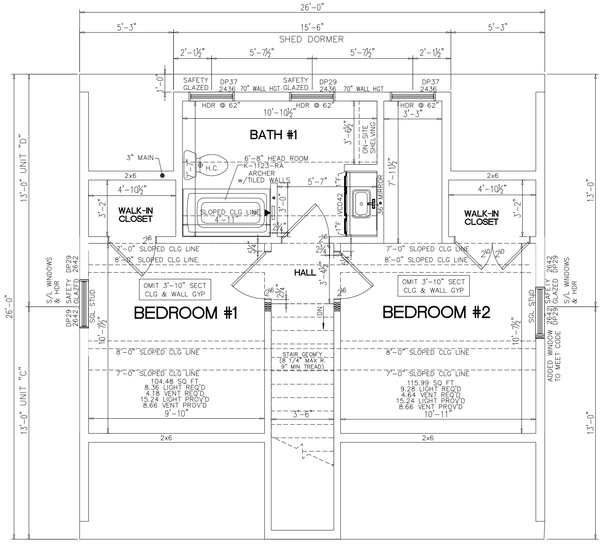
FIRST FLOOR PLAN



* CEILING PERIMETER 2x8 SPF #2 *

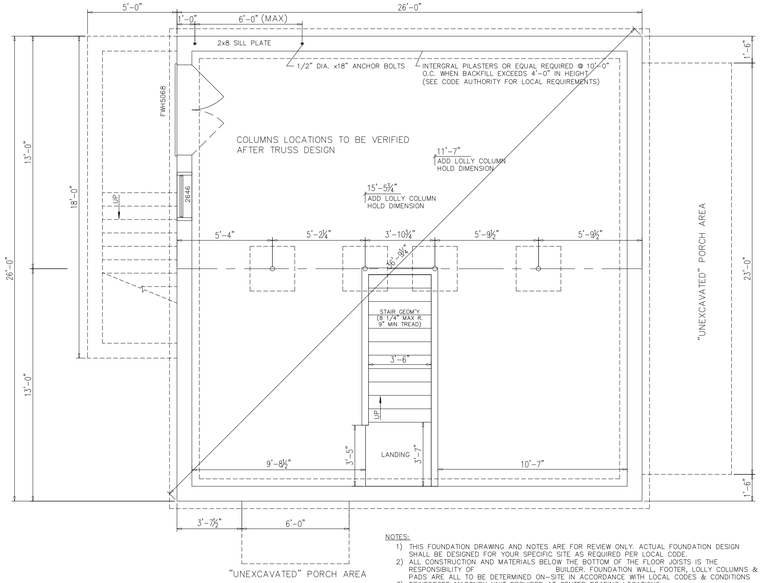
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 9'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. CLG BEAM OVER BDRM #1/BDRM #2 TO BE: 1-1 1/2"x9 1/4"x26'-0" M.L. (PER MODULE)
7. FLR GIRDER UNDER BDRM #2 TO BE: 2-1 1/2"x9 1/4"x11'-9 1/2" M.L. (PER MODULE)

FOUNDATION



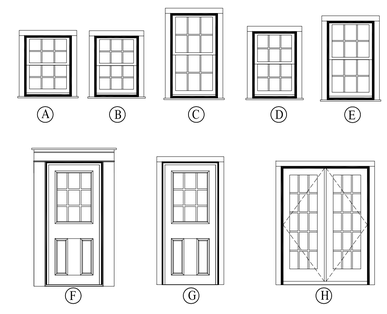
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS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

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2632	A	32 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	8.97	5.54	3.17
2432	B	30 1/8" X 41 1/4"	ANDERSEN 400	DH WINDOW	.28	8.40	5.09	2.94
2646	C	32 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	12.49	8.31	4.71
2436	D	30 1/8" X 44 7/8"	ANDERSEN 400	DH WINDOW	.28	9.23	5.73	3.18
2642	E	32 1/8" x 52 7/8"	ANDERSEN 400	DH WINDOW	.28	11.61	7.62	4.33
DOORS								
SP55 FRONT	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
SP55 SIDE	G	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWH5068-2	H	60" x 80"	ANDERSEN	HINGED PATIO DOOR	.29	32.71	16.64	12.98

SQUARE FOOTAGE:

FIRST FLOOR:	676	SQ. FT.
SECOND FLOOR:	486	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,162	SQ. FT.
OVERALL SIZE	-	
MODEL:	4-BOX CAPE	



30 EEL POINT RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
30 EEL POINT

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45334
4-BOX CAPE

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN

DATE: 9/16/24

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

FILENAME: 45334 PD

SHEET:
PLAN -




30
30







CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 453

Street & Number of Proposed Work: 27 NORTH LIBERTY

Owner of record: MICHAELE KOLB

Mailing Address: 2 KITE HILL LA
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. 2024-04-10270

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

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 280 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14'-0" Sq. footage 2nd floor: 280 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 20'-0" South 26'-6" East 26'-6" West 26'-6"

Additional Remarks

Historic Name:

Original Date: 1802

Original Builder: SETH FOLEY

REVISIONS* (describe)

1. East Elevation 2 WINDOWS DORMER ROOF SLOPE 9/12, ADD 2 WINDOWS VERT, BRICK @ FOUND
2. South Elevation ~~GABLE~~ ROOF SLOPE 9/12, BRICK @ FOUNDATION
3. West Elevation 2 WINDOWS @ DORMER, BRICK @ FOUND, 9/12 PITCH
4. North Elevation 9'-0 TILT GARAGE DOOR, 9/12 PITCH VERTICAL SHIPLAP

Is there an HDC survey form for 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" + 6'-6 ☐ Block ☐ Block Parged ☒ Brick (type) HISTORIC ☒ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: 3'-0"
Type: PICKET
Length: 66' AS PER HARDSCAPE PLAN

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" BOX ENCLOSURE, WD, PTD

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 5.5 Soffit (Overhang) _____ Corner boards 5.5 Frieze _____

Window Casing 2.5 Door Frame 2.5 Columns/Posts: Round _____ Square _____

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

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

Doors* (type and material): ☒ TDL ☐ SDL Front 6 LITE W/PANEL Rear SLIDE, WOOD VERT SHIPLAP Side _____

Garage Door(s): Type TILT Material WOOD, VERTICAL SHIPLAP

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT SHINGLE Clapboard (if applicable) _____ Roof NAT CEDAR

Trim QUAKER GREY Sash QUAKER GREY Doors QUAKER GREY

Deck _____ Foundation BRICK, HISTORIC Fence _____ Shutters _____

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

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

Date 3.28.25 Signature of owner of record Michelle Kolb Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9.27.25
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10270 Address : 27 NORTH LIBERTY
	Copy of Minutes (application item circled) MINUTES NOT POSTED, 5/28/24
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

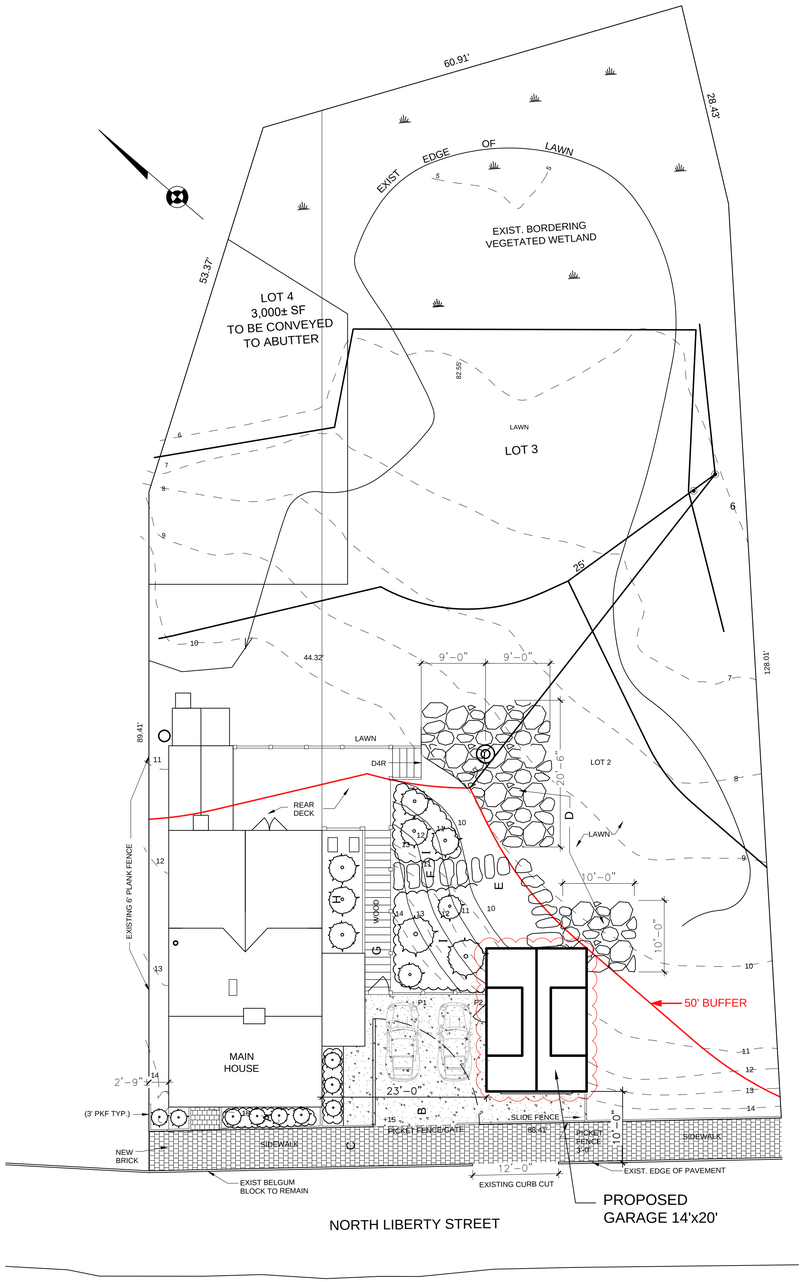
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single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

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

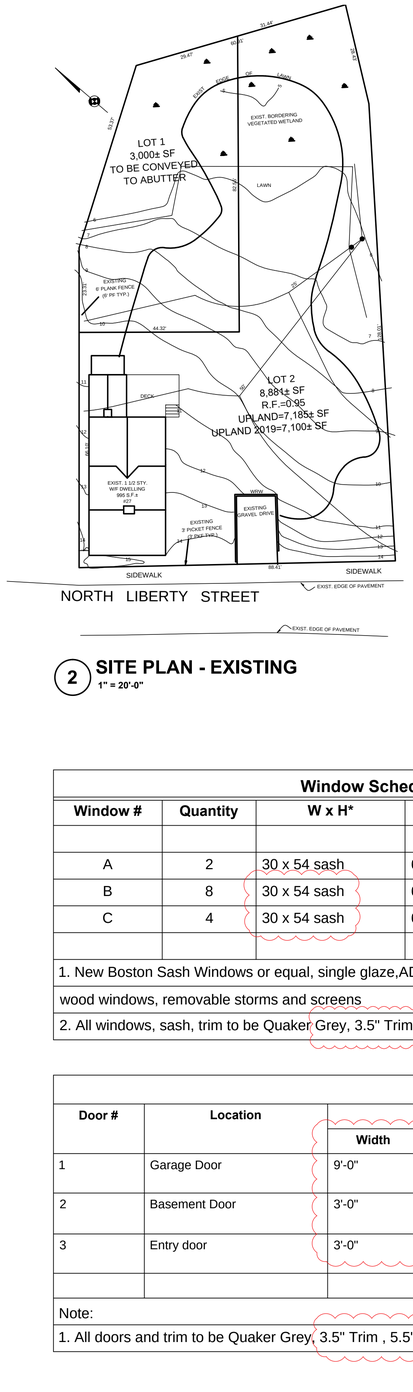
Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 3.28.25



1 SITE PLAN - PROPOSED GARAGE
1" = 10'-0"



2 SITE PLAN - EXISTING
1" = 20'-0"

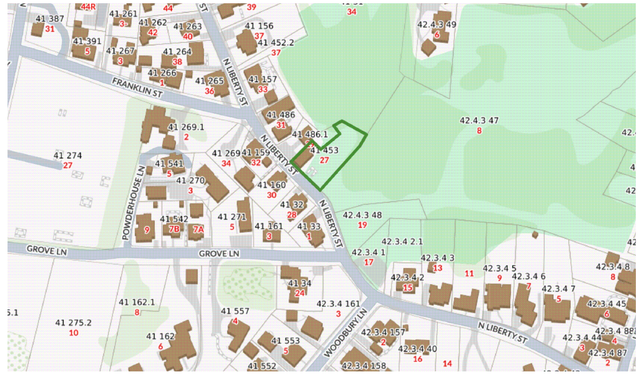
Map & Parcel:	41/453
Zoning:	ROH
Min. Frontage:	50'
Front Setback	0'
Side/Rear Setback:	5'
Lot Size:	11,881 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	50%
Existing G.C.:	1055 SF
Proposed G.C.:	280 SF
Total Proposed G.C.:	1,335 SF

Window Schedule

Window #	Quantity	W x H*	Type	Window Type
A	2	30 x 54 sash	6/6 double hung	Wood, TDL
B	8	30 x 54 sash	6/6 double hung	Wood, TDL
C	4	30 x 54 sash	6/6 double hung	Wood, TDL
1. New Boston Sash Windows or equal, single glaze,ADL, double hung,				
wood windows, removable storms and screens				
2. All windows, sash, trim to be Quaker Grey, 3.5" Trim				

Door Schedule

Door #	Location	Size			MTL.	Casing	Hardware
		Width	Height	Thick.			
1	Garage Door	9'-0"	7.5"	1-3/4"	wood/plank, vertical pattern	3.5"	automatic tilt door
2	Basement Door	3'-0"	3'-0"	1-3/4"	wood/plank, vertical pattern	3.5"	sliding track and rollers
3	Entry door	3'-0"	7'-0"	1-3/8"	wd/glass, 6 lite , panel below	3.5"	butt
Note:							
1. All doors and trim to be Quaker Grey, 3.5" Trim , 5.5" Rake.							



LOCUS MAP
BLOCK 41
LOT 453



PRECEDENCE 1890 FROM LILLY POND

GENERAL NOTE:

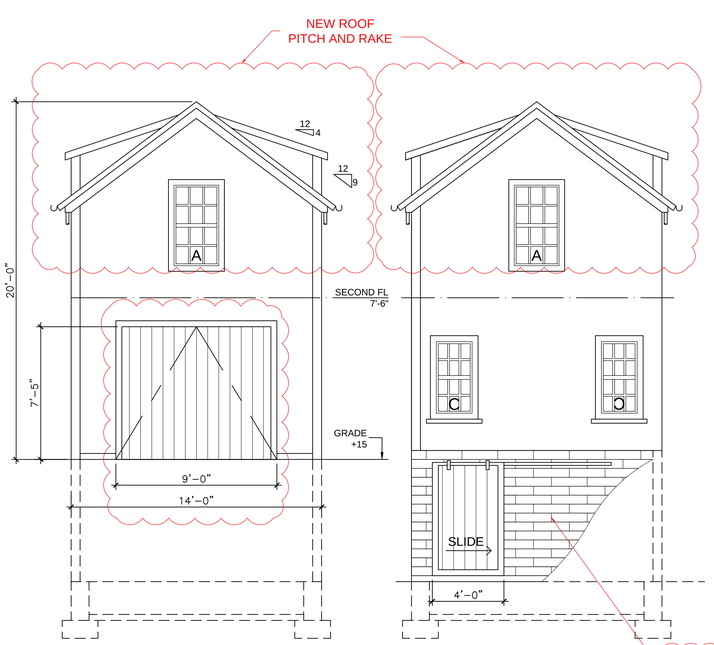
HDC HARDSCAPE
HDC-2024-03-10127
3/19/24
APPROVAL

HDC SUBMISSION
GARAGE
04.08.2024 REV 04.03.2025

RESIDENCE
27 North Liberty St
Nantucket, MA 02554

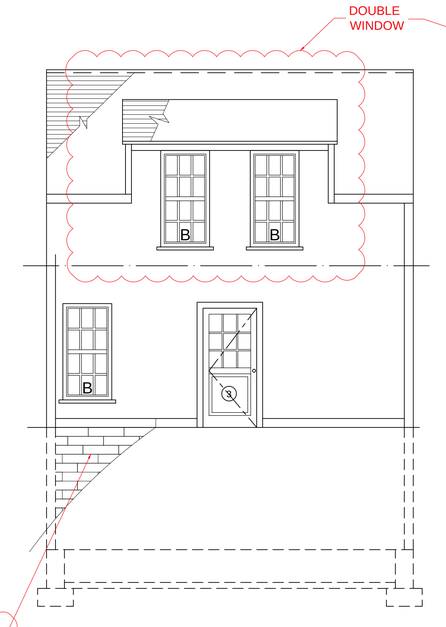
COVER

A-0 | SCALE: 1" = 10'-0"

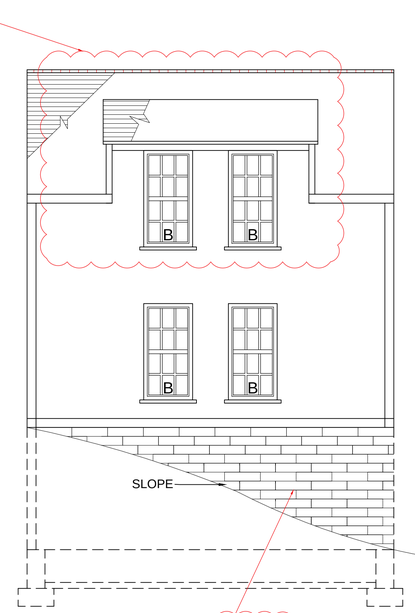


NORTH ELEVATION
SCALE: 1/4"=1-'0"

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



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



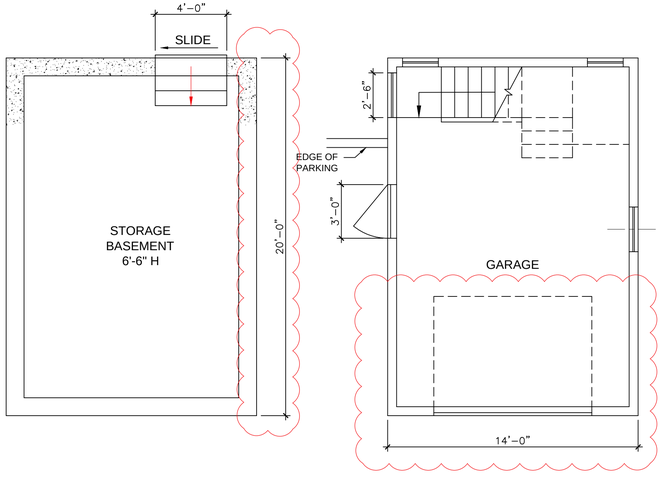
EAST ELEVATION
SCALE: 1/4"=1-'0"

NOTE:
1. SEE SITE PLAN FOR TOPOGRAPH



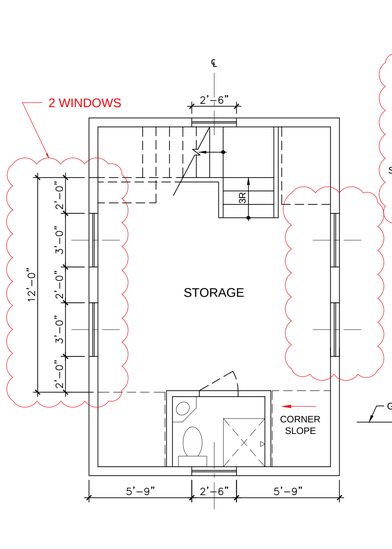


RENDERING OF GARAGE

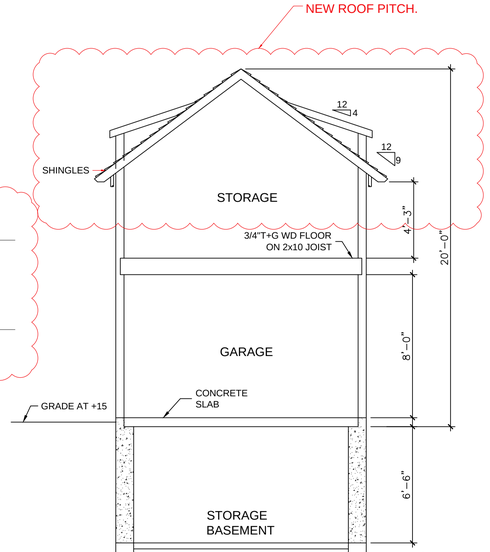


BASEMENT
SCALE: 1/4"=1-'0"

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



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



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



PRECEDENCE - 13 WOODBURY

HDC SUBMISSION
GARAGE
04.08.2024

RESIDENCE

27 North Liberty St
Nantucket, MA 02554

GARAGE

A-1

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

ADDRESS: 85 Orange Street 55.4.1/27

DATE HEARD: 3/25/25

SITTING BOARD: Welch, MacLeod, Paul, Thornewill, Alt Patten

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 4/1/25
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10613 85 Orange Street Addition
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
×	One set reduced plans: 8 ½ x11
×	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
×	Submit documents to PLUS at 2 Fairgrounds Road
×	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9/4/24

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

East Elevation
85 Orange Street
04/01/25

before



EXISTING ELEVATION EAST

after



PROPOSED ELEVATION EAST

85
MAIN HOUSE

Label	MANUFACTURE	Rough Opening	Window Size	Style	Quality
A	BOSTON SASH	33.25 X 65	37.25 X 68	Double Hung	
B	BOSTON SASH	33.25 X 55	37.25 X 58	Double Hung	
DOOR 1		34.5 X 82.5	38.5 X 83.5	Simpson 4 panel	
DOOR 2		34.5 X 82.5	38.5 X 83.5	Simpson 4 379449 light	
E WINDOW	BOSTON SASH	-	18.5 X 24	Awning Mulled	





MATCH DETAILS IN HISTORICAL PHOTO FROM 1890 (EXCEPT WINDOWS)

REVISION 7
Issued for Building Permit
04/01/25

07/25/24

This drawing produced by Bowdon Engineering, LLC (BE) remain the property of BE and may not be copied, disclosed to third parties, or used by this CLIENT for any other purpose without the written consent of BE

476_85 Orange Street
Nantucket MA PJ

NOTE: 11" x 17" DRAWING SIZE
IS NOT TO SCALE

BOWDON Engineering, LLC
Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue ◦ Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

East Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A1

South Elevation
04/01/25

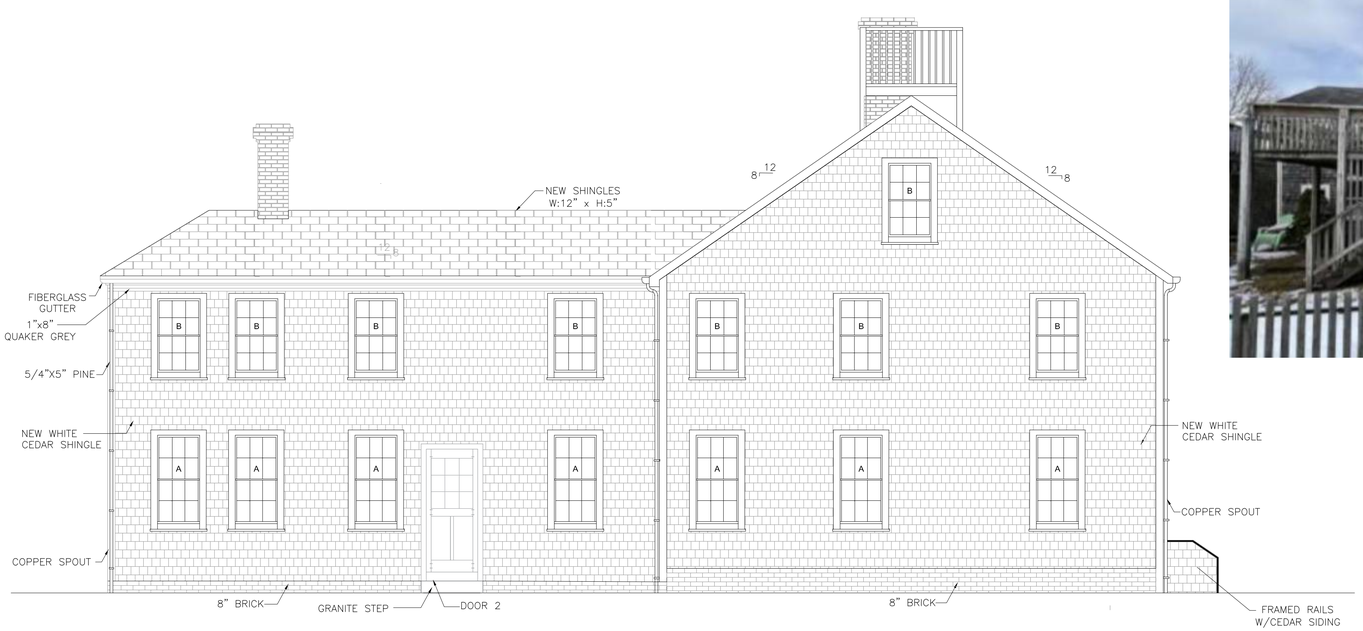
before



EXISTING SOUTH ELEVATION



after



PROPOSED SOUTH ELEVATION

REVISION 7
Issued for Building Permit
04/01/25

COMMONWEALTH OF MASSACHUSETTS
PAUL J. BONARRIGO
No. 47449
REGISTERED PROFESSIONAL ENGINEER

07/25/24

476_85 Orange Street
Nantucket MA PJ

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07/10/24		Reviewed By:

South Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A2

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West Elevation
04/01/25

before



EXISTING WEST ELEVATION

after



PROPOSED WEST ELEVATION

REVISION 7
Issued for Building Permit
04/01/25

COMMONWEALTH OF MASSACHUSETTS
PAUL BONARRIGO
STRUCTURAL
NO. 47449
REGISTERED PROFESSIONAL ENGINEER

07/25/24

476_85 Orange Street
Nantucket MA PJ

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pbonarrigo1@comcast.net (781) 706-3287

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07/10/24		Reviewed By:

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West Elevation

85 Orange Street Nantucket, MA

DRAWING NUMBER A3

North Elevation
04/01/25

before



EXISTING NORTH ELEVATION





after



PROPOSED NORTH ELEVATION

REVISION 7
Issued for Building Permit
04/01/25

COMMONWEALTH OF MASSACHUSETTS
PAUL BONARRIGO
STRUCTURAL
NO. 47449
REGISTERED PROFESSIONAL ENGINEER

07/25/24

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476_85 Orange Street
Nantucket MA PJ

NOTE: 11" x 17" DRAWING SIZE
IS NOT TO SCALE

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Paul Bonarrigo, PE Structural Engineer
52 Northern Avenue . Weymouth, MA 02188
pbonarrigo1@comcast.net (781) 706-3287

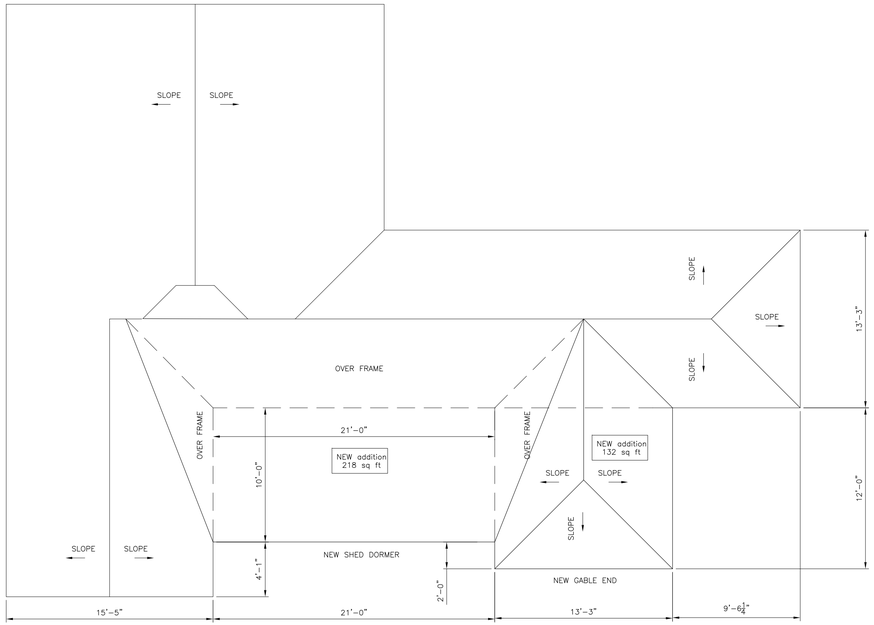
Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/25/24		Reviewed By:

North Elevation

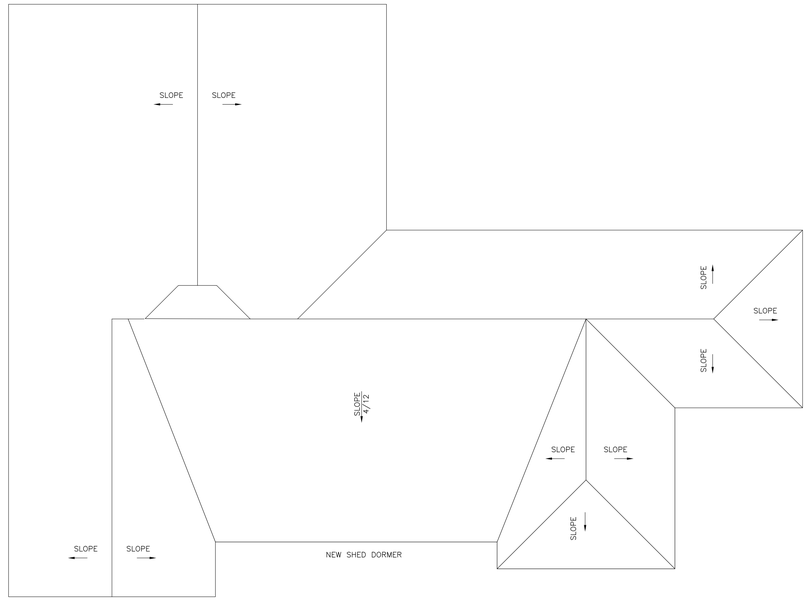
85 Orange Street Nantucket, MA

DRAWING NUMBER A4

after



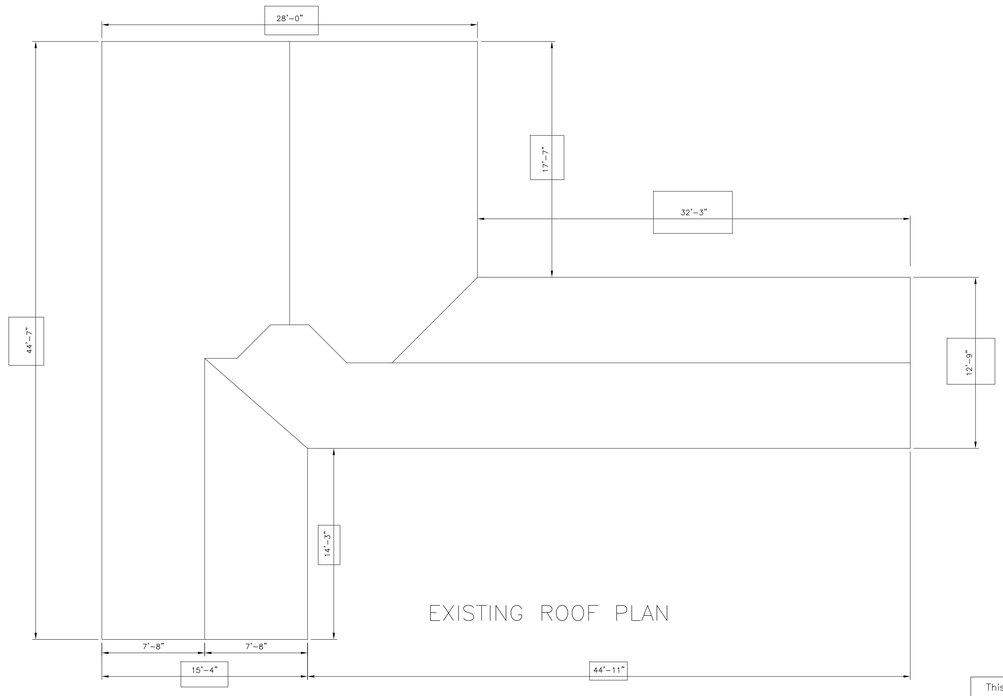
REVISED ROOF PLAN



REVISED ROOF PLAN



before



EXISTING ROOF PLAN

REVISED ROOF
04/01/25

REVISION 7
Issued for Building Permit
04/01/25

COMMONWEALTH OF MASSACHUSETTS
BONARRIGO
STRUCTURAL
NO. 47448
REGISTERED
PROFESSIONAL ENGINEER

07/25/24

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476_85 Orange Street
Nantucket MA PJ

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pbonarrigo1@comcast.net (781) 706-3287

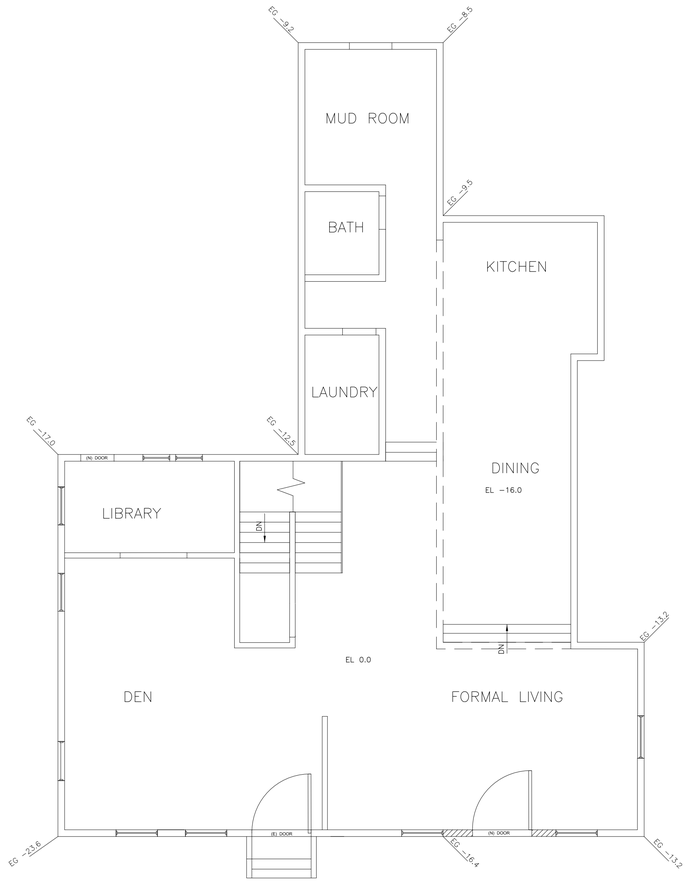
Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

Revised Roof Plans

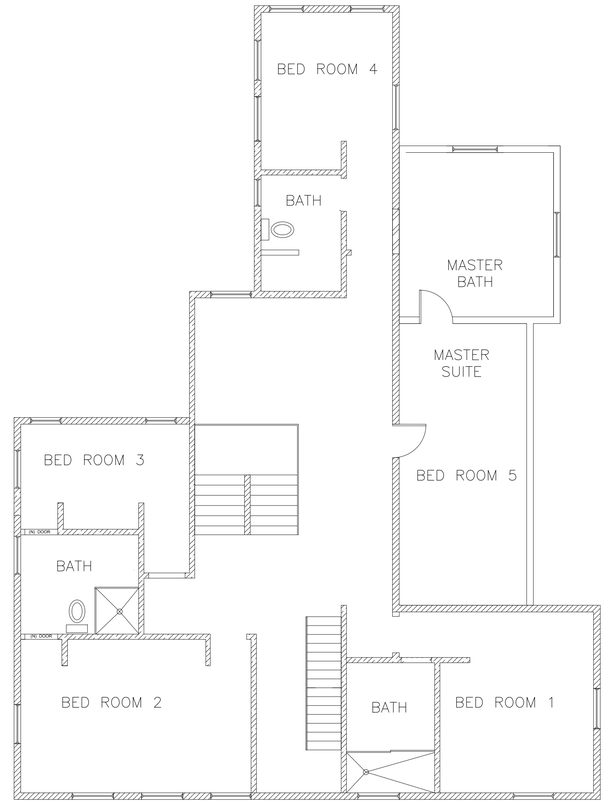
85 Orange Street Nantucket, MA

DRAWING NUMBER A5

Revised floor plans
04/01/25



REVISED FIRST FLOOR PLAN
85 Orange Street
Front of house



REVISED SECOND FLOOR PLAN
85 Orange Street
Front of house

REVISION 7
Issued for Building Permit
04/01/25

COMMONWEALTH OF MASSACHUSETTS
PAUL J. BONARRIGO
STRUCTURAL
NO. 47448
REGISTERED PROFESSIONAL ENGINEER

07/25/24

476_85 Orange Street
Nantucket MA PJ

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Scale:	Responsible Charge:	Developed By:
1/4"=1'-0"	Paul Bonarrigo, PE	Paul Bonarrigo, PE
07/10/24		Reviewed By:

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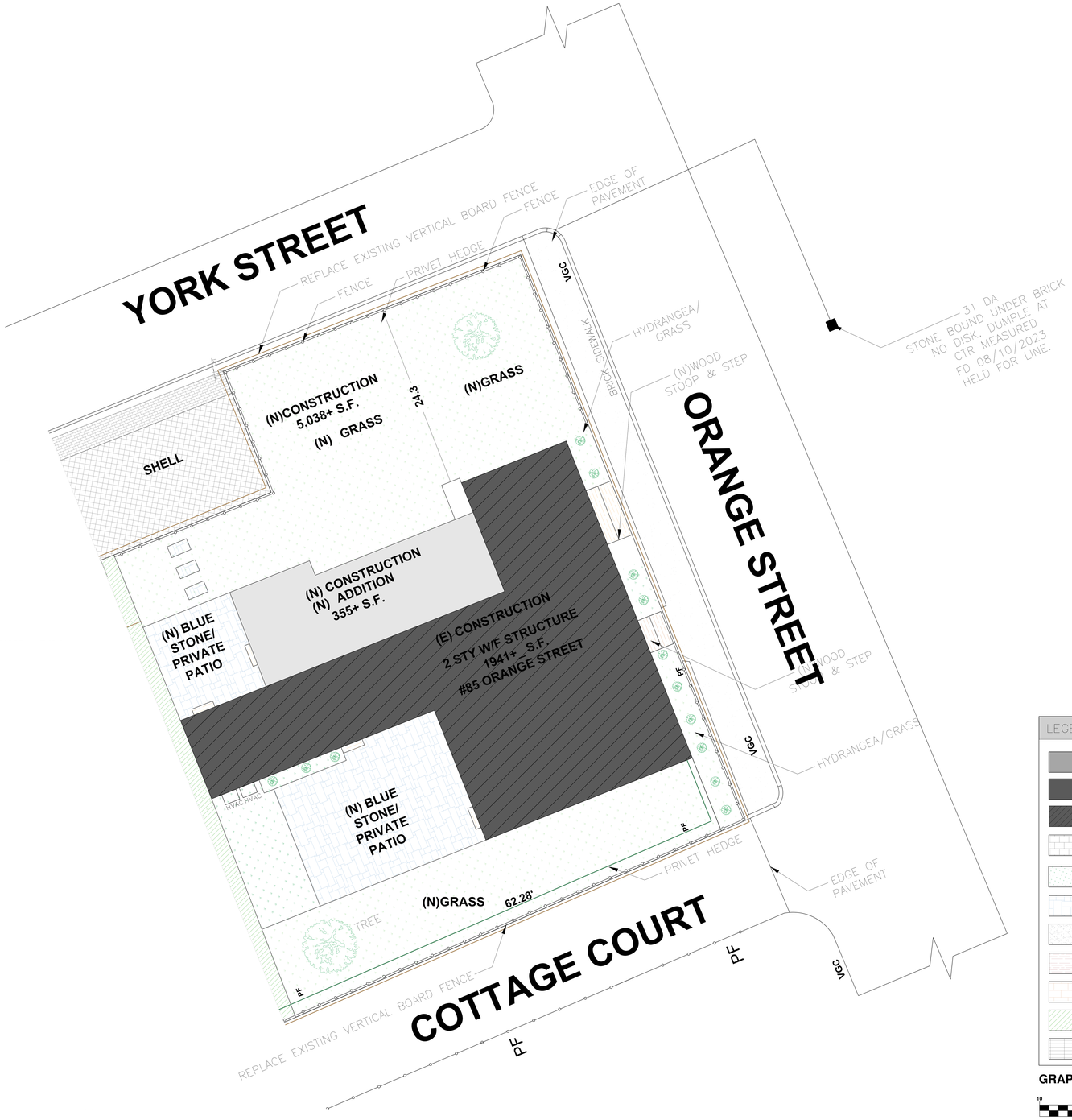
Revised Floor Plans

85 Orange Street Nantucket, MA

DRAWING NUMBER A6



PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE
- SHELL FLOOR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

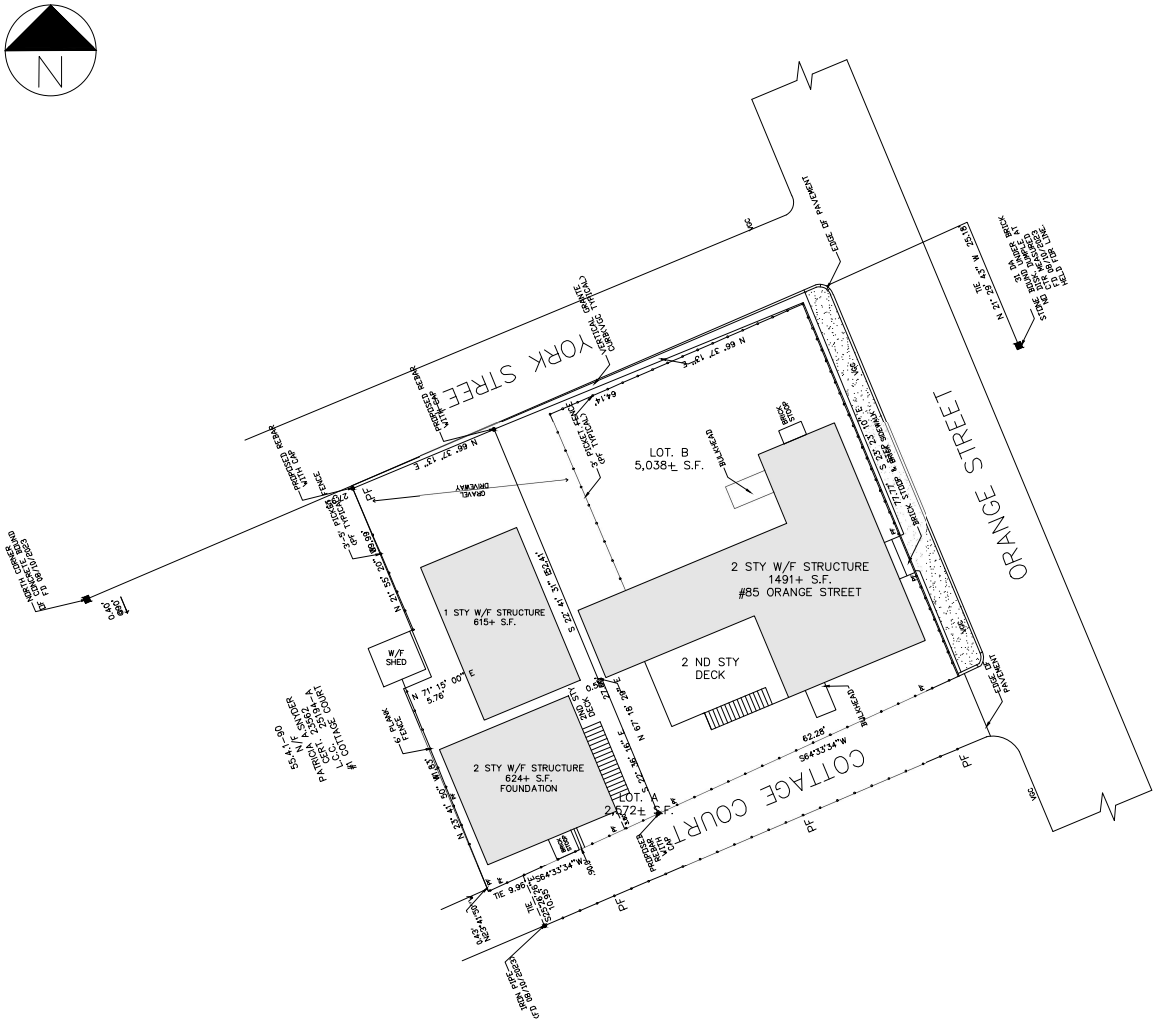
TITLE SHEET

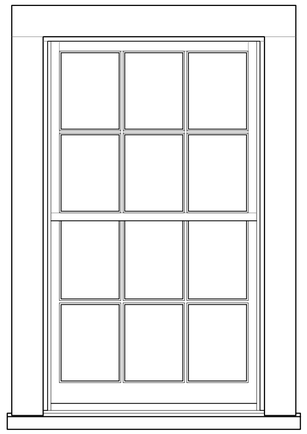
PROPOSED SITE
85 ORANGE

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

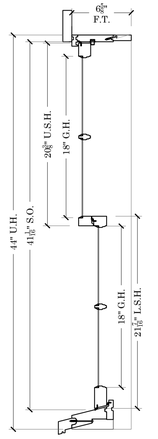
SHEET

A1-1

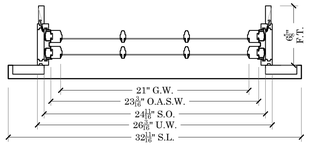

N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615+ S.F.
W/F
SHED
2 STY W/F STRUCTURE
624+ S.F.
FOUNDATION
LOT.
2,672± S.F.
DRIVEWAY
BRICK
STONE
PROPOSED REPAIR
PROPOSED CLEAN OUT
PROPOSED CAP
PROPOSED REPAIR
PROPOSED REPAIR
PROPOSED REPAIR



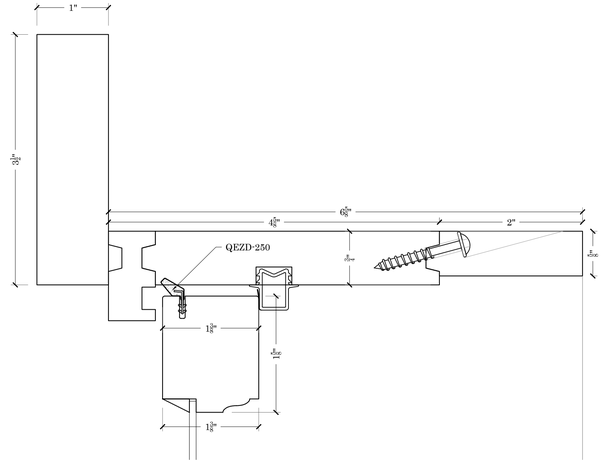
1 / 1 ELEVATION
SCALE 1-1/2"=1'

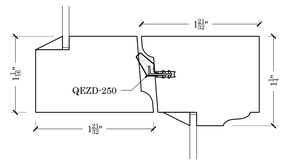


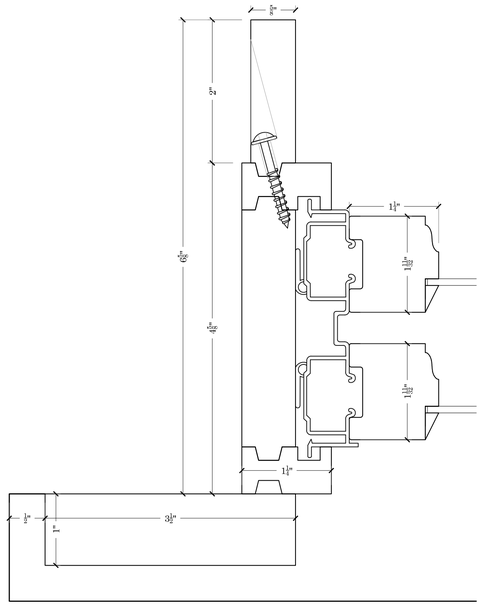
B / 1 SECTION
SCALE 1-1/2"=1'

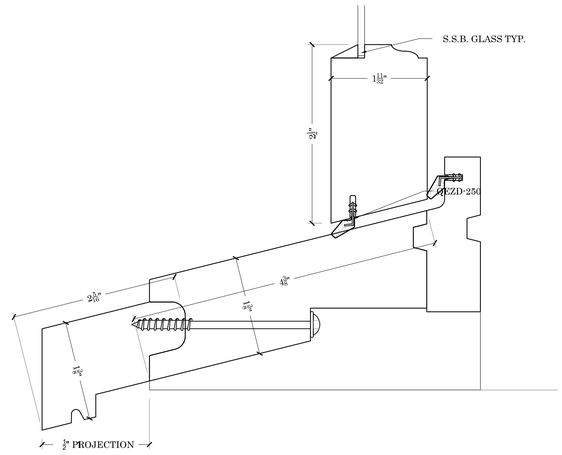


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 02/08/2024
Data updated Jan. 2021

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

ADDRESS: 85 Orange Street
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
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If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 4/1/25
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×	Reduced (8 ½ x 11) copy of application
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×	Signed Affidavit: see below

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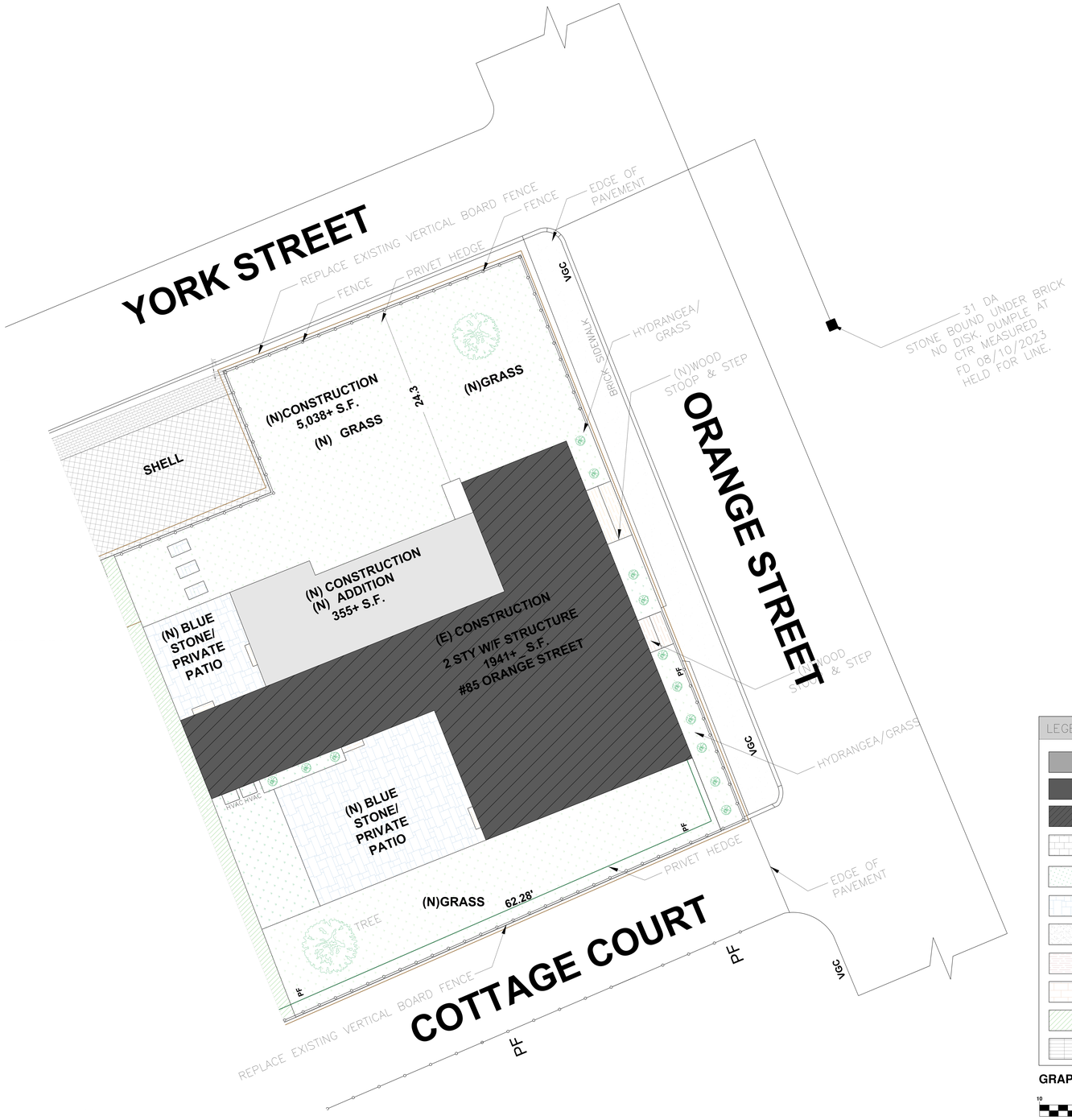


PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP
- PRIVATE HEDGE
- SHELL FLOOR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

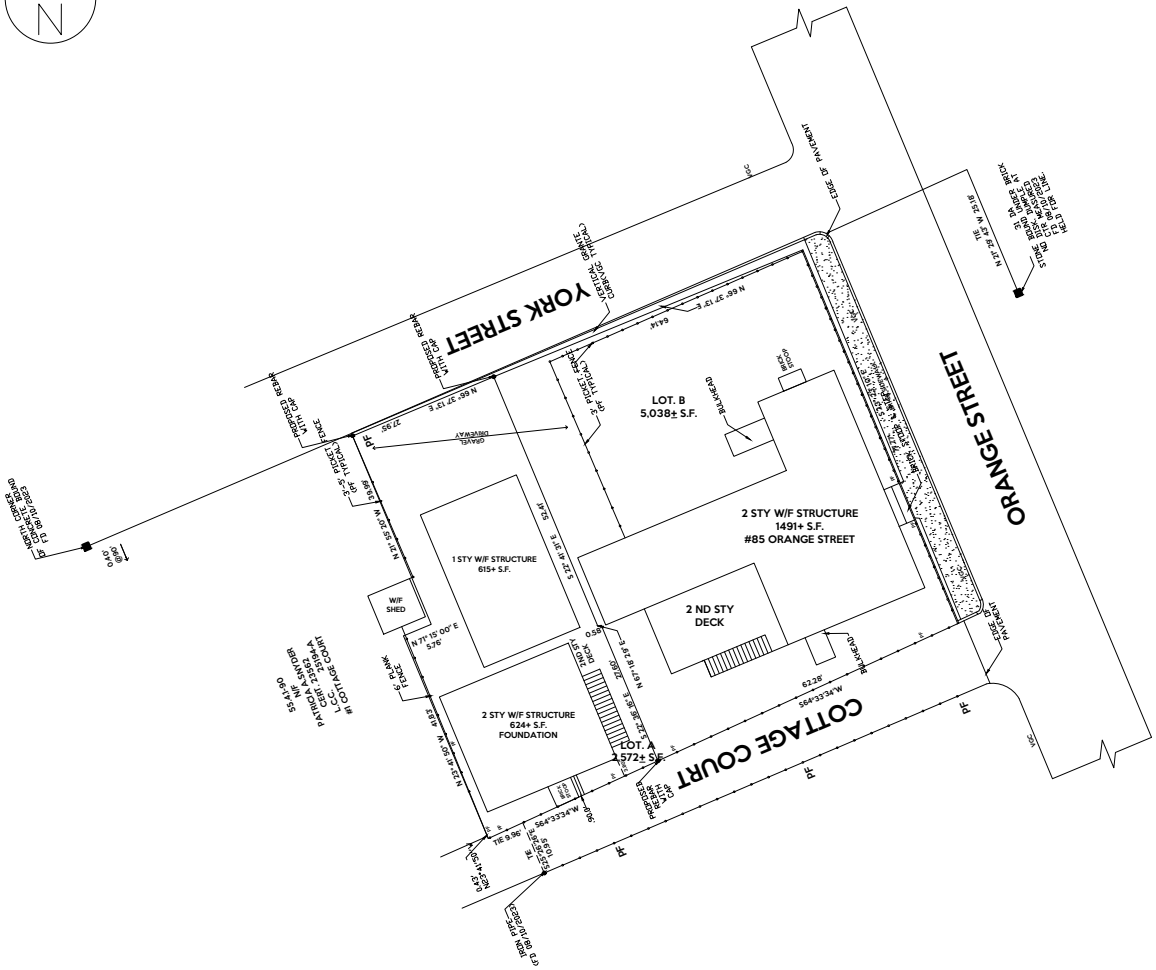
TITLE SHEET

PROPOSED SITE
85 ORANGE

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

SHEET

A1-1



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VACINITY MAP



BLOCK PLOT



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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

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EXISTING SITE PLAN

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

SHEET

A1-0

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 02/08/2024
Data updated Jan. 2021

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

ADDRESS: 85 Orange Street
DATE HEARD: 3/25/25
SITTING BOARD:

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

×	Date submitted to 2 Fairgrounds Road: 4/1/25
×	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 10609 Rear Hardscape 85R Orange Street
×	Copy of Minutes (application item circled)
×	Reduced (8 ½ x 11) copy of application
×	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
×	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
×	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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oak
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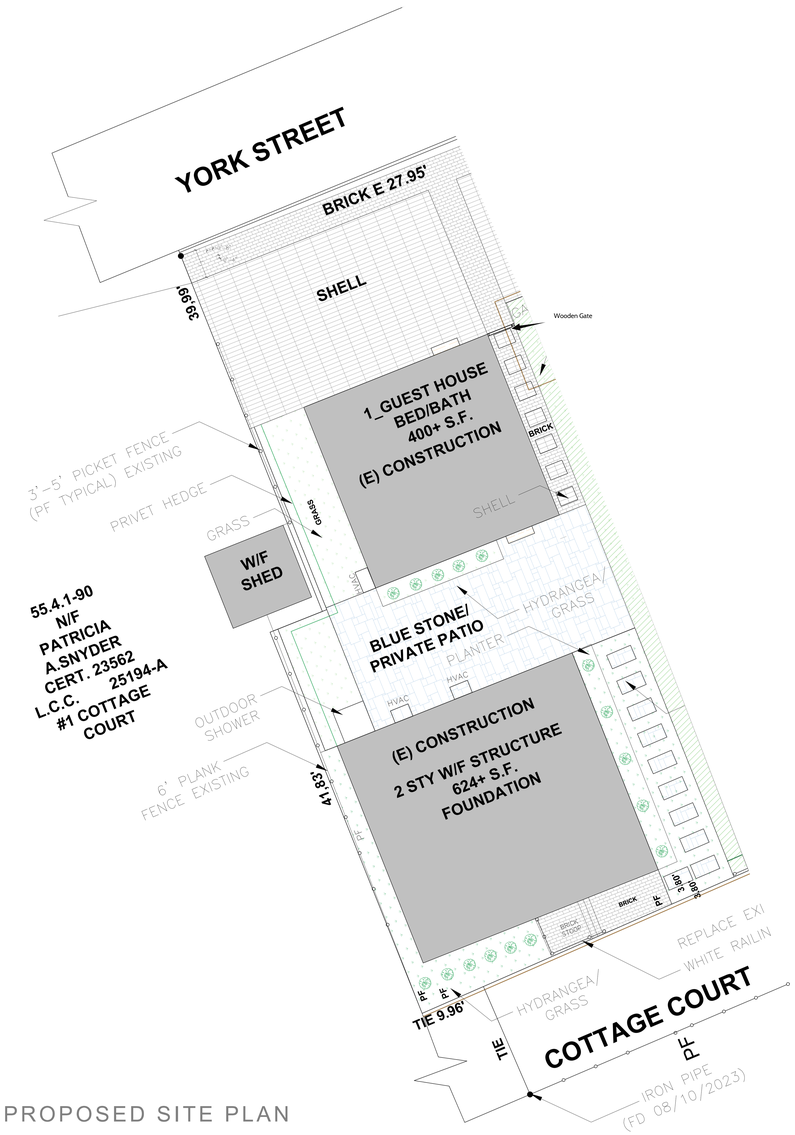

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85R ORANGE

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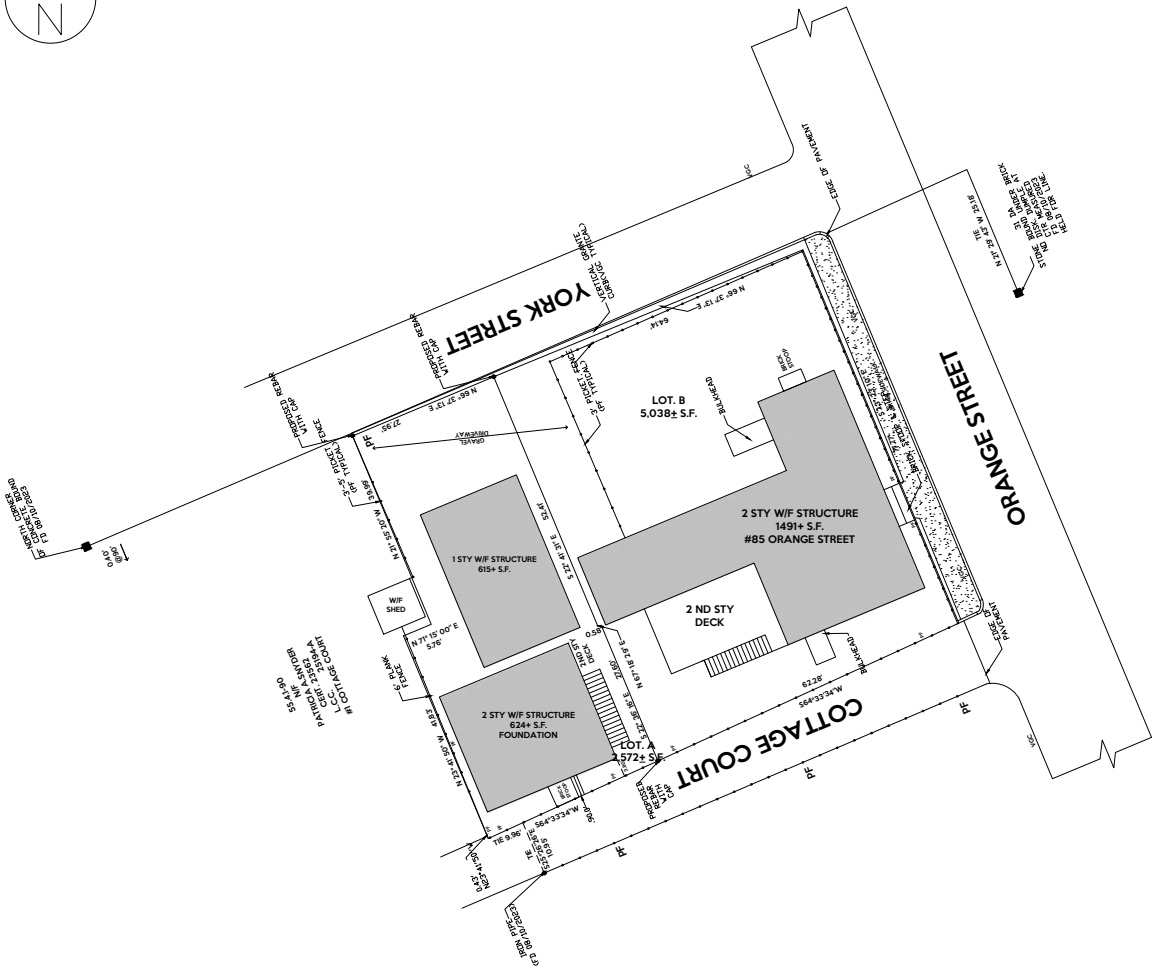

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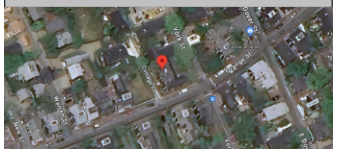

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oak

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PROJECT NAME

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LOCATION

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FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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SITTING BOARD:

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If your application was HOLD FOR REVISIONS:

x	Date submitted to 2 Fairgrounds Road: 4-2-25
x	Address & HDC Case Number (ie HDC2020-05-0265): **HDC2025-01-11892** **6 Ishmael Rd**
x	Copy of Minutes (application item circled) Transcript of meeting by Val Oliver Design Inc
x	Reduced (8 ½ x 11) copy of application
x	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
x	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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Signature: Valloria A. Oliver Date: 4-2-25

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°: 82 PARCEL N°. 91

Street & Number of Proposed Work: 6 ISHMAEL ROAD

Owner of record: BLIBER'S FAMILY LLC

Mailing Address: 41 WALDEN AVE.
SUMMIT, NJ. 07901

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLNEY DESIGNS

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4379 E-mail: olney1@cegrail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 583.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 62'0" Sq. Footage 1st floor: 1997 SF
Width: 39'0" Sq. footage 2nd floor: 922 SF
Sq. footage 3rd floor: _____

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

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

Height of ridge above final finish grade: North 25'0" South 25'0" East 25'0" West 25'0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): COPPER

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) TME Corner boards 1X4 Frieze —
Window Casing 4" Door Frame 1X4 Columns/Posts: Round _____ Square 6"-8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front BANDEN W/ WINDOW Rear SLIDERS Side CASED

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Clapboard (if applicable) _____
Roof WOOD - NTW
Trim WHITE
Sash WHITE
Doors BLUE (TO MATCH EXISTING)
Deck NTW
Foundation GREY
Fence —
Shutters _____

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

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

Date 1-15-25 Signature of owner of record Val Olney Signed under penalties of perjury

March 4, 2025

6 Ishmael Rd

New Dwelling

Sitting Board: Ray, Abby, Angus, Connie and Carrie

Abby: Nice Job. Two things: the left side gable (rocket ship) maybe make wider? The appendage on the right, connection is unusual, and can we drop the main roof in the middle with the two dormers to alleviate the boxiness. Break off last right gable and connect it in a different way? Its intersecting in a weird way.

Carrie: Im in agreement with Abby about the front taller gable proportions are off. The dormer on the south elevation is unfortunate. Unusual and needs to manipulated enough to be approvable and widen the gable form it is on. It is very close to approvable. Shutters are too much and busy.

Connie: Nothing to add, I agree with what's been said.

Angus: This neighborhood has character defining elements like one story or one and a half story is consistent. Dormers are a little heavy. The left gable conflicts with the area neighborhood. Reads more than a story and a half. Can you introduce a hip to that gable or push the two story to the rear.

Ray: Everything that has been said has validity. The things I would underscore are the verticality of the left gable mass. And the almost in and almost out nature of the single story gable on the right.

Angus motion: hold for revisions (all Aye)

Neighborhood Context

Similar characteristics of structures:

-Most have “H” shaped floor plans

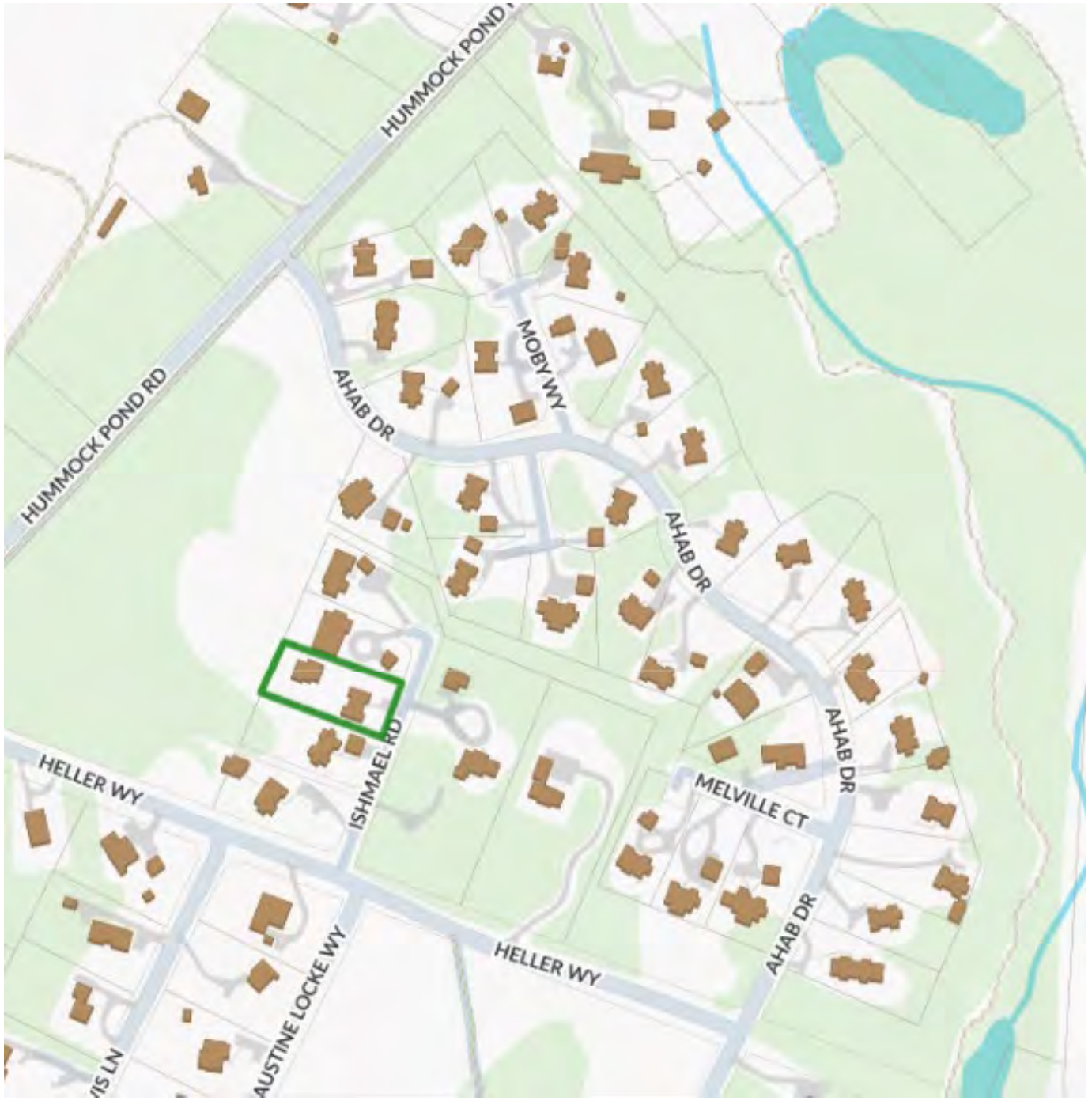
-Eave forward with combination of three masses

-Chimneys, porches and dormers

-Use of non symmetry with combos of smaller gable massing and fins

-Over the course of time, second floor massing has evolved and second garage guest structures

-The “intersecting gable” is a character defining feature in most homes (please note)





9 AHAB DRIVE

7 AHAB DRIVE

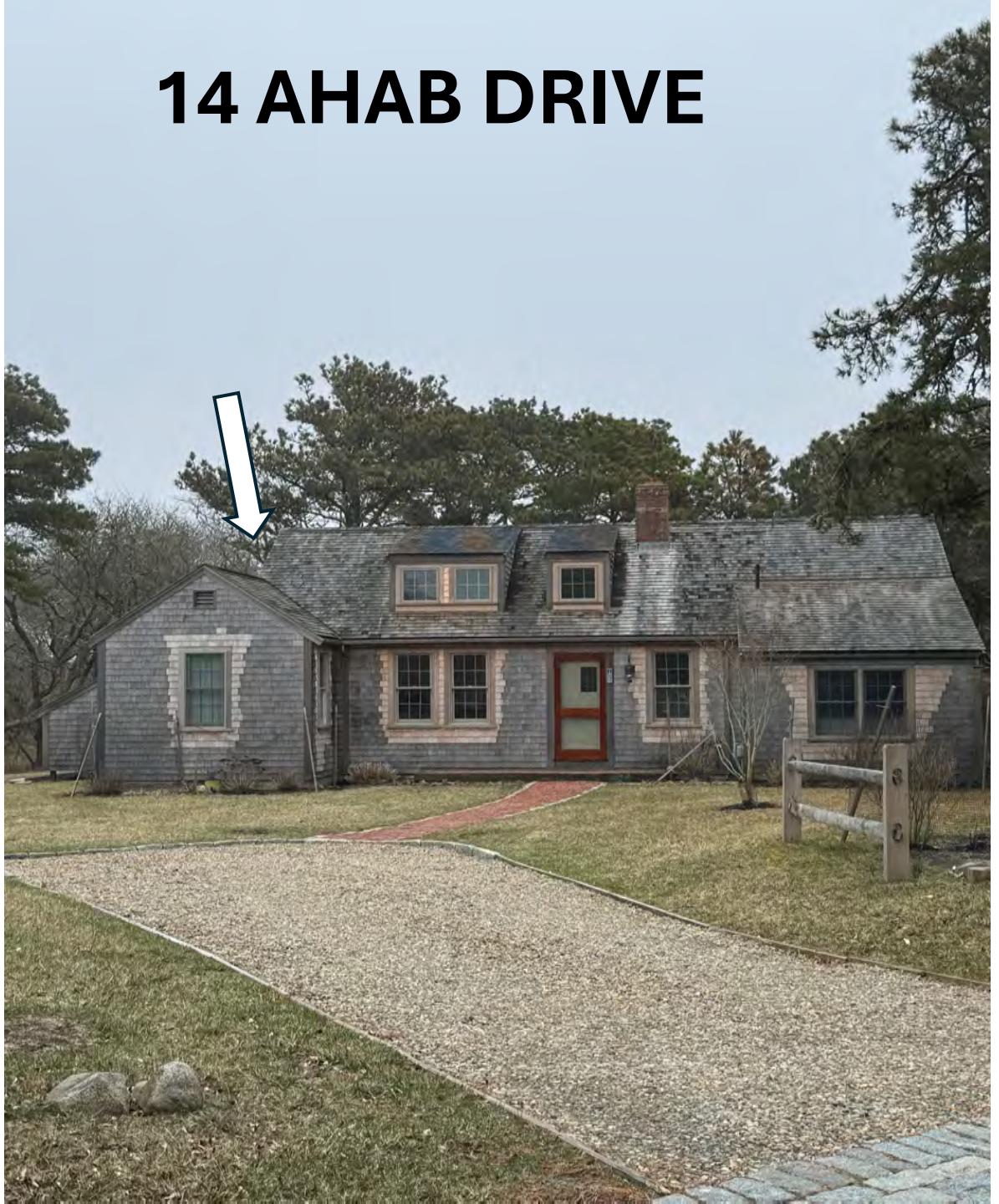




8 AHAB DRIVE BOTH STRUCTURES




16 AHAB DRIVE


14 AHAB DRIVE

17 AHAB DRIVE



19 AHAB DRIVE





19 AHAB DRIVE BARN



21 AHAB DRIVE



26 AHAB DRIVE



4 MELVILLE DRIVE

6 MELVILLE DRIVE







2 Ishmael Rd (Both Structures)





4 Ishmael Rd (Both Structures) Immediate neighbor



8 Ishmael Rd
Immediate neighbor
(very similar to
proposed design)

5 Ishmael Rd

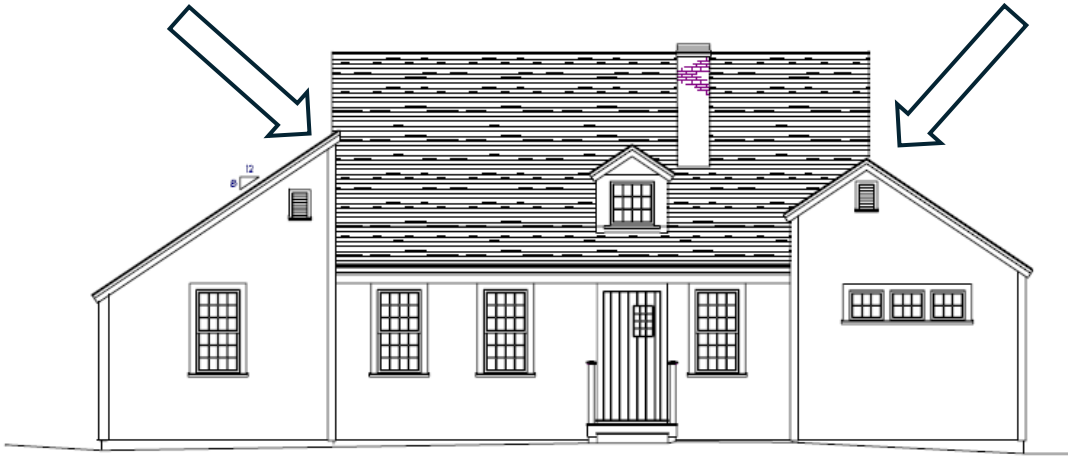




10 Ishmael Rd

6 Ishmael Rd (Existing house)







5 Moby Way

14 Hellers Way









10'-0" SETBACK

PROPERTY LINE

EXISTING STUDIO
1058 SF G.C.

LINE OF EXISTING HOUSE, TO BE MOVED OFF OR DEMOLISHED

PROPOSED DWELLING
1997 SF G.C.

PROPOSED SHED WITHIN SETBACK
198 SF

PROPERTY LINE

10'-0" SETBACK

43'-0" FRONT PORCH TO FRONT PL

15'-0" SETBACK

PROPERTY LINE

ISHMAEL ROAD

1 SITE PLAN
3/32" = 1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

1	03/21/2025	HDC REV. 1
	11/25/2024	HDC FILING
REV	DATE	DESCRIPTION

DEPARTMENT OF BUILDINGS APPROVALS

PROJECT NAME

NEW CONSTRUCTION RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

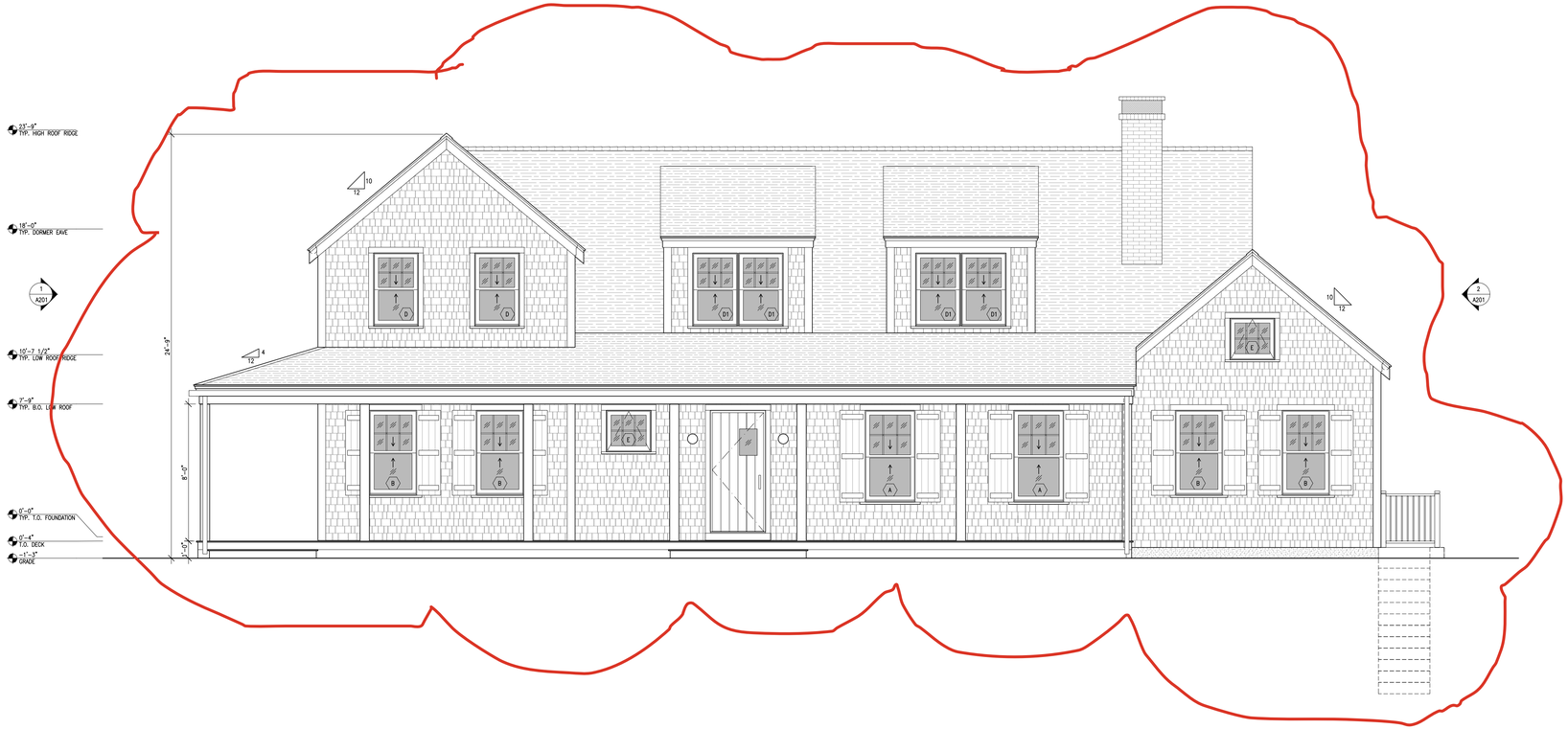
PROJECT NUMBER	03
DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

SITE PLAN

SHEET NUMBER

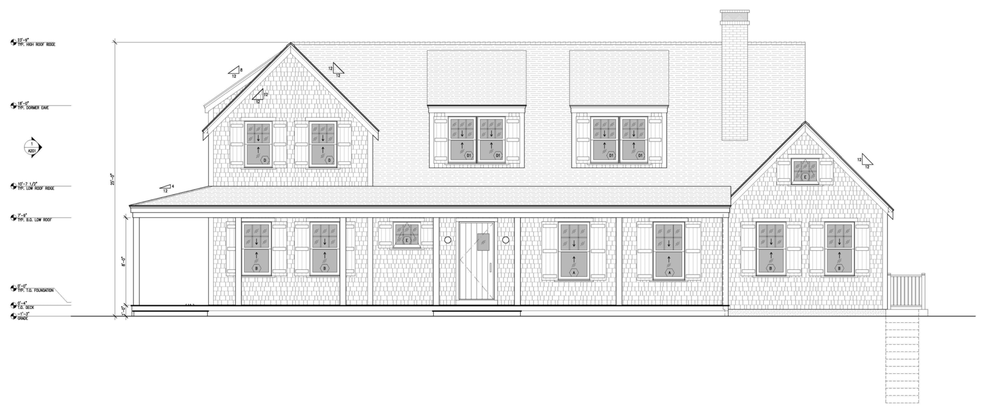
A-001.01



1 ELEVATION: EXT: FRONT (PROPOSED)
1/4"=1'-0"

REVISIONS:

- **DECREASED ROOF PITCH**
- **REDUCE OVERALL HT TO 24'-9"**
- **DROPPED MAIN MASS DOWN**
- **ELIMINATED DORMER ON -SOUTH**
- **REMOVED SHUTTERS SECOND FLOOR AND FROM SMALL 6 LIGHT FIRST FLOOR**
- **INCREASE PITCH ON PORCH ROOF**



ELEVATION: EXT: FRONT (OLD)
1/8"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

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NANTUCKET, MA 02554

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CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

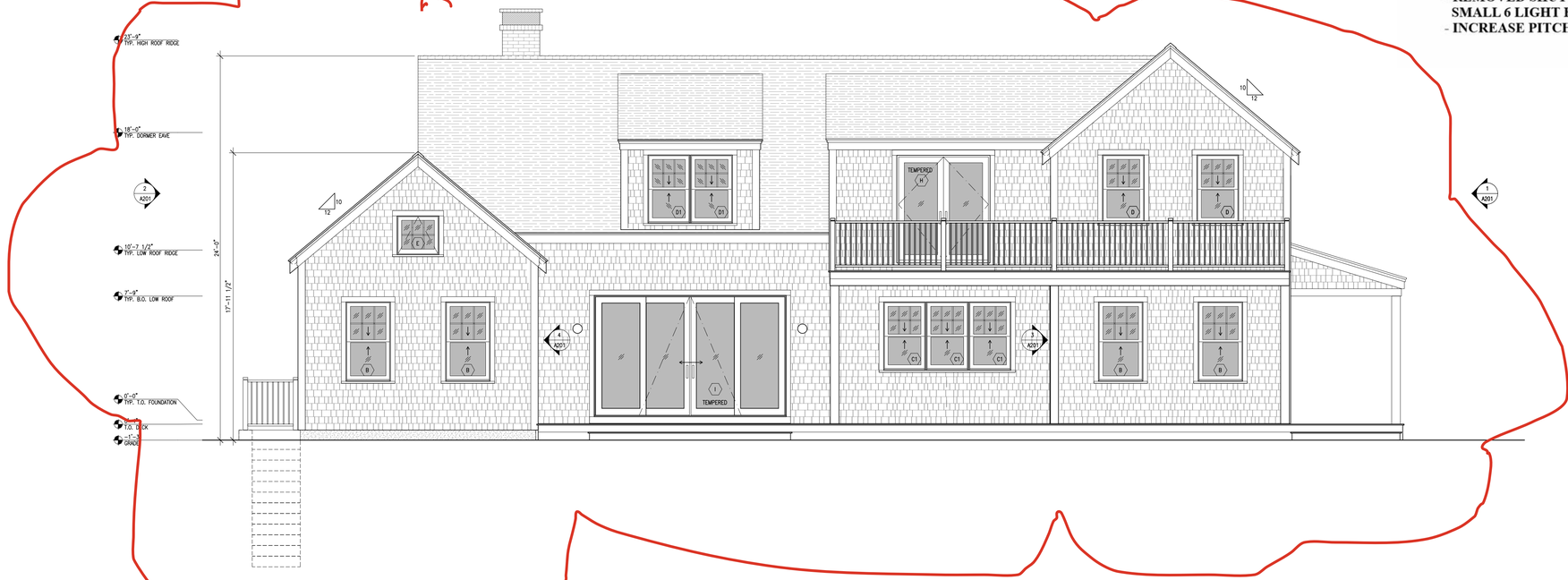
EXT ELEVATIONS

SHEET NUMBER

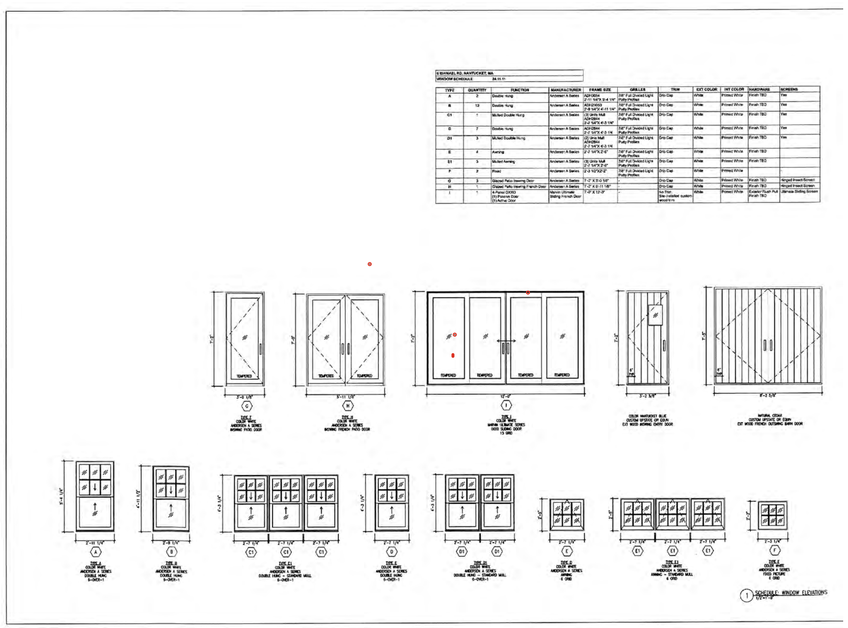
A-200.01A

REVISIONS:

- DECREASED ROOF PITCH
-REDUCE OVERALL HT TO 24'-9"
-DROPPED MAIN MASS DOWN
- ELIMINATED DORMER ON -SOUTH
- REMOVED SHUTTERS SECOND FLOOR AND FROM SMALL 6 LIGHT FIRST FLOOR
- INCREASE PITCH ON PORCH ROOF



2 ELEVATION: EXT: REAR (PROPOSED)
1/4"=1'-0"





ELEVATION: EXT: REAR (OLD)
1/8"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

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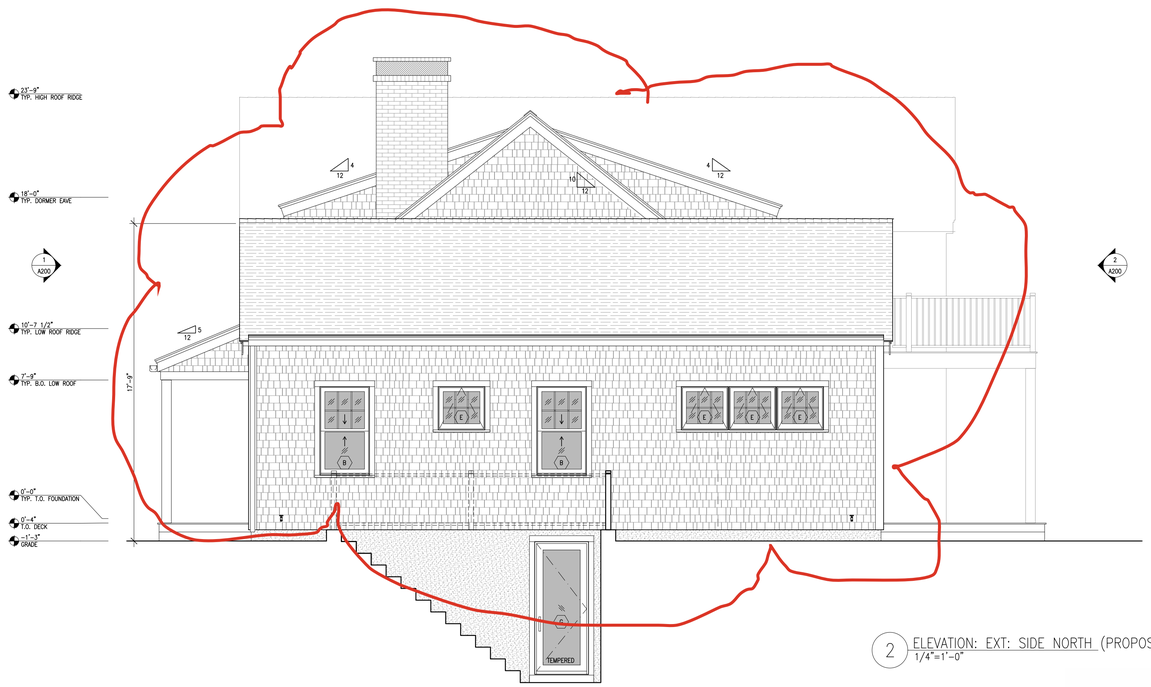
SHEET TITLE

EXT ELEVATIONS

SHEET NUMBER

A-200.01B



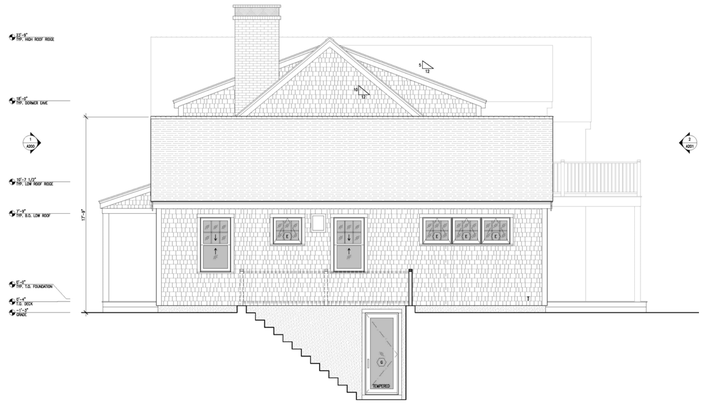
2 ELEVATION: EXT: SIDE NORTH (PROPOSED)
1/4"=1'-0"



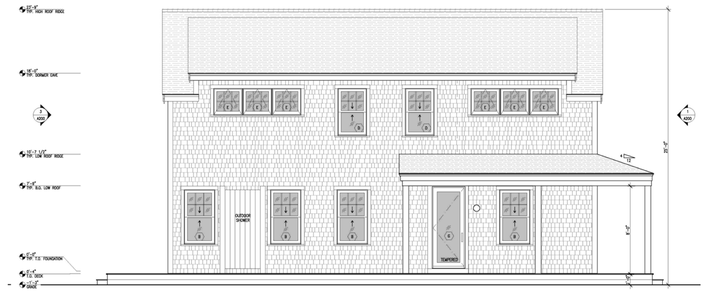
1 ELEVATION: EXT: SOUTH (PROPOSED)
1/4"=1'-0"

REVISIONS:

- **DECREASED ROOF PITCH**
- **REDUCE OVERALL HT TO 24'-9"**
- **DROPPED MAIN MASS DOWN**
- **ELIMINATED DORMER ON -SOUTH**
- **REMOVED SHUTTERS SECOND FLOOR AND FROM SMALL 6 LIGHT FIRST FLOOR**
- **INCREASE PITCH ON PORCH ROOF**



ELEVATION: EXT: SIDE NORTH (OLD)
1/8"=1'-0"



1 ELEVATION: EXT: SIDE SOUTH
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

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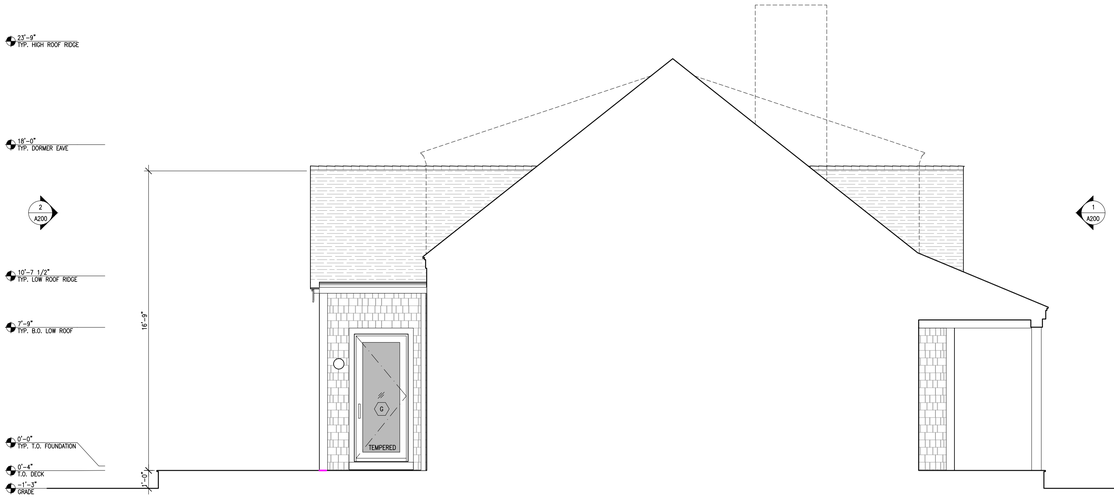
SHEET TITLE

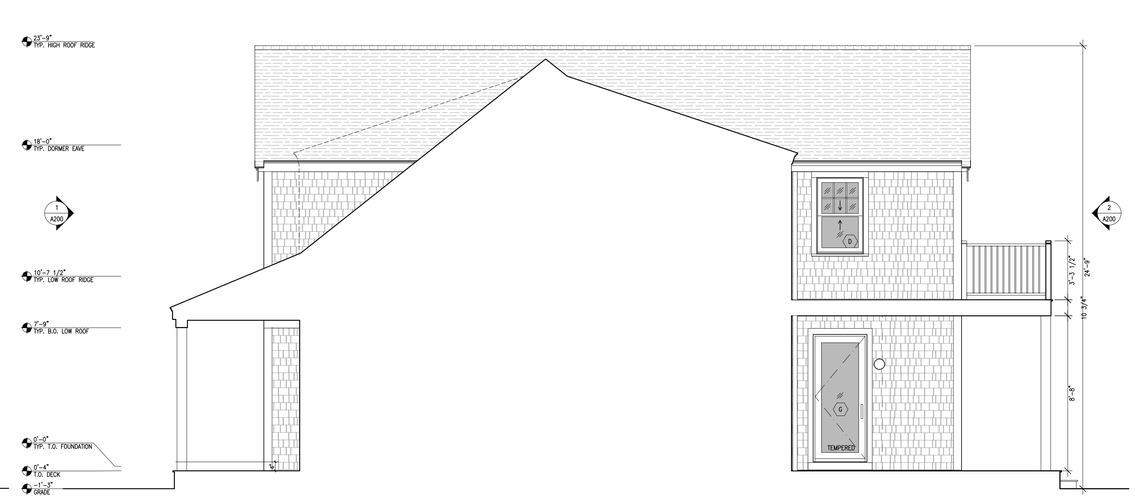
EXT ELEVATIONS

SHEET NUMBER

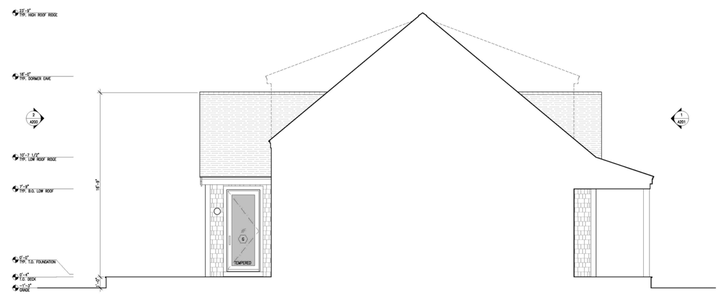
A-201.01A



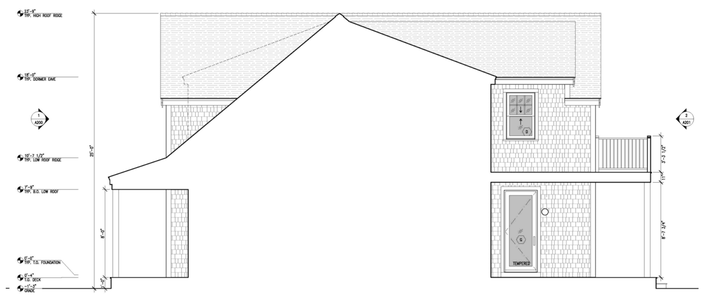
4 ELEVATION: EXT: INSIDE SOUTH (PROPOSED)
1/4"=1'-0"



3 ELEVATION: EXT: INSIDE NORTH (PROPOSED)
1/4"=1'-0"



ELEVATION: EXT: INSIDE SOUTH (OLD)
1/8"=1'-0"



ELEVATION: EXT: INSIDE NORTH (OLD)
1/8"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

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NANTUCKET, MA 02554

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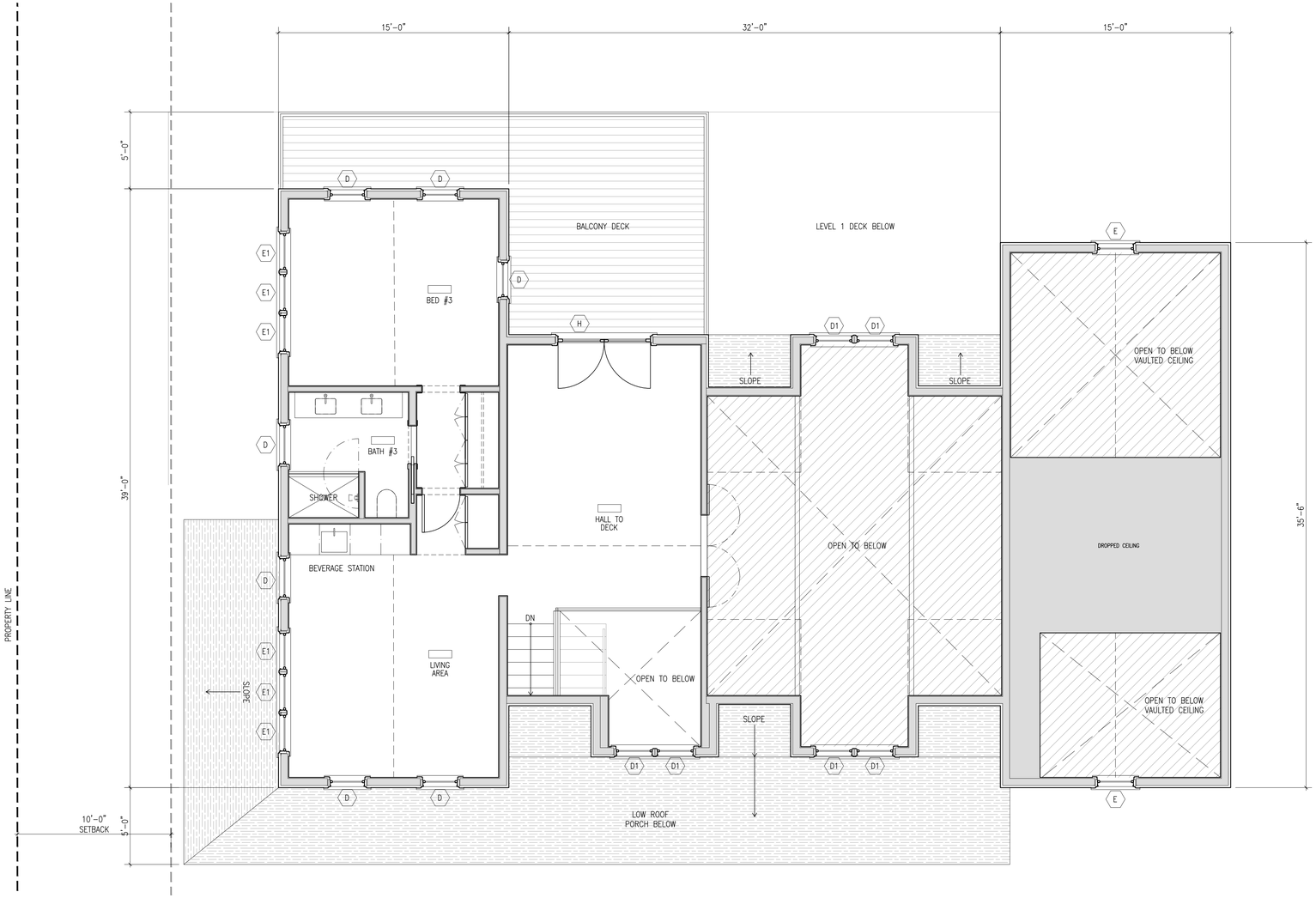
SHEET TITLE

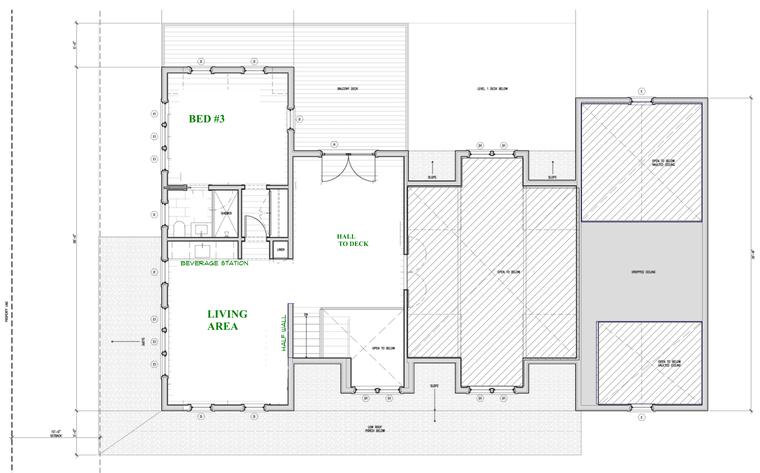
EXT ELEVATIONS

SHEET NUMBER

A-201.01B



1 PROPOSED PLAN: LEVEL 2
1/4"=1'-0"



1 (OLD) PLAN: LEVEL 2
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

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NANTUCKET, MA 02554

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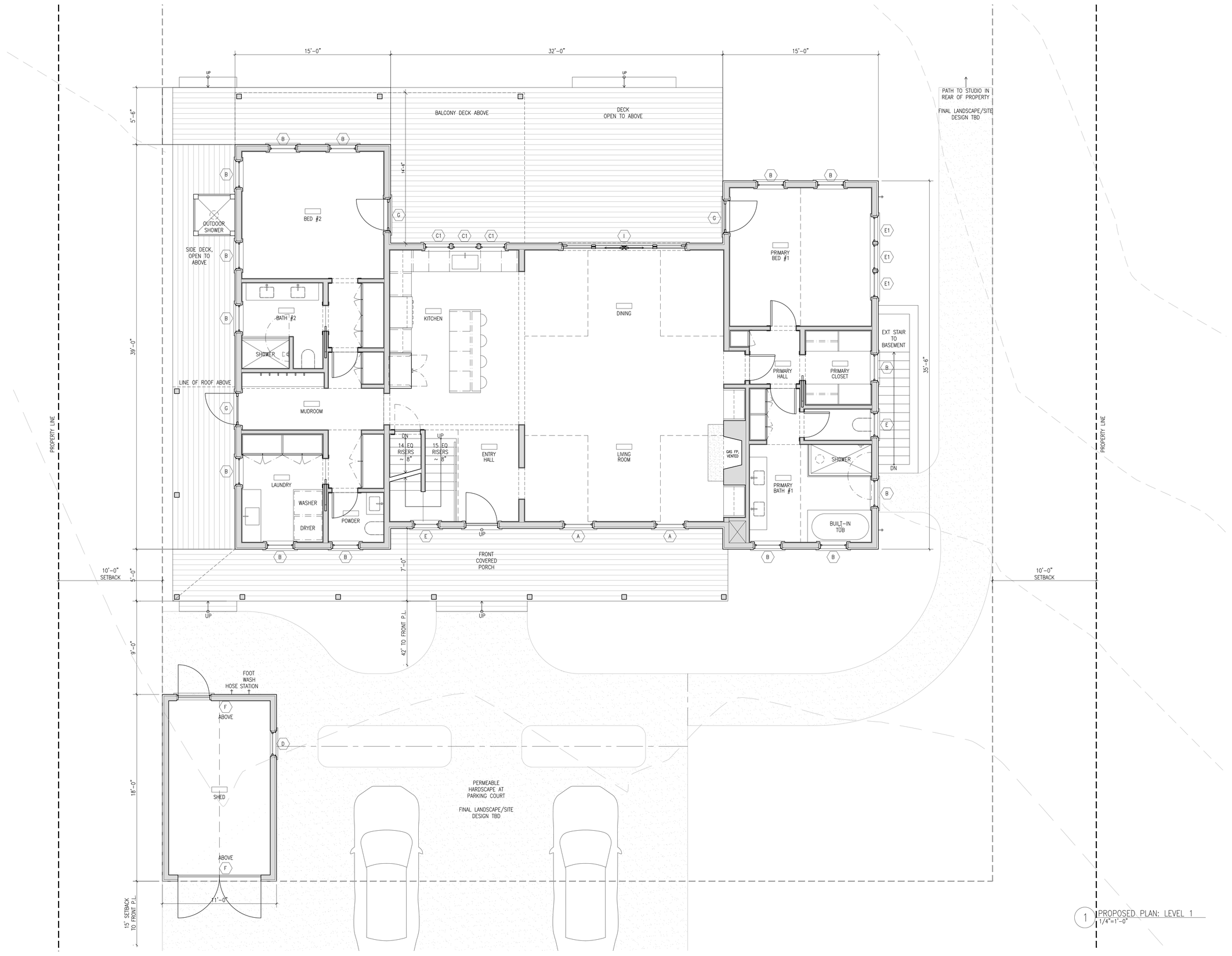
SHEET TITLE

PROPOSED PLAN: LEVEL 2

SHEET NUMBER

A-102.01



1 PROPOSED PLAN: LEVEL 1
1/4"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

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NANTUCKET, MA 02554

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SHEET TITLE

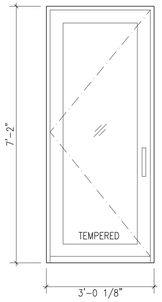
PROPOSED PLAN: LEVEL 1

SHEET NUMBER

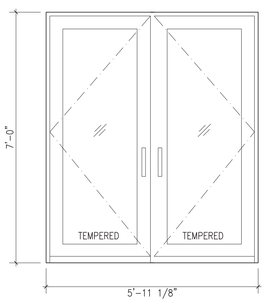
A-101.00

6 ISHMAEL RD, NANTUCKET, MA	
WINDOW SCHEDULE	24.11.11

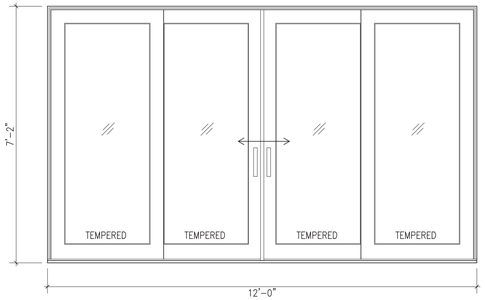
TYPE	QUANTITY	FUNCTION	MANUFACTURER	FRAME SIZE	GRILLES	TRIM	EXT COLOR	INT COLOR	HARDWARE	SCREENS
A	2	Double Hung	Andersen A Series	ADH3054 2'-11 1/4"X 5'-4 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
B	10	Double Hung	Andersen A Series	ADH21050 2'-9 1/4"X 4'-11 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
C1	1	Mulled Double Hung	Andersen A Series	(3) Units Mull ADH2844 2'-7 1/4"X 4'-3 1/4"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D	7	Double Hung	Andersen A Series	ADH2844 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
D1	3	Mulled Doulble Hung	Andersen A Series	(2) Unis Mull ADH2844 2'-7 1/4"X 4'-3 1/4	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	Yes
E	4	Awning	Andersen A Series	2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
E1	3	Mulled Awning	Andersen A Series	(3) Units Mull 2'-7 1/4"X 2'-5"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White	Finish TBD	
F	2	Fixed	Andersen A Series	2'-3 1/2"X2'-2"	7/8" Full Divided Light Putty Profiles	Drip Cap	White	Primed White		-
G	3	Glazed Patio Inswing Door	Andersen A Series	7'-2" X 3'-0 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
H	1	Glazed Paito Inswing French Door	Andersen A Series	7'-2" X 5'-11 1/8"	-	Drip Cap	White	Primed White	Finish TBD	Hinged Insect Screen
I	1	4-Panel OXXO (1) Passive Door (1) Active Door	Marvin Ultimate Sliding French Door	7'-0" X 12'-0"	-	No Trim, Site-installed custom wood trim	White	Primed White	Exterior Flush Pull Finish TBD	Ultimate Sliding Screen



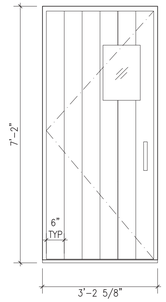
TYPE_F
COLOR WHITE
ANDERSEN A SERIES
INSWING PATIO DOOR



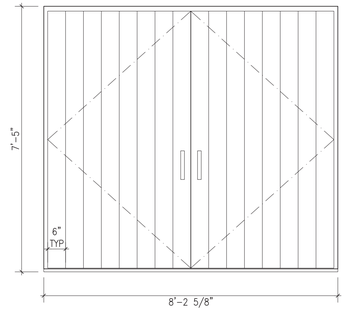
TYPE_H
COLOR WHITE
ANDERSEN A SERIES
INSWING FRENCH PATIO DOOR



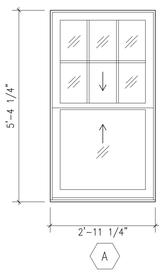
TYPE_I
COLOR WHITE
MARVIN ULTIMATE SERIES
OXXO SLIDING DOOR
15 GRID



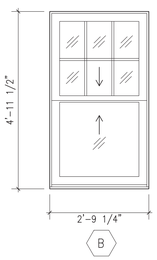
COLOR NANTUCKET BLUE
CUSTOM UPSTATE OR EQUIV
EXT WOOD INSWING ENTRY DOOR



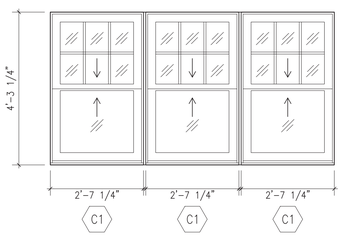
NATURAL CEDAR
CUSTOM UPSTATE OR EQUIV
EXT WOOD FRENCH OUTSWING BARN DOOR



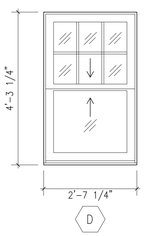
TYPE_A
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG
6-OVER-1



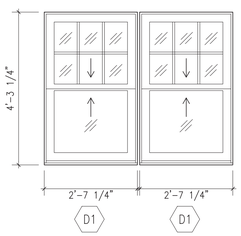
TYPE_B
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG
6-OVER-1



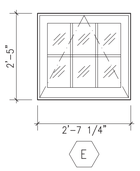
TYPE_C1
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG – STANDARD MULL
6-OVER-1



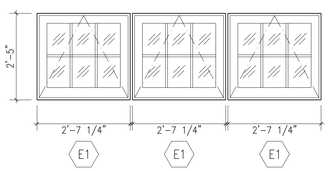
TYPE_E
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG
6-OVER-1



TYPE_D1
COLOR WHITE
ANDERSEN A SERIES
DOUBLE HUNG – STANDARD MULL
6-OVER-1



TYPE_D
COLOR WHITE
ANDERSEN A SERIES
AWNING
6 GRID



TYPE_E1
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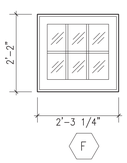
ANDERSEN A SERIES
AWNING – STANDARD MULL
6 GRID



TYPE_F
COLOR WHITE
ANDERSEN A SERIES
FIXED PICTURE
6 GRID

1 SCHEDULE: WINDOW ELEVATIONS
1/2"=1'-0"

CLIENT

BRIDGES RESIDENCE
6 ISHMAEL RD
NANTUCKET, MA 02554

SEAL

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NANTUCKET, MA 02554

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DRAWN BY	MA
CHECKED BY	
DATE	11/25/2024
ISSUED FOR	HDC

SHEET TITLE

SCHEDULE:
EXT WINDOW & DOOR

SHEET NUMBER

A-600.01

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4/01/2025

Fourteen Tautemo Wy RT / 14 Tautemo Way

Emeritus LTD

83 / 13

New Shed

Sitting Board: Camp, MacLeod, Oliver, Pohl

Chair: Welch

MacLeod: Feels the two structures (shed and outbuilding) look odd being so similar but not connected, Suggests dropping the eave heights

Oliver: Went to the site and is ok with it given it will not be visible with the existing vegetation.

Camp: Agrees with MacLeod on it looking odd not being connected but understands it is not possible due to ground cover issues.

Pohl: Agrees with Oliver on vegetation and lack of visibility.

Welch: Would like to see landscape plan and suggests a freestanding pergola to the hardscape.

Motion to Hold for Minor Revisions & Landscape Plan (Camp)

Carries 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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

GIS MAP: 83/13



AERIAL MAP: 83/13



VIEWS FROM TAUTEMO WAY



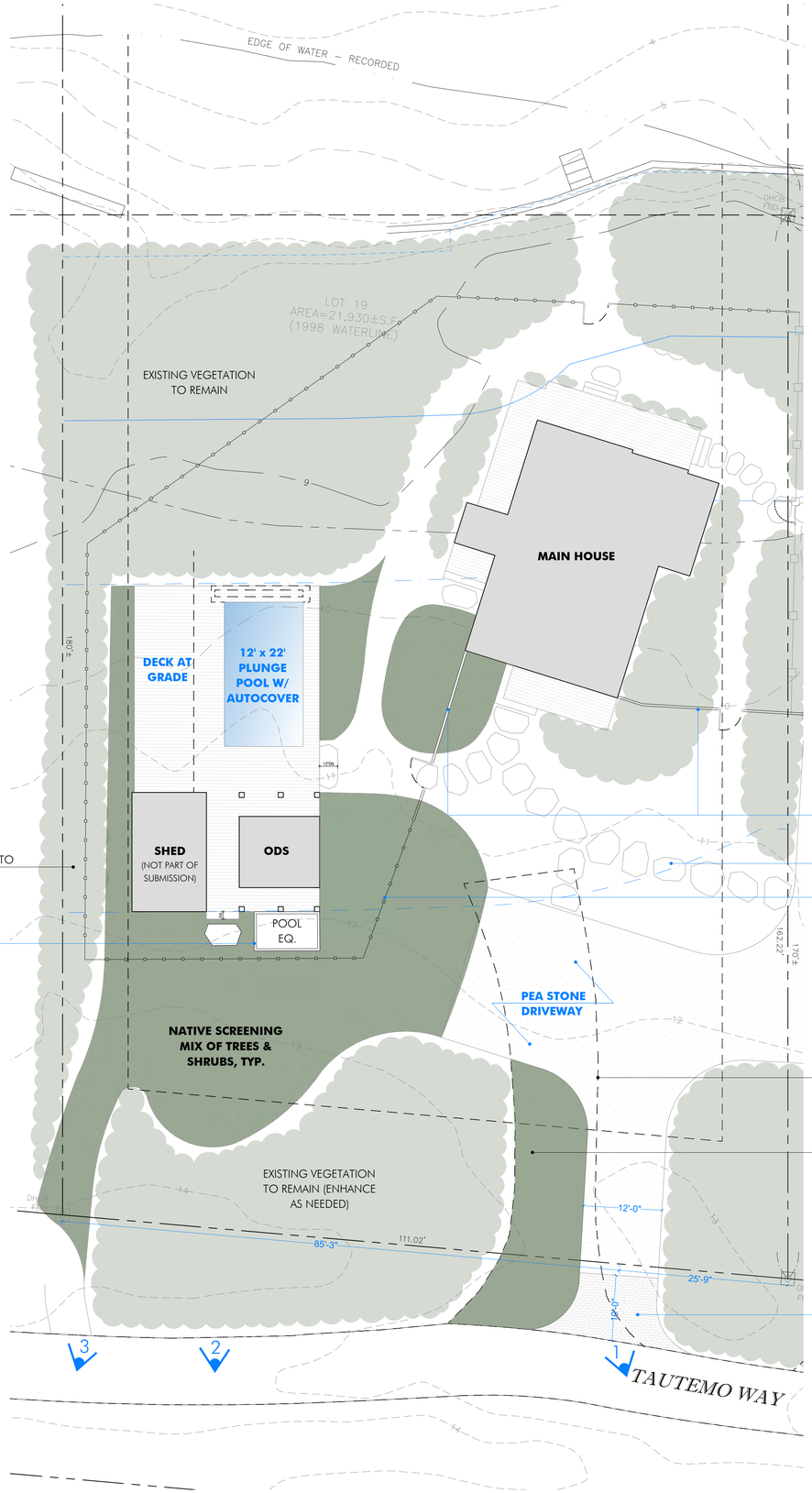
VIEW #1



VIEW #2



VIEW #3



PLANT LEGEND

SYMBOL	NAME
	Native mix of trees & shrubs
	Existing vegetation to remain



SUMMER SNOWFLAKE VIBURNUM



EASTERN RED CEDAR



AMERICAN HOLLY



WINTER KING HAWTHORN



BAYBERRY



WINTERBERRY



INKBERRY



SWITCH GRASS

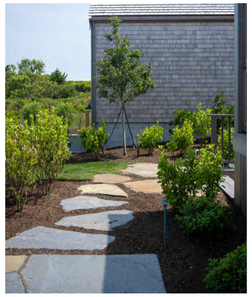


ARROWWOOD VIBURNUM

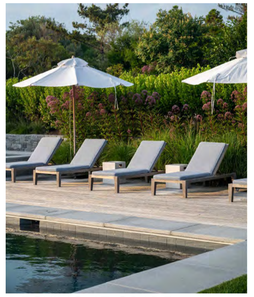


SUMMERSWEET

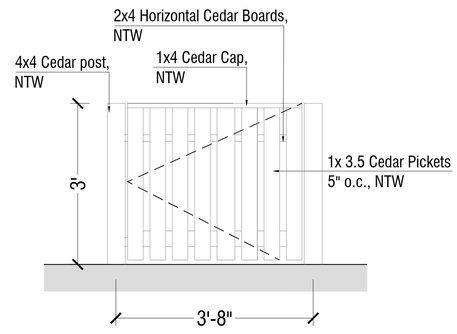
DESIGN ELEMENTS



GOSHEN STONE PAVERS



DECKING AT GRADE



TYPE 2 PICKET GATE (SCALE: 1' = 3/4")

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

14 TAUTEMO RESIDENCE

14 TAUTEMO WAY
NANTUCKET, MA 02554

OWNER

TIMOTHY W. SULLIVAN, TRUSTEE OF 14 TAUTEMO WAY REALTY TRUST

PROPERTY INFO

ZONE: VR
MAP / PARCEL: 83/13
LOT SIZE: 21,930 SF
MIN. LOT SIZE: 20,000 SF

MIN. FRONTAGE: 100'
FRONT SETBACK: 20'
SIDE/REAR SETBACK: 10'

GROUND COVER: 5.7%
MAX G.C.: 10%

REVISIONS

NO.	DATE	PROJECT PHASE

POOL & HARDSCAPE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	FEBRUARY 10, 2025
SCALE	1"=10'-0"
DRAWN BY	CP

ISSUES

DATE

HDC.01

Fourteen Tautemo Way Realty Trust

14 Tautemo Way
Nantucket, MA 02554

04.03.25

Revised HDC Submission



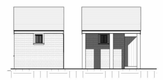
Locus Plan



Aerial Site Photo



East



South

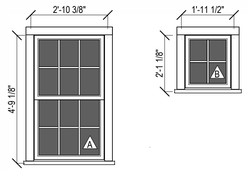


West

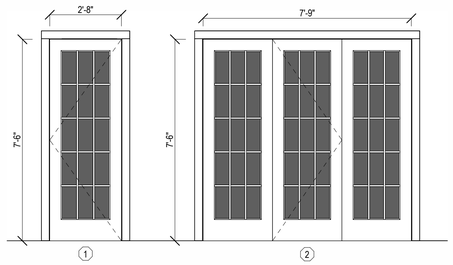


North

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
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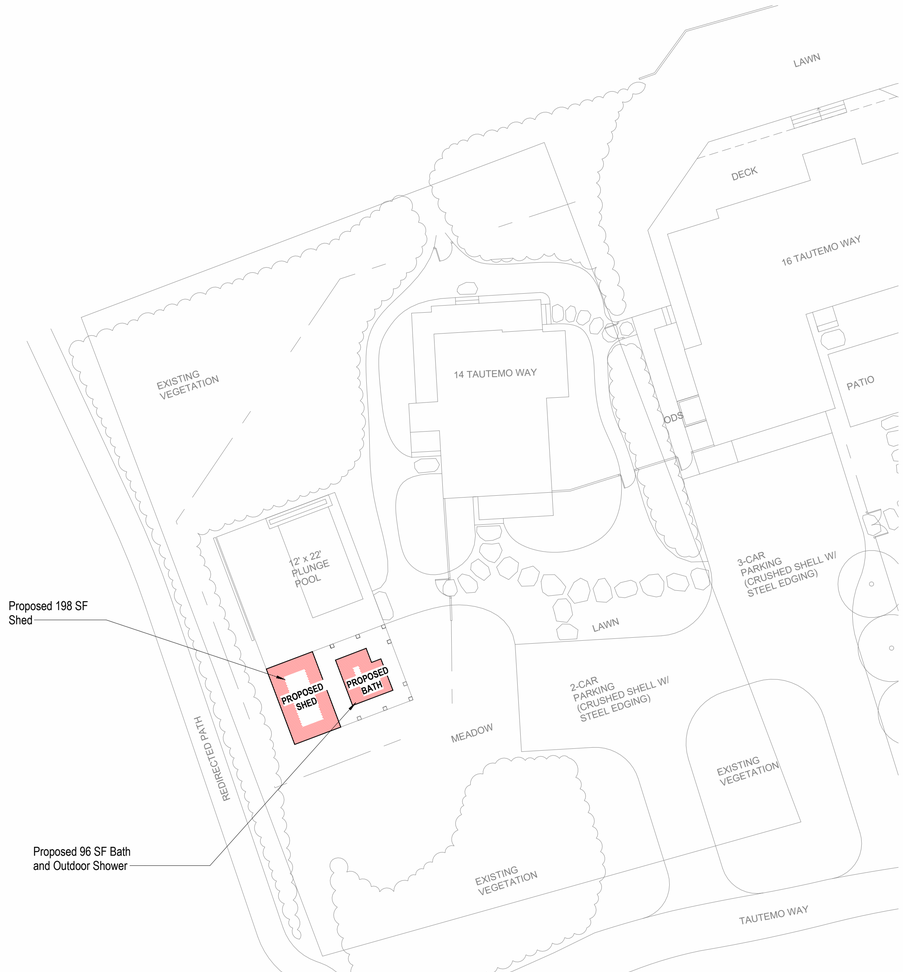


Site Plan
1/16" = 1'-0"

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
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:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

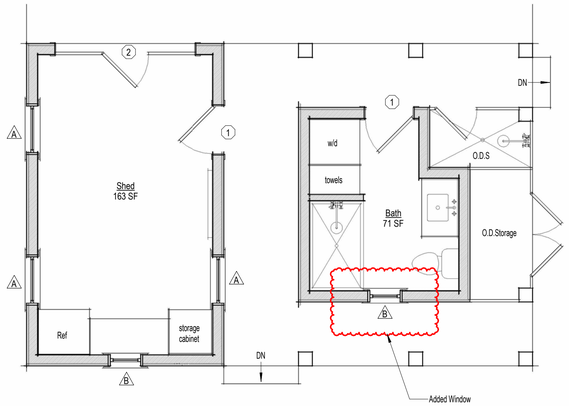
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

04.03.25

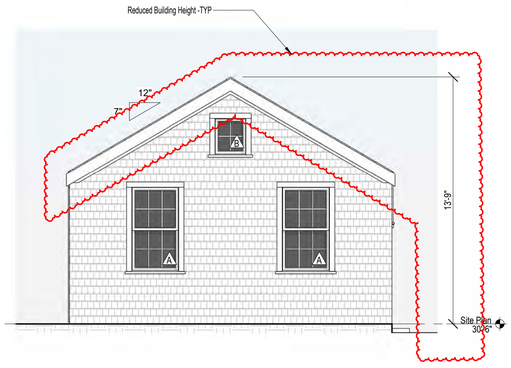
Revised HDC Submission



1 Shed and Bath Plan
1/4" = 1'-0"



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



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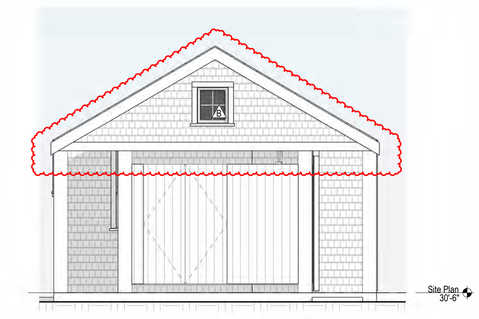

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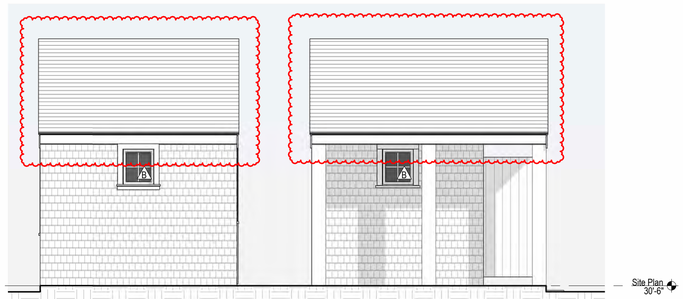


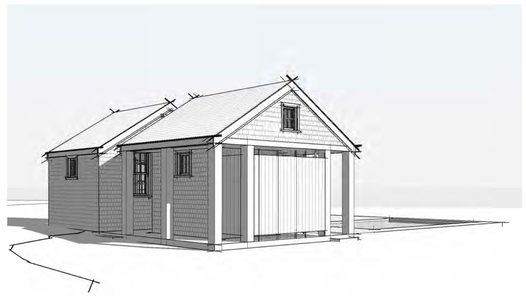
5 South Elevation
1/4" = 1'-0"



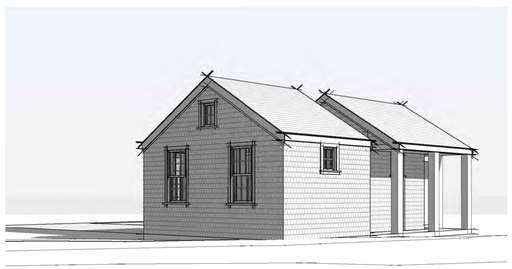
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

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SHED / BATH PLANS, EXTERIOR ELEVATIONS, PERSPECTIVES

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Revisions

Revision 1 Date 1

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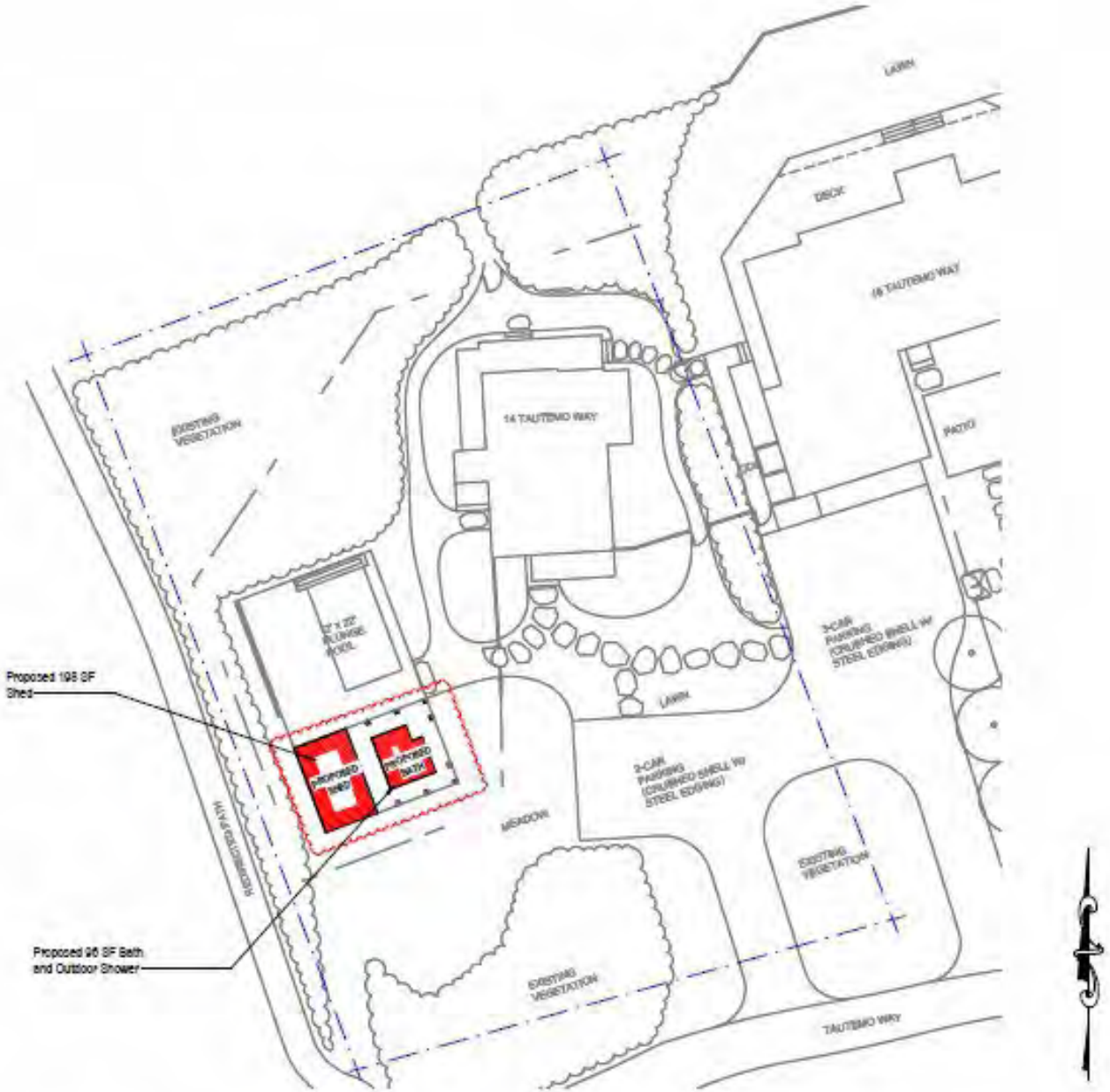
A.103



Site Plan

1/16" = 1'-0"


83 13
14
83 14
16
82 1
18
82 2
20
83 12
12
83 11
10
TAUTEMO WY
82 35
13
83 15
17
83 16
19
83 17
7
OSPREY WY
83 10
23
83 18
21
82 44
12
82 33
14
83 20
5
83 21
16
83 19
6
83 22
3
82 43
243
82 32
245
83 28
4

Locus Plan

WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
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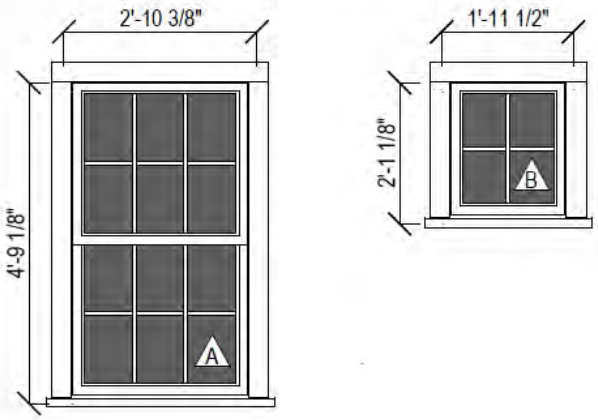
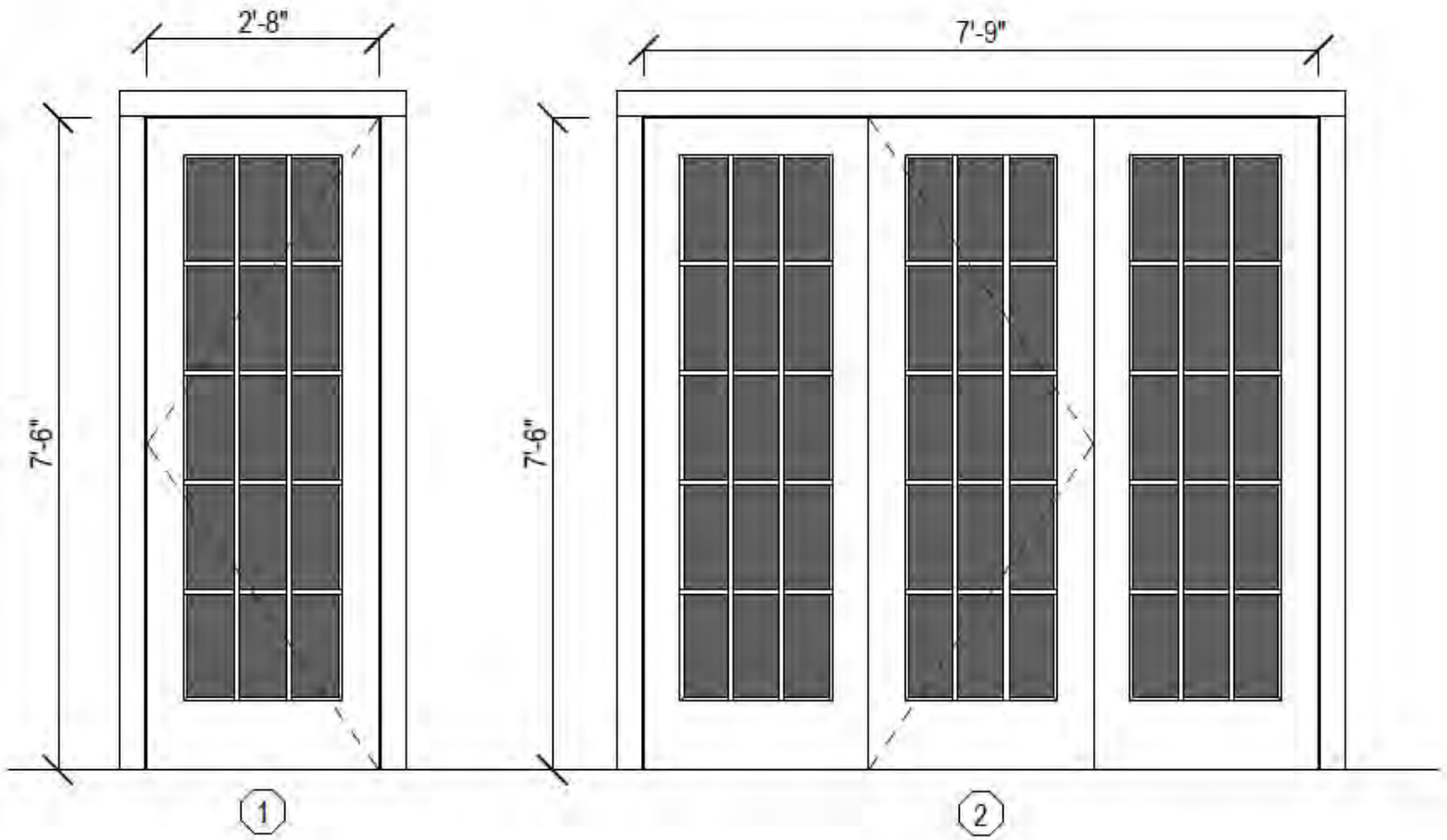


Window Schedule

3/8" = 1'-0"



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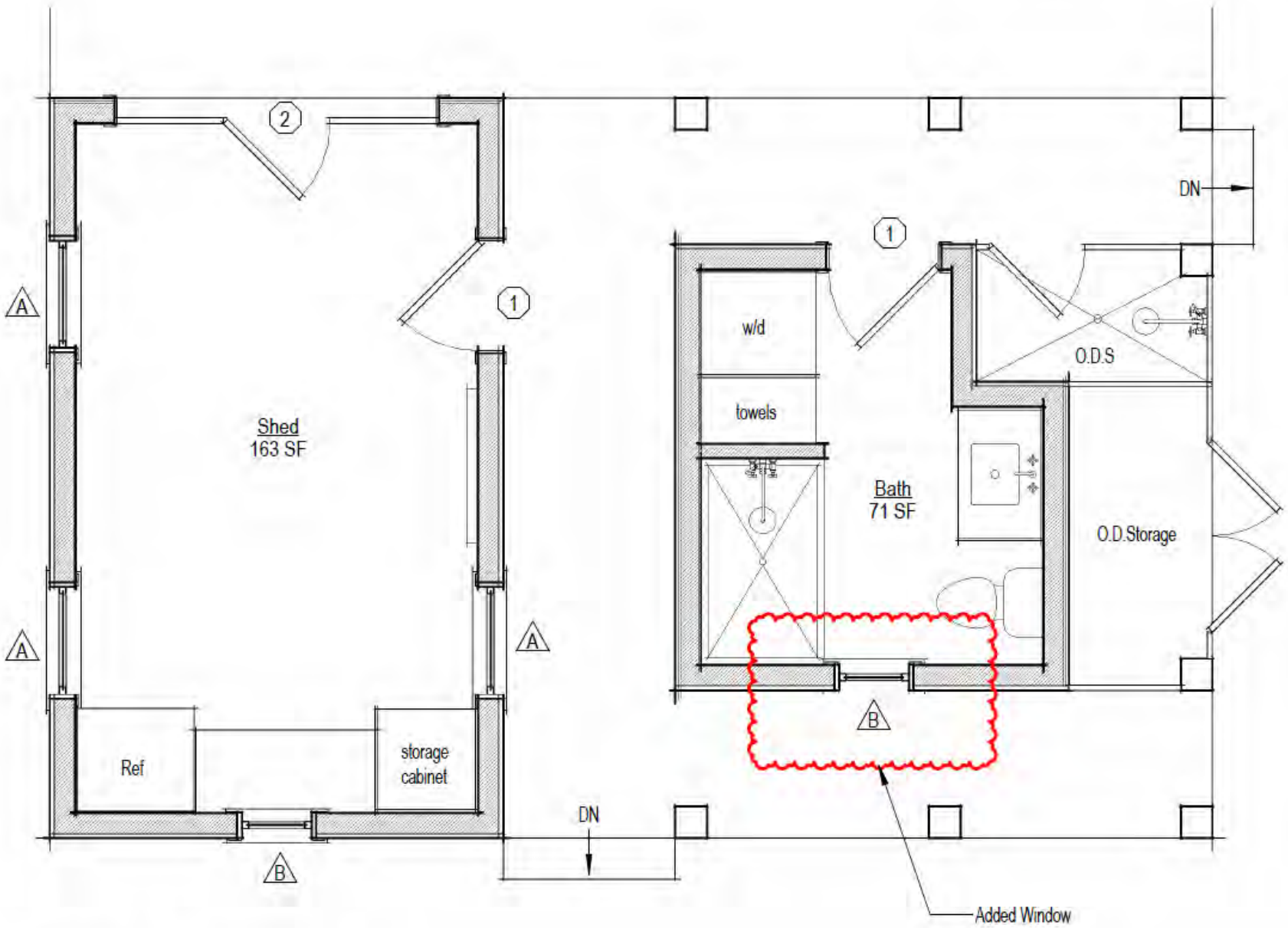

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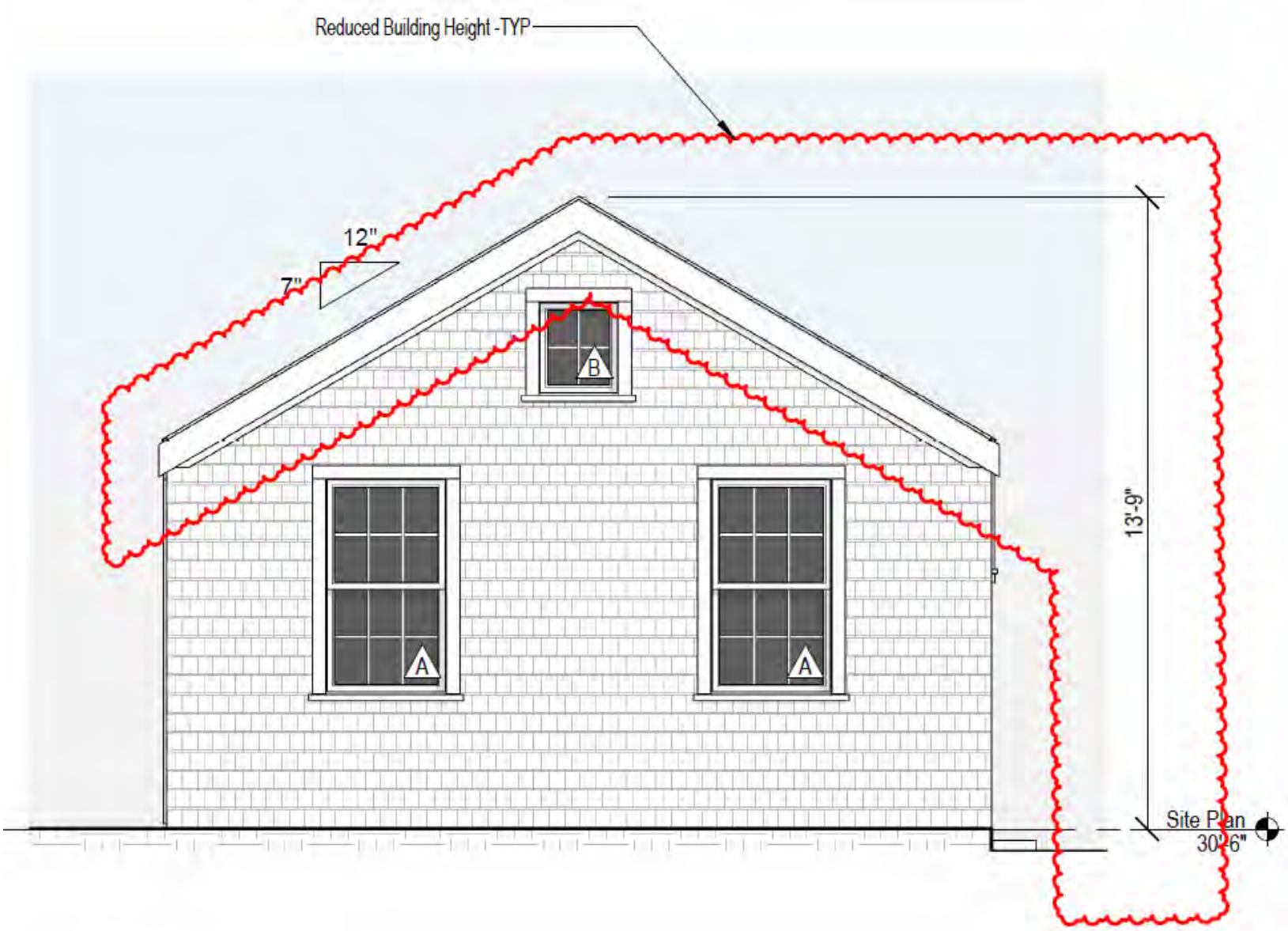
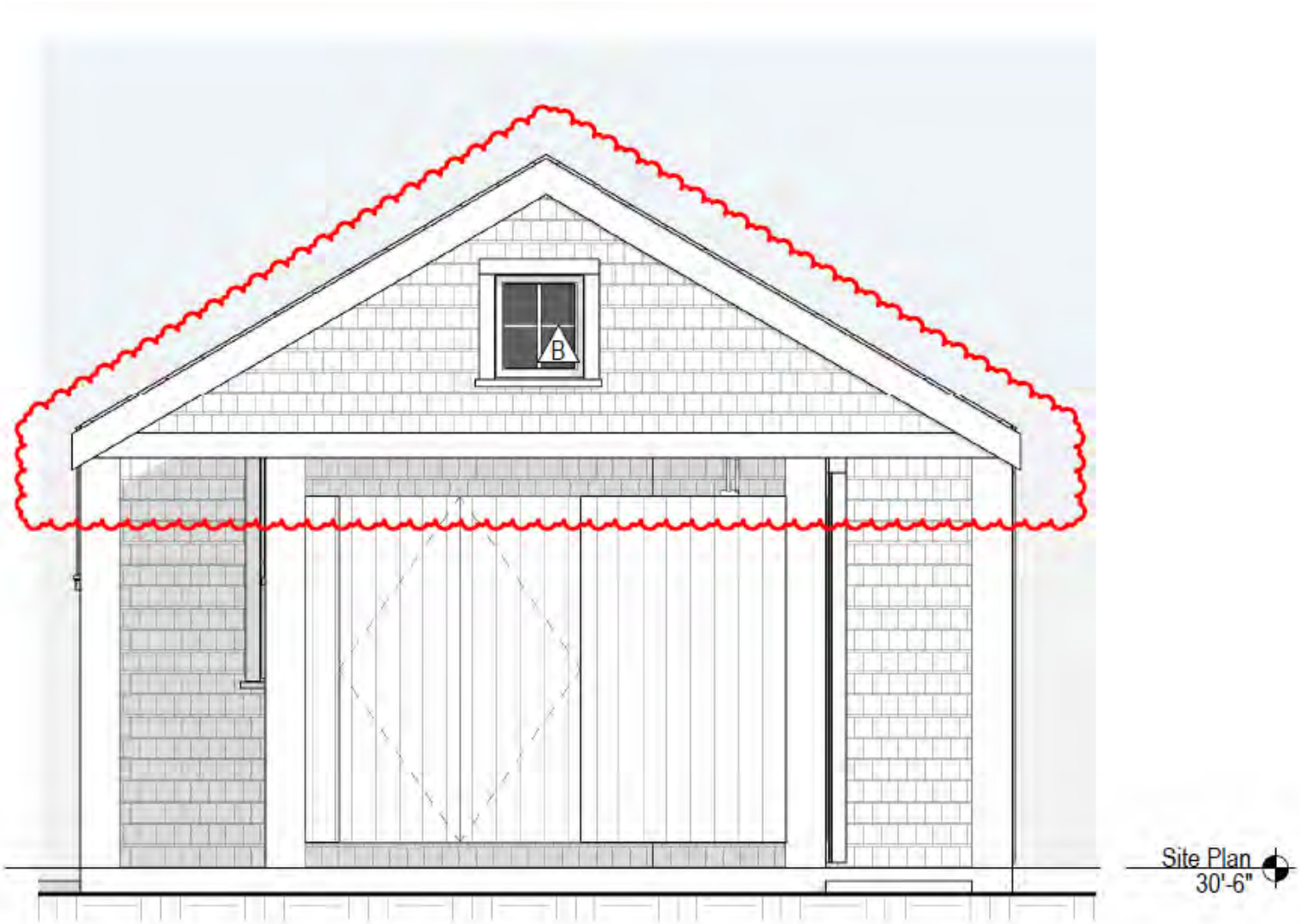


3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

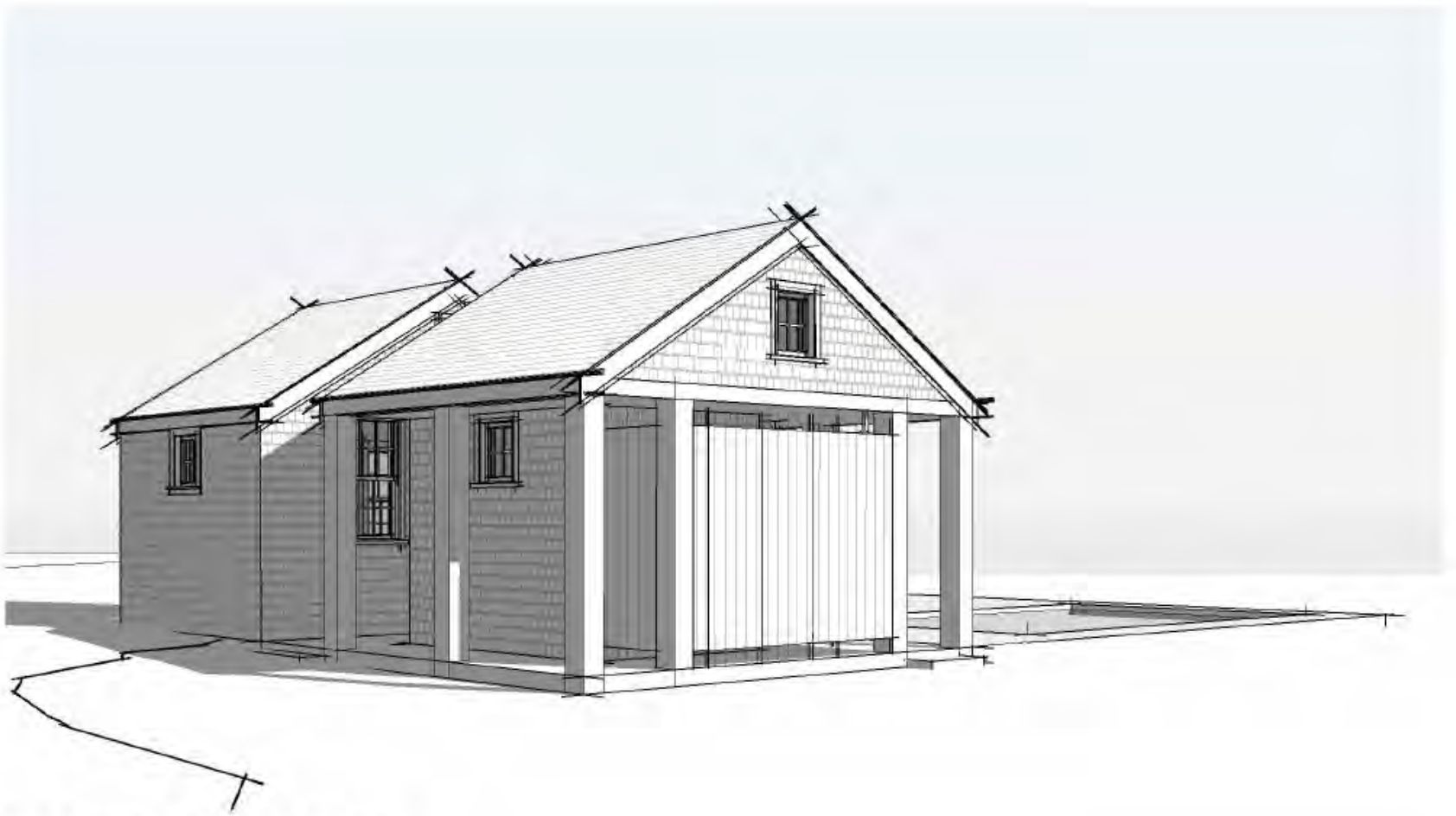
1/4" = 1'-0"



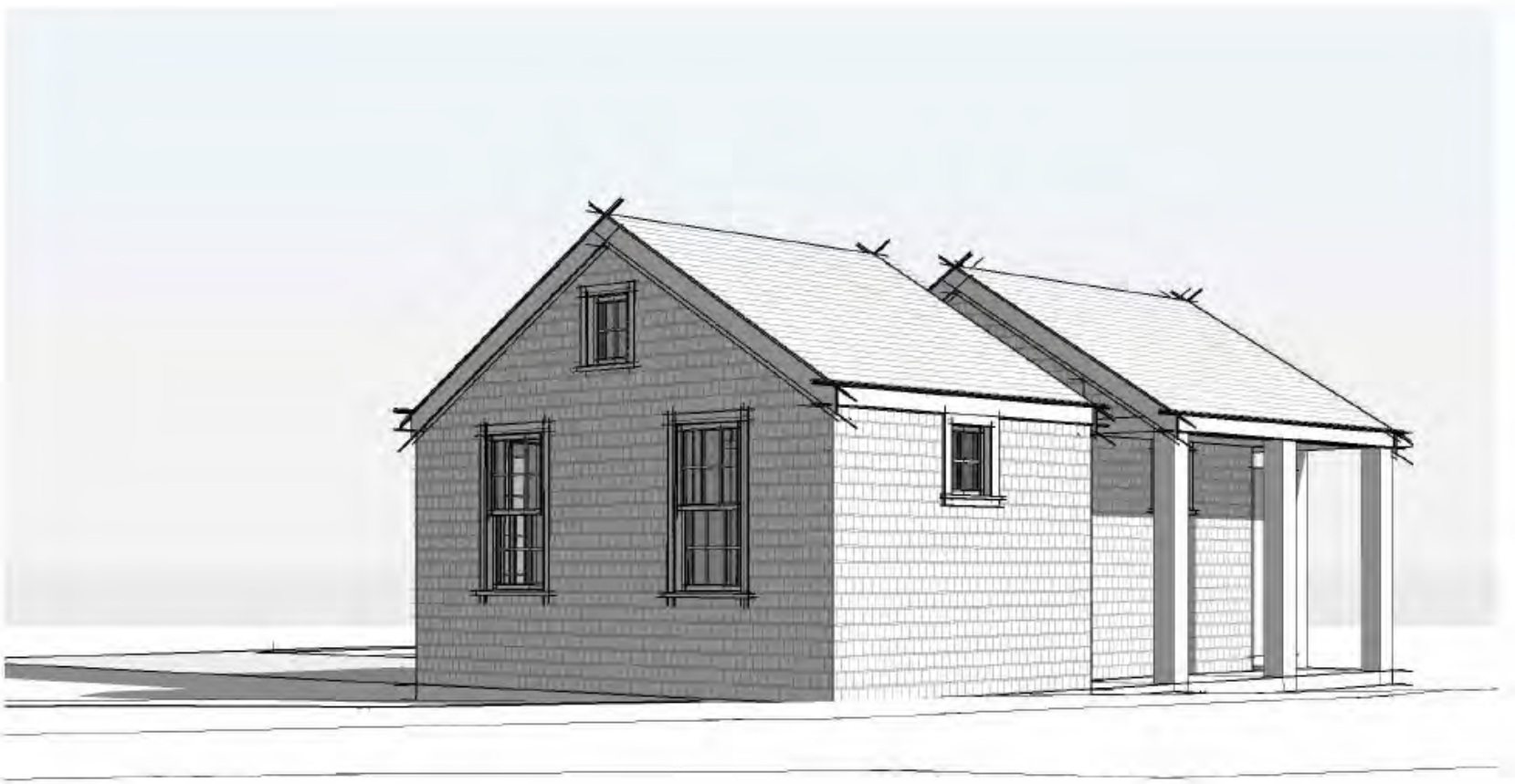
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

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HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 4/01/2025

Fourteen Tautemo Wy RT / 14 Tautemo Way

Emeritus LTD

83 / 13

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Pohl: Agrees with Oliver on vegetation and lack of visibility.

Welch: Would like to see landscape plan and suggests a freestanding pergola to the hardscape.

Motion to Hold for Minor Revisions & Landscape Plan (Camp)

Carries 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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

GIS MAP: 83/13



AERIAL MAP: 83/13



VIEWS FROM TAUTEMO WAY



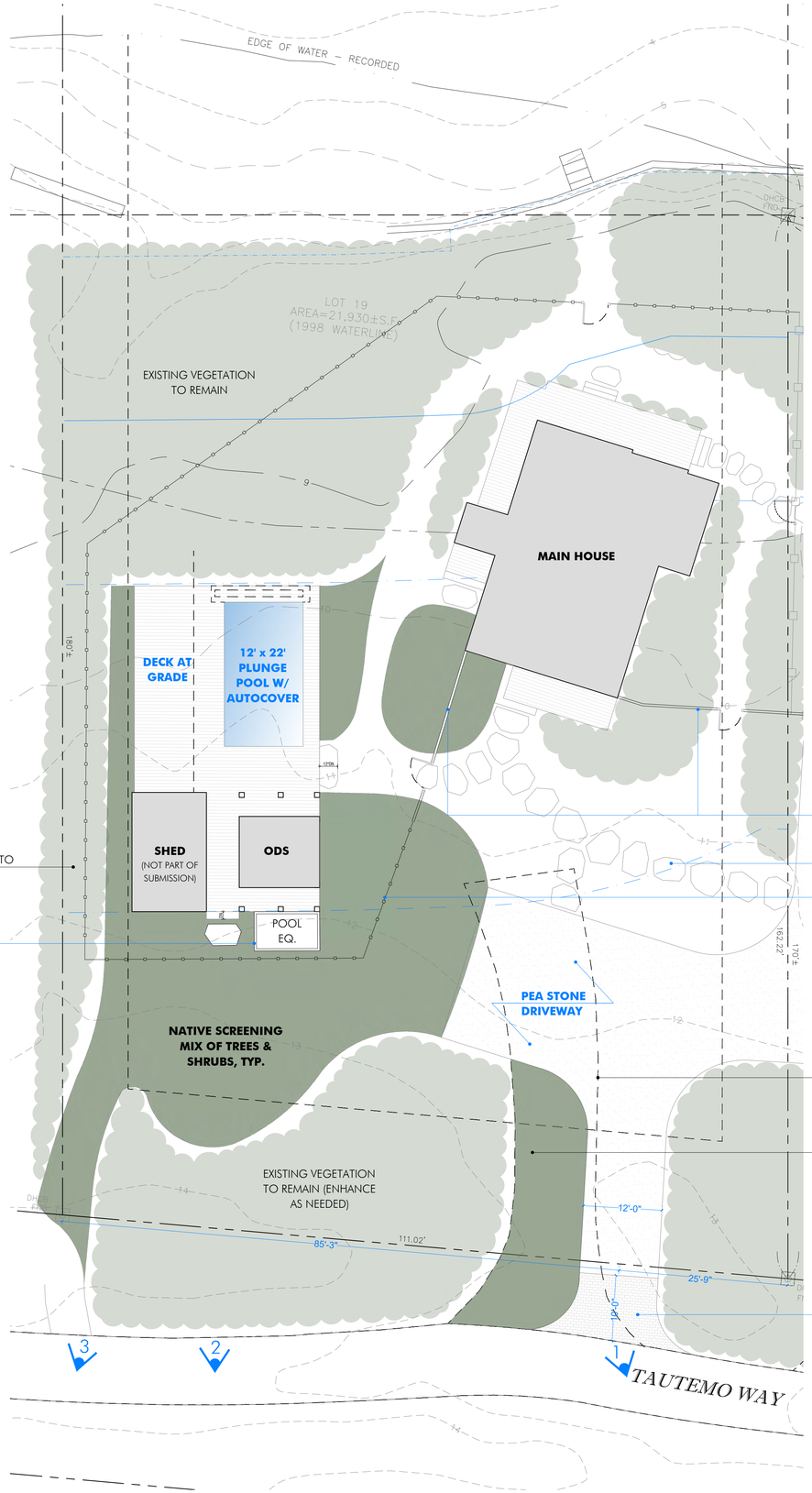
VIEW #1



VIEW #2



VIEW #3



PLANT LEGEND

SYMBOL	NAME
	Native mix of trees & shrubs
	Existing vegetation to remain



SUMMER SNOWFLAKE VIBURNUM



EASTERN RED CEDAR



AMERICAN HOLLY



WINTER KING HAWTHORN



BAYBERRY



WINTERBERRY



INKBERRY



SWITCH GRASS

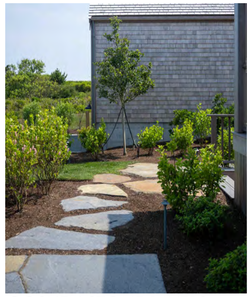


ARROWWOOD VIBURNUM

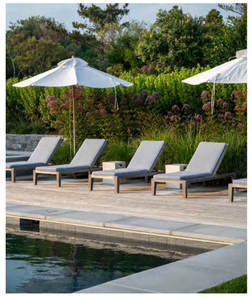


SUMMERSWEET

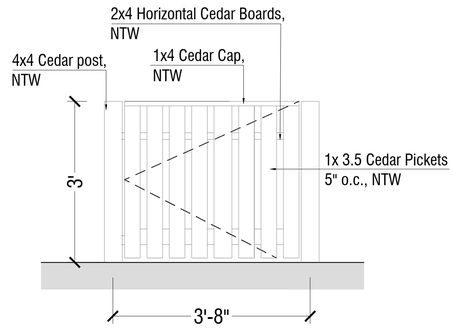
DESIGN ELEMENTS



GOSHEN STONE PAVERS



DECKING AT GRADE



TYPE 2 PICKET GATE (SCALE: 1' = 3/4")

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

14 TAUTEMO RESIDENCE

14 TAUTEMO WAY
NANTUCKET, MA 02554

OWNER

TIMOTHY W. SULLIVAN, TRUSTEE OF 14 TAUTEMO WAY REALTY TRUST

PROPERTY INFO

ZONE: VR
MAP / PARCEL: 83/13
LOT SIZE: 21,930 SF
MIN. LOT SIZE: 20,000 SF

MIN. FRONTAGE: 100'
FRONT SETBACK: 20'
SIDE/REAR SETBACK: 10'

GROUND COVER: 5.7%
MAX G.C.: 10%

REVISIONS

NO.	DATE	PROJECT PHASE

POOL & HARDSCAPE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	FEBRUARY 10, 2025
SCALE	1"=10'-0"
DRAWN BY	CP

ISSUES

DATE

HDC.01

Fourteen Tautemo Way Realty Trust

14 Tautemo Way
Nantucket, MA 02554

04.03.25

Revised HDC Submission



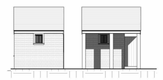
Locus Plan



Aerial Site Photo



East



South

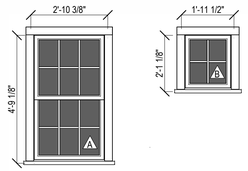


West

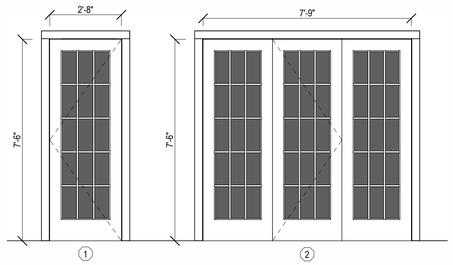


North

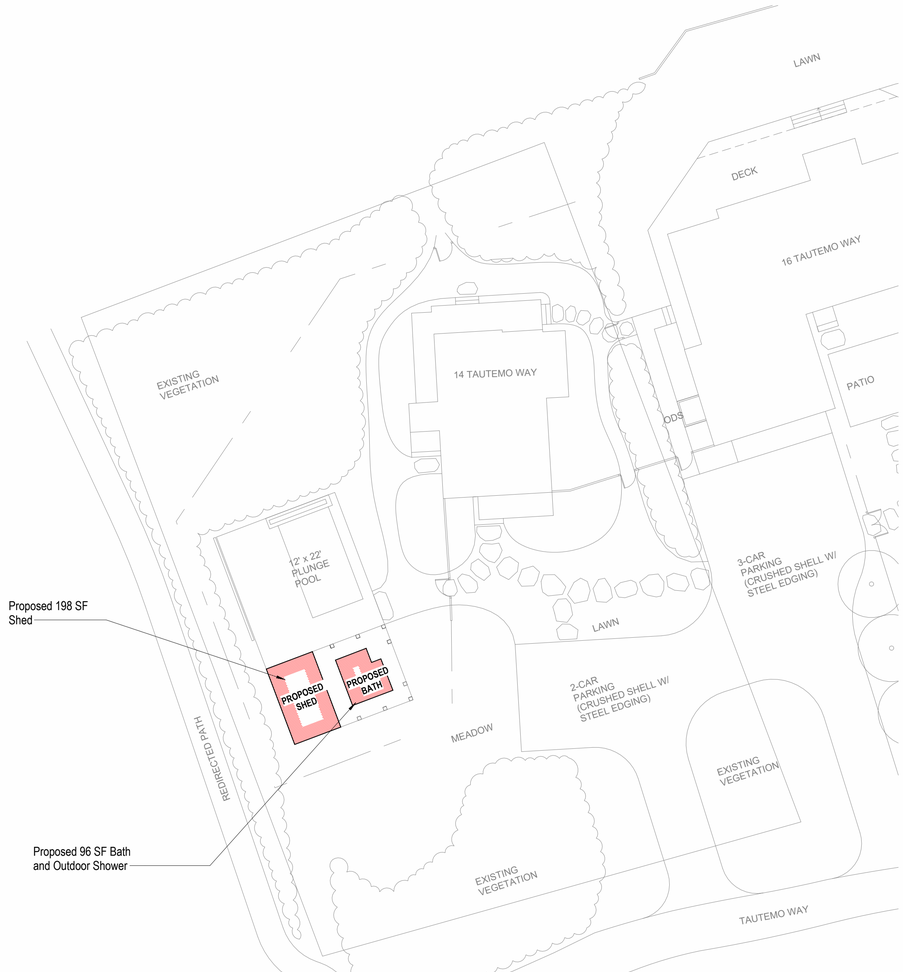
WINDOW SCHEDULE								
WINDOW	QUANTITY	Rough Width	Rough Height	MANUFACTURER	MODEL	FINISH	DP RATING	Note
A	3	2'-10 3/8"	4'-9 1/8"	Andersen	400	White	≥ 30	
B	3	1'-11 1/2"	2'-1 1/8"	Andersen	400	White	≥ 30	



Window Schedule
3/8" = 1'-0"



Door Schedule
3/8" = 1'-0"



Site Plan
1/16" = 1'-0"

Fourteen Tautemo Way Realty Trust
14 Tautemo Way
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
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:	21,930 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	10% or 2,193 s.f.
Existing G.C.:	2,024 s.f.
Proposed G.C.:	96 s.f.
Total Proposed G.C.:	2,120 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

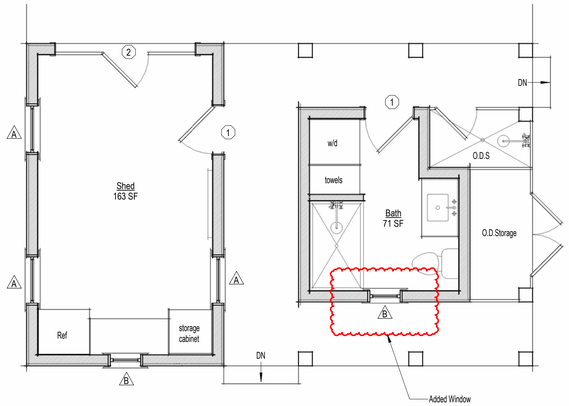
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

04.03.25

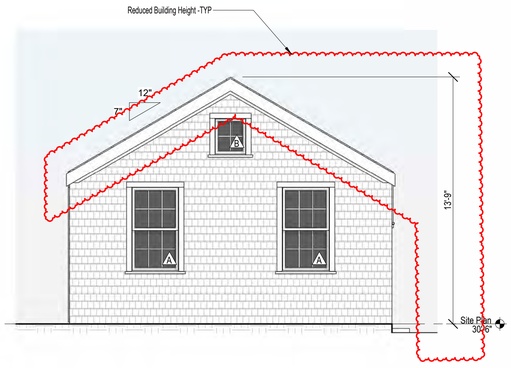
Revised HDC Submission



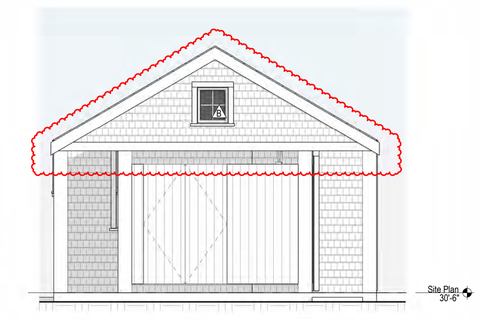
1 Shed and Bath Plan
1/4" = 1'-0"



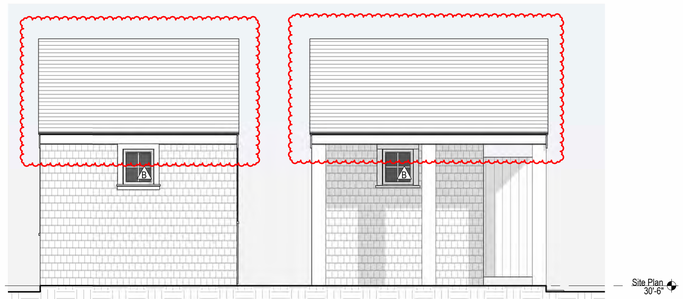
2 North Elevation
1/4" = 1'-0"



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



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



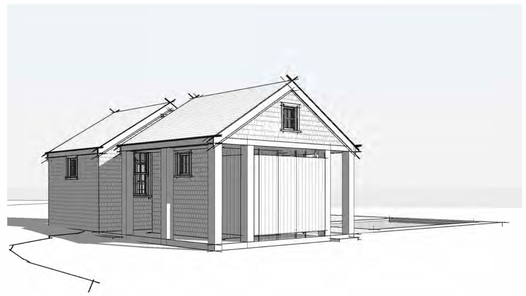
5 South Elevation
1/4" = 1'-0"



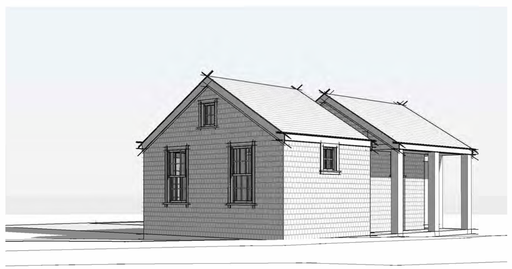
6 West Perspective



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

Revision 1 Date 1

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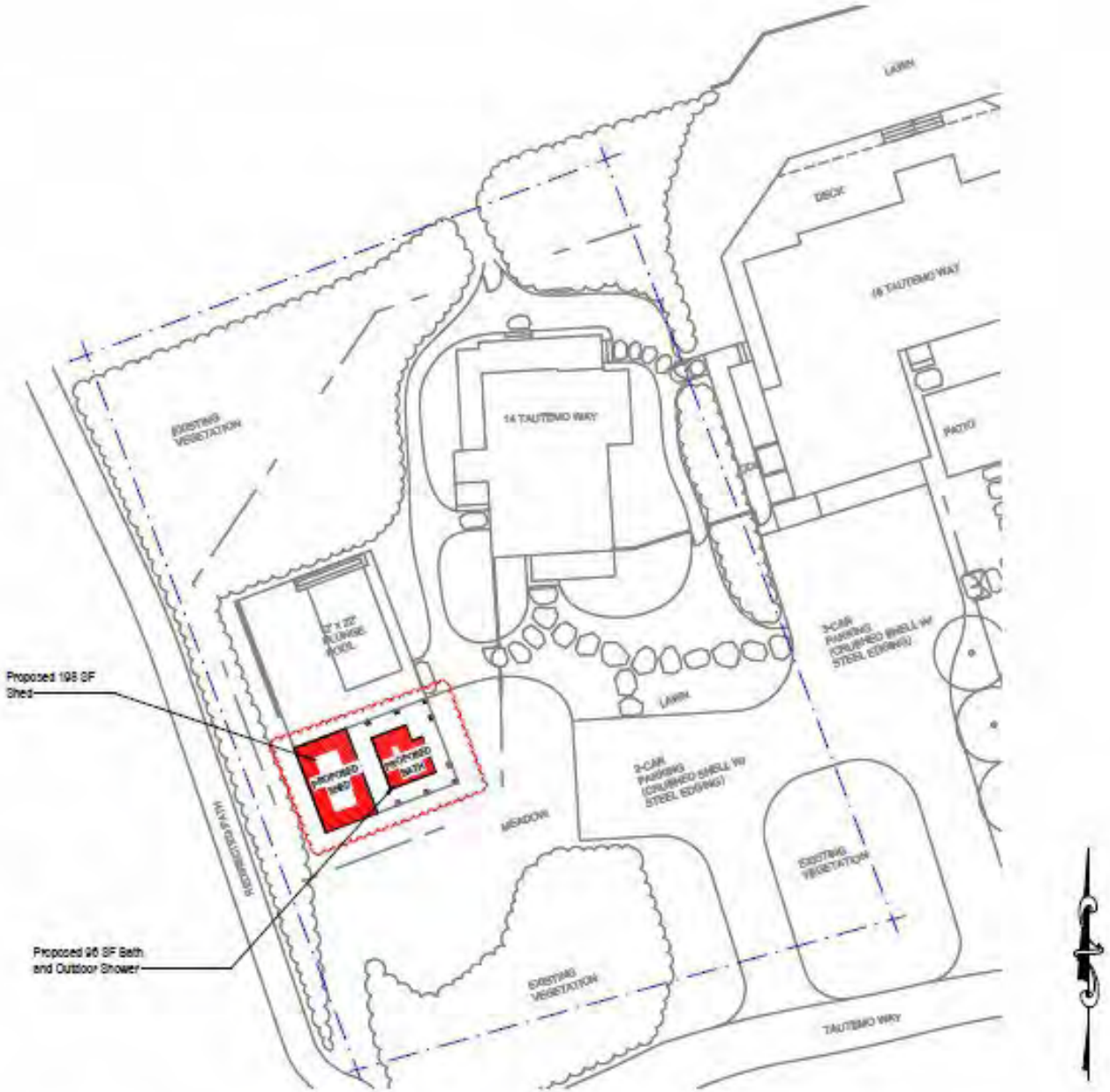
A.103



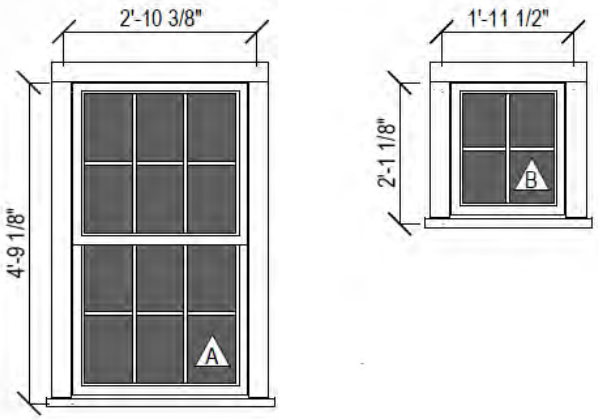
Site Plan

1/16" = 1'-0"


83 13
14
83 14
16
82 1
18
82 2
20
83 12
12
83 11
10
TAUTEMO WY
82 35
13
83 15
17
83 16
19
83 17
7
OSPREY WY
83 10
23
83 18
21
82 44
12
82 33
14
83 20
5
83 21
16
83 19
6
83 22
3
82 43
243
82 32
245
83 28
4

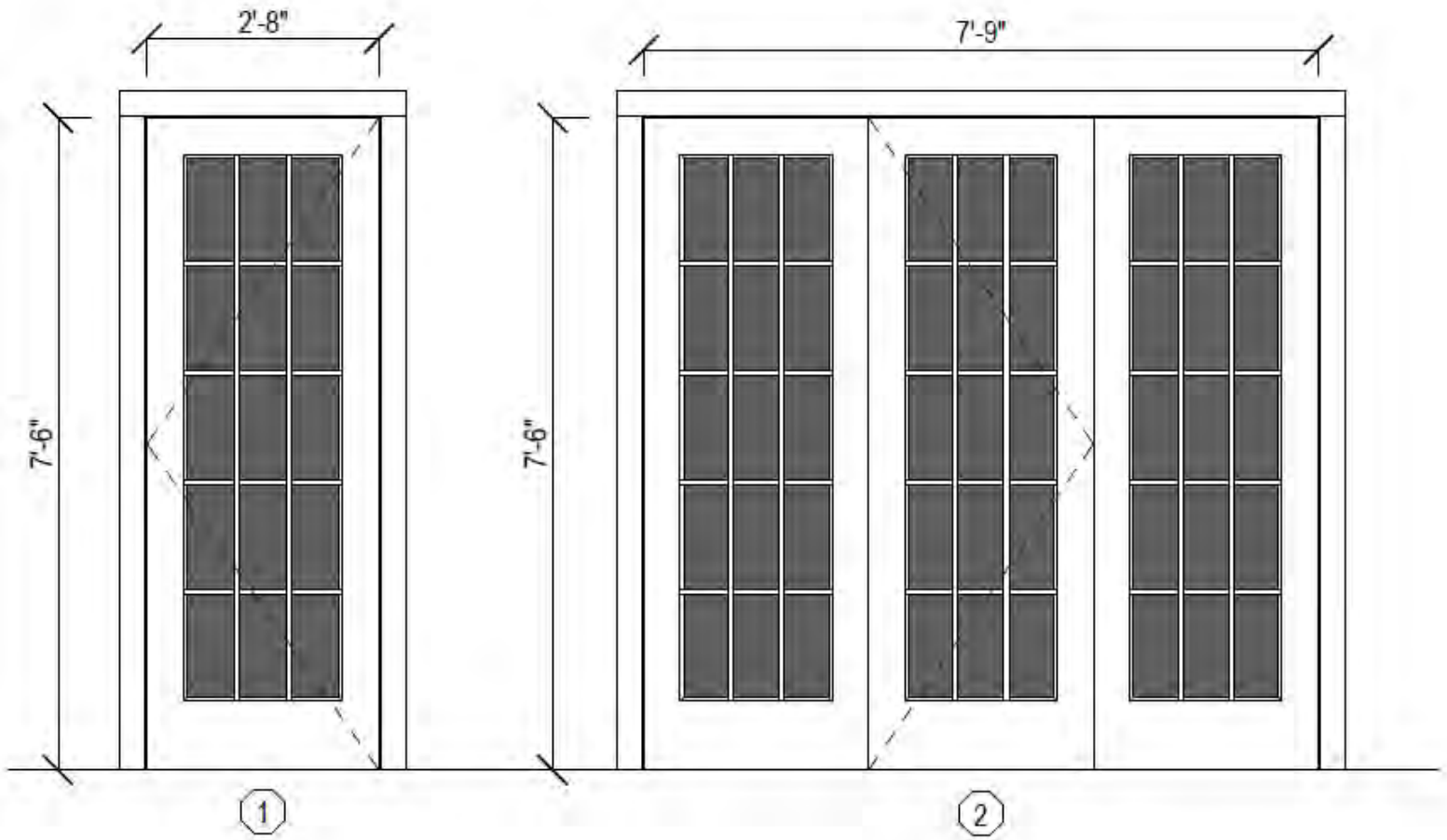
Locus Plan

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	



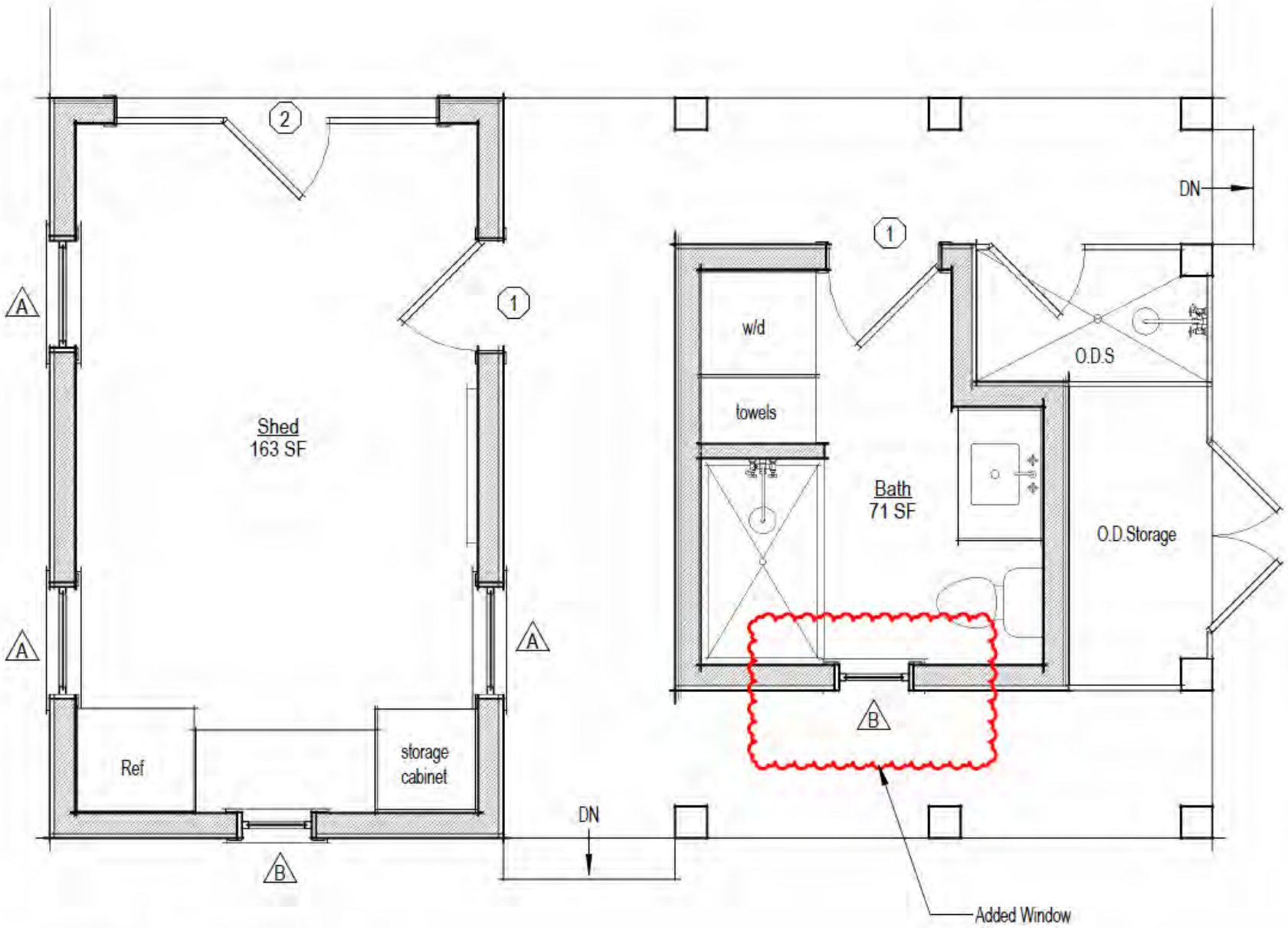
Window Schedule

3/8" = 1'-0"



Door Schedule

3/8" = 1'-0"



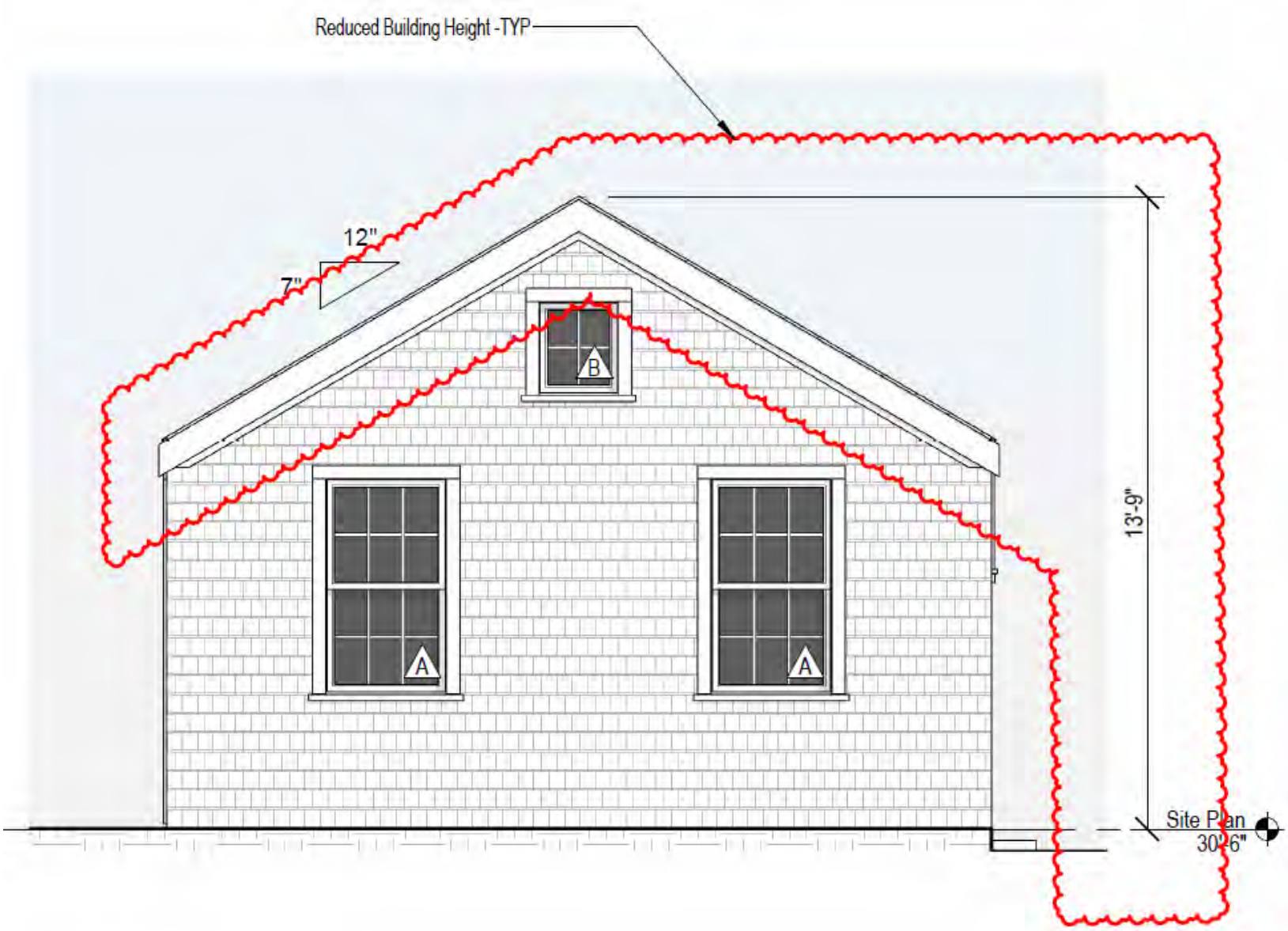
1 Shed and Bath Plan

1/4" = 1'-0"



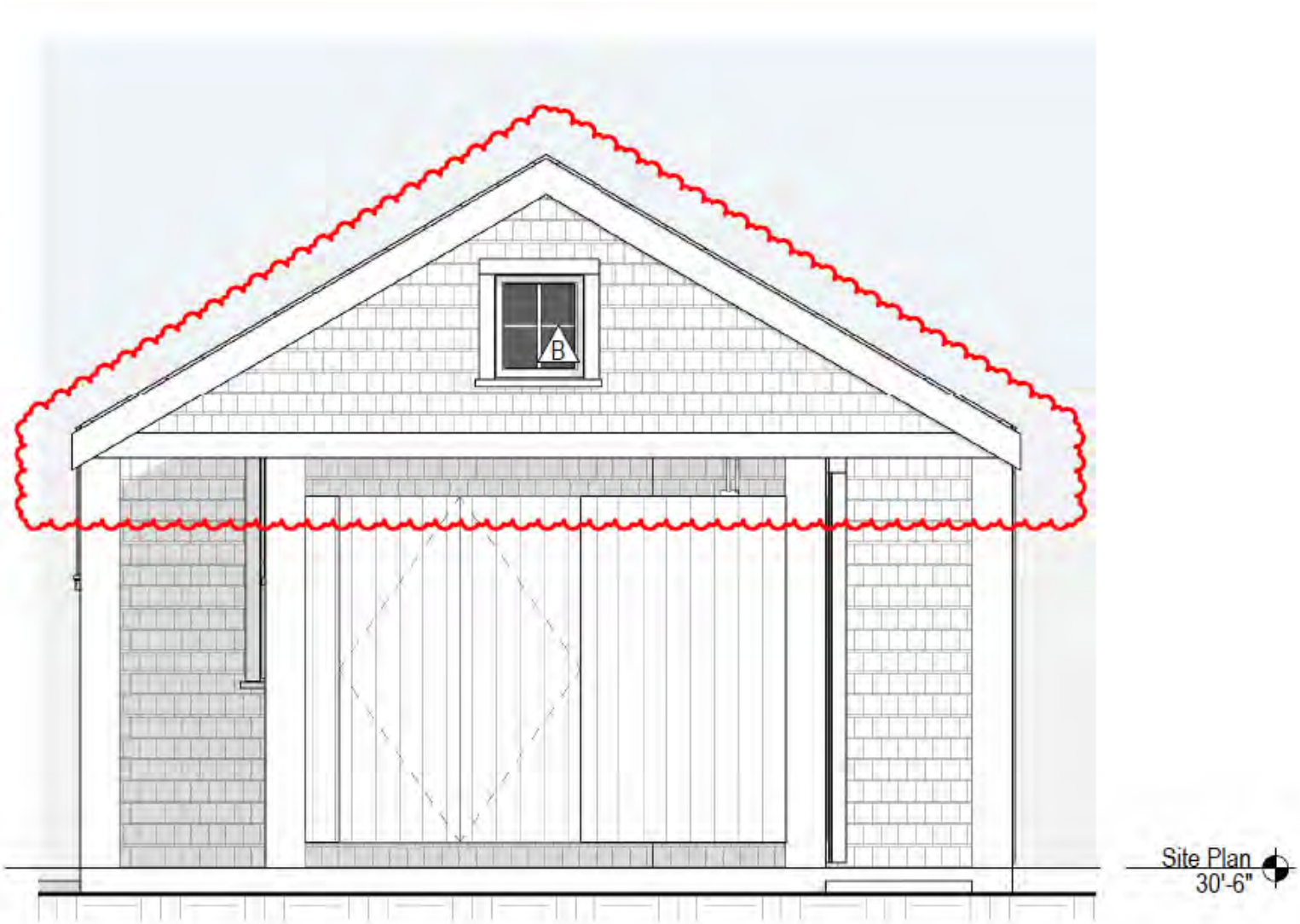
2 North Elevation

1/4" = 1'-0"



3 West Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



5 South Elevation

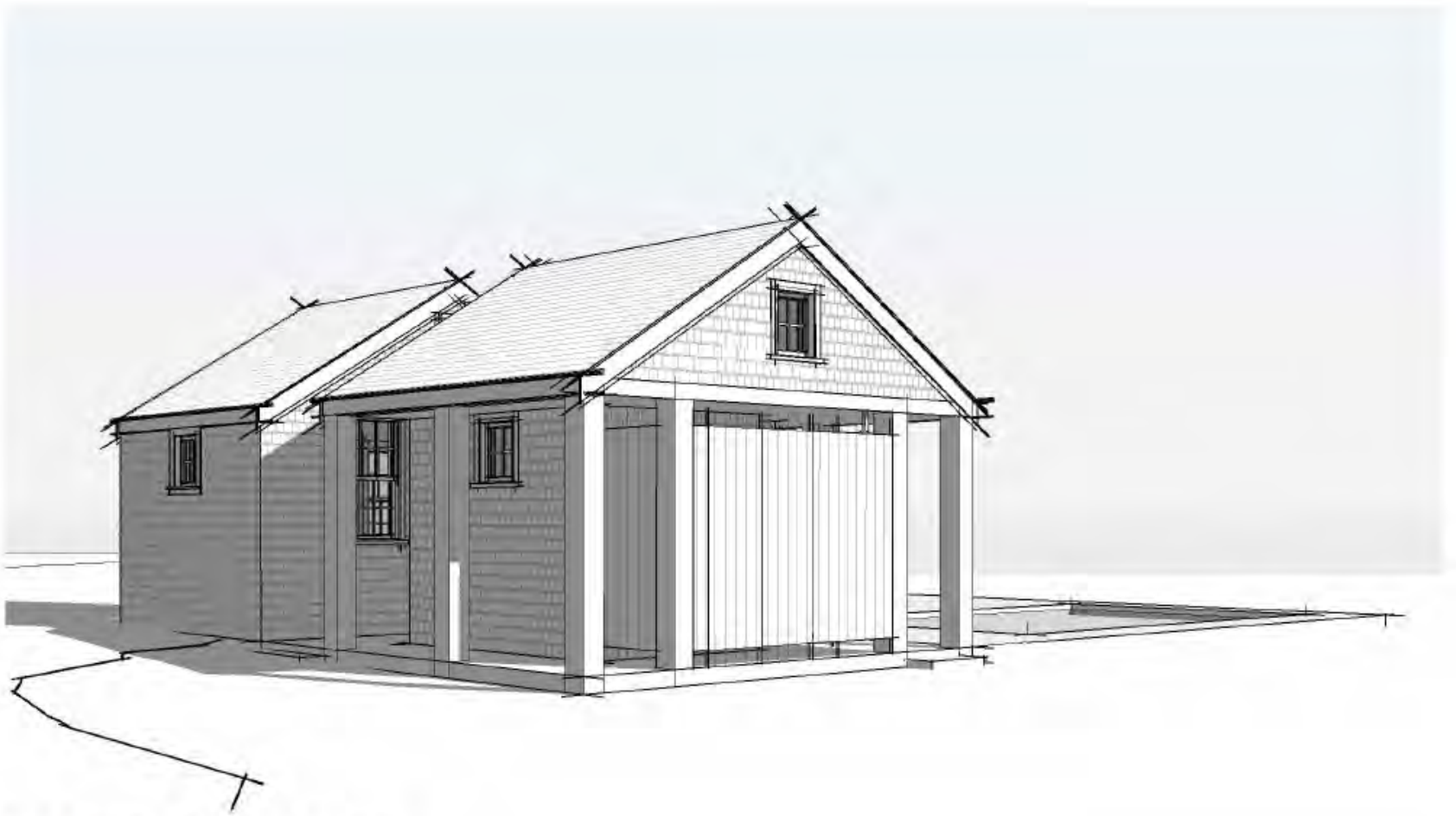
1/4" = 1'-0"



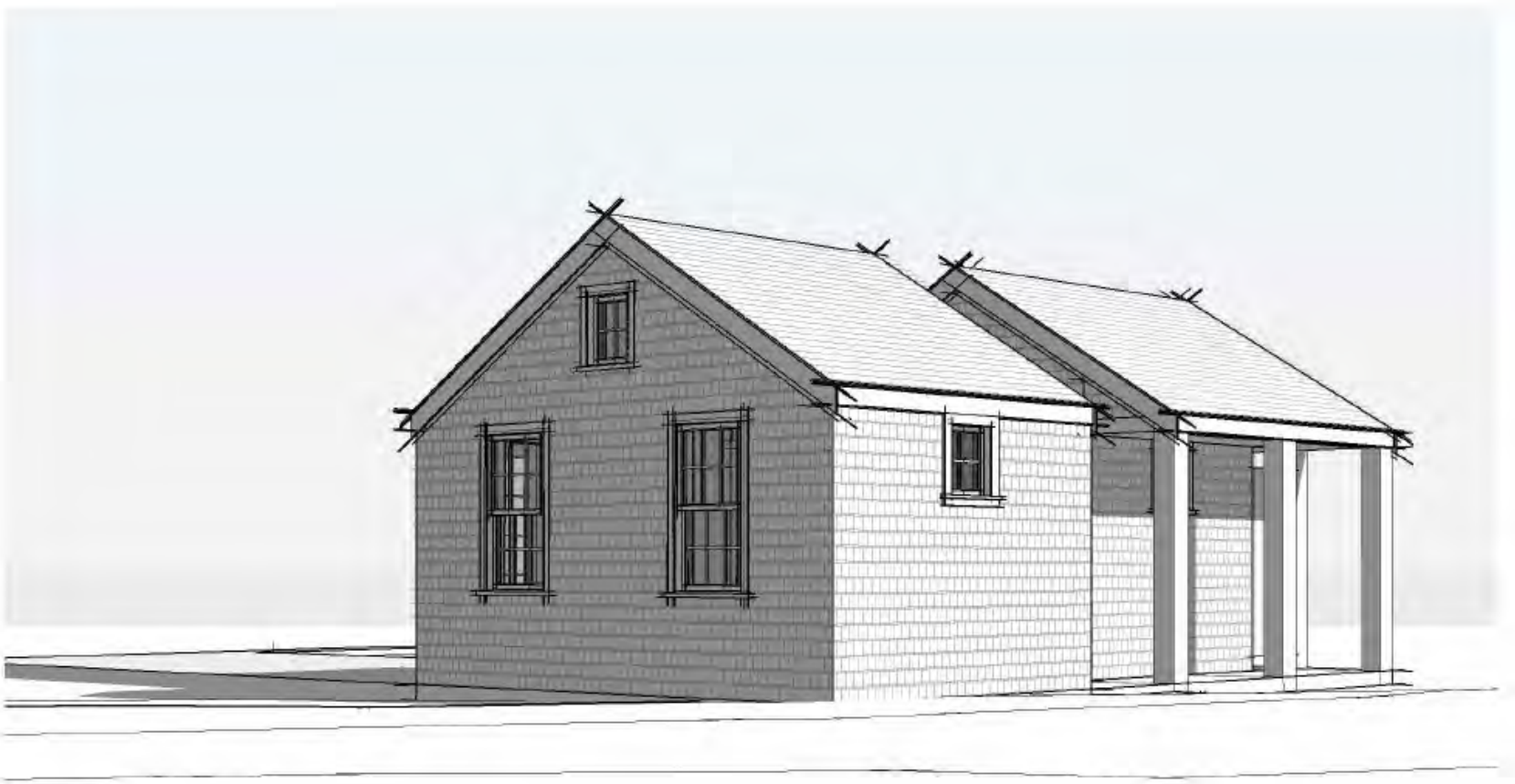
6 West Perspective



7 North Perspective



8 East Perspective



9 South Perspective

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Nahomi S. Garcia Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 3/25/2025

Johnson, Brendan P Trust / 2 Hamblin Rd

Emeritus LTD

30 / 193

Boat Barn

Sitting Board: Camp, MacLeod, Thornewill, Pohl
Chair: Welch

Backus: Appreciates the removal of the batten board but feels it still need to be more simplified.

Camp: Preferred the previous entrance door as it read more like a garage door. Thinks the dormers on either side are making the structure look too pinched.

Pohl: Appreciates the removal of the batten board. The dormers are higher than the main house, would like to see them reduced at the eave and in width. Suggests removing the cupola.

MacLeod: Agrees with Pohl. Would like to see a change to the front of the building to reduce the impact of the height and massing so close to the street.

Thornewill: Agrees with what has been said, especially the dormers.

Welch: Changing the sidewall material has helped but still considers the overall mass to be too large. Also feels it does not present as a barn although it is framed as a barn.

Motion to Hold for Revisions & View (Thornewill)

Carries 5-0

Boat Barn

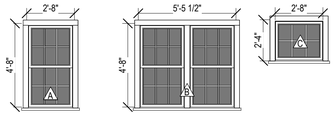
2 Hamblin Rd
Nantucket, MA 02554

04.03.25

Old HDC Submission

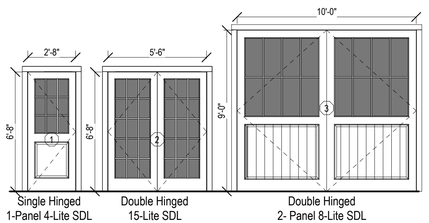


Locus Map
1/4" = 1'-0"



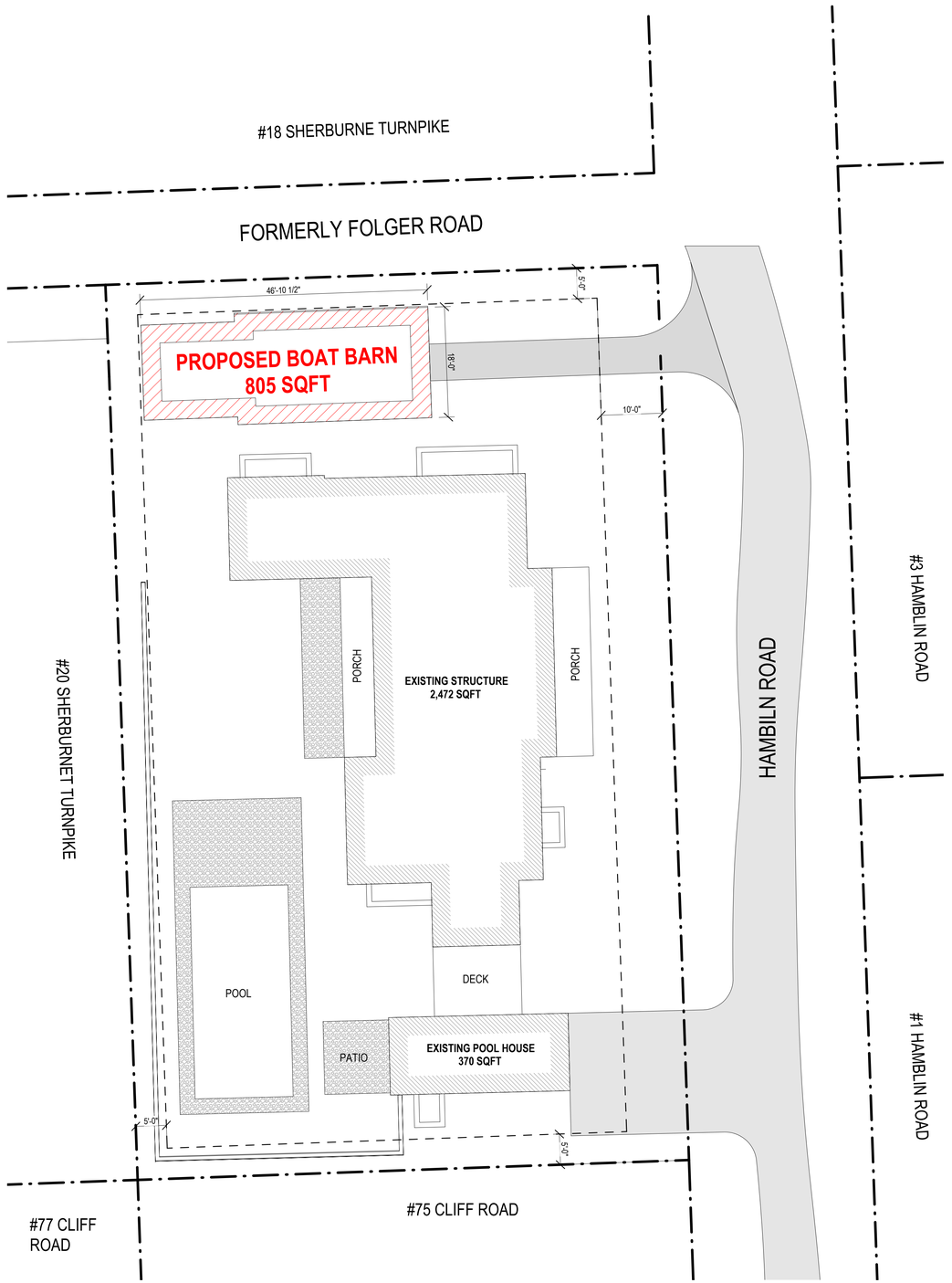
Double Hung 6/6 SDL | Double Double Hung 6/6 SDL | Casement Window 6 Lite

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



Single Hinged 1-Panel 4-Lite SDL | Double Hinged 15-Lite SDL | Double Hinged 2- Panel 8-Lite SDL

Exterior Door Legend
1/4" = 1'-0"



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

2438

Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

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

Site Information

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

Sheet Index - Architectural & Structural

SHEET INDEX

A.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Exterior Elevations
A.1.3	Exterior Elevations
P.1	Perspectives
P.2	Photos

Revisions

Cover Sheet

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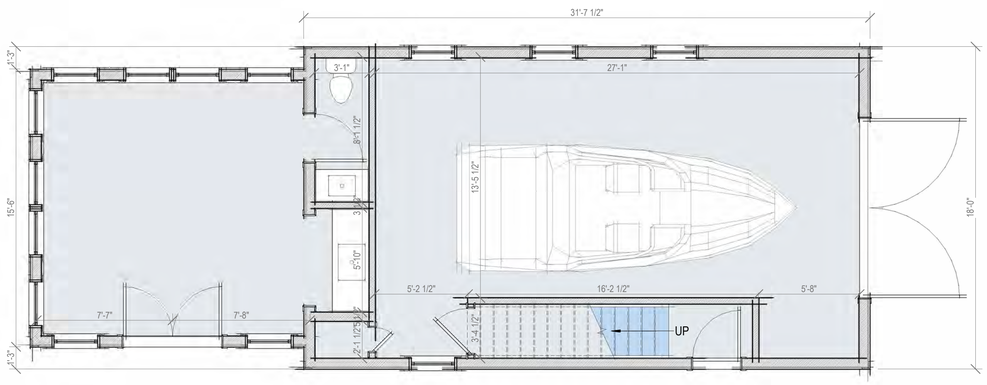
A.0.1

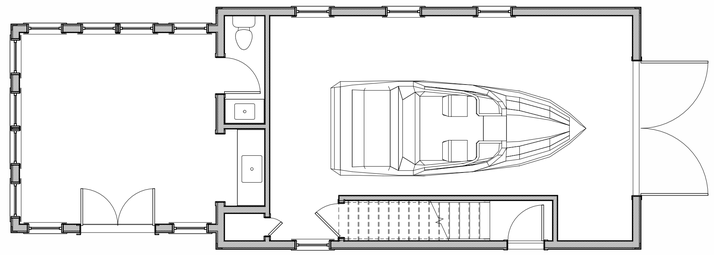
2438

04.03.25

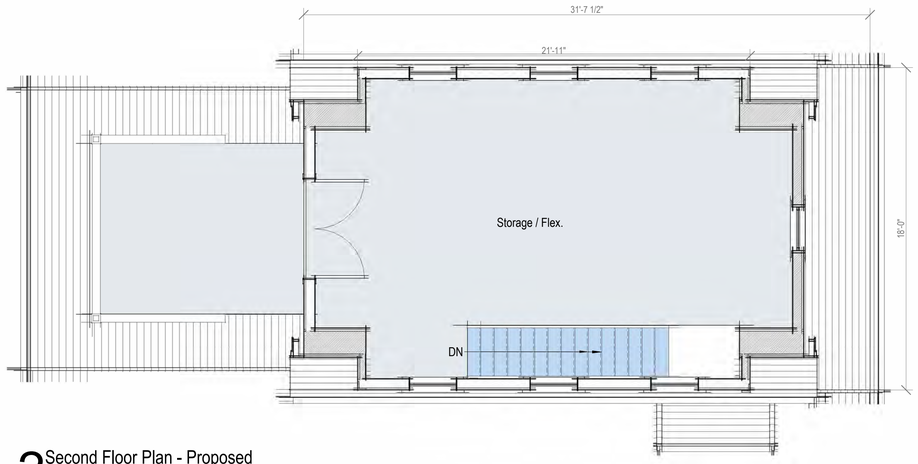
Old HDC Submission



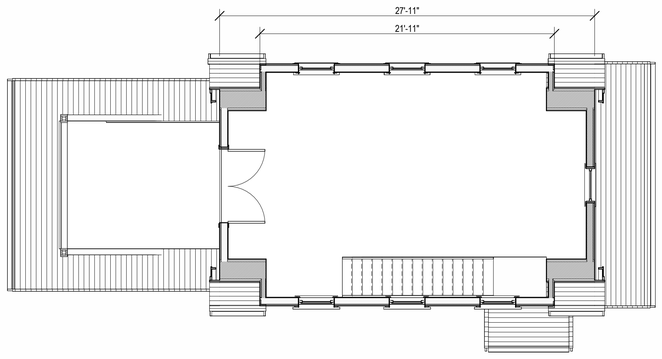
1 First Floor Plan - Proposed
1/4" = 1'-0"



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



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



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

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Floor Plans

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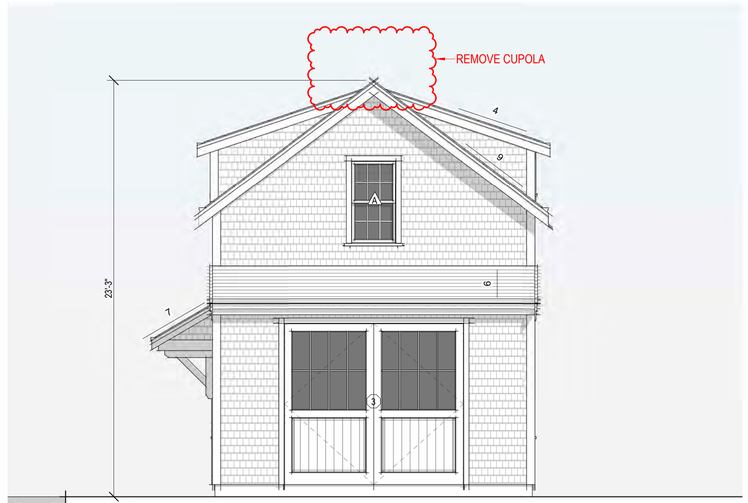
A.1.1

2438

04.03.25

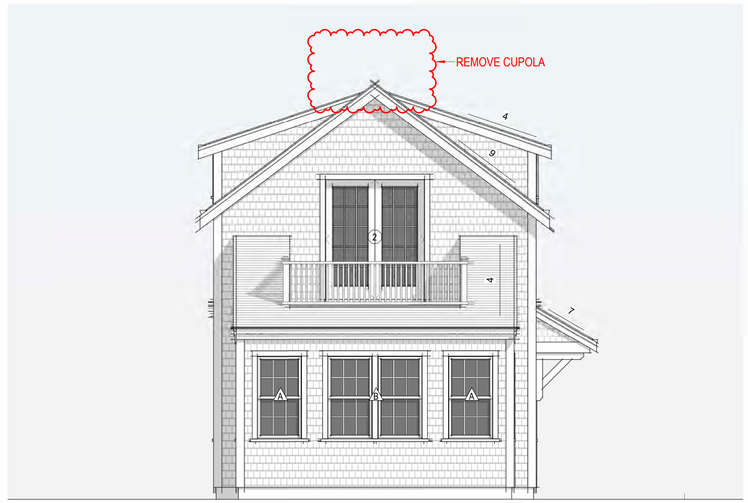
Old HDC Submission



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



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



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



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

2438

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Revision 1	Date 1

Exterior Elevations

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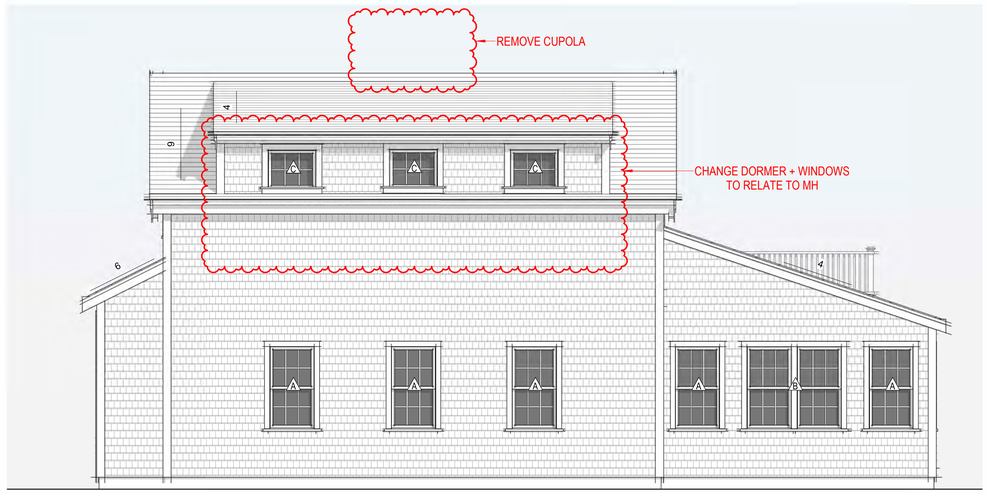
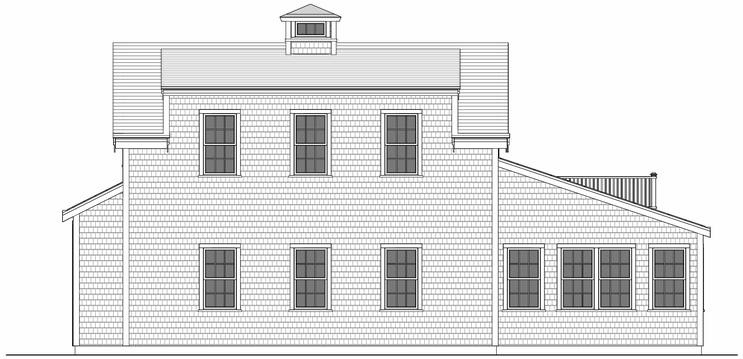
A.1.2

2438

04.03.25

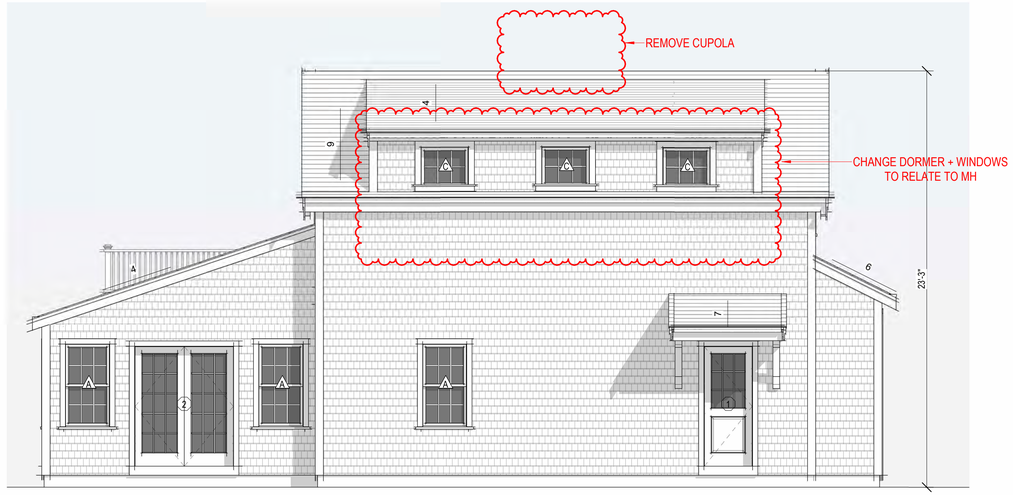


3 North Elevation - Proposed
1/4" = 1'-0"



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

Old HDC Submission



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



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

2438

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Exterior Elevations

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A.1.3

2438

04.03.25

Old HDC Submission





2438

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04.03.25

Old HDC Submission











STREET VIEW FROM HAMBLIN ROAD



STREET VIEW FROM HAMBLIN ROAD

2438

Boat Barn

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Nantucket, MA 02554

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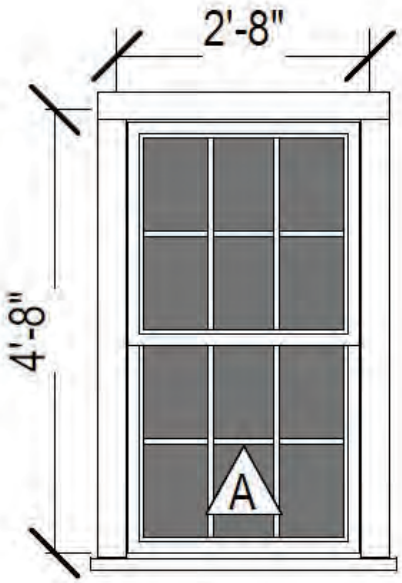
Boat Barn

2 Hamblin Rd
Nantucket, MA 02554

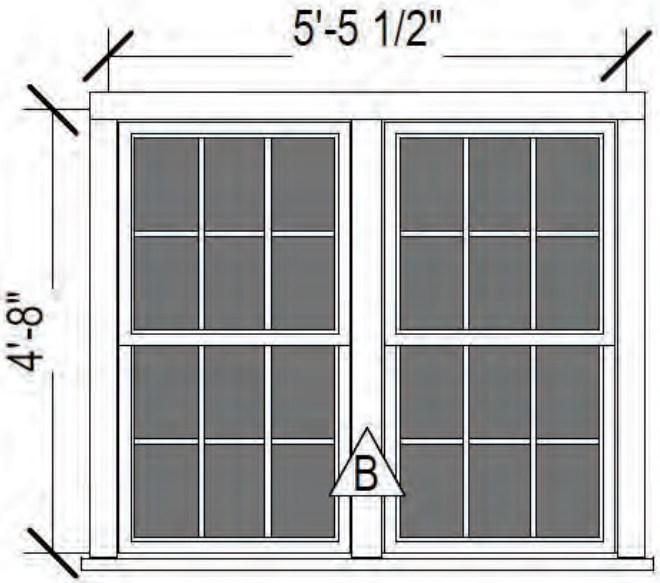


Locus Map

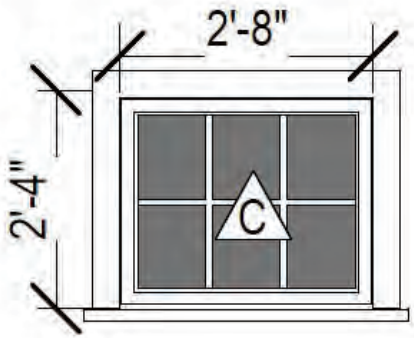
1/4" = 1'-0"



Double Hung
6/6 SDL



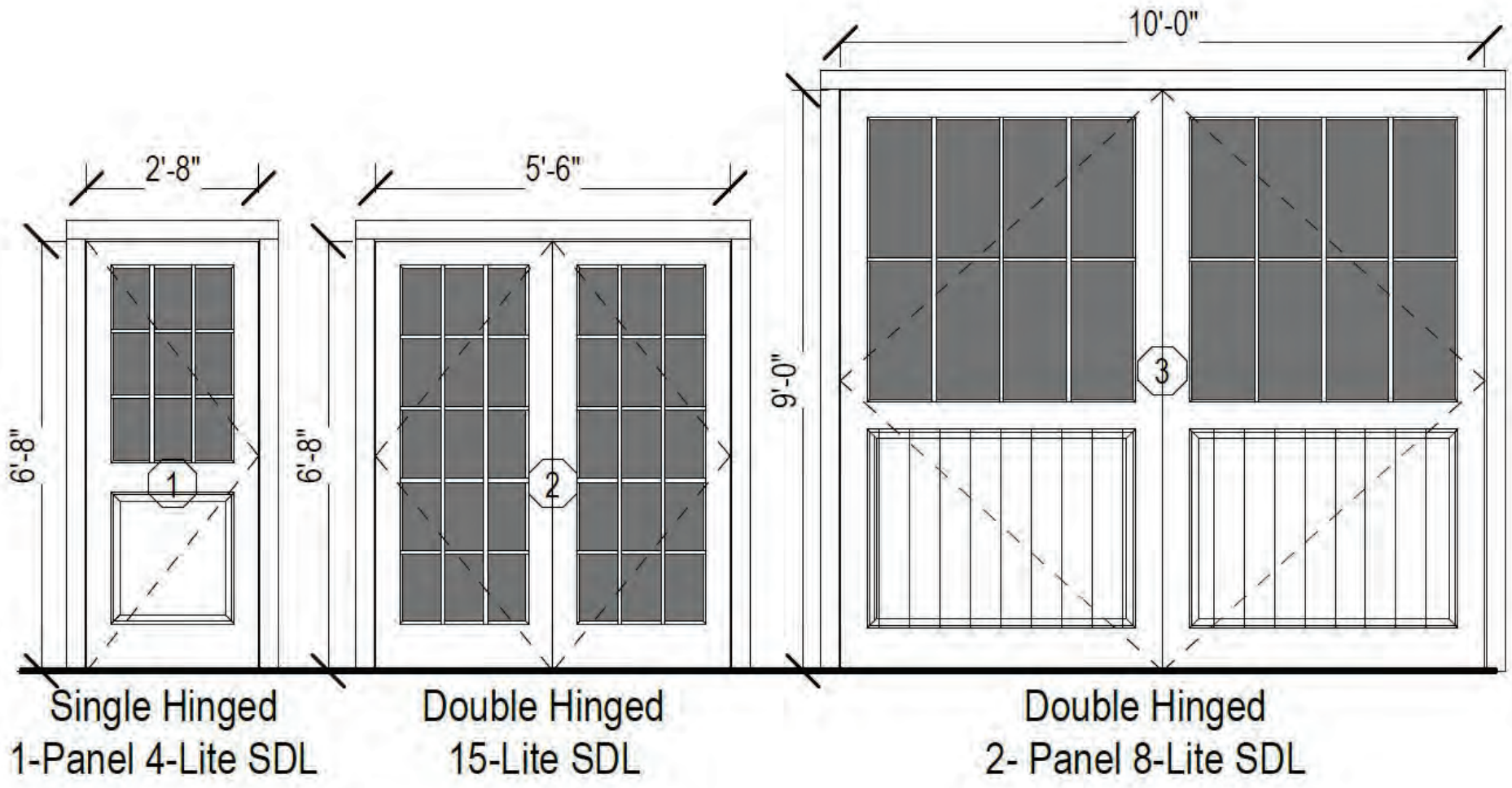
Double Double Hung
6/6 SDL



Casement
Window 6 Lite

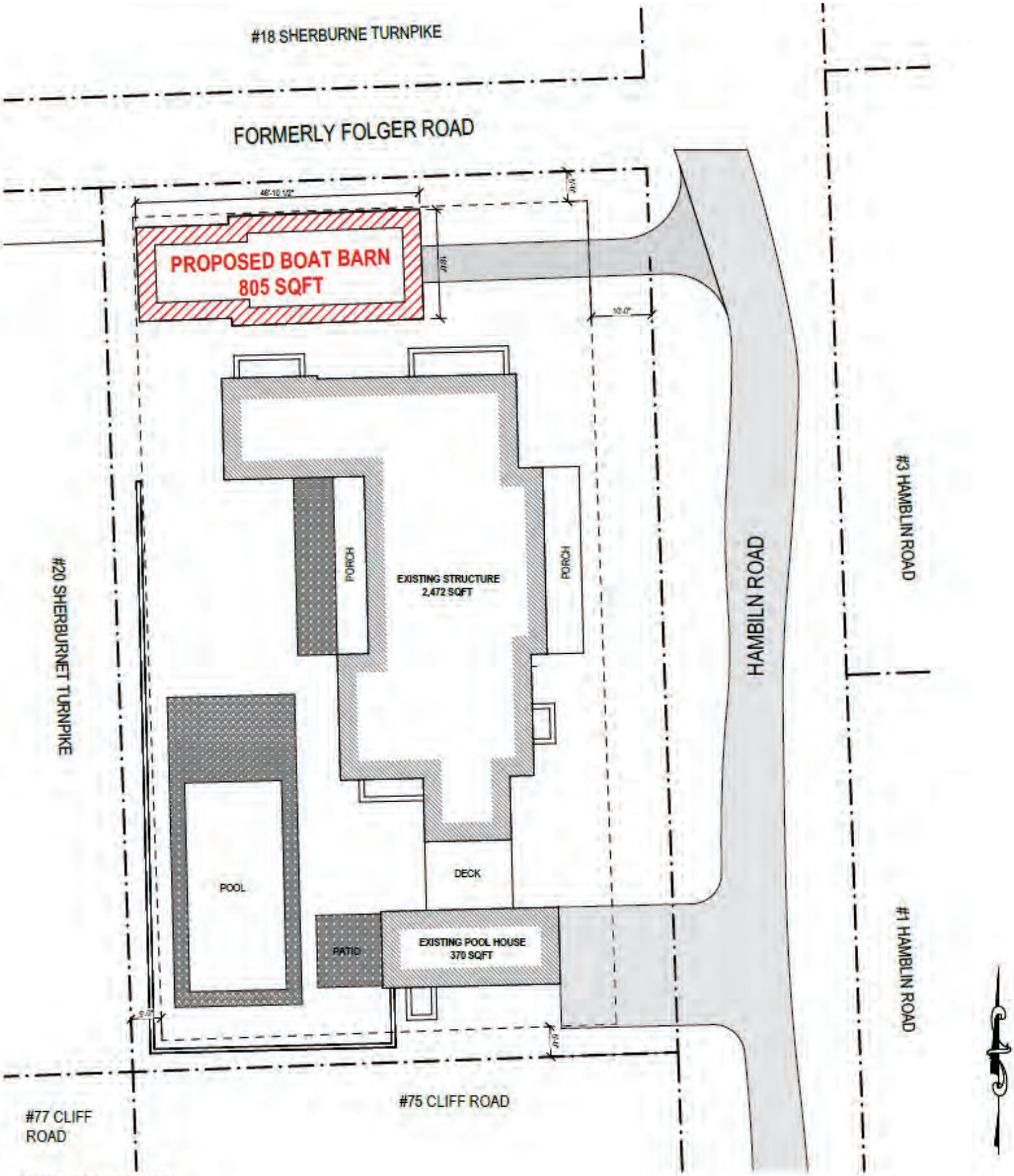
Window Legend

1/4" = 1'-0"

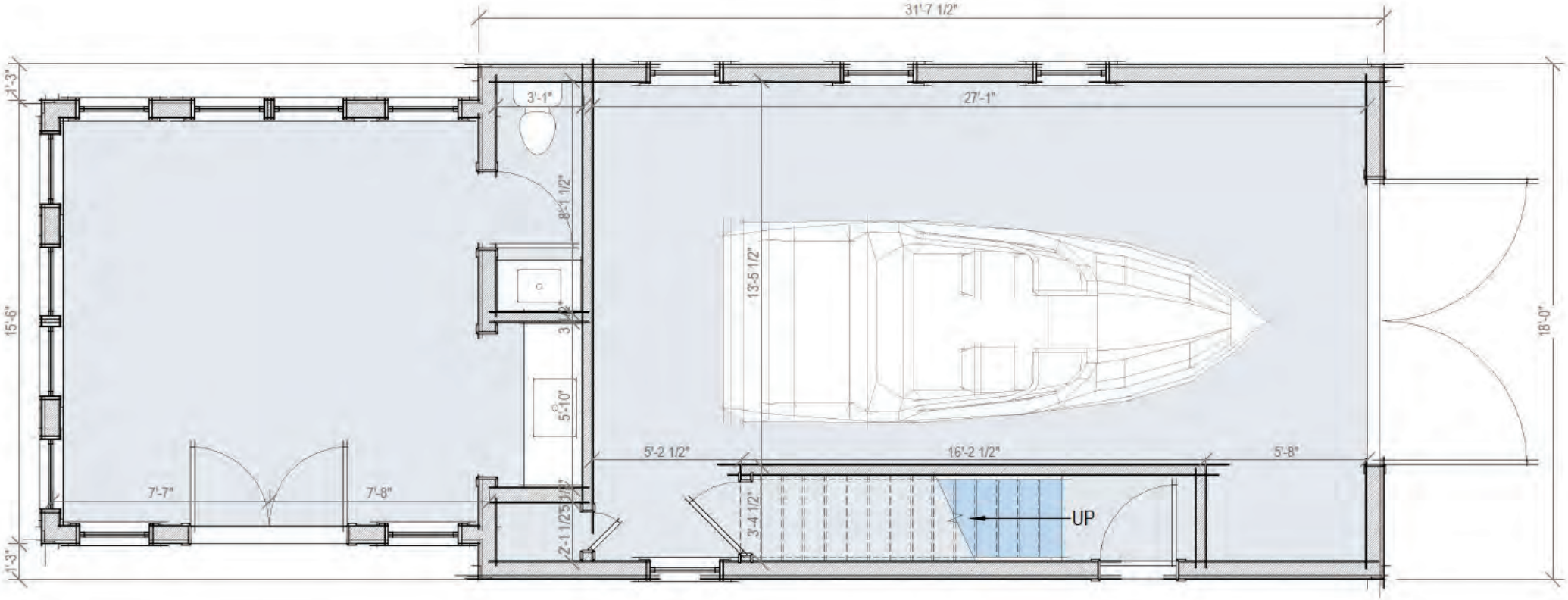


Exterior Door Legend

1/4" = 1'-0"

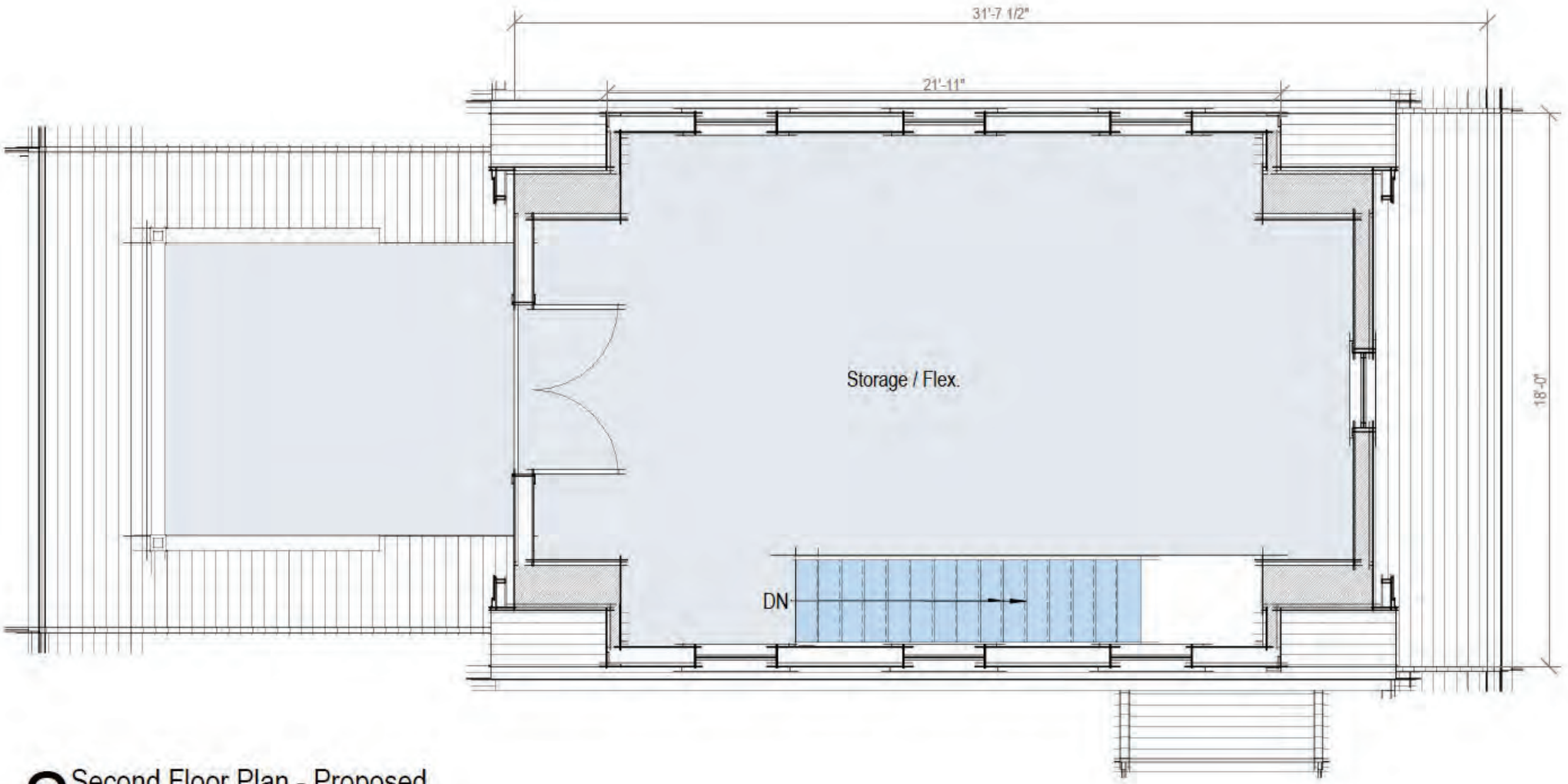


1 Site Plan - Proposed
3/32" = 1'-0"



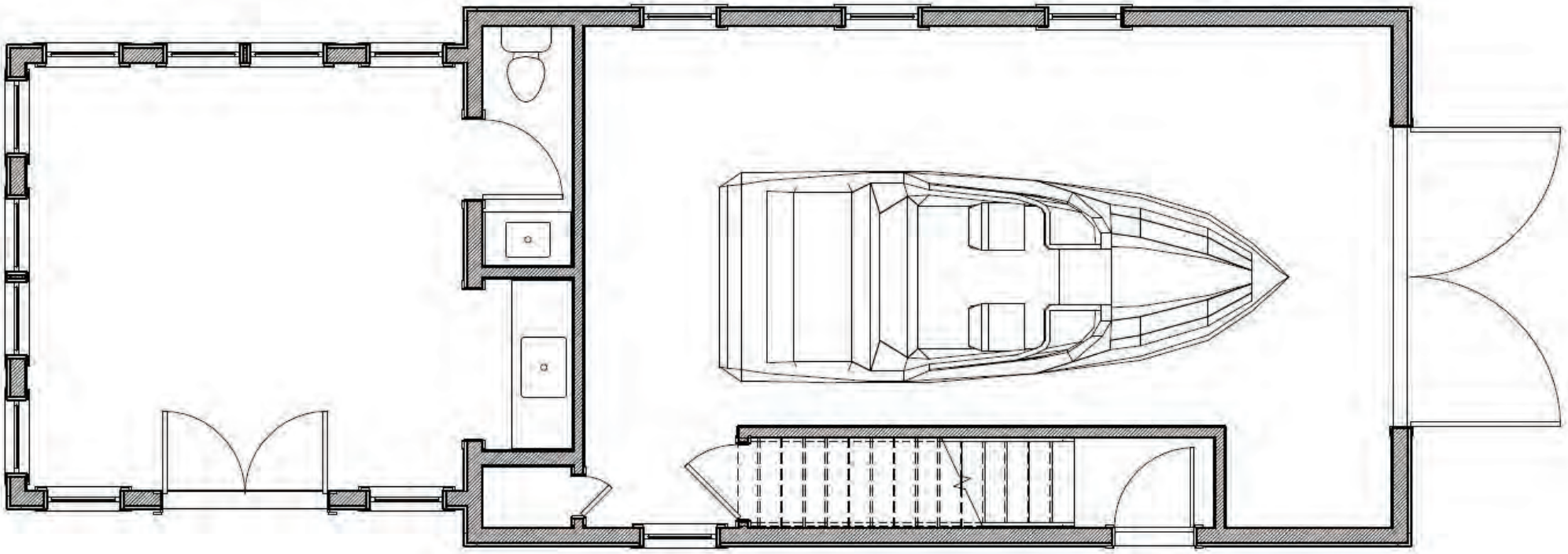
1 First Floor Plan - Proposed

1/4" = 1'-0"



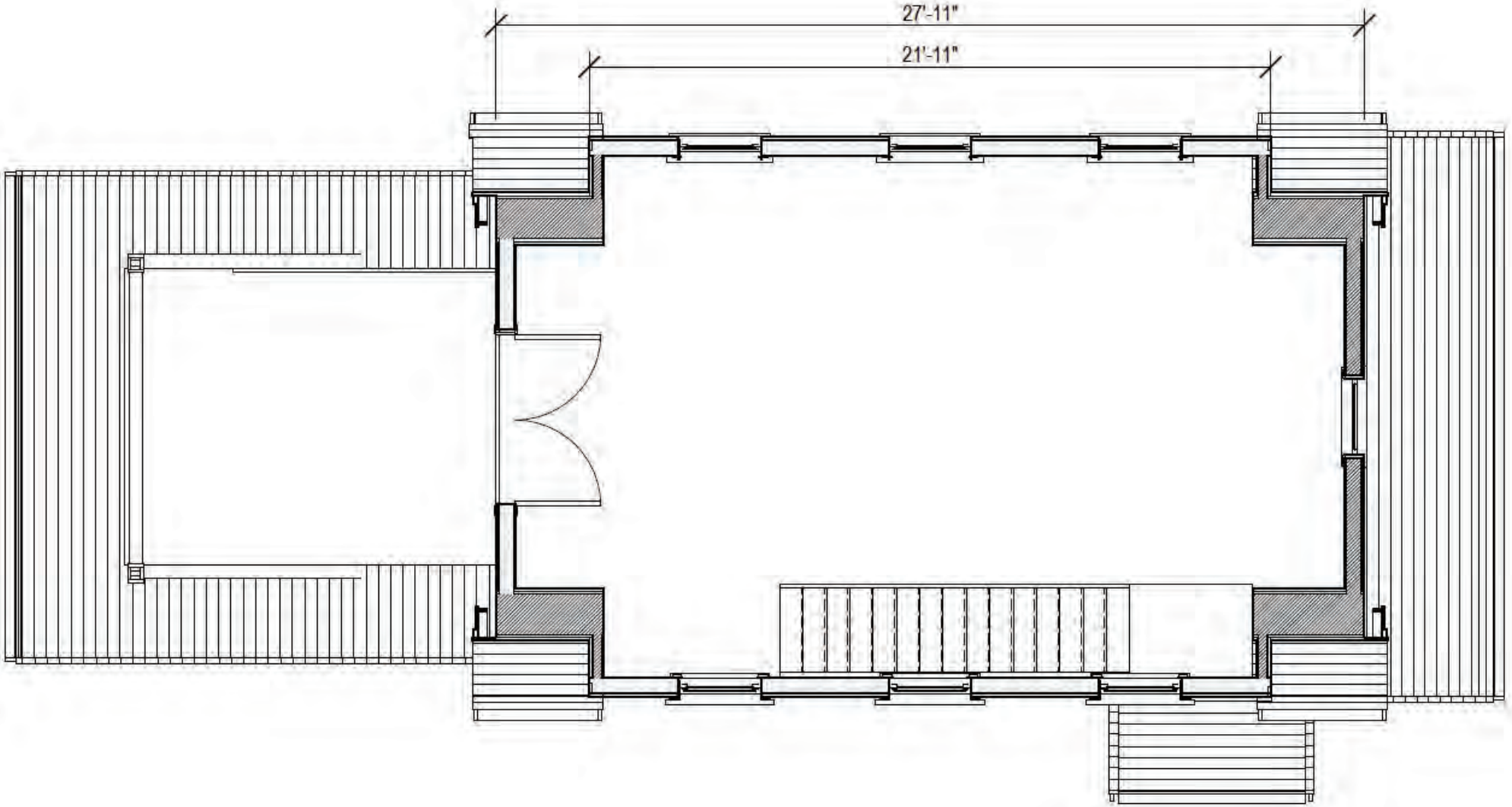
2 Second Floor Plan - Proposed

1/4" = 1'-0"



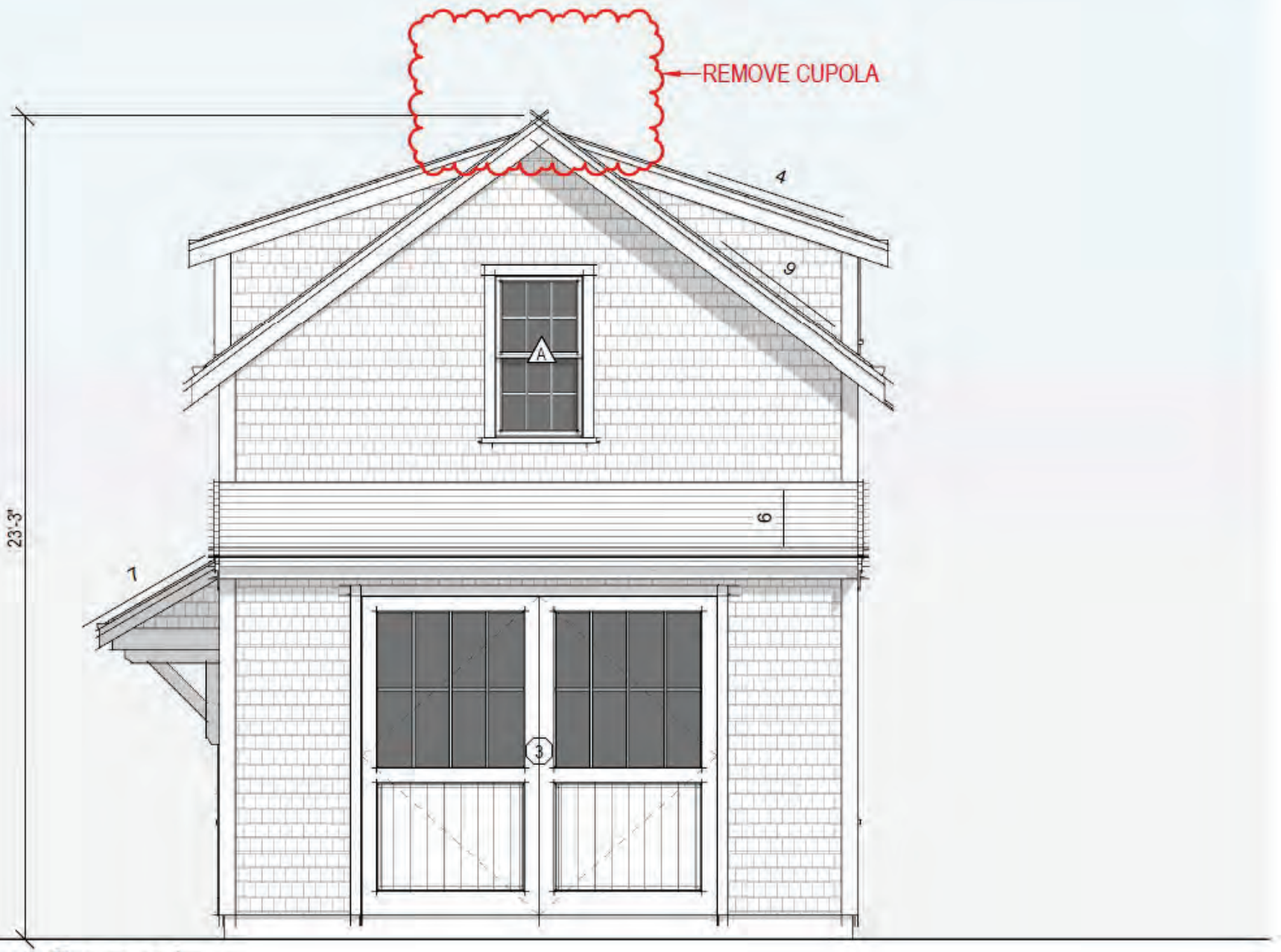
Prev. Submitted HDC- First Floor Plan

3/16" = 1'-0"



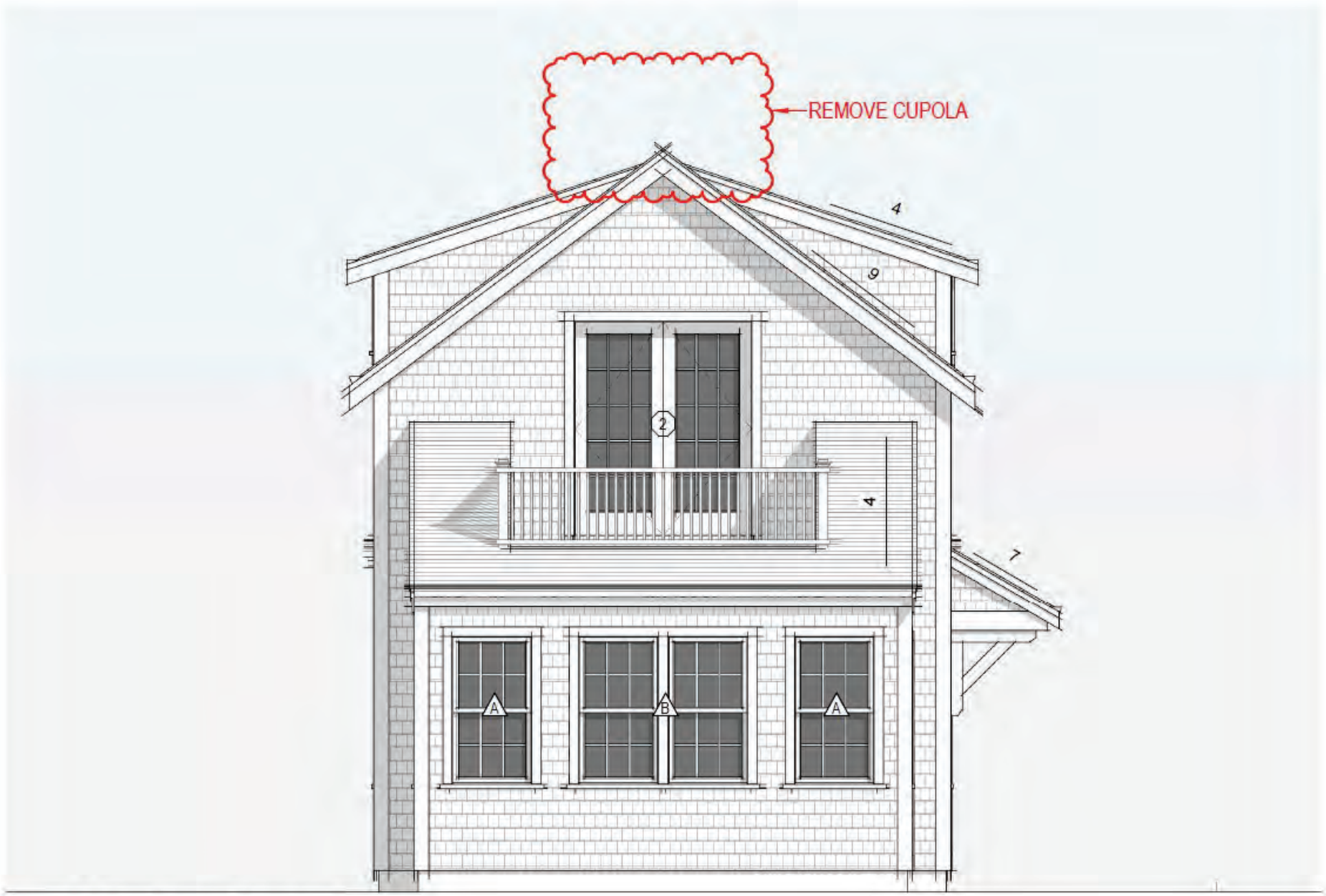
Prev. Submitted HDC - Second Floor Plan

3/16" = 1'-0"



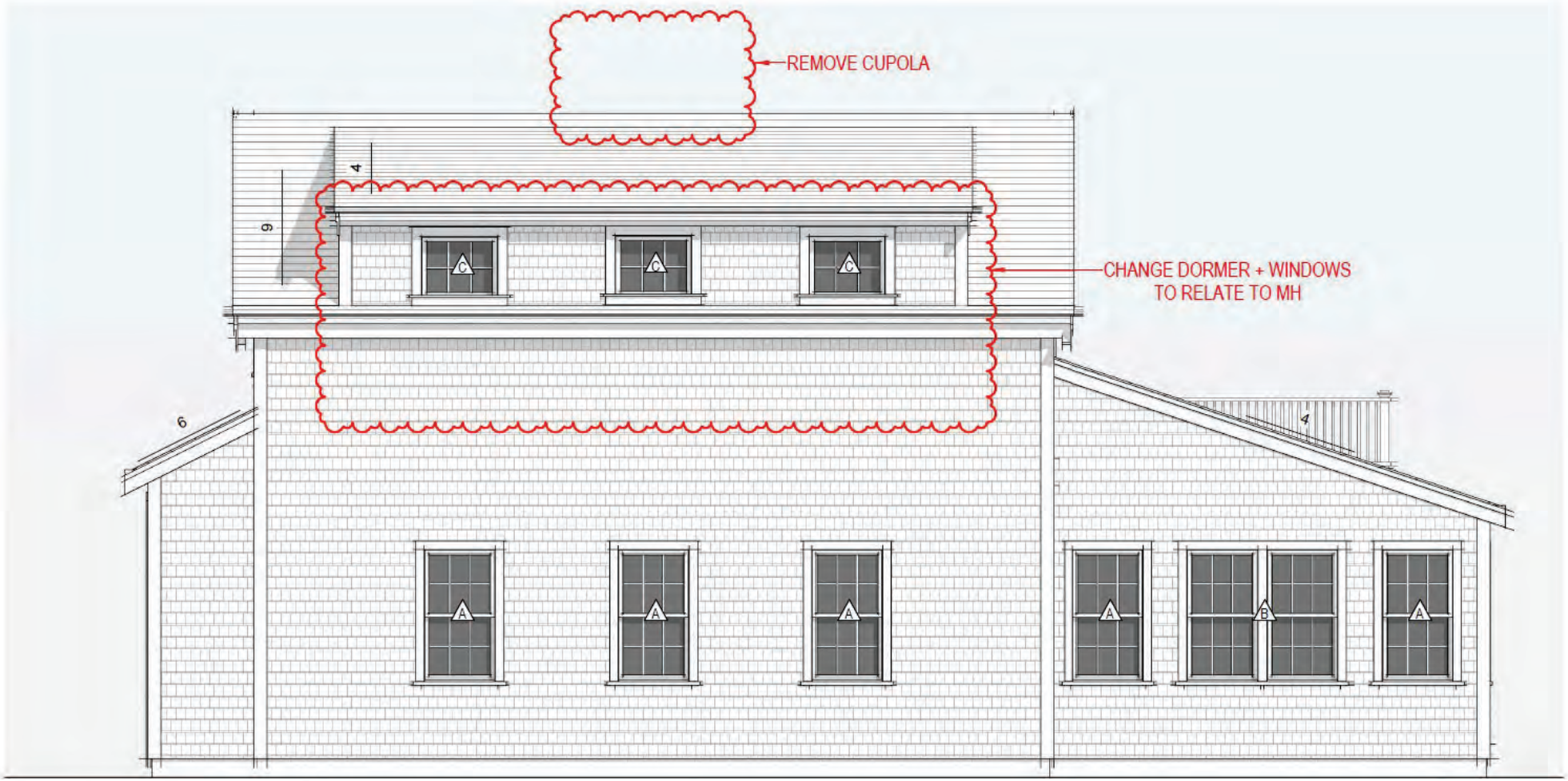
1 East Elevation - Proposed

1/4" = 1'-0"



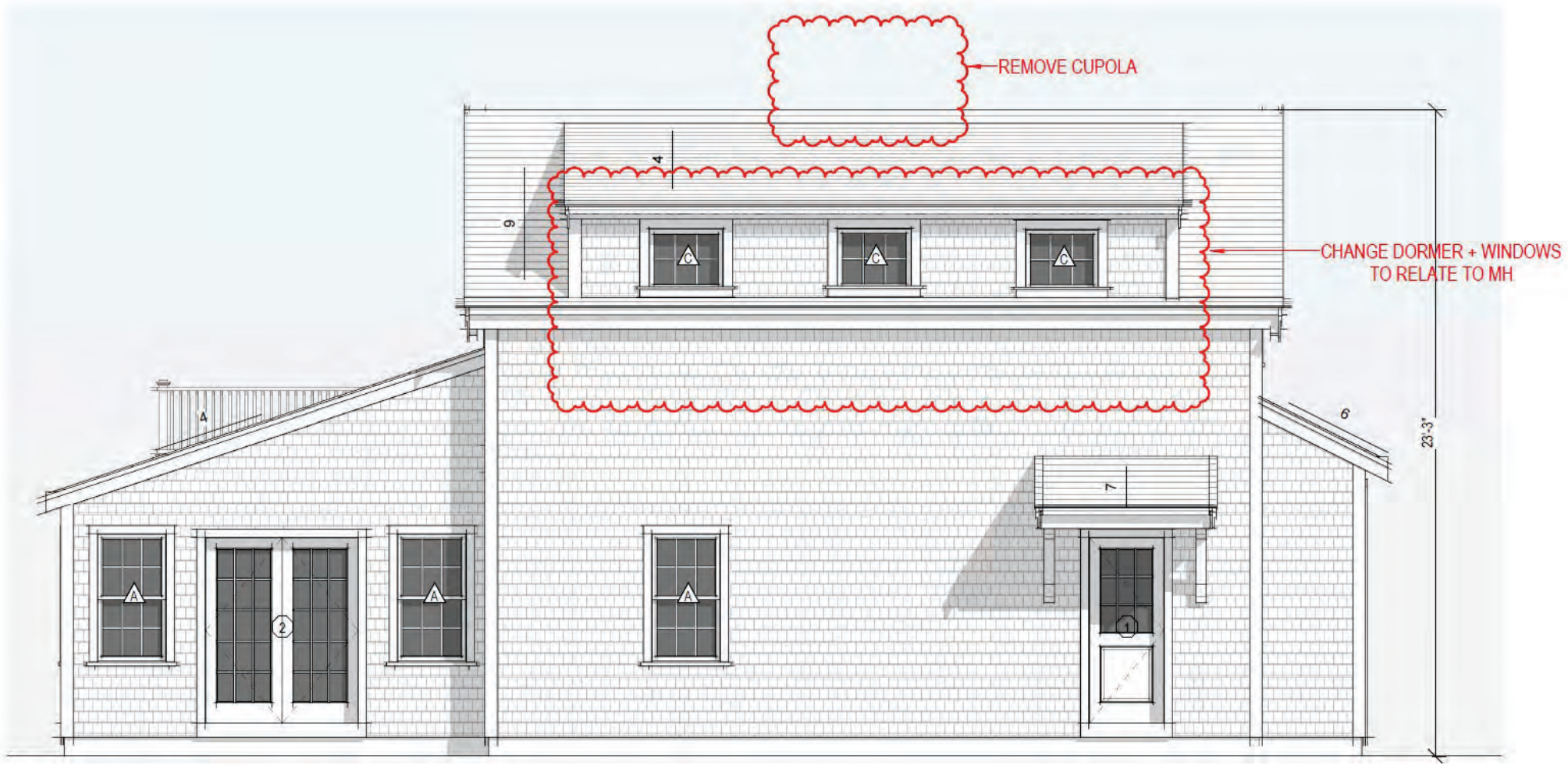
2 West Elevation - Proposed

1/4" = 1'-0"



3 North Elevation - Proposed

1/4" = 1'-0"



4 South Elevation - Proposed

1/4" = 1'-0"



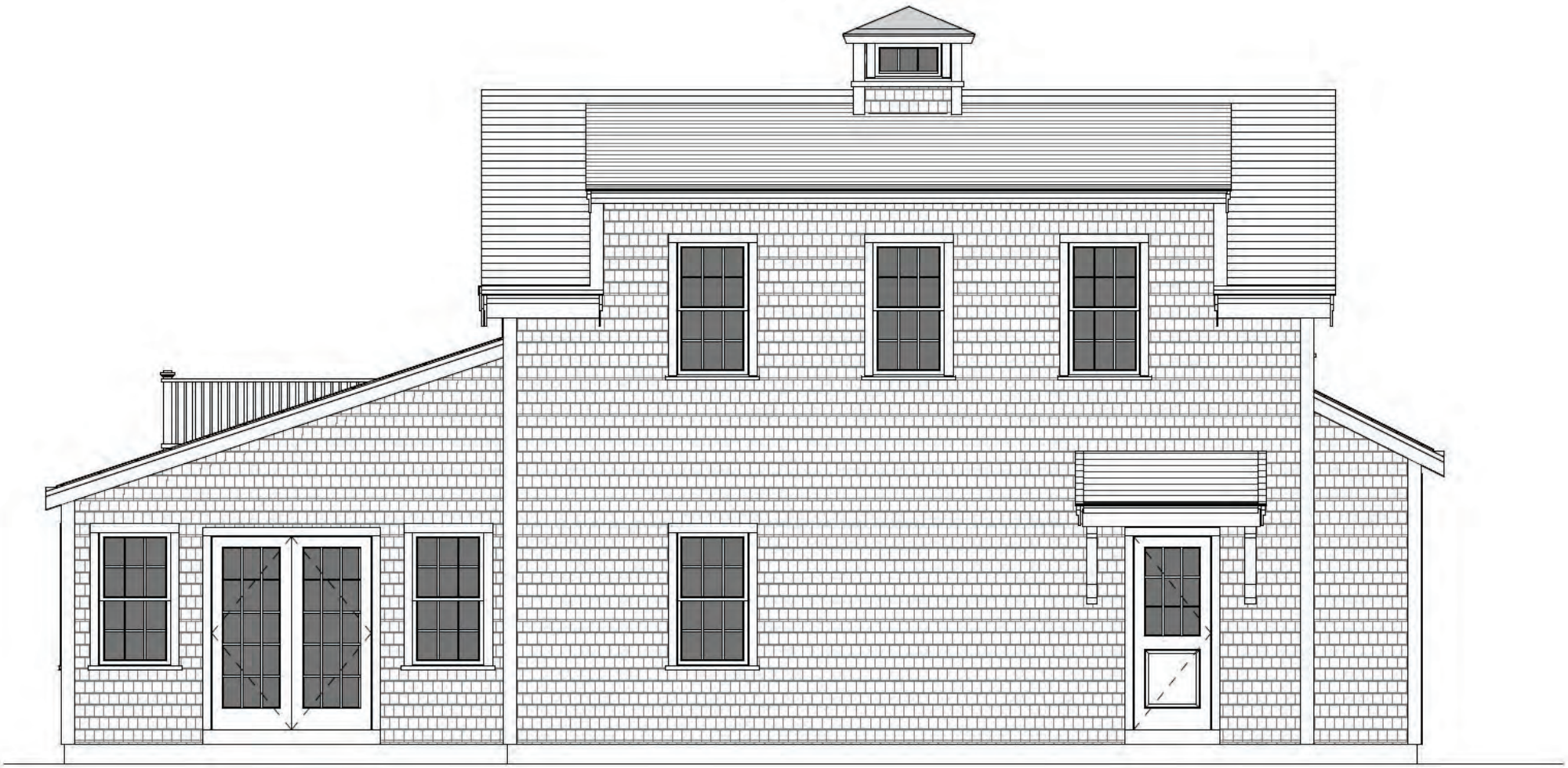
Prev. Submitted HDC- East Elevation

3/16" = 1'-0"



Prev. Submitted HDC- West Elevation

3/16" = 1'-0"



Prev. Submitted HDC- South Elevation

3/16" = 1'-0"



Prev. Submitted HDC- North Elevation

3/16" = 1'-0"







STREET VIEW FROM HAMBLIN ROAD

ADDRESS: 8 Netowa Ln
DATE HEARD: 3/18/25
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

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

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 4/3/20

Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 MAR 14 PM 01:54
Original Posting Number: T 249

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 18 PM 02:00
NANTUCKET TOWN CLERK
Posting Number:T 264

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, March 18, 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_CS06M8LgTzWvhhp7bYcL0g

To watch live feed, click here:
https://youtube.com/live/n-dMwINLBsY

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.	Kara Driscoll- **12041**	159A Main St	Window/repairs	41/288	Self	CP
2.	Tripp Drive Stables **12140**	14 Tripp Dr	Rev.11501; shift house	80/310	Cottage Castle Inc	SW
3.	Alessandra Soares- **12073**	53A Essex Rd	Rev. 11682; shed-reduce size	67/643.1	Self	AM
4.	Town of Nantucket- **12217**	6 Fairgrounds Rd	Rev. 6649; Fairgrounds A-wind	67/918	Jeff Morgan	SW
5.	Town of Nantucket- **12220**	6 Fairgrounds Rd	Rev. 6647; Fairgrounds B- wind	67/918	Jeff Morgan	SW
6.	Town of Nantucket- **12221**	6 Fairgrounds Rd/4 Waitt	Rev. 6643; Ticcoma A- winds	67/917-918	Jeff Morgan	SW
7.	Town of Nantucket- **12223**	6 Fairgrounds Rd	Rev. 6644; Ticoma B-wind/drm	67/918	Jeff Morgan	SW
8.	Town of Nantucket- **12216**	4 Waitt Drive	Rev. 6664; Shed 1- windows	67/917	Jeff Morgan	SW
9.	Town of Nantucket- **12215**	4 Waitt Drive	Rev 6663; Shed 3- windows	67/917	Jeff Morgan	SW
10.	Town of Nantucket- **12218**	4 Waitt Drive	Rev. 6646; maint shed windows	67/917	Jeff Morgan	SW
11.	Town of Nantucket- **12222**	6 Fairgrounds Rd	Rev. 6645; Hardscape	67/917-918	Jeff Morgan	SW
12.	Egidijus Meidus **12147**	12 Scotts Wy	Shed	67/487	LINK	SW
13.	Deborah Windsor **12193**	29 Main St	Windows/replace garage door	73.3.1/9	Val Oliver	AC

14.	Dan West **12176**	9 Towaddy Ln	Lift and addition	49.3.2/14.4	Thornewill Design	VO
15.	Tom Donovan **12182**	104 Surfside	Shed	67/349	EMDA	VO
16.	Steven Cohen Trust **12184**	36 Union St	Roof	42.3.2/144	EMDA	VO
17.	Roman Catholic Bishop **12183**	46 Milestone Rd	New Dwelling	54/113.1	EMDA	VO
18.	Carter Hill Jr Trust **12178**	6 Meetinghouse Ln	Additions	49/76.1	Thornewill Design	VO
19.	102 Old South Rd LLC **12189**	102 Old South Rd	Rooftop solar	68/436	Sun Wind LLC	AM
20.	Holding. William **12196**	12 Blackfish Ln	Rev 11690 Pool eq enclosure	73/118	Ahern LLC	JP
21.	Sunlight Dawn Holdings- **12208**	183 Polpis Rd	Win/dr rep-retract awning	Win/drs/retrs awn	Shelter 7	JP
22.	Hanson **12210**	7 Academy Ln	Roof walk natural to weather	42.4.3/108	Val Oliver	JP
23.	ACK KODA LLC **12206**	42 Shimmo Pond Rd	Replace Dock Railing	43/126	Botticelli & Pohl	JP
24.	NIR LLC **12204**	15 S Beach	Replace seasonal Tent	42.4.2/57.1	William O'Brien	JP
25.	M & K Crowe **12153**	3 Grey Lady Ln	Covered porch	66/713	Val Oliver	RP
26.	Jackie Fey **12162**	19 Hawthorne Ln	Shed	56/267	Val Oliver	RP
27.	Derek Taff **12165**	16 Paul Jones Rd	Gate and Fence	41/97.1	Waterscapes	RP
28.	Valero, Gail & Richard **12168**	7 Waydale Rd	Cellar stairs move	55/84	Val Oliver	RP
29.	Hendricks, John **12169**	1 Jefferson Ln	Fence	55.4.1/74.1	David Troast	RP
30.	Neel Carlton **12172**	84 Pocomo Rd	Shed	15/40	EMDA	RP

II. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	PASCON **11970**	4 MacLean Ln	Driveway/apron	55/44.1	LINK	SW
	• *Gate to be flanked by privet, privet planted parallel to property line along Larrabee Lane.*					
2.	Egidijus Meidus **12146**	12 Scotts Wy	Pool	67/487	LINK	SW
	• *Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
3.	Egidijus Meidus **12145**	12 Scotts Wy	Spa	67/487	LINK	SW
	• *Spa not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
4.	25 N Pasture ACK LLC-**12225**	25 N Pasture Ln	Pool hardscape	44 75	LINK	CP
	• *Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
5.	25 N Pasture ACK LLC- **12226**	25 N Pasture Ln	Cabana	44 75	LINK	CP
	• *Cabana not to be visible at time of inspection and in perpetuity.*					
6.	Roman Catholic Bishop **12181**	46 Milestone Rd	New Garage	54/113.1	EMDA	VO
	• *Due to lack of visibility.*					
7.	Tom & Mary Jo McCann **12167**	35 Hummock Pond Rd	Rev. 10539; red pool length 2'	56/6	Tom McCann	RP
	• *Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.*					
8.	Eagles Beach Nest LLC **12194**	14 Nonantum Ave	Sports Court	87/11	Matthew Browley	AM
	• *Sports court must not to be visible at time of inspection and in perpetuity.*					
9.	Richard Pietrafesa **12071**	42 York St	Shed	55.4.1/52.1	Self	AM
	• *Trim to be cottage red to match the house.*					

III. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Pepper Frazier	28 Center St	Master Sign Plan	42.3.1/164	Sign Here Nantucket
	• *Motion to approve through staff with the removal of Sign B (temporary sign), removal of menu box within 30 days and submission of updated image of Sign C with accurate dimensions.*				
2.	Pepper Frazier	28 Center St	Projecting Sign	42.3.1/164	Sign Here Nantucket
	• *Motion to approve as submitted.*		**(Nantucket Evens, CO)**		
3.	21 Amelia Drive, LLC	21 Amelia Dr	Wall Sign	67/427	Josiane Silva
	• Motion to approve with a border added to the sign		**(JC Nail Designer)**		

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. COMMISSIONER REVIEW AND VOTE

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Town of Nantucket- **11598**	43 Sherburne	OIH Hardscape	80/1	SMRT/Craig Piper
	• *Not anticipated by the Chair within 24 – 48 hours.*				
2.	Selina Breskman- **12205**	**107A Main Street**	As-built roof/LK door, gutters, sills	42.3.3/151.1	Self

VI. NEW BUSINESS 01/07/2025

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

VII. NEW BUSINESS 01/21/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	NT Electric Co- **11863**	**10 New Whale**	Demo Structure	42.3.1/37	LFW	CP
	• Held until March 18th per applicant					

VIII. NEW BUSINESS 02/04/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Georgi Dimov- **11906**	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
2.	The Whole Spread, LLC- **11947**	**332 Madaket Road**	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
3.	Osprey Way RE Trust- **11945**	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
4.	Susan B McCollum Trust- **11934**	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM
5.	2 Spearhead, LLC- **11954**	2 Spearhead Road	New Storage Fac- Building A	69/307	Emeritus, LTD	AC
6.	2 Spearhead, LLC- **11952**	2 Spearhead Road	New Storage Fac- Building B	69/307	Emeritus, LTD	AC

IX. NEW BUSINESS 02/18/2025- VIEW

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	~~Holding, Christopher Meghan **12010**~~	~~**25A Clifton St**~~	~~Fenestration~~	~~73.4.1/3.1~~	~~Emeritus LTD~~	VO
2.	Nashaquisset Coop P. Obrien **12019**	8 Netowa Ln	Dormer fenestration	55/581.1	JB Studio	AM
3.	~~Carmine Giardini- **12007**~~	~~7A Clifford St~~	~~Pickle Ball Sports Court~~	~~79/19~~	~~Reid Yenor~~	~~VO~~
4.	Starboard and Port LLC **12011**	**12 Baltimore Ave**	New Dwelling GH	60.2.4/75	Emeritus LTD	VO
5.	30 Eel Point LLC- **11968**	30 Eel Point Rd	New Dwelling	40/44.1	LINK	SW
6.	Geoffry Smith-**11933**	**22 Coffin Sias.**	Roof Windows	73.4.1/36	Self	SW
7.	Geoffry Smith-**11931**	**22 Coffin Sias.**	Hardscape Driveway	73.4.1/36	Self	SW
8.	Gottwald, Mark- **11935**	**4R Jefferson Ave**	Window revs	29/48.1	Topham Design	SW
9.	The Flagship Club- **11963**	**1 Cherry St**	New Building	55/377	EMDA	SW
	• *Incomplete in the sense that approval of this structure requires, for required parking and therefore as a practical matter, the removal of at least a large portion of John McLaughlin's childhood home—to create a parking lot.*					
10.	Callen Miller INC- **12051**	**117 Orange St**	Hardscape	55/377	Ridgevale Develop	VO
11.	Callen Miller INC- **12050**	**1 Cherry St**	Hardscaping	55/377.1	Ridgevale Develop	VO

X. NEW BUSINESS 2/18/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Reid Family Trust- **11961**	**16 King St**	Rotate house add found	73.4.2/64	EMDA	RP
2.	Christina Clancy- **11962**	**25 India St**	Dormer window	42.3.4/106	EMDA	RP
3.	Goodwin Robert- **11979**	6 S Pasture	Addition	80/429	Topham Design	RP
4.	Naughty Cal LLC- **11976**	26A Daffodil Ln	Solar canopy	68/738.1	Sunwind LLC	RP
5.	Greenstick LLC- **11985**	**16 Williams St**	Solar rooftop	55/372	ACK Smart	JP
	• *Hold per applicant.*					
6.	Greenstick LLC- **11990**	**16.5 Williams St**	Solar rooftop	55/372	ACK Smart	JP
	• *Hold per applicant.*					
7.	Henry & Cassandra Butler- **11996**	3 Evergreen Wy	Rooftop solar	68/726.1	ACK Smart	JP
8.	Nantucket Development- **12002**	**8 Sconset Ave**	Add staircase garage	49.3.2/28	LINK	JP
9.	33 Cliff Road LLC- **12000**	**33 Cliff Rd**	New guest house	42.4.4/5	Botticelli & Pohl	VO
10.	33 Cliff Road LLC- **11949**	**33 Cliff Rd**	New garage	42.4.4/5	Botticelli & Pohl	VO
11.	63 Hulbert LLC **12013**	**63 Hulbert Ave**	Fenestration MH	29/9	Emeritus LTD	VO
12.	63 Hulbert LLC **12015**	**63 Hulbert Ave**	Fenestration GH	29/9	Emeritus LTD	VO
13.	63 Hulbert LLC **12016**	**63A Hulbert Ave**	Fenestration GH	29/9.1	Emeritus LTD	VO


28
NO PARKING







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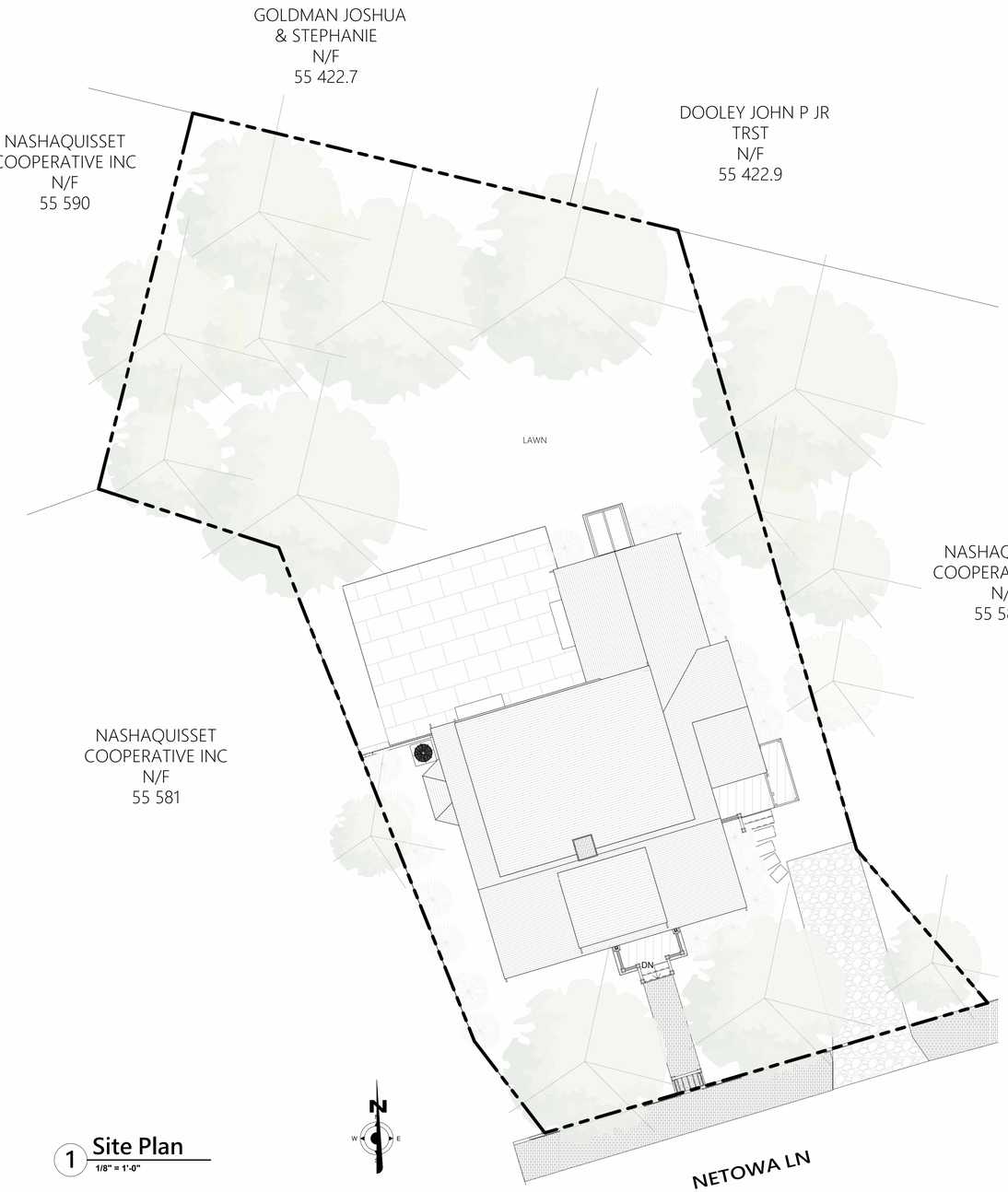
Property Info:

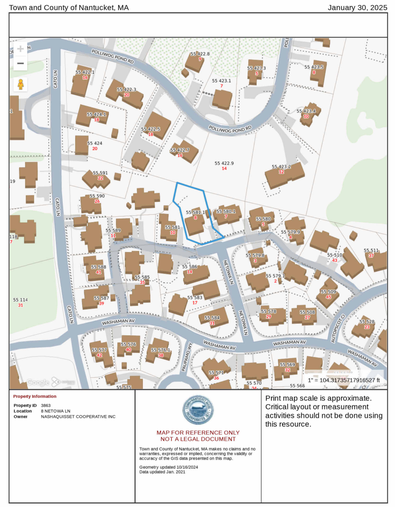
Map & Parcel:	55 581.1	Lot Size:	6,908 sq. ft.
District/Zoning:	R10	Allowable Ground Coverage:	1,727 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	1,302 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	25%		
Front Setback:	15 ft.		
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	1,302 sq. ft.



1 Site Plan
1/8" = 1'-0"



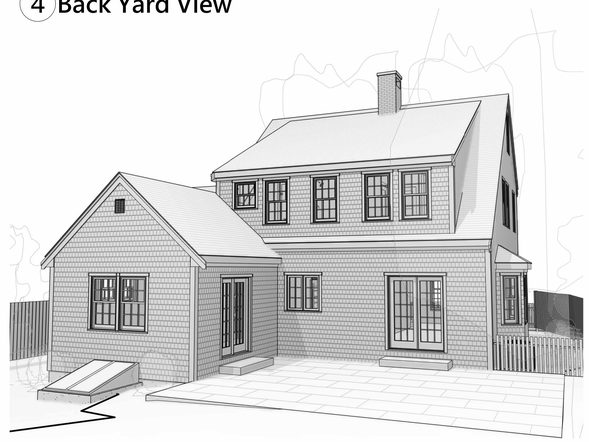
3 Netowa Ln View



2 Locus Map



4 Back Yard View



5 3D View - Proposed

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Main House

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Sheet
Site Plan

Date
04.03.2025

Revisions

C.101

Scale
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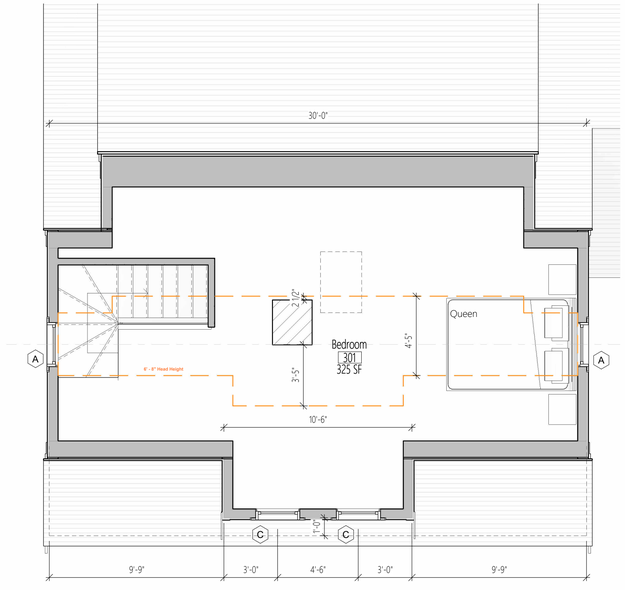
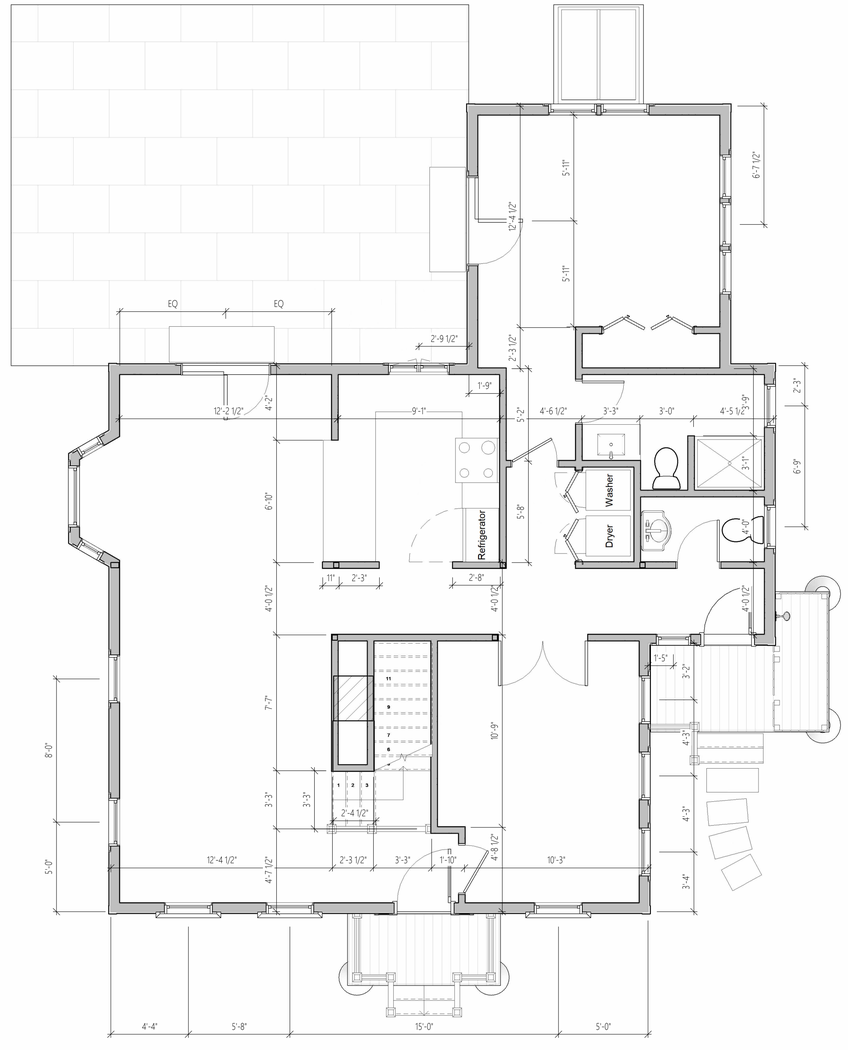
3 3D View 3



4 3D View 2



1 Attic - Proposed
1/4" = 1'-0"



2 Level 1 - No Change
1/4" = 1'-0"

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Sheet
First Floor & Attic

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04.03.2025

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A.102

Scale 1/4" = 1'-0"

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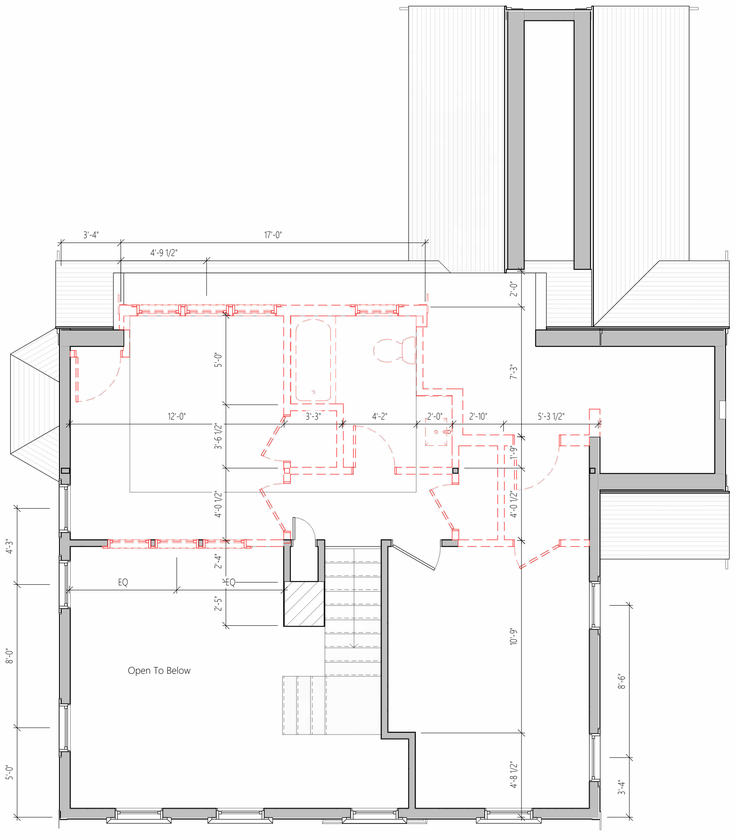
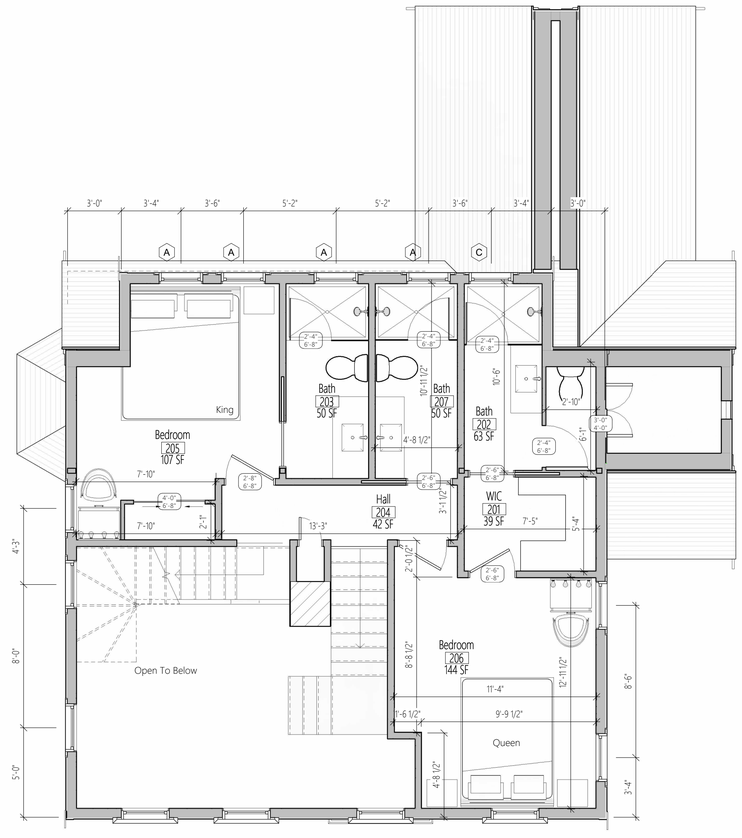


1 Level 2 - Existing/Demo
1/4" = 1'-0"



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

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Sheet

Second Floor

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Date

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Revisions

A.103

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4 South Elevation - Existing/Previously Submitted
1/4" = 1'-0"



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

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A.200

Scale 1/4" = 1'-0"

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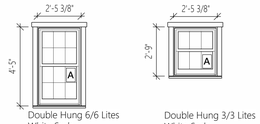
1 North Elevation - Existing
3/16" = 1'-0"



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



5 Previously Submitted North Elevation
3/16" = 1'-0"



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

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2 West Elevation - Existing
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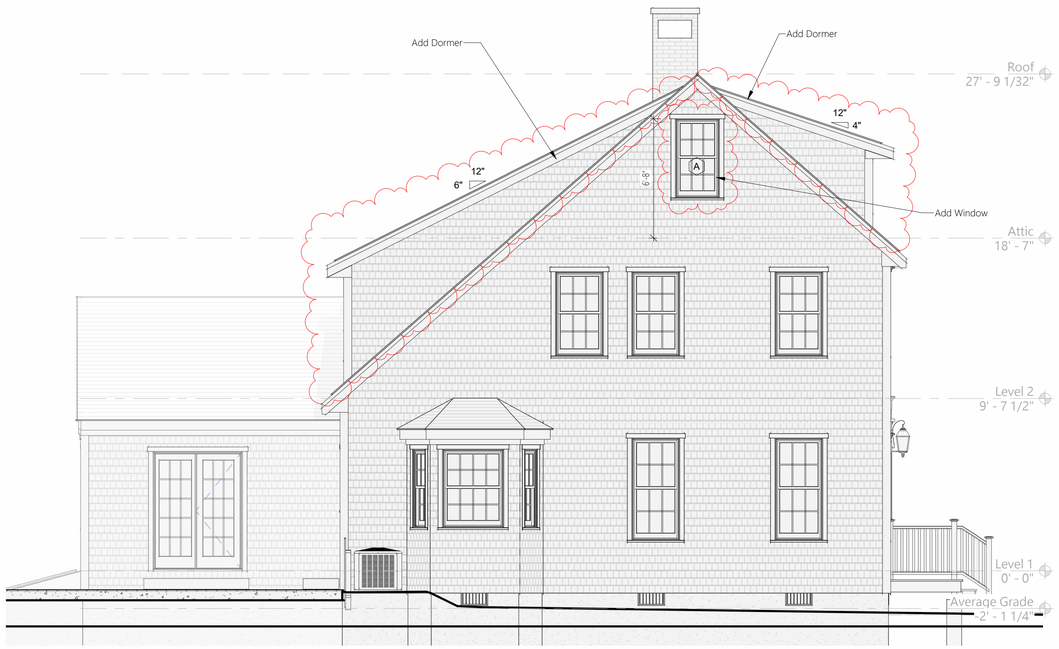
1 Previously Submitted West Elevation
3/16" = 1'-0"



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

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Date
04.03.2025

Revisions

A.202

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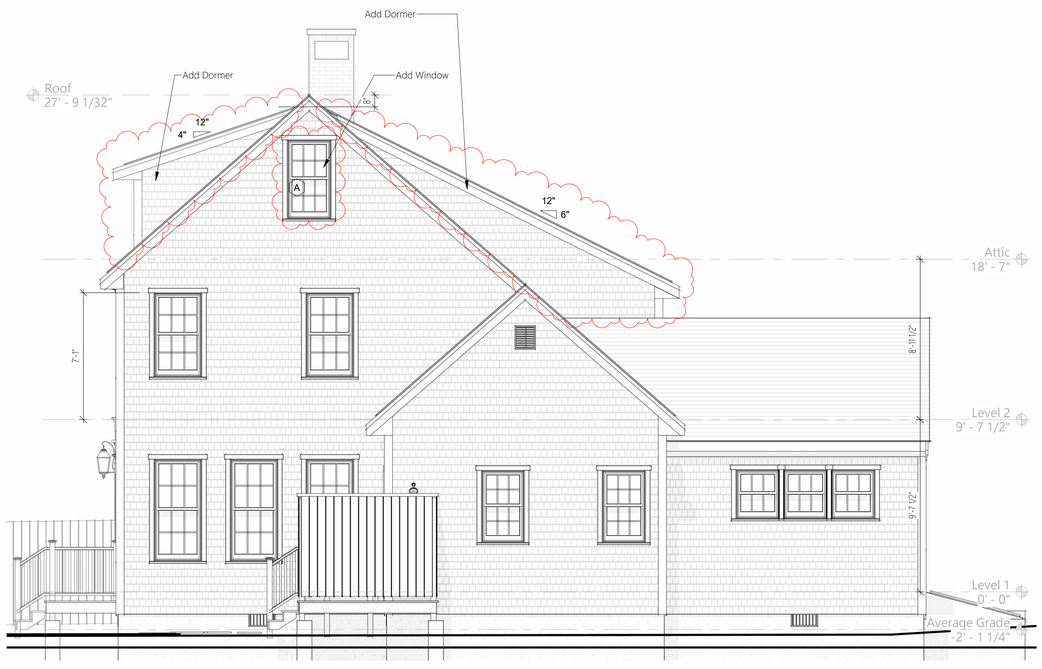
1 East Elevation - Existing
3/16" = 1'-0"



2 Previously Submitted East Elevation
3/16" = 1'-0"



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

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Grand total: 7

Date
04.03.2025

Revisions

A.203

Scale
As indicated

4/3/2025 6:15:43 PM

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev 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

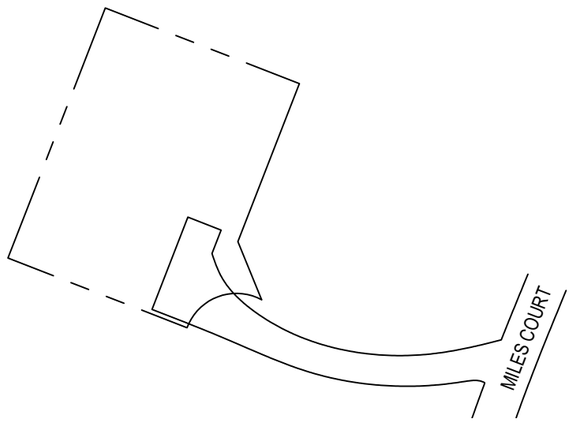
SCOPE OF WORK

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



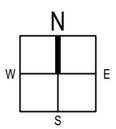
01 AERIAL PHOTO

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

NOTES

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

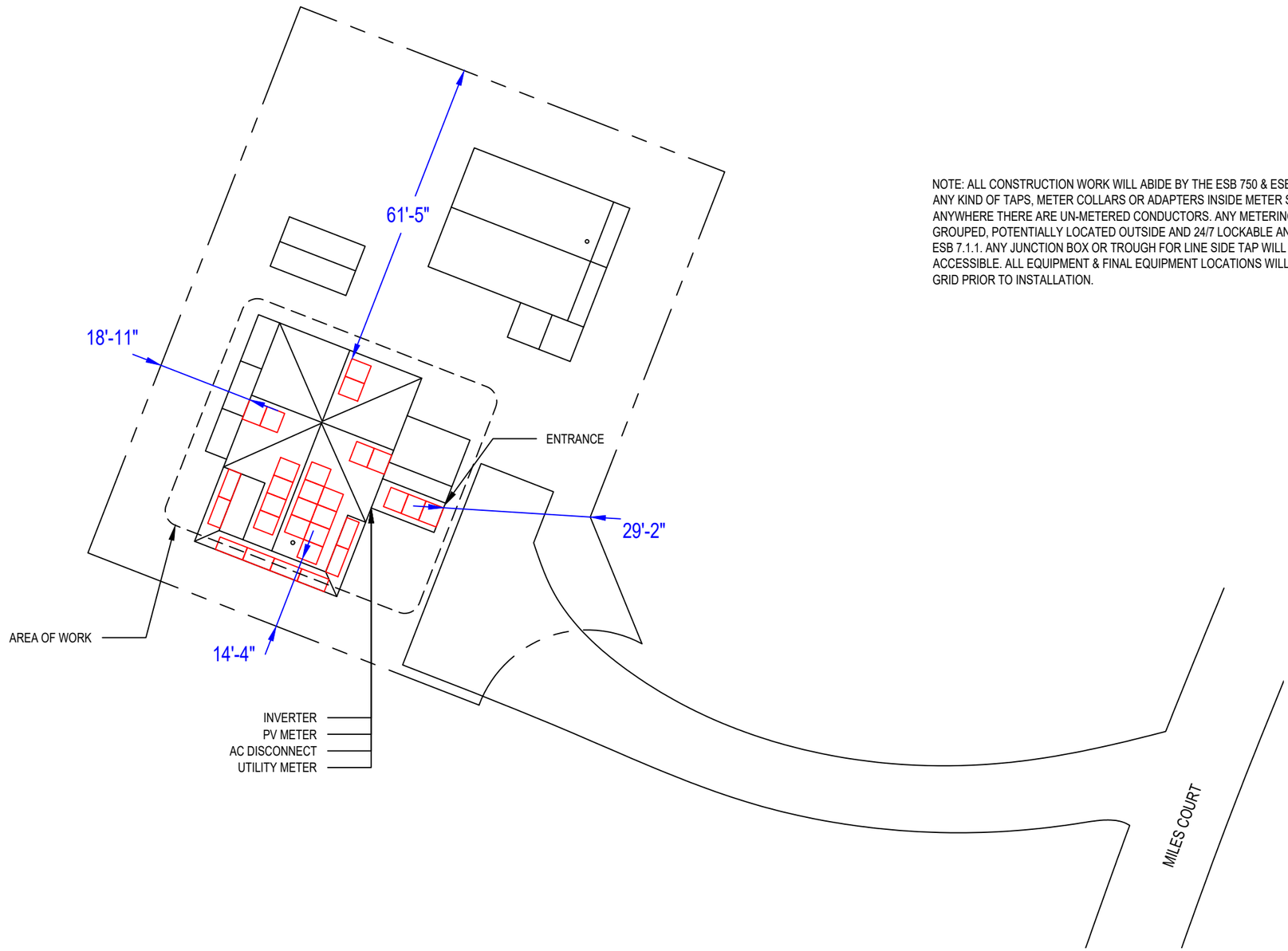
REVISIONS

G-001.00

GENERAL NOTES

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

—— – – – —— PROPERTY LINE



NOTE: ALL CONSTRUCTION WORK WILL ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS WILL NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY METERING AND DISCONNECTS WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ANY JUNCTION BOX OR TROUGH FOR LINE SIDE TAP WILL NEED TO BE 24/7 LOCKABLE AND ACCESSIBLE. ALL EQUIPMENT & FINAL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID PRIOR TO INSTALLATION.

01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N
W E
S

CONTRACTOR

OWNER BUILDER

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

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

SITE PLAN

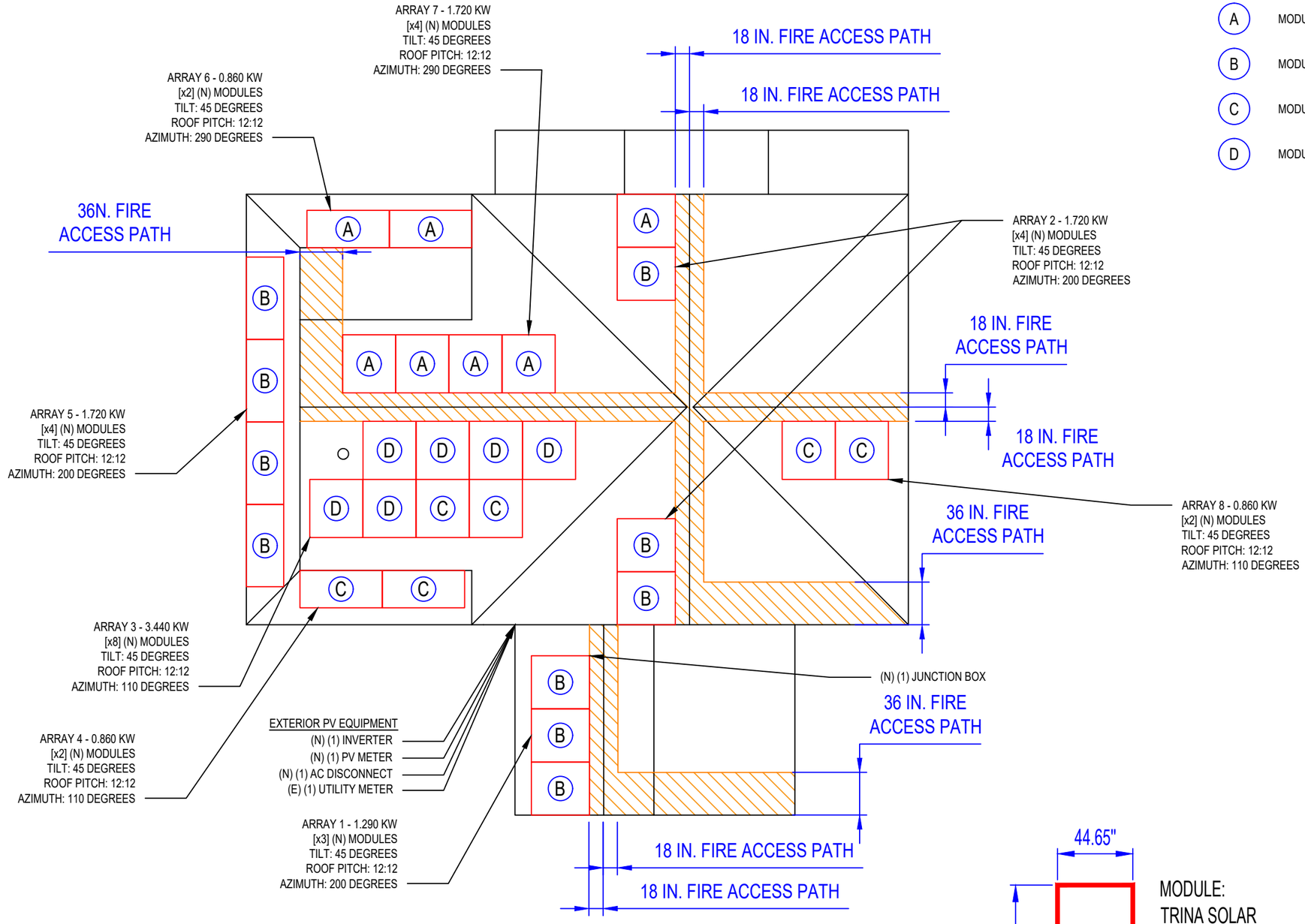
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

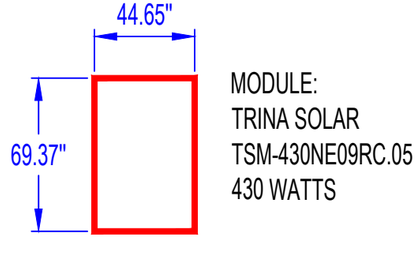
A-101.00



01 ELECTRICAL PLAN

1/8" = 1'-0"

0 4' 8'



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

GENERAL NOTES

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

FIRE CLEARANCE

A MODULE STRINGING

B MODULE STRINGING

C MODULE STRINGING

D MODULE STRINGING

CONTRACTOR

OWNER BUILDER

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

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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

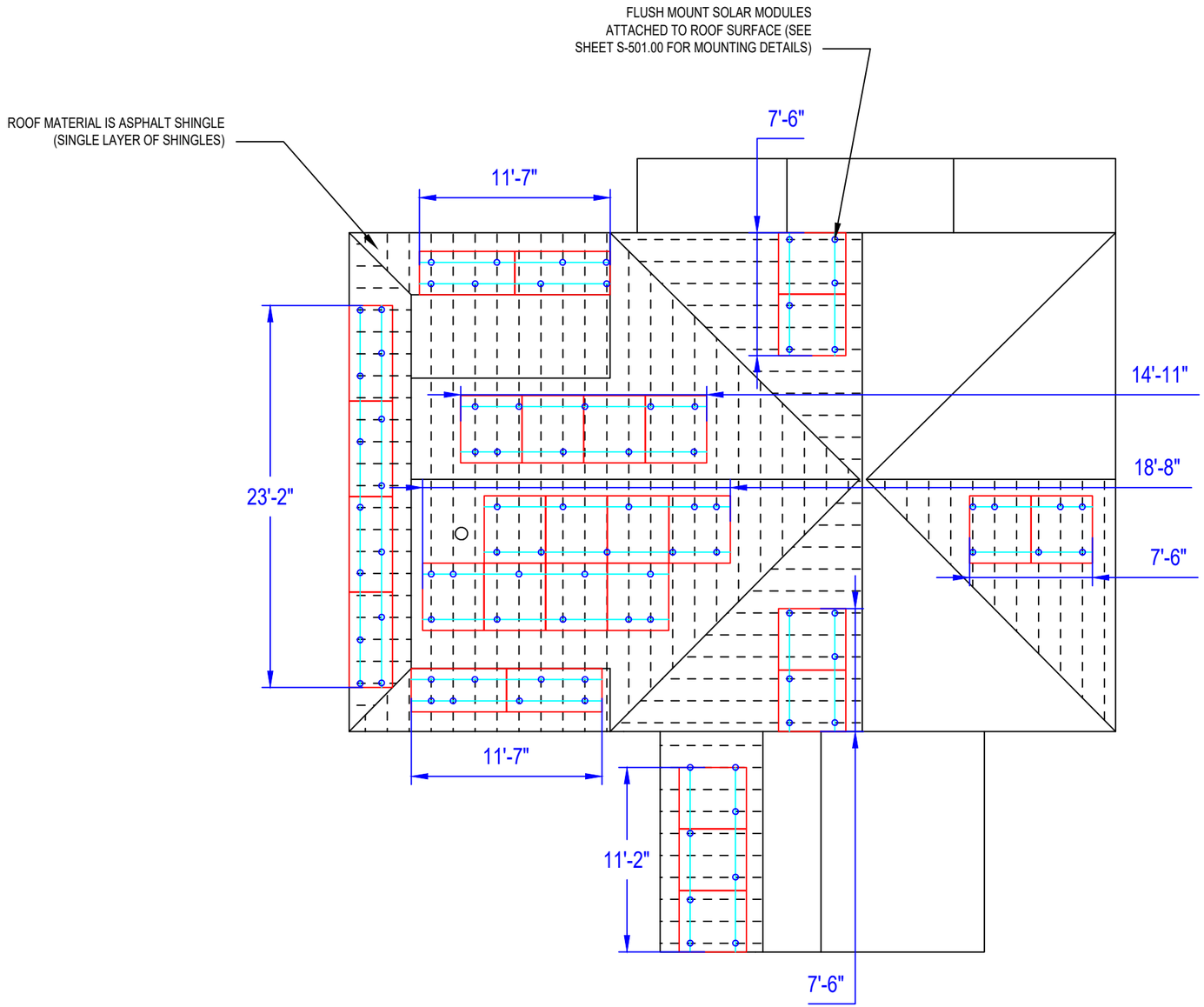
DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-102.00



GENERAL NOTES

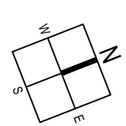
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

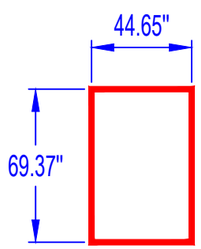
—— —— ROOF RAFTERS

01 SOLAR ATTACHMENT PLAN

1/8" = 1'-0"

0 4' 8'





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

CONTRACTOR

OWNER BUILDER

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NEW PV SYSTEM: 12.470 kWp

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3 MILES COURT,
NANTUCKET, MA 02554
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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

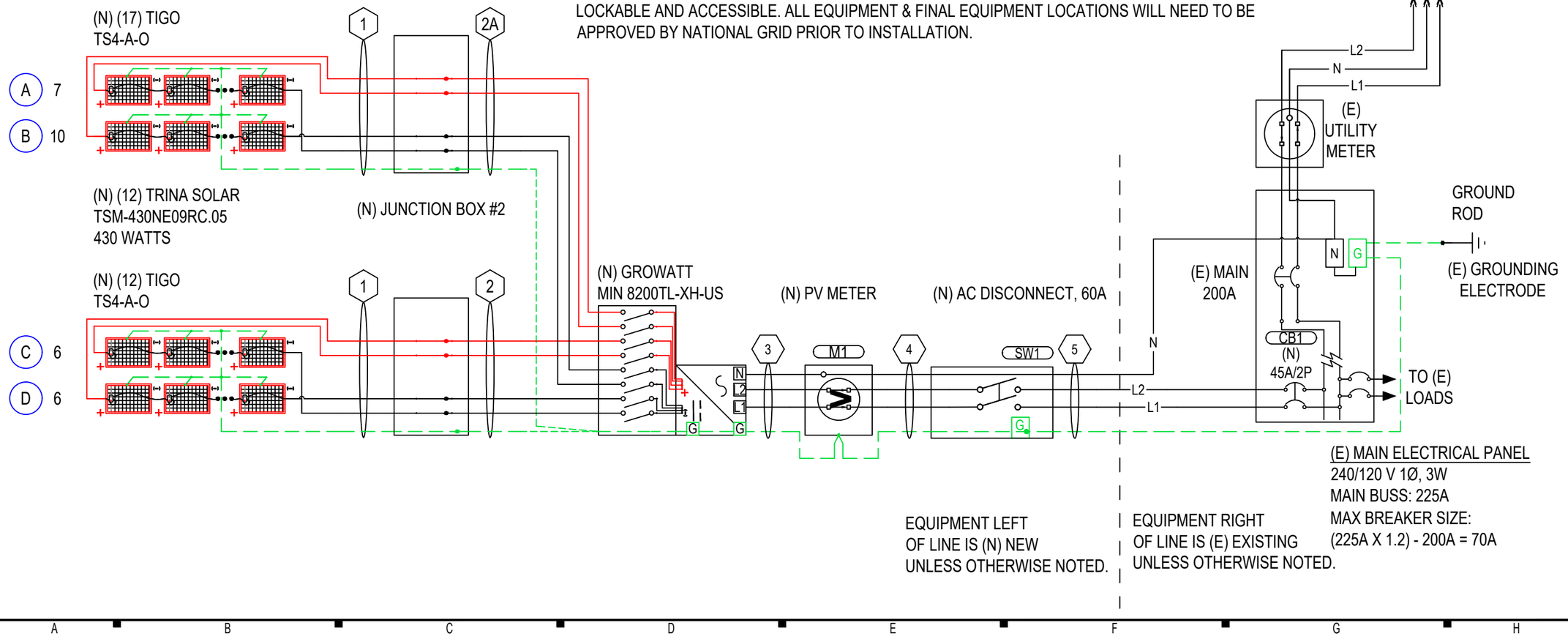
B MODULE STRINGING

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)

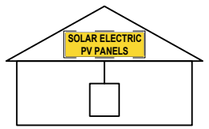
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

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

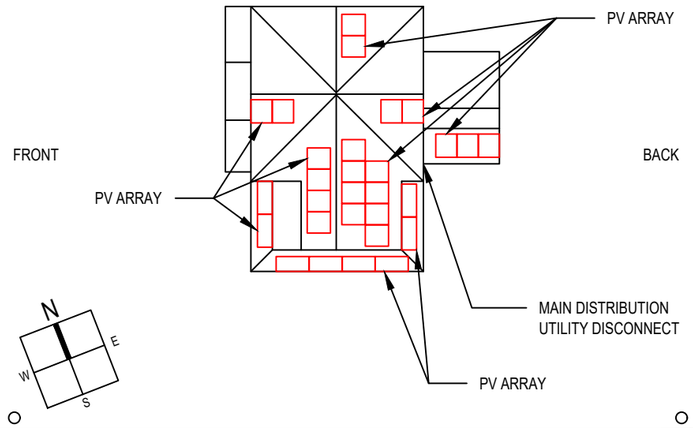
LABEL 12
AT EACH DC DISCONNECTING MEANS (3" X 4").
[NEC 690.53].

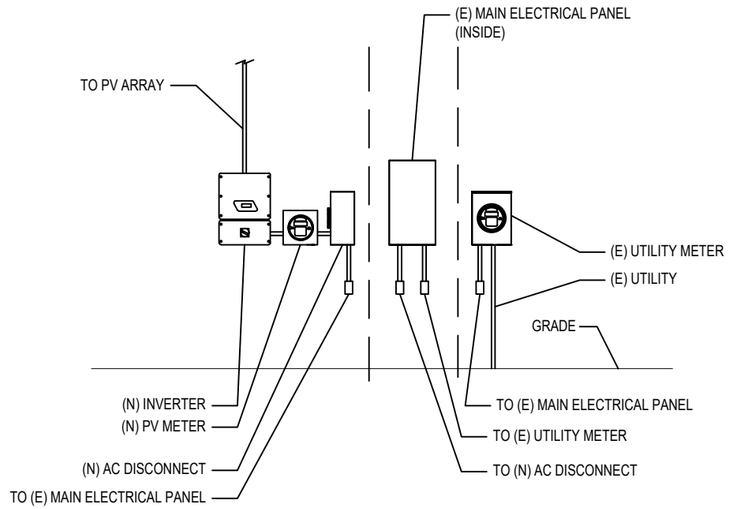
AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 35 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

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

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,
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APN: 68_187_2

ENGINEER OF RECORD

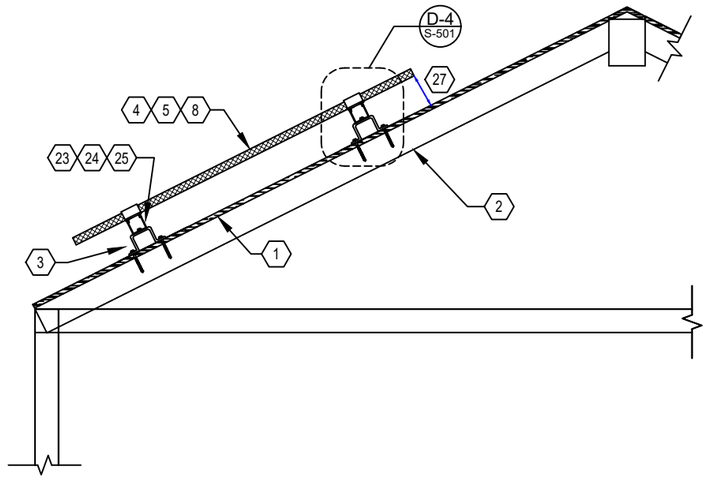
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

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

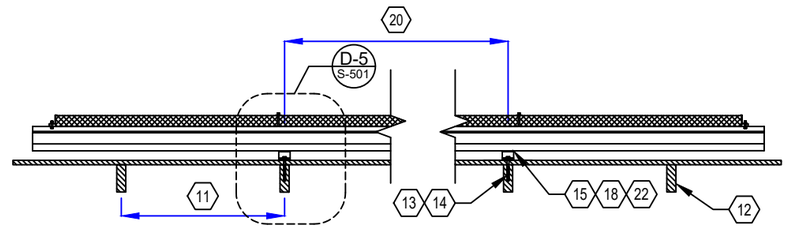
REVISIONS

E-603.00



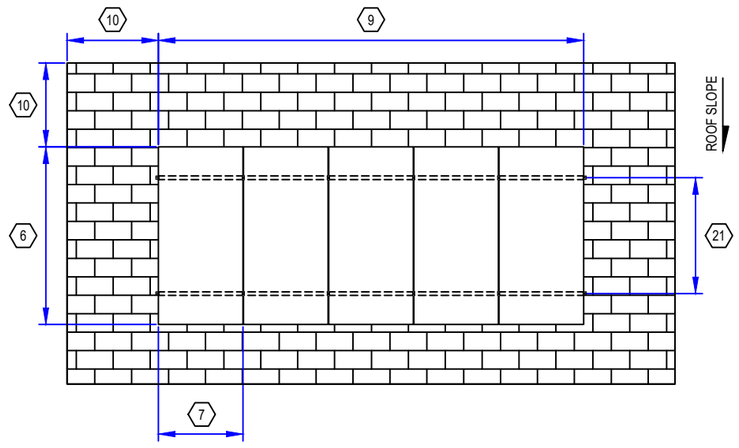
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



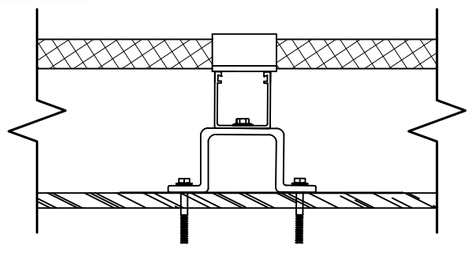
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



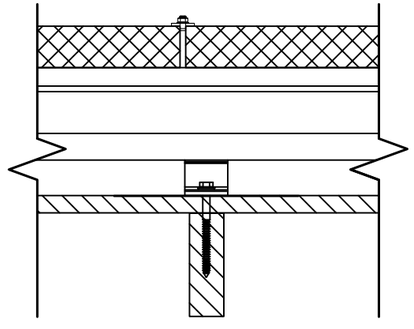
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

GENERAL NOTES

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

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: SINGLE SPAN RAFTER
3. ATTACHMENT TYPE: RESCOM RAPIDRAIL
4. MODULE MANUFACTURER: TRINA SOLAR
5. MODULE MODEL: TSM-430NE09RC.05
6. MODULE LENGTH: 69.37"
7. MODULE WIDTH: 44.65"
8. MODULE WEIGHT: 47 LBS.
9. SEE SHEET A-103 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 18" FROM RIDGE, 36" FROM EDGE
11. RAFTER SPACING: 16 IN. O.C.
12. RAFTER SIZE: 2X10 IN. NOMINAL
13. LAG BOLT DIAMETER: 5/16 IN.
14. LAG BOLT EMBEDMENT: 2-1/2 IN.
15. TOTAL # OF ATTACHMENTS: 87.
16. TOTAL AREA: 623.78 SQ. FT.
17. TOTAL WEIGHT: 1463.39 LBS.
18. WEIGHT PER ATTACHMENT: 16.82 LBS.
19. DISTRIBUTED LOAD: 2.35 PSF
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: IN ACCORDANCE WITH MODULE MANUFACTURER'S INSTRUCTIONS.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): RESCOM
24. RAIL MODEL (OR EQUIVALENT): RAPIDRAIL
25. RAIL WEIGHT: 0.44 PLF
26. MAX. RAFTER SPAN: 10 FT..
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

CONTRACTOR

OWNER BUILDER

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

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NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

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

ENGINEER OF RECORD

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

ASSEMBLY DETAILS

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

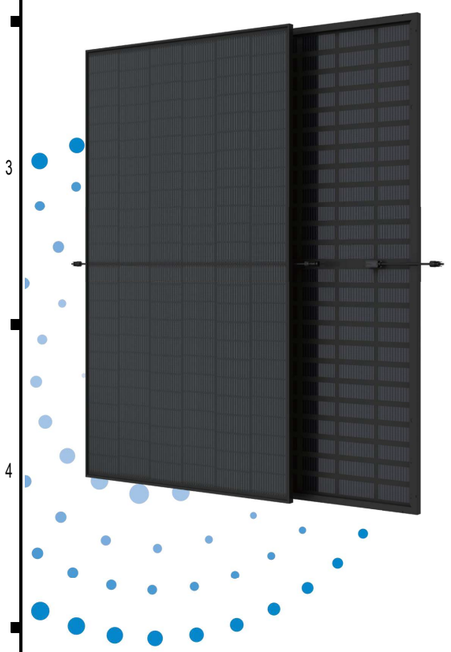
PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.5%
MAXIMUM EFFICIENCY



Small in size, bigger on power

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

High Reliability

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

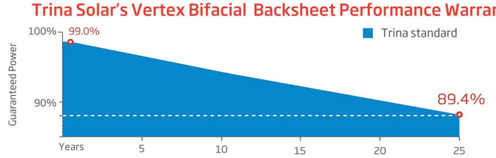
Ultra-low Degradation, longer warranty, higher output

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

Universal solution for residential and C&I rooftops

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

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



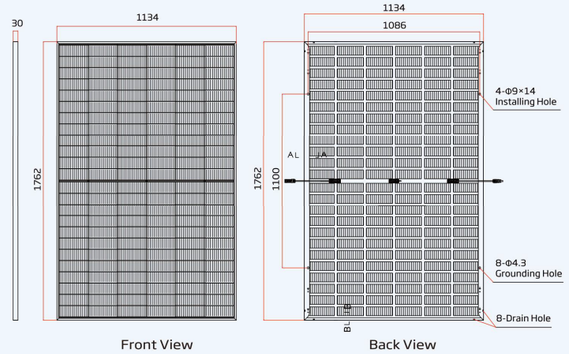
Comprehensive Products and System Certificates

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

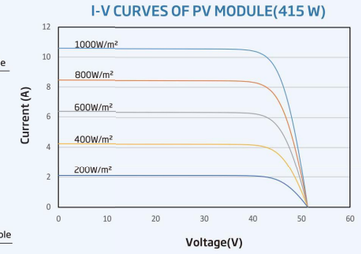
Trinasolar

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

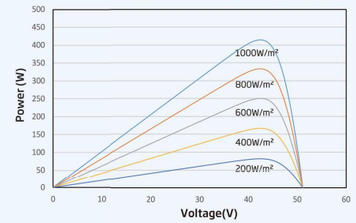
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp)*	400	405	410	415	420	425	430
Power Tolerance-PMAX (W)	0 ~ +5						
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	9.68	9.71	9.73	9.77	9.80	9.84	9.87
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.30	10.33	10.37	10.40	10.43	10.47	10.50
Module Efficiency η m (%)	20.0	20.3	20.5	20.8	21.0	21.3	21.5

STC: Irradiance 1000W/m2, Cell Temperature 25°C, Air Mass AM1.5. *Measuring tolerance: ±3%.

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power -PMAX (Wp)	426	431	437	442	447	453	458
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	10.31	10.34	10.36	10.41	10.44	10.48	10.51
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.97	11.00	11.04	11.08	11.11	11.15	11.18
Irradiance ratio (rear/front)	10%						

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

Maximum Power-PMAX (Wp)	312	308	312	316	319	324	328
Maximum Power Voltage-VMPP (V)	38.6	39.0	39.3	39.7	40.0	40.4	40.7
Maximum Power Current-IMPP (A)	7.88	7.91	7.93	7.96	7.98	8.01	8.04
Open Circuit Voltage-VOC (V)	46.6	47.0	47.5	47.8	48.2	48.7	49.1
Short Circuit Current-ISC (A)	8.30	8.32	8.36	8.38	8.41	8.44	8.46

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Topcon Bifacial
No. of cells	144cells
Module Dimensions	1762×1134×30 mm (69.37×44.65×1.18 inches)
Weight	21.3kg (47.0 lb)
Front Glass	3.2 mm (0.12inches), High Transmission, Tempered Glass
Encapsulant material	POE/EVA
BackSheet	Black Grid Transparent Backsheet
Frame	30mm (1.18 inches) Anodized Aluminium Alloy, Black
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²) Landscape:N 1100 mm/ P1100 mm(43.31/43.31 inches)
Connector	MC4 EVO2
Fire Type	Type 1 or Type2

TEMPERATURE RATINGS

NOCT(Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of PMAX	- 0.30%/°C
Temperature Coefficient of VOC	- 0.24%/°C
Temperature Coefficient of ISC	0.04%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
Max Series Fuse Rating	25 A

WARRANTY

25 year Product Workmanship Warranty
25 year Power Warranty
1% first year degradation
0.4% Annual Power Attenuation

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box: 36 pieces
Modules per 40' container: 792 pieces
Pallet dimensions (L x W x H): 1800 x 1135 x 1259 mm
Pallet weight: 829 kg (1827 lb)

Trinasolar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

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REVISIONS

R-001.00

MIN 8200~11400TL-XH-US

- Battery Ready for DC Coupled and AC Coupled systems
- With backup power and dark start operations
- Support RSD and AFCI
- Support multiple energy management modes: Self-consumption, Zero Export,TOU and Off-grid
- Comply with UL1741SA/SB, CA Rule 21 & HECO



POWER-ING TOMO-RROW

GROWATT

https://us.growatt.com

Datasheet	MIN 8200TL-XH-US	MIN 9000TL-XH-US	MIN 10000TL-XH-US	MIN 11400TL-XH-US
Input Data (PV)				
Max. Recommended PV Power(STC)	16400W	18000W	20000W	22800W
DC/AC Ratio	2			
Max. DC System Voltage	600V			
Startup Voltage	80V			
Full load Voltage Range	160~500V	180~500V	200~500V	220~500V
Nominal Voltage	360V			
Operating Voltage Range	Growatt Battery:50~550V/LG Battery:50~450V			
No. of MPP Trackers	4			
No. of PV Strings per MPP Trackers	2			
Max. Input Current per MPP Trackers	13.5A			
Max. Short-circuit current per MPP trackers	16.9A			
Input/Output Data (DC)				
Battery Voltage Range	Growatt APX Battery: 380V~550V/ Growatt ARO Battery :360V~550V/LG Battery:360V~450V			
Nominal DC Voltage	400V			
I/O DC Current	23.6A	25.8A	28.6A	32.5A*
I/O DC Power	8500W	9300W	10300W	11700W*
Battery Technology	LFP			
Battery Capacity per Module	APX 5kWh / ARO 3.3kWh / LG 10kWh, 16kWh / LG enblock S10: 10.6kWh / LG enblock S14: 14.1kWh / LG enblock S17 17.7kWh			
Scalability	APX 5.0~30.0kWh / ARO 6.6~39.6kWh / LG Prime 10H 10~20kWh 16H 16~32kWh / LG enblock S10: 10.6~21.2kWh S14: 14.1~28.2kWh S17: 17.7~35.4kWh			
Compatible Batterys	Growatt APX HV Battery / Growatt ARO HV Battery / LG 10H Prime / LG 16H Prime / LG enblock S10 / LG enblock S14 / LG enblock S17			
Output Data (AC)				
AC Nominal Power@240V AC	8200W	9000W	10000W	11400W
AC Nominal Power@208V AC	7100VA	7800VA	8660VA	9880W
Max. AC Apparent Power	8200VA	9000VA	10000VA	11400VA
Nominal AC Voltage	208V/240V			
AC Voltage Range @208V AC @240V AC	183V~229V/211V~264V			
AC Grid Frequency	50/60Hz			
AC Grid Frequency Range	45~65Hz			
Max. Output Current	35A	38A	42A	48A
Max. Output Overcurrent Protection	63A			
Power Factor(@Nominal Power)	>0.99			
Adjustable Power Factor	0.8 leading~0.8 lagging			
THDi	<3%			
AC Grid Connection Type	L1/L2/N/PE			
Output Data (Backup)				
AC Nominal Power	8200W	9000W	10000W	11400W*
Max. AC Power Output	12900VA	14200VA	15800VA	18000VA
Nominal AC Voltage	240V			
Max. Output Current	54A	59A	66A	75A
THD	2% linear load, 5% non-linear load			
AC Port-V2 inverter	2AC Ports, 1 for ON Grid, 1 for Backup(EPS) compatible with ATS-US for Partial Home Backup			
AC Port-V3 Inverter	1AC Port for 1 ON Grid compatible with SYN200-US for Whole Home Backup			
Efficiency				
Max. Efficiency	98.3%	98.3%	98.3%	98.5%
CEC Efficiency@208V AC	97.5%	97.5%	97.5%	97.5%
CEC Efficiency@240V AC	97.5%	97.5%	97.5%	98.0%
Protection Devices				
DC Reverse-polarity Protection	Yes			
DC Switch	Yes			
DC Surge Protection	Type II			
Insulation Resistance Monitoring	Yes			
AC Surge Protection	Type III			
AC short-circuit Protection	Yes			
Ground Fault Monitoring	Yes			
Grid Monitoring	Yes			
Anti-islanding Protection	Yes			
Residual-current Monitoring Unit	Yes			
AFCI Protection	Yes			
General Data				
Dimensions (W / H / D)	15.8/25.2/7.4inch(400/638/187mm)			
Weight	45.2 lbs/20.5kg			
Operating Temperature Range	-13°F~+140°F (-25 °C ~ +60 °C)de-rating above 113°F			
Altitude	9843ft (3000m)			
Internal Consumption at Night	<1W (for PV inverter)/ <5W (for storage inverter)			
Cooling	Natural Convection			
Electronics Protection Degree	NEMA4X (IP65)			
Relative Humidity	0~95%			
Interfaces				
RS485	Yes			
WIFI/4G Communication	Optional			
Warranty: 10 Years	Yes(optional for extended 15 and 20 years werranty)			
Revenue Grade Meter	ANSI C12.20 (meet 0.5% accuracy)			
Conforms to UL STD1741,1741SA,1741SB,1699B,IEEE STD.1547,1547.1,HECO SRD-IEEE-1547.1, Certified to CSA STD C22.2 NO.107.1, UL9540, FCC Part15 Class B				

* 32.5A can only be achieved with APX / LG battery.
* 11700W can only be achieved with APX / LG battery.
* 11400W when using APX / ARO battery, 11400W off-grid output requires both PV and battery supply, and ARO it self has a rated off-grid power of 10kW.
* Support up to 5.5HP motor load
* The above parameters are established in accordance with APX, LG battery
* Due to the characteristics of the LG enblock S10 / LG enblock S14 / LG enblock S17, when the PV is disconnected the inverter of BESS system will disconnect the grid and restart
* Optional built-in AP transmitter-PLC is Sunspec RSD certified

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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

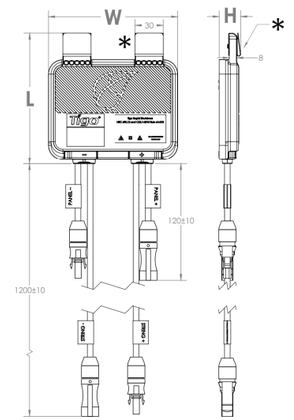
Configure and commission with your Android or iOS mobile device



TS4-A-O SPECIFICATIONS

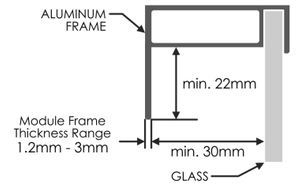
Environmental	
Operating Temperature Range	-40°C to +70°C (-40°F to +158°F)
Outdoor Rating	IP68, NEMA 3R
Maximum Elevation	2000m
Mechanical	
Dimensions	W=138.4mm, L= 139.7mm, H= 22.9mm
Weight	520g
Electrical	
Max Input Voltage (V_{OC} @ Lowest Temperature)	80V
Input Voltage Range	16 - 80V*
Maximum Cont. 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

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Downloads

PV 2.0

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9/2/22

PSD-00015-00 REV 1.1

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REVISIONS

R-003.00



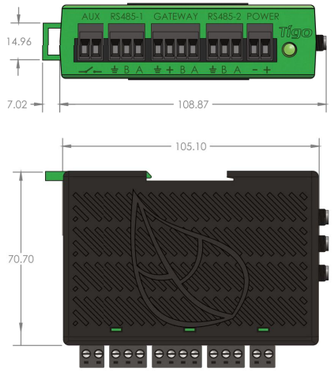
Cloud Connect Advanced (CCA) and Accessories Kit

Data logger/gateway, Tigo Access Point (TAP), power supply, and outdoor enclosure options

The Cloud Connect Advanced (CCA) is a compact, powerful data logging and communications gateway that powers the monitoring and safety capabilities of Tigo TS4 module level power electronics (MLPE). CCA Kit options provide all the components needed for communicating between inverters, TAPs, TS4s, and the Tigo Energy Intelligence platform.

CCA

- Enables module-level monitoring through the Tigo cloud platform
- Connects to wired and wireless networks
- Includes a multifunction LED status indicator
- Configured and commissioned with the Tigo Energy Intelligence (EI) app
- Monitors 3rd-party devices via Modbus



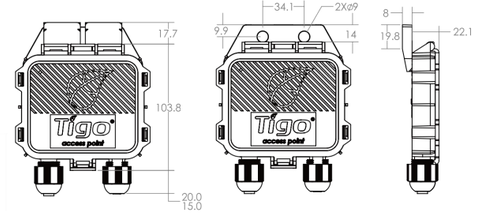
TAP

- Collects data from up to 300 TS4s
- Wireless mesh communication
- Scalable architecture
- Mounts easily on module frames without tools



Power Supplies/Outdoor Enclosure

- Outlet and DIN rail power-supply options
- Compact, DIN rail design
- IP67, NMA 4 rated enclosure



tigoenergy.com

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Specifications

CCA

Input voltage	2 TAPs or fewer: 12-24V_{DC} ±2% 3 TAPs or more: 24V_{DC} ±2%
Input current	1 A
Power consumption (up to 7 TAPs)	3 – 10 W
Dimensions (W/D/H)	31 x 115.5 x 71.5 mm (1.2 x 4.5 x 2.8 in)
Weight	126 g (0.28 lbs)
Operating temperature range	-20 – 85°C (-4 – 185°F)
Maximum altitude	3000 m (9840 ft)
Cooling	Natural convection

TAP

Operating temperature range	-20 – 85°C (-4 – 185°F)
Environmental rating	IP68/NEMA 4X

Power Supplies/Outdoor Enclosure

Operating temperature range	-20 – 70°C (-4 – 185°F)
Input voltage	50/60Hz, 100 – 240 V_{AC}
Power consumption (up to 7 TAPs)	3 – 15 W
Dimensions (W/D/H)	203 x 115 x 278.4 mm (8 x 4.5 x 11 in)
Weight (w/CCA and power supply)	1.1 kg (2.4 lbs)
Environmental rating	IP67/NEMA 4X
Cooling	Natural convection

Includes DIN rail mountable bracket*

Ordering Information

344-00000-52	CCA Kit with TAP, DIN rail power supply*
348-00000-52	CCA Kit with TAP, DIN rail power supply, outdoor enclosure*
346-00000-00	CCA standalone

Additional Resources

Tigo TAP | Downloads | Tigo CCA | Support

tigoenergy.com

CCA and Kit Specifications and Ordering Information

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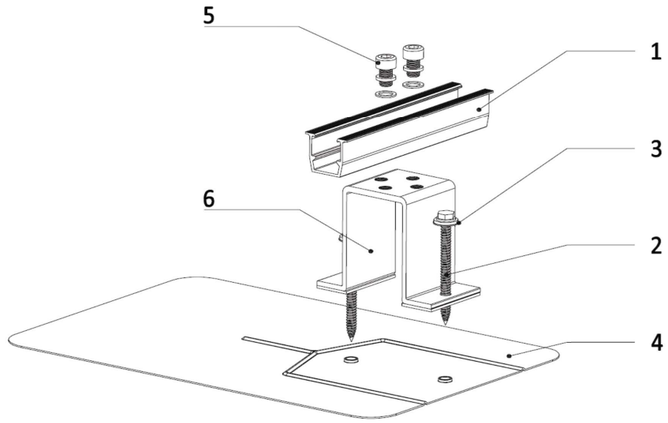
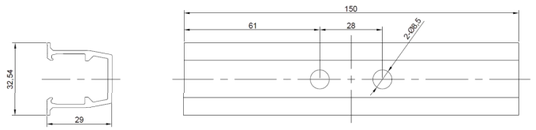


ITEM NO.	DESCRIPTION
1	RAPID RAIL
2	SELF TAPPING SCREW
3	WASHER, EPDM BACKED
4	FLASHING
5	ASSY, BOLT
6	BASE, EPDM ATTACHED

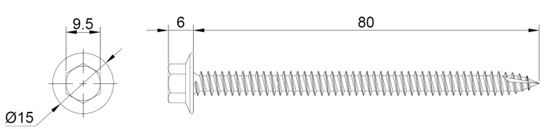
1) Rapid rail



Property	Value
Material	Aluminum
Finish	Anodization, AA10

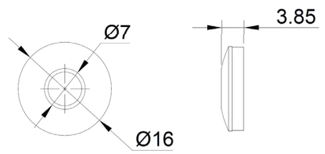
Pullout force	2080N
Compression load	1440N
Shear force	1960N

2) Self tapping screw



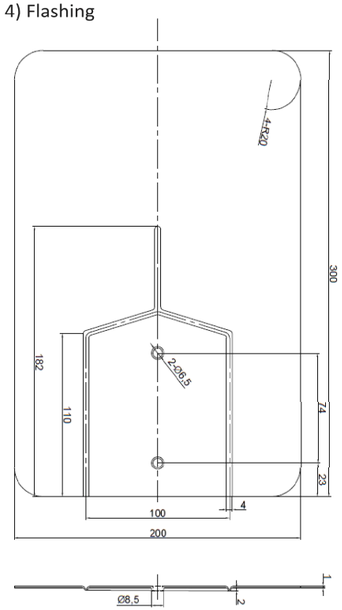
Property	Value
Material	Steel
Finish	Darcomet

3) Washer, EPDM backed



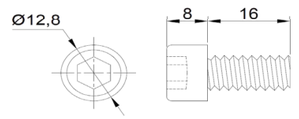
Property	Value
Material	Stainless steel
Finish	Clear

4) Flashing



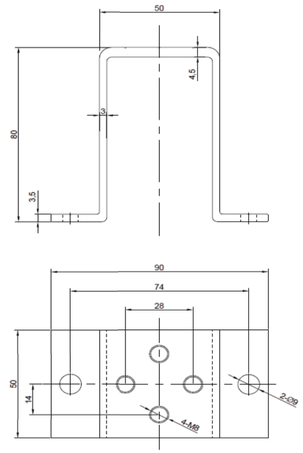
Property	Value
Material	Aluminum
Finish	Mill

5) Assy. bolt



Property	Value
Material	SUS304
Finish	Mill

6) Base



Property	Value
Material	Aluminum
Finish	Anodization, AA10

Pullout force	1360N
Compression load	1370N
Shear force	1360N

CONTRACTOR

OWNER BUILDER

PHONE:
ADRESS: 3 MILES COURT,
NANTUCKET, MA 02554

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 12.470 kWp

DIMOV RESIDENCE

3 MILES COURT,
NANTUCKET, MA 02554
APN: 68_187_2

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01.18.2025

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

R-005.00


TICCOMA WY
LOVERS LN
LOVERS LN
GREGLEN AV
GREGLEN AV
Sorry, we have no imagery here.
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68 149
20
68 189
11A
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8A
68 188
11B
68 179.1
8B
68 148
22
68 188.1
13A
68 180
10A
68 180.1
10B
68 147
24
68 187
13B
68 187.2
3
68 181
12A
68 187.1
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68 181.1
12B
68 146
26
68 186.3
8
68 182
14A
68 182.1
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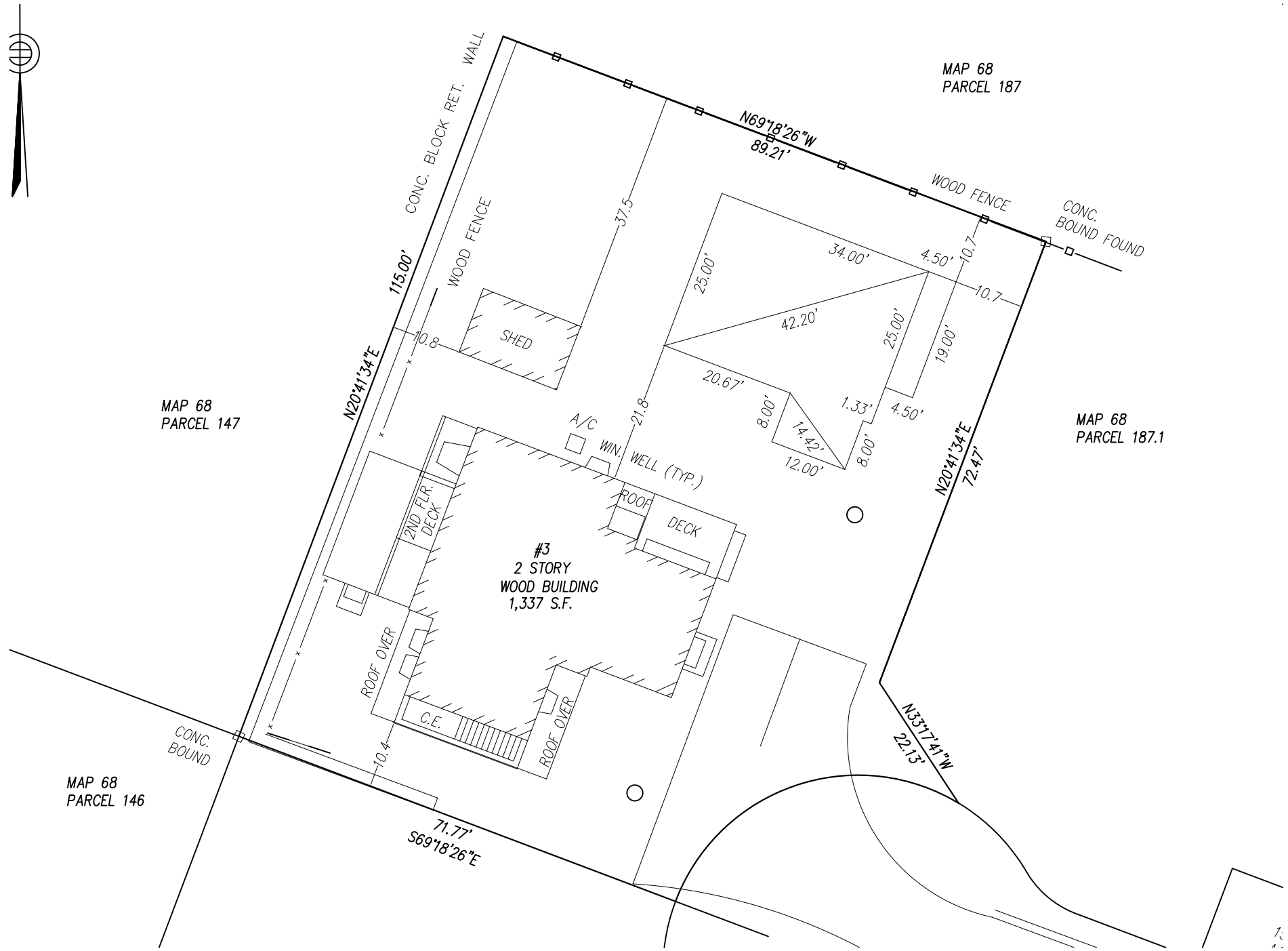
68 185
19
68 144
30
Keyboard shortcuts
Map data ©2024 Google
10 m
Terms
Report a map error


MAP 68
PARCEL 187
N69°18'26"W
89.21'
WOOD FENCE
CONC.
BOUND FOUND
CONC. BLOCK RET. WALL
WOOD FENCE
115.00'
N20°41'34"E
37.5
10.8
SHED
34.00'
4.50'
10.7
10.7
25.00'
42.20'
25.00'
19.00'
20.67'
21.8
8.00'
14.42'
1.33'
4.50'
12.00'
8.00'
A/C
WIN.
WELL (TYP.)
MAP 68
PARCEL 147
MAP 68
PARCEL 187.1
N20°41'34"E
72.47'
2ND FLR.
DECK
ROOF
DECK
#3
2 STORY
WOOD BUILDING
1,337 S.F.
ROOF OVER
C.E.
ROOF OVER
10.4
CONC.
BOUND
MAP 68
PARCEL 146
71.77'
S69°18'26"E
N33°17'41"W
22.13












15
15



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)

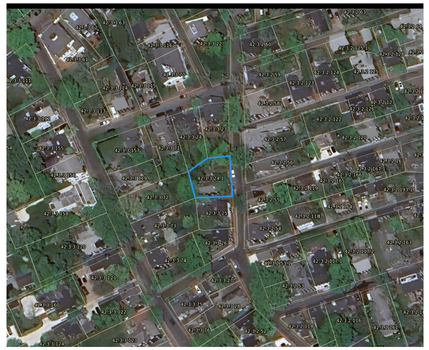
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



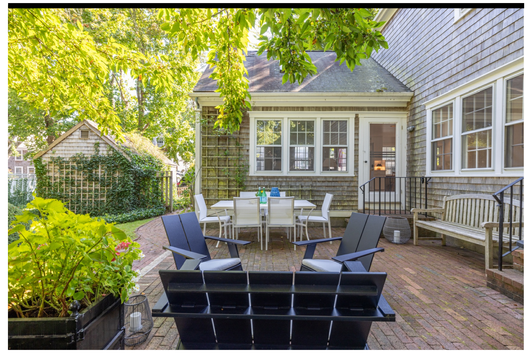
AERIAL MAP: 42.3.3 / 24.1



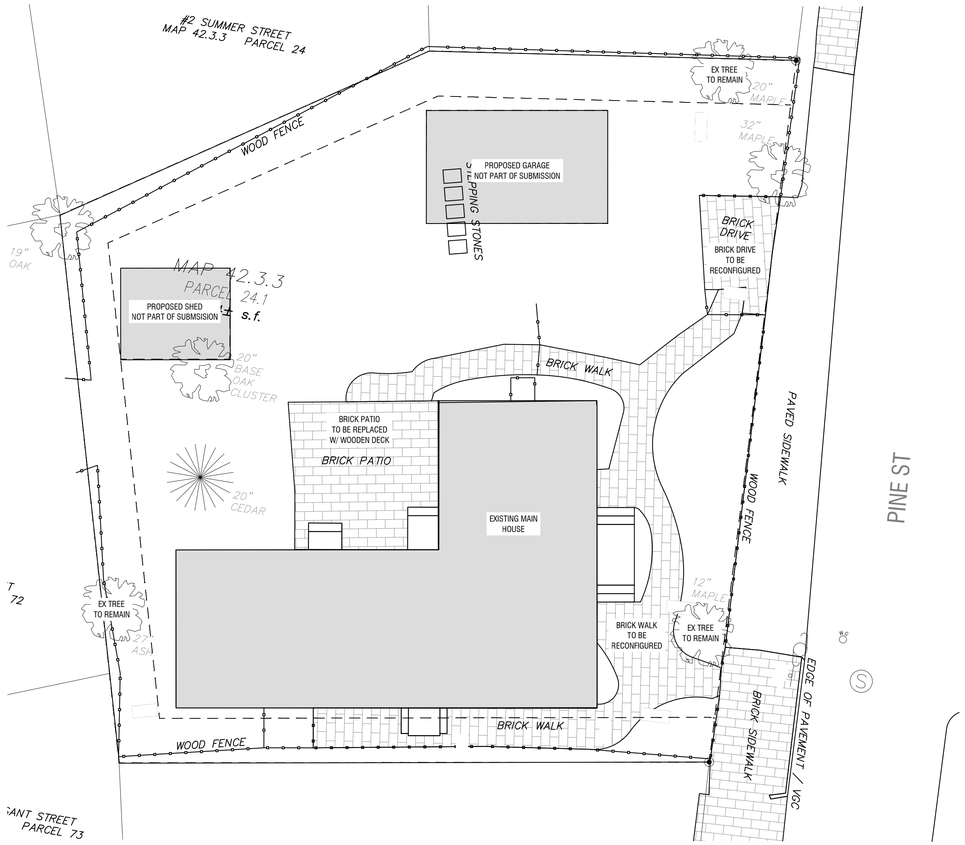
VIEW #1: EXISTING STRUCTURES - VIEW FROM PINE ST



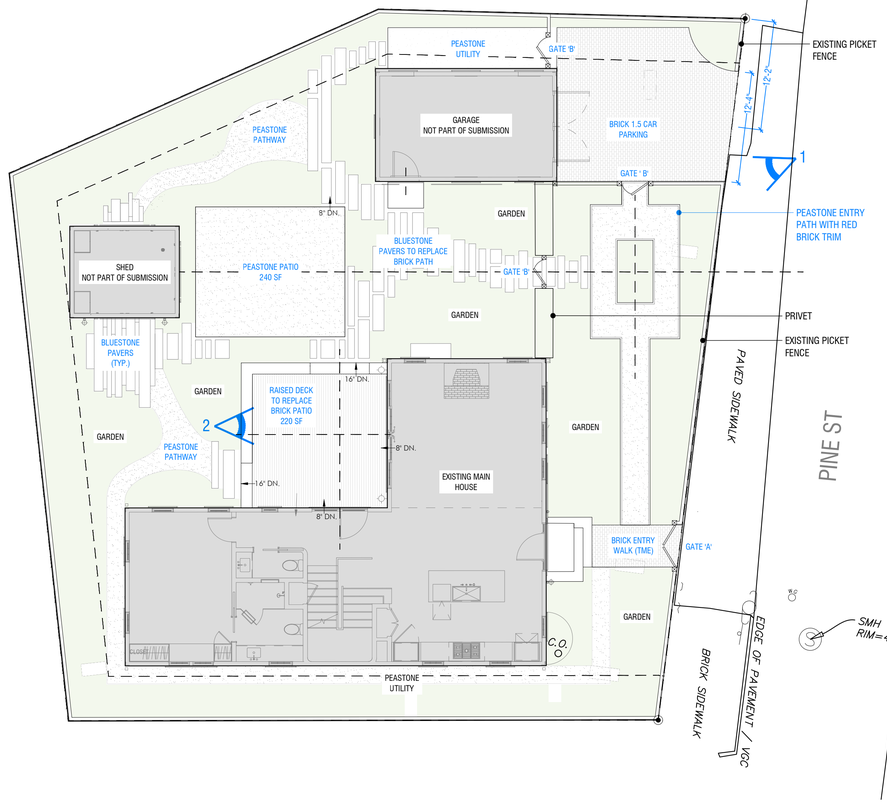
VIEW #2: EXISTING BRICK PATIO TO BE REPLACED W/ DECKING



SITE PLAN: EXISTING CONDITIONS



SITE PLAN: PROPOSED HARDSCAPE



LANDSCAPE ELEMENTS

PEASTONE PATH & BRICK TRIM



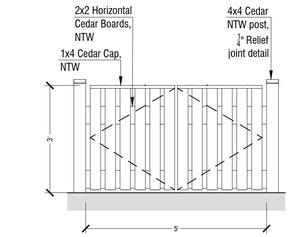
BLUESTONE PAVERS (TO REPLACE EXISTING BRICK)



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

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.

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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.

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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.

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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

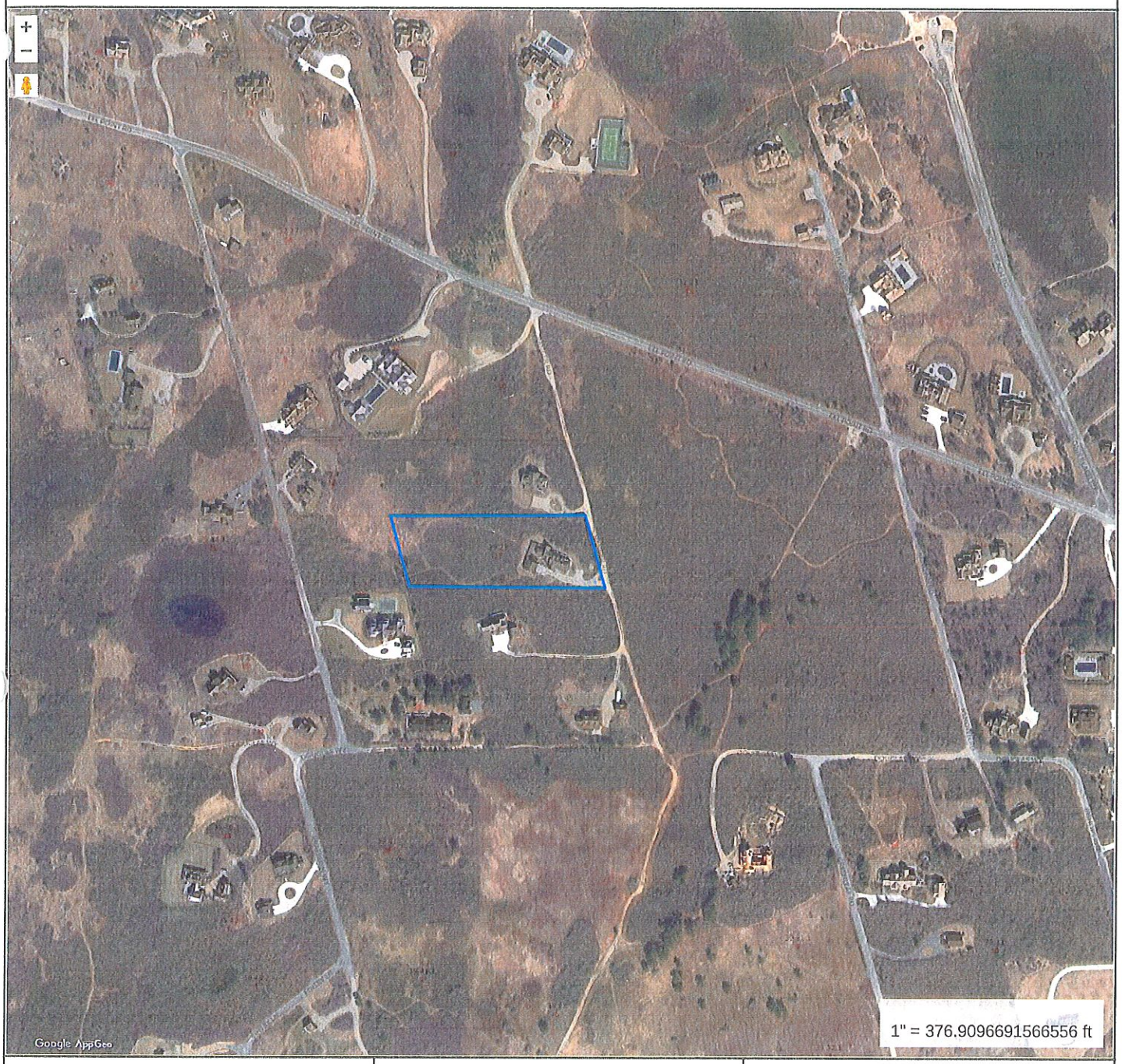
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

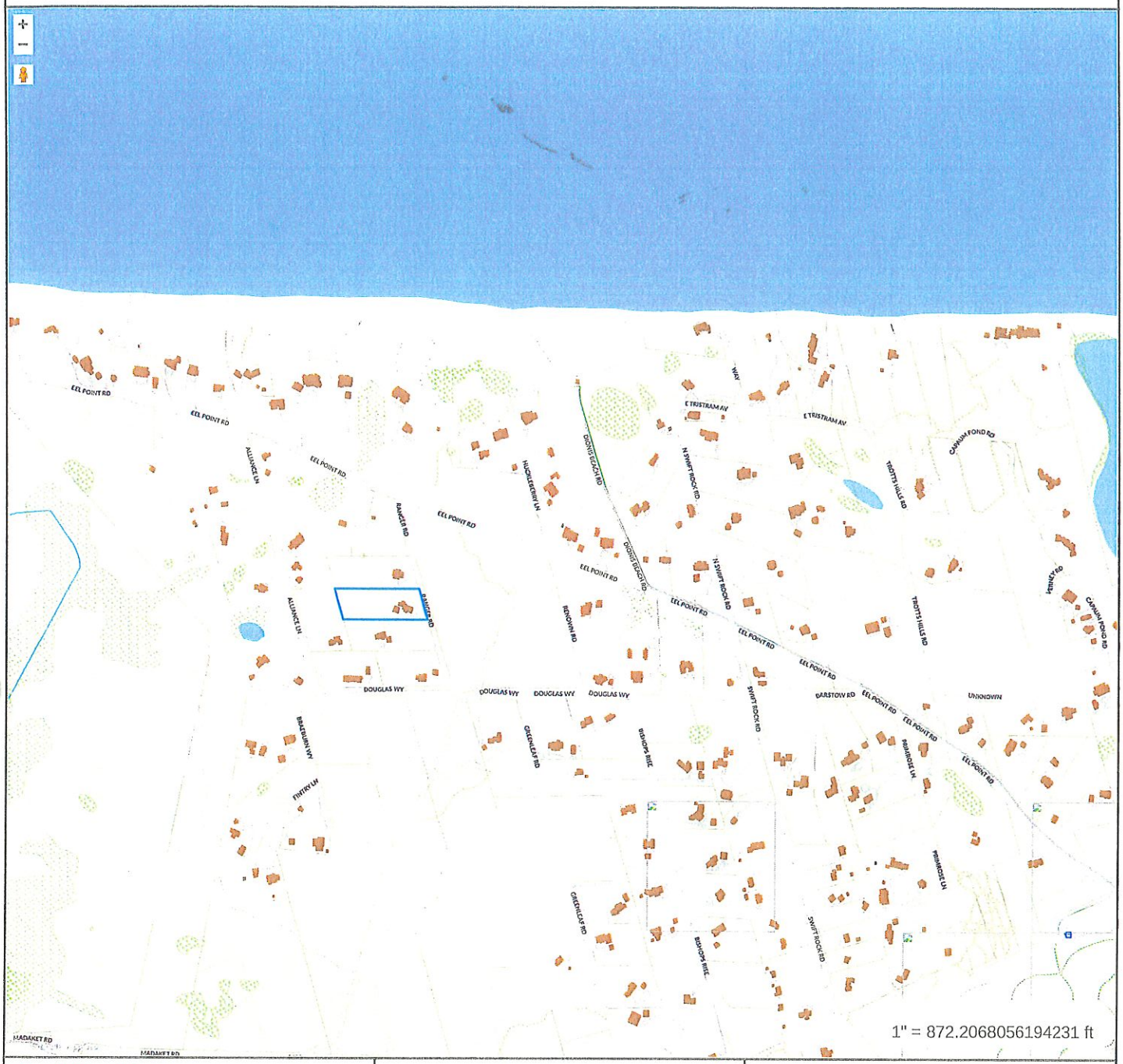
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

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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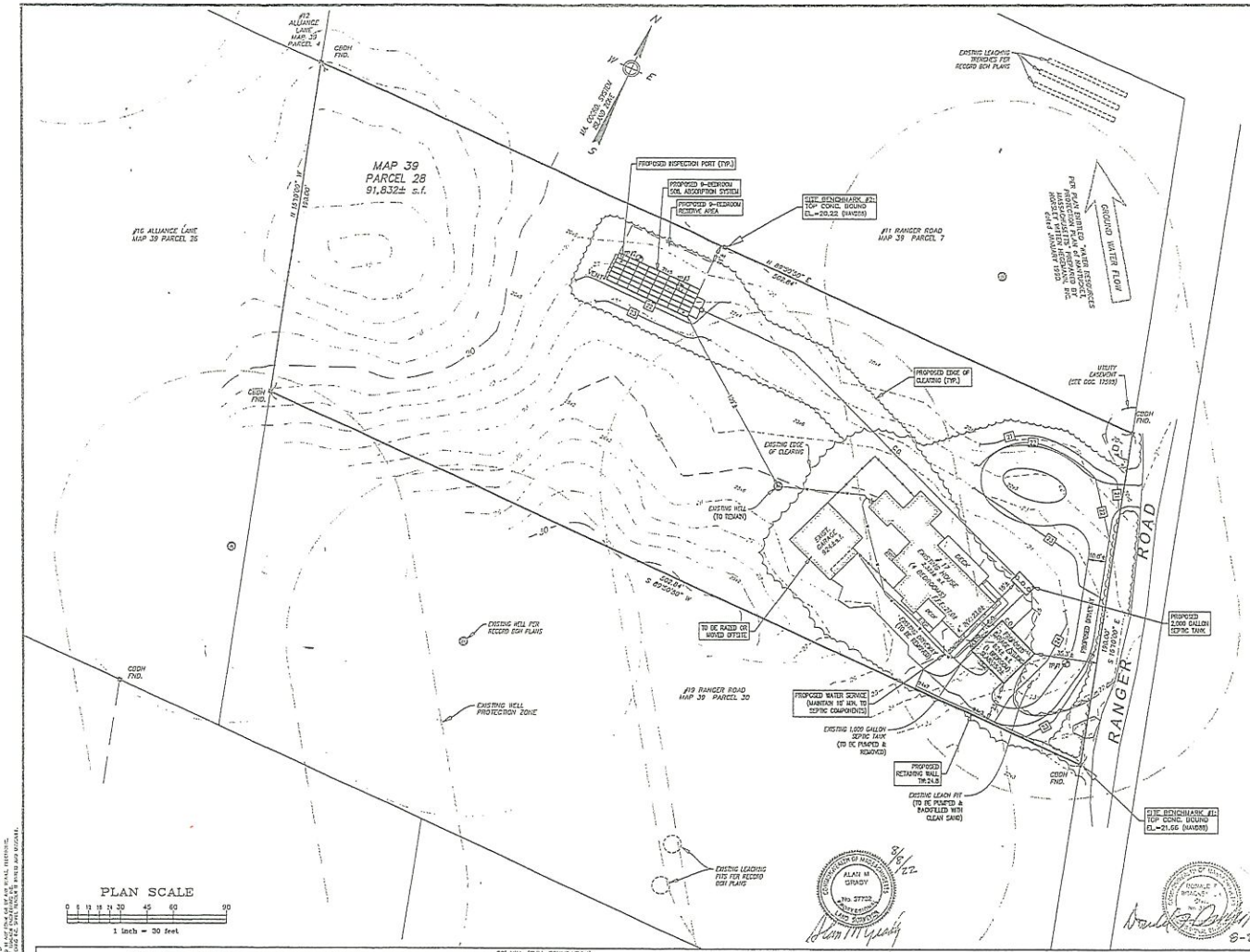
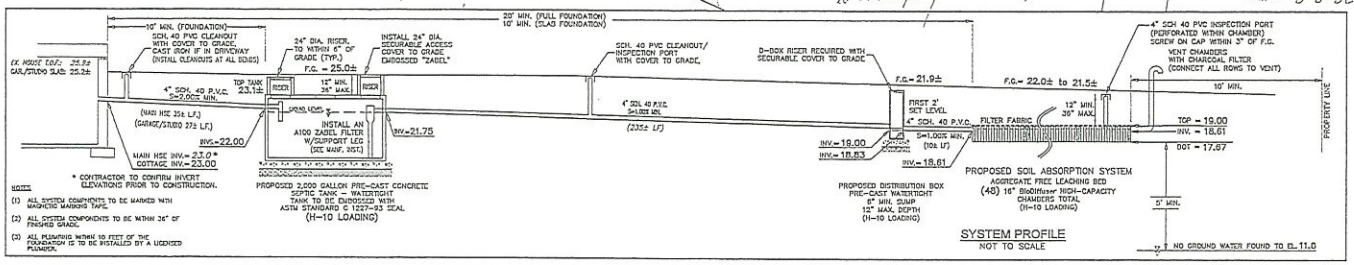
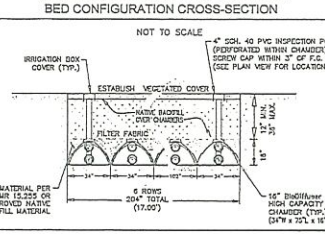




SYSTEM PROFILE
NOT TO SCALE

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)

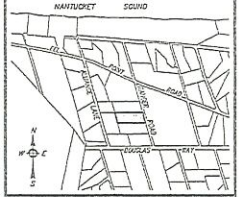
SOIL LOGS

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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THESE PLANS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF BRACKEN ENGINEERING INC.

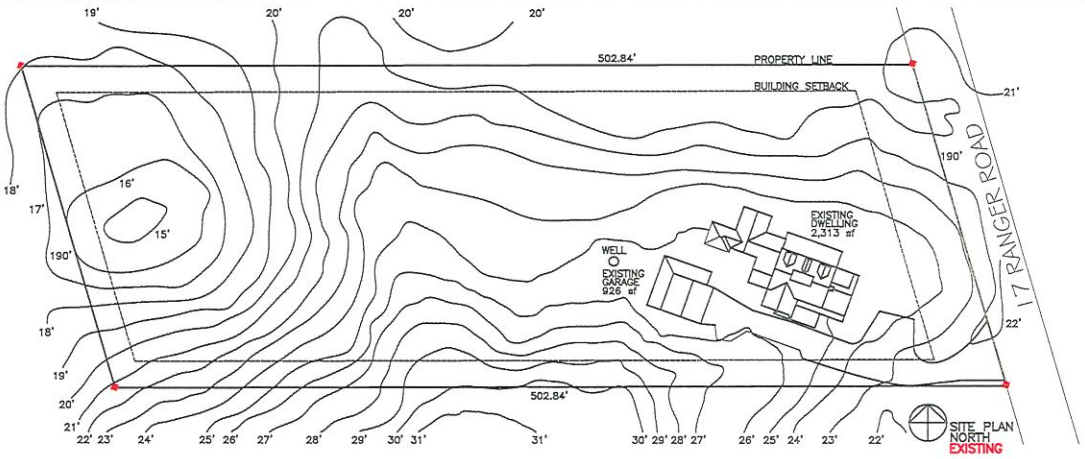
S:\Autocad Drawings\Horizontal\Ranger Road\17 Ranger Road\17 Ranger Road - SSD.dwg 2022.dwg

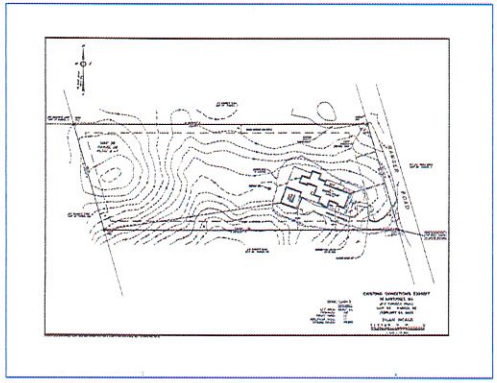
DRAWING INDEX

1 SITE PLAN
ZONING INFO.
2 ELEVATIONS:
EXISTING & PROPOSED 1/8 SCALE
3 ELEVATIONS: PROPOSED
NORTH, SOUTH, EAST & WEST

LOCUS MAP
17 RANGER ROAD

LOT NO.S	12
MAP NO.	39
PARCEL NO.	28
ZONING CLASSIFICATION	LUG 2
LOT AREA	91,832 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	3,673 s.f.
EXISTING G.C.	3,239 s.f.
DWELLING 1	2,313 s.f.
GARAGE (DEMO/MOVE)	926 s.f.
PROPOSED ADDITION	s.f.
TOTAL G.C. PROPOSED	

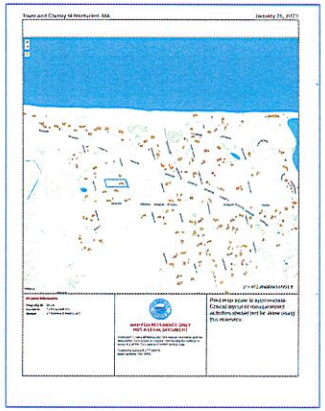




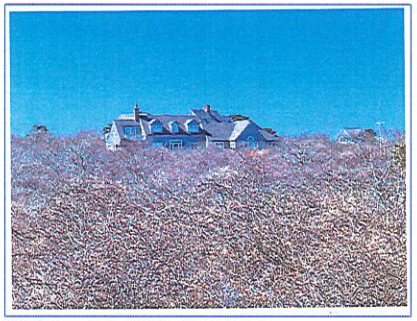
17 RANGER ROAD SURVEY



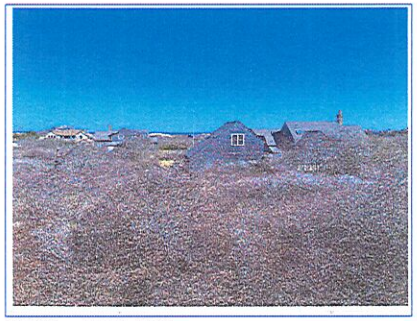
17 RANGER ROAD



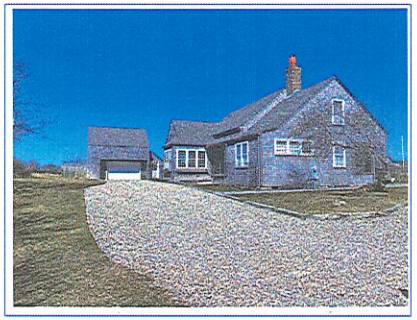
17 RANGER ROAD



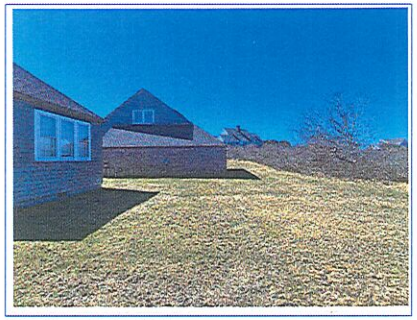
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

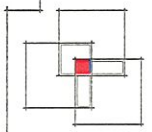


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
ROOF-WALK
JOB NO.

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"

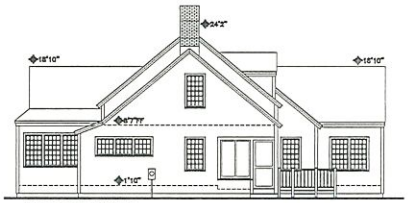
1R



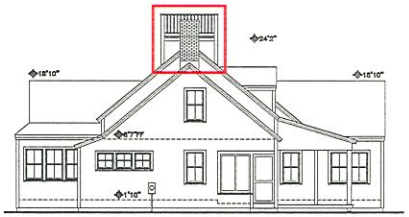
NORTH ELEVATION
EXISTING



NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



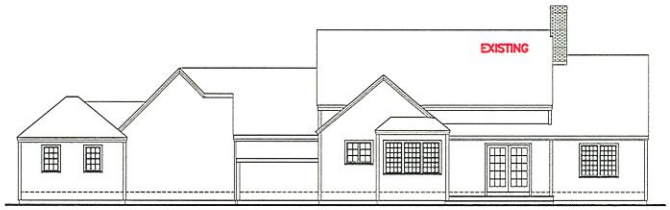
EAST ELEVATION
PROPOSED



WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

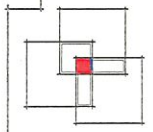


SOUTH ELEVATION
EXISTING



SOUTH ELEVATION
PROPOSED

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA

ROOF-WALK

JOB NO

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

TITLE
ELEVATIONS:
EXISTING &
PROPOSED

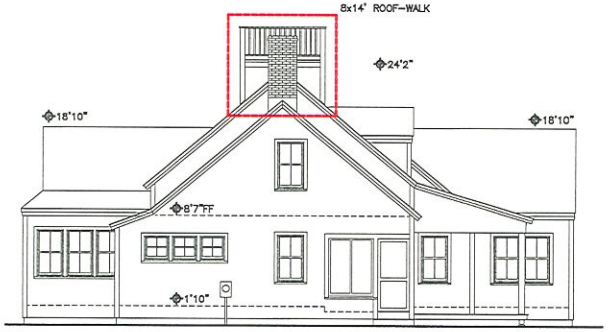
DATE
02-07-2025

SCALE
1/8 "=1'0"

2R



NORTH ELEVATION
PROPOSED



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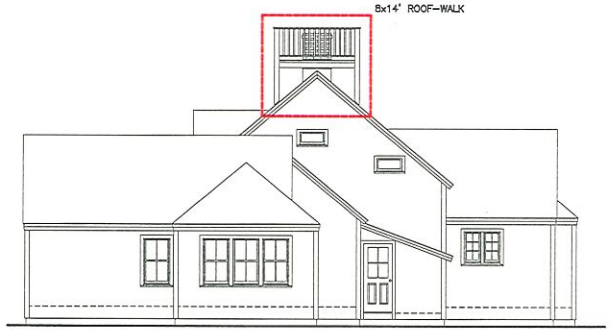
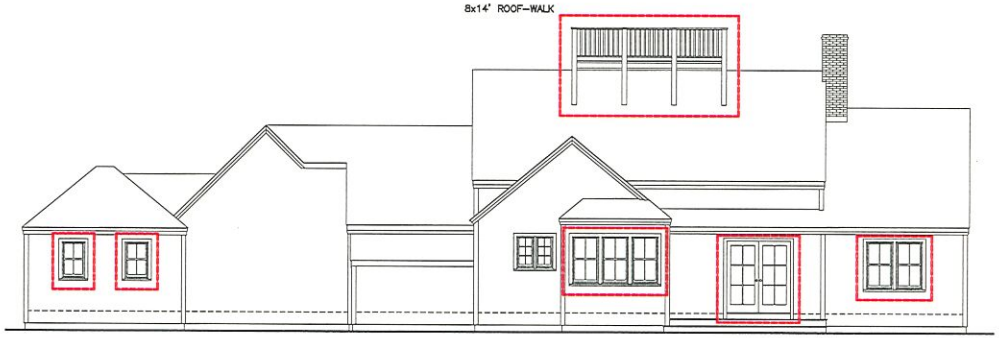
PROPOSED



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. ----------

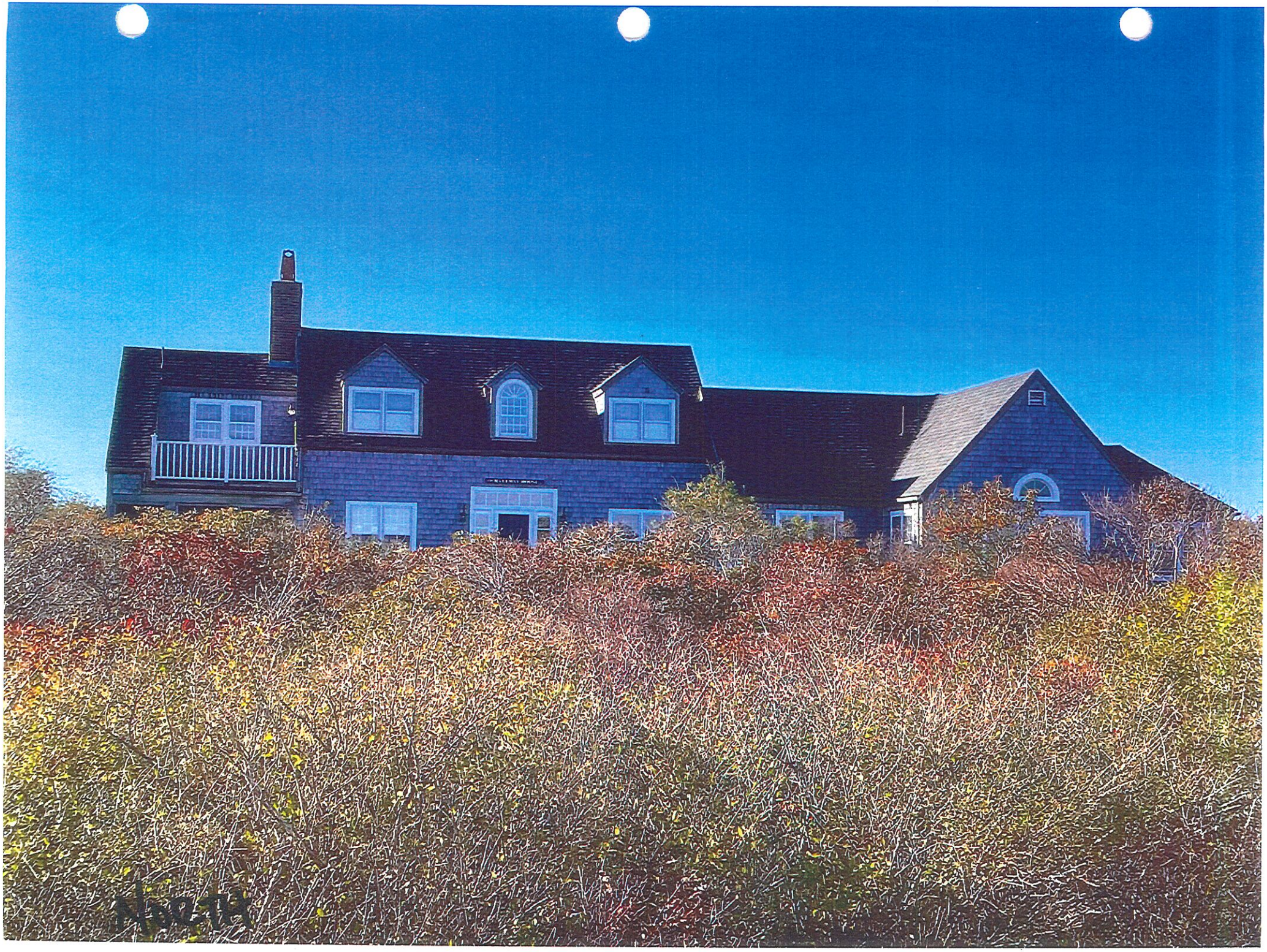
COPYRIGHT: SCI 2025

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

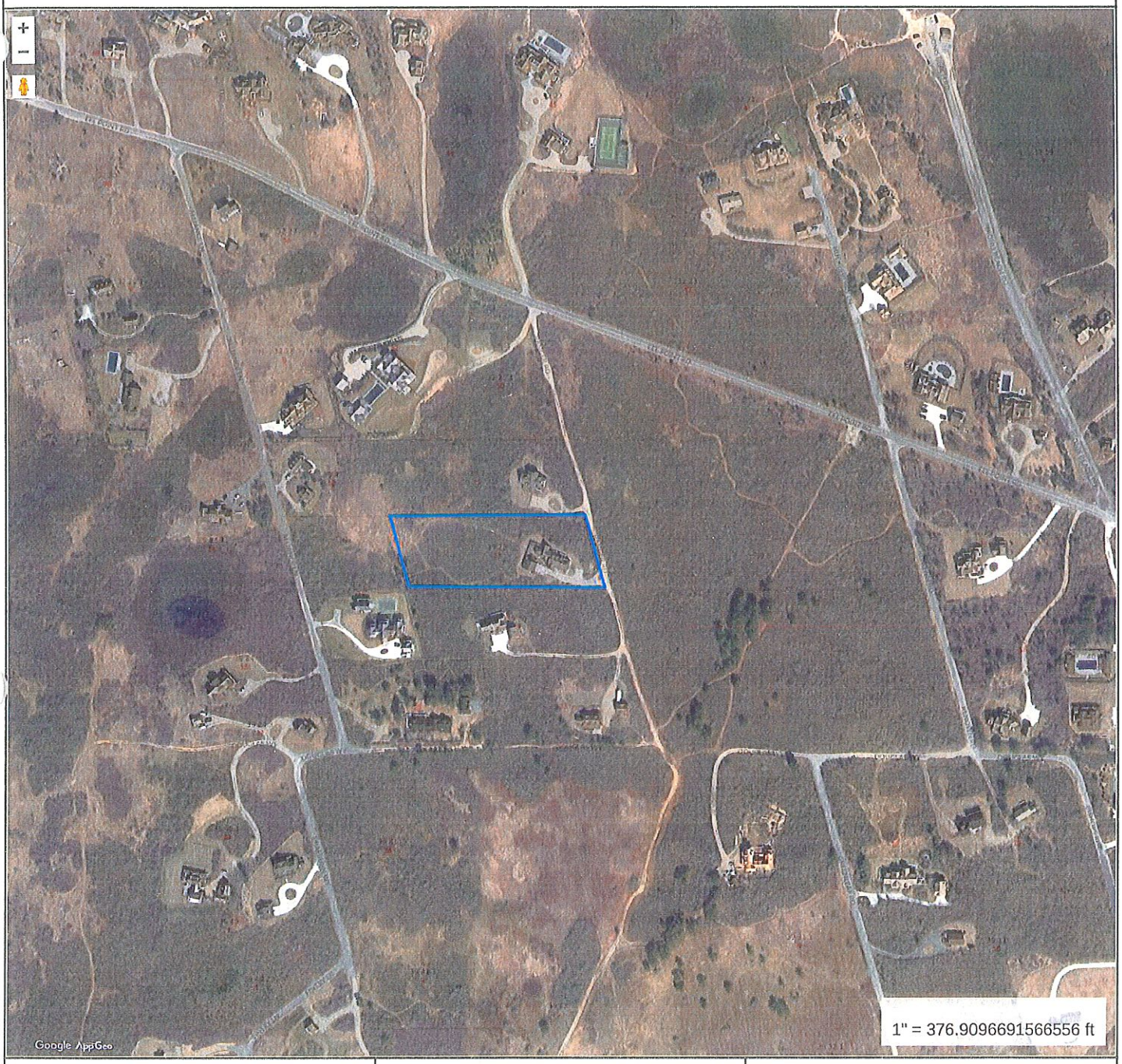
2-10-25

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

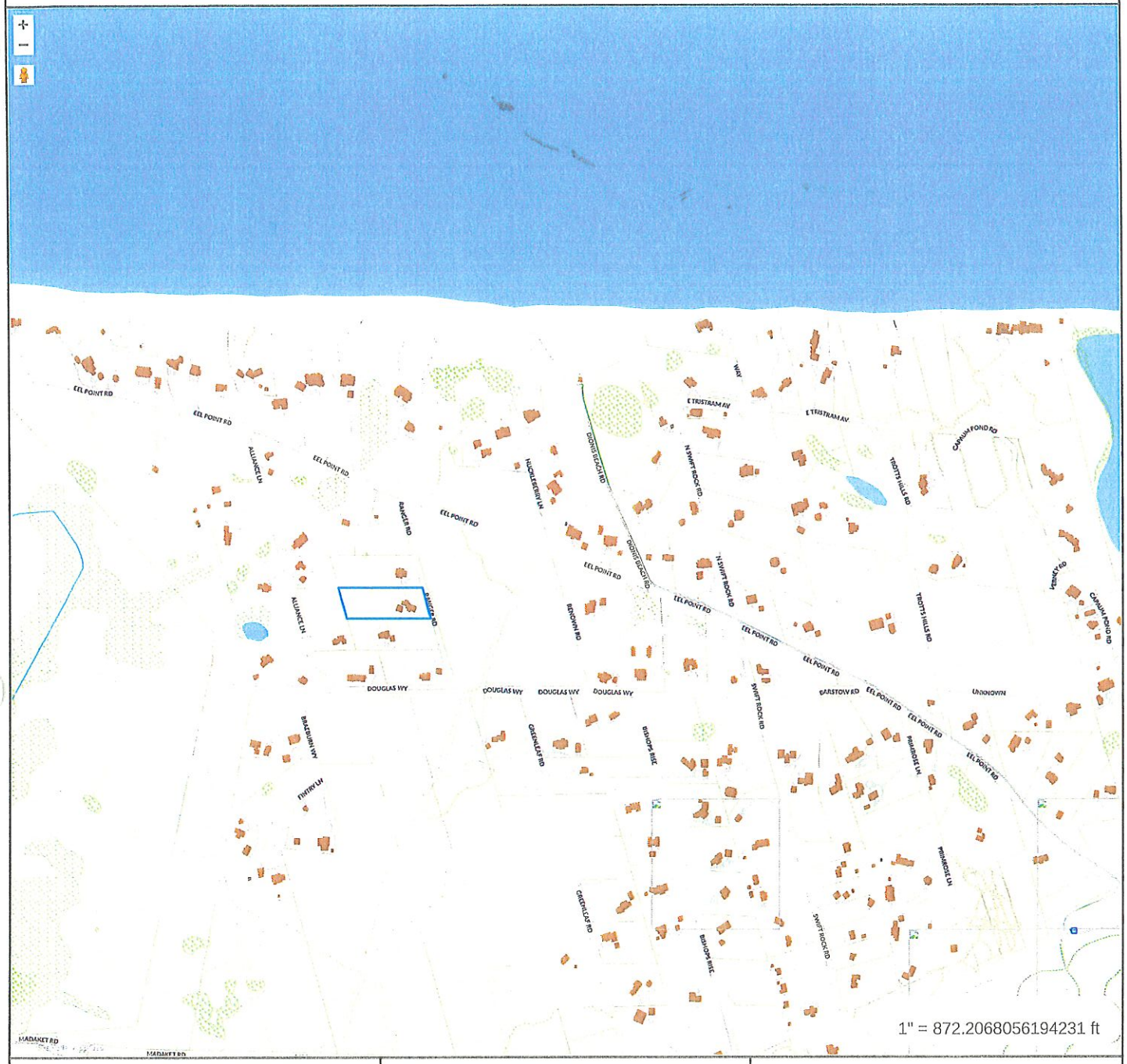
Property ID	39 28
Location	17 RANGER RD
Owner	17 RANGER ROAD LLC

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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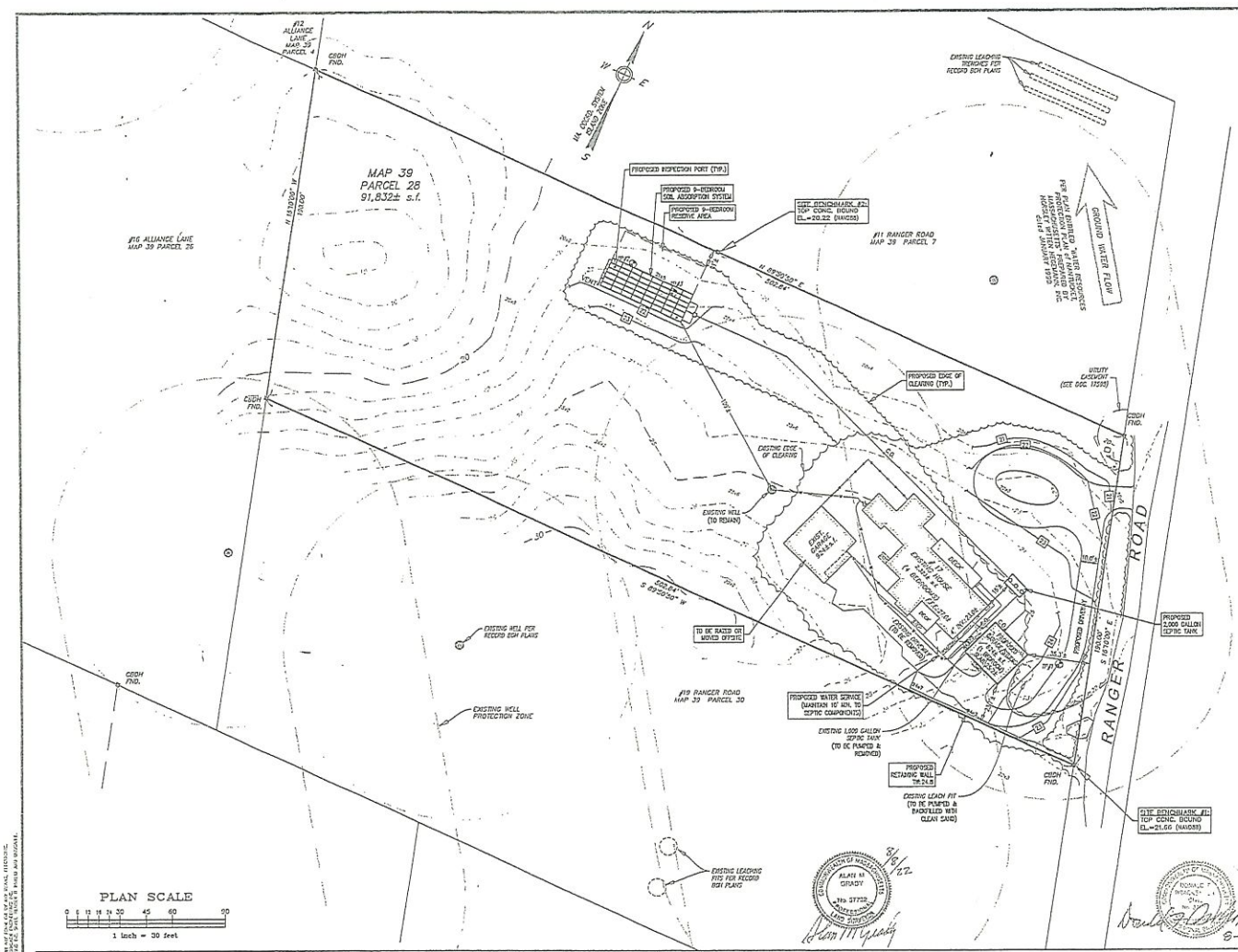
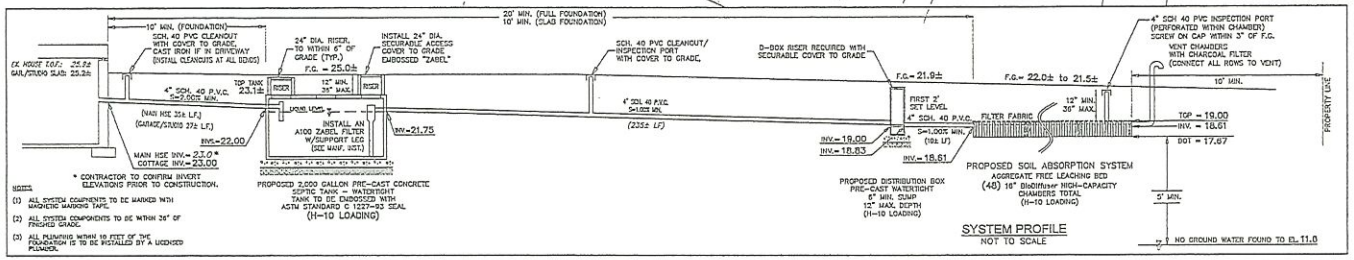




DESIGN CALCULATIONS

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)

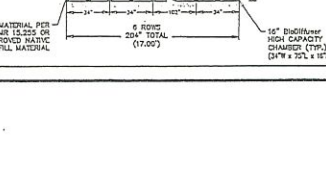
SOIL LOGS

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)

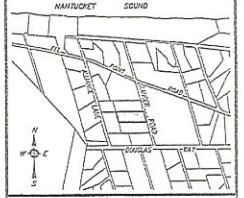
16" BioDiffuser HIGH-CAPACITY CHAMBERS BED CONFIGURATION CROSS-SECTION

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.

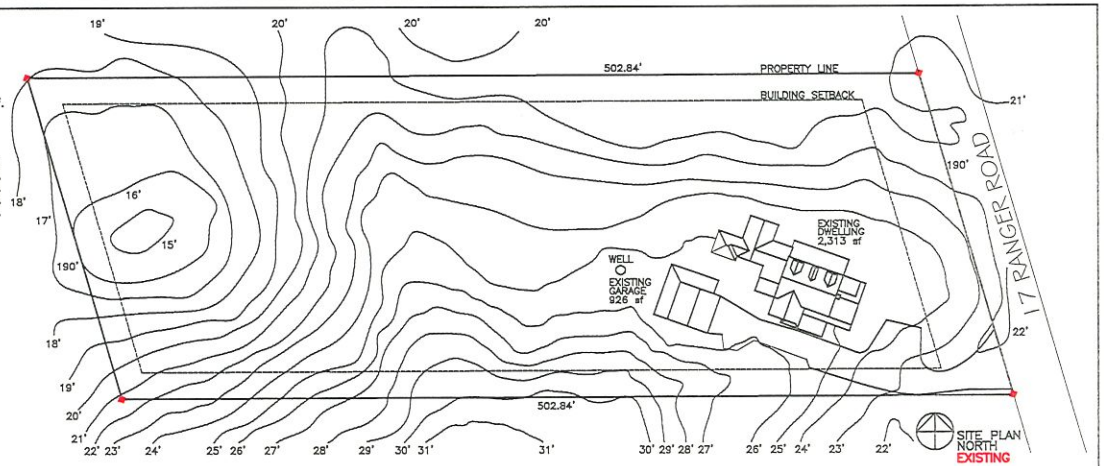
Date 2.10.25 Signature of owner of record _____ SCOTT ESTILL Signed under penalties of perjury

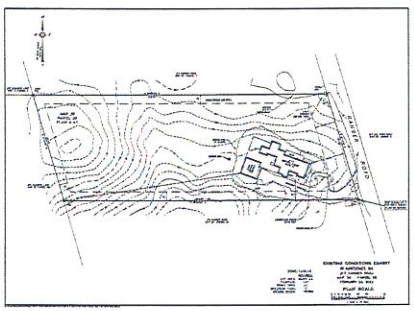
DRAWING INDEX

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	

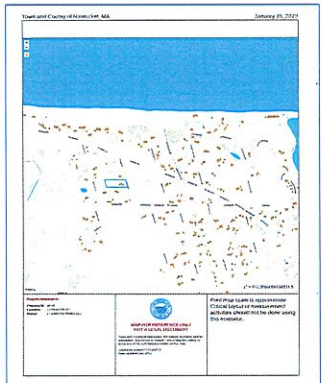




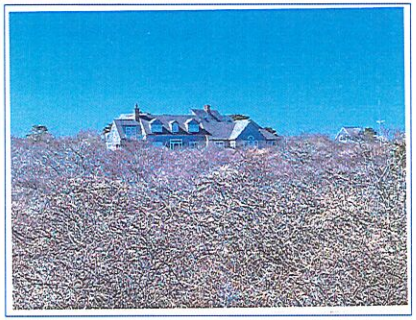
17 RANGER ROAD SURVEY



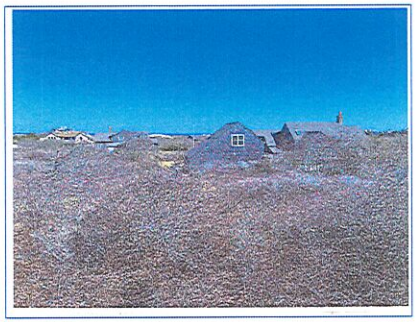
17 RANGER ROAD



17 RANGER ROAD



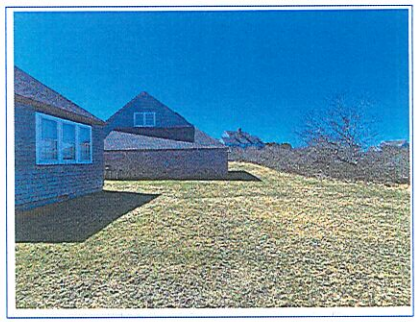
NORTH EEL POINT ROAD VIEW



SOUTH YARD VIEW

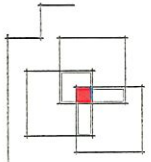


EAST RANGER ROAD VIEW



NORTH YARD VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



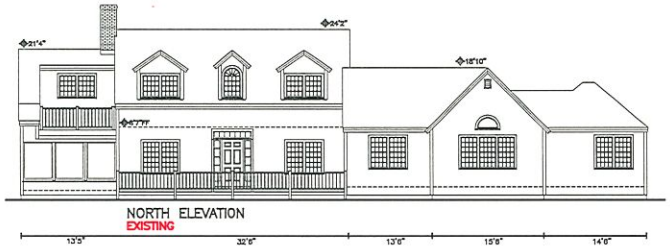
PROJECT
ESTILL RESIDENCE
17 RANGER ROAD
NANTUCKET, MA
JOB NO

DOOR & WINDOW REVISIONS

NOTES
HDC
CERT. NO.

COPYRIGHT: SCI 2025

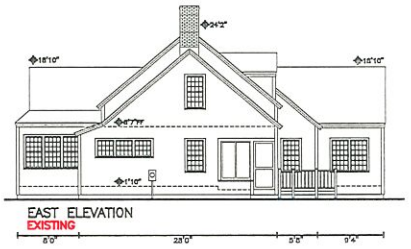
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.
DATE
02-07-2025
SCALE
1/32 "=1'0"
1



NORTH ELEVATION
EXISTING



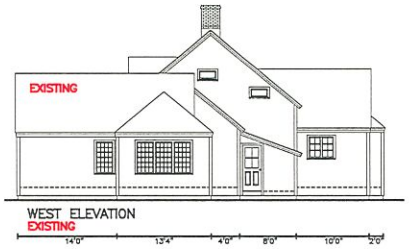
NORTH ELEVATION
PROPOSED



EAST ELEVATION
EXISTING



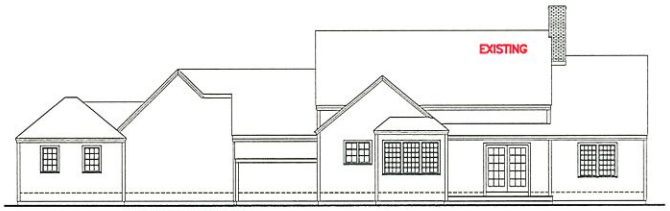
EAST ELEVATION
PROPOSED



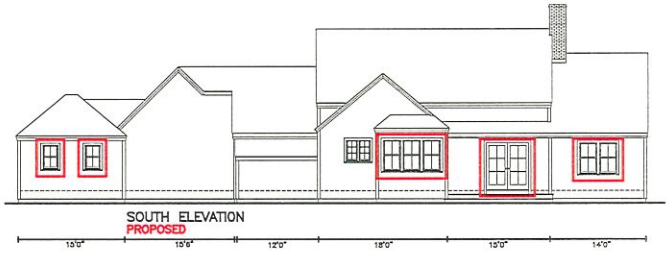
WEST ELEVATION
EXISTING



WEST ELEVATION
PROPOSED

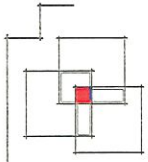


SOUTH ELEVATION
EXISTING



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

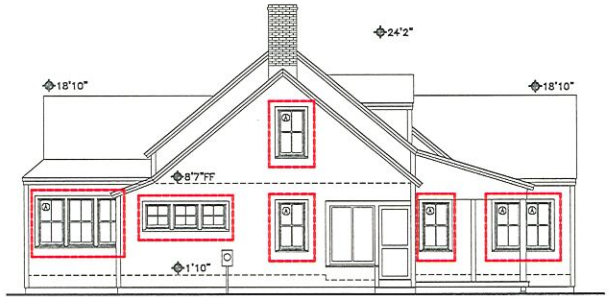
SCALE
1/8 "=1'0"

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"



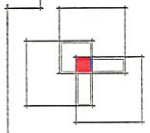
SOUTH ELEVATION
PROPOSED

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

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

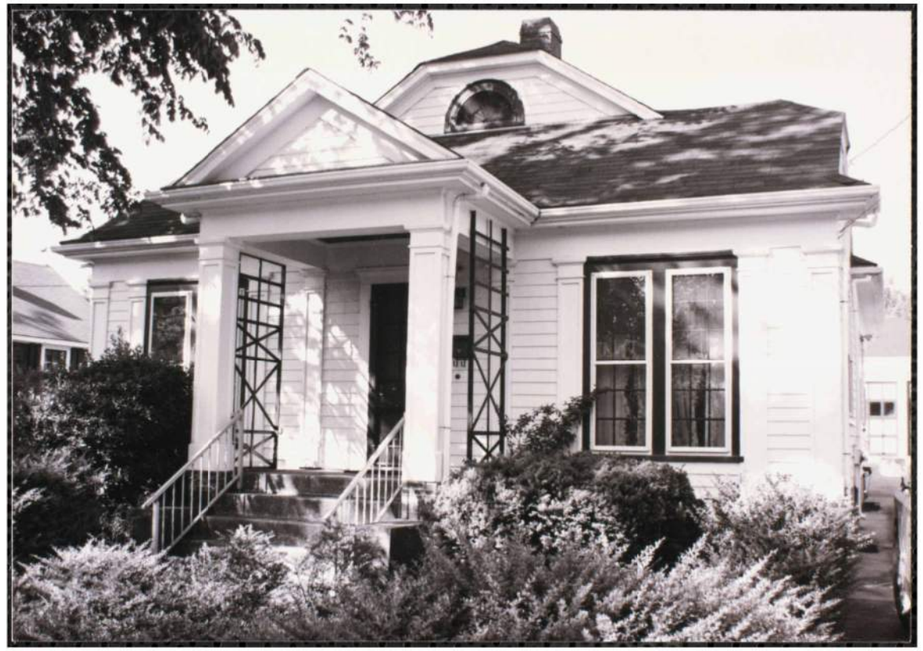
Deck NTW Foundation Gray Fence White Shutters _____

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.

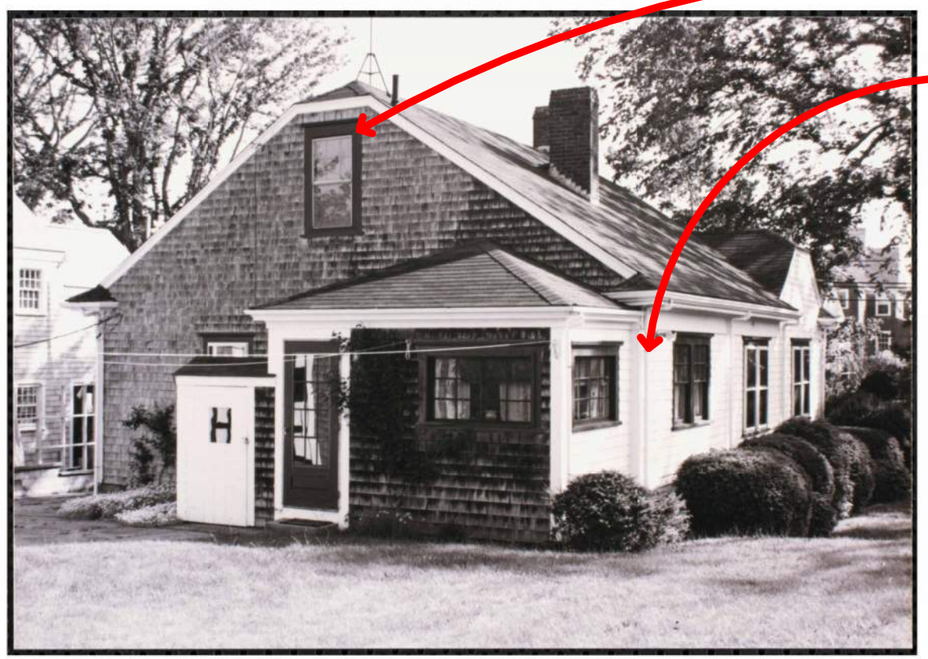
Date 11-4-24 Signature of owner of record _____ Signed under penalties of perjury

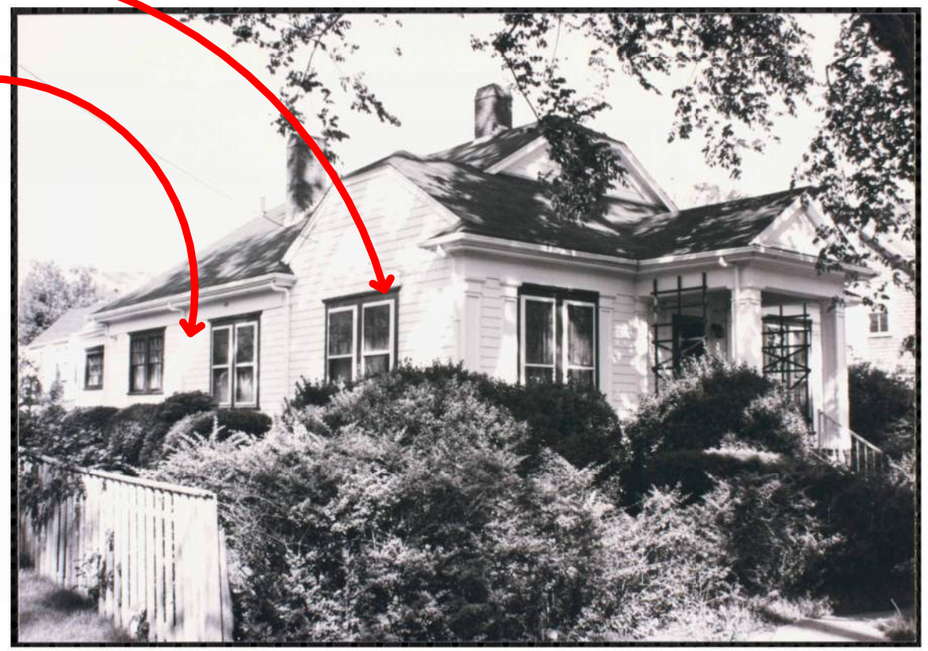




Darker trim color

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

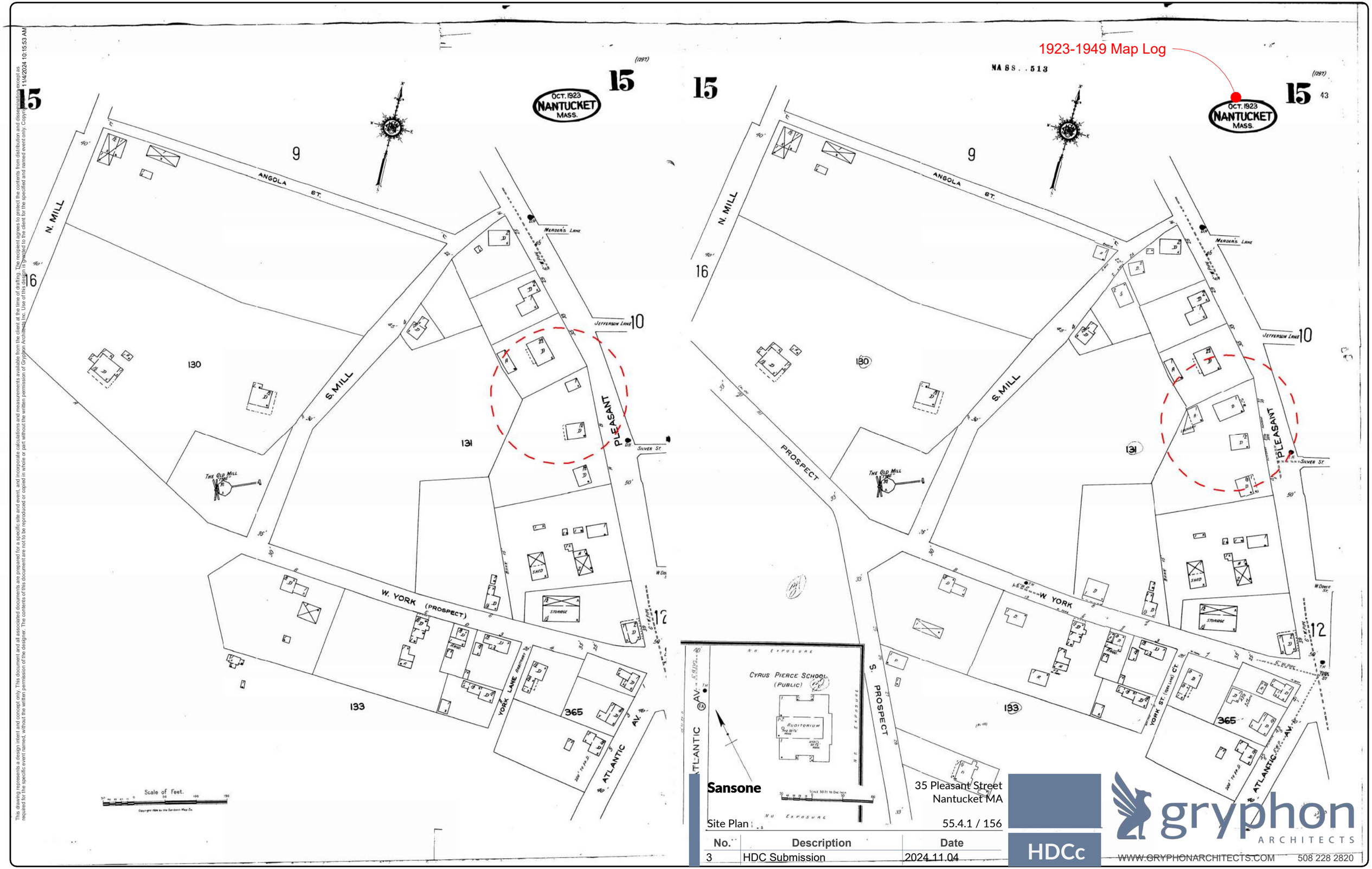
35 Pleasant Street
Nantucket MA

Site Plan 55.4.1 / 156

No.	Description	Date
3	HDC Submission	2024.11.04

HDCb

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820



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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

gryphon ARCHITECTS

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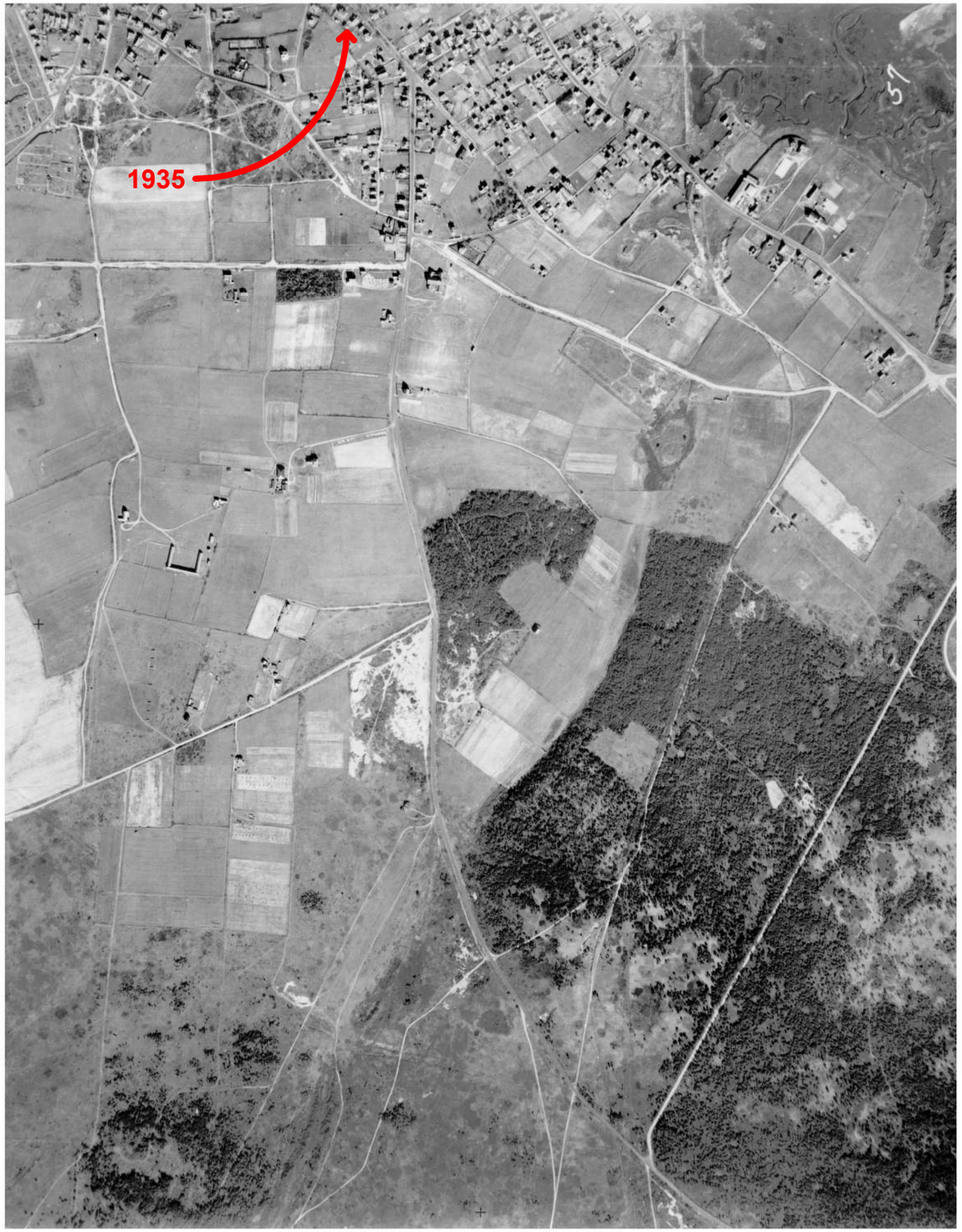




Sansone

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:

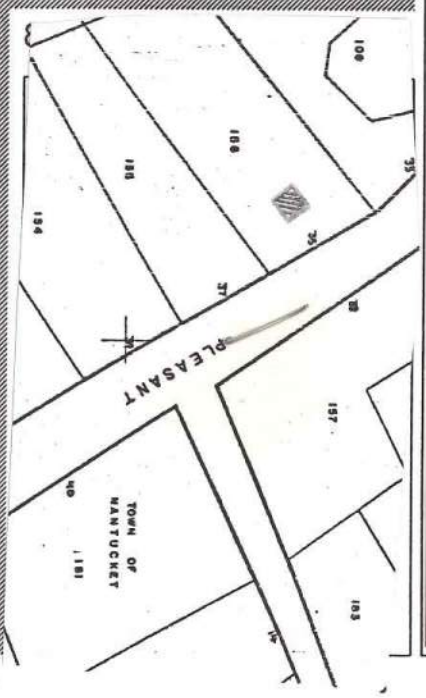
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Pease, Mae F.

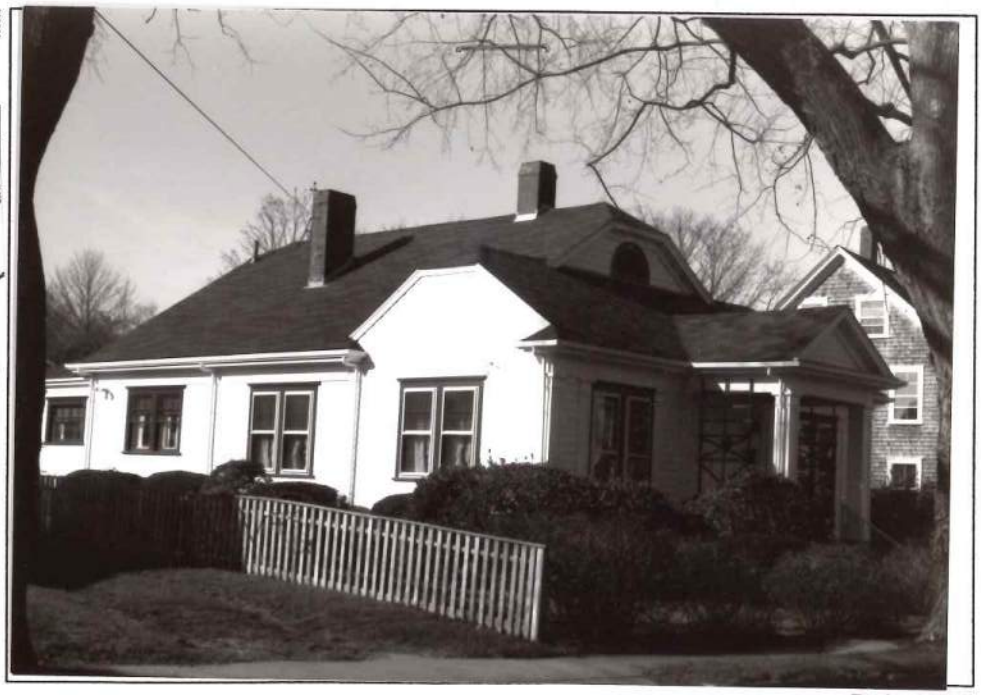
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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:

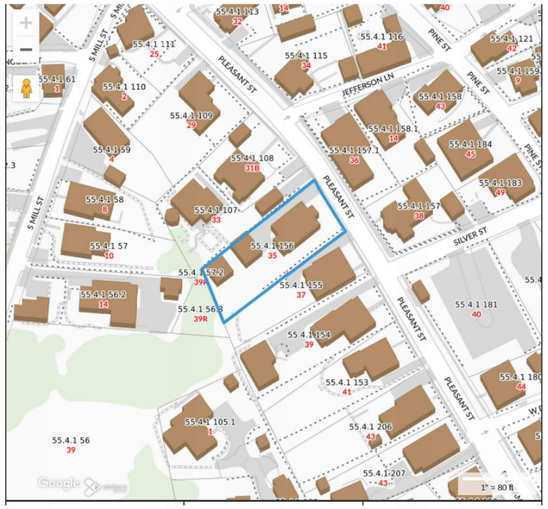
See form(s): _____

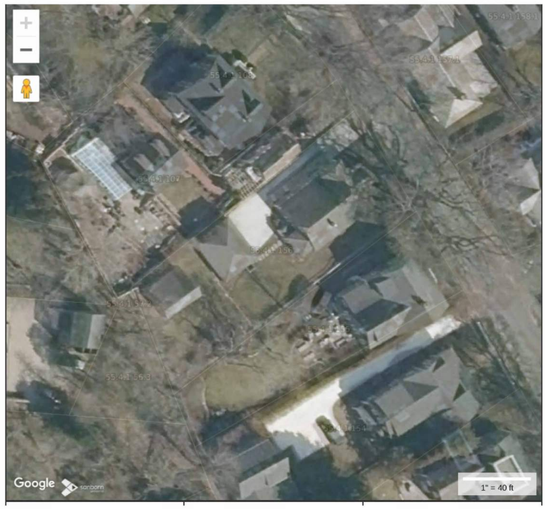
○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

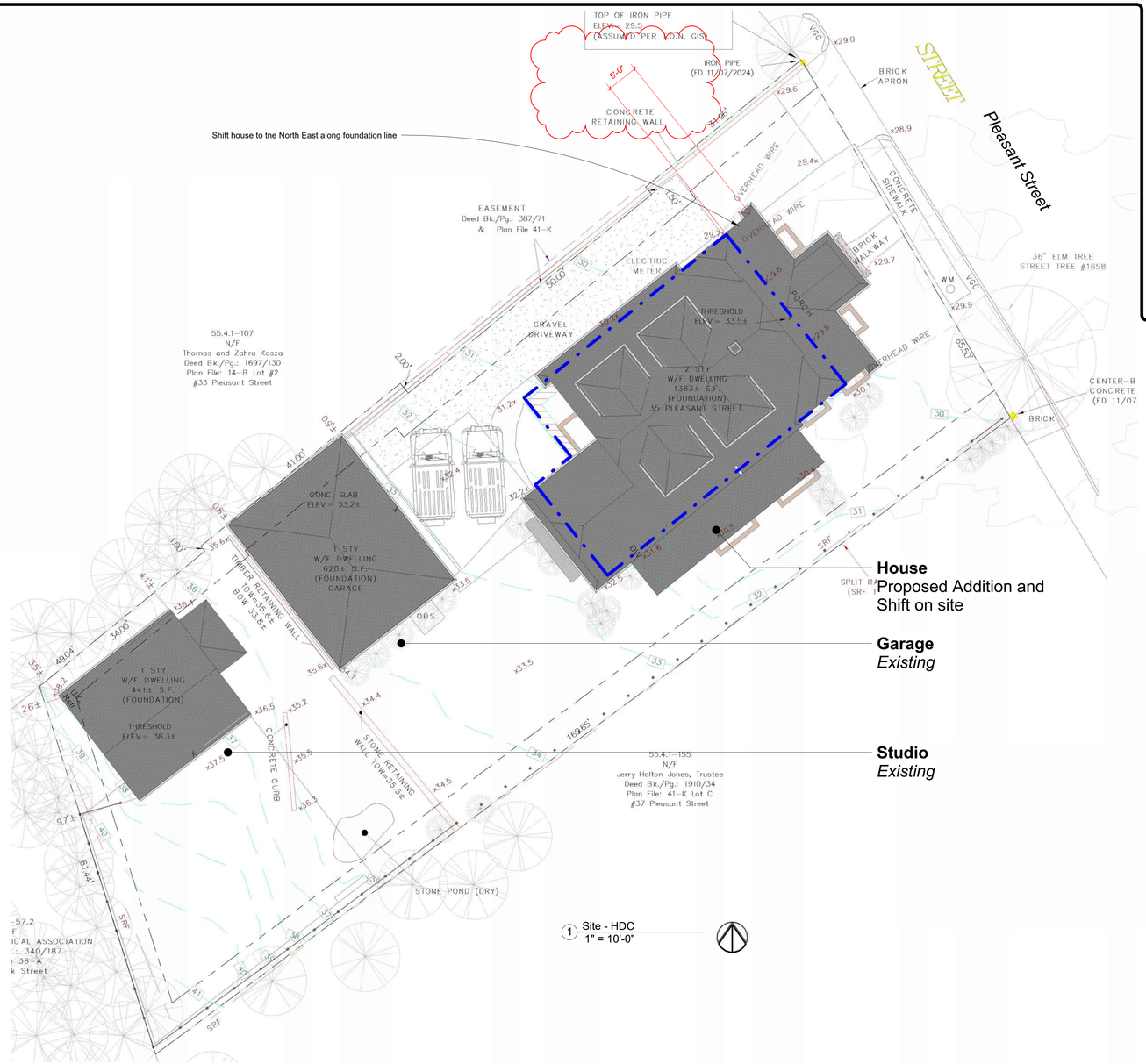
45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known) _____

_____







1 Site - HDC
1" = 10'-0"









HDC Submission

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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"

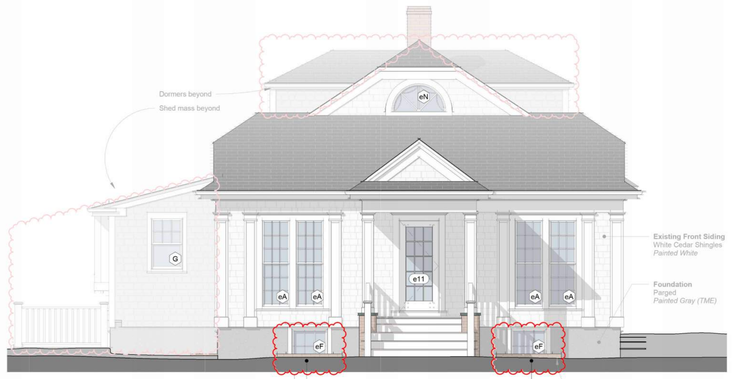


1 **Northeast - Entry - Existing**
1/4" = 1'-0"

Previously Approved



4 **Southeast - Side Yard - HDC**
3/16" = 1'-0"

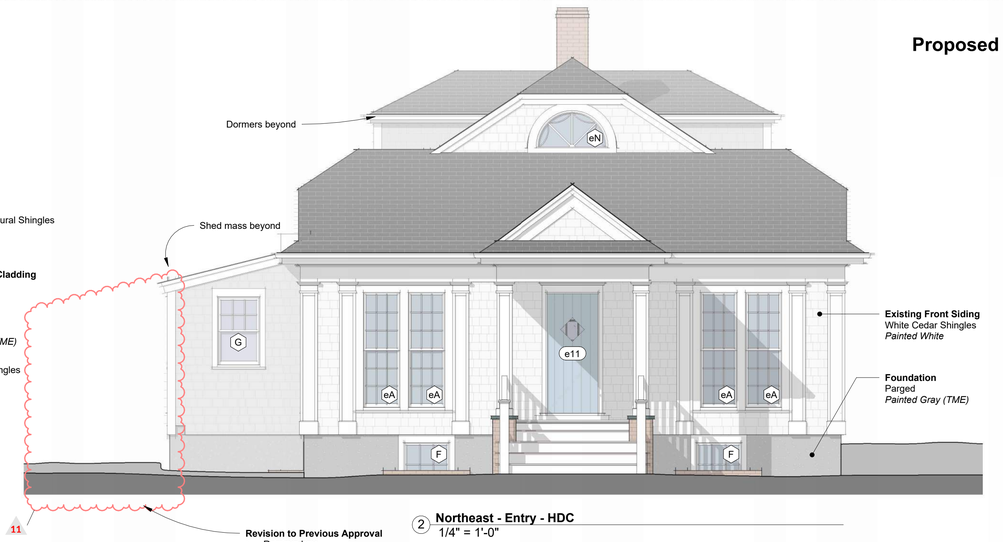


2 **Northeast - Entry - HDC**
3/16" = 1'-0"

Proposed



4 **Southeast - Side Yard - HDC**
1/4" = 1'-0"



2 **Northeast - Entry - HDC**
1/4" = 1'-0"

HDC Submission

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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

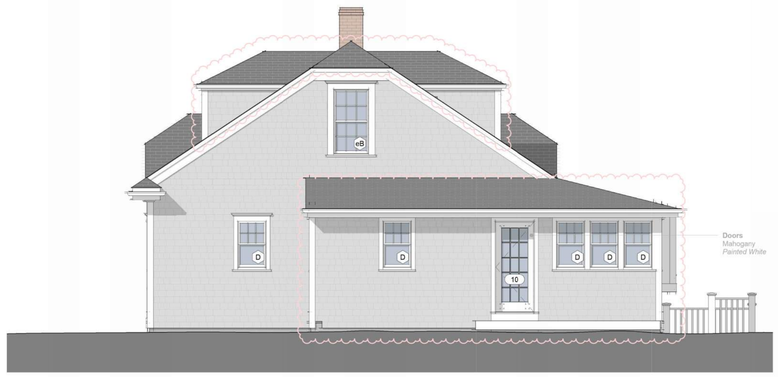


1 **Southwest - Rear - Existing**
1/4" = 1'-0"



3 **Northwest - Driveway - Existing**
1/4" = 1'-0"

Previously Approved

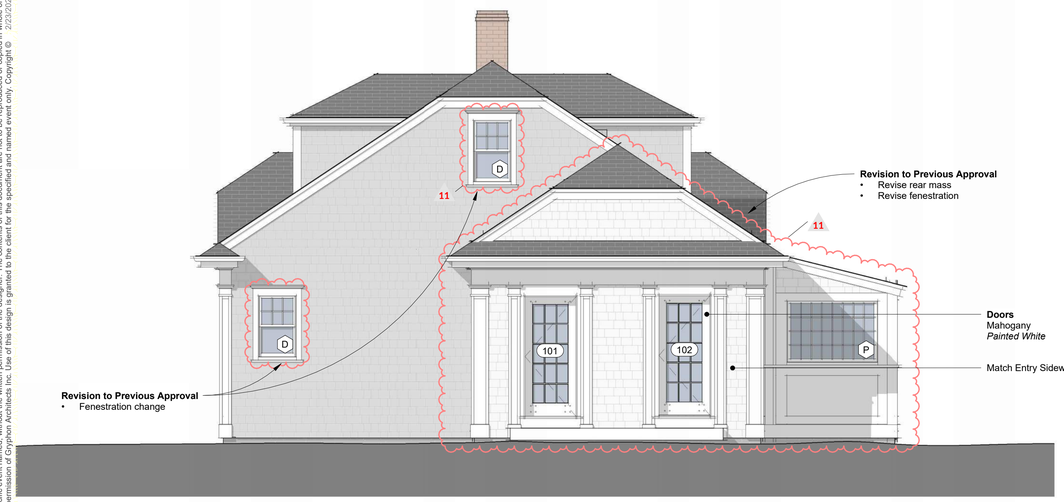


2 **Southwest - Rear - HDC**
3/16" = 1'-0"



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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Structure
Main House

#	Description	Date
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8	HDC Staff	2025.01.08
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Elevations

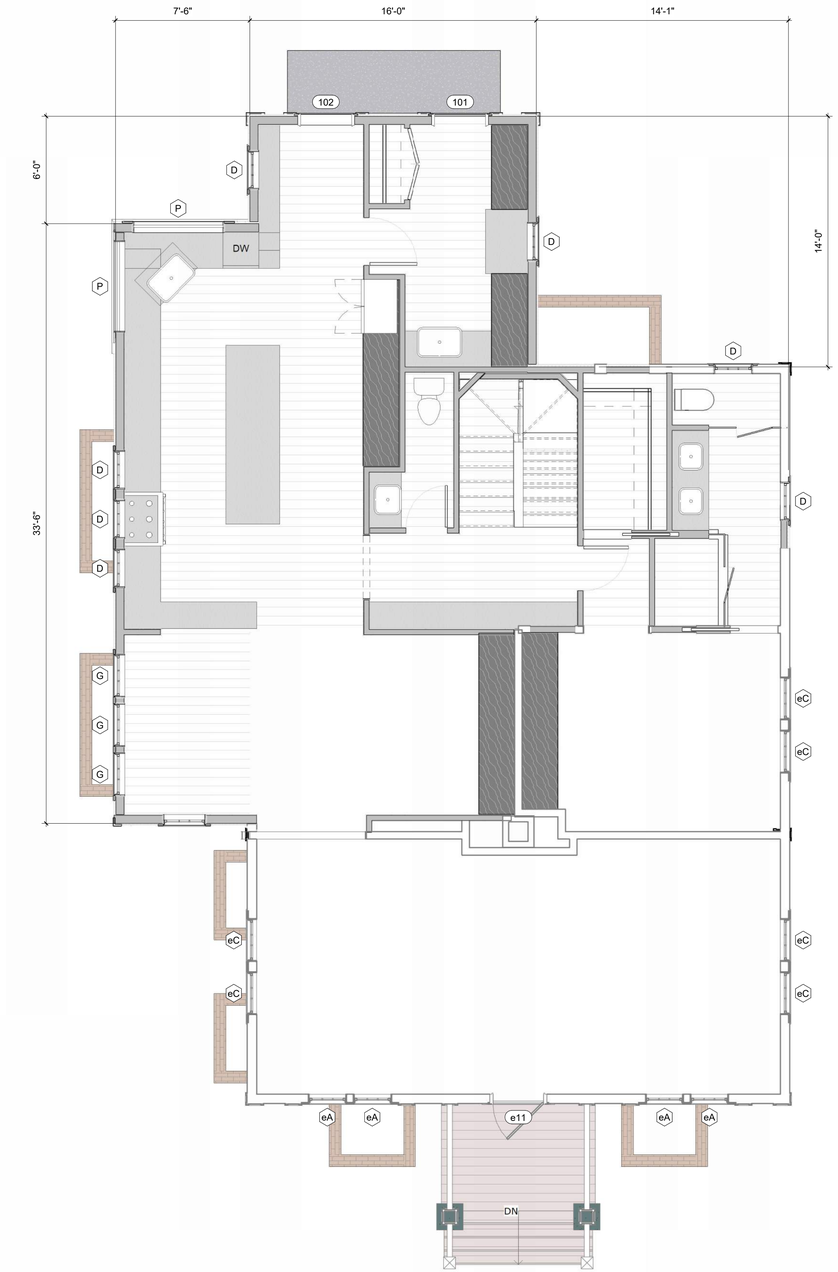
HDC2.2

Door Schedule

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
101	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted White
102	Simpsons Door Company	77002	3'-2"	6'-10"		Exterior	New Construction	Mahogany - Painted White

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Type	Rough Width	Rough Height	Phase Created	Comments
Floor 0 New	C	Brosco	6/1 DH - SSB	8x13 New	2'-6"	5'-1"	New Construction	
Floor 0 New	F	Brosco	6/9 DH - SSB	9x13 - 6/9	2'-9"	6'-2"	New Construction	
Floor 0 New	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
TO Footing	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
TO Slab	G	Brosco	Fixed 6 Lite - SSB	9x13 New	2'-9"	2'-11 1/2"	New Construction	
Floor 1	D	Brosco	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	
Floor 1	G	Brosco	DH 6/1 SSB	8x10 New	2'-6"	4'-1"	New Construction	
Floor 1	P	Brosco	Fixed 32 Lite - SSB	7x9	5'-2 3/8"	3'-9"	New Construction	
Floor 2	D	Brosco	6/1 DH - SSB	7x9 New	2'-3"	3'-9"	New Construction	



2 Floor 1 HDC
1/4" = 1'-0"

HDC Submission

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Structure
Main House

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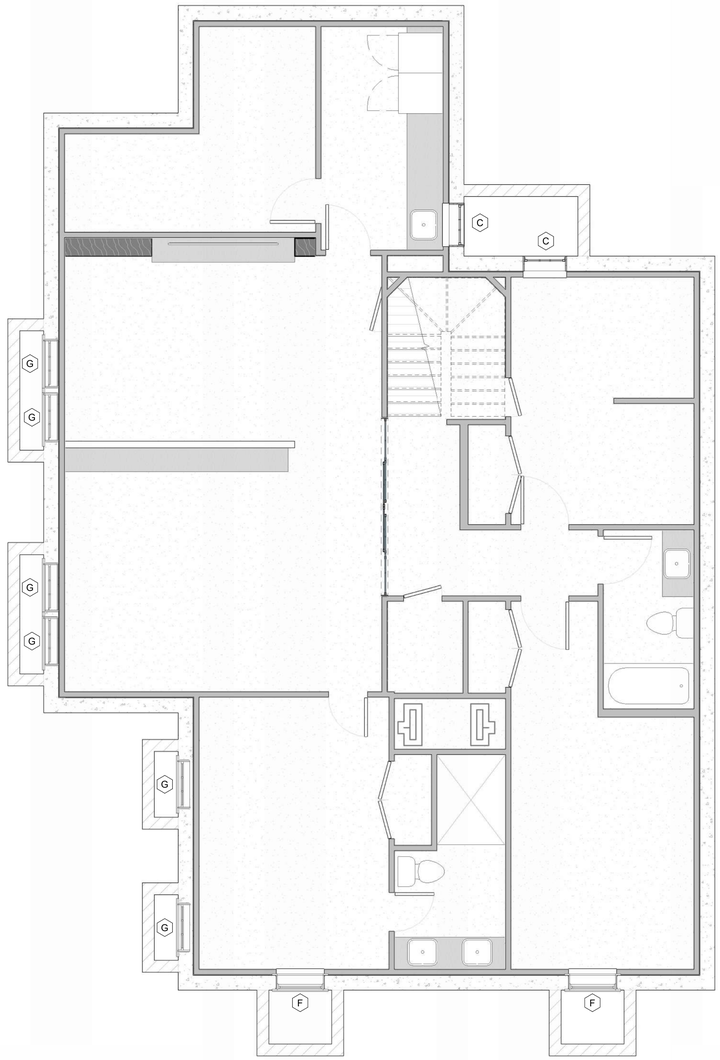
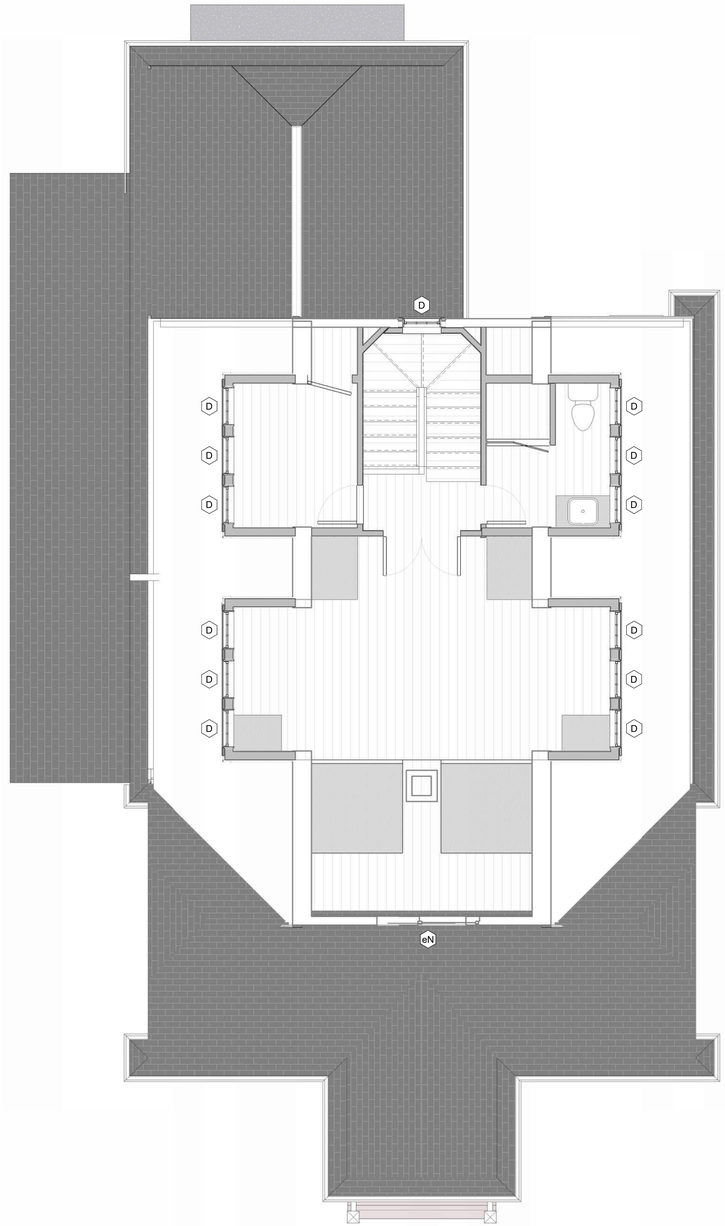
Plans

HDC2.3



1 **Floor 0 HDC**
1/4" = 1'-0"



2 **Floor 2 HDC**
1/4" = 1'-0"

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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

HDC2.4

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

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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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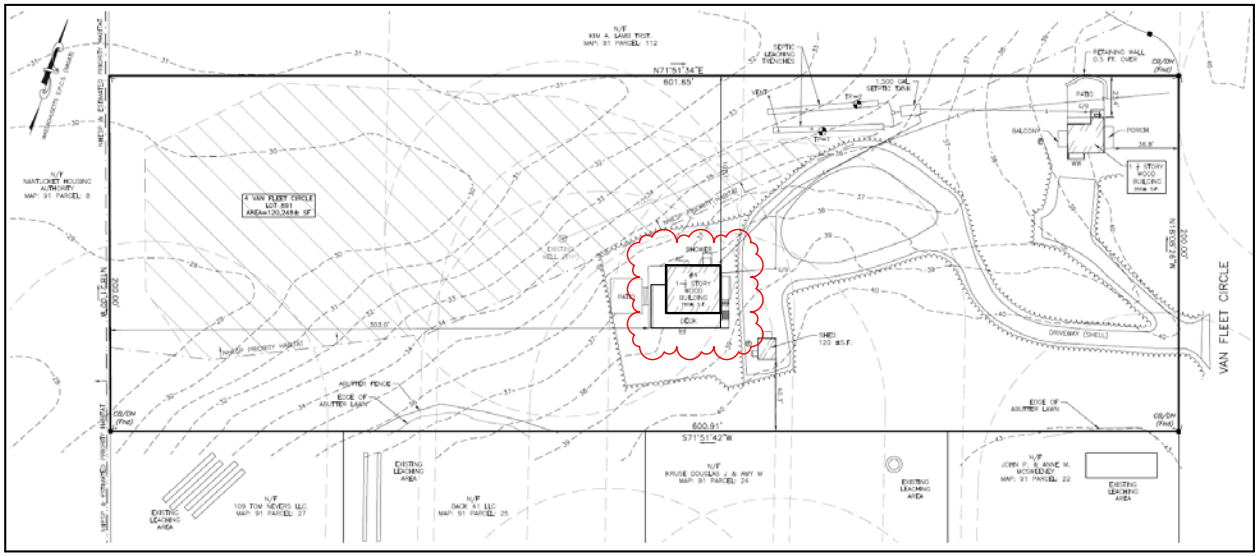
NEVER BLUE LLC

Demo/Move Existing House

4 Van Fleet Cl, Nantucket, MA



Locus Plan











CHIP WEBSTER ARCHITECTURE

11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC

4 Van Fleet

Demo

HDC House Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC

2/23/2025 12:41:59 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 111

Street & Number of Proposed Work: 4 Van Fleet Cl

Owner of record: Never Blue LLC

Mailing Address: 50 Legare Street

Charleston, SC

Contact Phone #: 508-228-3600 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA

02254

Contact Phone #: 508.228.3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Complete demo or potential move of existing structure

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 350 Decks/Patio: Size: 5'-0" x 12'-0" ☐ 1st floor ☑ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: 350 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Built in 2020

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation Demo
2. South Elevation Demo
3. West Elevation Demo
4. North Elevation Demo

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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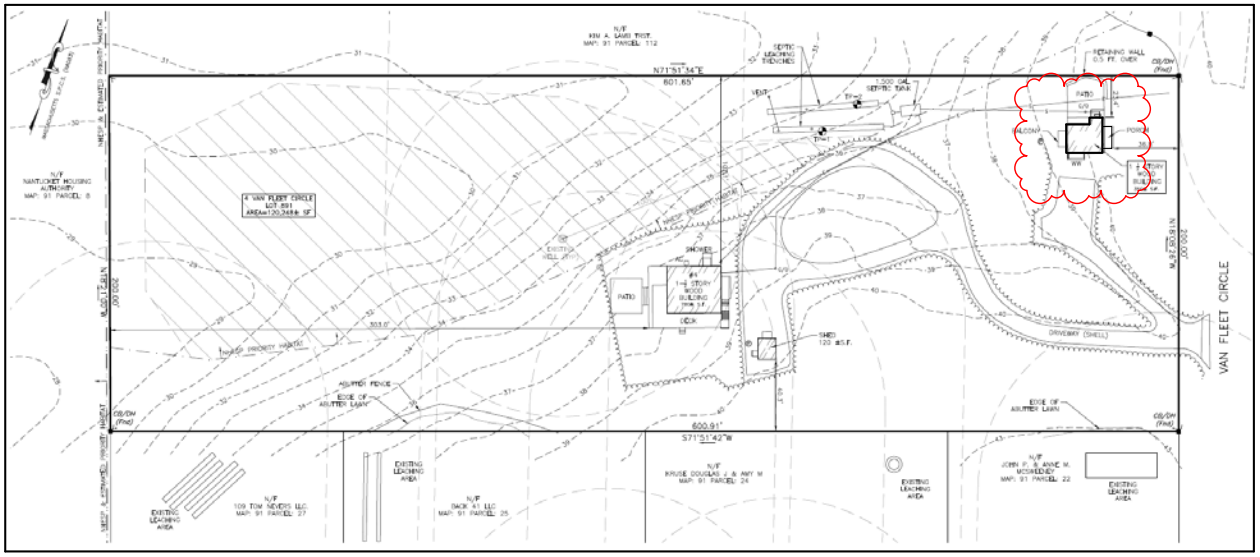
NEVER BLUE LLC

Demo/Move Existing Studio

4 Van Fleet Cl, Nantucket, MA



Locus Plan











CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Demo
HDC1 Studio Demo

#	Date	Note
23	2025.02.24	HDC Submission

HDC1

2/23/2025 12:41:10 PM

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: _____

Owner of record: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HDC APPLICATION INSTRUCTIONS

All applicants are urged - no matter what the scope of their proposed work - to give careful consideration to the Historic District Commission guidelines contained within the HDC's guidebook, *Building with Nantucket in Mind*, which is available at the PLUS Office at 2 Fairgrounds Road for review or on-line at www.nantucket-ma.gov/537/building-with-nantucket-in-mind Staff is available at 508-325-7587 ext. 0 to provide assistance.

Work on projects requiring approval shall not be started until the approved Certificate of Appropriateness (COA) has been received by the owner of record or by the agent. No changes shall be made from the approved COA without a separate approval from the HDC.

Separate applications shall be filed for separate items. For example, three separate applications would have to be filed for consideration of a new dwelling, garage and fence.

The owner of record may authorize representation by another person for the review of an application by completing the Agent Information section of the form.

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any building moved on a lot from a different lot, any addition or renovations to an existing building *(if over 1000 sf or within OHD/SOHD over 100 sf)	*20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Demolition/ move off, or re-site on same lot	$100
Sheds- move on, move off, demo or re-site on same lot	$50
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Submission Requirements

All applications must be accompanied by a completed HDC Application Checklist, which is available in the PLUS Office. The following submission materials are required. If you have questions about these requirements, contact the PLUS Office – do not assume that certain items are not needed. **Incomplete applications will not be processed or reviewed.**

Required of all Applications:

1. Completed Application Form (description of all work must be indicated on application form)
2. Property Owner's Signature (current owner's signature required – not contract purchaser or agent)
3. Application Fee (see fee schedule)
4. Locus Map (4 copies; must include north arrow, parcel boundaries, primary and secondary streets)
5. Site Plan (4copies; must include the following: lot dimensions, north arrow, all existing structures, proposed work with dimensions to lot lines, scale, driveway, grading changes, landscaping)
6. 8.5 x 11" copies of application materials (1 set; application form, locus plan, site plan, all elevations and floor plans.
7. Photographs (required for all applications for change to an existing structure or for sites where other structures exist; show location of proposed work, existing structures on the site, and the surrounding context)
8. E-mail completed application materials to hdcsubmissions@nantucket-ma.gov (PDF format).

Required Where Applicable:

8. Exterior Elevations (4 copies, required of all applications for new construction and alterations to existing elevations; must be hardline drawings at 1':1/4" scale and include the following: cardinal points, dimensions, ridge heights, floor and ceiling heights, elevation of finished grade; door and window details, step and rail details, and explanatory sections if needed. All changes from existing pre-approved must be clouded on the drawings)
9. Floor Plans (4 copies, required of all applications for new construction; must be hardline drawings at 1':1/4" scale)
10. Door and Window Schedules (4 copies, required where new doors and windows are proposed; must include dimensions, materials and manufacturer's specifications and numbers if available)
11 Topographic Map (if required by staff or HDC; must show existing and proposed grade, and proposed retaining walls)
12. Abutter Notification Materials (required for all applications proposing a change in 1000 square feet of floor area or more – see abutter notification form)
13. Supplemental Information for Historic Buildings (required for all applications involving historic buildings – see historic buildings application form)
14. As-built drawings (1 copy is required for existing structures when major additions, renovations, and/or demolition is being proposed)

The HDC reserves the right to request additional drawings showing details of exterior trim, window treatment, door and porch treatment, landscaping, etc., on all applications.

The HDC has sixty (60) days in which to act on an application once it has been received in the PLUS Office and checked for completeness by staff. The volume of applications varies from time to time, causing the potential for backlogs. Applicants are urged to keep the 60-day time period in mind when planning projects and submitting applications.

The HDC generally meets on Tuesday afternoon at 4:30pm. Contact 508-325-7587 ext. 0 or view information at www.nantucket-ma.gov for information regarding application deadlines, meeting schedules, agendas, and any other information about the HDC application and review process.

IF YOU NEED LARGE PRINT OR OTHER ASSISTANCE IN ORDER TO ACCESS ANY OF THE HDC'S FORMS, PLEASE CONTACT THE PLUS OFFICE AT 508-325-7587 ext. 0. THIS IS PROVIDED IN COMPLIANCE WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT.

Note – Please collate all application materials into complete sets.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Never Blue LLC

MAILING ADDRESS..... 50 Legare Street, Charleston, SC

PROPERTY LOCATION..... 4 Van Fleet Cl

ASSESSORS MAP/PARCEL..... 91 / 111

SUBMITTED BY:..... CHIP WEBSTER ARCHITECTURE / CWA

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 19, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

NANTUCKET HOUSING AUTHORITY
3 MANTA DR
NANTUCKET, MA 02554

MCSWEENEY JOHN P & ANNE M
95 REVERE ROAD
MANHASSET, NY 11020

KRUSE DOUGLAS J & AMY M
9 STOCKBRIDGE LN
AVON, CT 06001

BACK 41 LLC
2120 CAREY AVENUE
CHEYENNE, WY 82001

109 TOM NEVERS LLC
PIXIE HOLLOW LLC
PO BOX 2669
NANTUCKET, MA 02584

LAMB KIM A TR
6082 S E MEDINAH LN
STUART, FL 34997

CARROLL JOHN R & BRONWEN C TR
C/O JDJ FAMILY OFFICE SERVICES
PO BOX 962049
BOSTON, MA 02196

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Total Postage and Fees	

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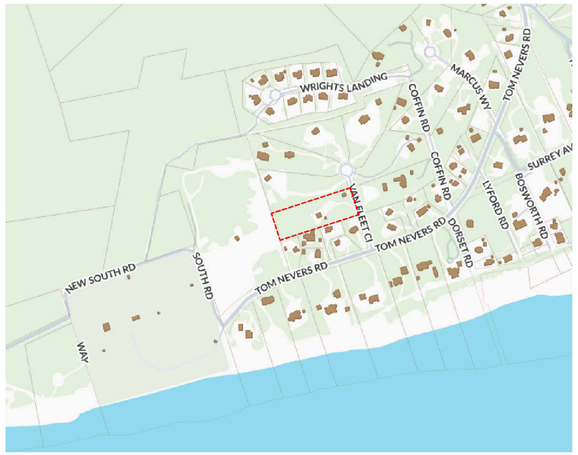
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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



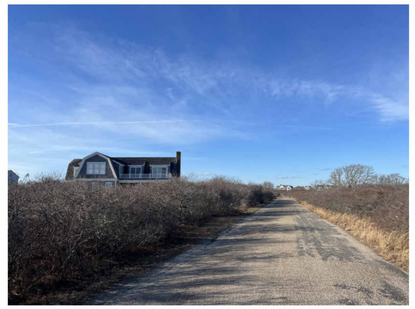
Ground Coverage Summary

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

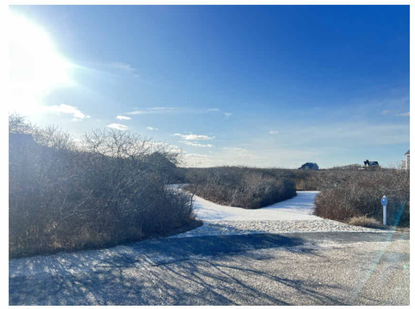




1. Turn on Van Fleet



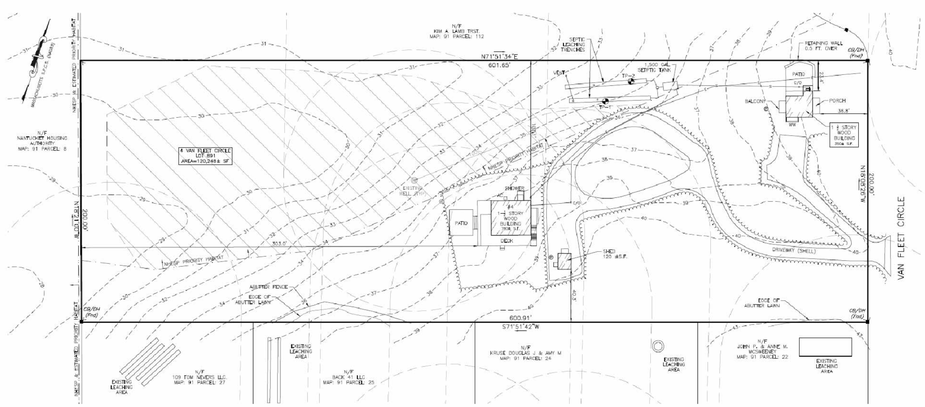
3. Existing Driveway



2. Existing Driveway



4. Existing Studio



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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
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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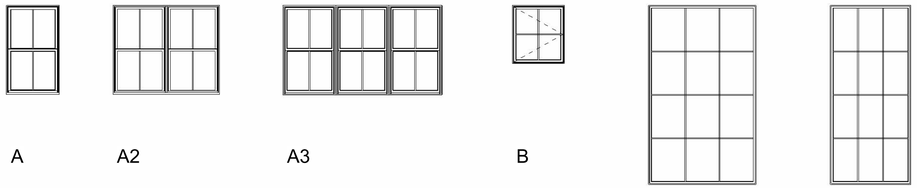


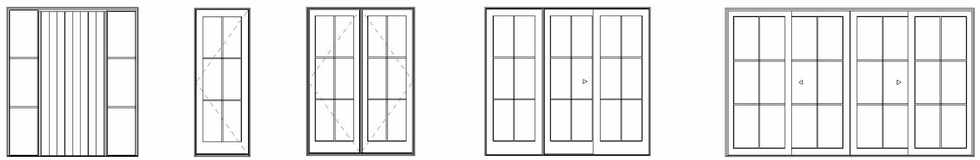
A A2 A3 B C D

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.

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HDC - Not For Construction

HDC

Never Blue LLC
4 Van Fleet
Main House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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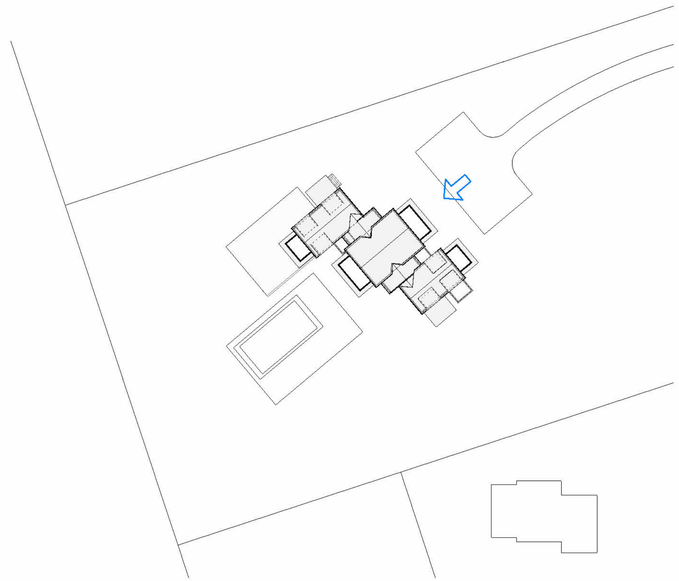

Current Submission



1 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC3 East

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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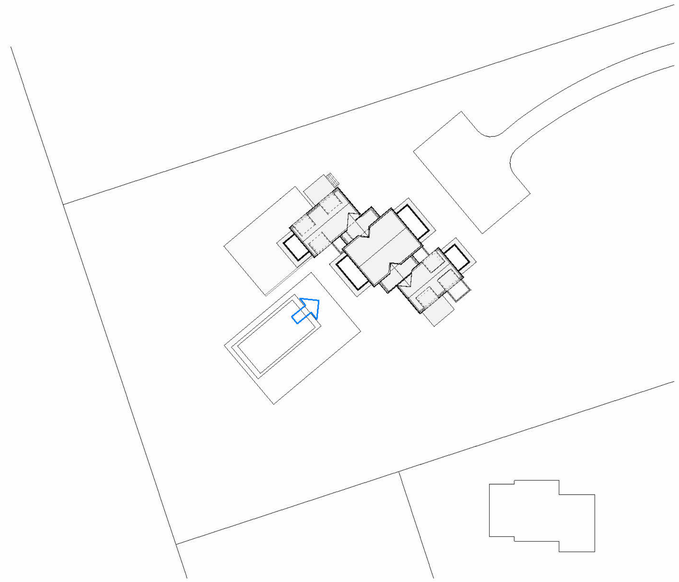
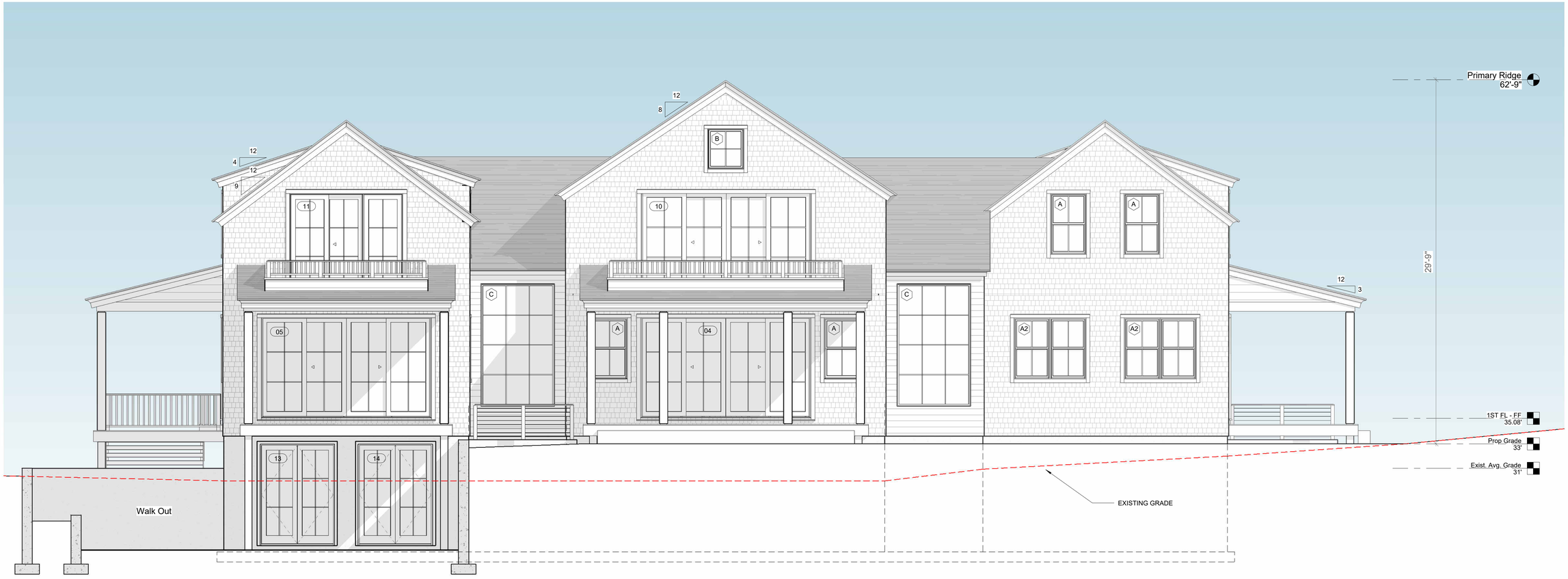


Current Submission



1 West - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC4 West

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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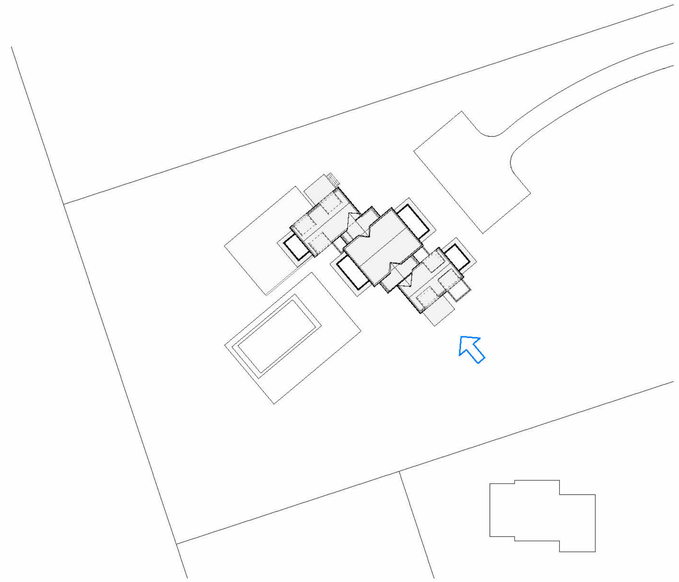

Current Submission



1 South - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC5 South

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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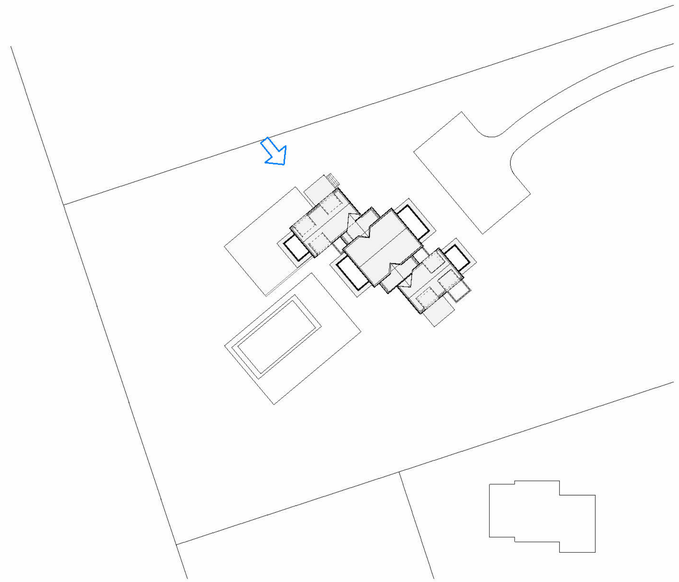

Current Submission



1 North - HDC
1/4" = 1'-0"

2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

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HDC - Not For Construction

Never Blue LLC
4 Van Fleet
Main House
HDC7 North

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC7

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1 HDC - First Floor
1/4" = 1'-0"

2/23/2025 12:47:29 PM

1/4" = 1'-0"
2 0 2 4 6 8 10
SCALE FEET

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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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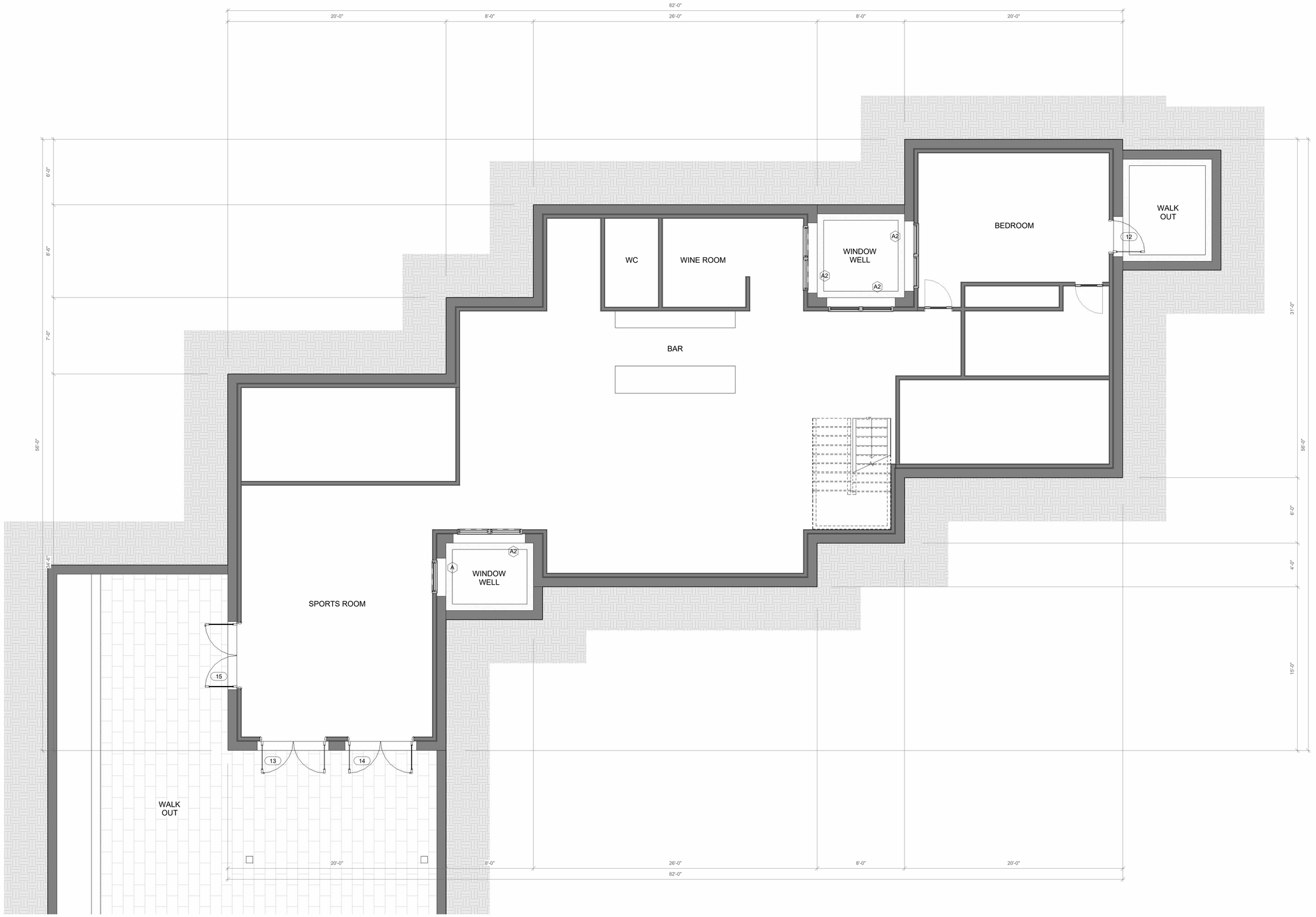

1 HDC - Basement
1/4" = 1'-0"

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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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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

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City, State, ZIP+4®: NANTUCKET MA 02584

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☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

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Street and Apt. No., or PO Box No.: C/O DDS FAMILY OFFICE SERVICES PO BOX 962049
City, State, ZIP+4®: BOSTON MA 02196

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Postage	
Total Postage and Fees	

0056 03 Postmark Here 2025

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Street and Apt. No., or PO Box No.: 3 MANTA DR
City, State, ZIP+4®: NANTUCKET MA 02554

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City, State, ZIP+4®: STUART FL 34997

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Avon, CT 06001

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☐ Return Receipt (electronic)	$ $0.00
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☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.86

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Street and Apt. No., or PO Box No.: 9 STOCKBRIDGE LN
City, State, ZIP+4®: AVON CT 06001

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☐ 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: BACK 41 LLC
Street and Apt. No., or PO Box No.: 2120 CAREY AVENUE
City, State, ZIP+4®: CHEYENNE WY 82001

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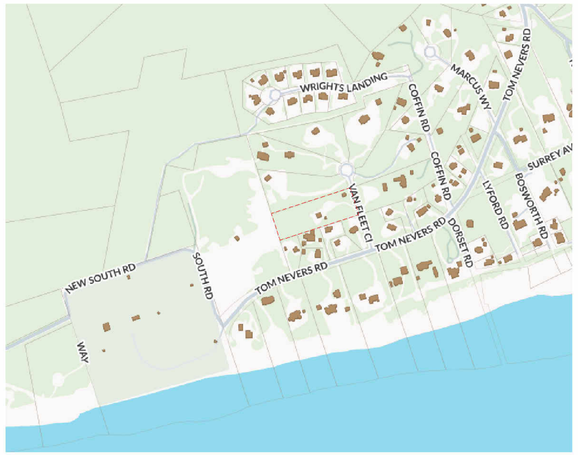
NEVER BLUE LLC

Guest House

4 Van Fleet Cl, Nantucket, MA



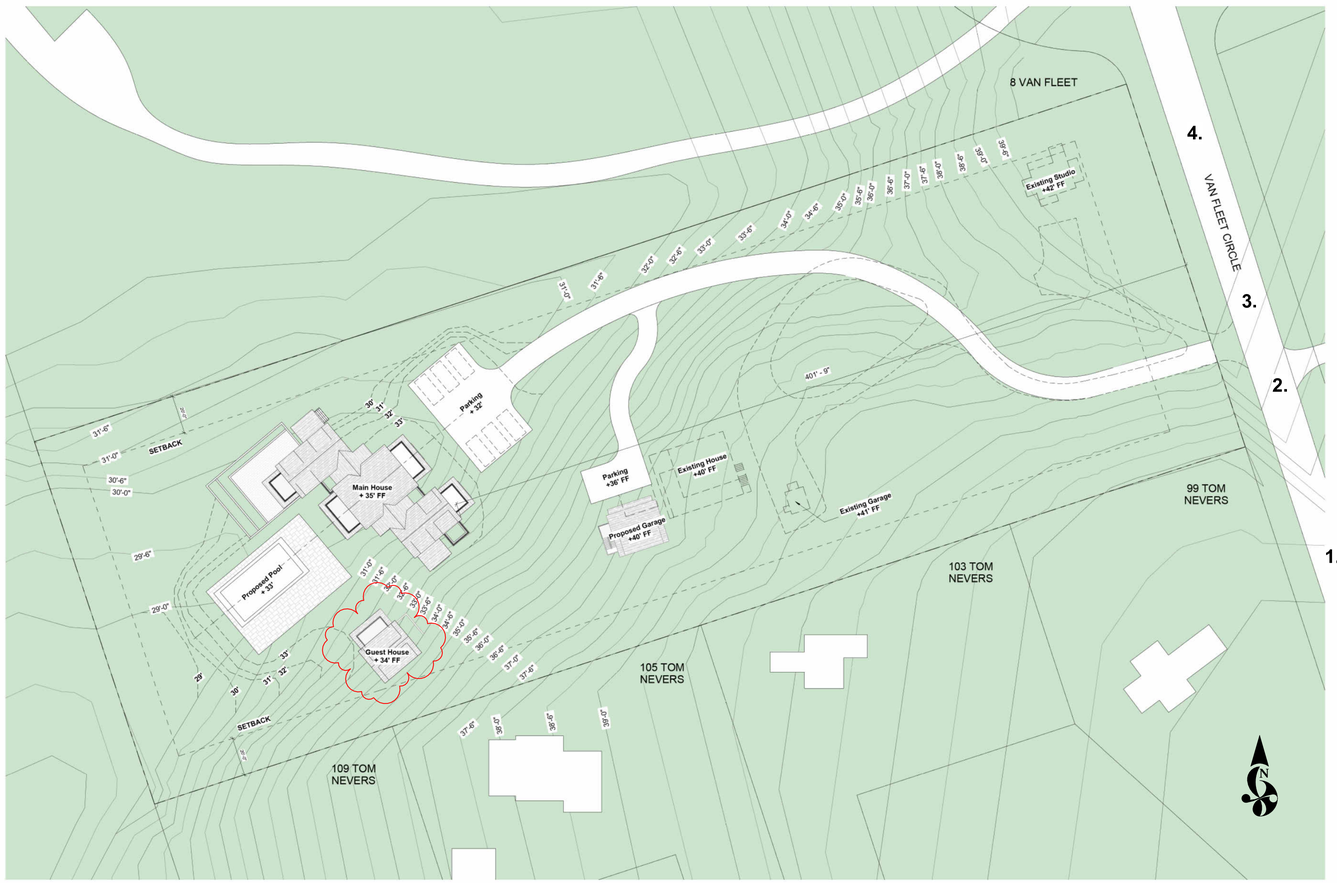
Ground Coverage Summary

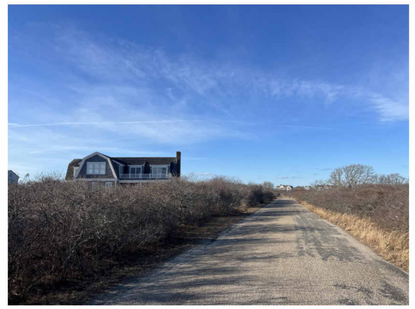
Allowable Ground Coverage	3,607 SF
Existing GC	0 SF
Remaining	3,607 SF

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



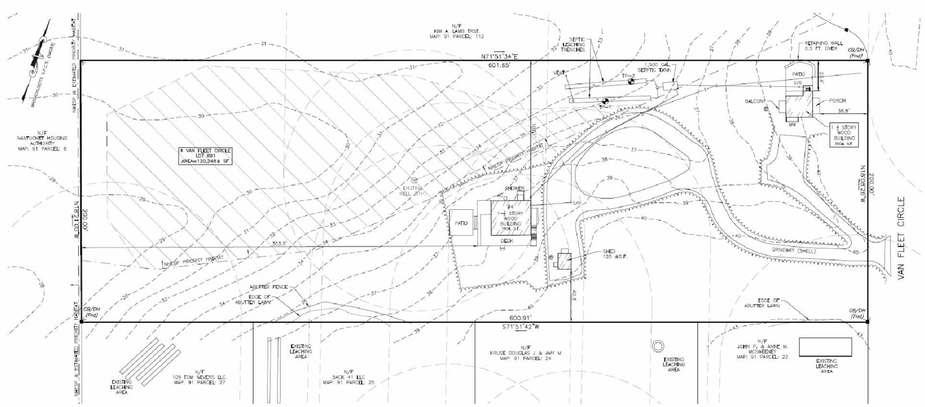
3. Existing Driveway



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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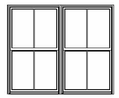
A



A2

Window Legend

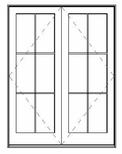
1/4" = 1'-0"

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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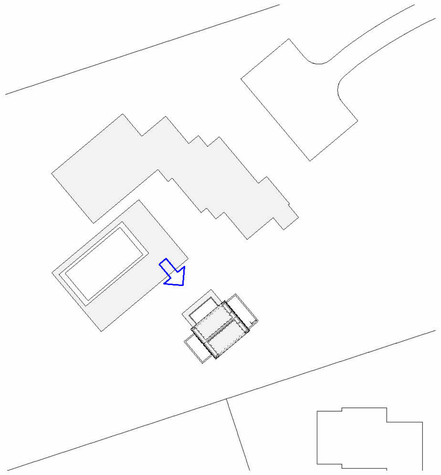
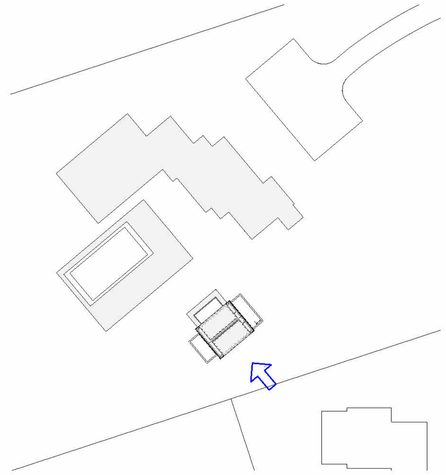


Site Plan

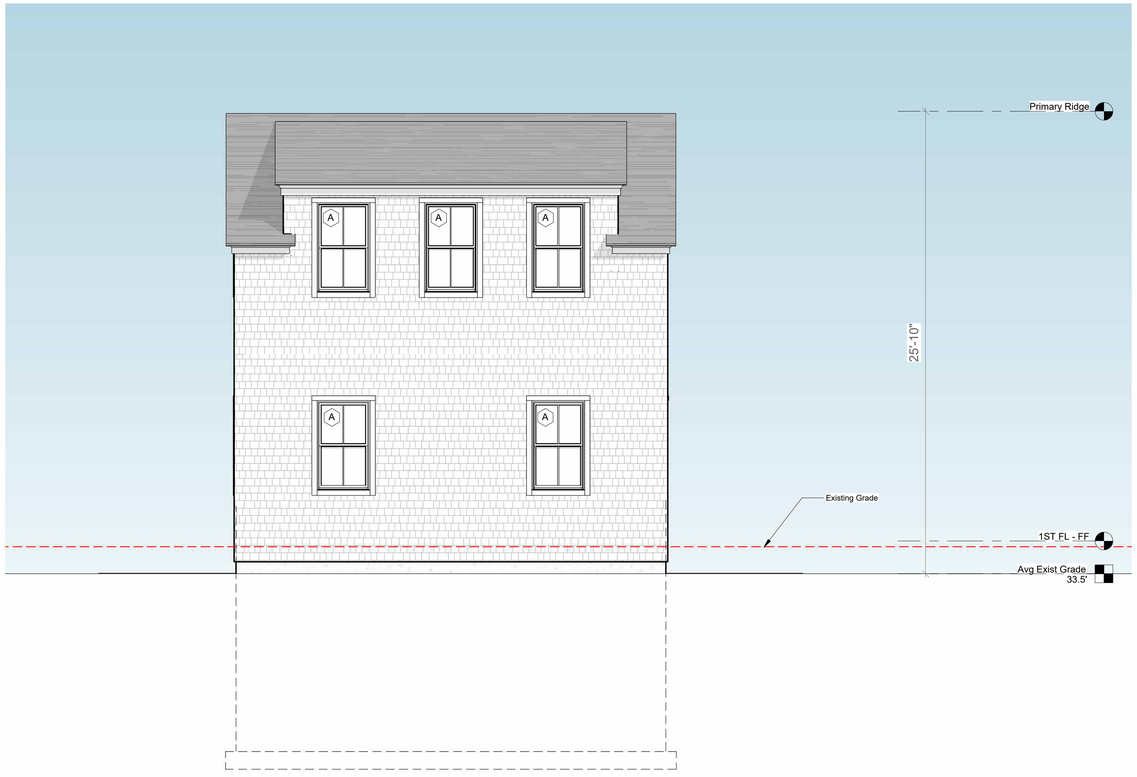


Site Plan

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

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

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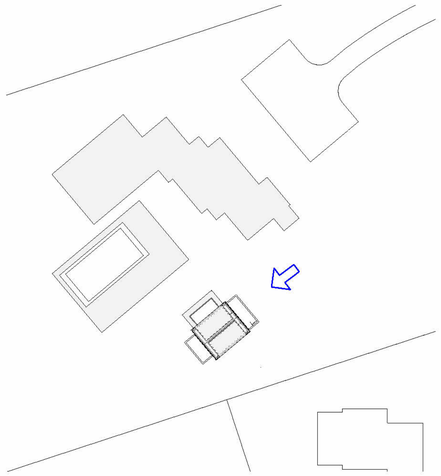
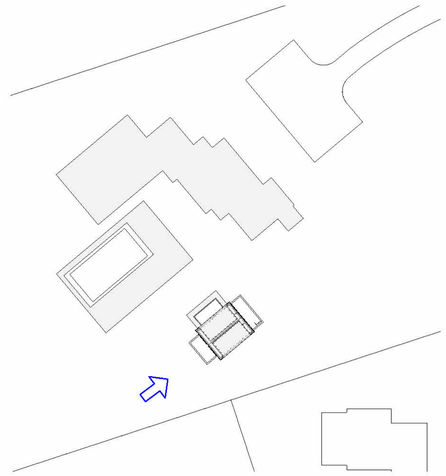
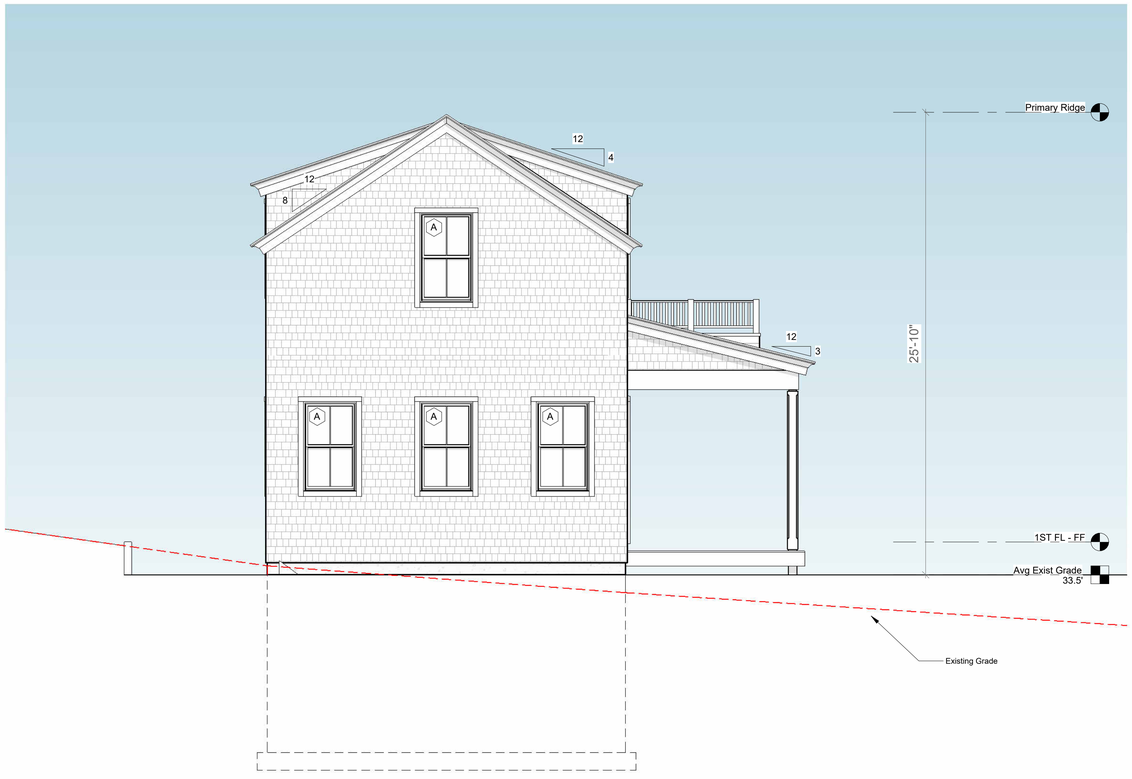


Site Plan

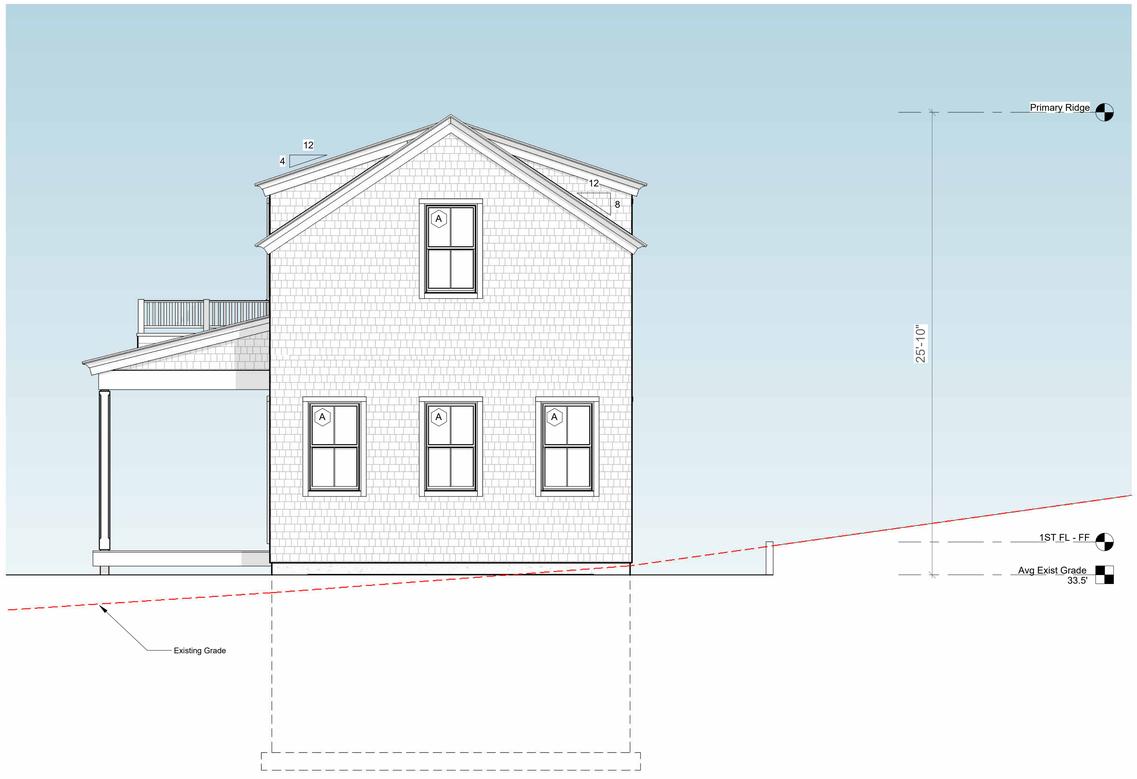


Site Plan

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

2/23/2025 12:47:05 PM

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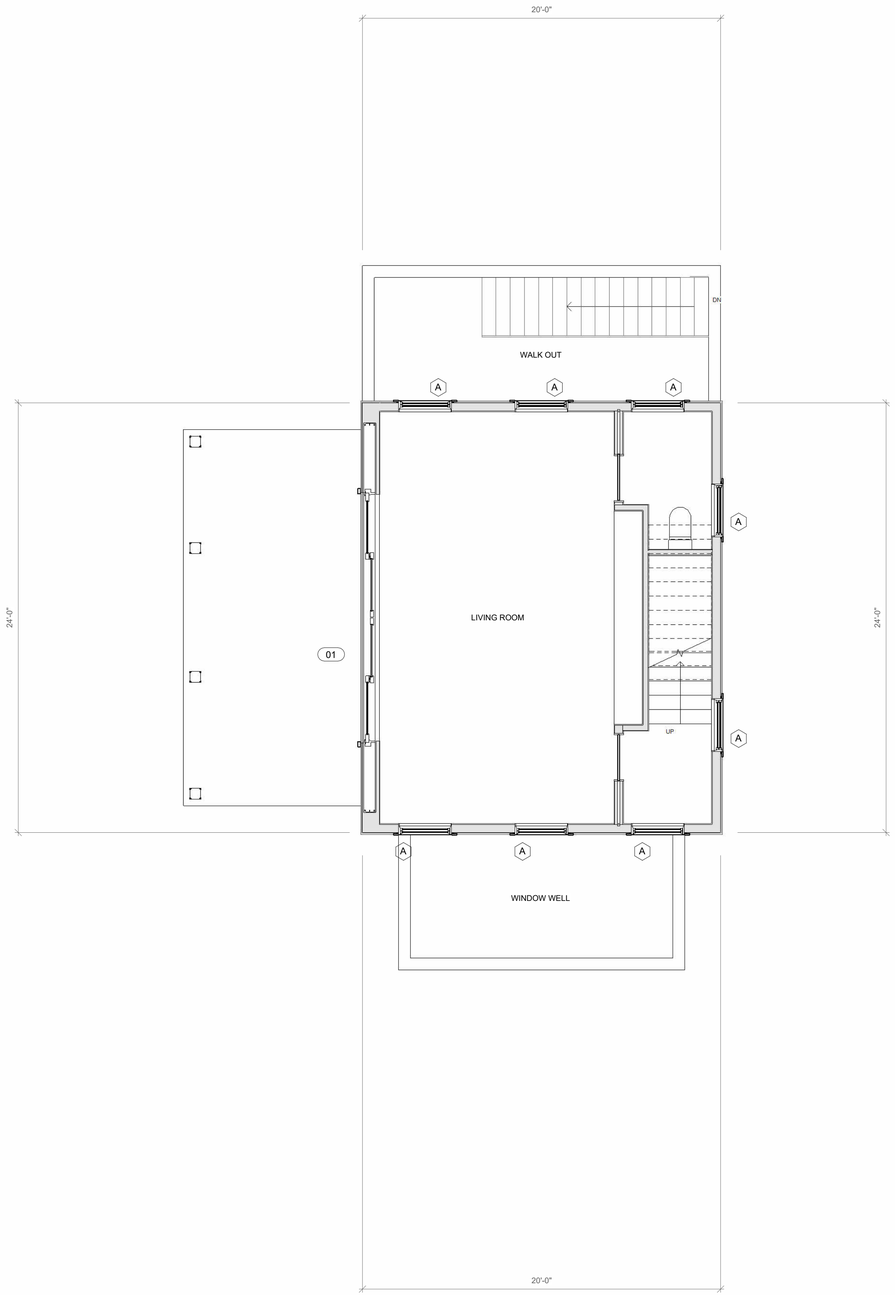
1 HDC - Basement Plan
1/4" = 1'-0"

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

2/23/2025 12:47:06 PM

HDC5

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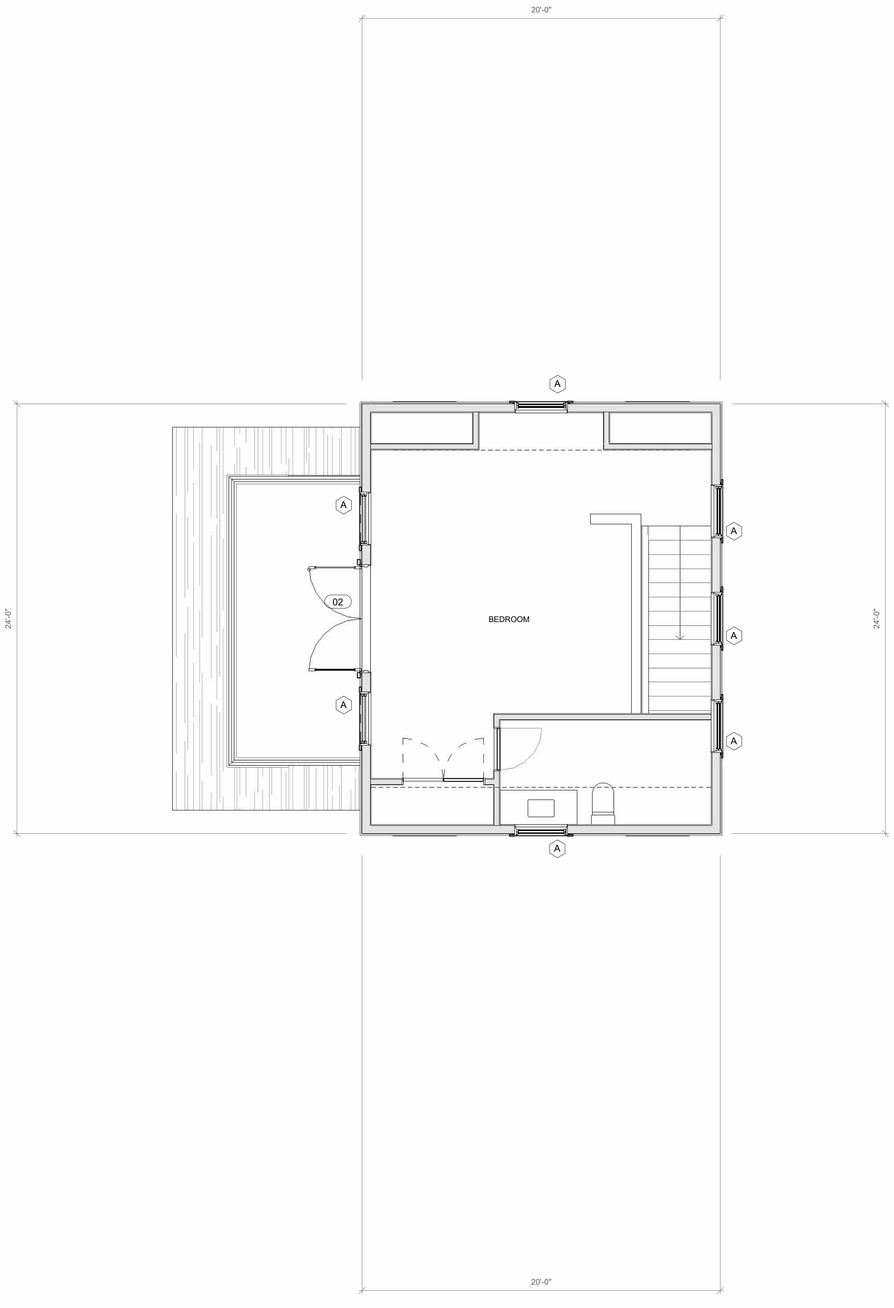
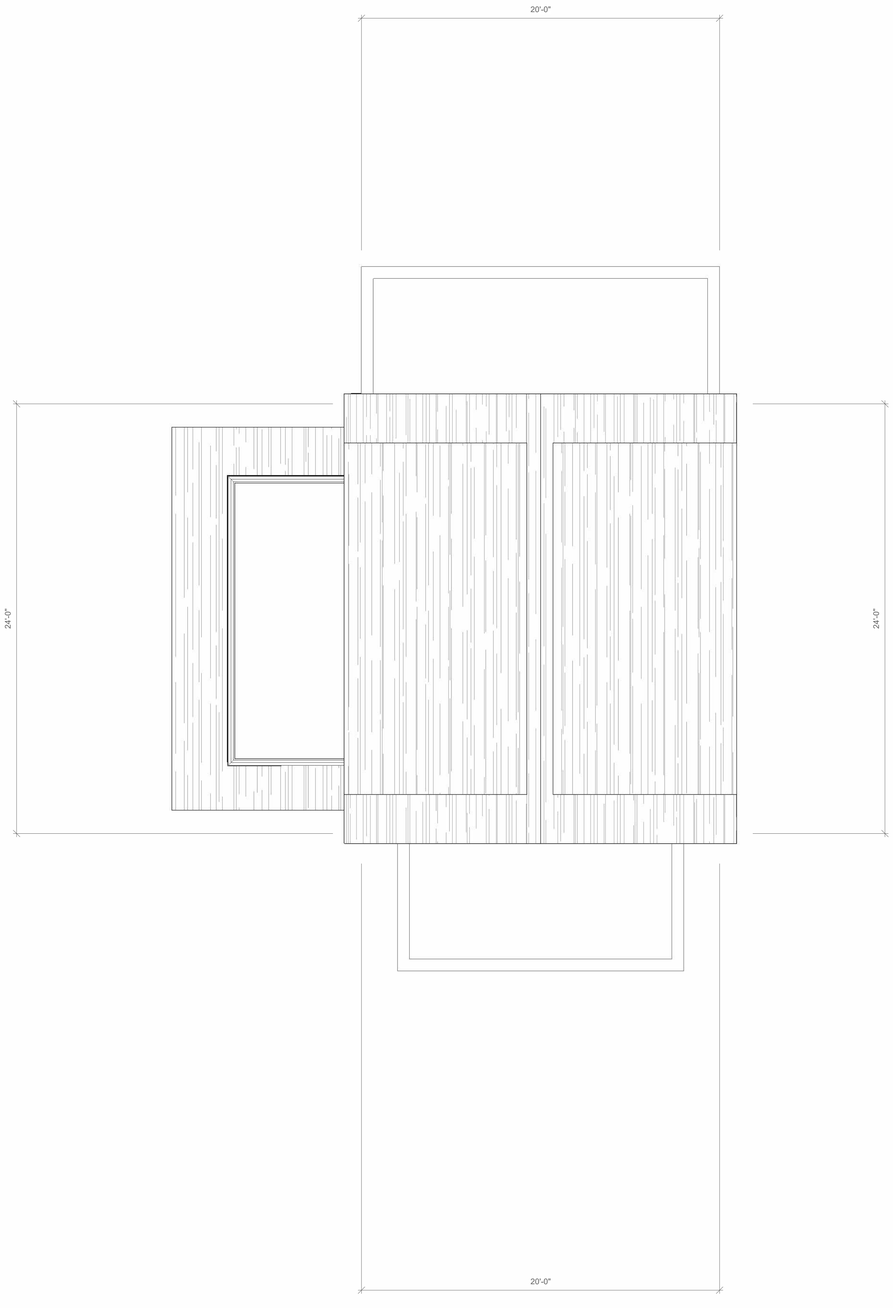


1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC - Not For Construction

NEVER BLUE LLC
4 Van Fleet, Nantucket, MA
Guest House
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

2/23/2025 12:47:07 PM

HDC6

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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°: 42.3.4 PARCEL N°. 82

Street & Number of Proposed Work: 34 Liberty str

Owner of record: JBL 34 Liberty LLC ETAL

Mailing Address: 231 Willow str
Yarmouth Port, MA 02675

Contact Phone #: 617 448-1685 E-mail: jbikezikian@comcast.net

AGENT INFORMATION (if applicable)

Name: SHUKHRAT 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: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Windows and Front Door, add storm windows on all windows

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation all windows and front door on east elevation only
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 4 sq Front wall ☐ Clapboard (exposure: _____ inches) Front ☑ 4 sq Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash Like-kind windows

Doors* (type and material): ☐ TDL ☐ SDL Front Front door 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 match existing color Nantucket gray 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

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SHUKHRAT AZIEV

AS AGENT FOR Jeffrey Bilezikian

STREET ADDRESS 34 Liberty str

MAP/PARCEL 42.3.4 82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/12/25

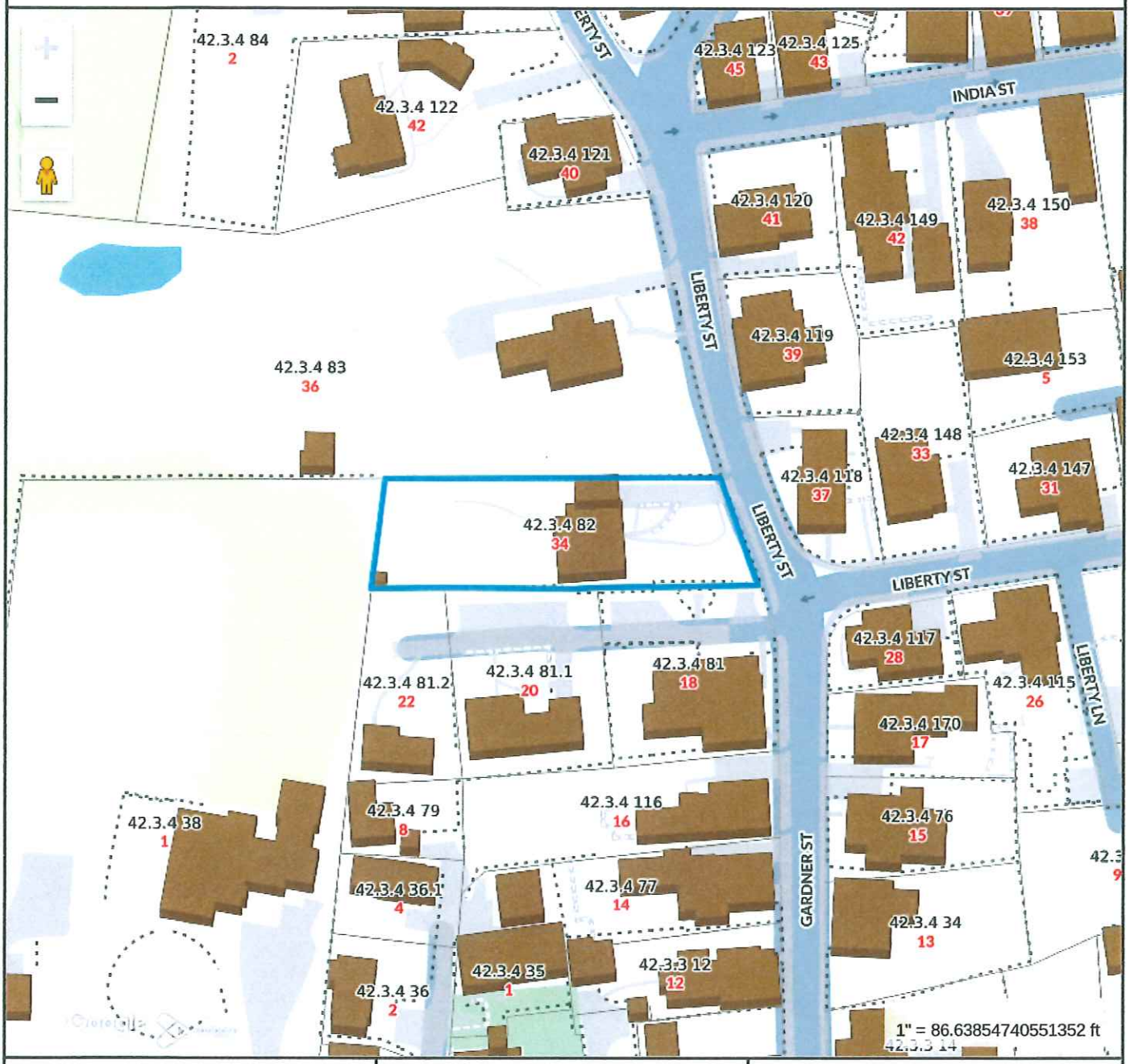
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

2/12/25
Date



Property Information

Property ID	10196
Location	34 LIBERTY ST
Owner	JDB 34 LIBERTY LLC ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

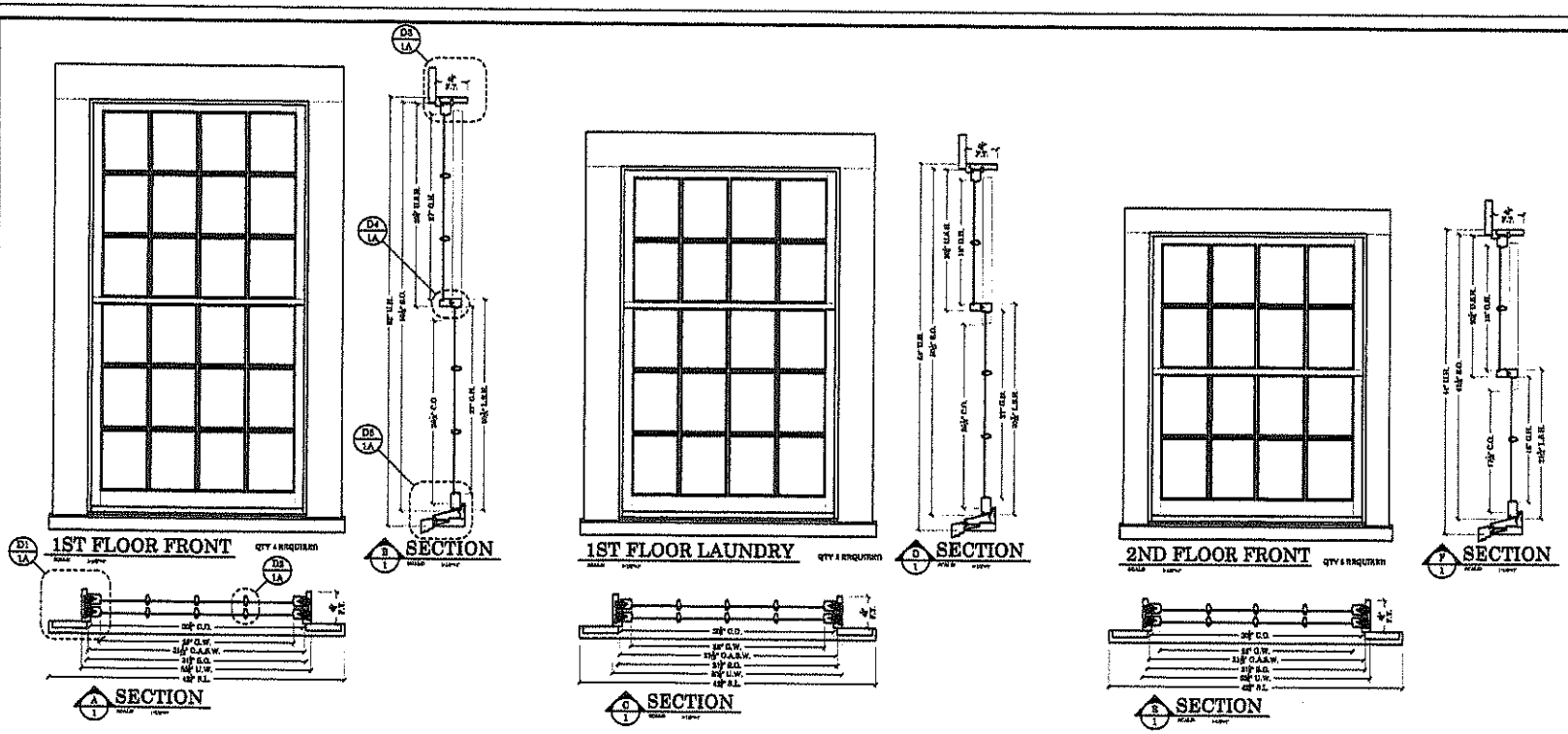
Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.









GENERAL NOTES

ALL FINISH & FINISH PREP (BY OTHERS)

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	5/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	UTILE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

BOSTON SASH & DOOR
607 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
WWW.BOSTONSASH.COM

HARDWARE

SUB./REVISION

34 LIBERTY STREET
NANTUCKET, MA

NANTUCKET R.B.U WINDOWS
ELEVATIONS SECTIONS & NOTES

SHEPLEY

JOE MURPHY

KEITH KUTHAN

25-121-D4

347798

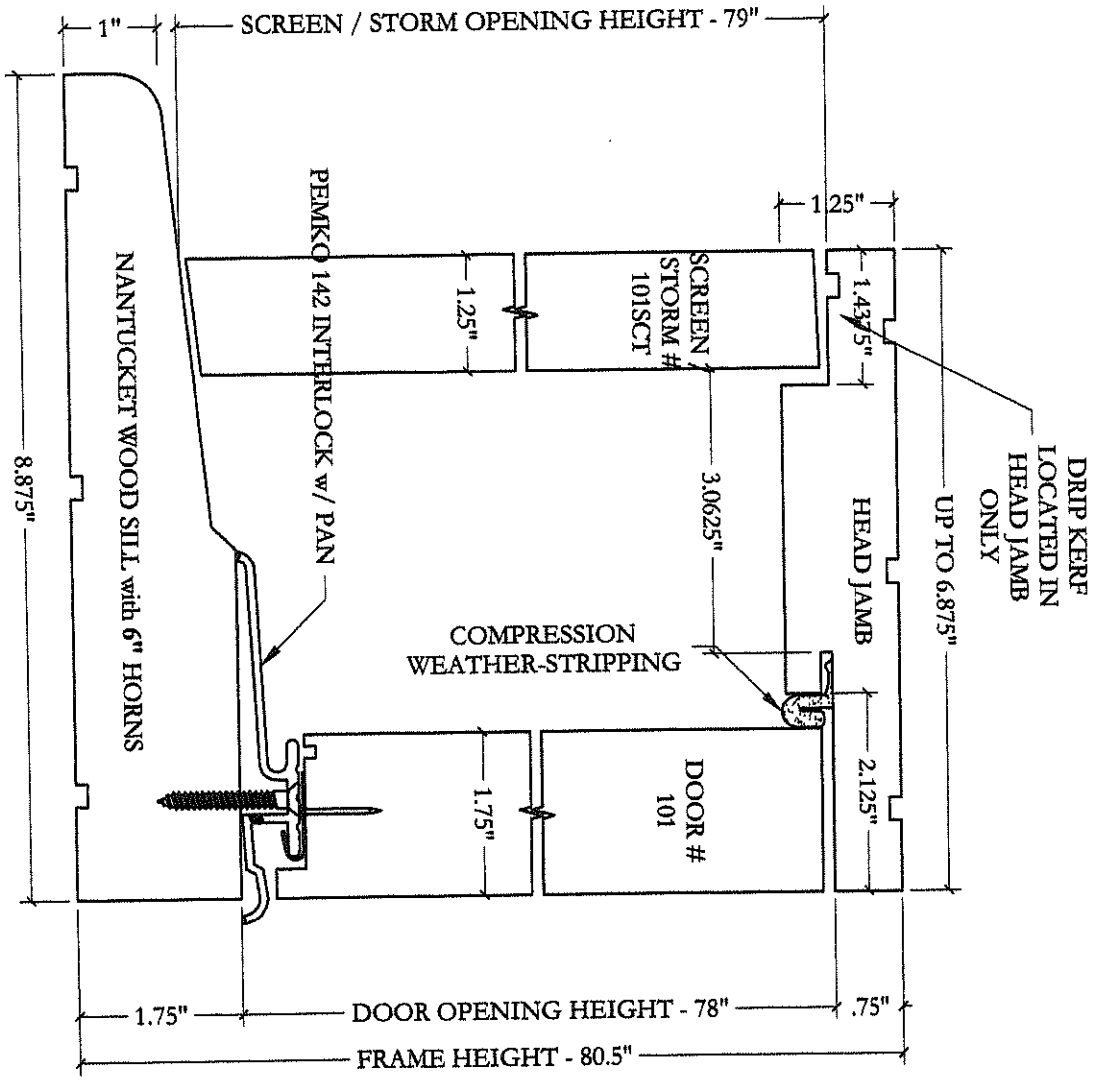
2/25/2025

1

NOTED

1 OF 2

EXTERIOR



Scale: HALF

INTERIOR

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

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Last Revision Date: X/X/XX

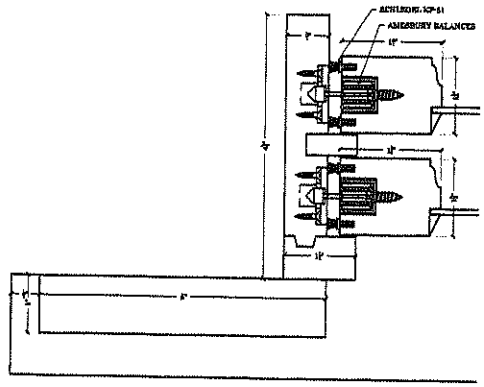
Customer: Shepley Wood Products
Job: 899COD
Approved: _____
Date: _____

Proposal No: 1028073

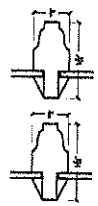
Drafter: Imahni Sinclair

Date: 2/21/25

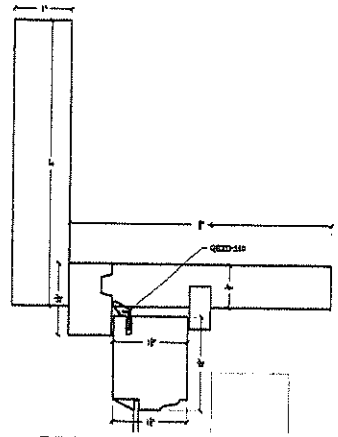
Page No: H1



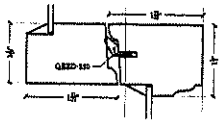
D1 1A DETAIL



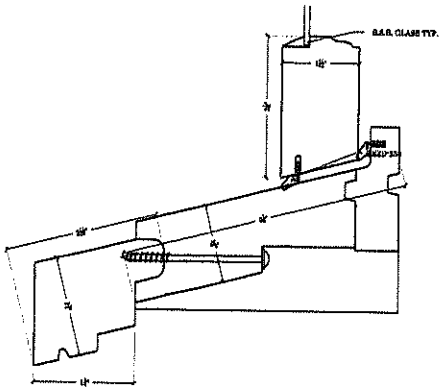
D2 1A DETAIL



D3 1A DETAIL



D4 1A DETAIL



D5 1A DETAIL

BOSTON SASH & DOOR

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-5808
WWW.BOSTONSASH.COM

HARDWARE

SUB./REVISION

34 LIBERTY STREET
NANTUCKET, MA

NANTUCKET B.S.U WINDOWS DETAILS

SHEPLEY

JOE MURPHY

KEITH KUTHAN

26-121-D4

347793

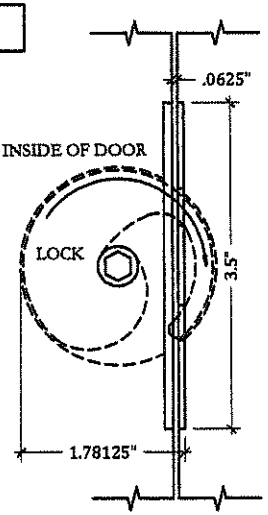
2/25/2025

1A

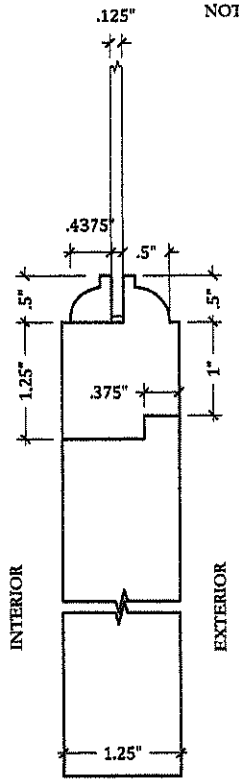
NOTED

1 OF 2

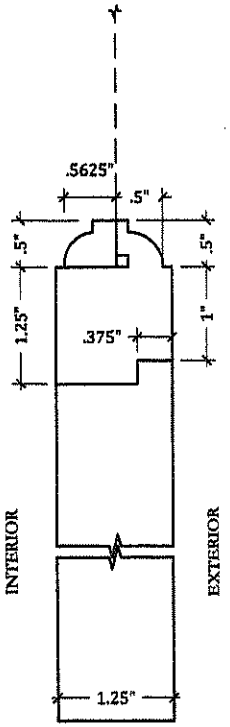
Scale: HALF



DETAIL: GIRO HARDWARE
NOTE: MOUNTED INSIDE OF DOOR



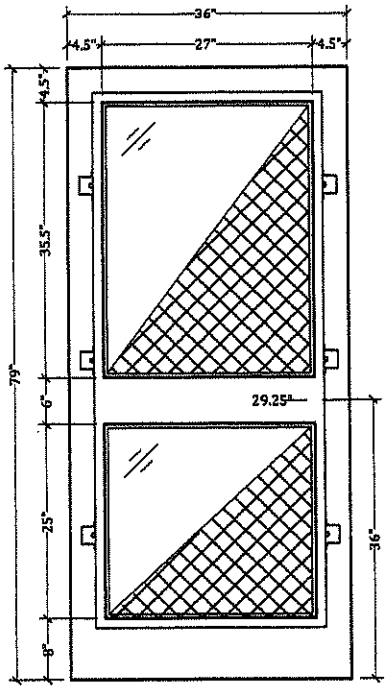
DETAIL: STILE @ STORM INSERT
PROFILE (S-OV-112)
STOPPED IN WITH SCREEN/STORM STOP
.125" **CLEAR** SAFETY GLASS

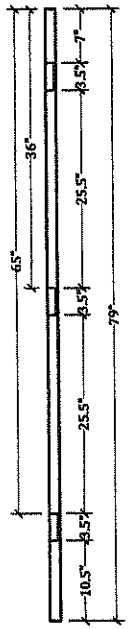


DETAIL: STILE @ SCREEN INSERT
PROFILE (S-OV-112)
STOPPED IN WITH SCREEN/STORM STOP
CHARCOAL FIBERGLASS SCREEN

Scale: 1/2" = 1'-0"

PREMIUM WRAPPING FOR SHIPPING





STANDARD
HINGE LAYOUT

LINE	DOOR	QTY	NOTE
200	101 SCT	1	DOWNSIZE AND BEVEL

STILES WITH MORTISE PREP: 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED.
UPSTATE DOOR DRAWING WILL BE USED TO MANUFACTURE PRODUCT.
ALL FLAT DIMENSIONS SHOWN PRIOR TO UPSTATE STANDARD PRE-HANG DOWNSIZING (IF APPLICABLE).
PRODUCTS MUST BE FINISHED WITHIN (1) WEEK OF DELIVERY FOR WARRANTY PURPOSES UNLESS FACTORY FINISHED AT UPSTATE DOOR.

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

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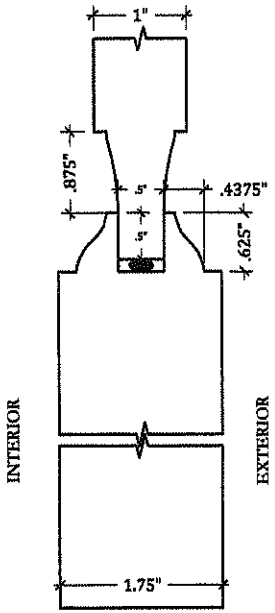
Last Revision Date: X/X/XX

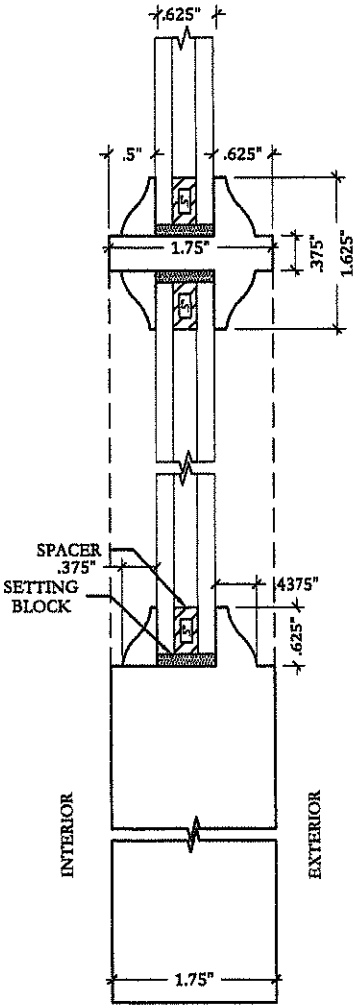
Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

Scale: HALF



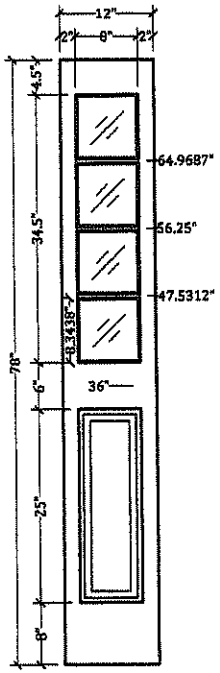
DETAIL: STILE @ PANEL
PROFILE (S-OG-121)
RAISED PANEL (P-DH-106)



DETAIL: STILE @ GLASS
PROFILE (S-OG-121)
1.625" TDL MUNTIN
.625" LOW E INSULATED SAFETY GLASS

Scale: 1/2" = 1'-0"

PREMIUM WRAPPING FOR SHIPPING



LINE	DOOR	QTY	NOTE
100	101 - FRONT DOOR SL	2	

STILES WITH MORTISE PREP. 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED.
UPSTATE DOOR DRAWING WILL BE USED TO MANUFACTURE PRODUCT.
ALL FLAT DIMENSIONS SHOWN PRIOR TO UPSTATE STANDARD PRE-HANG DOWNSIZING (IF APPLICABLE).
PRODUCTS MUST BE FINISHED WITHIN (1) WEEK OF DELIVERY FOR WARRANTY PURPOSES UNLESS FACTORY FINISHED AT UPSTATE DOOR.

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

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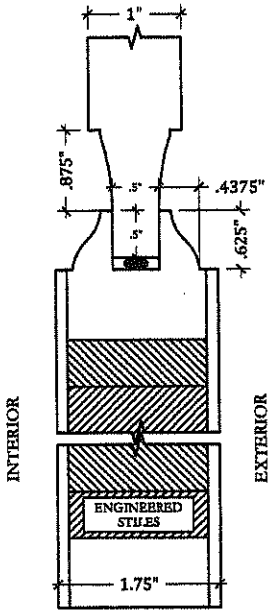
Last Revision Date: X/X/XX

Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

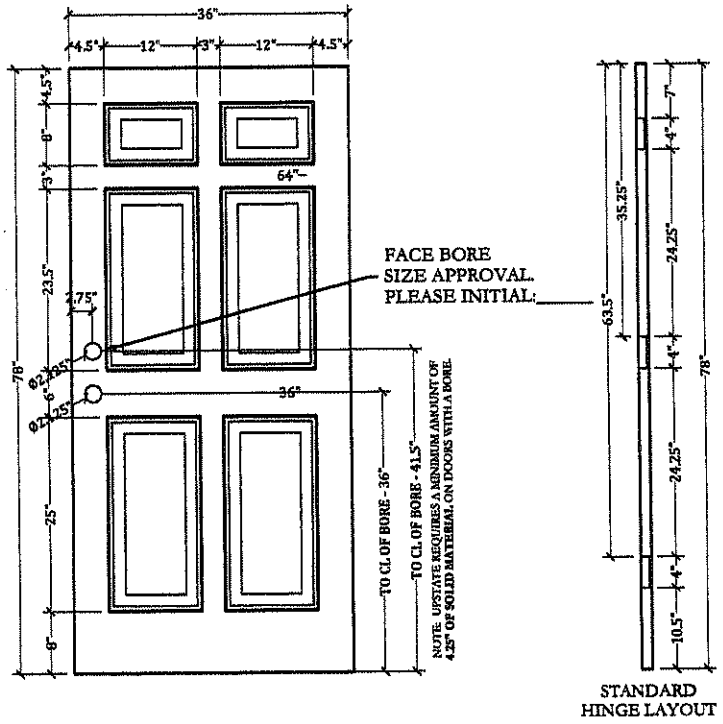
Scale: HALF



DETAIL: STILE @ PANEL
PROFILE (S-OG-121)
RAISED PANEL (P-DH-106)

Scale: 1/2" = 1'-0"

PREMIUM WRAPPING FOR SHIPPING



STANDARD
HINGE LAYOUT

LINE	DOOR	QTY	NOTE
100	101 - FRONT DOOR	1	

STILES WITH MORTISE PREP: 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED.
UPSTATE DOOR DRAWING WILL BE USED TO MANUFACTURE PRODUCT.
ALL FLAT DIMENSIONS SHOWN PRIOR TO UPSTATE STANDARD PRE-HANG DOWNSIZING (IF APPLICABLE).
PRODUCTS MUST BE FINISHED WITHIN (1) WEEK OF DELIVERY FOR WARRANTY PURPOSES UNLESS FACTORY FINISHED AT UPSTATE DOOR.

UPSTATE DOOR
DISTINCTIVE DOOR SOLUTIONS
Uniquely Crafted

COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS RESERVED
Last Revision Date: X/X/XX

Customer: Shepley Wood Products
Job: 899COD
Approved:_____
Date: _____

Proposal No: 1028073
Drafter: Imahni Sinclair
Date: 2/21/25

Scale: 1/2" = 1'-0"

Proposal No: 1028073	Customer: Shepley Wood Products Job: 899COD Approved: _____ Date: _____
Drafter: Imahni Sinclair	
Date: 2/21/25	
Page No: 1	

UPSTATE DOOR
Distinctive Door Solutions
Uniquely Crafted

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Last Revision Date: X/X/XX











Window Survey Submission Requirements

Purpose

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation.... Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The Secretary of the Interior's Standards for Rehabilitation and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind.

Overview

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs.

Clear, colored, detailed photographs, including at least one of each:

- full-frame shot of the entire house
- full-frame shot of individual windows from the exterior
- full-frame shot of individual windows from the interior
- close-up views of intersection of sills and frames
- close-up views of sash, focusing on bottom rail and muntins (if existing)
- close-up view of sills and bottom rails from the interior

Survey

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			

The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door

and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would b a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, *"The Repair of Historic Wooden Windows."*

Class One (I), "Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, re-glazing, weather-stripping, caulking, and repainting.

Class Two (II), "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and re-gluing the existing material. **Class Three (III)**, "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

In **Class Four (IV)**, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "*Existing Conditions*," each sill, frame and sash is rated as to whether it is **Class I, II, III, or IV**. After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. *If the number of Class IV windows exceeds 75%, then total replacement may be approved.*

Replacement

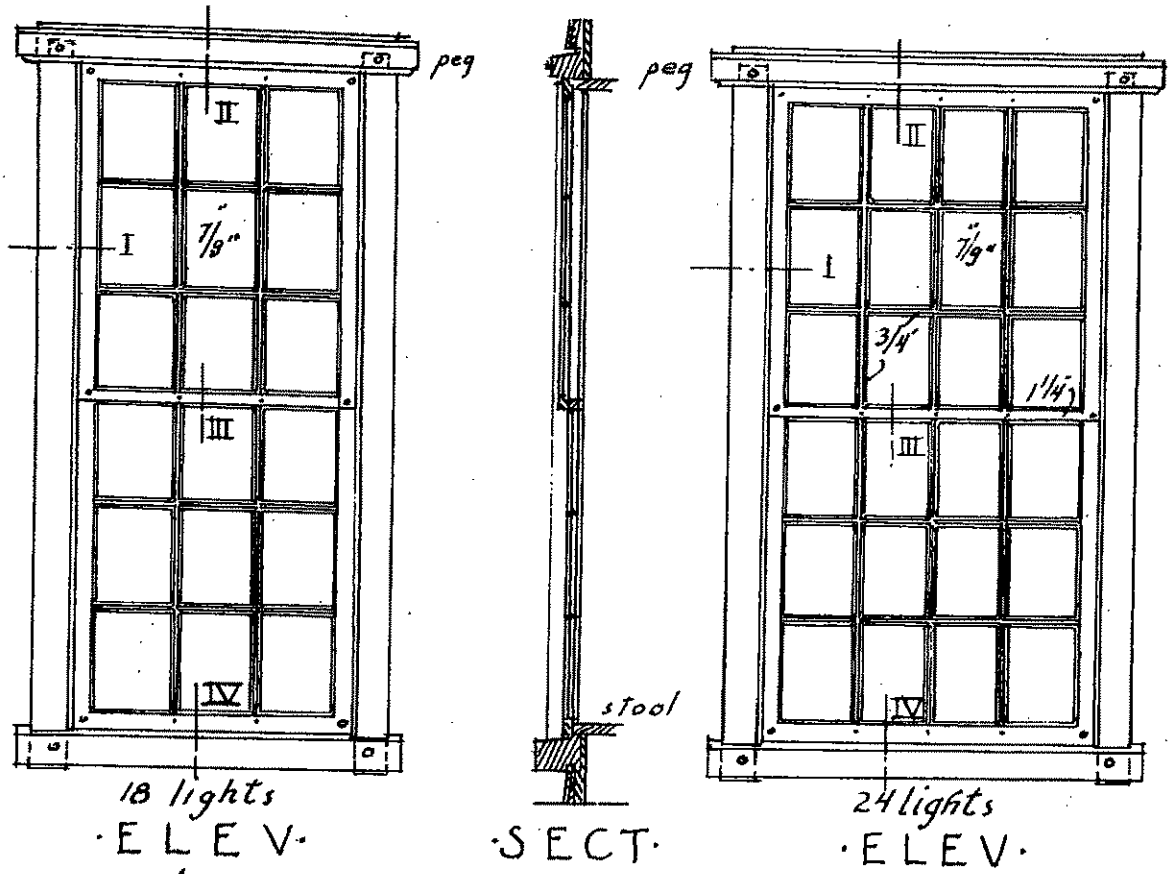
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building.

Therefore, window sections will be required for all projects involving total window replacement. This can be done either by submitting section drawings of both the existing and proposed window(s) or by submitting by a list of measurements comparing the individual elements of the existing window(s) to the proposed one(s) (A/K/A a window schedule).

For windows of particular concern (i.e., in historic structures such as the Unitarian-Universalist Church, or the Athenaeum) section drawings should be submitted. In order to compare the original and new profiles, the following information is needed:

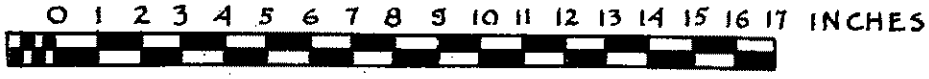
- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall. Below are examples of vertical window sections of historic windows: the originals may be found in Building With Nantucket In Mind.



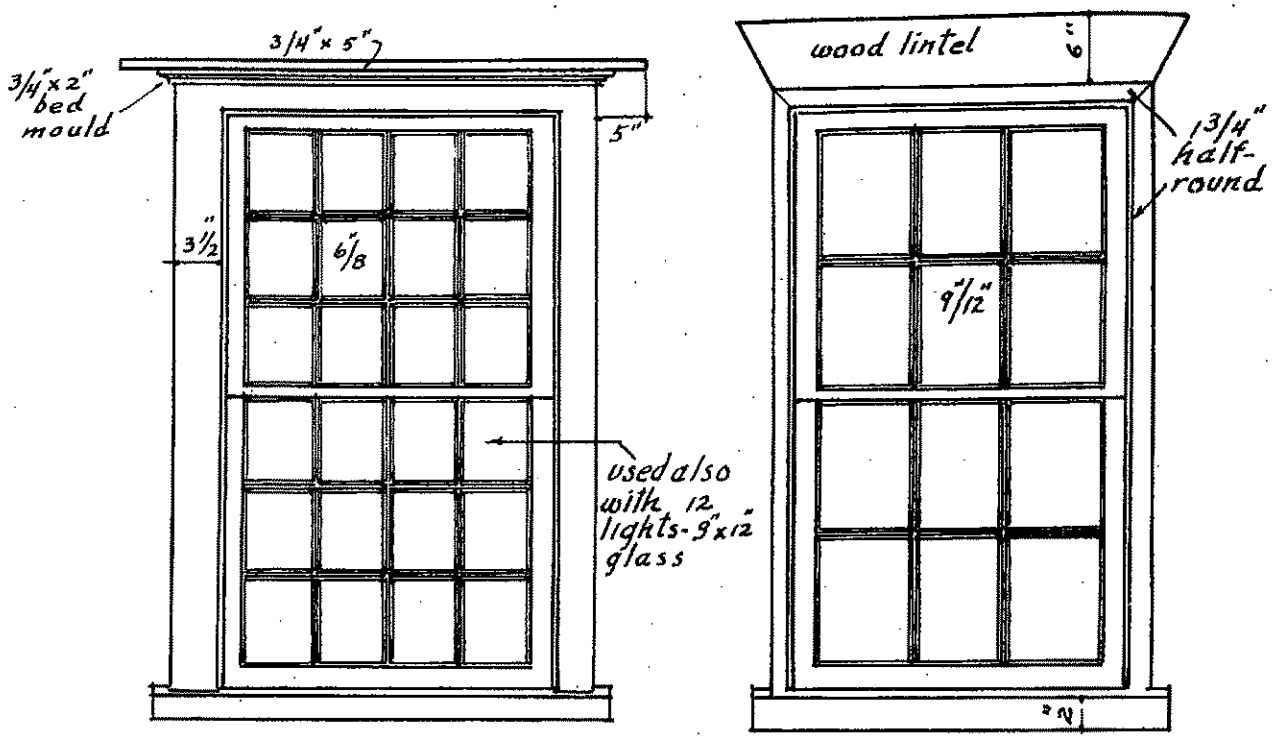


SCALE OF ELEVS·



SCALE OF DETAILS

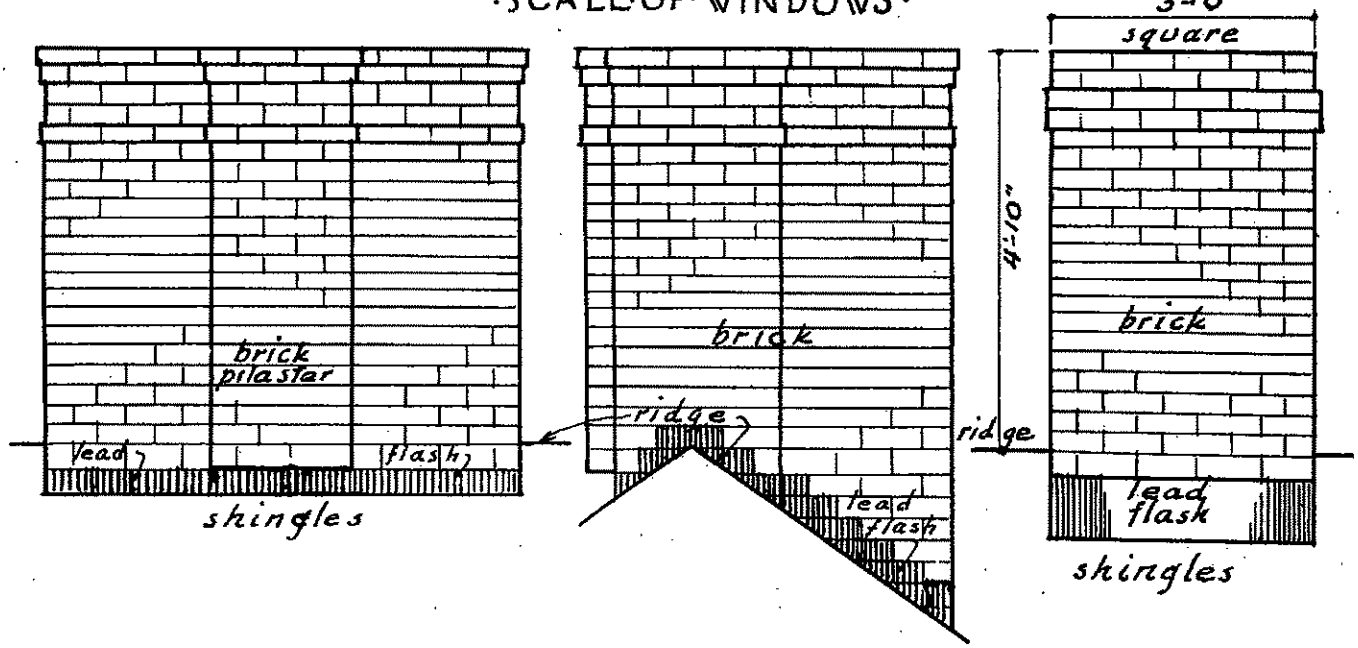
·TYPICAL·PLANK·FRAME·&·SASH·
·OLDER·WINDOWS·



·TYPICAL·WINDOW· ·GREEK·REVIVAL·WINDOW·

0 1 2 3 4 5 FEET

·SCALE·OF·WINDOWS·



·FRONT·ELEV· ·SIDE·ELEV· ·ELEV·

·OLD CHIMNEY· ·TYPICAL· ·CHIMNEY·

FEET 0 1 2 3 4 5

·SCALE·OF·CHIMNEYS·

Window Survey

Date: 2/12/25
Sheet ____ of ____
Project: 34 Liberty St
Nantucket MA 02554

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			sash	frame	sill	orig	repl	unk.			
3	WD DH	8/8	4	4	4				WD DH	8/8	
4	WD DH	12/12	4	4	4				WD DH	12/12	

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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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DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ 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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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

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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 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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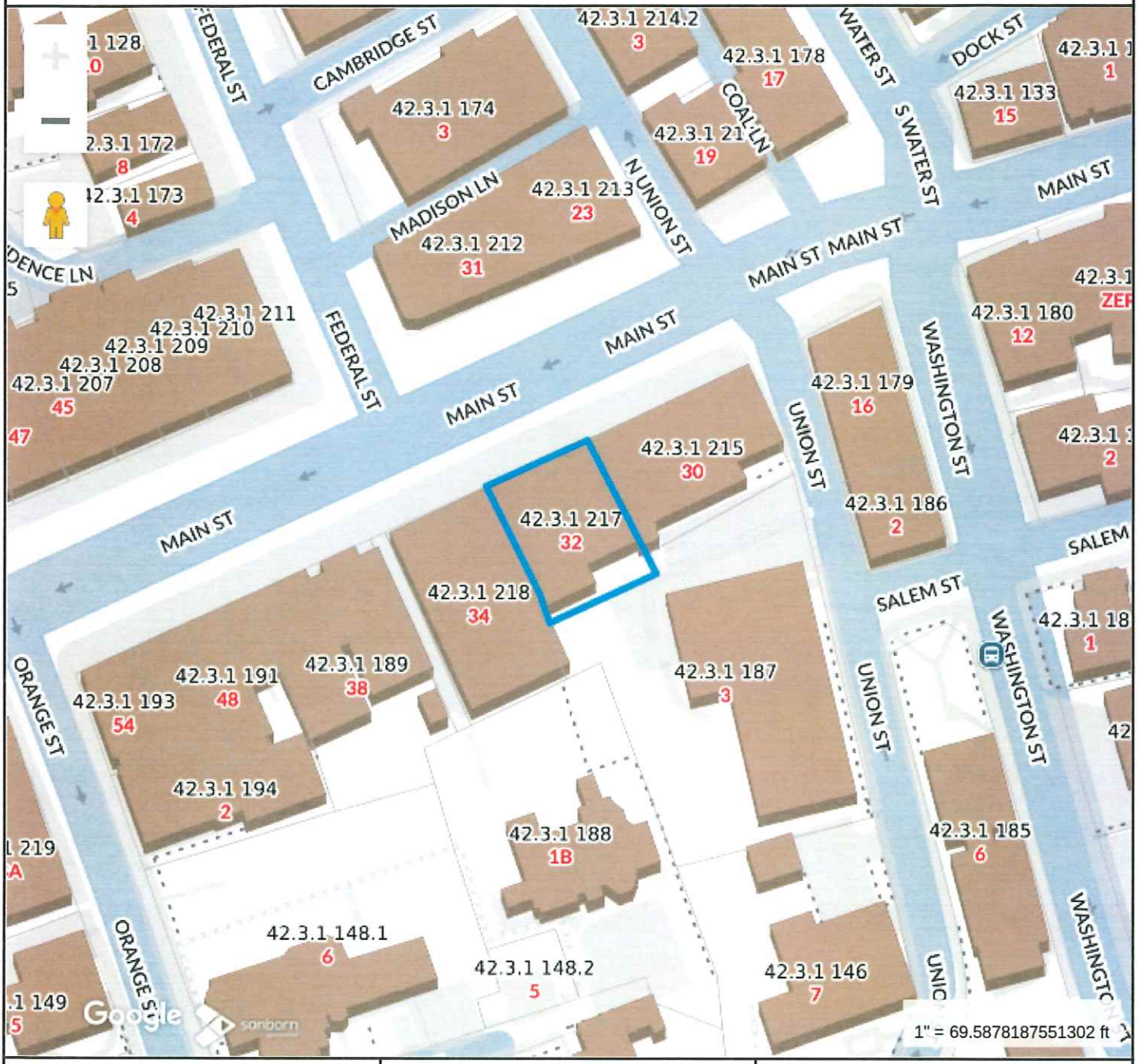

Property Information

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

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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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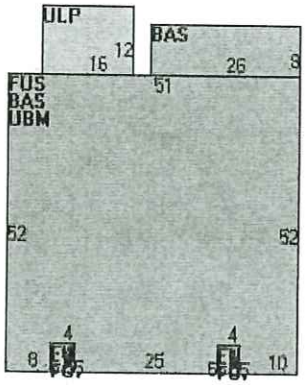
Model	Commercial
Grade	Excellent
Stories:	2
Occupancy	3.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
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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Existing: North Elevation

PROPOSED: NORTH ELEVATION



PROPOSED: NORTH ELEVATION



Nantucket Historic District Commission
Approvable Colors

Main Street Yellow .....PMS 120



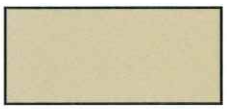
Cottage Red.....PMS 492



Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423



Chrome Green.....PMS 3302



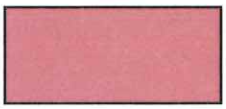
Nantucket Gray .....PMS 416



Essex Green .....PMS 5605



Nantucket Red.....PMS 1807



Newport Blue.....PMS 5408

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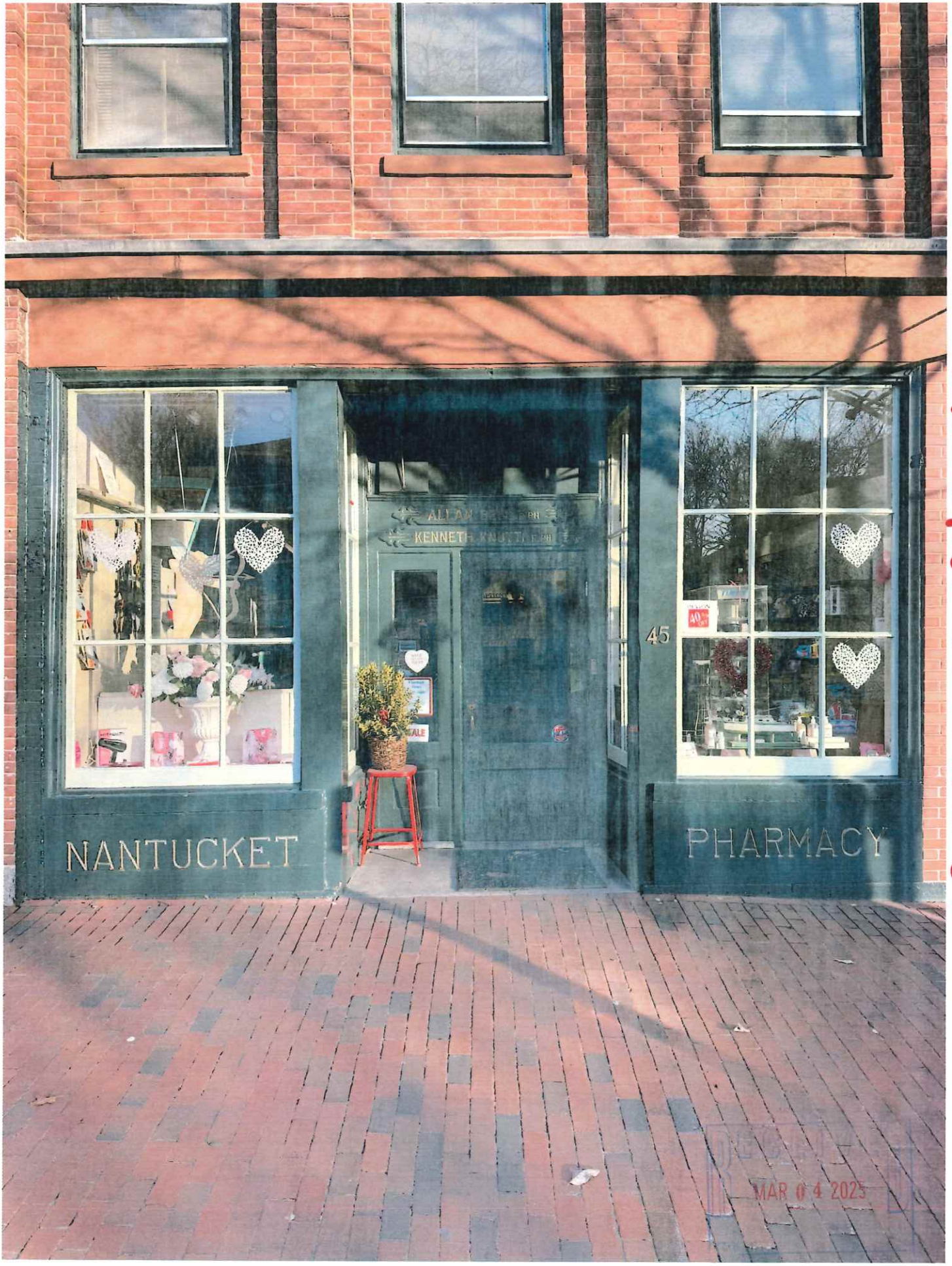
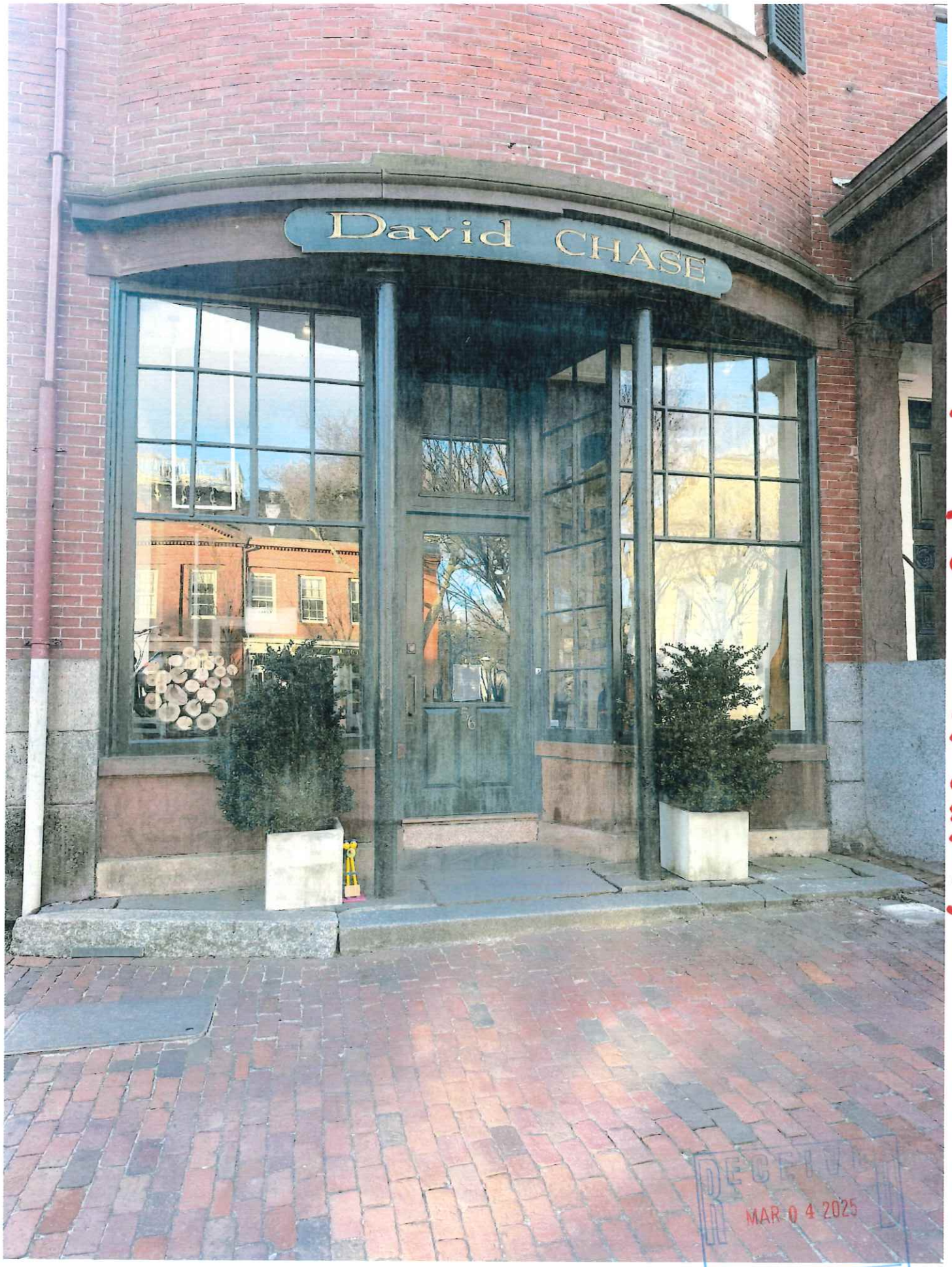


Example: 45 Main St



Example: 56 Main St

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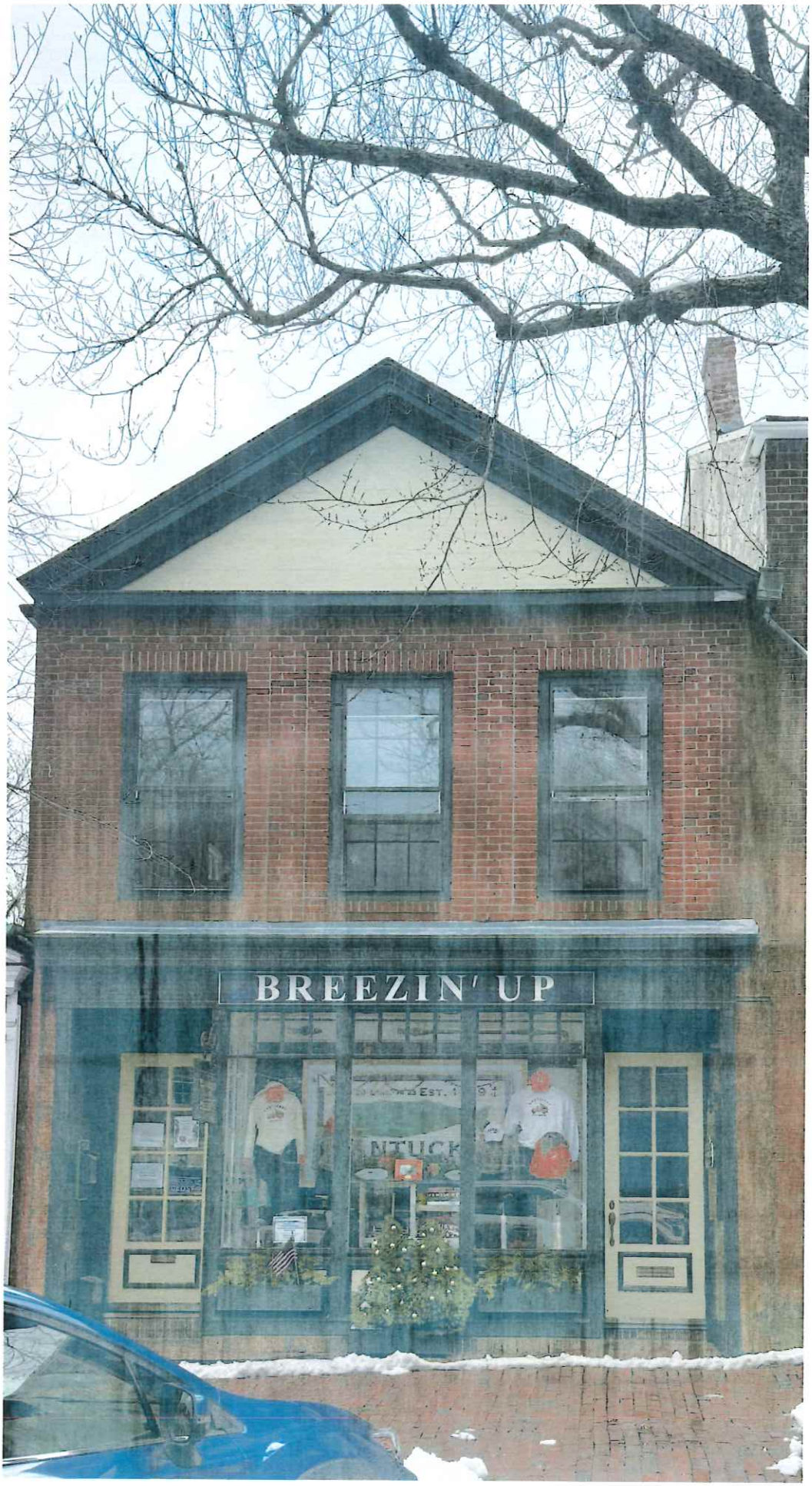
MAR 04 2025
By



Example: 48 Main St

RECEIVED
MAR 04 2025
By

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 37.1

Street & Number of Proposed Work: 9 HAWKS CIRCLE

Owner of record: LBC SCONSET LLC

Mailing Address: 515 WEST 23RD STREET #7
NEW YORK NY 10011

Contact Phone #: 610 999 2525 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-025636
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 384 Decks/Patio: Size: 8x17 ☐ 1st floor ☒ 2nd floor
Width: 27'-0" Sq. footage 2nd floor: 323 ± Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 22' ± 6" South 22' ± 6" East 22' ± 6" West 22' ± 6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW GARAGE

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH HOUSE
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TO MATCH HOUSE

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear ANDERSEN Side ANDERSEN
Garage Door(s): Type CUSTOM OVERHEAD CEDAR Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

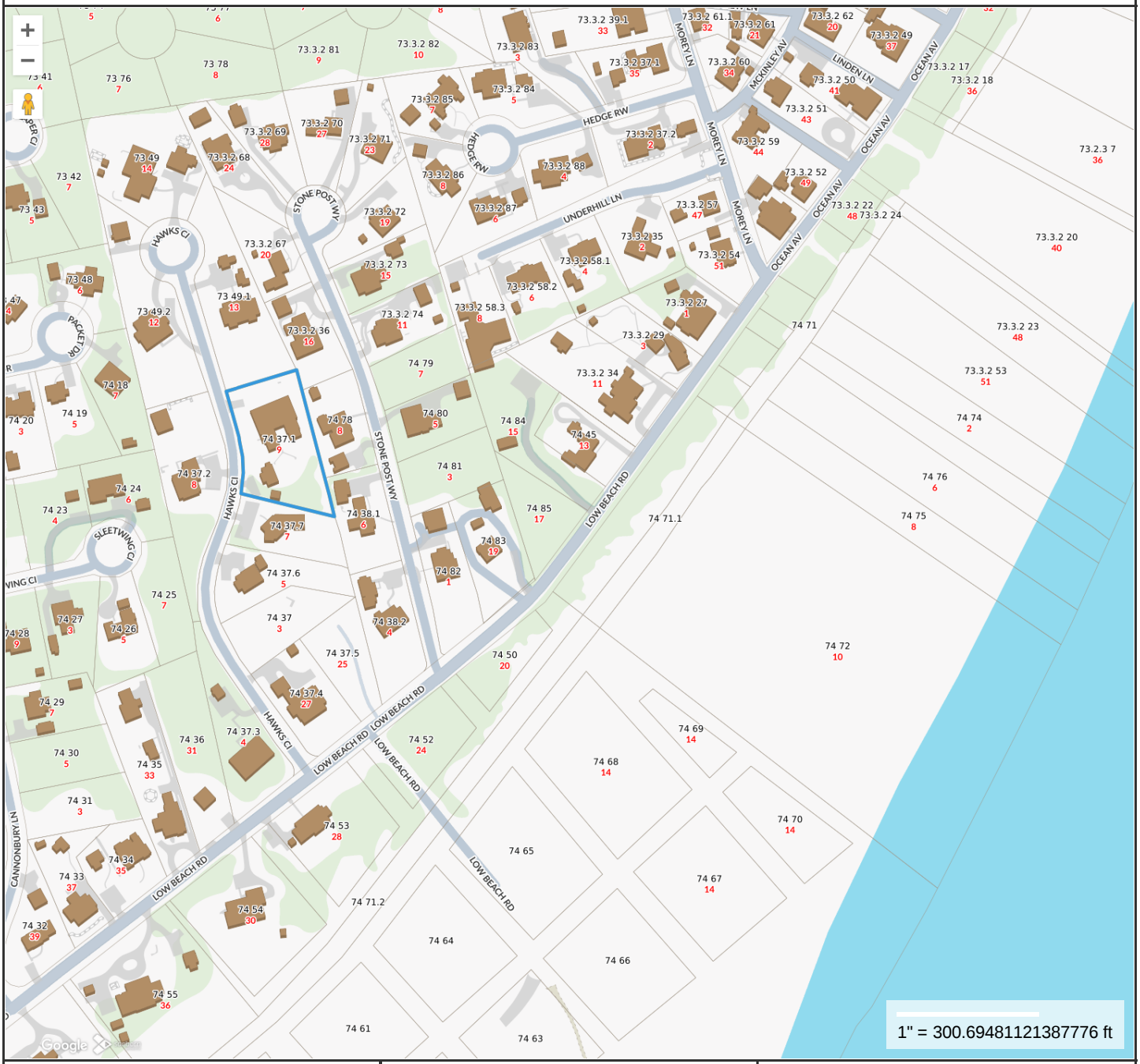
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL
Trim TO MATCH HOUSE Sash BLACK TME Doors TO MATCH HOUSE BLACK
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2-17-2025 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	6965
Location	9 HAWKS CI
Owner	LBC SCONSET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


9

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

9 HAWKS CI

Location	9 HAWKS CI	**Mblu**	74/ / 37/1 /
Acct#	00006965	**Owner**	LBC SCONSET LLC
Assessment	$11,679,500	**PID**	6965
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$9,693,900	$1,985,600	$11,679,500

Owner of Record

Owner	LBC SCONSET LLC	**Sale Price**	$3,600,000
Co-Owner		**Certificate**	
Address	515 WEST 23RD STREET # 7 NEW YORK, NY 10011	**Book & Page**	1761/273
		Sale Date	08/31/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LBC SCONSET LLC	$3,600,000		1761/273	00	08/31/2020
HILZENRATH EUGENE B TR	$1		01735/0178	99	02/18/2020
HILZENRATH EUGENE & JANET	$291,500		00334/0191	00	11/03/1989

Building Information

Building 1 : Section 1

Year Built:	2021
Living Area:	9,717
Replacement Cost:	$8,759,416
Building Percent Good:	100
Replacement Cost Less Depreciation:	$8,759,400

Building Attributes	
Field	**Description**

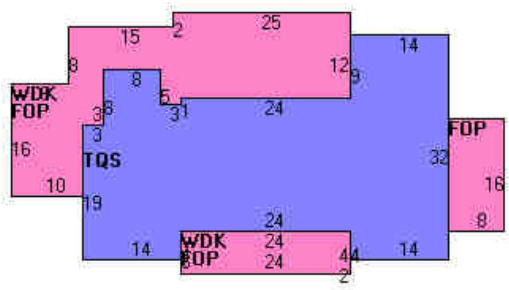
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	9
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Luxurious
Kitchen Style:	Luxurious
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0036\9%20hawks1_36330.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6965_8037.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,996	3,996
FUS	Upper Story, Finished	3,092	3,092
FBM	Basement, Finished	3,756	2,629
FOP	Porch, Open, Finished	1,588	0
WDK	Deck, Wood	3,008	0
		15,440	9,717

Building 2 : Section 1

Year Built:	2021
Living Area:	2,003
Replacement Cost:	$806,688
Building Percent Good:	100
Replacement Cost Less Depreciation:	$806,700

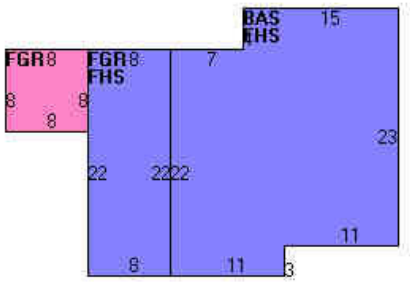
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Very Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	3
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0032\9%20hawk2_32538.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6965_8038.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	854	854
FBM	Basement, Finished	854	598
TQS	Three Quarter Story	735	551
FOP	Porch, Open, Finished	192	0
WDK	Deck, Wood	144	0
		2,779	2,003

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	FIREPLACE	2.00 UNITS	$9,600	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	SR20
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.92
Frontage	0
Depth	0
Assessed Value	$1,985,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD2	W/LIGHTS ETC			204.00 S.F.	$7,500	1
SPL3	GUNITE			900.00 S.F.	$99,900	1
WHPL	PERM HOTTUB			1.00 UNITS	$10,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$9,693,900	$1,985,600	$11,679,500
2024	$8,992,000	$1,857,500	$10,849,500
2023	$2,491,800	$1,649,700	$4,141,500
2022	$2,010,200	$1,128,600	$3,138,800
2021	$1,118,800	$1,231,200	$2,350,000

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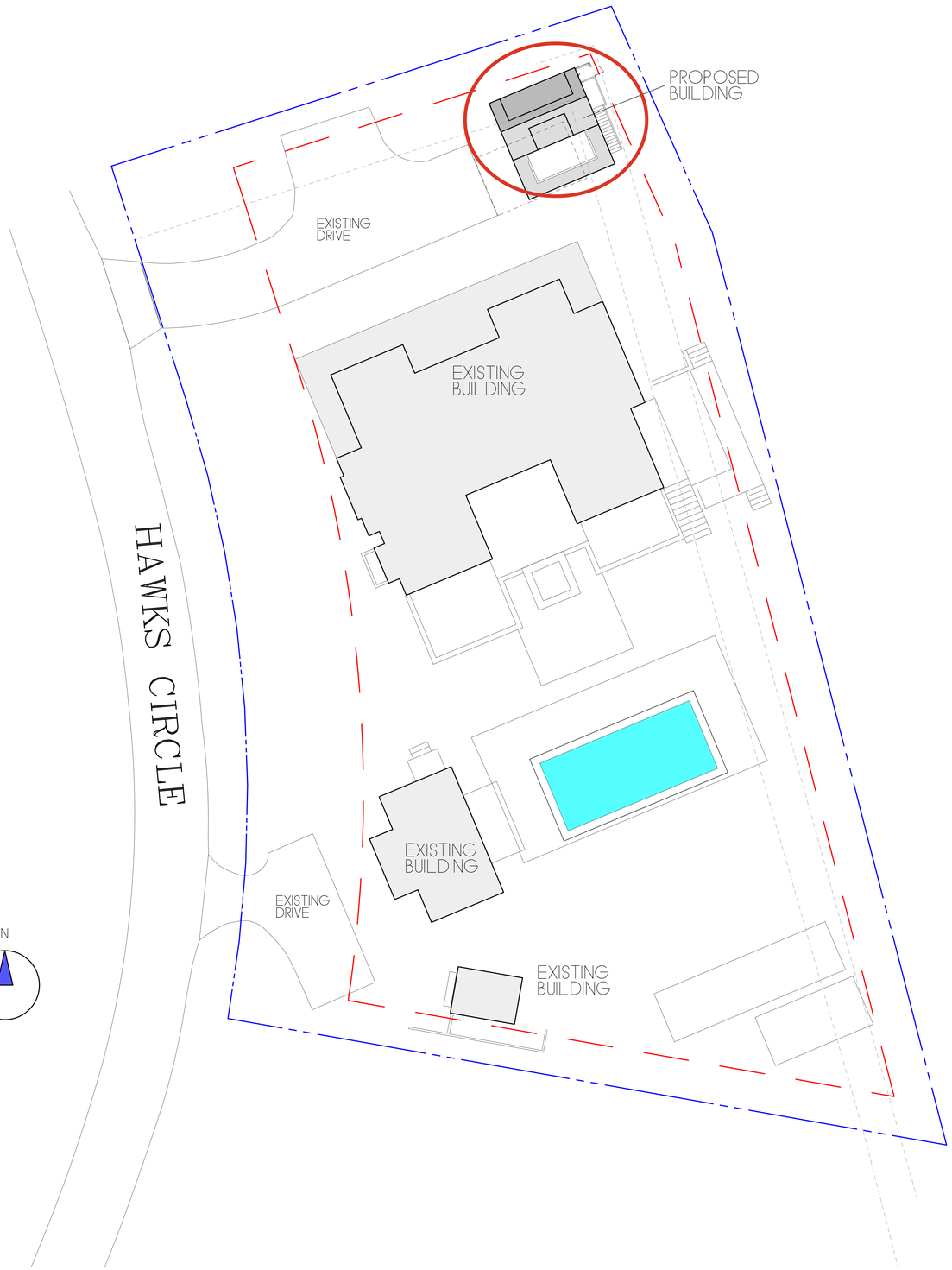

ZONING CLASSIFICATION: S.R.-20
MAP: 74 PARCEL: 37.1

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.
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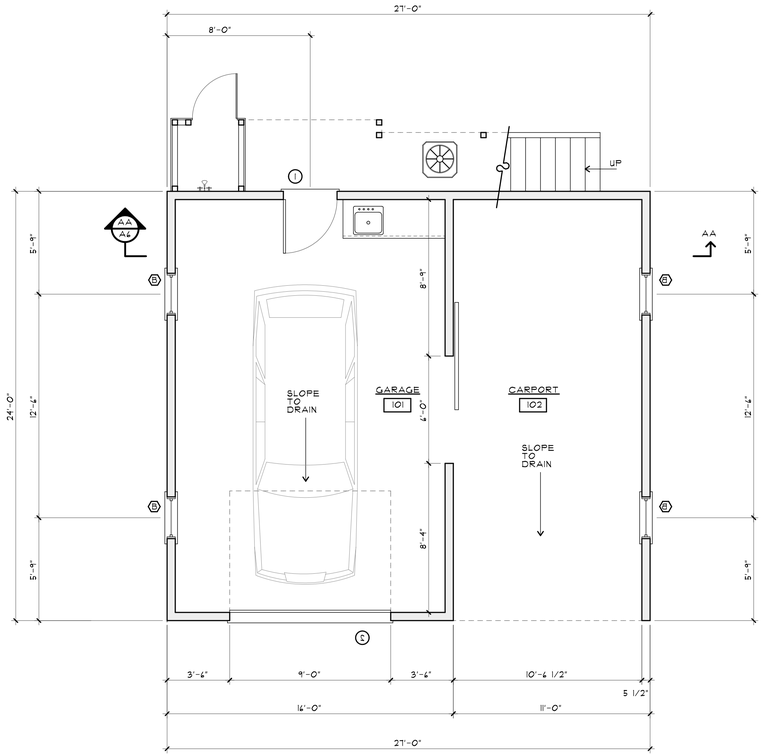
LBC SCONSET LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

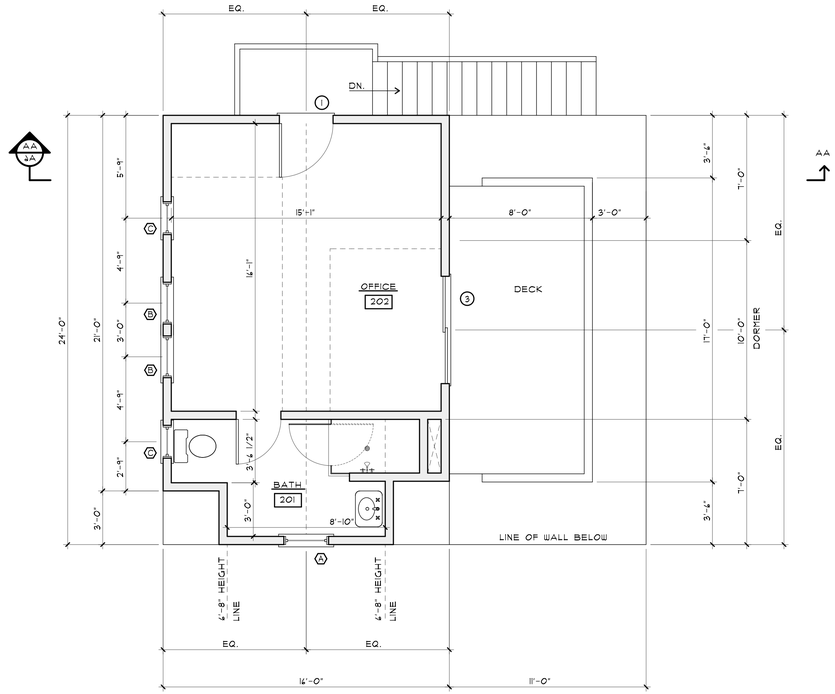
MAP: 74 PARCEL: 37.1
GARAGE H.D.C. SITE PLAN ONLY

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:
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3/4/2025: HDC PRINT

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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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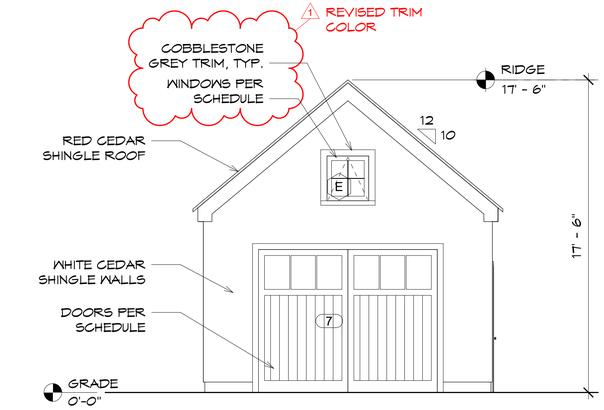
P.O. BOX 1062
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

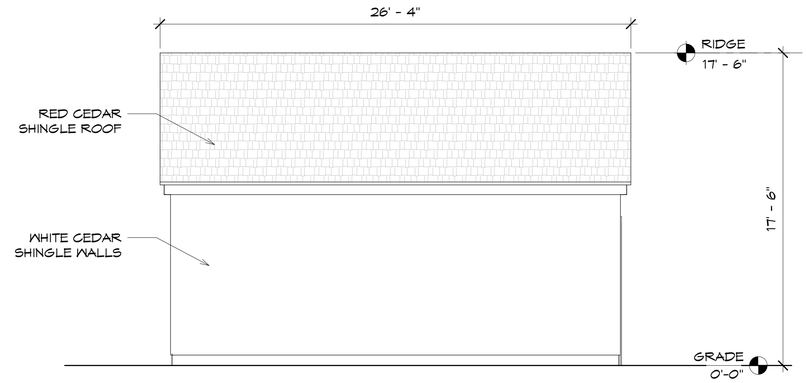
MAP: 74 PARCEL: 371
GARAGE ELEVATIONS
ADDRESS: 9 HAWKS CIRCLE NANTUCKET, MA 02554
DATE: 3/04/2025
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2

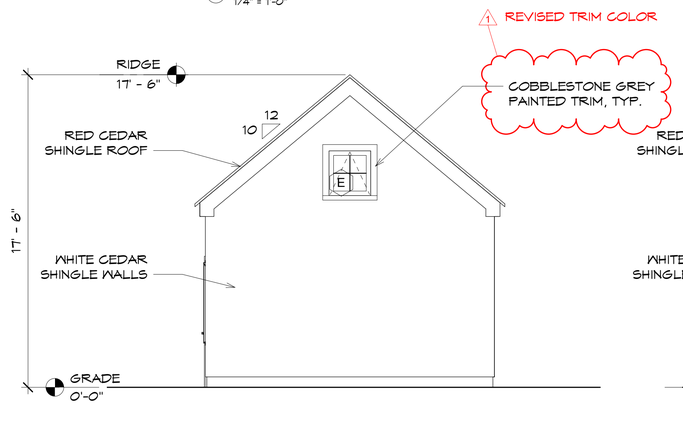
HDC APPROVED PLAN



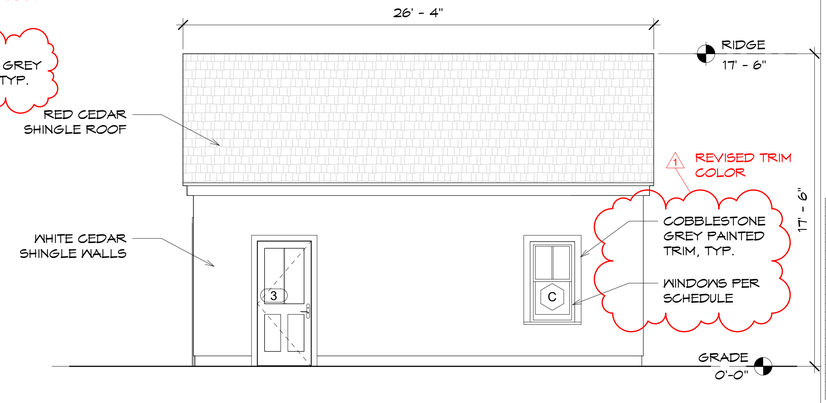
5 WEST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

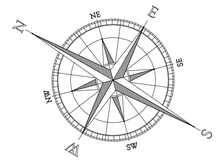
9 HAWKS CIRCLE - GARAGE

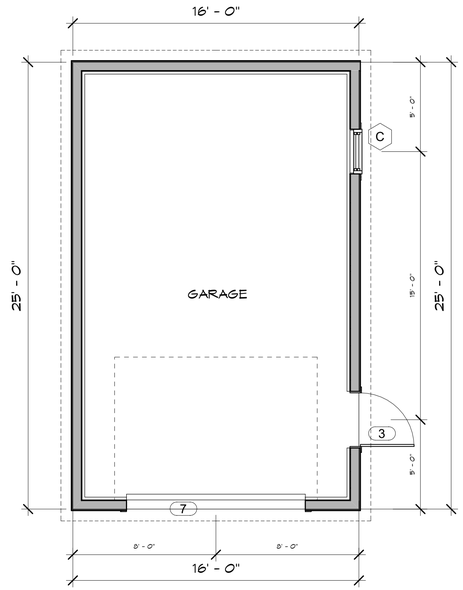
WINDOW & DOOR SCHEDULE:

	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

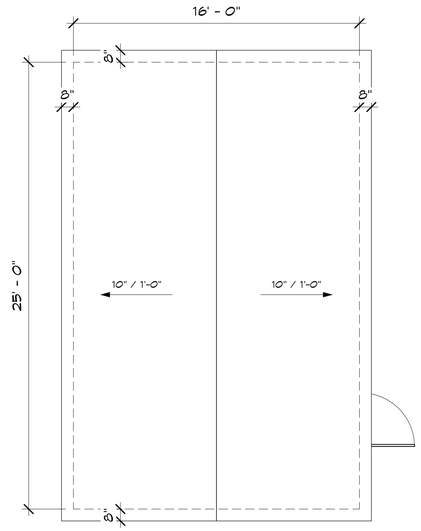
NOTES: ANDERSEN WINDOWS AND DOORS

- 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

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Carrie Thornewill

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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.

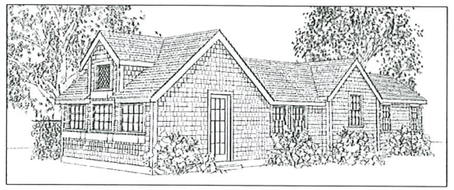
COLORS

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



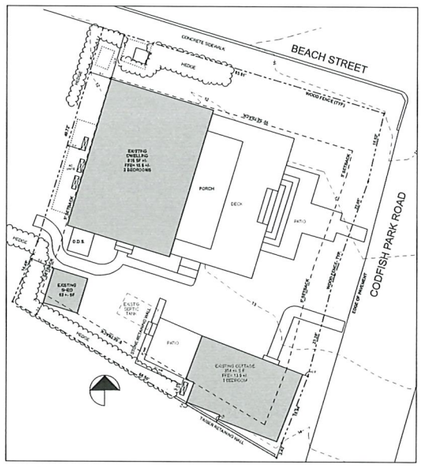
Northeast Perspective



Locus

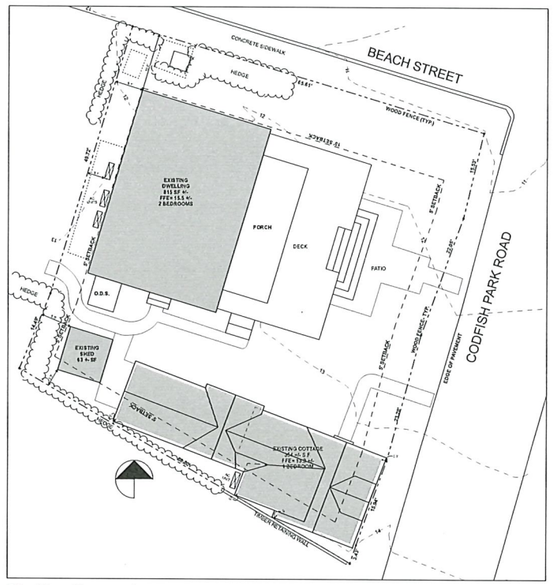
Additions & Renovations to the
Wilner Cottage

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

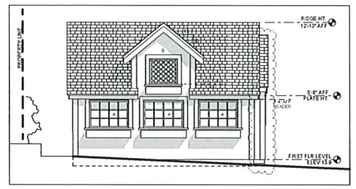
WINDOW SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
A	2	44" x 28"	OLD ADL SINGLE GLAZING, 12 LIGHT FIXED WOOD SASH
B	1	31" x 30"	OLD ADL SINGLE GLAZING, MULTI DIAMOND, FIXED WOOD SASH- SILL- 6'-8"
C	1	26" x 41"	PELLA CLAD, SDL, THERMAL PANE, 6/6 DBH

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"

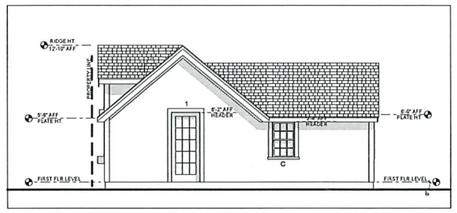


East Elevation- Proposed

SCALE: 1/4" = 1'-0"

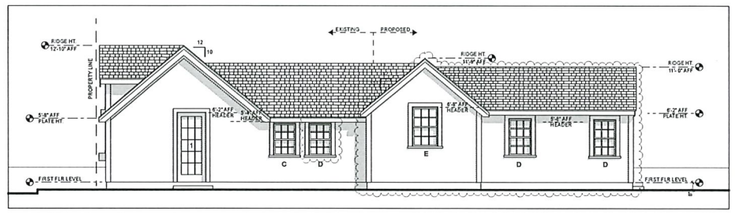
EXTERIOR MATERIALS LIST

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

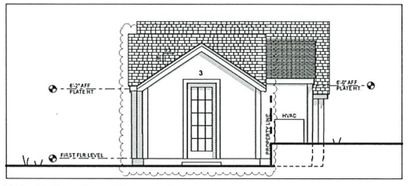
DOOR SCHEDULE- PROPOSED					
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
3	1	FWG 2668	2'-5 1/4" x 6'-7 1/2"	2'-6" x 6'-8"	15 LITE FRENCH INSWING, WD, PNT WHITE

WOOD PRIMED, THERMAL PANE, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL STORM/ SCREEN COMBO UNIT ON EXTERIOR



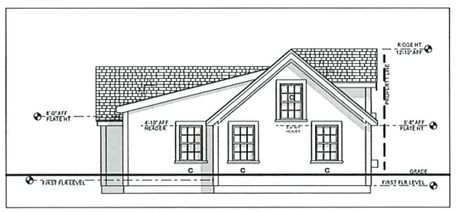
West Elevation- Existing

SCALE: 1/4" = 1'-0"



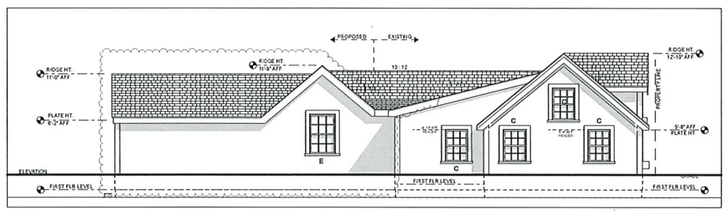
West Elevation- Proposed

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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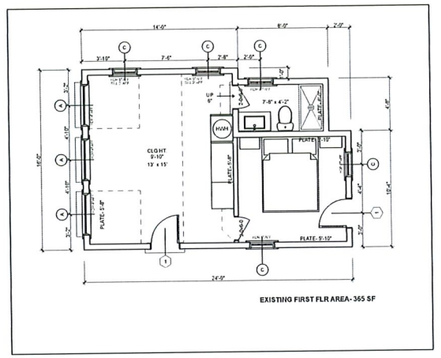
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PR
Checked by: LT

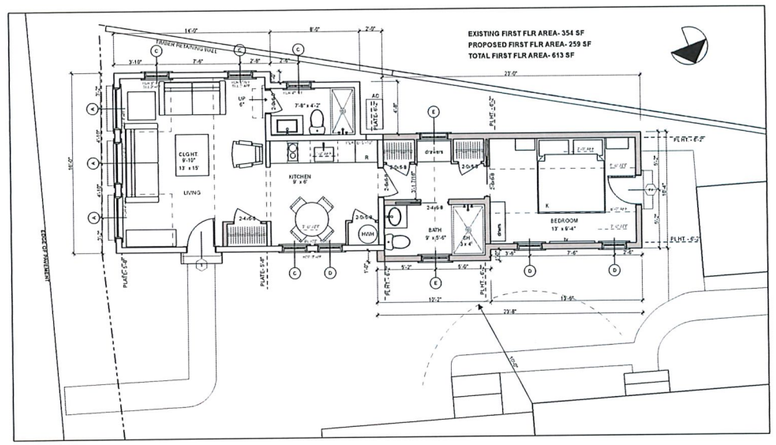
Sheet No:
A2.1

Drawing Revisions



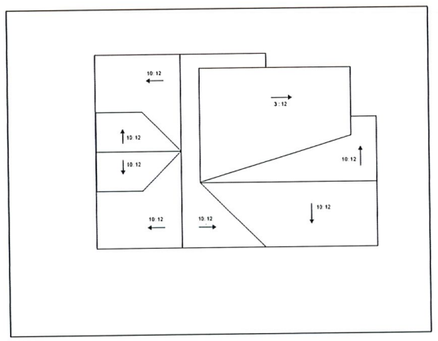
First Floor Plan- Existing

SCALE: 1/4" = 1'-0"



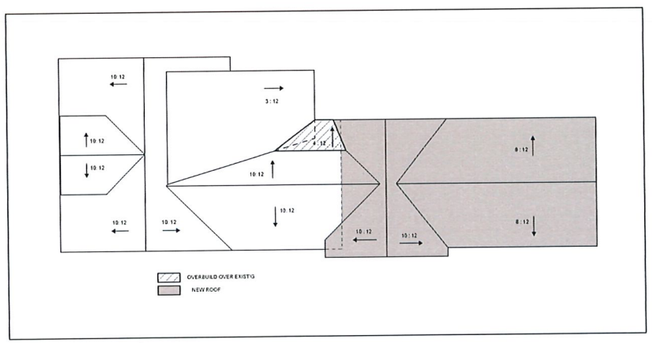
First Floor Plan- Proposed

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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Thornwell Design LLC
48 Orange Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3145

Project No: 24
Plotted By: PM
Scale as: 1/4"
Checked By: JT

Sheet No:

A1.1

# of sheets
As Plans



Shed



Main House



Main House







South Cottage



Southeast Cottage



South Cottage



North Cottage



West Cottage



West Cottage

ISSUES/REVISION DATE	
AS BUILTS	10/24/24
MDC 1	2/18/25

Additions & Renovations at the Wilner Cottage

16 Codfish Park Road
Nantucket, Massachusetts

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Nantucket, Ma. 02554
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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

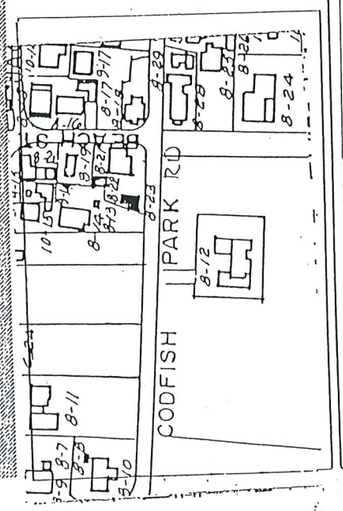
4. Present Owner: WILNER, ROBERT & SHEILA

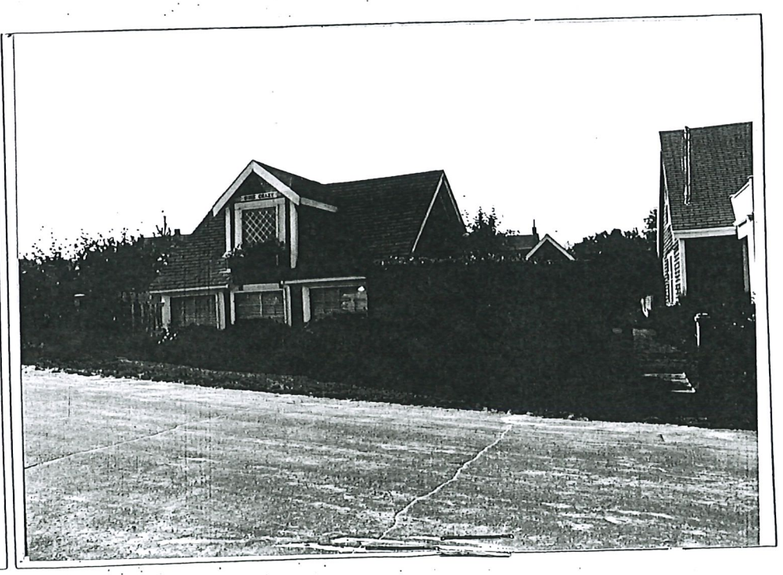
5. Ownership History:
Unknown

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

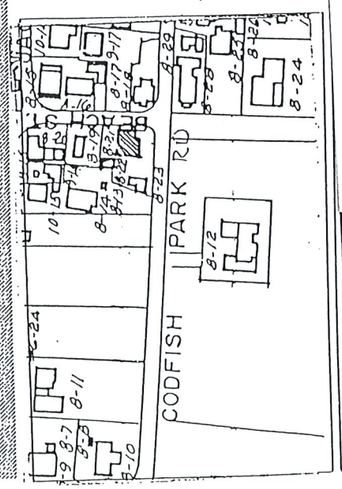
4. Present Owner: WILNER, ROBERT & SHEILA

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

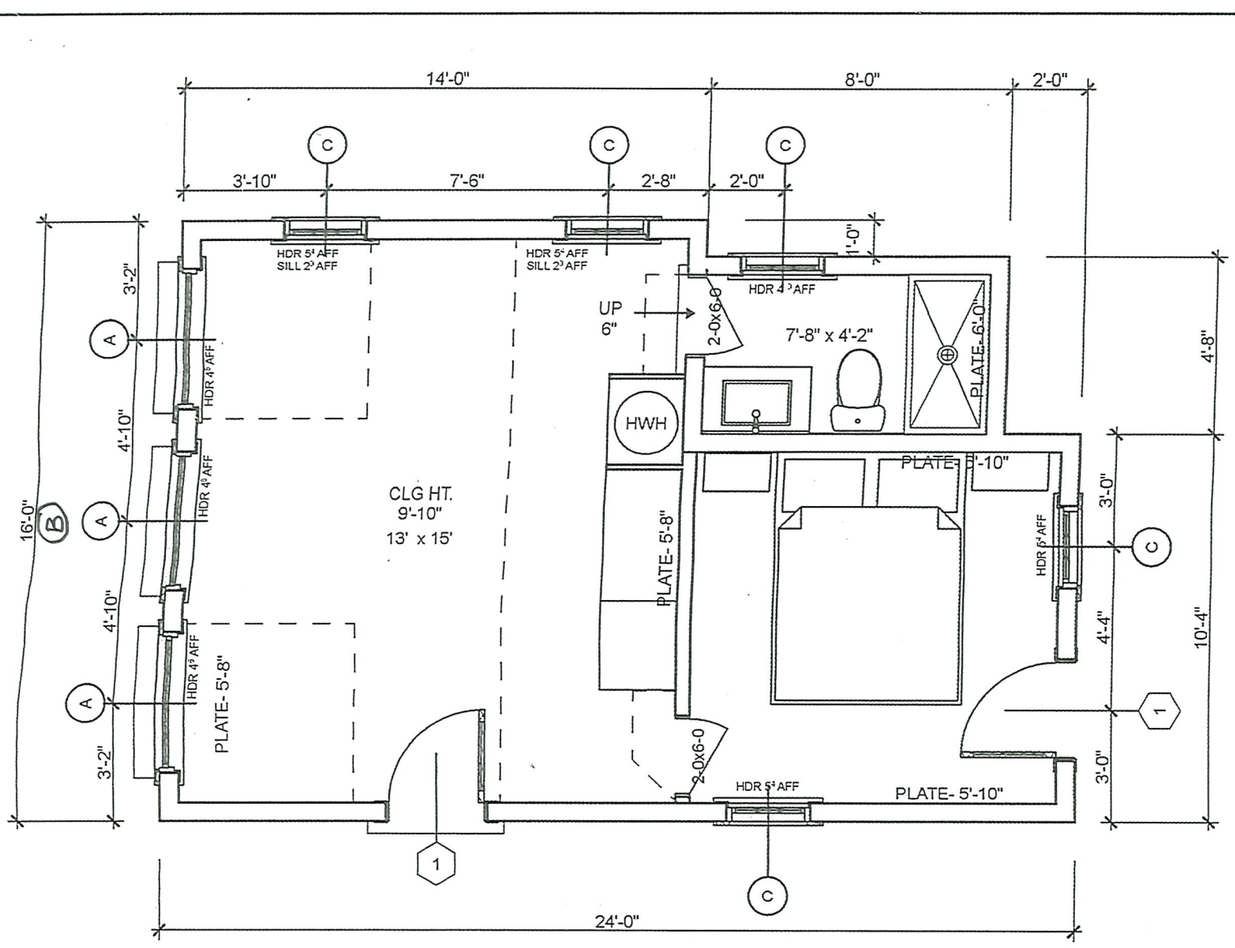
47. Sources: Historic District Commission,
    Certificate,
    #12900



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.

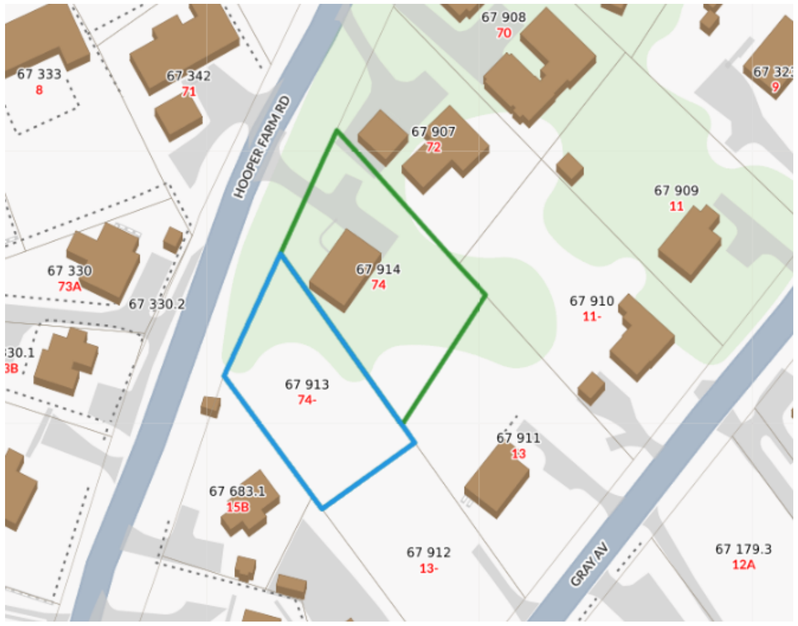
COLORS

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)





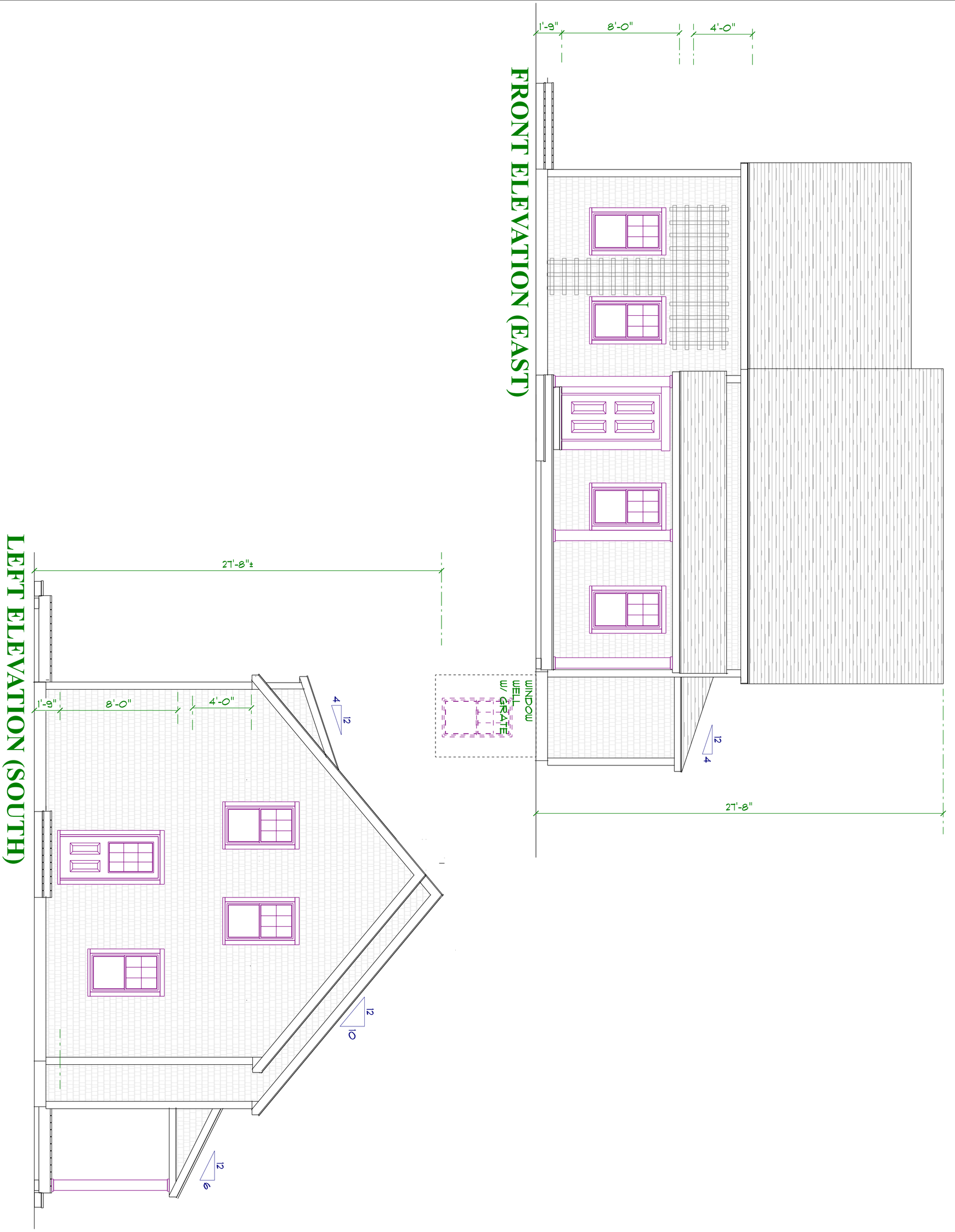
SCALE: 1/4"=1'-0"

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

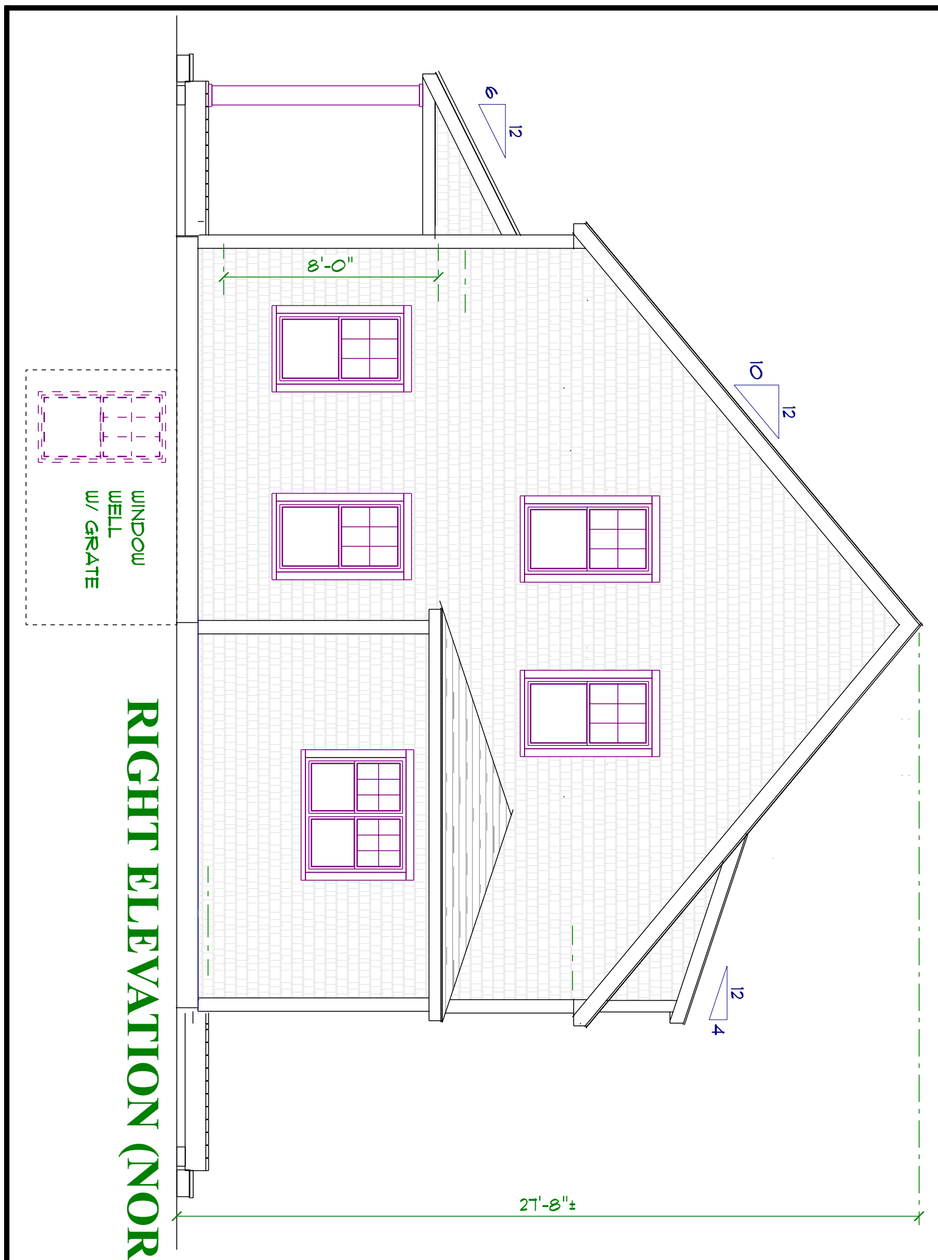
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

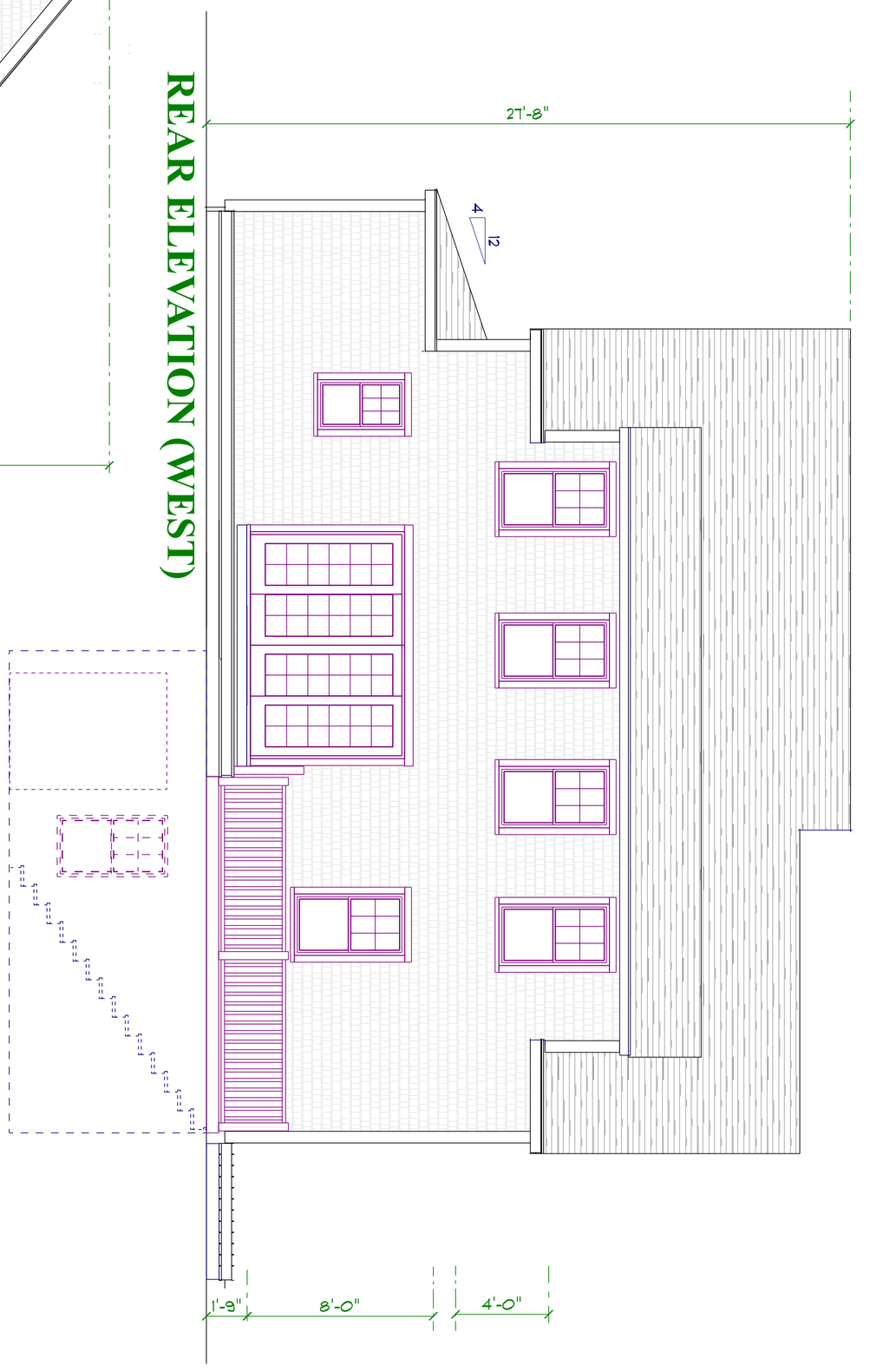
DRAWN BY: VO

DATE: 2-25-25

RIGHT ELEVATION (NORTH)



REAR ELEVATION (WEST)



VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

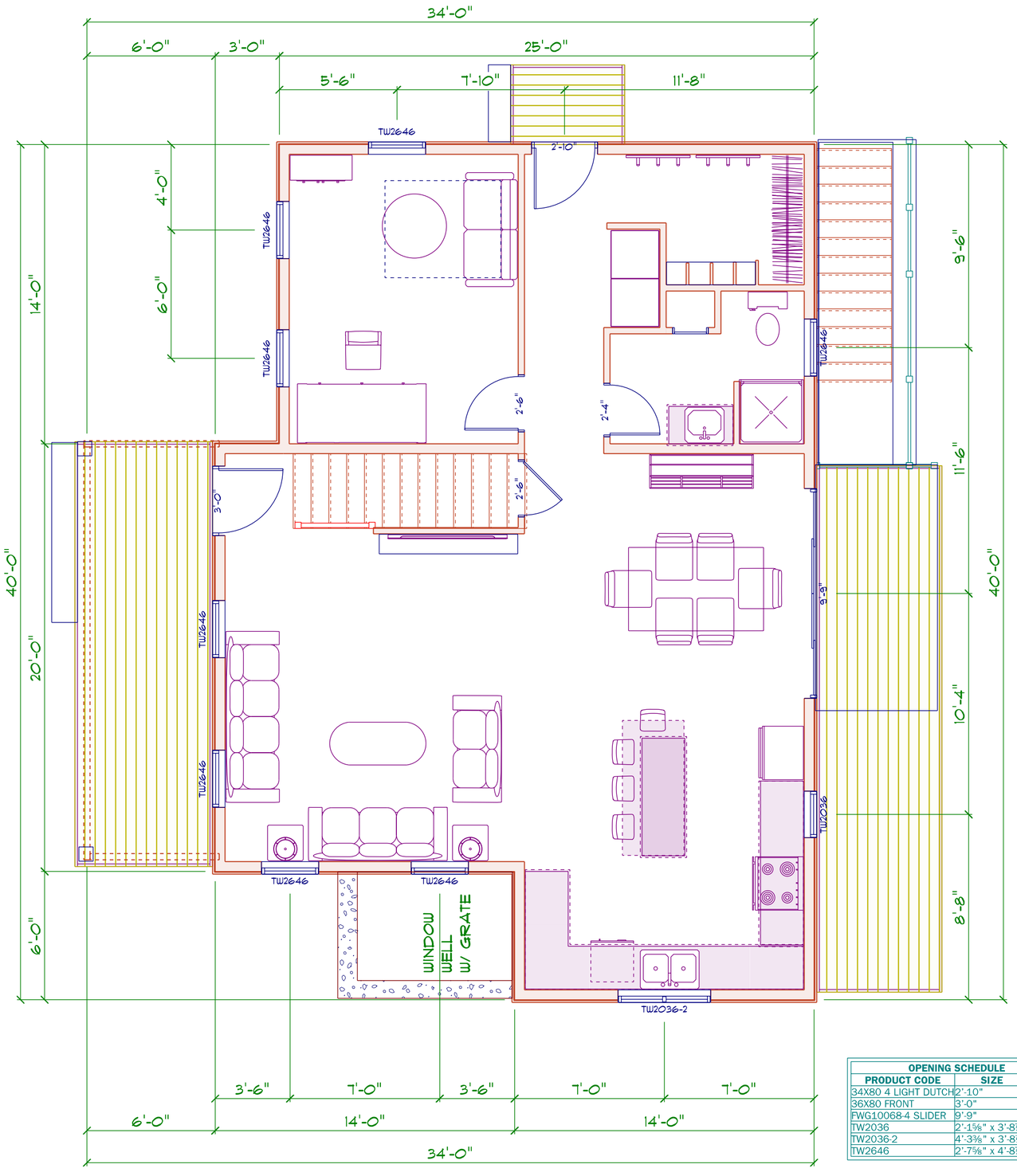
74A HOOPER FARM RD
NEW DWELLING

SCALE: 1/4"=1'-0"

DRAWN BY: VO

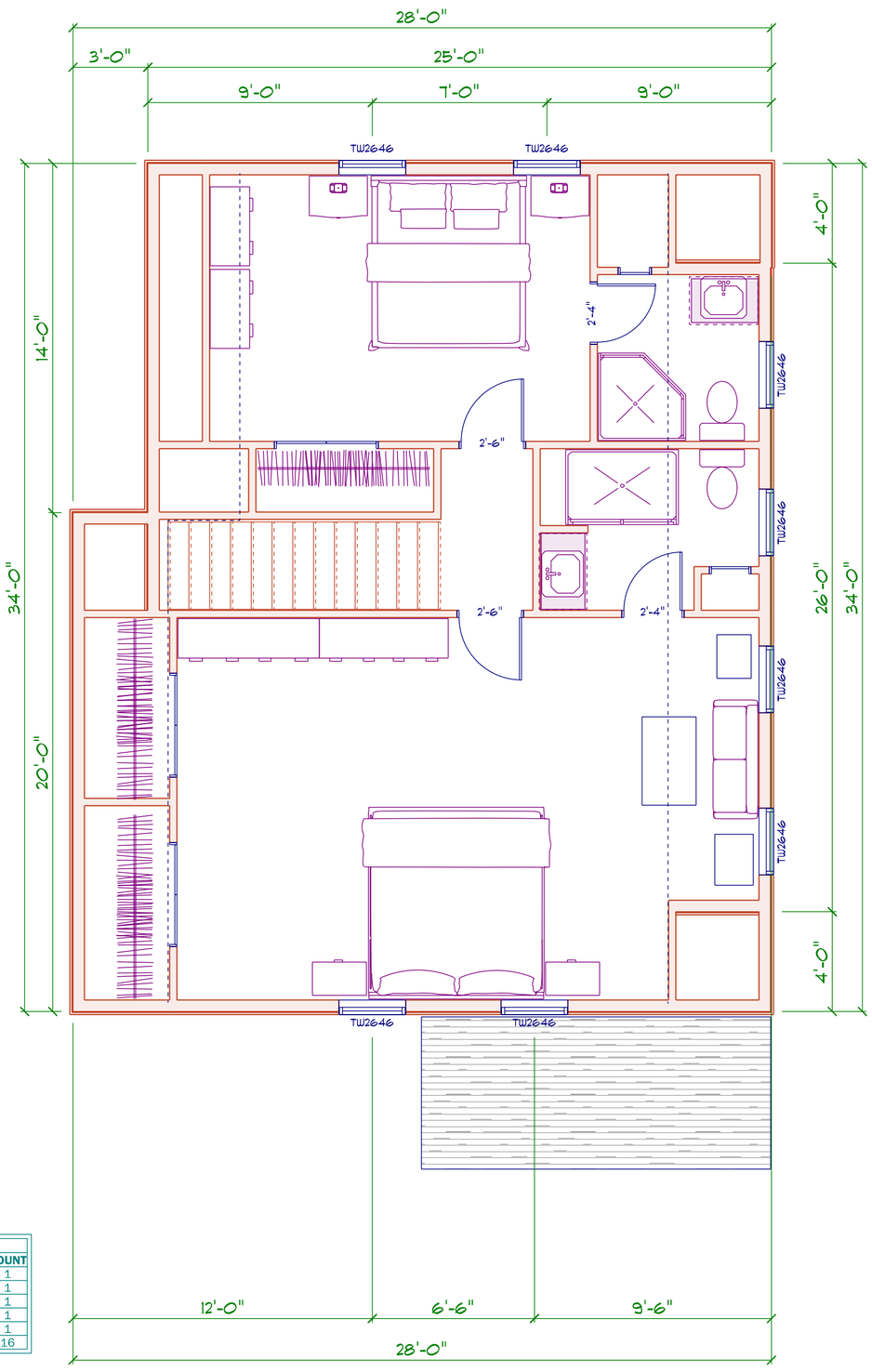
DATE: 2-25-25

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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

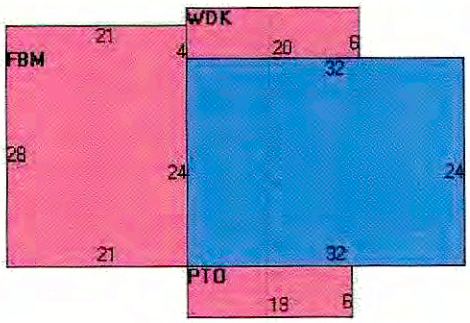
Building Attributes	
Field	**Description**
Style:	Raised Ranch
Model	Residential
Grade:	Above Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Concr/Cinder
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
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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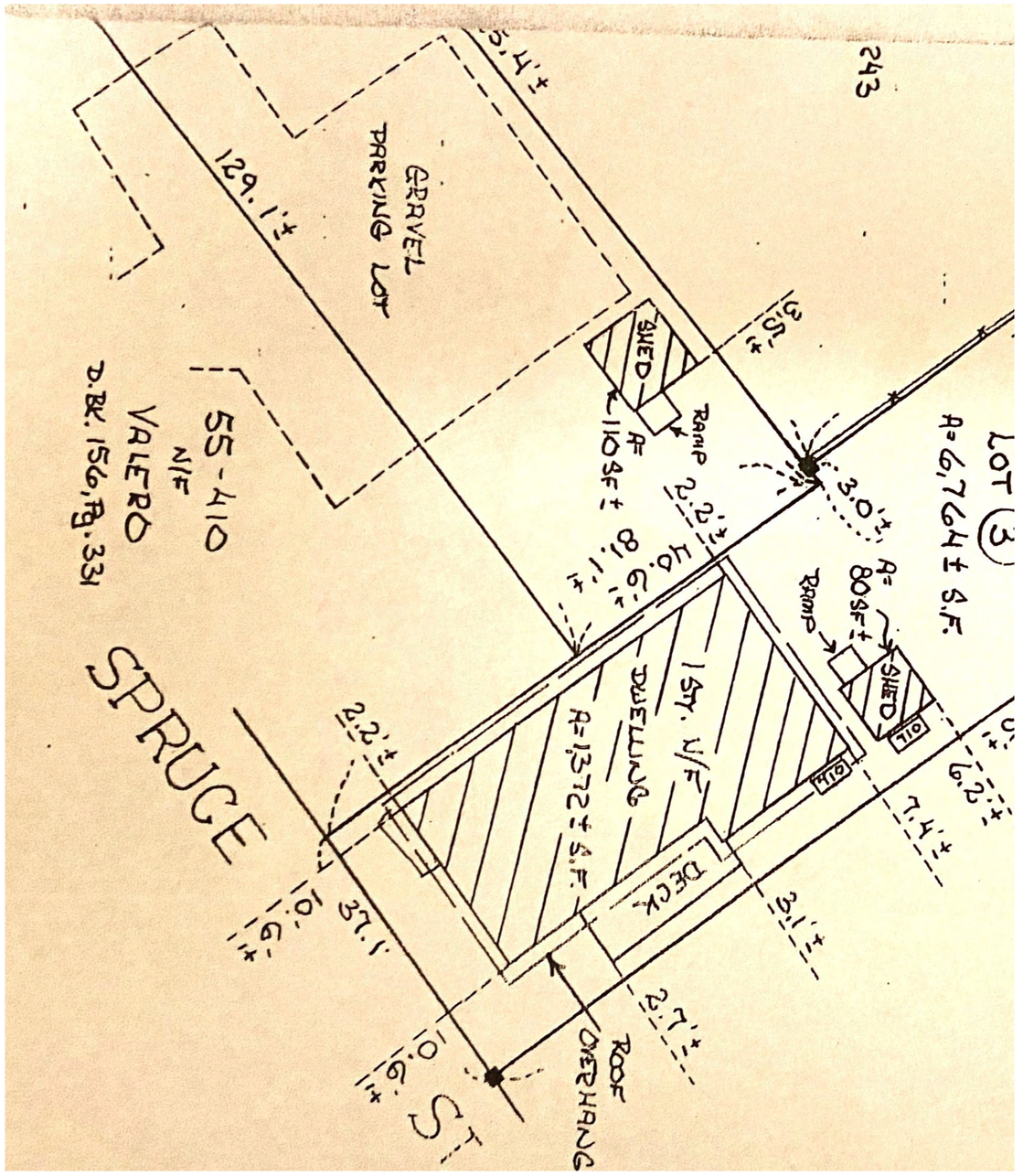


EXISTING HOUSE PHOTOS







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

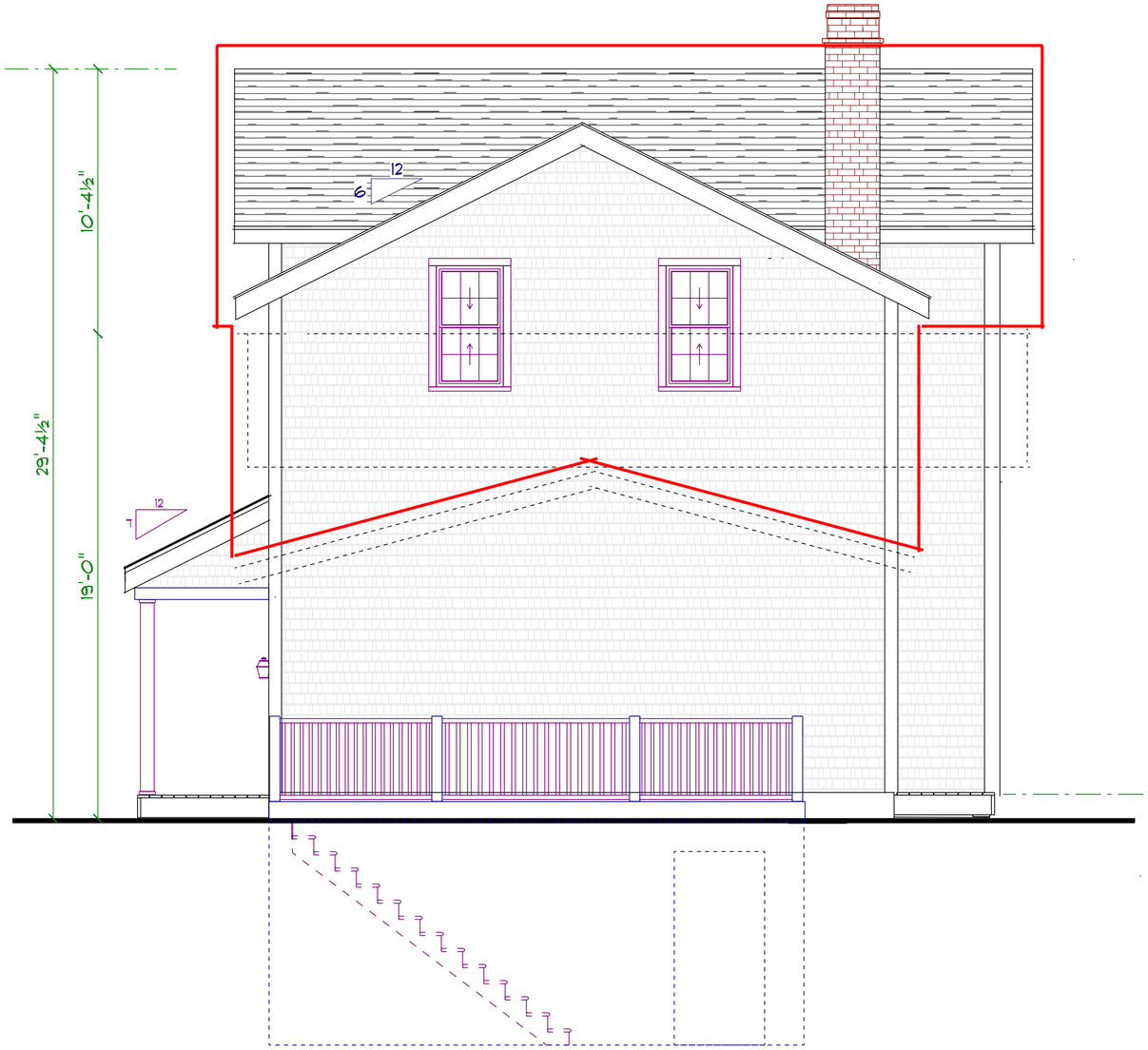
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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"

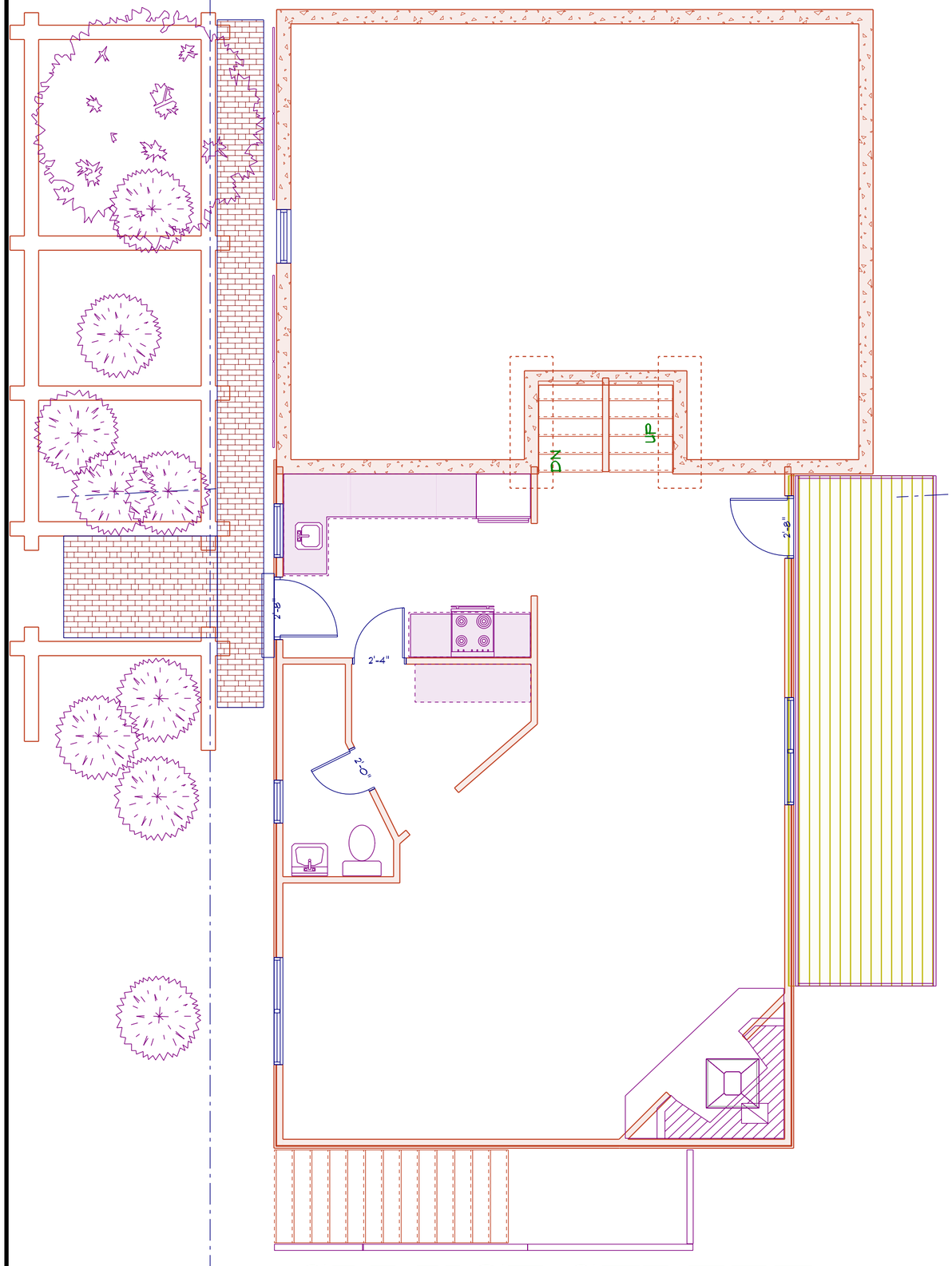
DRAWN BY: VO

DATE: 2-25-25

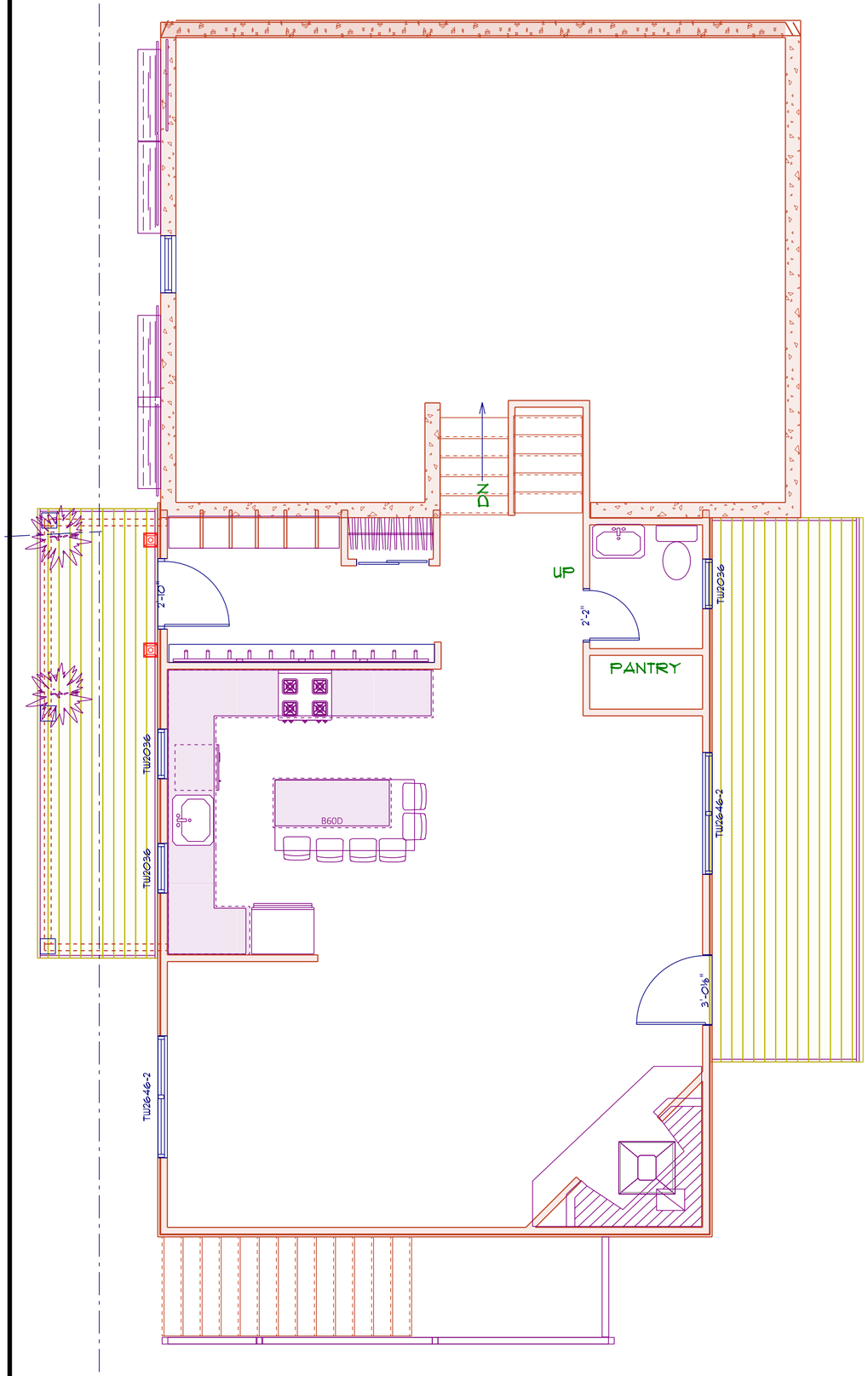
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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"

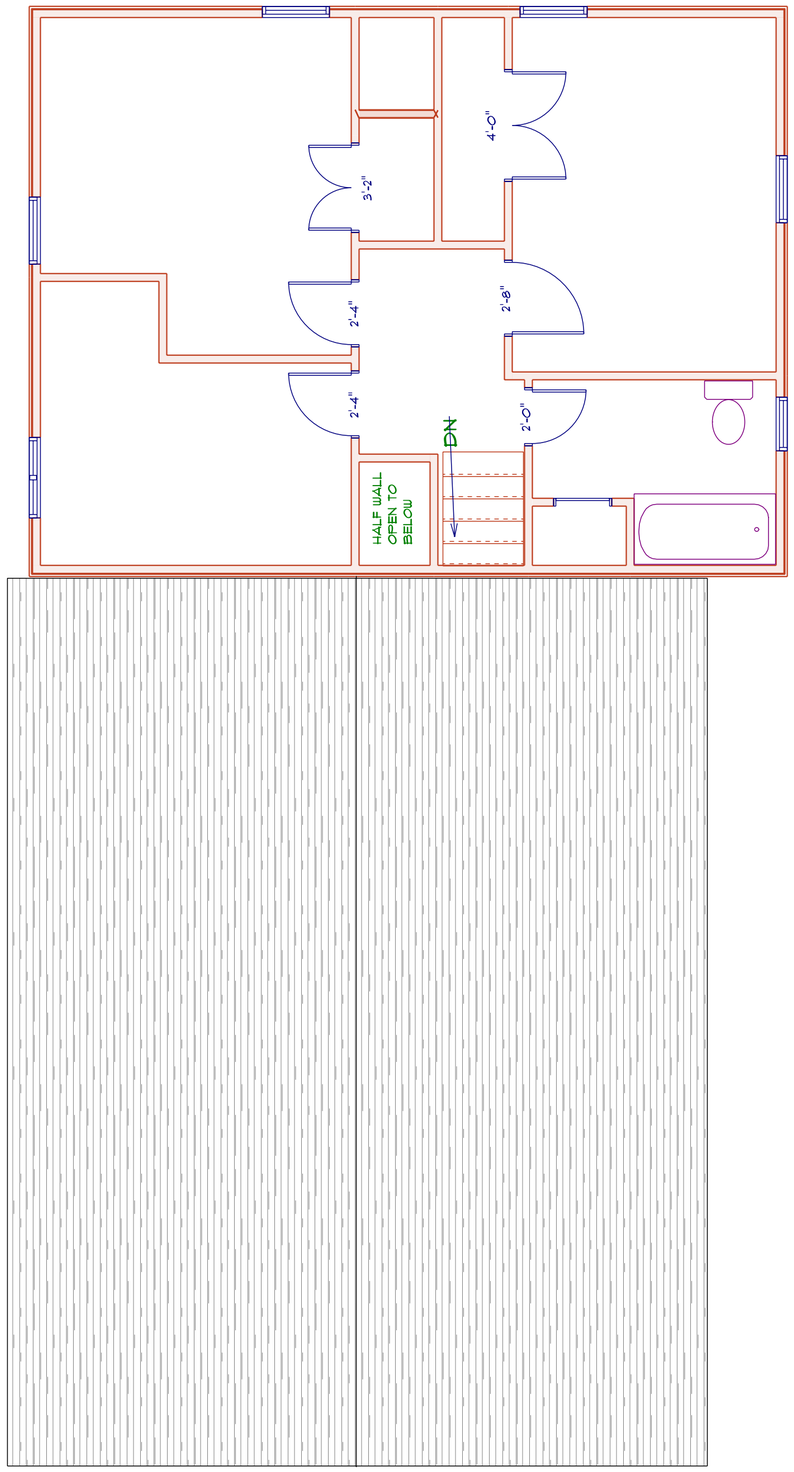
DRAWN BY: VO

DATE: 2-25-25

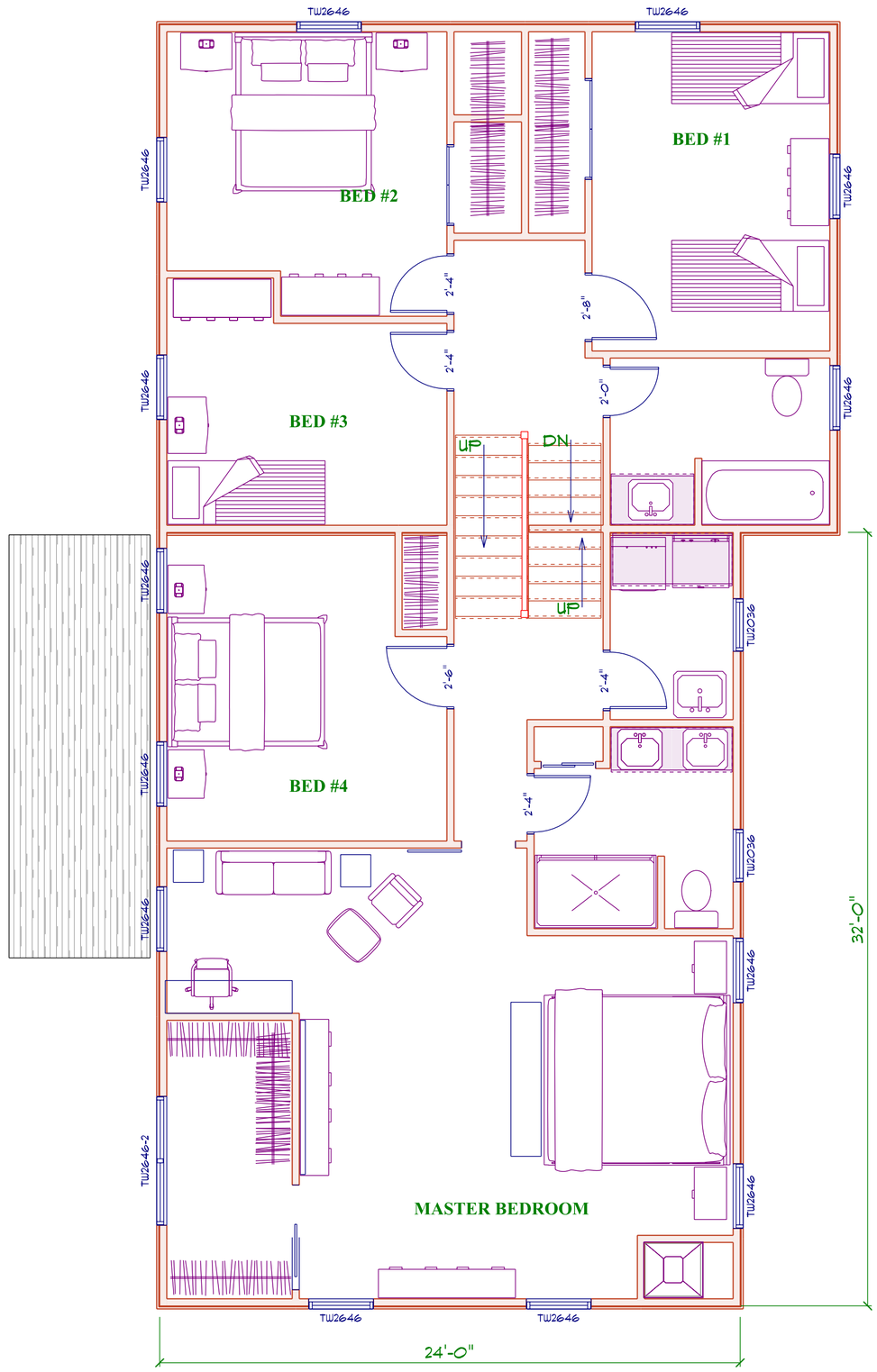
VALERO- 4 SPRUCE STREET
ALTERATIONS TO EXISTING HOUSE

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"

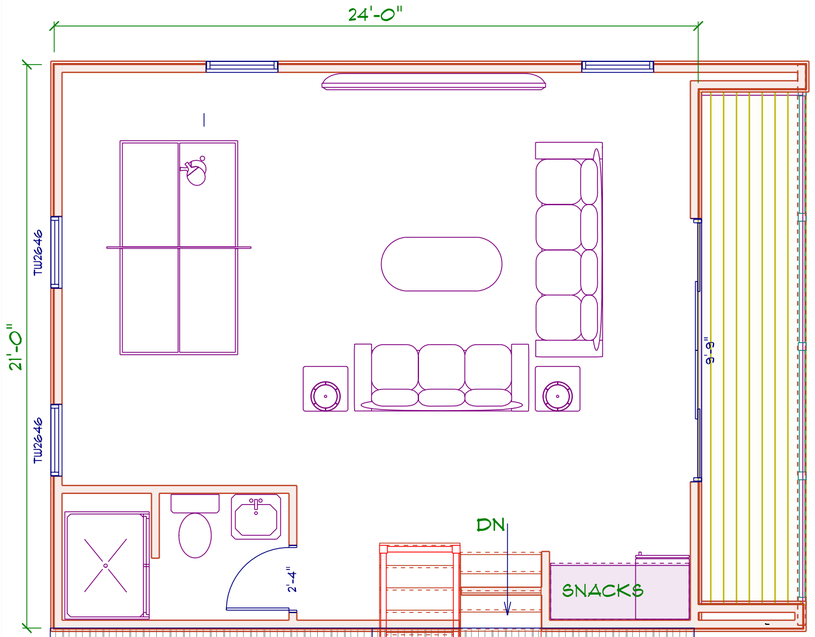
DRAWN BY: VO

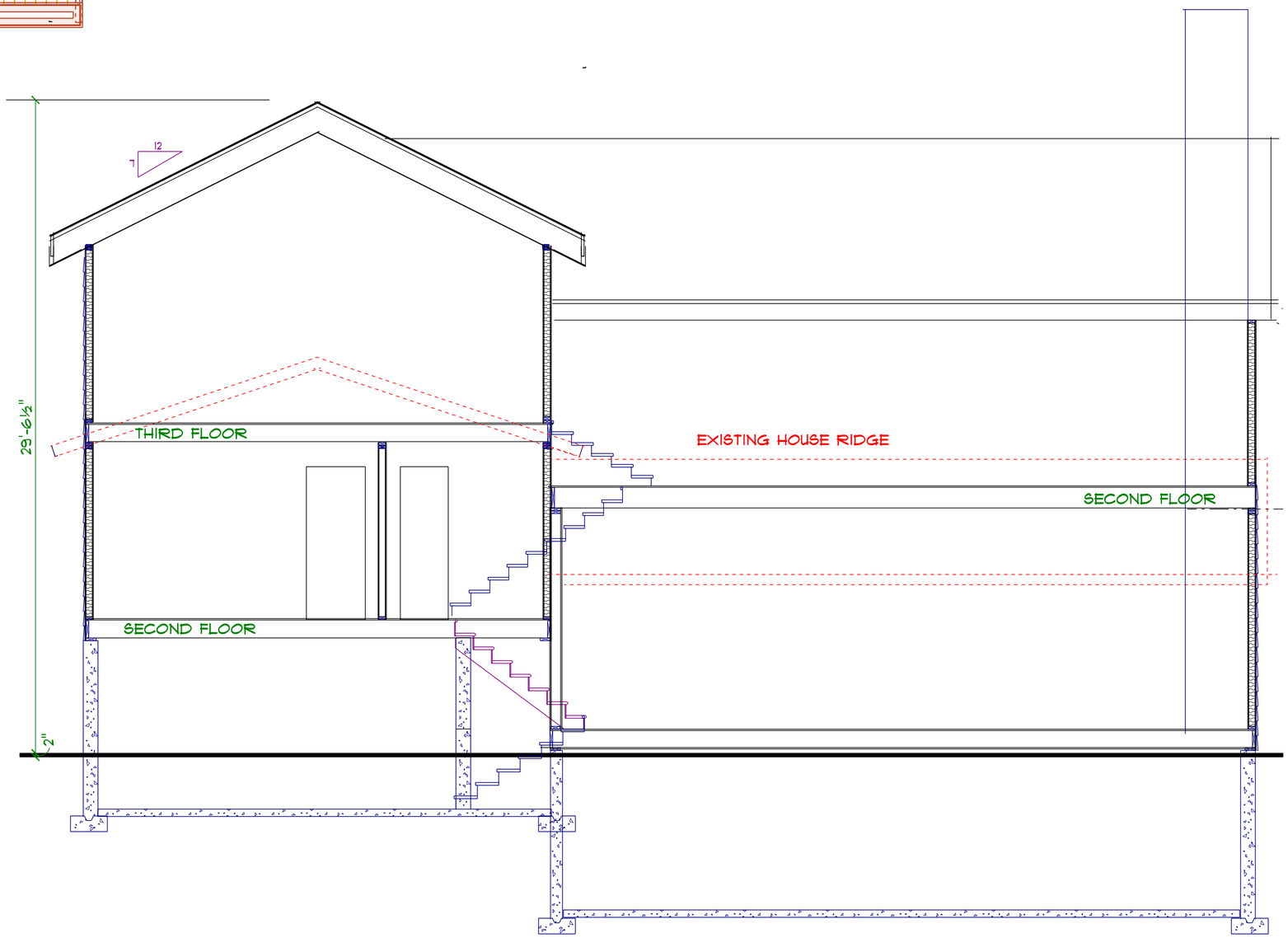
DATE: 2-25-25

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

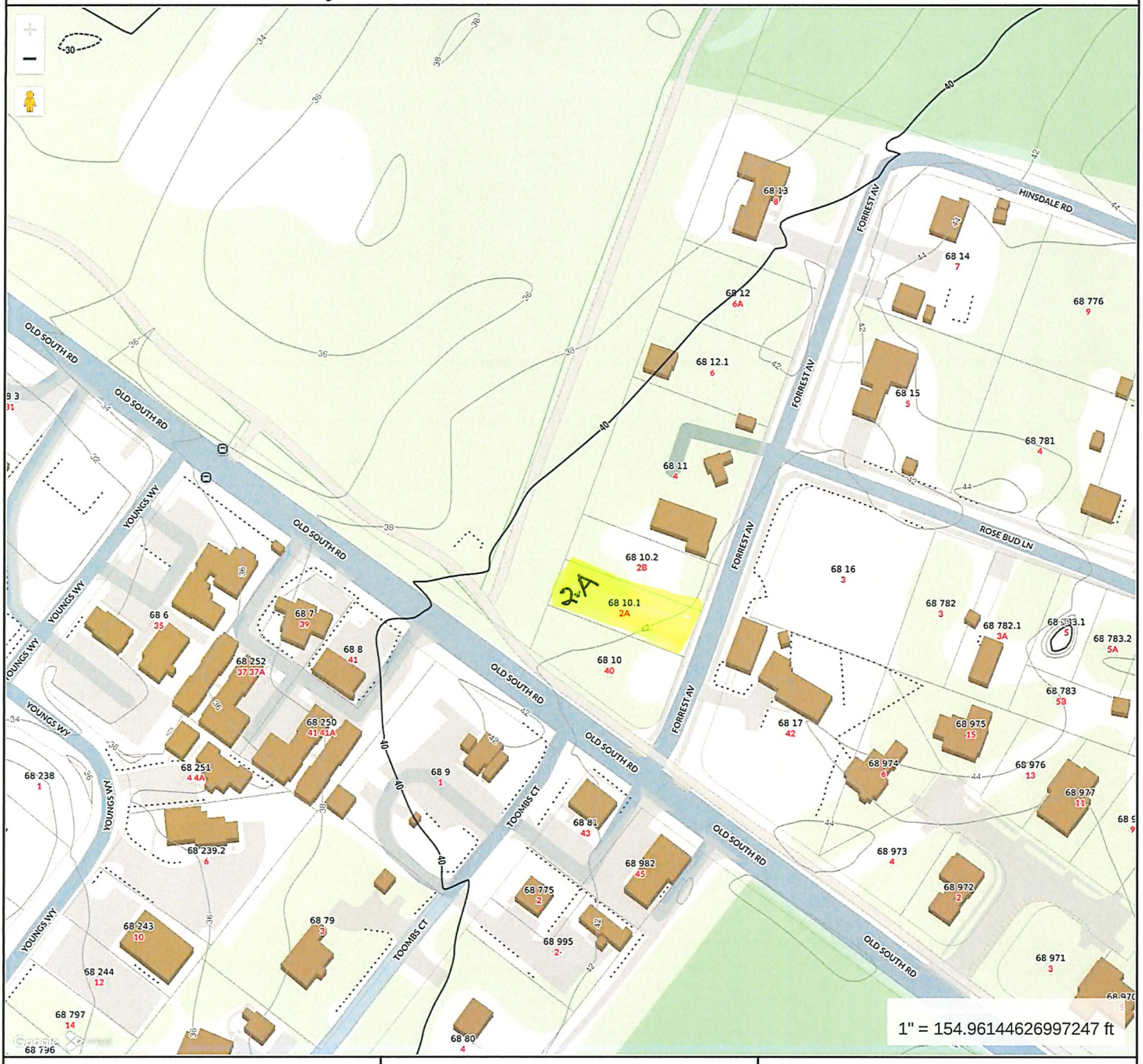
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

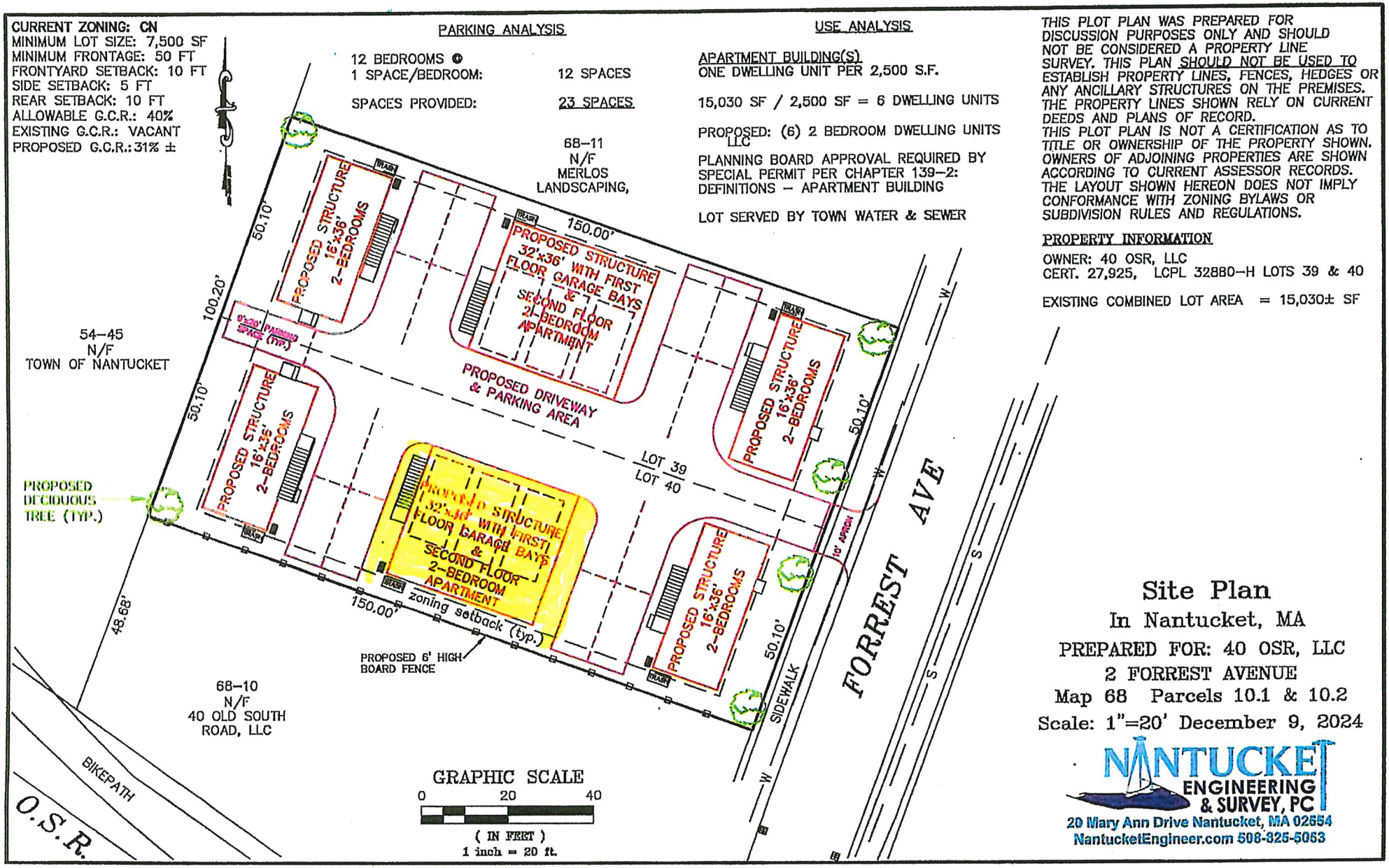


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

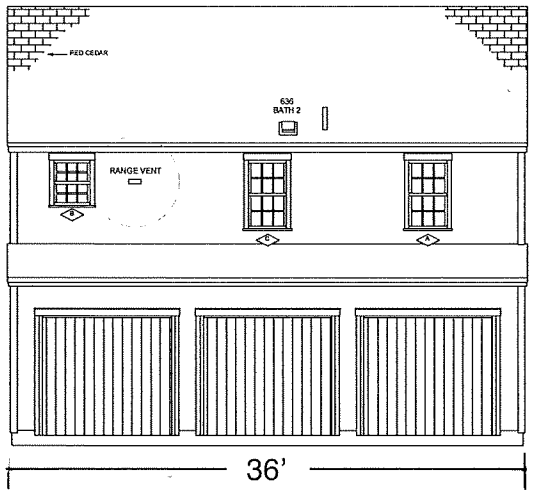
PREPARED FOR: 40 OSR, LLC

2 FORREST AVENUE

Map 68 Parcels 10.1 & 10.2

Scale: 1"=20' December 9, 2024

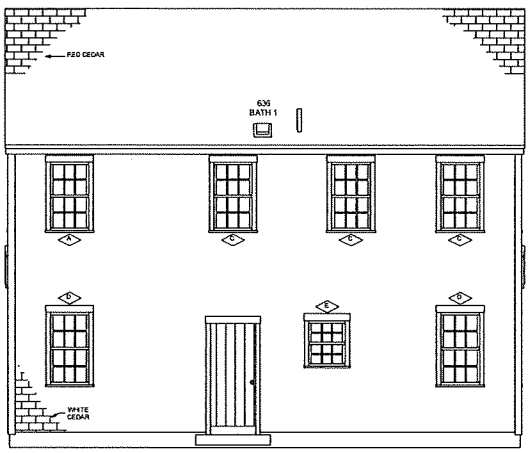
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5063



FRONT ELEVATION

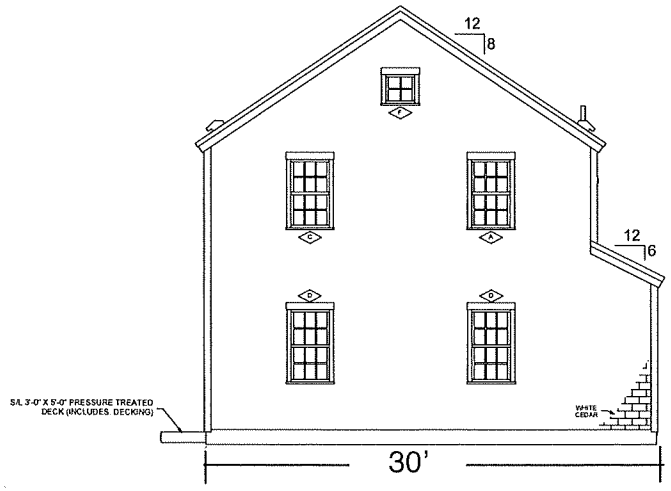
North

28'



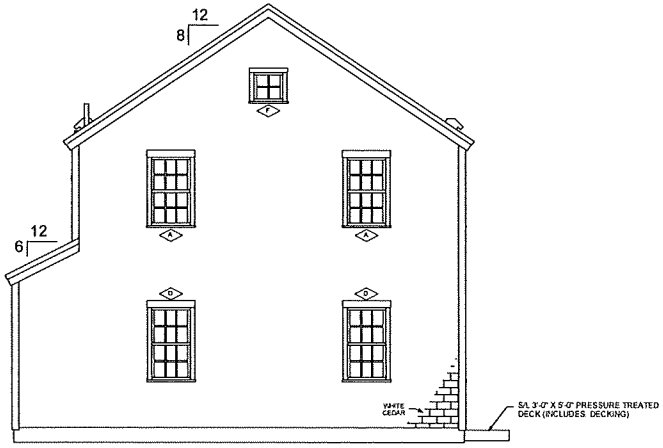
REAR ELEVATION

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

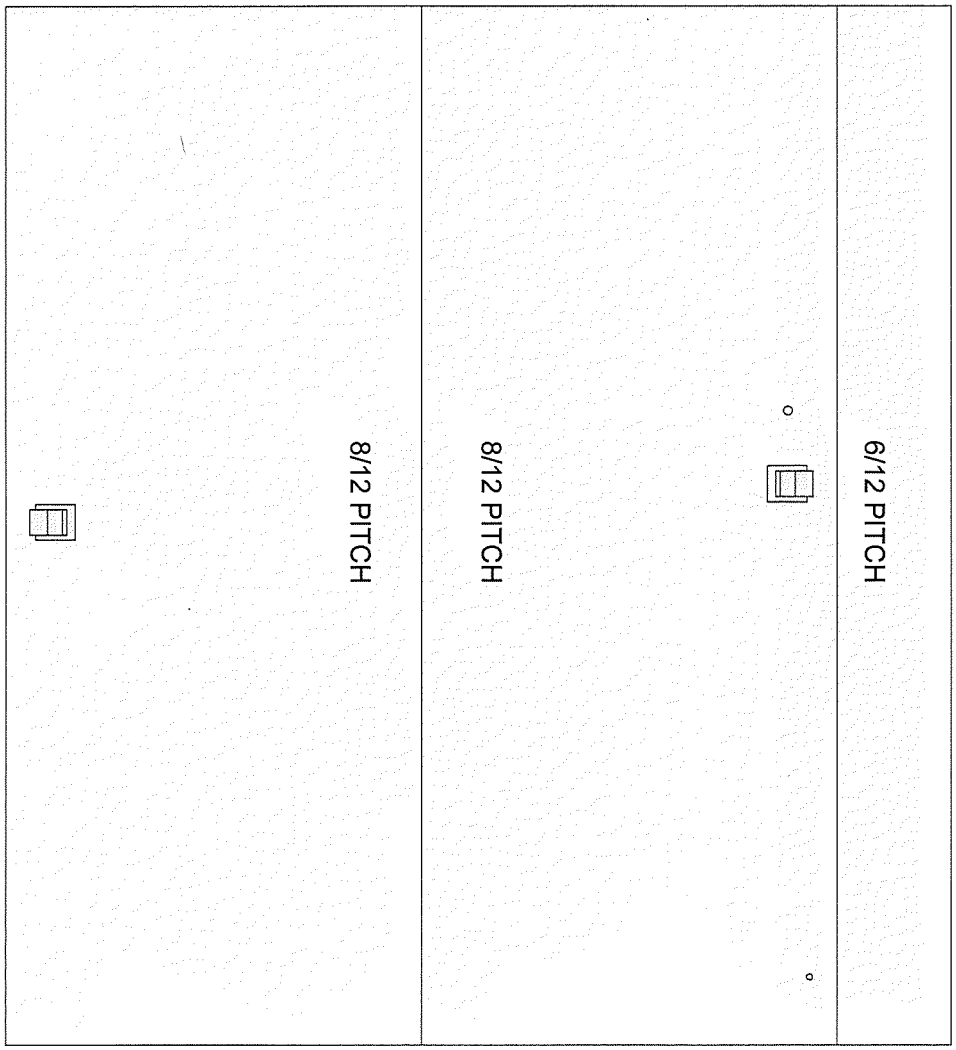
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

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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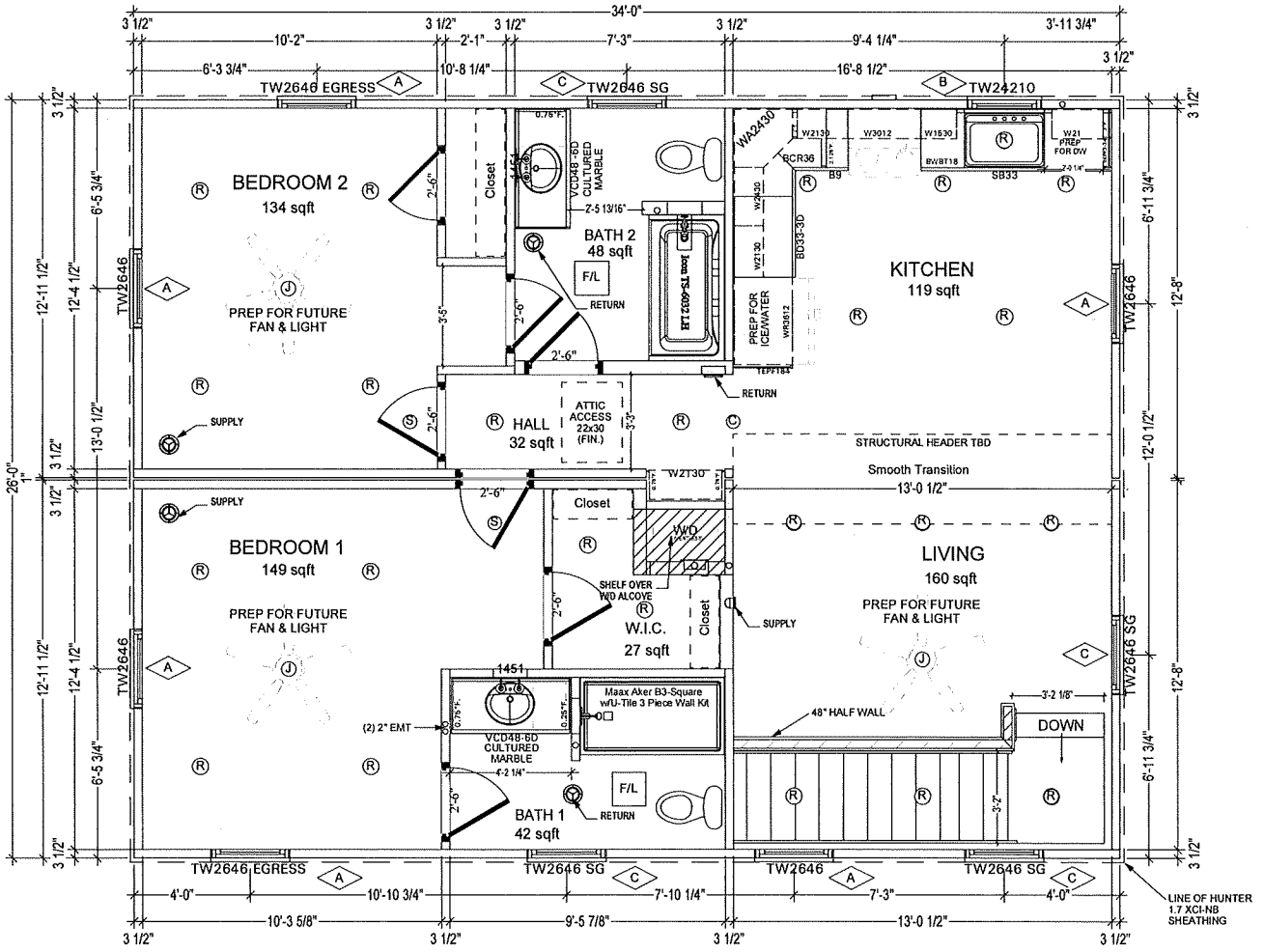
FAX: 207-739-2223
www.kbsbuildersinc.com

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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300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SJF 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

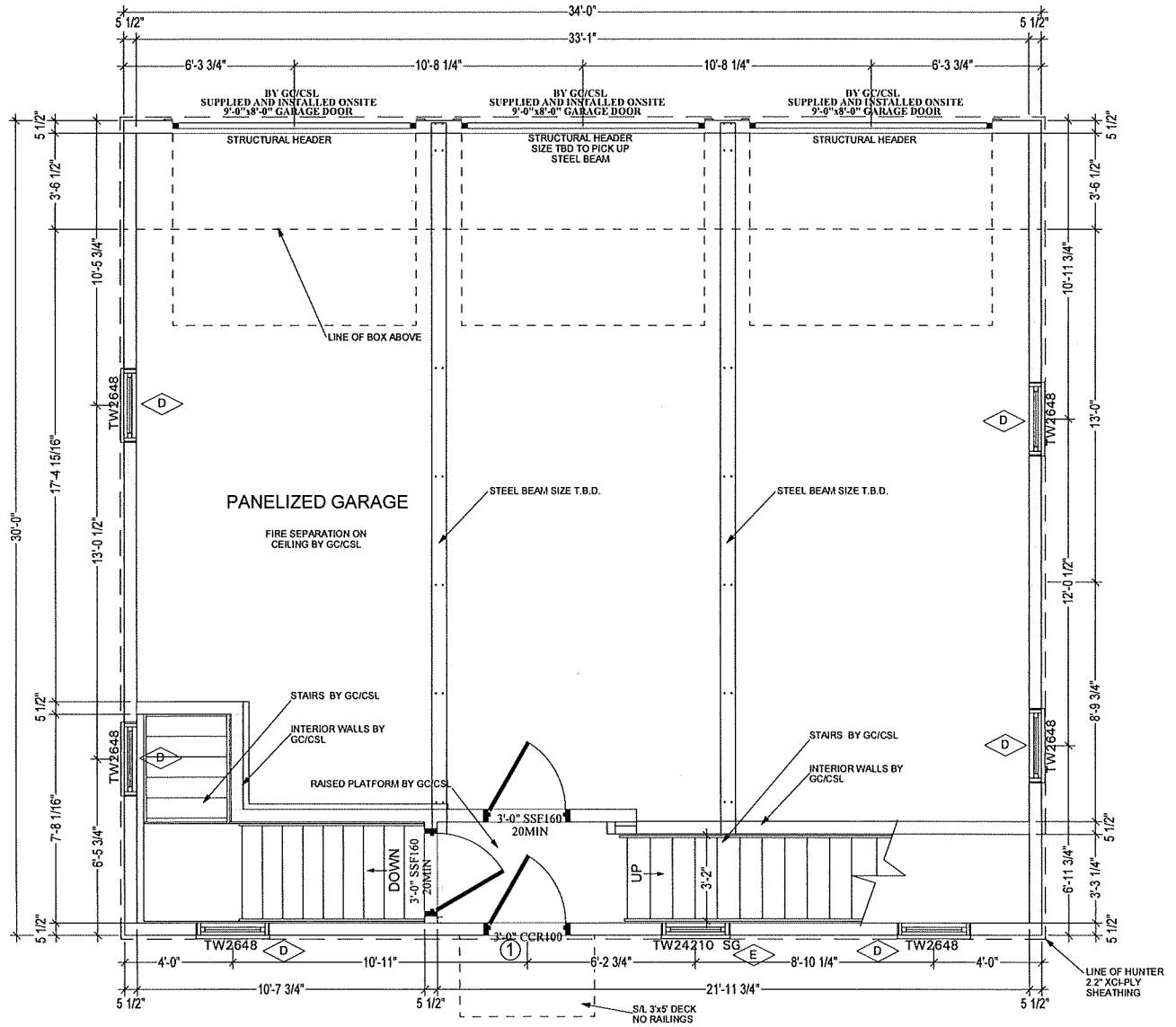
1ST FLOOR PLAN

SHEET #
P5

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

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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 3-5-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

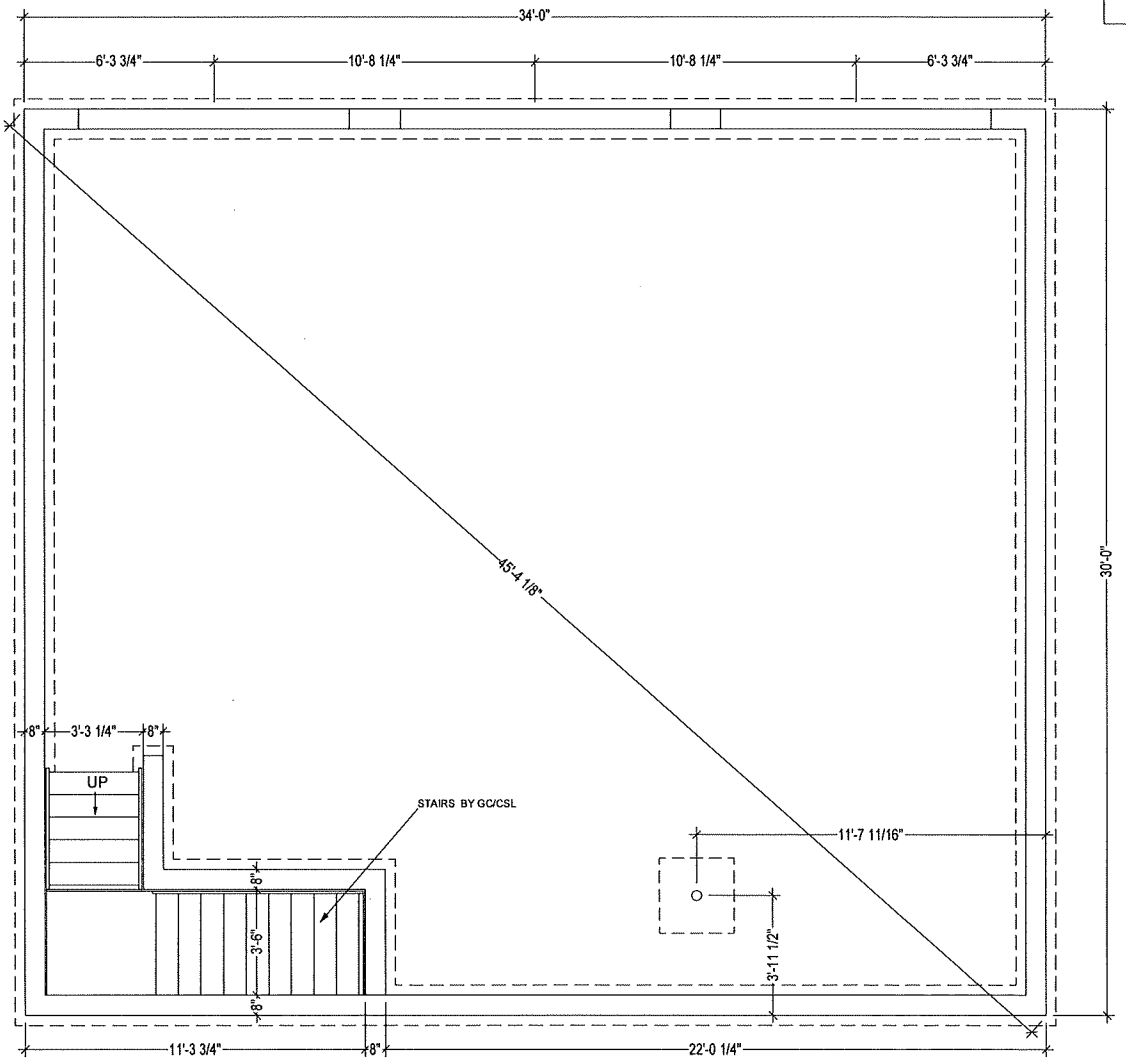
PANELIZED GARAGE

SHEET # P6

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

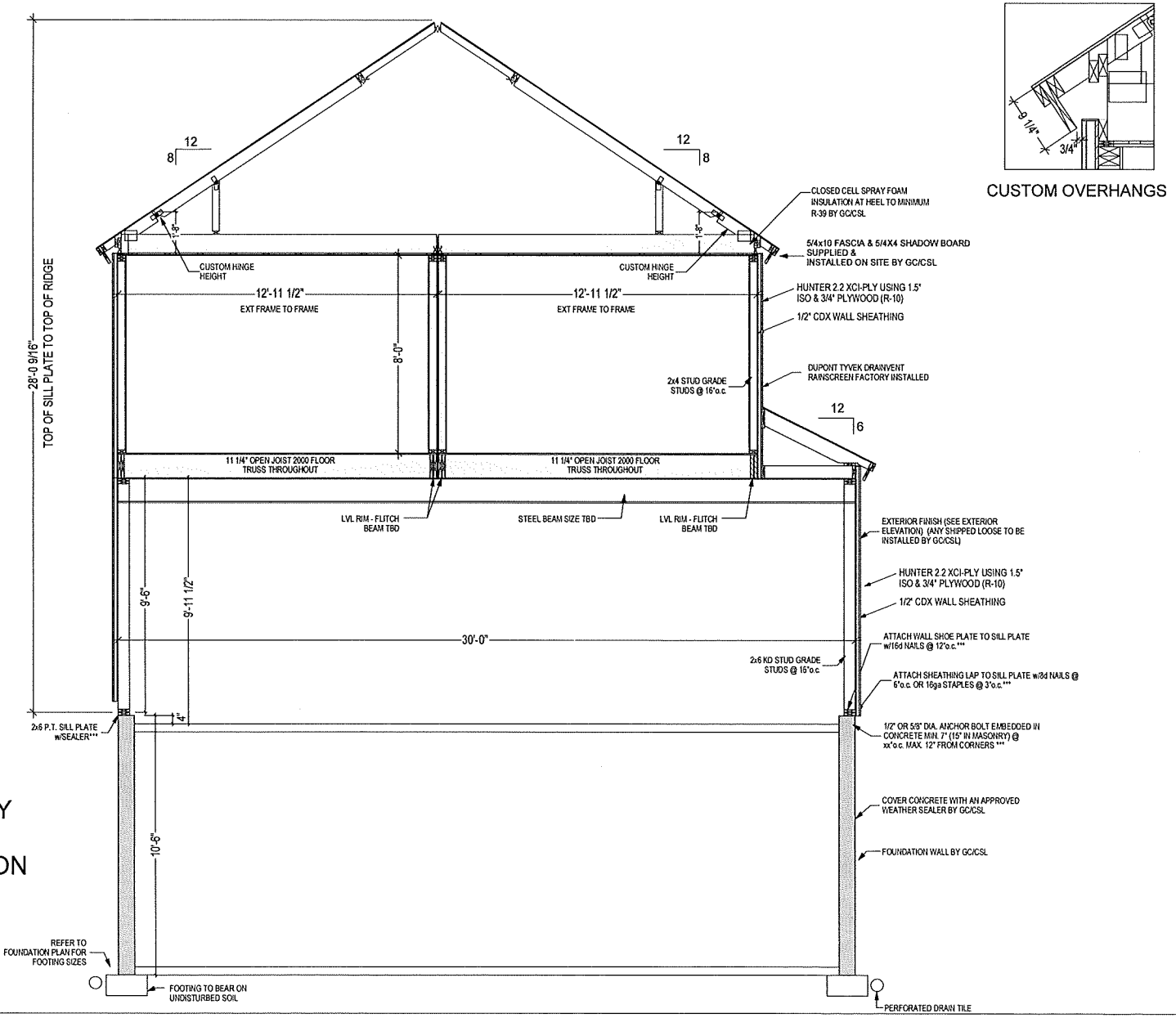
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

KBS Builders Inc.
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300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

PERMIT REV#
DATE:

JOB NAME: 40 Old South Rd
Nantucket, MA

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SECTIONS

SHEET #
P21

SCALE: 1/4" = 1'-0"

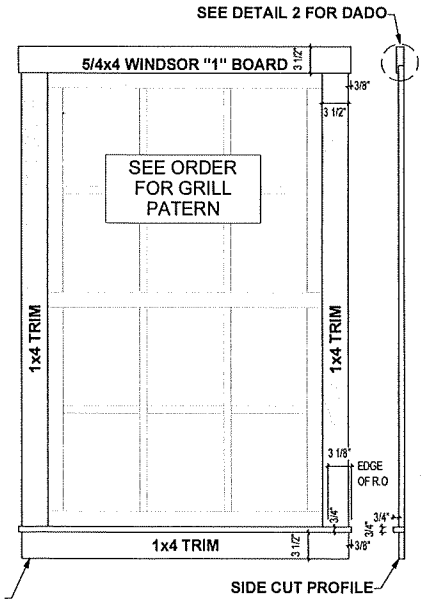
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

WINDOW SCHEDULE

WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	6	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	4	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D (S/L)	6	ANDERSEN	TW2648	31 5/8	58 7/8	1	32 5/8	59 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E (S/L)	1	ANDERSEN	TW24210 TEMP GLASS	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
F (S/L)	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

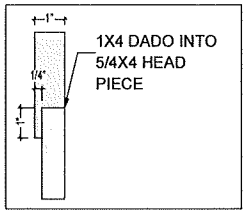
DOOR SCHEDULE

DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



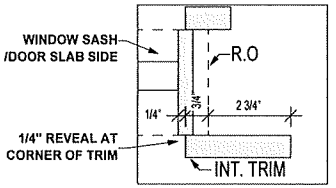
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



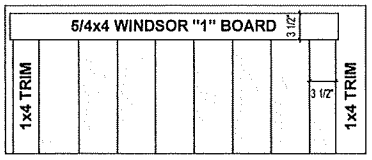
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



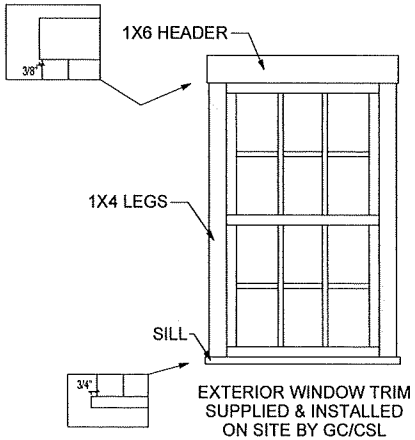
TRIM REVEAL AT CORNER

3 SCALE: N.T.S



FARMHOUSE TRIM AT A DOOR

4 SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd Nantucket, MA

PERMIT REV# DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES: Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

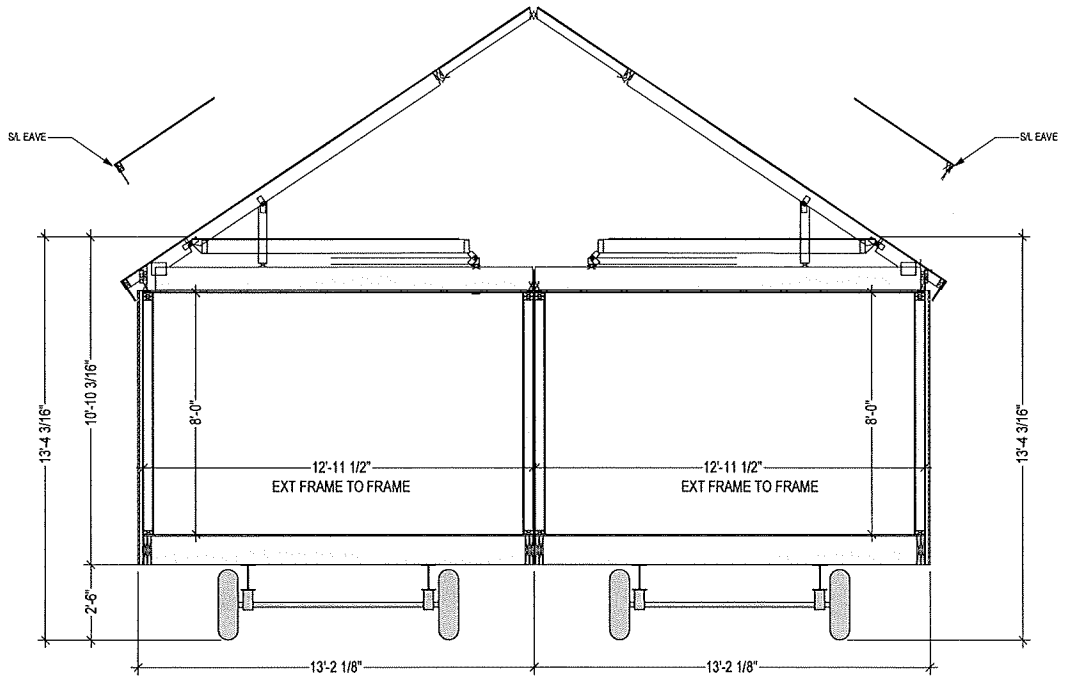
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

MA



BOX "A"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

BOX "B"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

KBS Builders Inc. CUSTOM... QUALITY...
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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



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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
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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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 31

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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
Sent To NANTUCKET TOWN OF WATER COMMISSION
Street and Apt. No., or PO Box No. 1 MILESTONE ROAD
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 48

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☐ Certified Mail Restricted Delivery $0.00
☒ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
Total Postage and Fees $5.58
Sent To 40 OSR LLC
Street and Apt. No., or PO Box No. PO BOX 23
City, State, ZIP+4® NANTUCKET, MA 02554
PS Form 3800, January 2023 See Reverse for Instructions
NANTUCKET MA 0554 06 MAR 07 2025 Postmark Here 02554-9990 03/07/2025
9589 0710 5270 1006 2187 24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 10.2

Street & Number of Proposed Work: LOT 39 2B FORREST AVE

Owner of record: 40 OSR LLC

Mailing Address: Box 23 Nantucket MA 02554

Contact Phone #: 508-735-5159 E-mail: sinandala@aol.com

AGENT INFORMATION (if applicable)

Name: Gary Winn

Mailing Address: 37 Main St Nantucket MA 02554

Contact Phone #: 508-330-3069 E-mail: gary@mawypeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other 3 Bay Garage w/ 2 Bed | 2 Bath apartment above (condo)

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 960 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 832 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 28' South 28' East 28' West 28'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1x4/5/4 header Door Frame 1x4/5/4 header Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front V groove panel, Fiberglass Rear V groove panel, Fiberglass Side _____

Garage Door(s): Type overhead Material 1x6 vertical red cedar

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim Natural to weather Sash Black Doors Black

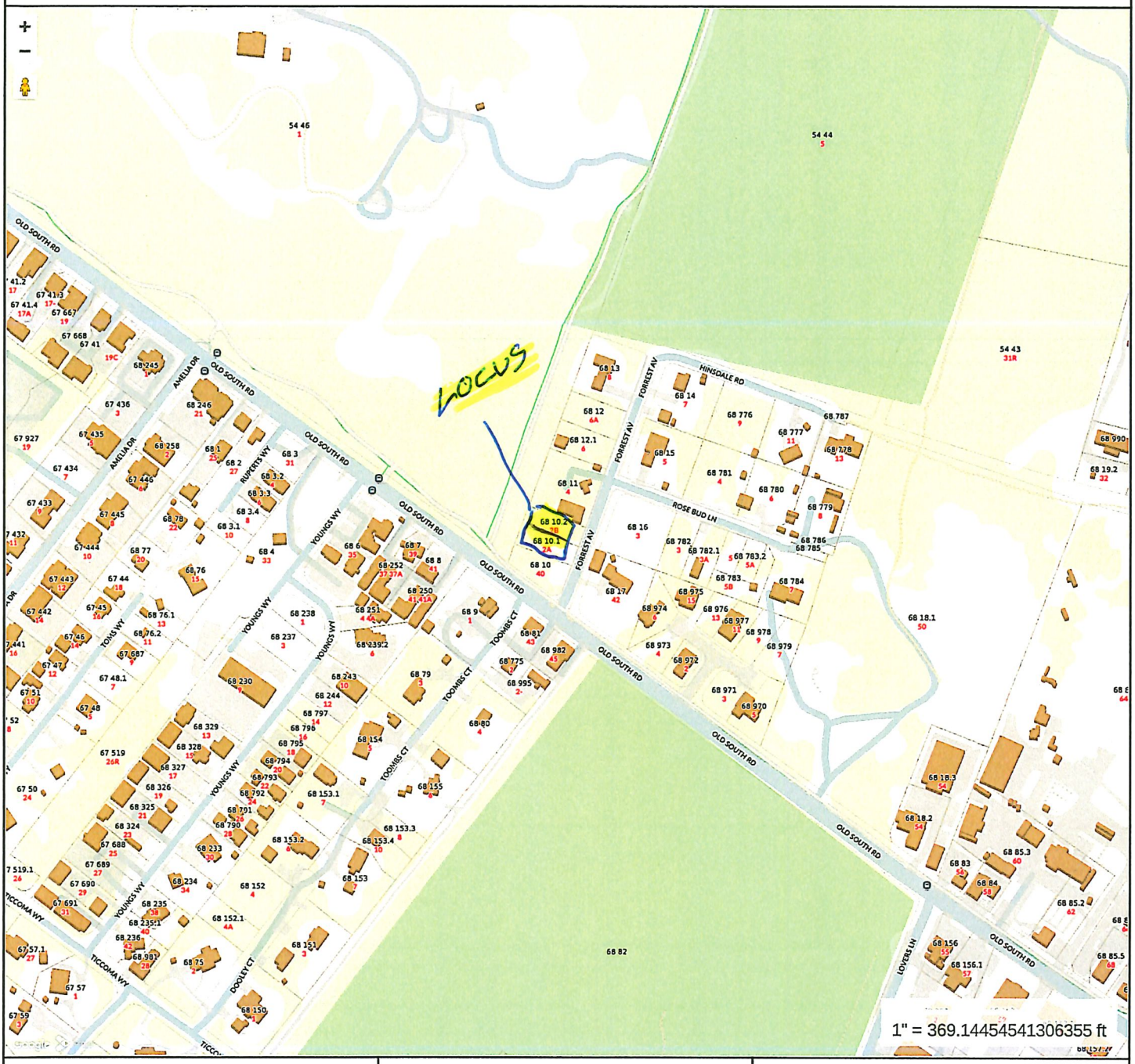
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/7/25 Signature of owner of record Cathy E. Cortes Signed under penalties of perjury:

2A 2B Forest Ave LOCUS MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING: CN
MINIMUM LOT SIZE: 7,500 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 40%
EXISTING G.C.R.: VACANT
PROPOSED G.C.R.: 31% ±

PARKING ANALYSIS

12 BEDROOMS @
1 SPACE/BEDROOM: 12 SPACES

SPACES PROVIDED: 23 SPACES

USE ANALYSIS

APARTMENT BUILDING(S)
ONE DWELLING UNIT PER 2,500 S.F.

15,030 SF / 2,500 SF = 6 DWELLING UNITS

PROPOSED: (6) 2 BEDROOM DWELLING UNITS

PLANNING BOARD APPROVAL REQUIRED BY SPECIAL PERMIT PER CHAPTER 139-2: DEFINITIONS – APARTMENT BUILDING

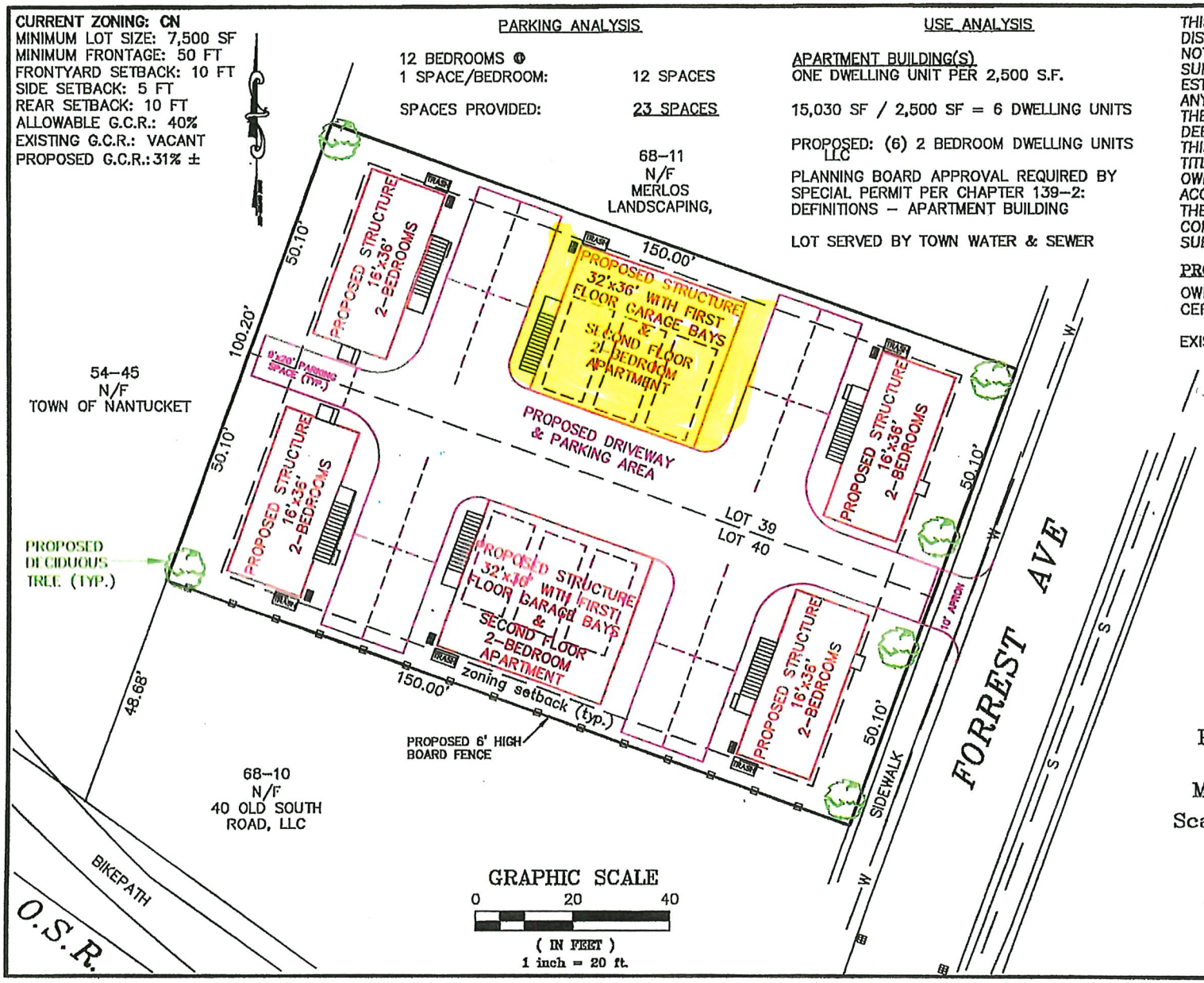
LOT SERVED BY TOWN WATER & SEWER

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

PROPERTY INFORMATION

OWNER: 40 OSR, LLC
CERT. 27,925, LCPL 32880-H LOTS 39 & 40

EXISTING COMBINED LOT AREA = 15,030± SF

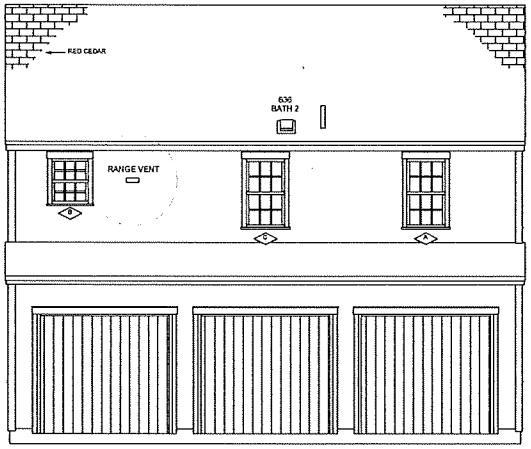


Site Plan

In Nantucket, MA

PREPARED FOR: 40 OSR, LLC
2 FORREST AVENUE
Map 68 Parcels 10.1 & 10.2
Scale: 1"=20' December 9, 2024

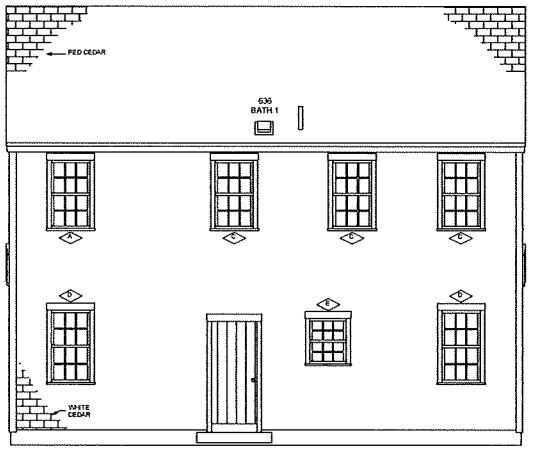
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



FRONT ELEVATION

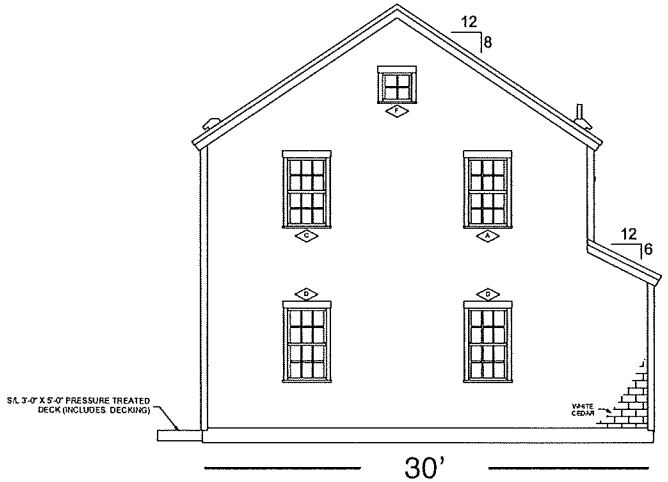
South

28'



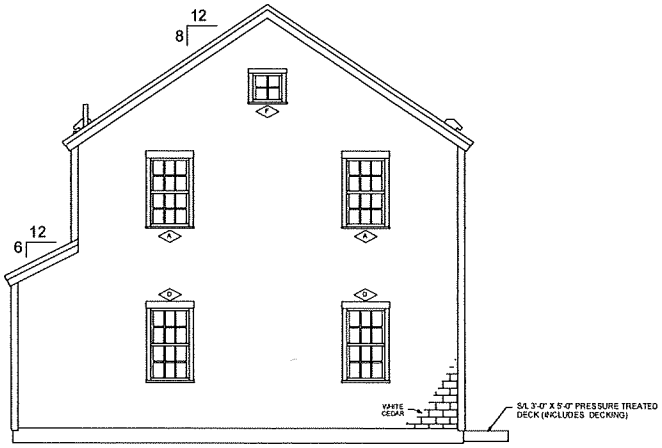
REAR ELEVATION

North



LEFT ELEVATION

West



RIGHT ELEVATION

East

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

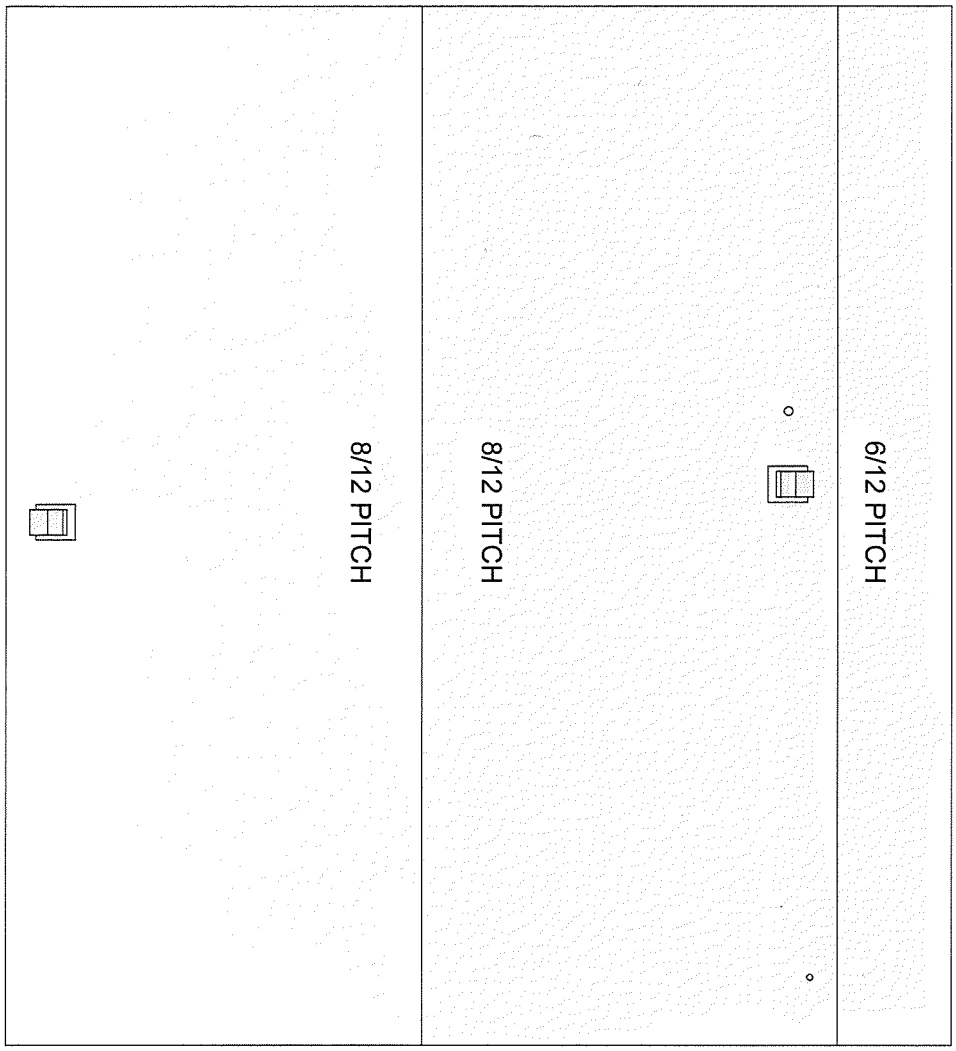
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

ELEVATIONS

SHEET #
P2

SCALE: 1/8" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d



SCALE: 3/4" = 1'-0"

SHEET # P4

SERIAL #: KBS-4721

DATE: 2-11-2025

DWN BY: DRW

ROOF VIEW

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

JOB NAME:
40 Old South Rd
Nantucket, MA

BUILDER:
40 OSR LLC

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

PERMIT REV#
DATE:

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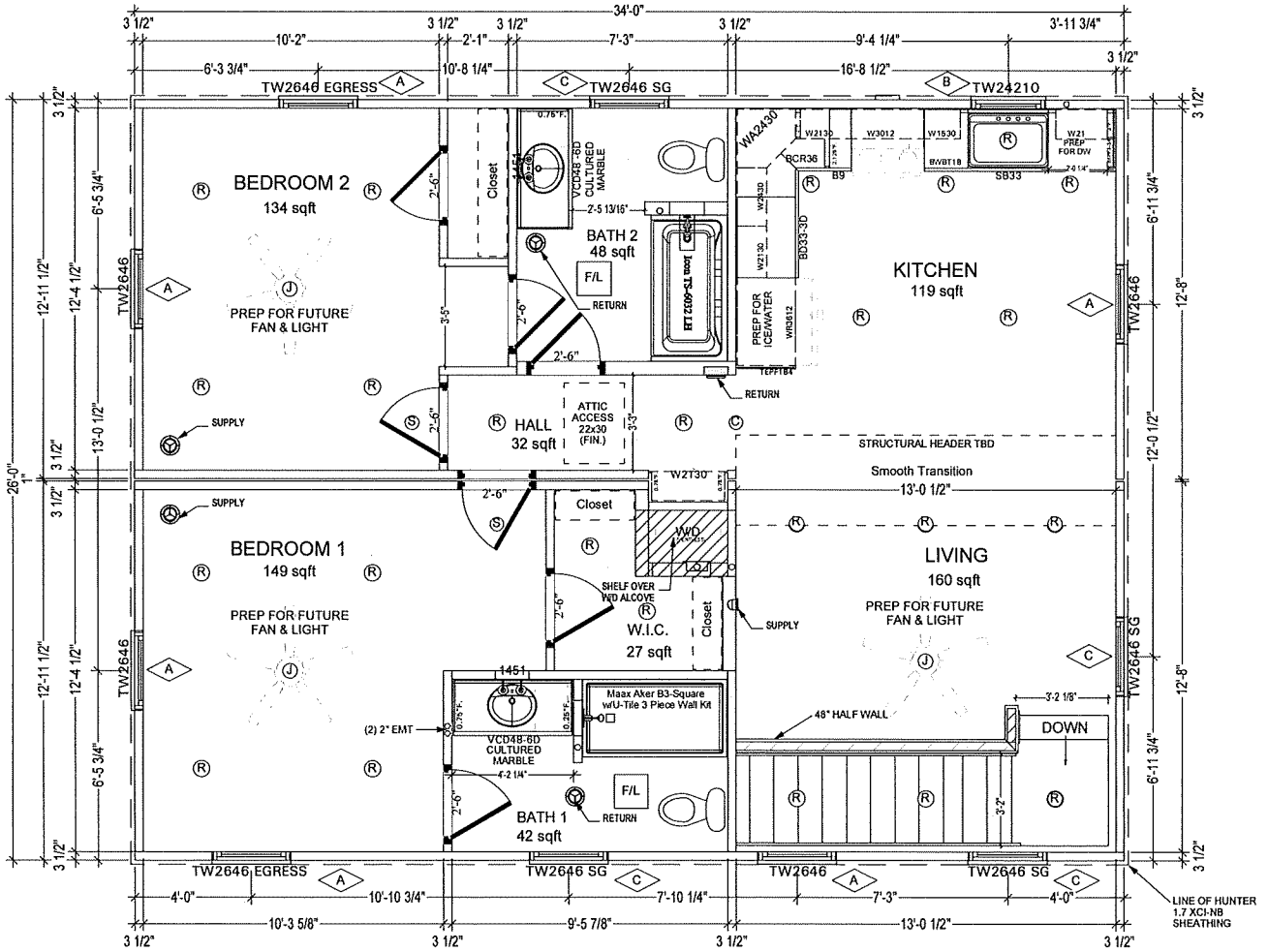
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



BOX "A"
441 sqft
(EBW = 18,640#)

BOX "B"
441 sqft
(EBW = 18,640#)

TOP OF WINDOW ROUGH OPENING = 88" ASF

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:
REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-8-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

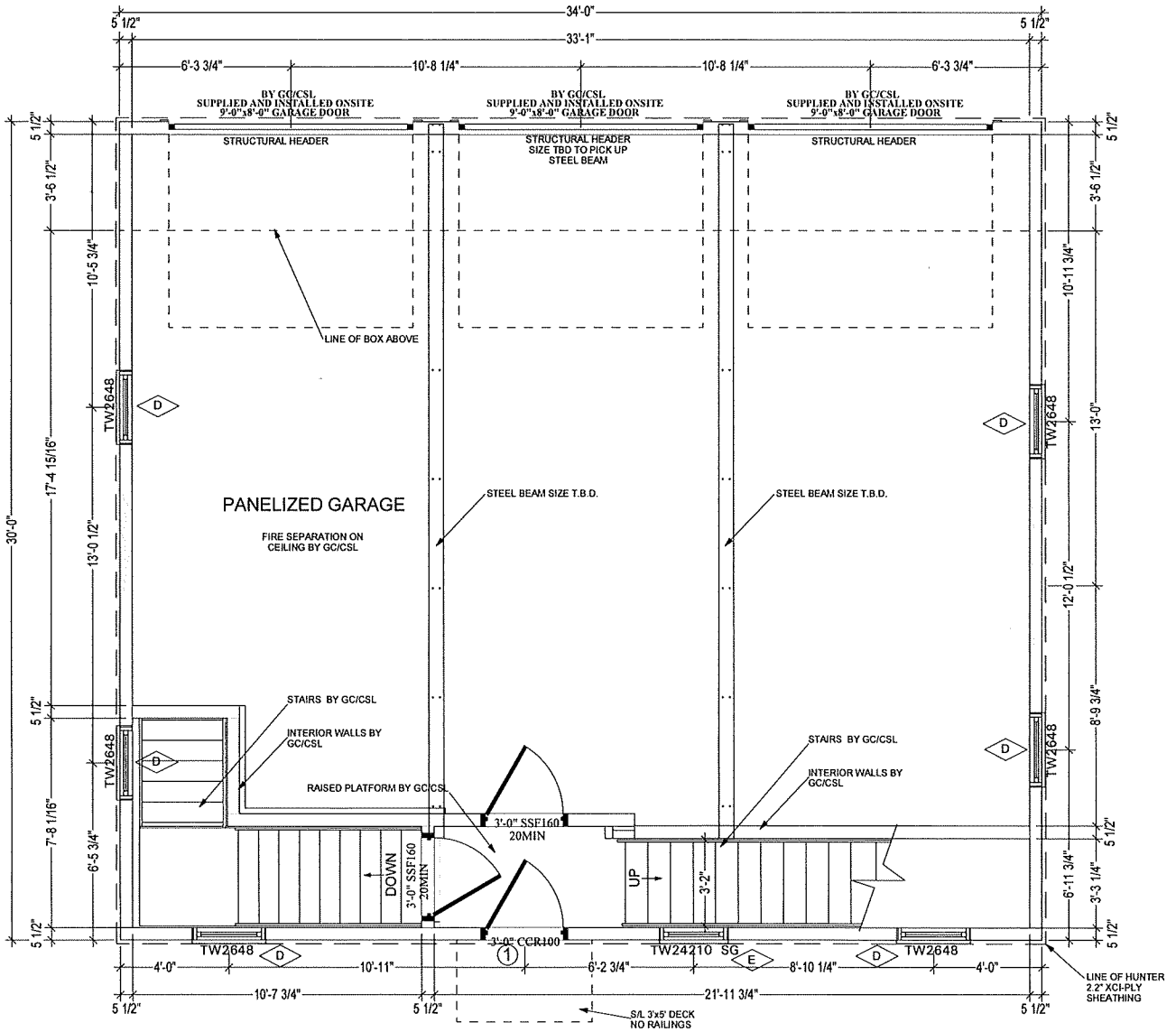
1ST FLOOR PLAN

SHEET #
P5

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

FRONT



TOP OF WINDOW ROUGH OPENING = 94 1/4" ABOVE KBS BOTTOM PLATE

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-8-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

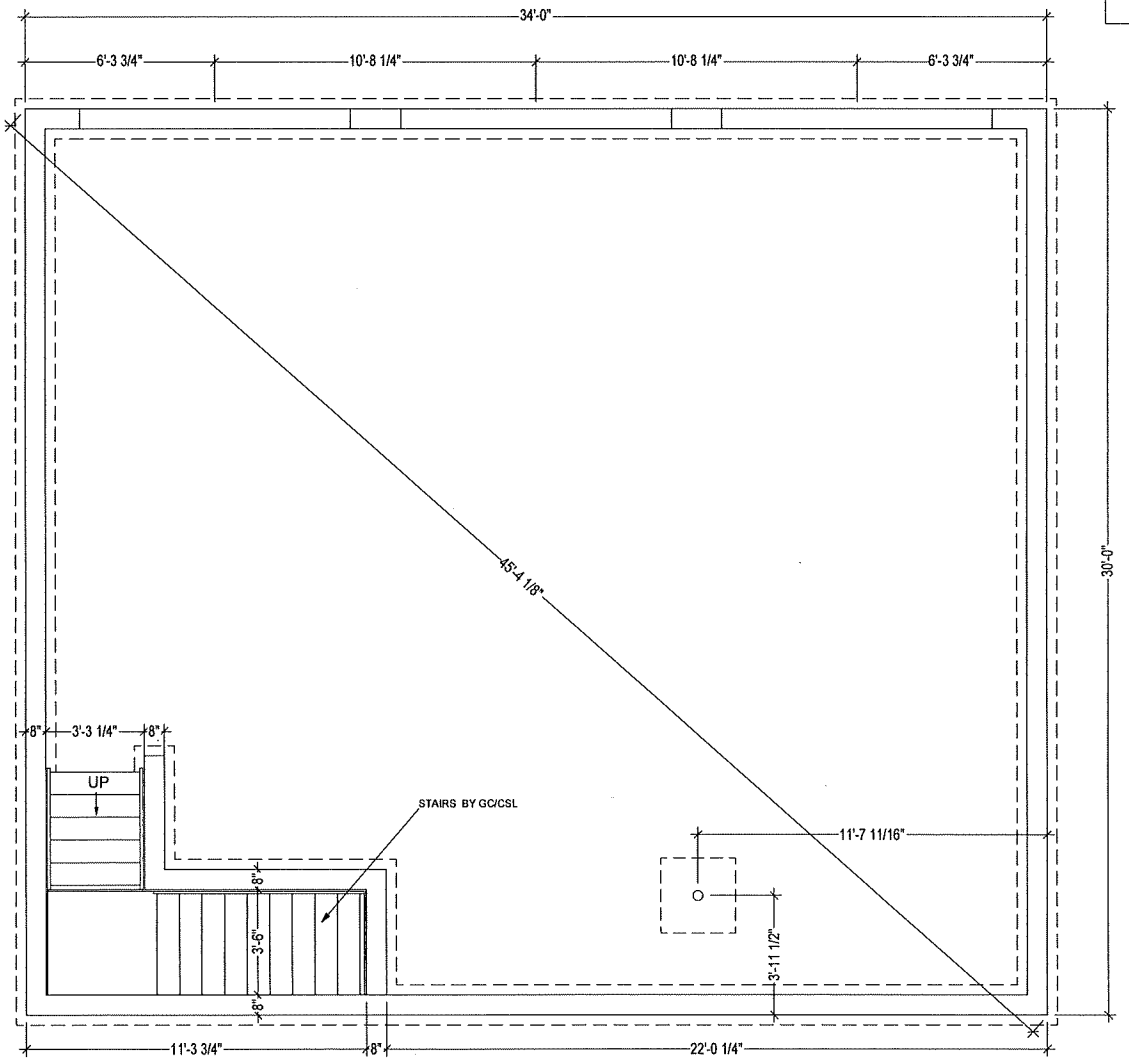
PANELIZED GARAGE

SHEET #
P6

SCALE: 1/4" = 1'-0"

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

NOTE:
AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED TO MEET STATE AND LOCAL CODES BY GC/CSL IN THE FIELD



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

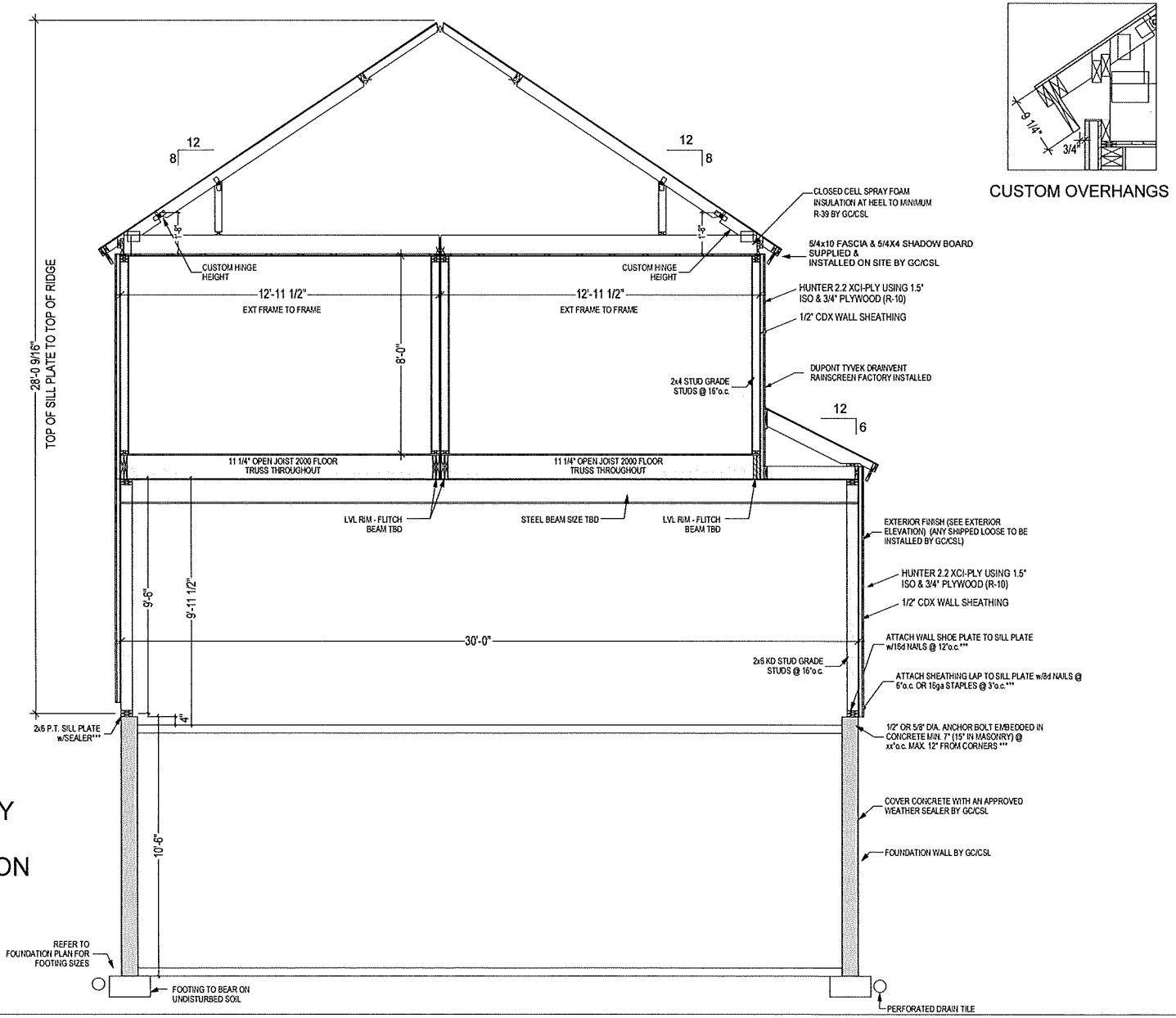
SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

FOUNDATION

SHEET #
P14

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 28x36 2 box above panel garage\Engineering\4721.2d



CUSTOM OVERHANGS

PRELIMINARY
NOT FOR
CONSTRUCTION

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE:

REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-5-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW
SECTIONS

SHEET # P21

SCALE: 1/4" = 1'-0"

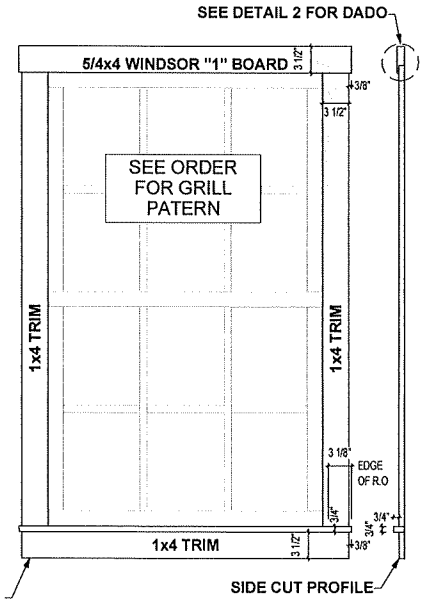
T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

WINDOW SCHEDULE

WINDOW ID	QUANTITY	MANUFACTURER	CALLOUT	UNIT (TTT) WIDTH	UNIT (TTT) HEIGHT	TTT + EXTRA	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
A	6	ANDERSEN	TW2646	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
B	1	ANDERSEN	TW24210	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
C	4	ANDERSEN	TW2646 TEMP GLASS	31 5/8	56 7/8	1	32 5/8	57 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
D (S/L)	6	ANDERSEN	TW2648	31 5/8	58 7/8	1	32 5/8	59 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
E (S/L)	1	ANDERSEN	TW24210 TEMP GLASS	29 5/8	30 7/8	1	30 5/8	31 7/8	400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/6 SDL	BLACK
F (S/L)	2	ANDERSEN	C12	24 1/8	24 1/8	1	25 1/8	25 1/8	400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL	BLACK

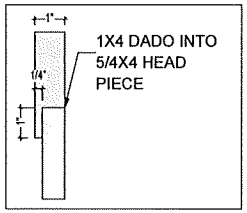
DOOR SCHEDULE

DOOR ID	QUANTITY	MANUFACTURER	CALLOUT	KBS R.O. WIDTH	KBS R.O. HEIGHT	DESCRIPTION	COLOR
1	1	THERMA-TRU	CCR100	38 1/2	83 1/4	EXTERIOR, MAHOGANY GRAIN SOLID PANEL BEADBOARD (LEFT HAND IN-SWING)	BLACK



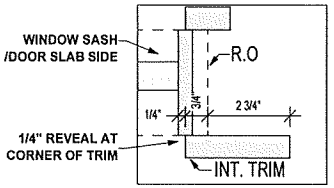
FARMHOUSE TRIM w/ SILL

1 SCALE: N.T.S



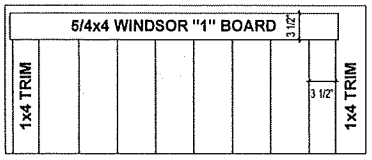
HEAD PIECE ENLARGED VIEW

2 SCALE: N.T.S



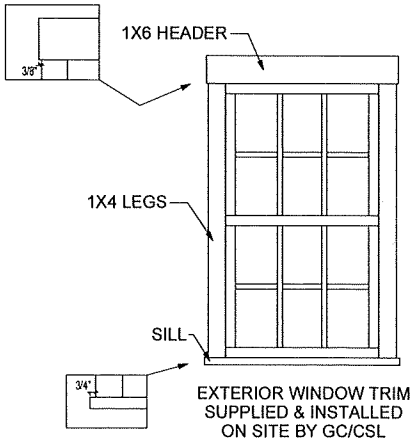
TRIM REVEAL AT CORNER

3 SCALE: N.T.S



FARMHOUSE TRIM AT A DOOR

4 SCALE: N.T.S



EXTERIOR WINDOW TRIM SUPPLIED & INSTALLED ON SITE BY GC/CSL

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd Nantucket, MA

PERMIT REV# DATE:
REV#/DATE: #2 DRW 2-25-2025
REV#/DATE: 3 SLP 3-6-25
REV#/DATE:
REV#/DATE:

NOTES: Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

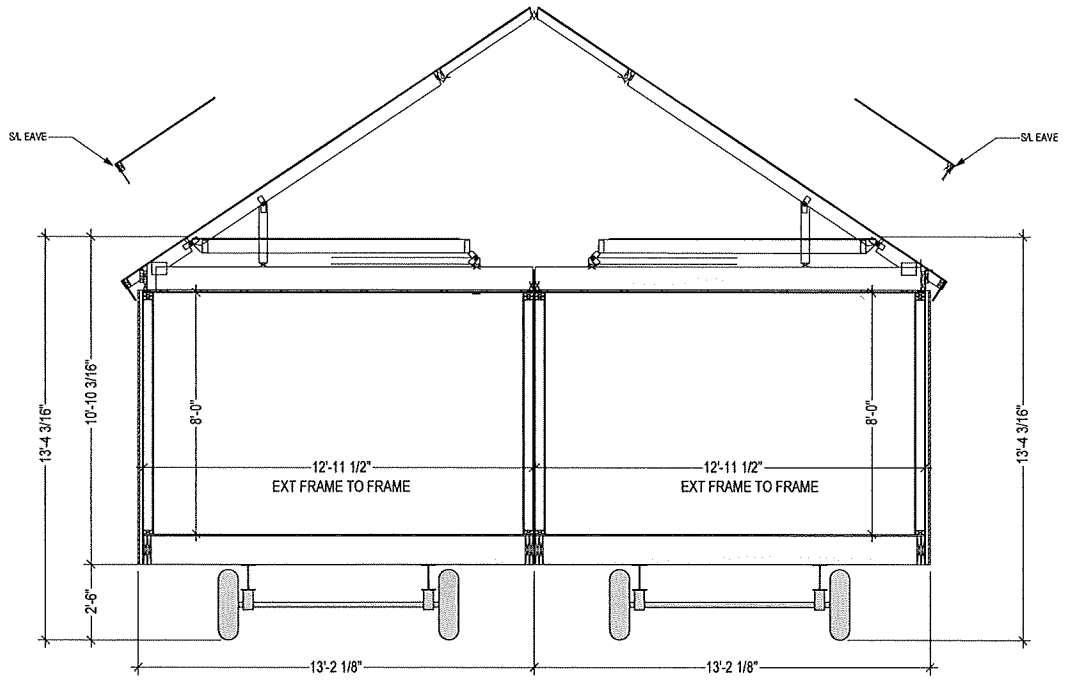
WINDOW/DOOR SCHEDULE & TRIM DETAILS

SHEET # P25

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

MA



BOX "A"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

BOX "B"
PROJECTED SHIPPING INFO:
W @ Eaves (S/L) = +/- 13'-4"
W @ Road = +/- 13'-4"
H w/ UF S/L = +/- 13'-6"

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: 40 OSR LLC

JOB NAME: 40 Old South Rd
Nantucket, MA

PERMIT REV#
DATE
REV/DATE: #2 DRW 2-25-2025
REV/DATE: 3 SLP 3-6-25
REV/DATE:
REV/DATE:

NOTES:
Ranch
25# GSL / 140 MPH (Vult) WIND
ANDERSEN WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

SERIAL #: KBS-4721
DATE: 2-11-2025
DWN BY: DRW

SHIPPING SECTION

SHEET #
P1002

SCALE: NONE

T:\1_Jobs\4721 40 OSR Billy Cassidy 26x36 2 box above panel garage\Engineering\4721.2d

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....40 OSR LLC.....

MAILING ADDRESS.....PO BOX 23, NANTUCKET, MA 02554.....

PROPERTY LOCATION.....2B FORREST AVE.....

ASSESSORS MAP/PARCEL.....68/10.2.....

SUBMITTED BY:.....WILLIAM CASSIDY.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

JANUARY 10, 2025
DATE

Mary Haley Digitally signed by Mary Haley Date: 2025.01.10 15:50:27 -05'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET TOWN OF
WATER COMMISSION
1 MILESTONE RD
NANTUCKET, MA 02554

40 OSR LLC
PO BOX 23
NANTUCKET, MA 02554

MERLOS LANDSCAPING LLC
61 OLD SOUTH RD PMB 179
NANTUCKET, MA 02554

HOLDGATE CHRISTOPHER J TRST
CJH FAMILY TR
104 SOMERSET RD
NANTUCKET, MA O2554

HOLDGATE DONALD W JR & VERON
ANNMARIE
210 SUNNYSIDE DR
ST MARYS, GA 31558

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Stephen Welch
Chair

Ray Pohl
Vice-Chair

Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Gary Winn

AS AGENT FOR 40 OSR, LLC

STREET ADDRESS 23 FORREST AVE

MAP/PARCEL 68 / 10.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/7/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 3/7/25

9589 0710 5270 1006 2187 00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Saint Marys, GA 31558

OFFICIAL USE

Certified Mail Fee $4.85 — 0554 06

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE DONALD W. JR & VERNON ANN MARIE

Street and Apt. No., or PO Box No.: 210 SUNNYSIDE DR.

City, State, ZIP+4®: ST. MARYS, GA 31558

PS Form 3800, January 2023 PSN 7530 02 000 9047 — See Reverse for Instructions

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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

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA

Sent To: NANTUCKET TOWN OF WATER COMMISSION

Street and Apt. No., or PO Box No.: 1 MILESTONE ROAD

City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530 02 000 9047 — See Reverse for Instructions

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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

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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- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☒ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

Postmark Here — MAR 07 2025 — 03/07/2025 — NANTUCKET MA — 02554-9998

Sent To: HOLDGATE CHRISTOPHER J. TRST. / CJH FAMILY TR.

Street and Apt. No., or PO Box No.: 104 SOMERSET RD.

City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530 02 000 9047 — See Reverse for Instructions

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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

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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City, State, ZIP+4®

ANATHAN LLC
304 CHARROUX DRIVE
PALM BEACH GARDENS, FL
33410

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JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

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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

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Street and Apt. No.
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LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

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FEB 19 2025
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Street and Apt. No.
City, State, ZIP+4®

VANACORE MARK TRST ETAL
1295 N PARK AV
WINTER PARK, FL 32789

MIDTOWN STATION NEW YORK NY
FEB 19 2025
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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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Street and Apt. No.
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82 POCOMO LLC
C/O 37 CENTER ST
37 CENTER ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
FEB 19 2025
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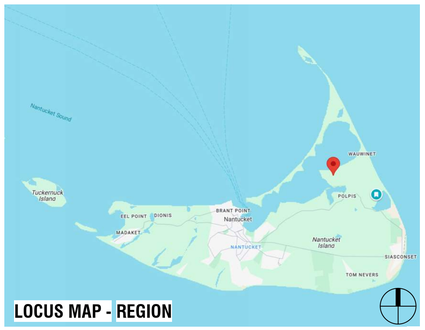
5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

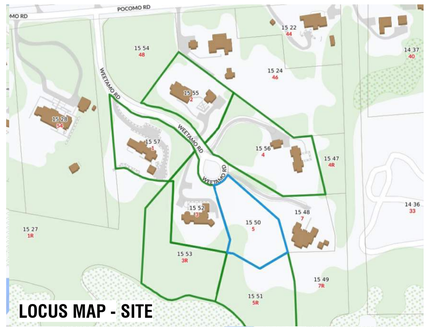




LOCUS MAP - REGION



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

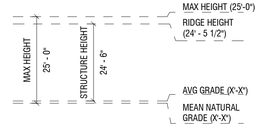
	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM 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

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

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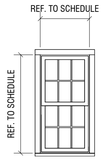
WINDOW SCHEDULE

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		

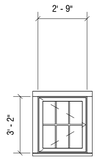
DOOR SCHEDULE - EXTERIOR

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	

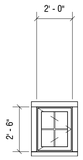
WINDOW TYPES



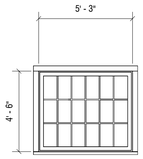
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



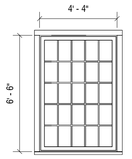
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

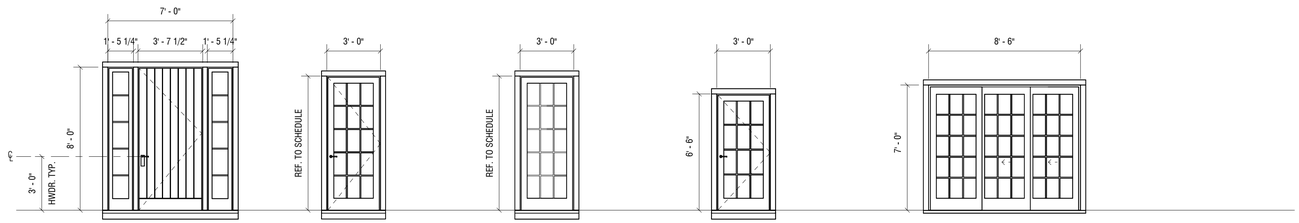


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



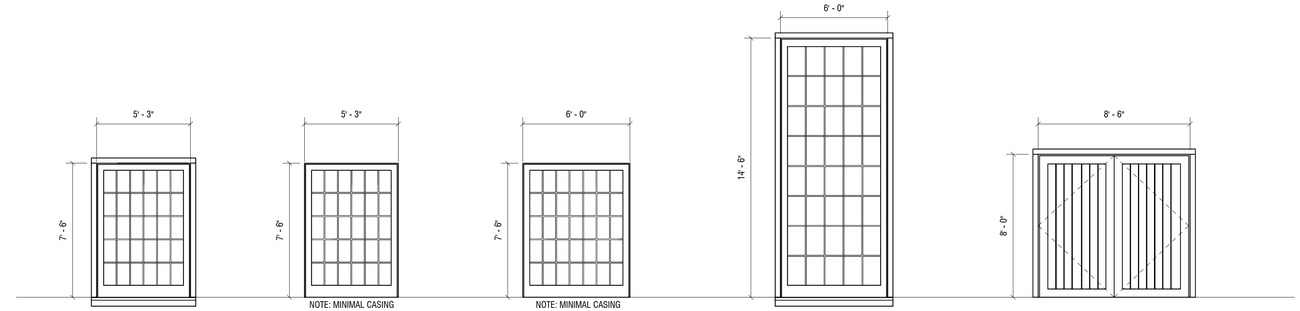
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

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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02/24/2025	HDC NEW BUSINESS SUBMISSION

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WINDOW AND DOOR SCHEDULE

G-002

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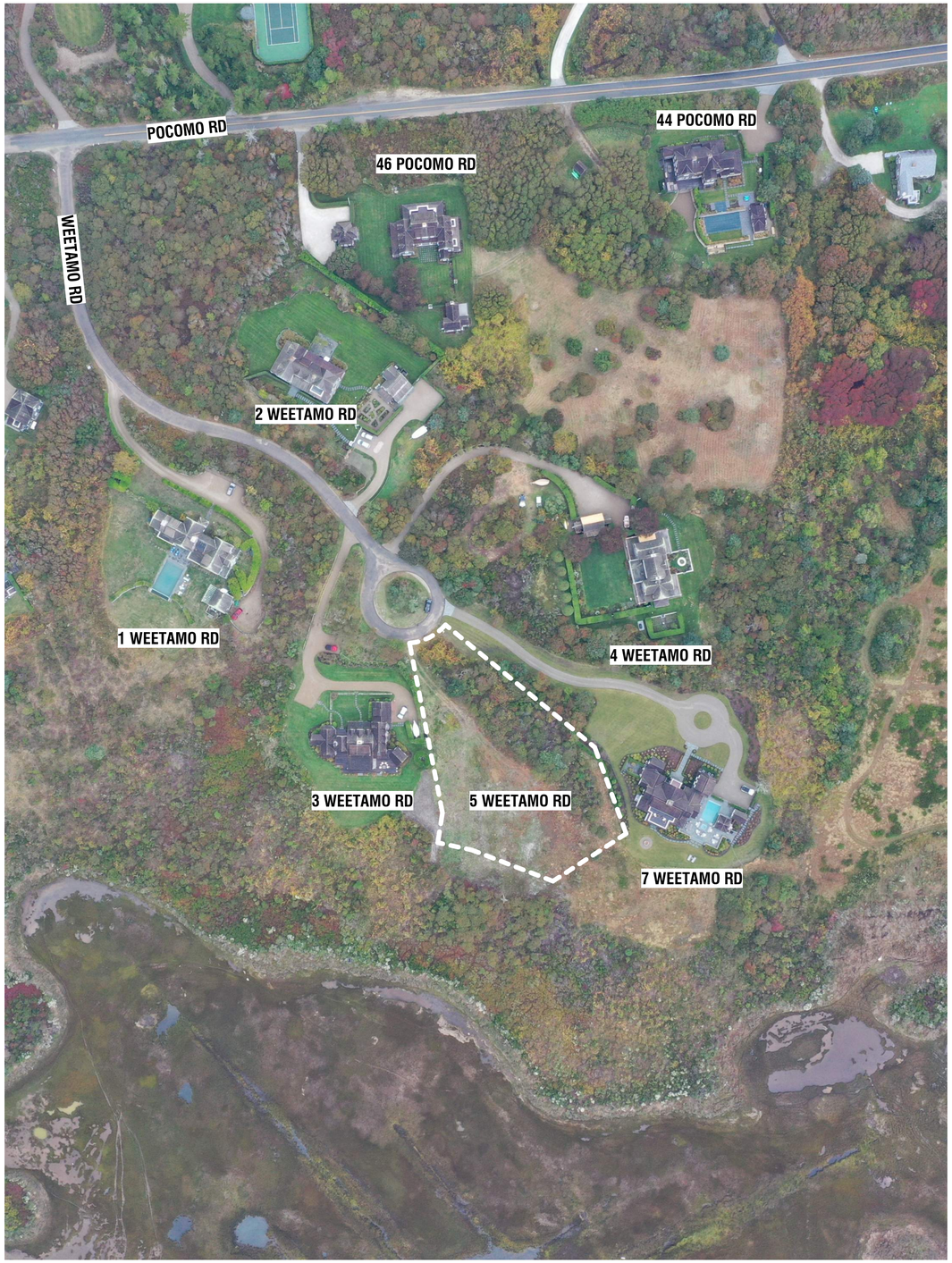



1. AERIALVIEW - LOOKING SOUTH



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

5WR

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G-003

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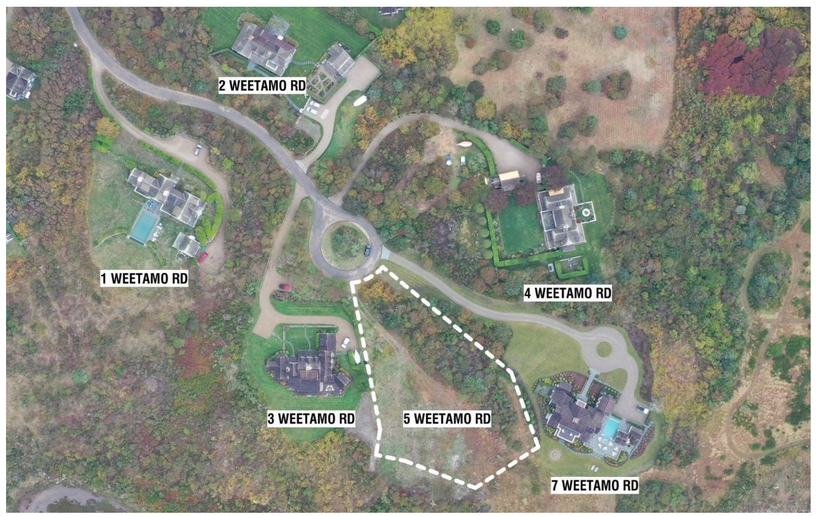
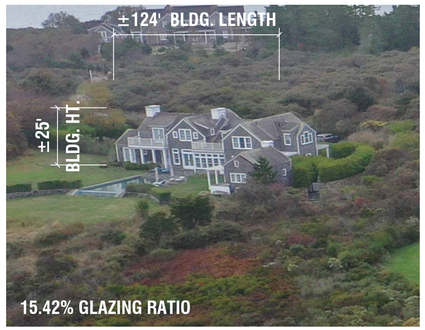
AERIAL PHOTO OF POCOMO HEAD

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%

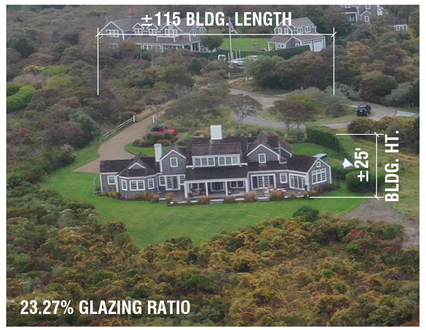


VICINITY MAP



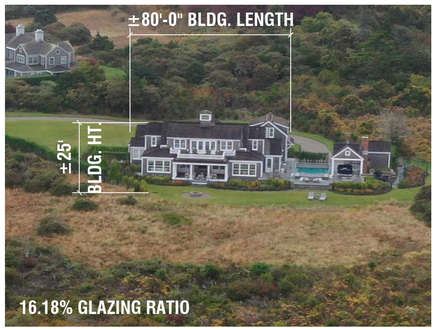
15.42% GLAZING RATIO

1 WEETAMO ROAD



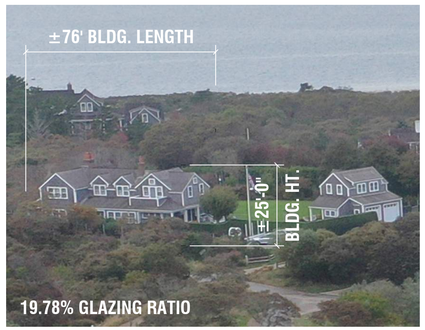
23.27% GLAZING RATIO

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
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DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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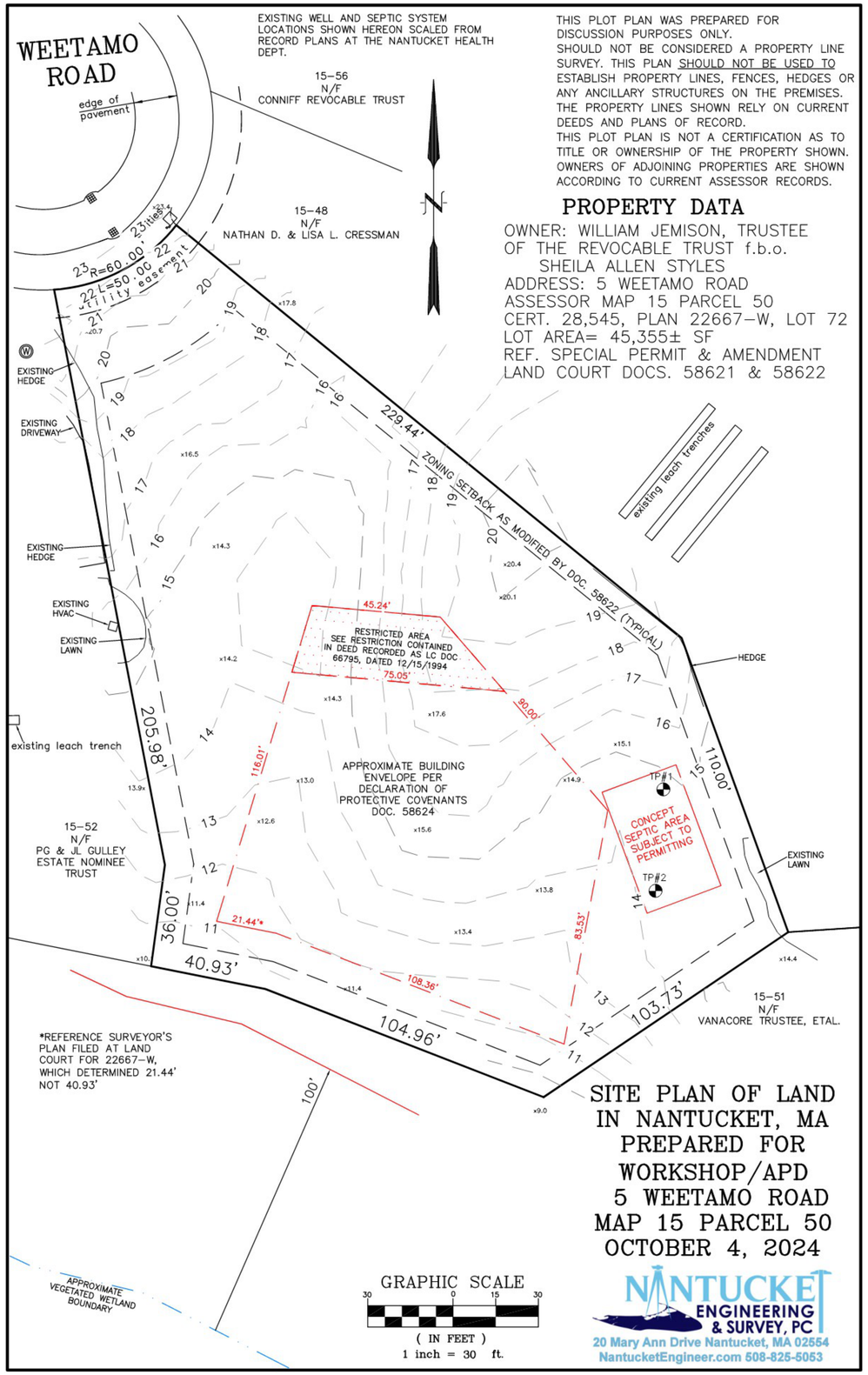

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SITE SURVEY

X-000

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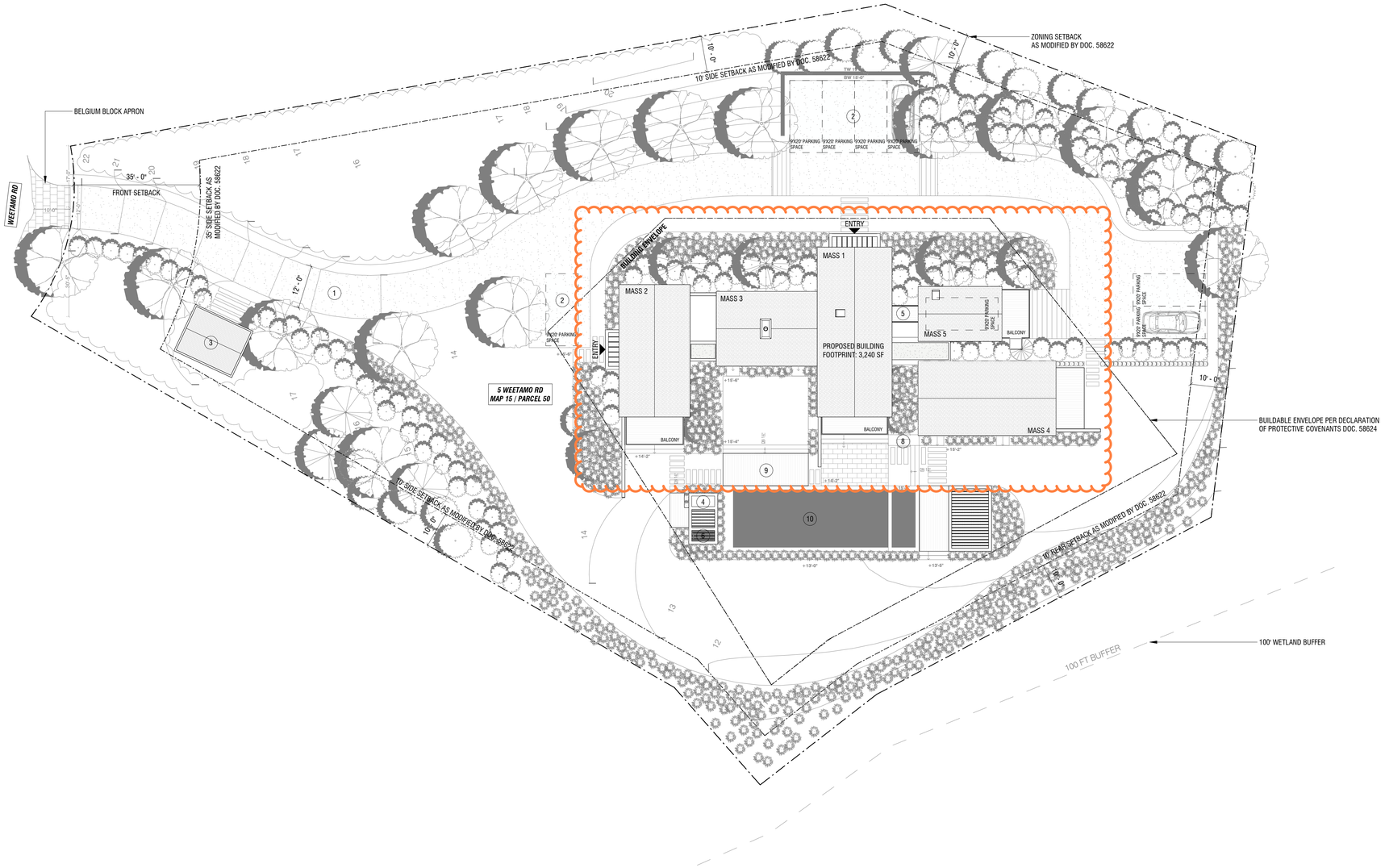

SITE PLAN LEGEND

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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5 WEETAMO RD
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OWNER

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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"

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PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

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PROJ. NO.	324031

BUILDING ELEVATIONS

A-200

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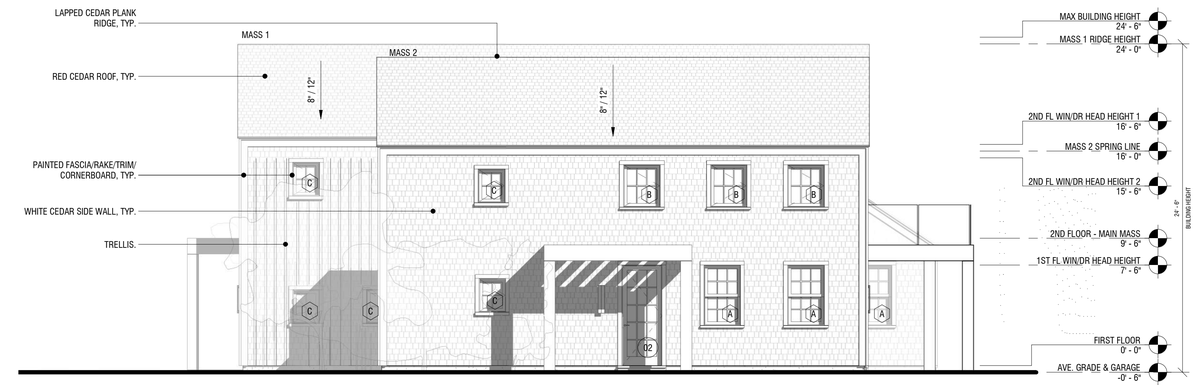
1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

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PRIMARY DWELLING

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NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS

A-201

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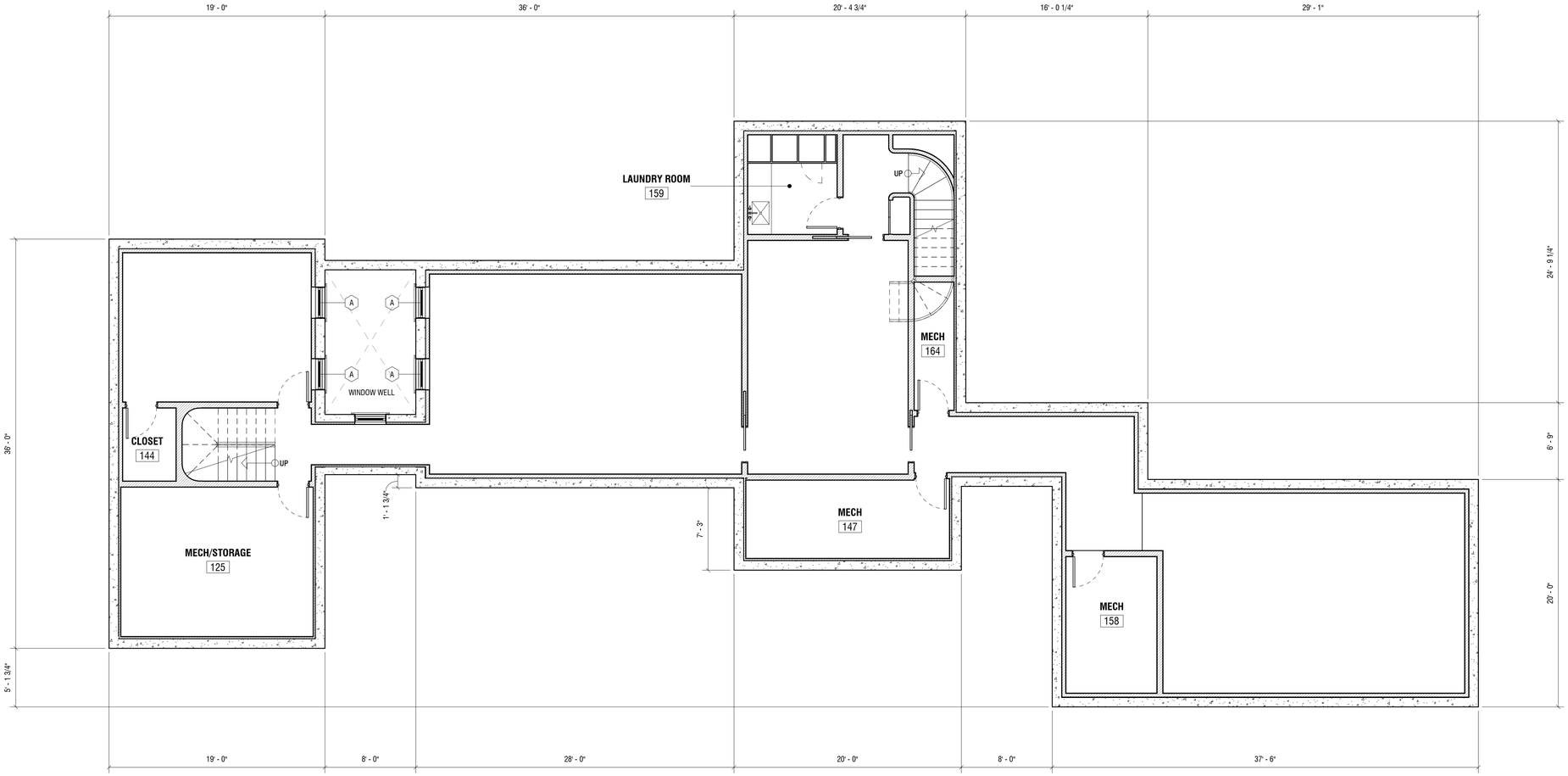

1 BASEMENT FLOOR PLAN

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

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

BASEMENT FLOOR PLAN

A-100

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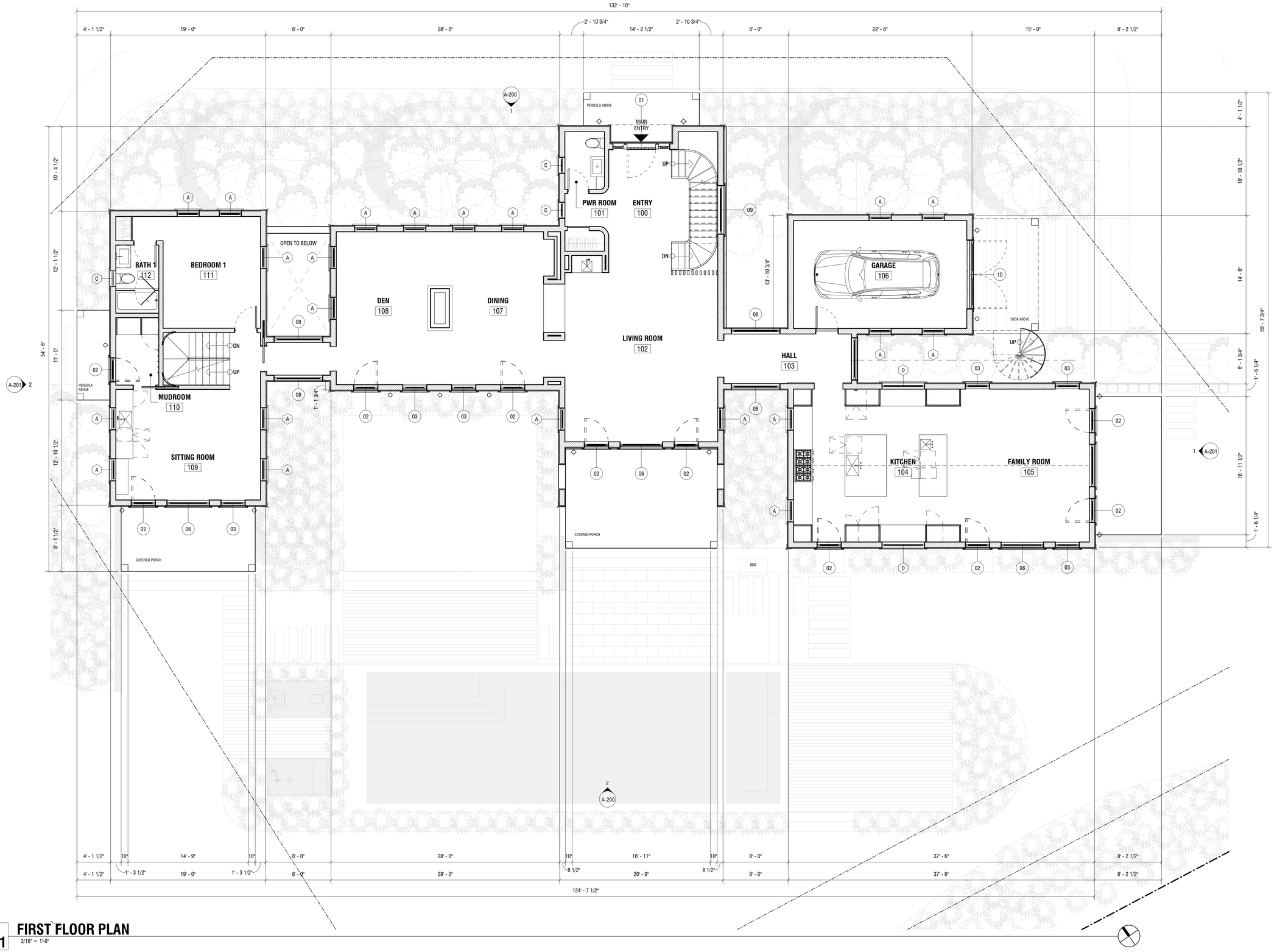

1 FIRST FLOOR PLAN

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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PROJ. NO.	324031

FIRST FLOOR PLAN

A-101

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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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SECOND FLOOR PLAN

A-102

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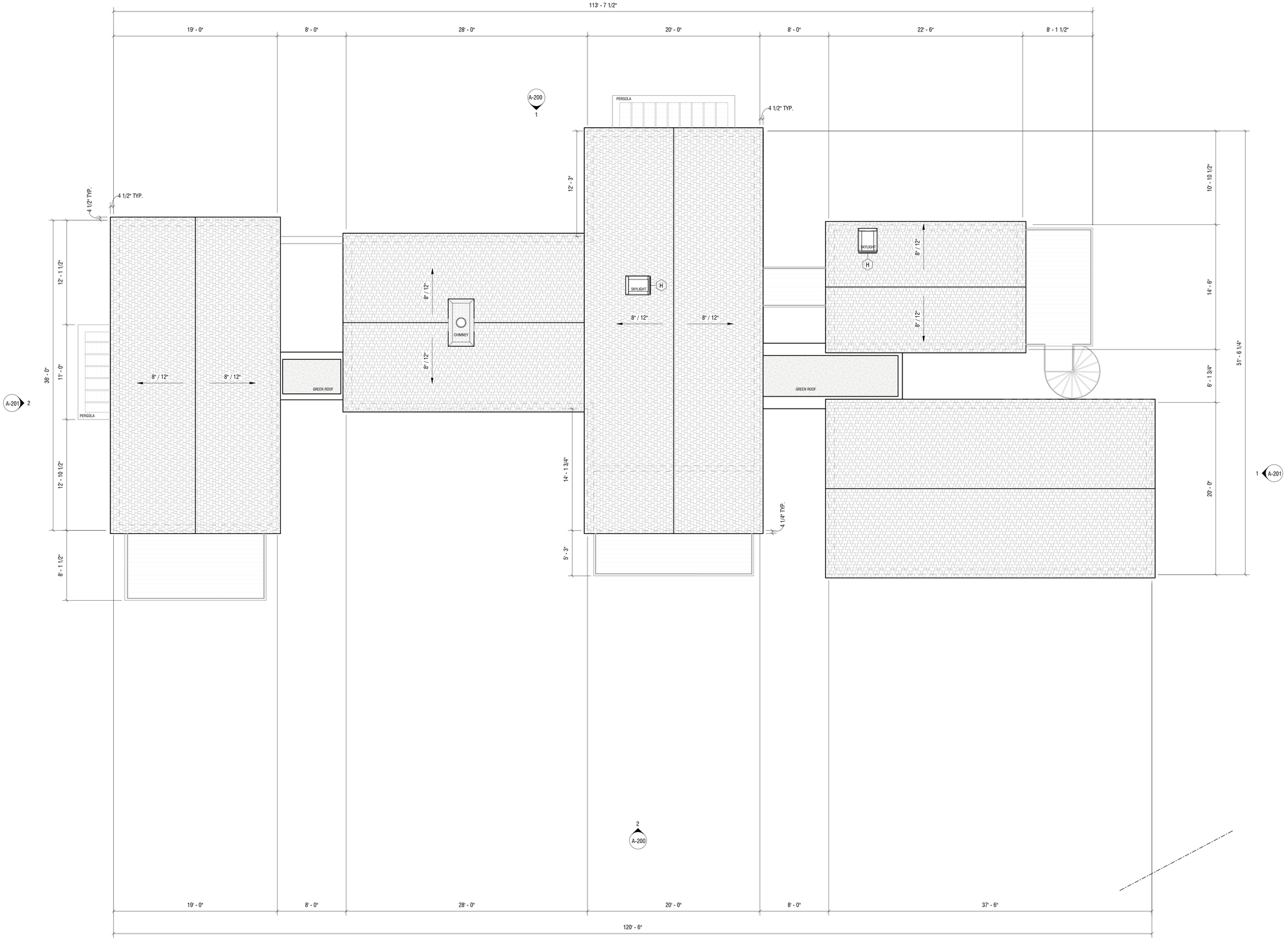

1 ROOF PLAN

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

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CONSTRUCTION DOCUMENTS

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SCALE:	3/16" = 1'-0"
PROJ. NO.	324031

ROOF - CONSTRUCTION PLAN

A-103

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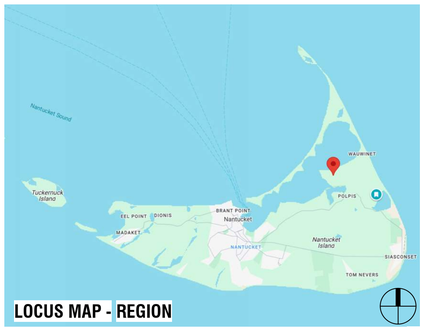
5WR PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
03/10/2025

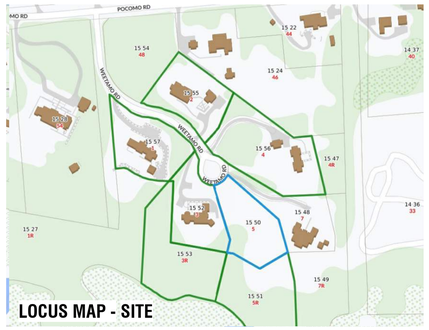




LOCUS MAP - REGION



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

SHEET NAME	Sheet Number	03/10/2025 - HDC SUBMISSION
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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		
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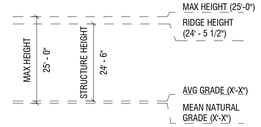
FIRST FLOOR PLAN	A-101	•
SECOND FLOOR PLAN	A-102	•
ROOF - CONSTRUCTION PLAN	A-103	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•



MAIN HOUSE - PRIMARY RIDGE HEIGHT

5WR
PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
5 WEETAMO ROAD LLC
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DRAWING SET ISSUES

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SCALE:	As indicated
PROJ. NO.	324031

TITLE SHEET

T-000

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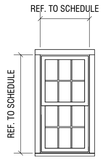
WINDOW SCHEDULE

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		

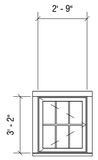
DOOR SCHEDULE - EXTERIOR

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	

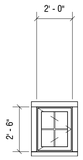
WINDOW TYPES



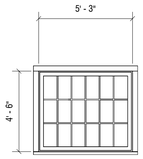
(A) TYPE: 6/6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



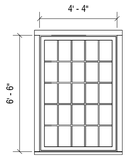
(B) TYPE: 6 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(C) TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

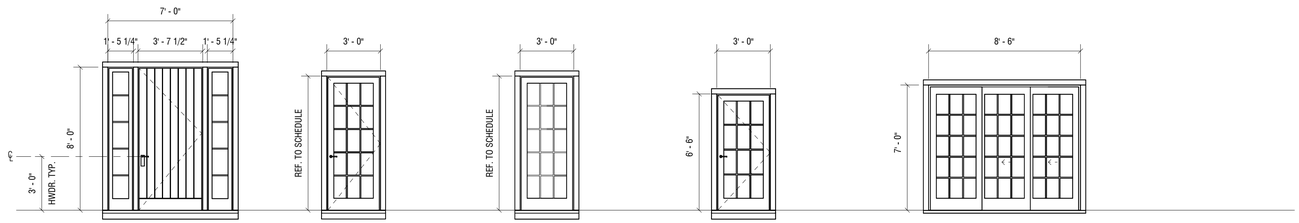


(D) TYPE: 18 LITE (3X6)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(E) TYPE: 25 LITE (5X5)
SASH: GRAY
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR TYPES



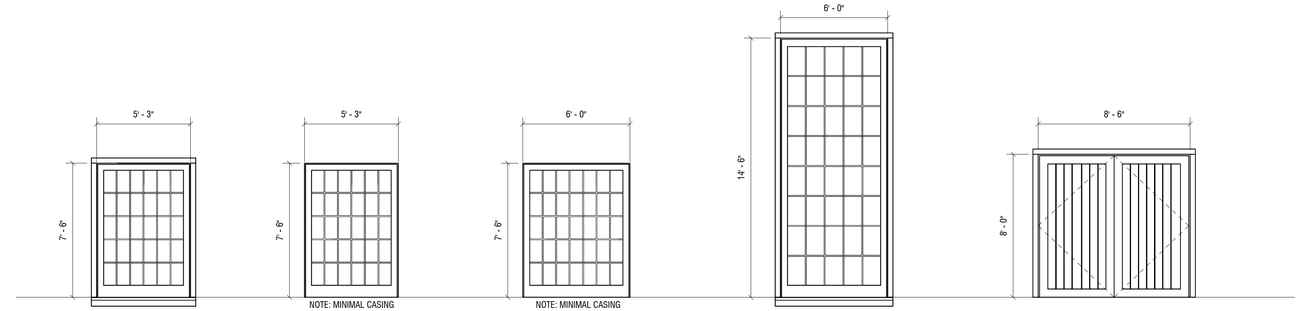
01 TYPE: FRONT DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING W/ SIDELITES
MFGR: CUSTOM

02 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

03 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

04 TYPE: 12 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

05 TYPE: 15 LITE - 3 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



06 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

07 TYPE: 30 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

08 TYPE: 35 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

09 TYPE: 15 LITE - 1 PANEL
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

10 TYPE: GARAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

5WR

PRIMARY DWELLING

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
BOX 128, NANTUCKET, MA 02554

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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CONTRACTOR

TBD

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(508)825-5053

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02/24/2025	HDC NEW BUSINESS SUBMISSION

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PROJ. NO.	324031

WINDOW AND DOOR SCHEDULE

G-002

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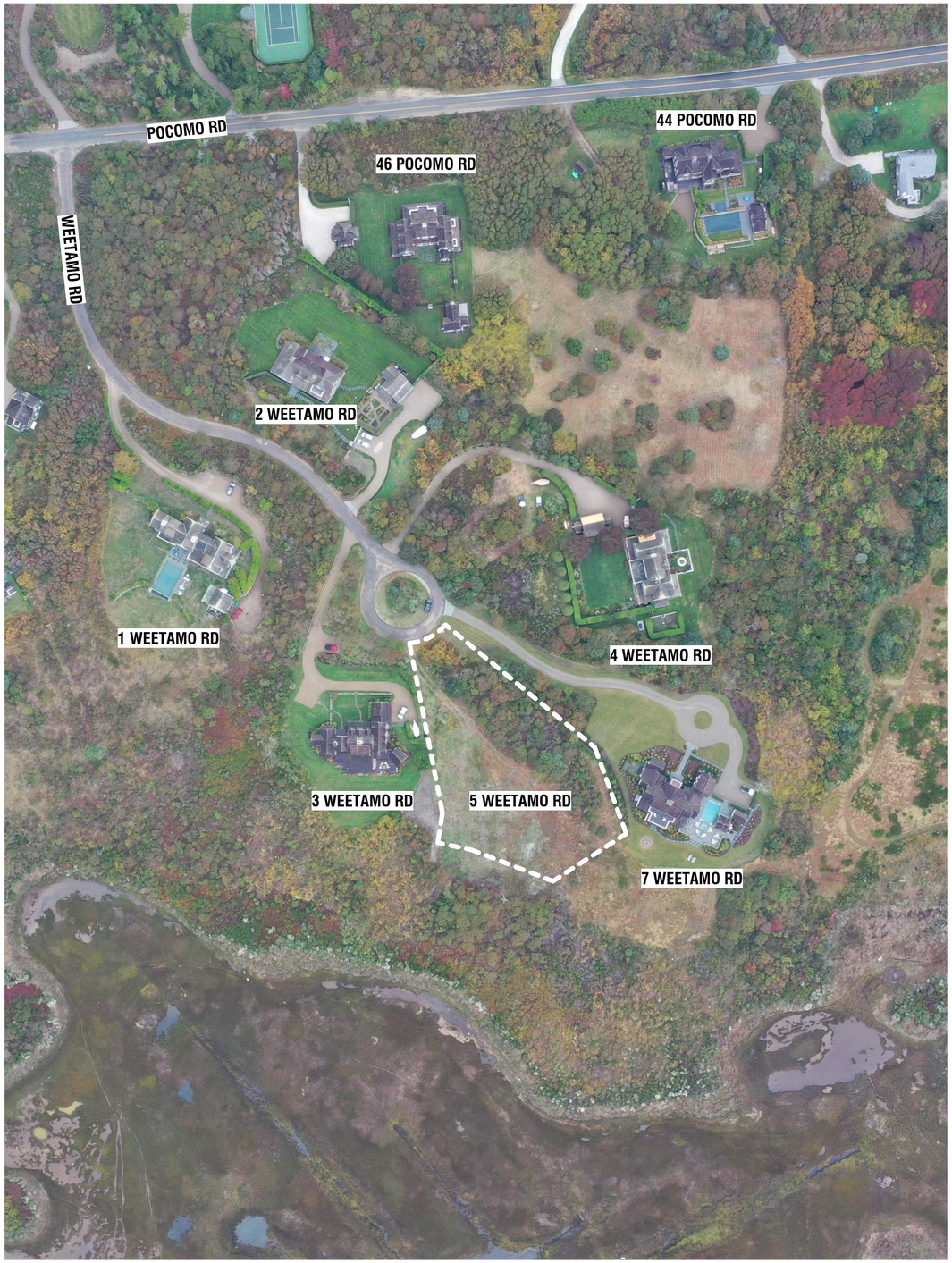



1. AERIALVIEW - LOOKING SOUTH



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

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EXISTING CONDITIONS

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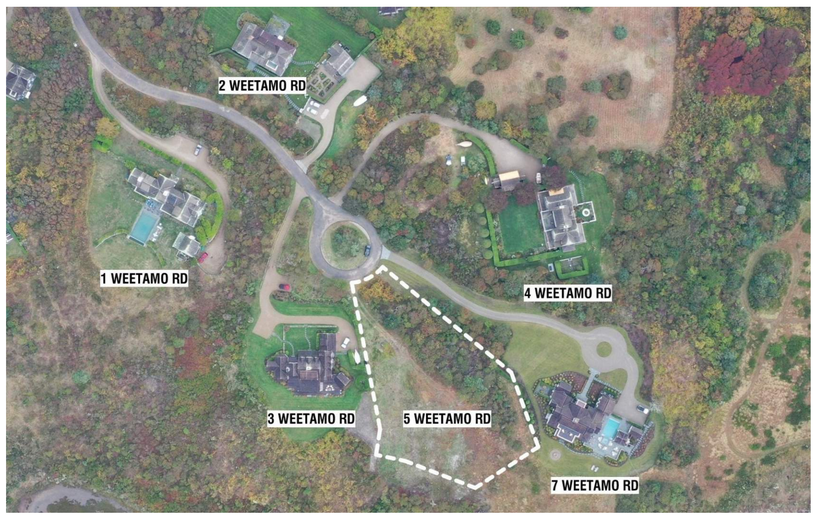
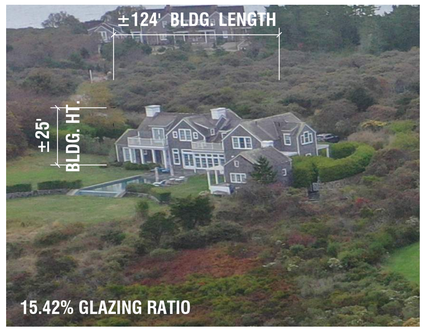
AERIAL PHOTO OF POCOMO HEAD

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%

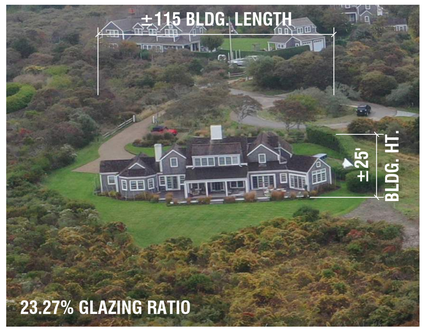


VICINITY MAP



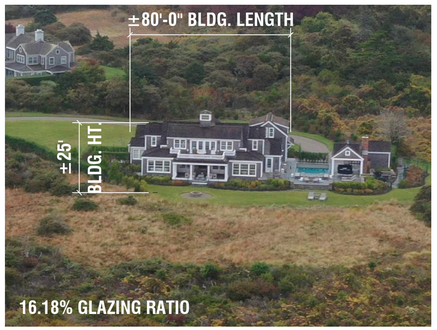
15.42% GLAZING RATIO

1 WEETAMO ROAD



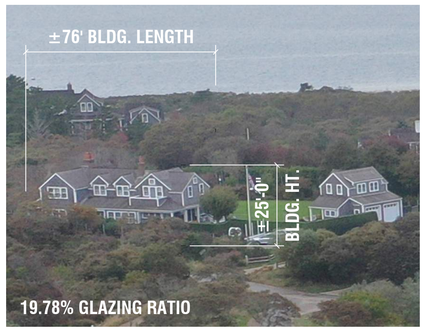
23.27% GLAZING RATIO

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.
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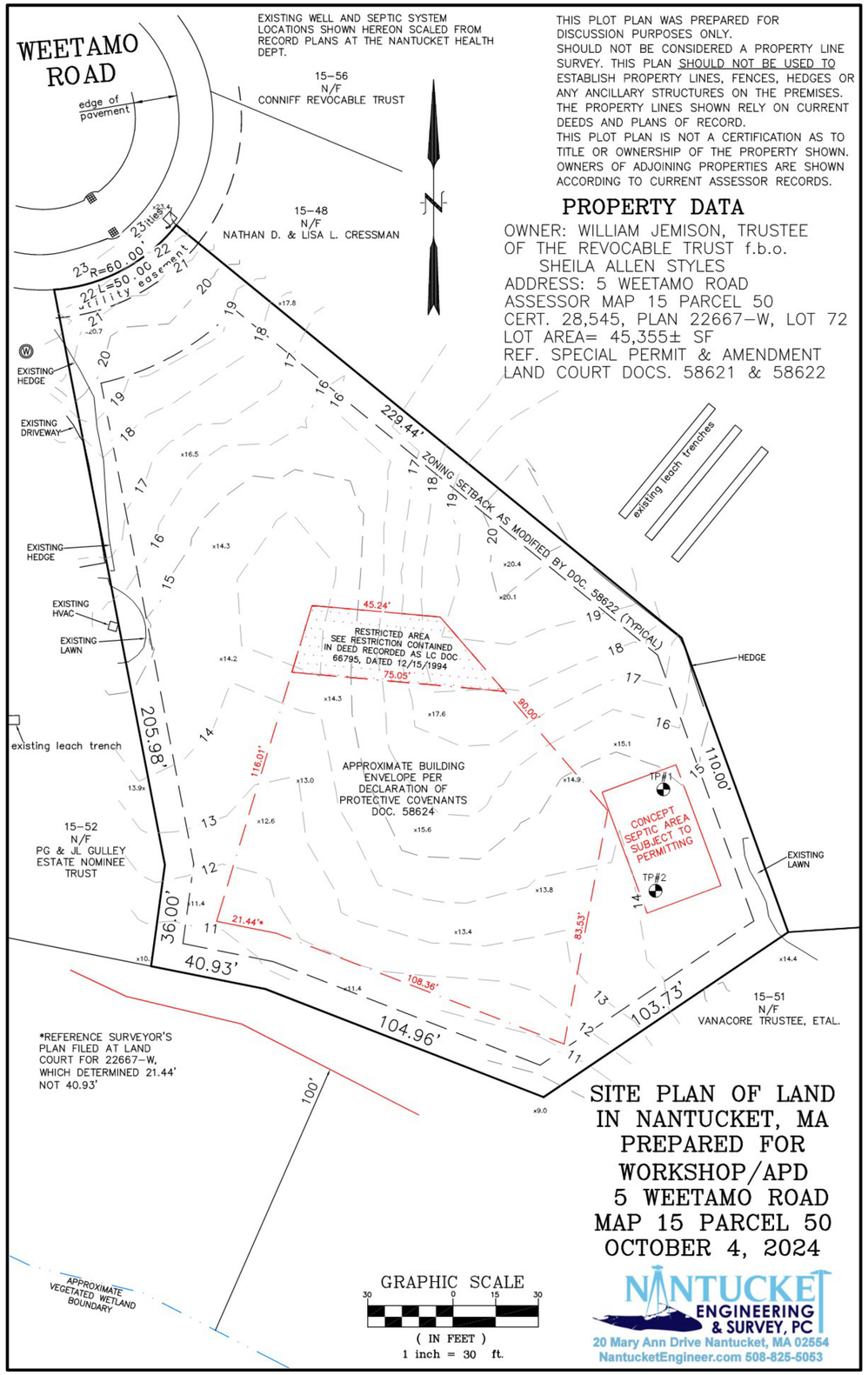

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SITE SURVEY

X-000

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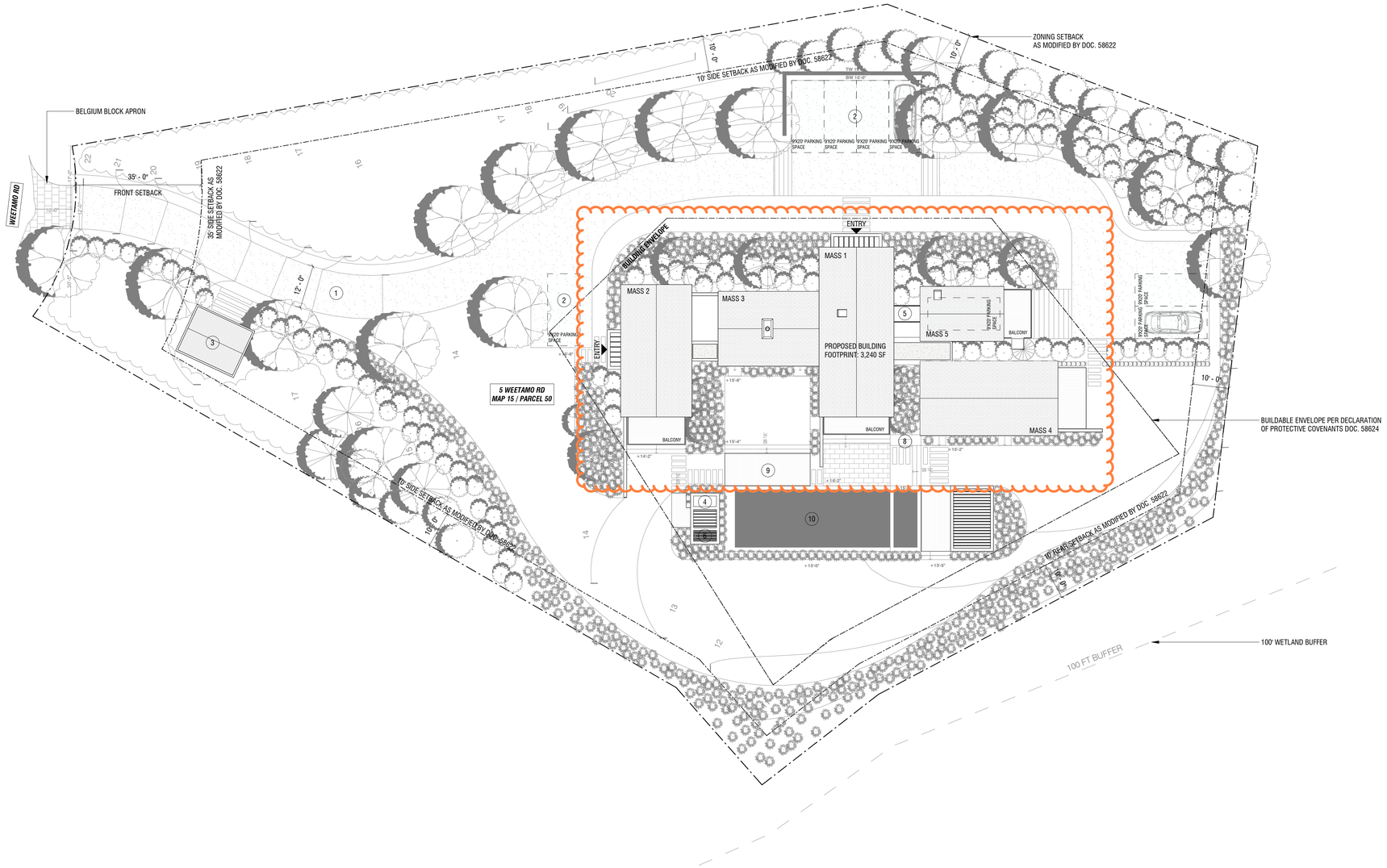
SITE PLAN LEGEND

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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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

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NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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BUILDING ELEVATIONS

A-200

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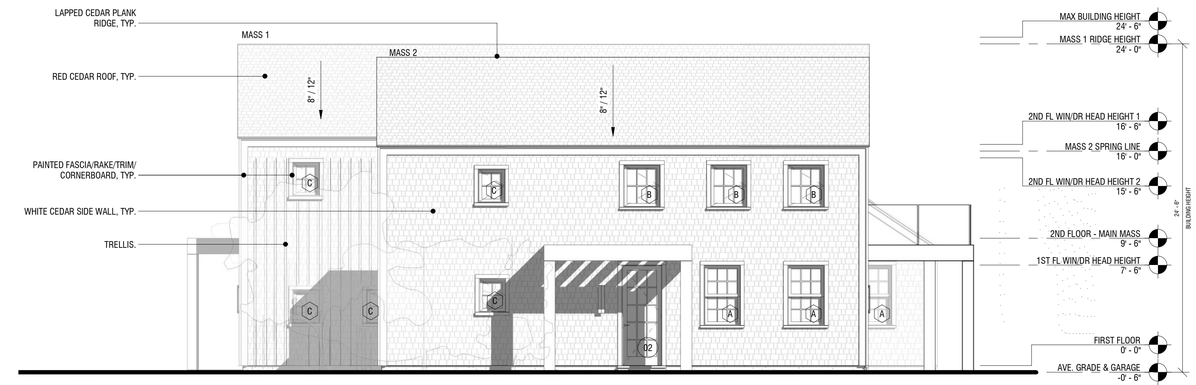
1 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

5WR

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5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
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BUILDING ELEVATIONS

A-201

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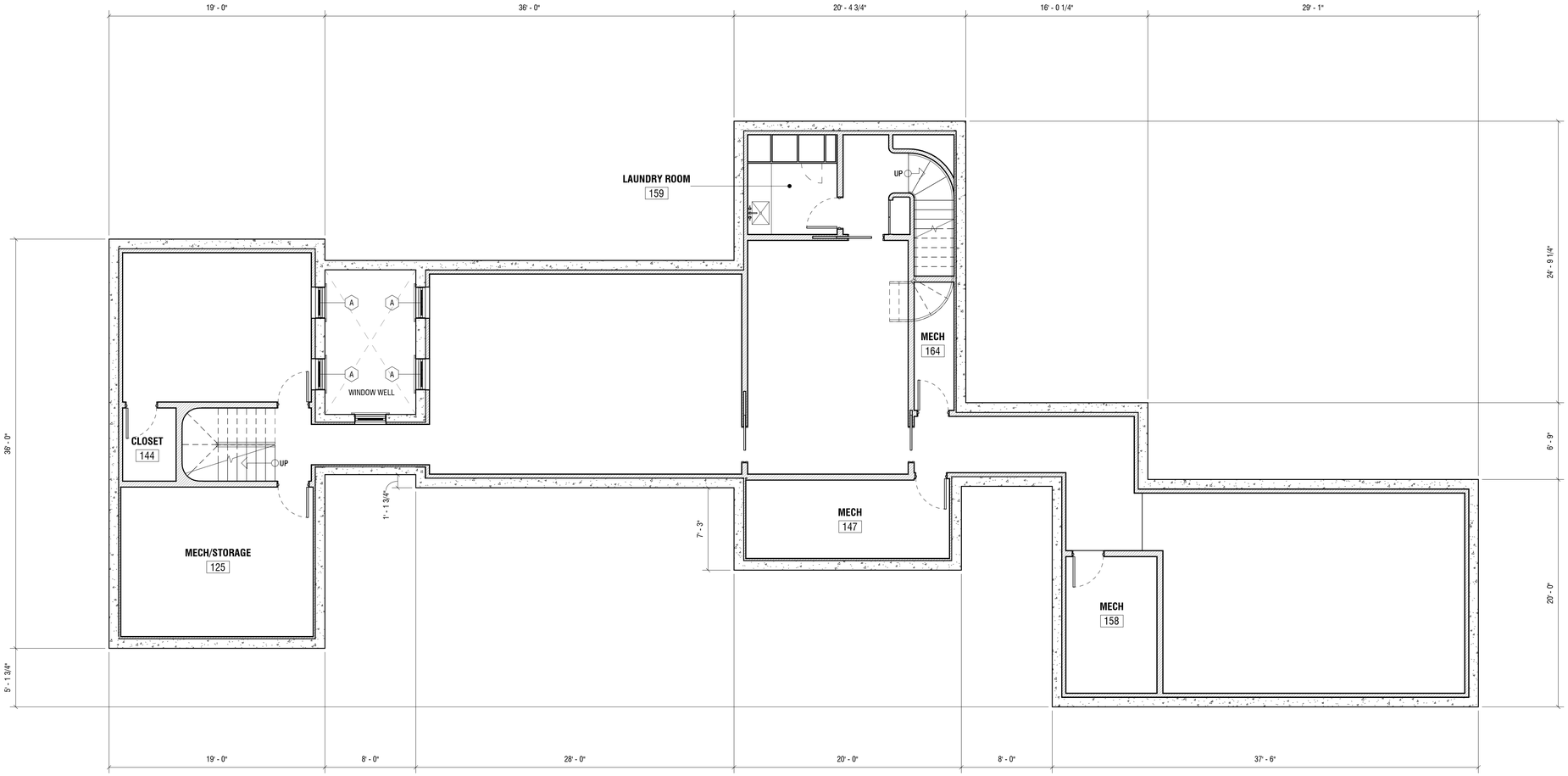

1 BASEMENT FLOOR PLAN

3/16" = 1'-0"

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BASEMENT FLOOR PLAN

A-100

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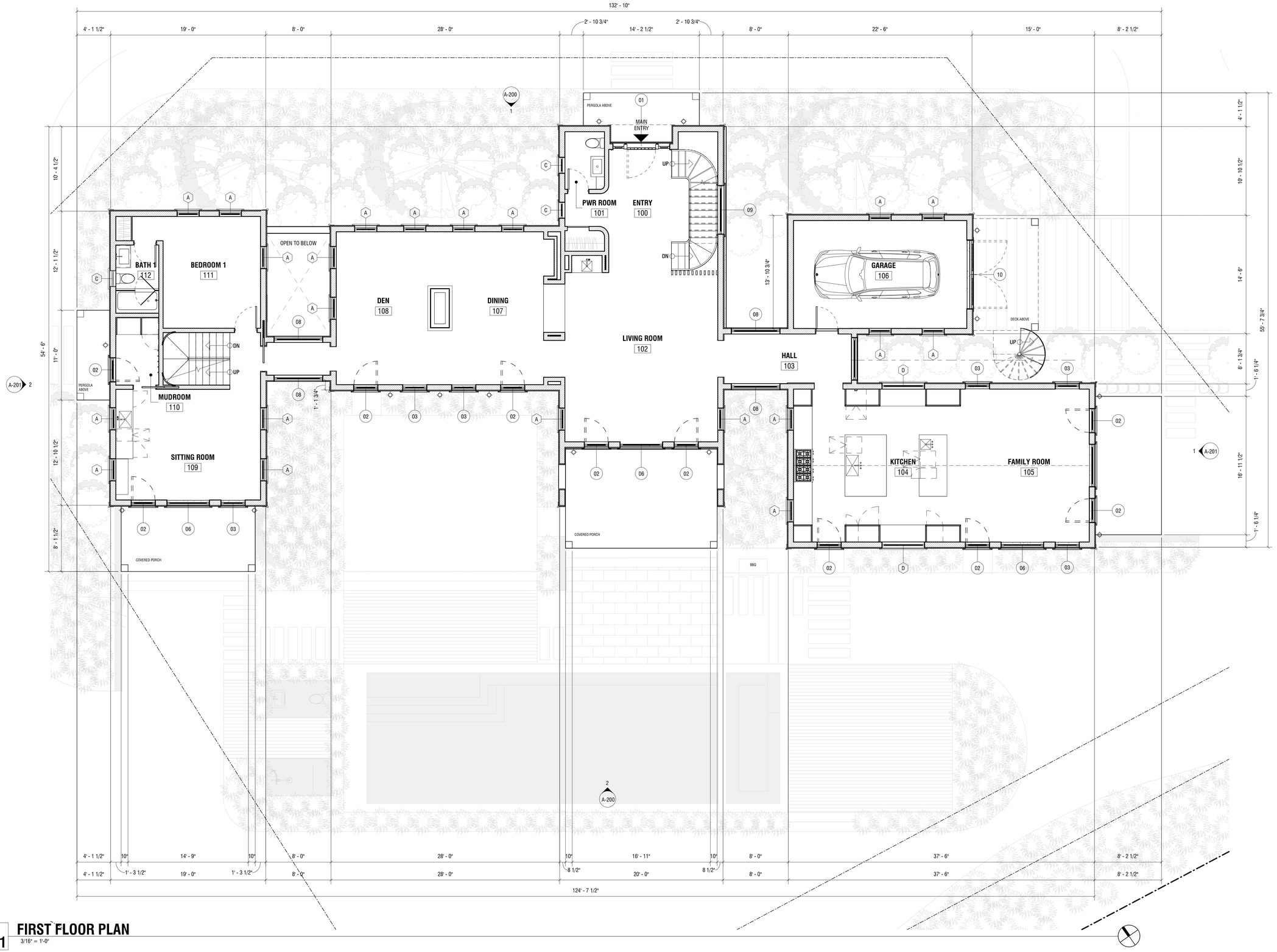

1 FIRST FLOOR PLAN

3/16" = 1'-0"

5WR

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5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

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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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SECOND FLOOR PLAN

A-102

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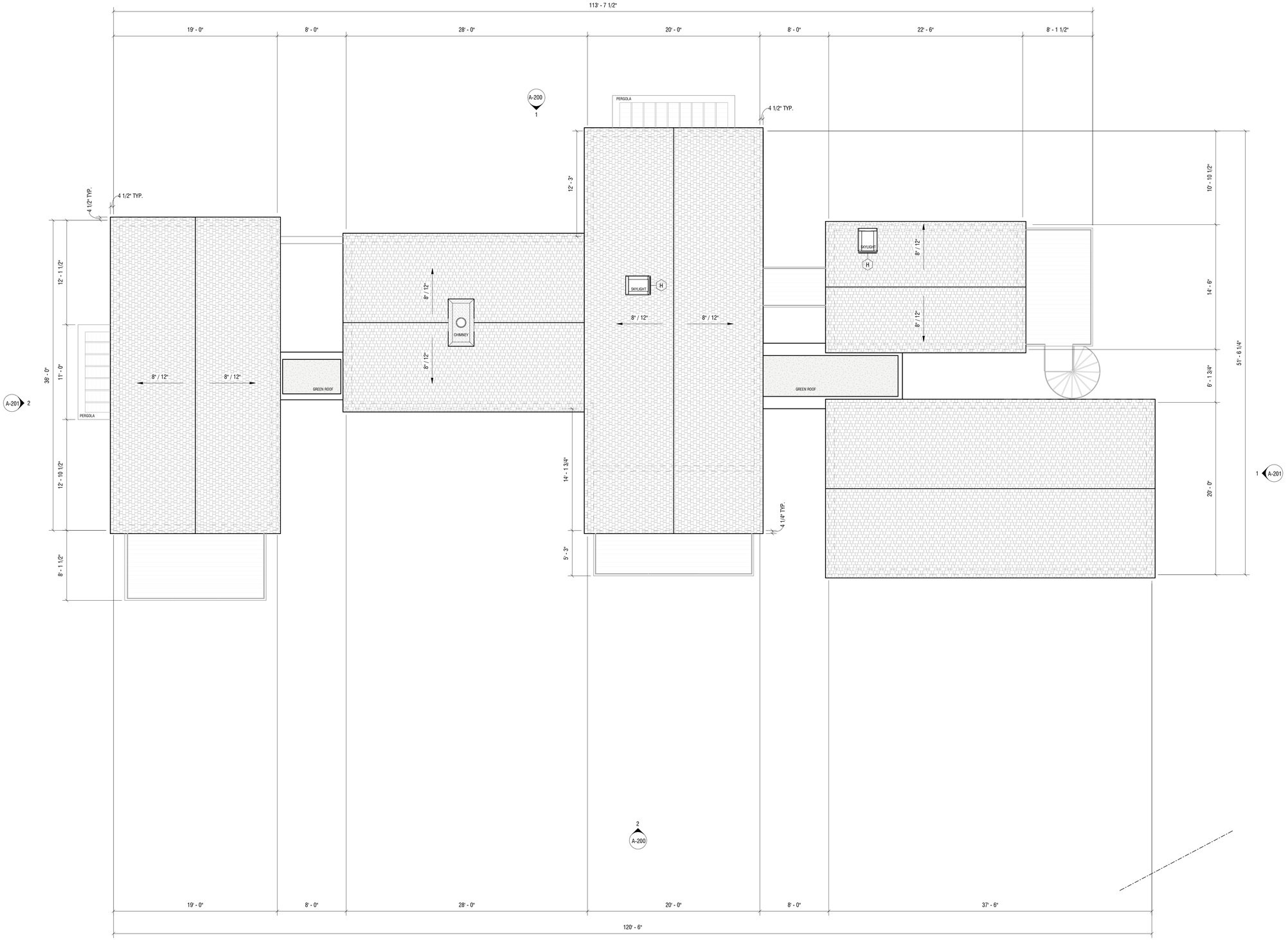

1 ROOF PLAN

3/16" = 1'-0"

5WR

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OWNER

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ROOF - CONSTRUCTION PLAN

A-103

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Email: plus@nantuclet-ma.gov

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Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ANDREW KOTCHEN

AS AGENT FOR 5 WEETAMO ROAD LLC

STREET ADDRESS 5 WEETAMO ROAD

MAP/PARCEL 15/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/2025

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 03/10/2025
Date

SHED CHECKLIST

5WR - SHED

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
Y	Completed Application
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
N/A	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ (AS REPRESENTATIVE OF WORKSHOP/APD) Date: 3/10/2025

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

5WR - SHED

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 50

Street & Number of Proposed Work: 5 WEETAMO RD

Owner of record: 5 WEETAMO ROAD LLC

Mailing Address: 12 MAIN STREET, 2ND FLOOR
P.O. BOX, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 13'-7 3/4" South 13'-7 3/4" East 13'-7 3/4" West 13'-7 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 10" Soffit (Overhang) _____ Corner boards 1X10 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front CARRIAGE Rear _____ Side _____
Garage Door(s): Type _____ Material PAINTED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - GREY Doors PAINTED - GREY
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/2025 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Weetamo Rd

Tax Map Number: 15 Parcel Number: 50

Owner of Record: Jemison William Trust

Description of Proposal: New house, shed, and pool cabana

Anticipated HDC Submission Date: 3/10/2025

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Jemison William Trust

MAILING ADDRESS..... 1295 NORTH PARK AVE,WINTER PARK, FL 32789

PROPERTY LOCATION..... 5 Weetamo Road

ASSESSORS MAP/PARCEL..... 15 / 50

SUBMITTED BY:..... Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

FEBRUARY 18, 2025

DATE

Trudy Williams Digitally signed by Trudy Williams Date: 2025.02.18 15:38:49 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
15	35		82 POCOMO LLC	C/O 37 CENTER ST	37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	48		CRESSMAN NATHAN D & LISA L		401 SUNSET DR	GREENSBORO	NC	27408	7 WEETAMO RD
15	49		VANACORE MARK TRST ETAL	C/O CRESSMAN NATHAN D & LISA L	401 SUNSET DR	GREENSBORO	NC	27408	7R WEETAMO RD
15	51		VANACORE MARK TRST ETAL		1295 N PARK AV	WINTER PARK	FL	32789	5R WEETAMO RD
15	52		GULLEY PHILIP G & JOAN L TRST	GULLEY P G & J L ESTATE NOM TRUST	906 ORCHID POINT WAY	ORCHID	FL	32963	3 WEETAMO RD
15	53		LOBL HERBERT M ETAL TRUSTEES	C/O GULLEY PHILIP G & JOAN L	906 ORCHID POINT WAY	ORCHID	FL	32963	3R WEETAMO RD
15	55		ANATHAN LLC		304 CHARROUX DRIVE	PALM BEACH GARDENS	FL	33410	2 WEETAMO RD
15	57		JPMORGAN CHASE BANK NA		7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	1 WEETAMO RD
Count:	**8**								

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PALM BEACH GARDENS, FL
33410

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JACKSONVILLE, FL 32256

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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

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LOBL HERBERT M ETAL
TRUSTEES C/O GULLEY
PHILIP G&JOAN L
906orchid Point Way, Orchid FL, 32963

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WINTER PARK, FL 32789

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VANACORE MARK TRST ETAL
C/O CRESSMAN NATHAN D &
LISA L
401 SUNSET DR
GREENSBORO, NC 27408

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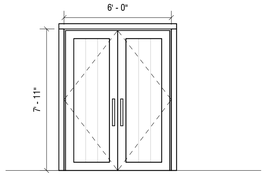
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

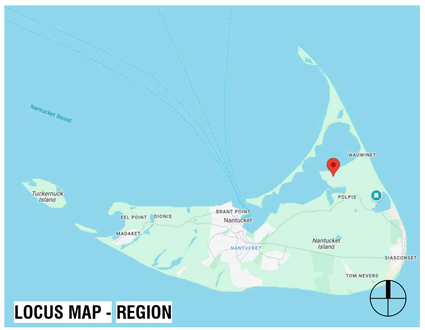
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

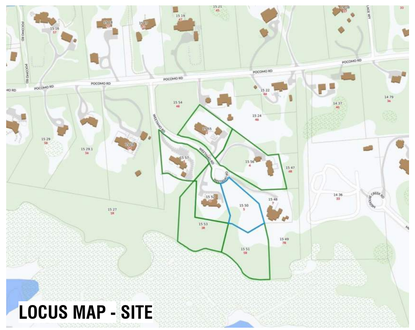
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
PHILIP & SCOTT NARDONE
--

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
TBD

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

TITLE SHEET

T-000

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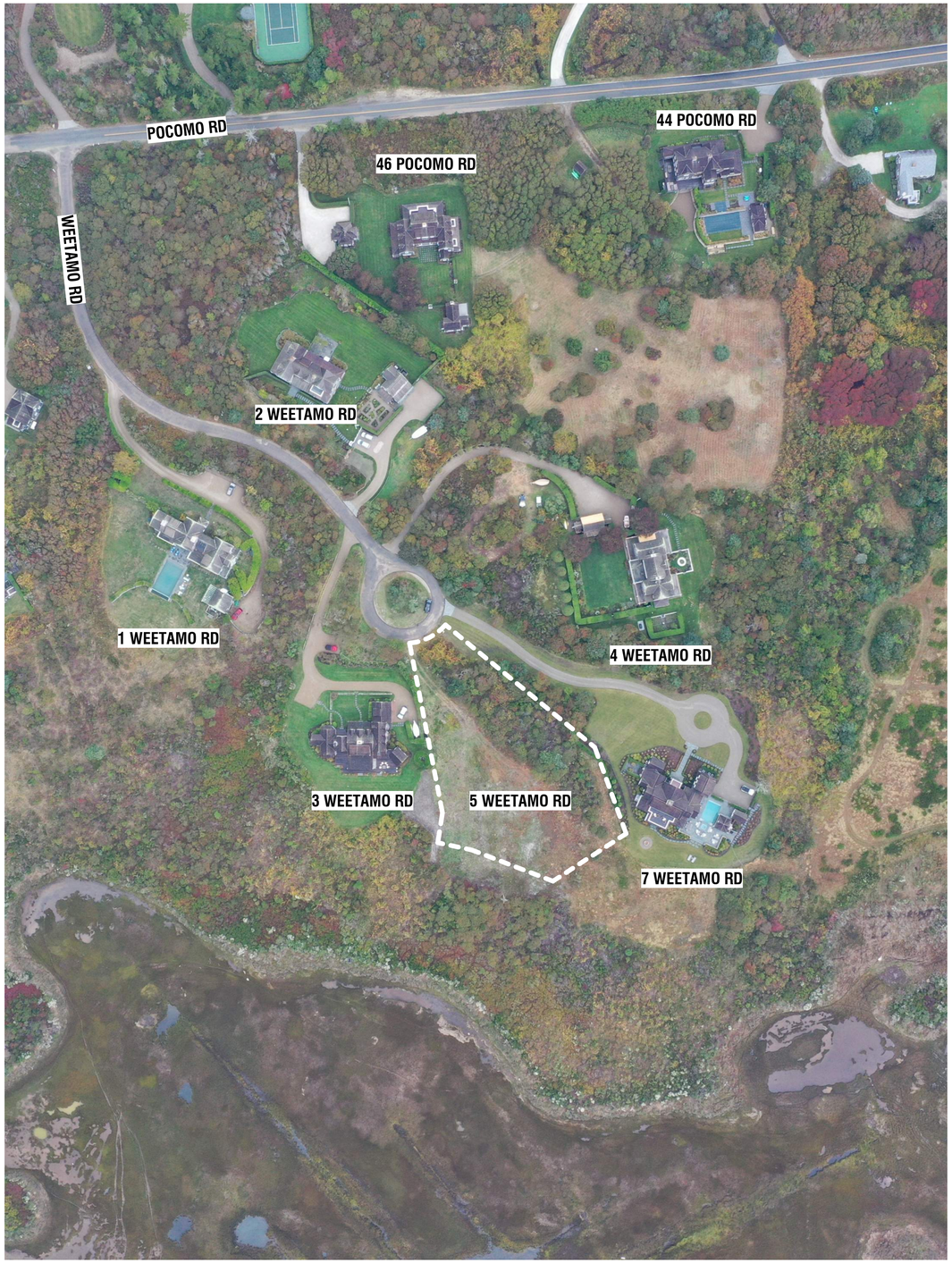



1. AERIALVIEW - LOOKING SOUTH



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

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
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LANDSCAPE ARCHITECT

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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

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

02/24/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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EXISTING CONDITIONS

G-003

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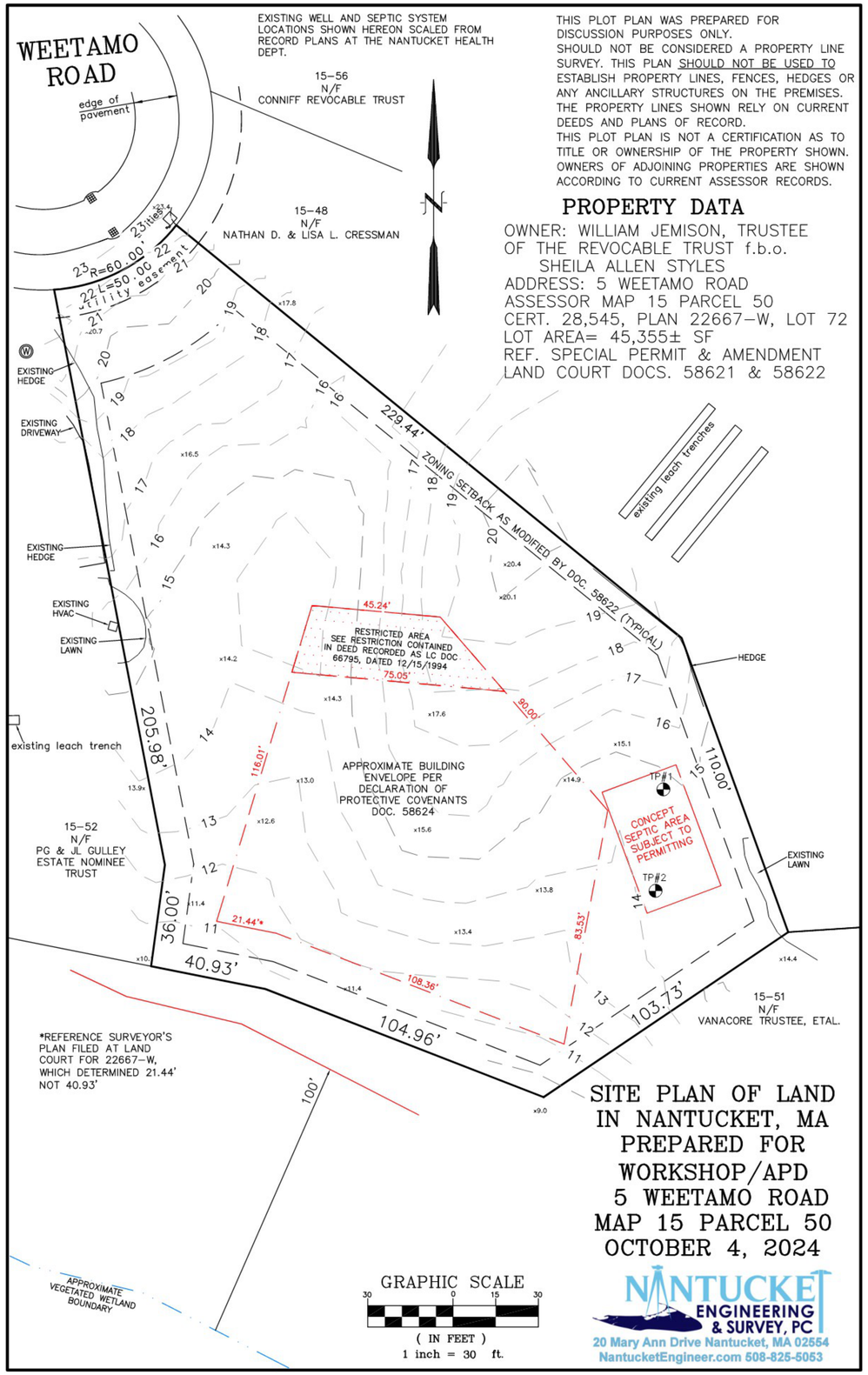

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SITE SURVEY

X-000

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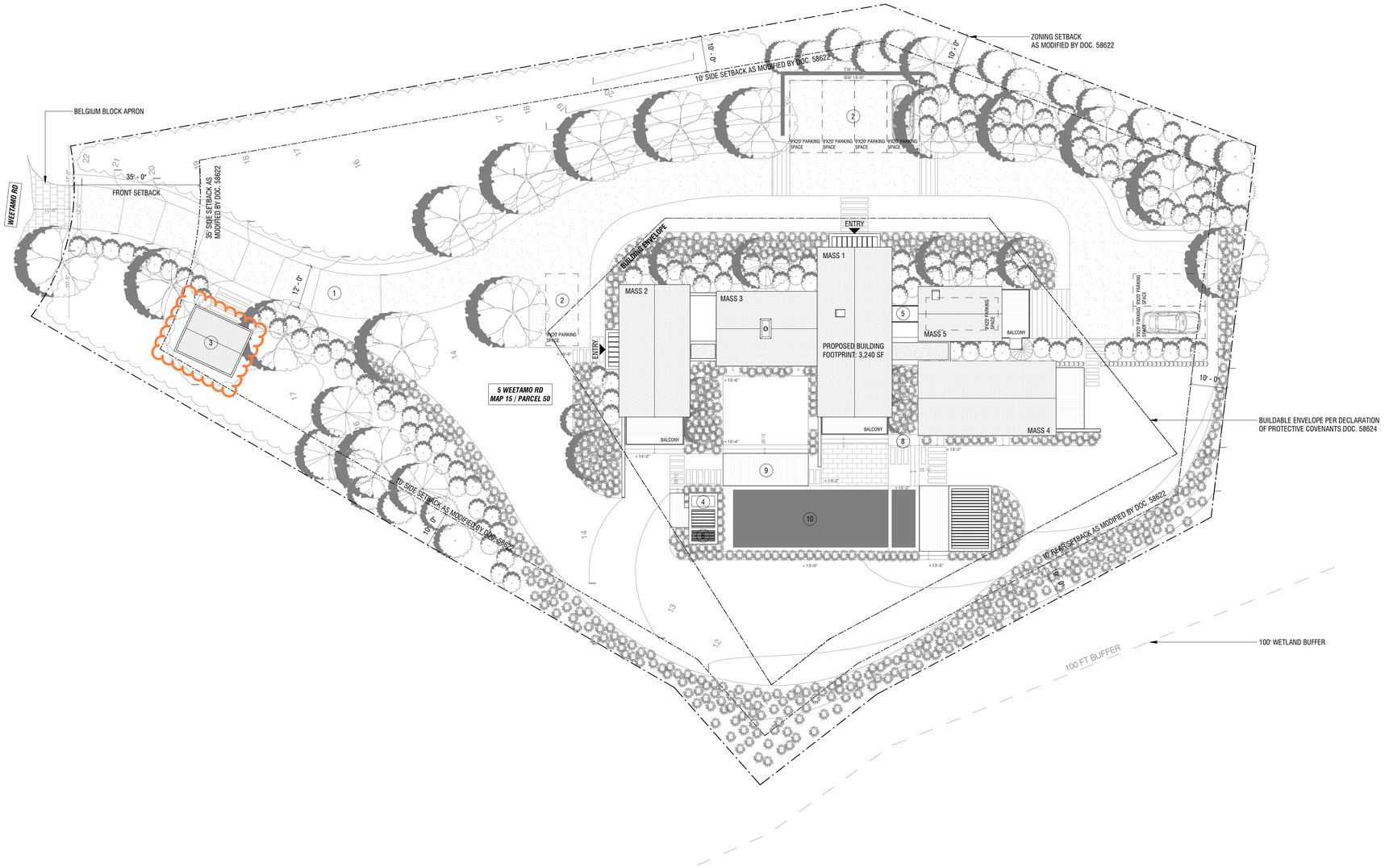
SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY WITH BELGIUM BLOCK APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW SHED
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

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SITE PLAN

Z-100

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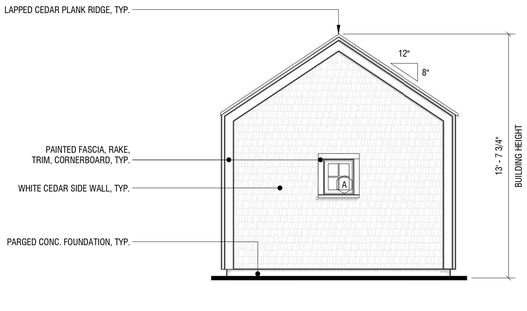
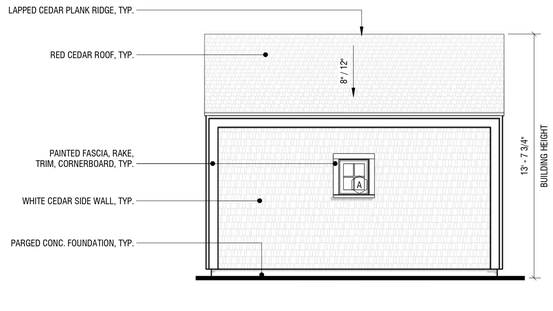


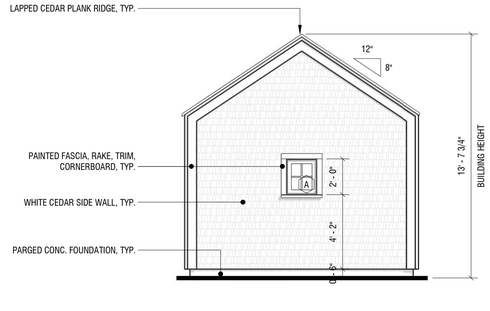
6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



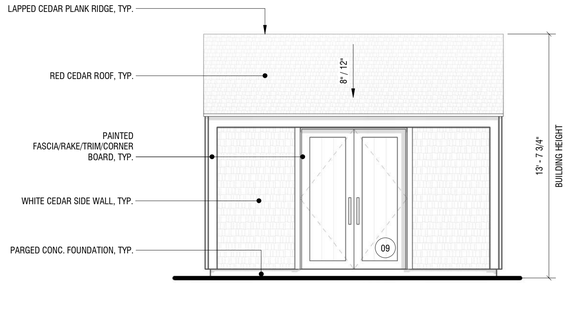
5 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



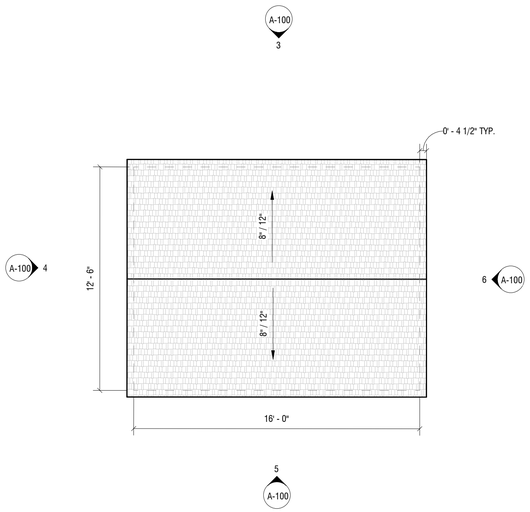
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



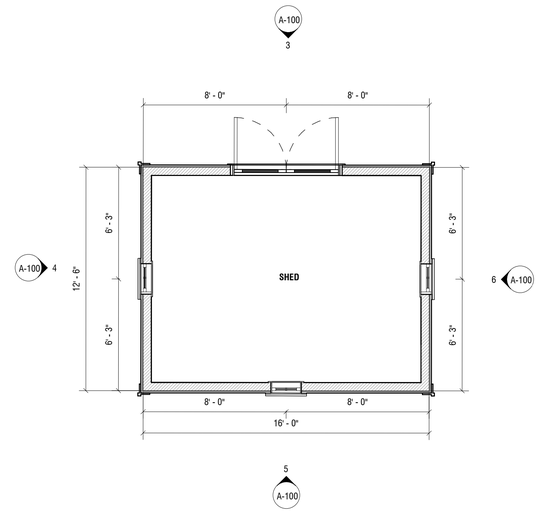
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
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FLOOR PLANS & ELEVATIONS

A-100

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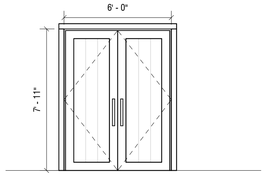
5WR SHED

HDC - NEW BUSINESS SUBMISSION

SHED
03/10/2025



DOOR TYPES



09 TYPE: CARRIAGE DOOR
SASH: GRAY
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES



A TYPE: 4 LITE
SASH: GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: CUSTOM

DRAWING INDEX

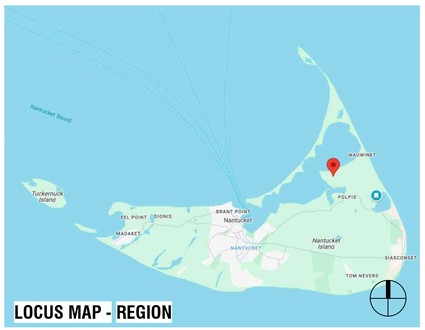
SHEET NAME	SHEET NUMBER	03/10/2025 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
EXISTING CONDITIONS	G-003	•
02-ZONING / LANDMARK		
SITE SURVEY	X-000	•
SITE PLAN	Z-100	•
03-ARCHITECTURAL		
FLOOR PLANS & ELEVATIONS	A-100	•

ZONING INFORMATION

MAP/PARCEL	15/50
CURRENT ZONING	LUG-3
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
MAX. BUILDING HEIGHT	30 FT
MAX. BUILDING HEIGHT ALLOWED BY SPECIAL PERMIT #58622	25 FT
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED	1,361 SF (3%)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE G.C.	3,240 SF
PROPOSED CABANA G.C.	33 SF
PROPOSED SHED G.C. (200 SF MAX ZONING SHED)	200 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	3,273 SF

EXTERIOR COLORS

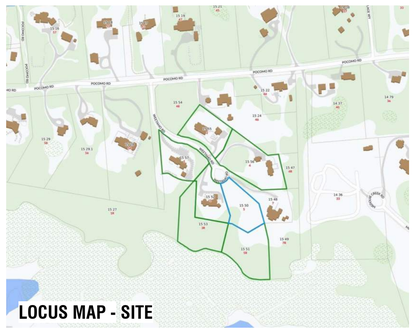
SASH: GREY
TRIM: GREY



LOCUS MAP - REGION



LOCUS MAP - REGION



LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 15/50
CURRENT ZONING: LUG-3

PER REFERENCE: NANTUCKET ZONING BYLAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	120,000 SF	45,355 SF	IN COMPLIANCE
GROUND COVER		3 %		
		3,300 SF	3,273 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A AS MODIFIED BY DOC. 58622	25'-0"	24'-6"	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A AS MODIFIED BY DOC. 58622	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK		30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK		10'-0"	N/A	IN COMPLIANCE
REAR SETBACK		10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,300 SF	3,273 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED

5WR
SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER
PHILIP & SCOTT NARDONE
--

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TITLE SHEET

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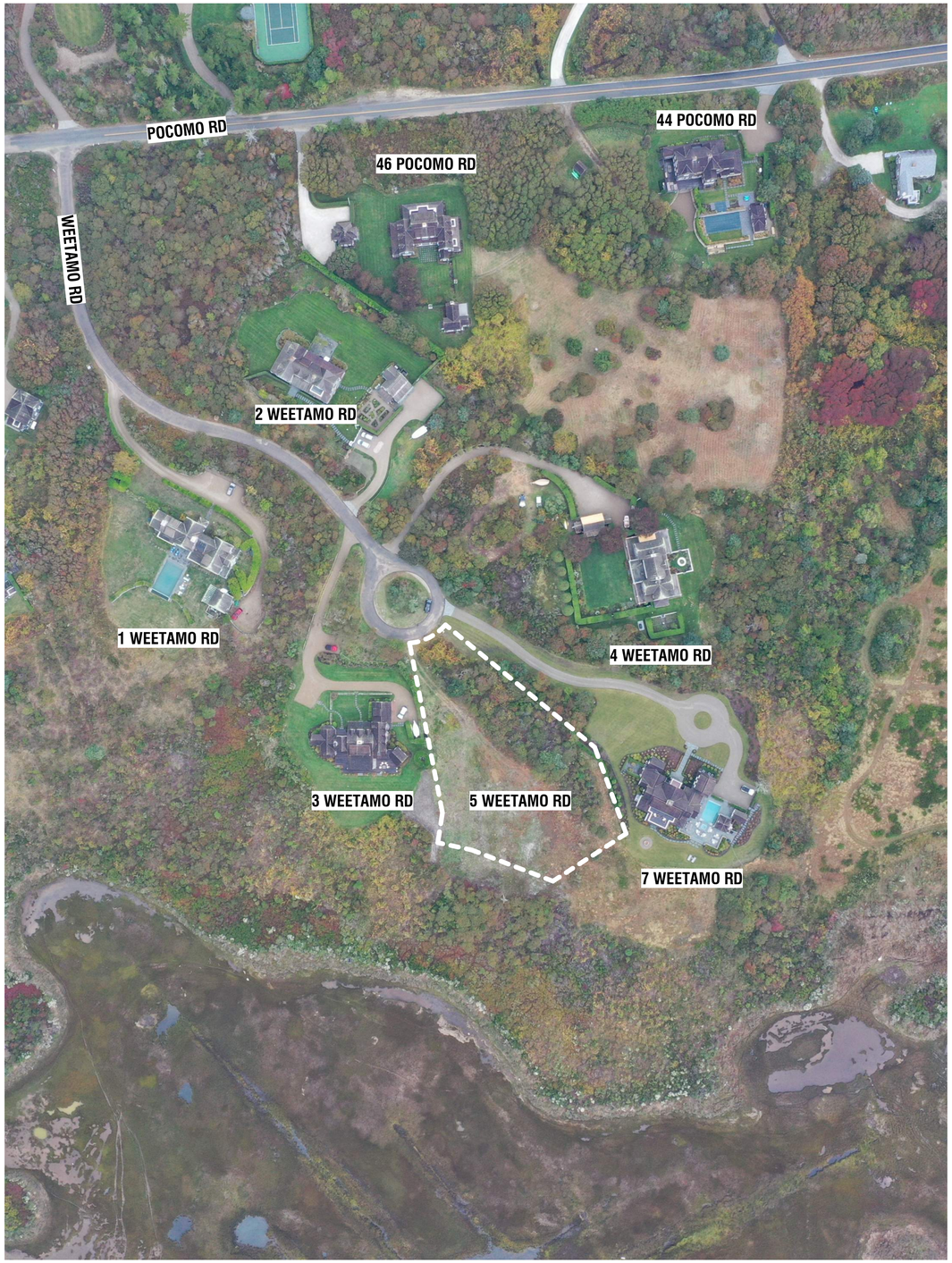



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4. AERIALVIEW - LOOKING NORTH



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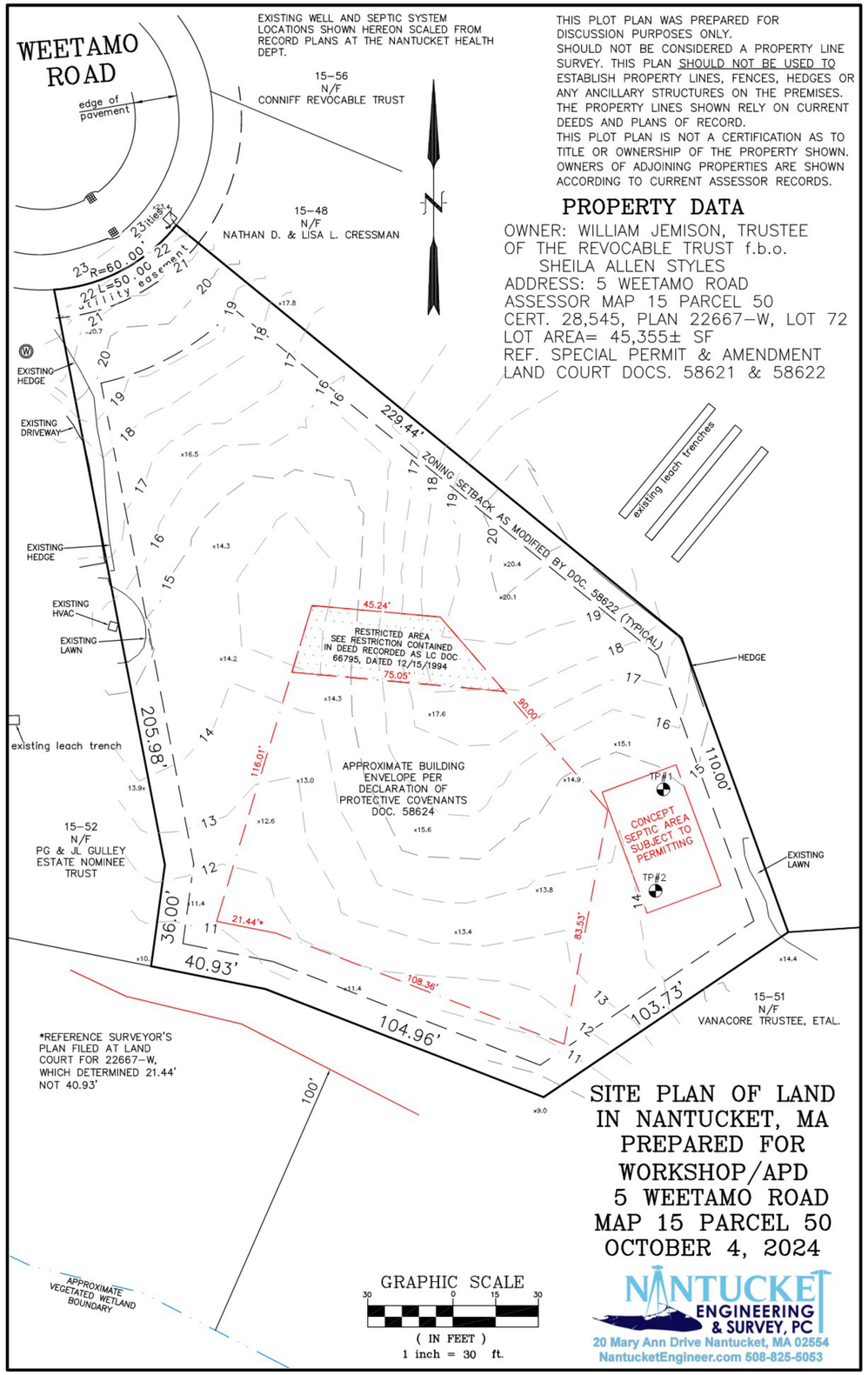

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SITE SURVEY

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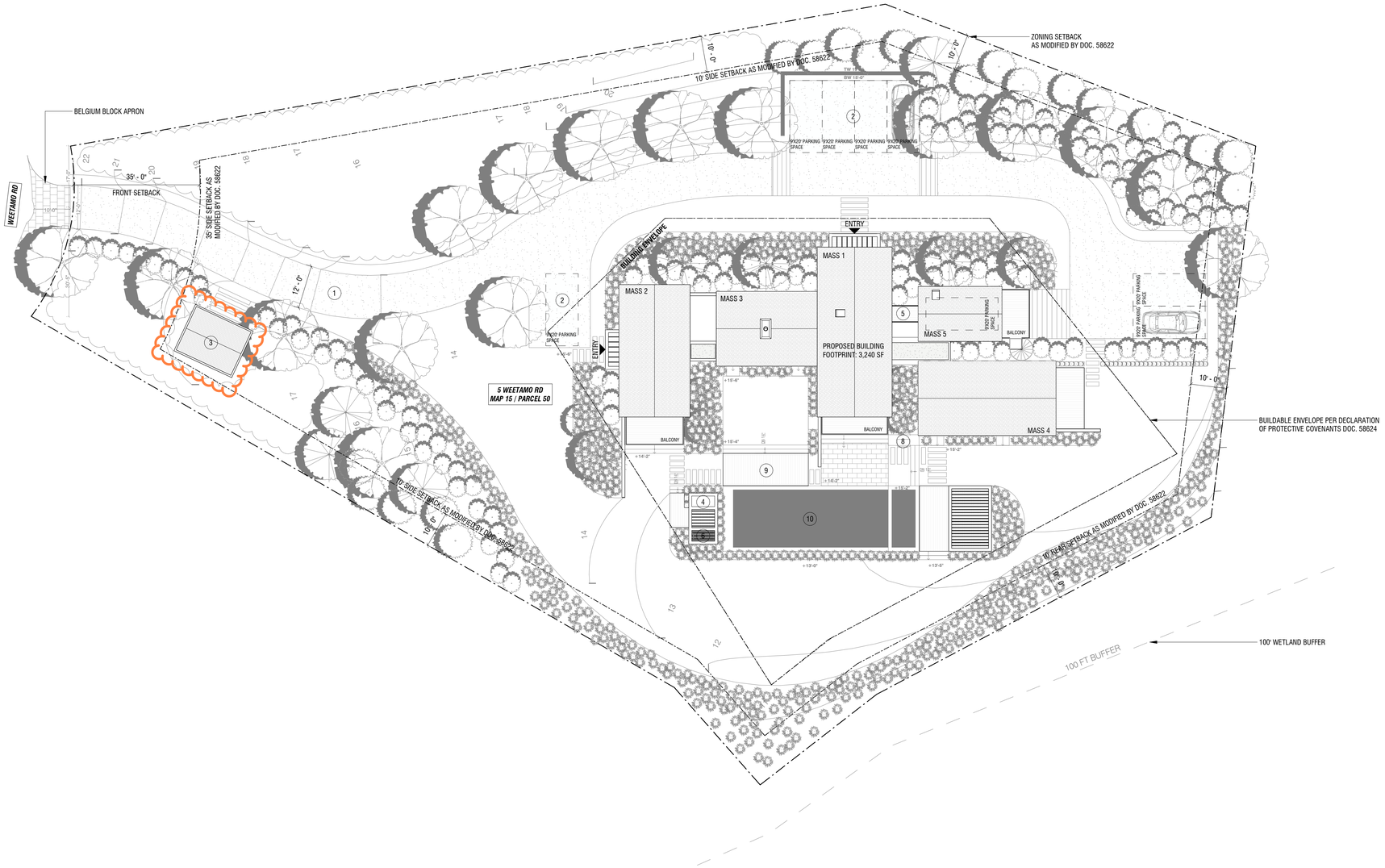

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SITE PLAN

Z-100

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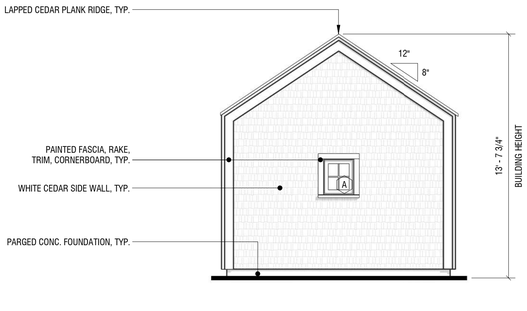

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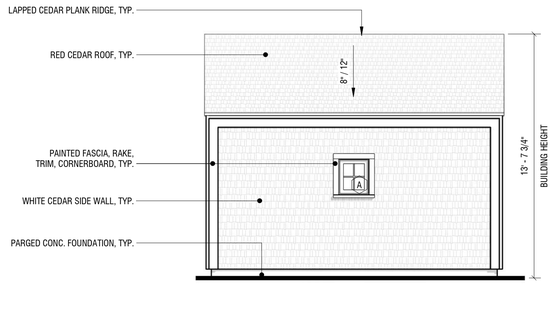
1/4" = 1'-0"



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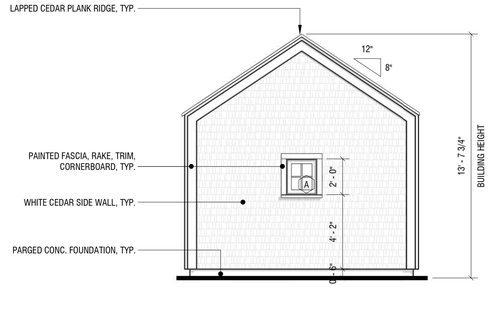
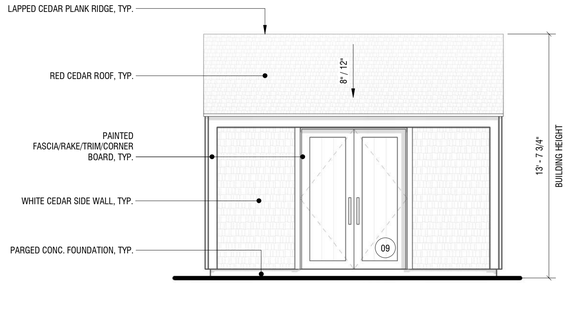


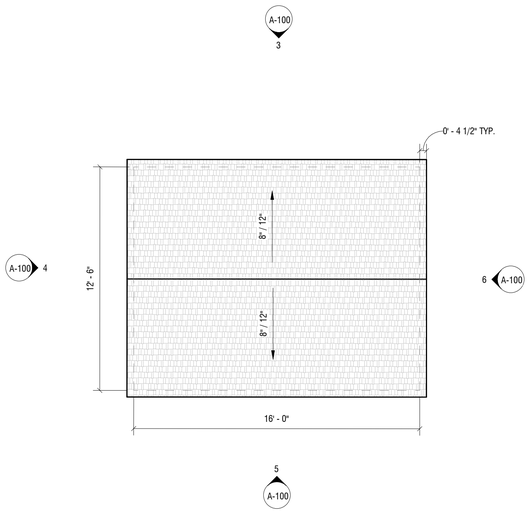
4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



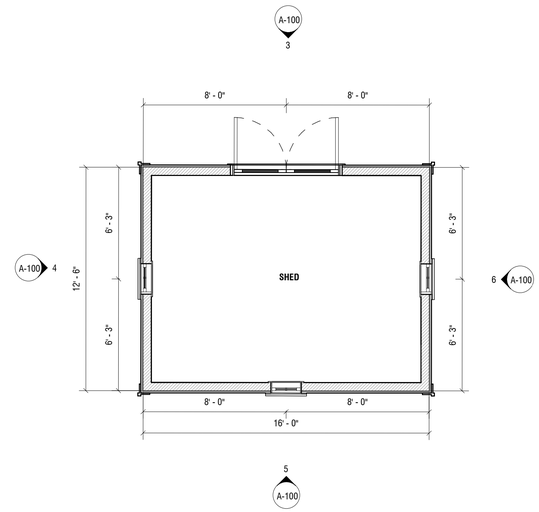
3 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

5WR

SHED

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

PHILIP & SCOTT NARDONE
--

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

NANTUCKET ENGINEERING & SURGEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
(508)825-5053

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

03/10/2025	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/SWT/JDP
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	02/24/2025
SCALE:	1/4" = 1'-0"
PROJ. NO.	324031

FLOOR PLANS & ELEVATIONS

A-100

COPYRIGHT © 2025 WORKSHOP/APD ARCHITECTURE DPC

Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
508-325-7587
plus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR W. McInerney & Mary Rose Hannon

STREET ADDRESS 8 Copper Lane

MAP/PARCEL 42.3.3 / 134

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2/24/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE INCREASED DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 2/24/25

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 134

Street & Number of Proposed Work: 8 COPPER LANE

Owner of record: W. MCINERNEY & MARYROSE HANNON

Mailing Address: 312 SLEEPY HOLLOW LANE
FRANKLIN LAKES, NJ 07481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #(508)221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 20'X30' ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2001 (HOUSE)

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLITION OF DECK (EXISTING)
REPLACE WITH NEW 20'X30' PATIO (BLUESTONE)

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

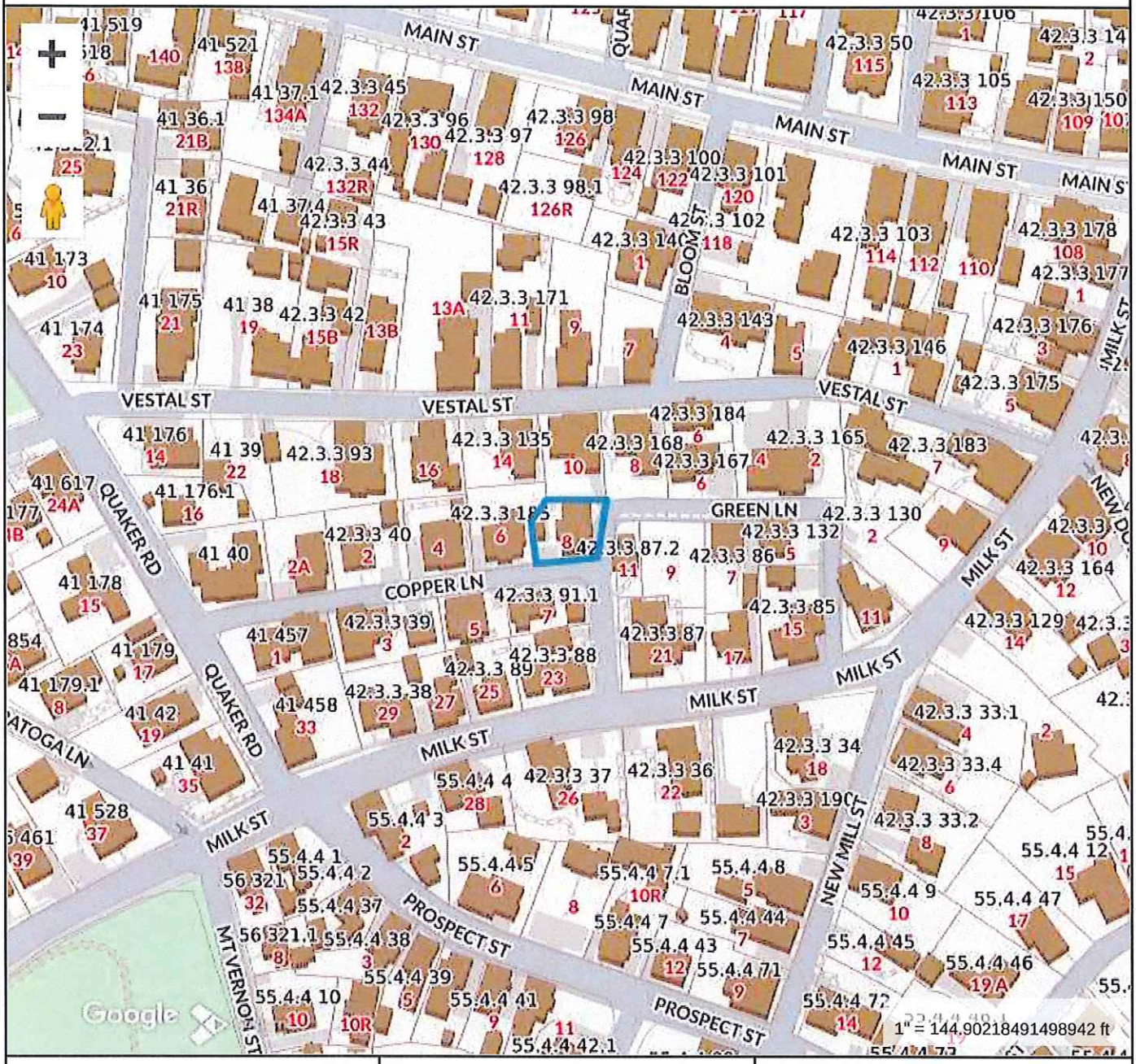
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/24/25 Signature of owner of record _____ Signed under penalties of perjury



Property Information

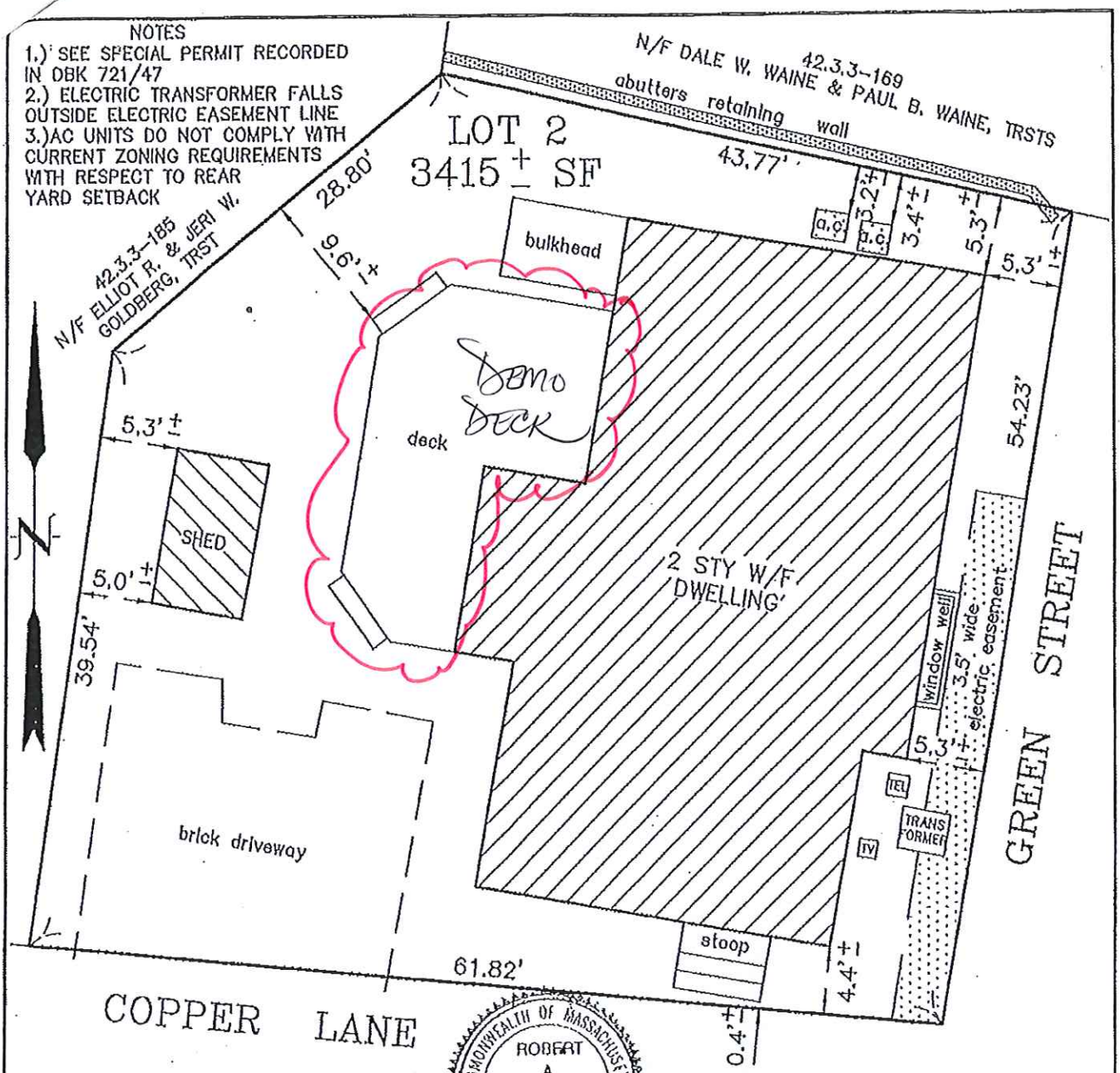
Property ID	10078
Location	8 COPPER LN
Owner	MCINERNEY WILLIAM P & MARYROSE HANNON

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK No. 37730 REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 0 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50% (30% for lots < 5000 sf)
EXISTING G.C.R.: 34.9% ± EXISTING G.C.: 1190 sf ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86, REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
N.B. 21/70

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: MAY 12, 2014

DEED REFERENCE: DBK 1034, PG 112
PLAN REFERENCE: PLBK 14, PG 44
ASSESSOR'S REFERENCE:
MAP: 42.3.3 PARCEL: 134
PREPARED FOR: WILLIAM P. McINERNEY & MARYROSE HANNON McINERNEY

EMACK SURVEYING, LLC
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

J-1232



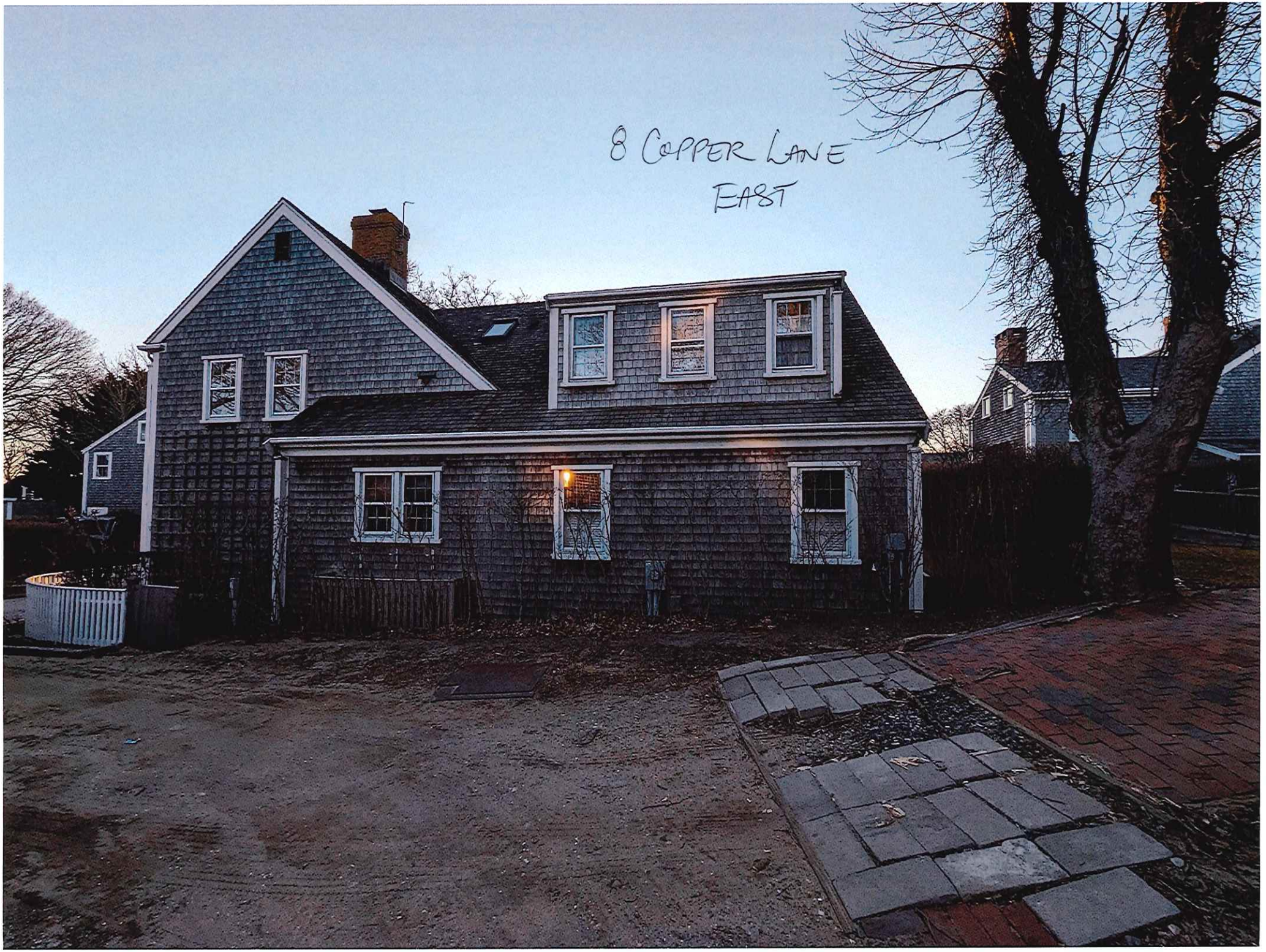
TPM ACK LLC	FRONT PATIO	REVISIONS	01
	8 COPPER LANE	MM/DD/YY / REMARKS	A

8 COPPER LANE

REPLACEMENT PATIO


8 COPPER LANE SOUTH


8 COPPER LANE
WEST / SOUTH


8 COPPER LANE
EAST

30A Orange St: 42.3.2 / 200

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

X 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

n/a 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

n/a 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

n/a 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

n/a 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange St.

Owner of record: JEFFrey Greenberg

Mailing Address: 30 Orange St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin @emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-07-10837
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Replace Concrete apron w/ belgian block & Type II Picket Fence

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: n/a ☐ 1st floor ☐ 2nd floor around
Width: _____ Sq. footage 2nd floor: _____ Size: n/a ☐ 1st floor ☐ 2nd floor Heat pump
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation Replace concrete apron w/ belgian block & Type II Picket
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

NO CHANGE No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/10/25 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd

AS AGENT FOR Jeffrey Greenberg

STREET ADDRESS 30A Orange St

MAP/PARCEL 42.3.2 / 200

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 03/10/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 03/3/25

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

30 Orange Street, Nantucket, MA 02554 — Nantucket Historic District Commission

July 27, 2020

Name: KIM GREENBERG

Address: 30 Orange Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 30 Orange Street per our collaboration.

Thank you for your understanding.

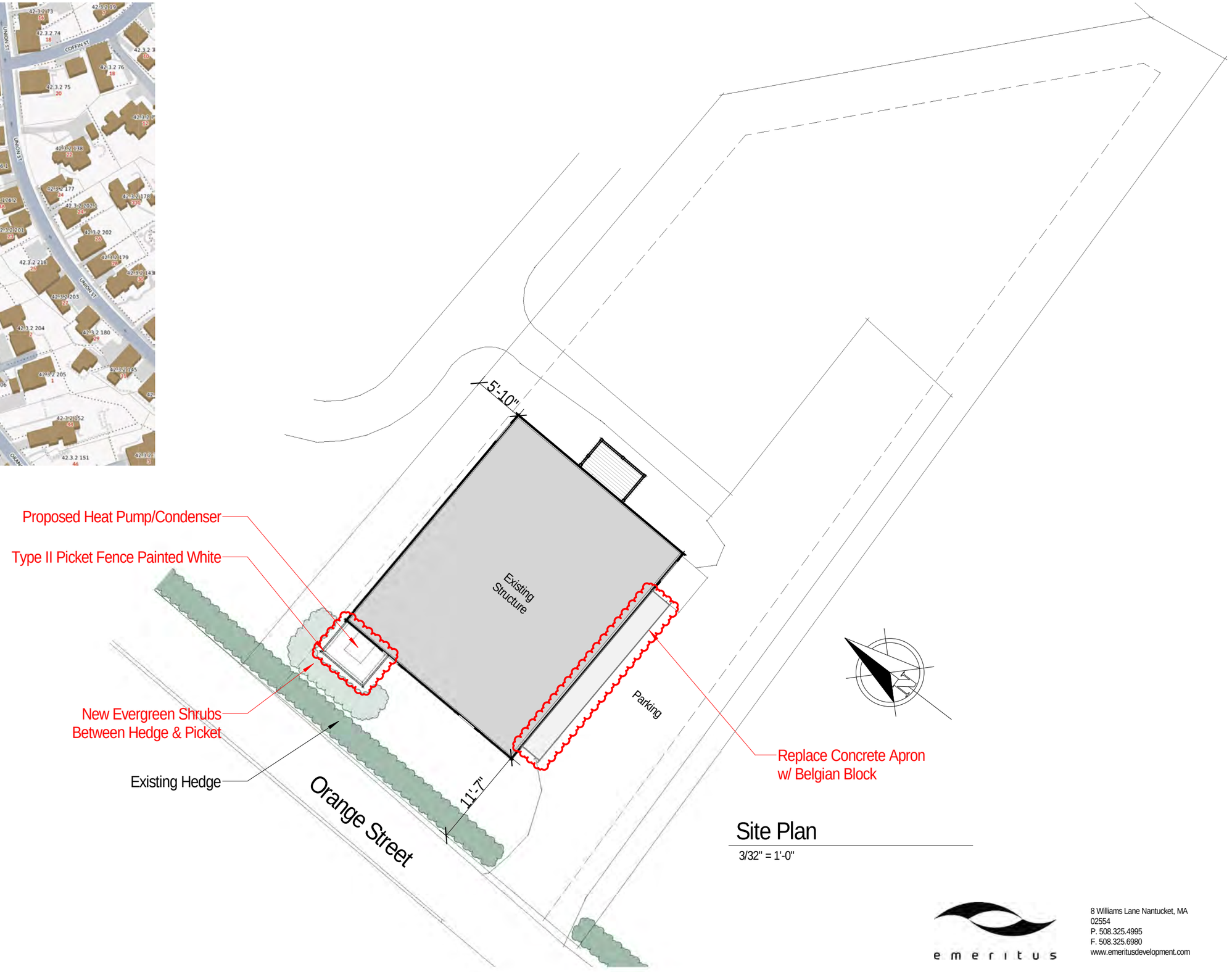
Date: July 29, 2021

Signature:



Locus Map

Not to Scale



Site Plan

3/32" = 1'-0"

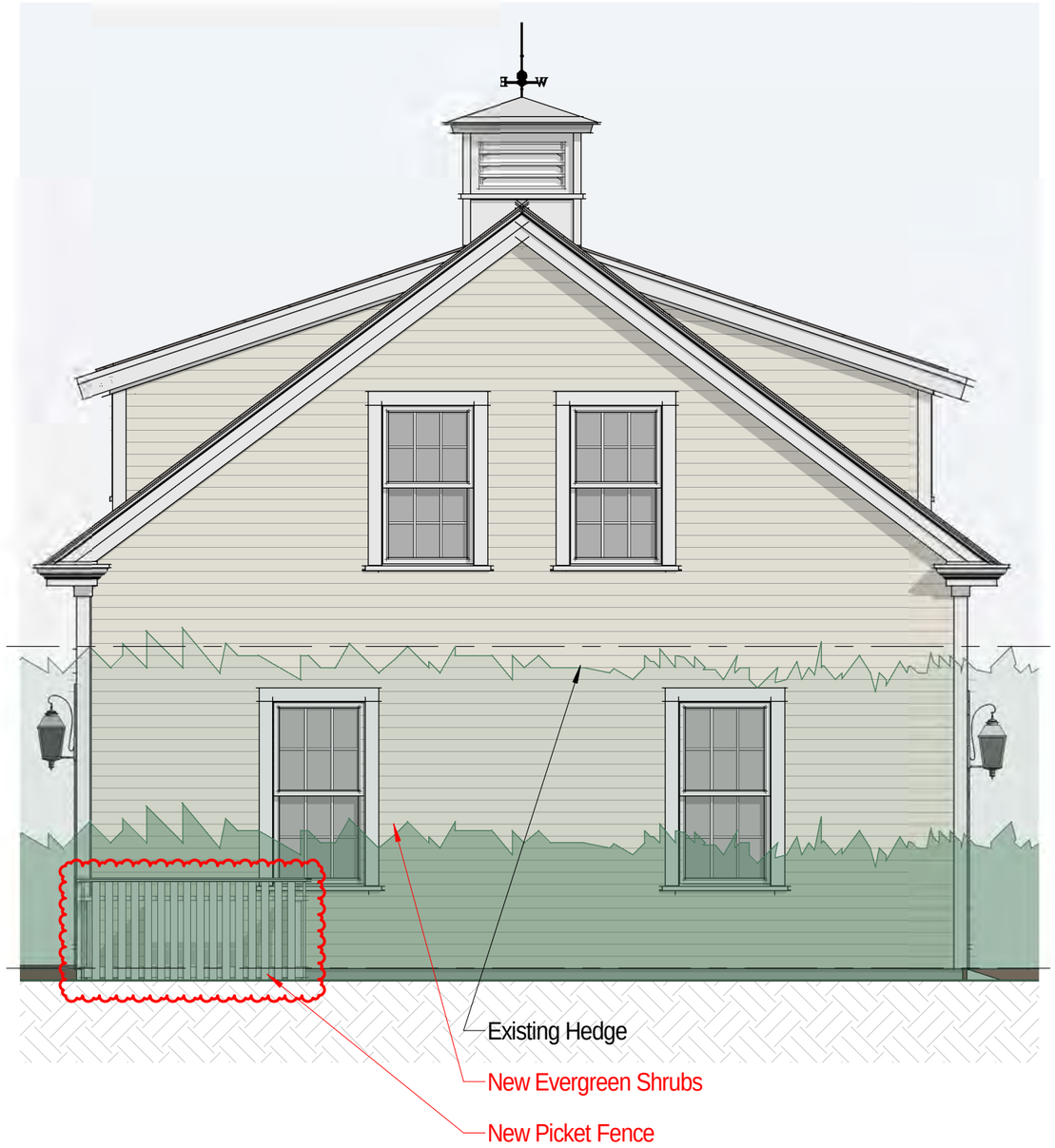
Greenberg Garage

30A Orange Street

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



Greenberg Garage
30A Orange Street
Nantucket, MA 02554

West Elevation
1/4" = 1'-0"

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



North Elevation

1/4" = 1'-0"

South Elevation

1/4" = 1'-0"

Greenberg Garage

30A Orange Street

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com









CERTIFICATE NO: —

DATE ISSUED: 8/20/24

HDC2024-07-10837

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange Street

Owner of record: Jeffrey Greenberg

Mailing Address: 30 Orange St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA

Contact Phone #: 508 325 4995 E-mail: admin@emeritus.development.com

FOR OFFICE USE ONLY 01323

Date application received: 7/15/24 Fee Paid: $ 50

Must be acted on by: 9/13/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Garage

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2021-10-4940

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Lower main roof and dormers & reduce Windows.

Size of Structure or Addition: Length: 21-2 +/- Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 21'-2" +/- South " " East " " West " "

Additional Remarks CONTINUING

Historic Name:

Original Date: GARAGE = c 1950s

Original Builder:

REVISIONS* (describe)

1. East Elevation Lower Main Roof & windows
2. South Elevation Lower main roof, dormers, & reuse windows
3. West Elevation Lower main roof & windows
4. North Elevation Lowe main roof, dormers & reuse windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural

Trim White Sash White Doors White

Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

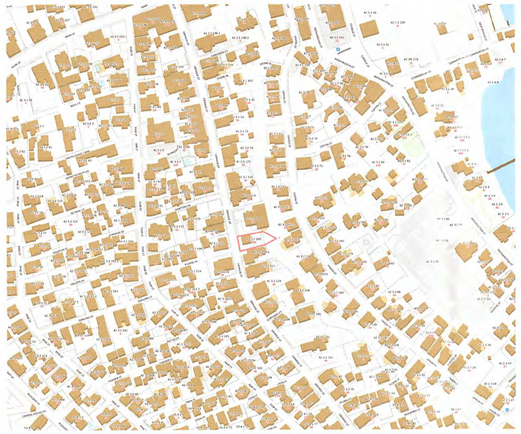
Date 7/12/24 Signature of owner of record [signature] Signed under penalties of perjury

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

08.27.24

HDC ATS Submission



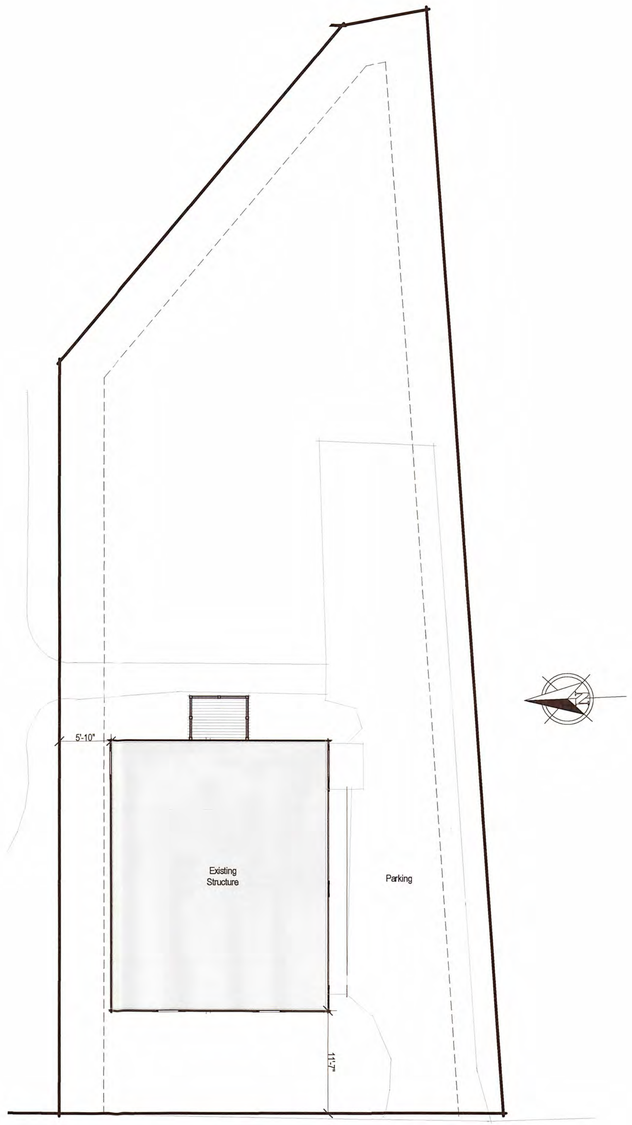
1 Locus Map
Not to Scale

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	4	2'-10" +/-	4'-8" +/-	TBD	TBD	Egress Window	≥ 30
B	2	2'-10" +/-	5'-4" +/-	**	**		≥ 30
C	7	2'-6" +/-	2'-9" +/-	**	**		≥ 30



2 Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES
1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per Prescriptive Method
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order



3 Site Plan
1/8" = 1'-0"

RECEIVED
AUG 28 2024

2120
Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.	No Change

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section
D.1.1 Interior Elevations - Kitchen/Living
D.1.2 Interior Elevations - Bedroom 1
D.1.3 Interior Elevations - Bedroom 2
D.1.4 Interior Elevations - Bathroom
D.1.5 Interior Elevations - Hallway
D.1.6 Interior Elevations - Staircase
D.1.7 Interior Elevations - Garage
D.2.1 Interior Details
D.2.2 Exterior Trim Details

APPROVED
HDC2024.07.10937
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

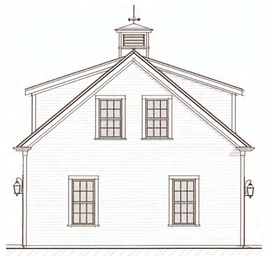
G.1.1
2120

08.27.24

HDC ATS Submission



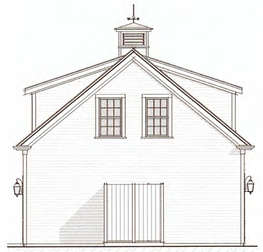
Previously Approved South Elevation
1/8" = 1'-0"



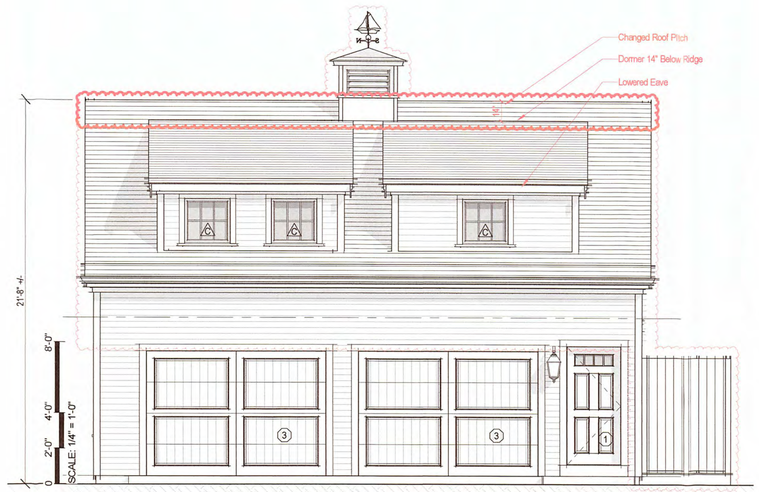
Previously Approved West Elevation
1/8" = 1'-0"



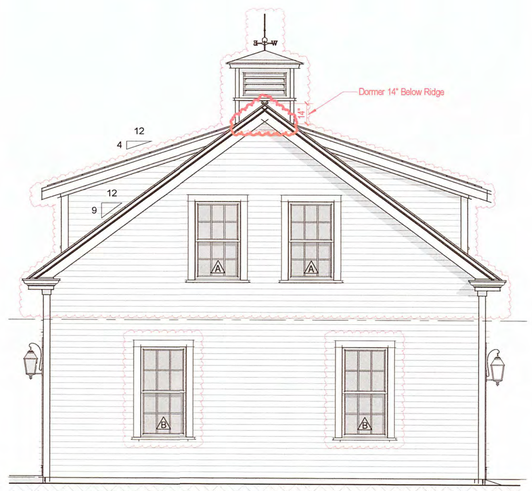
Previously Approved North Elevation
1/8" = 1'-0"



Previously Approved East Elevation
1/8" = 1'-0"



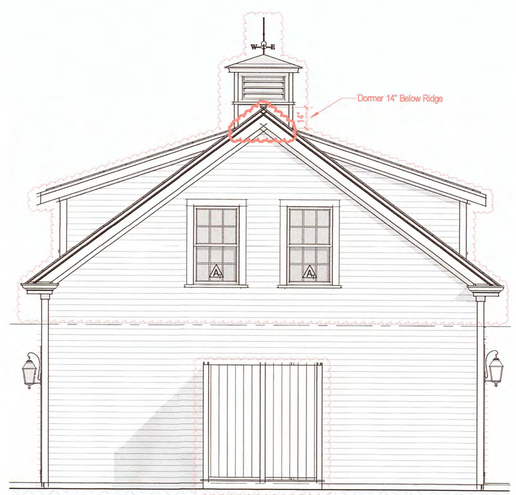
1 Proposed South Elevation
1/4" = 1'-0"



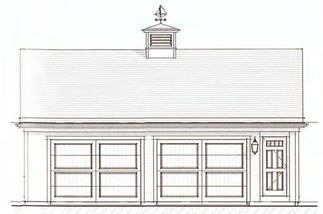
2 Proposed West Elevation
1/4" = 1'-0"



3 Proposed North Elevation
1/4" = 1'-0"



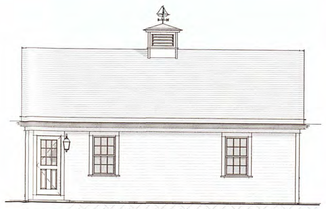
4 Proposed East Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing West Elevation
1/8" = 1'-0"



Existing North Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

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APPROVED
HDC 2024.07.10837
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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.

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

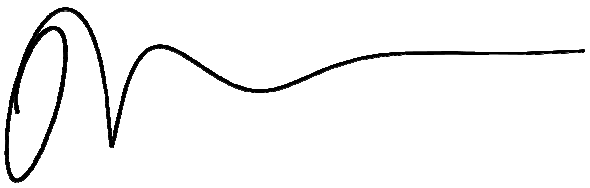
Authorization Letter

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…

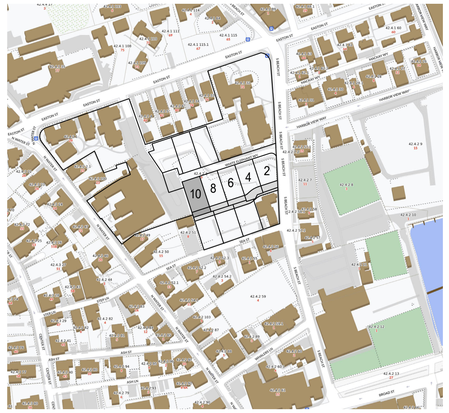
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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



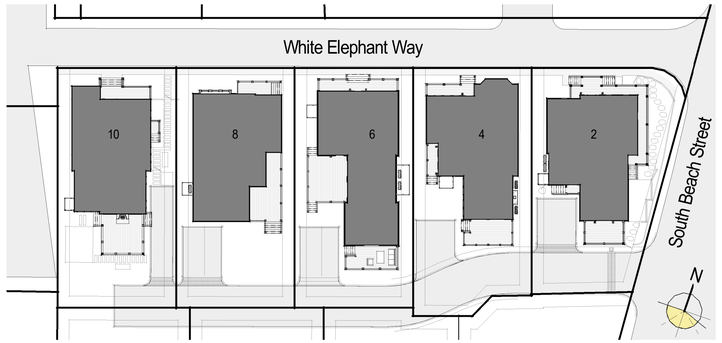
East



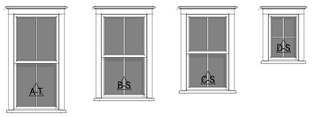
South



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

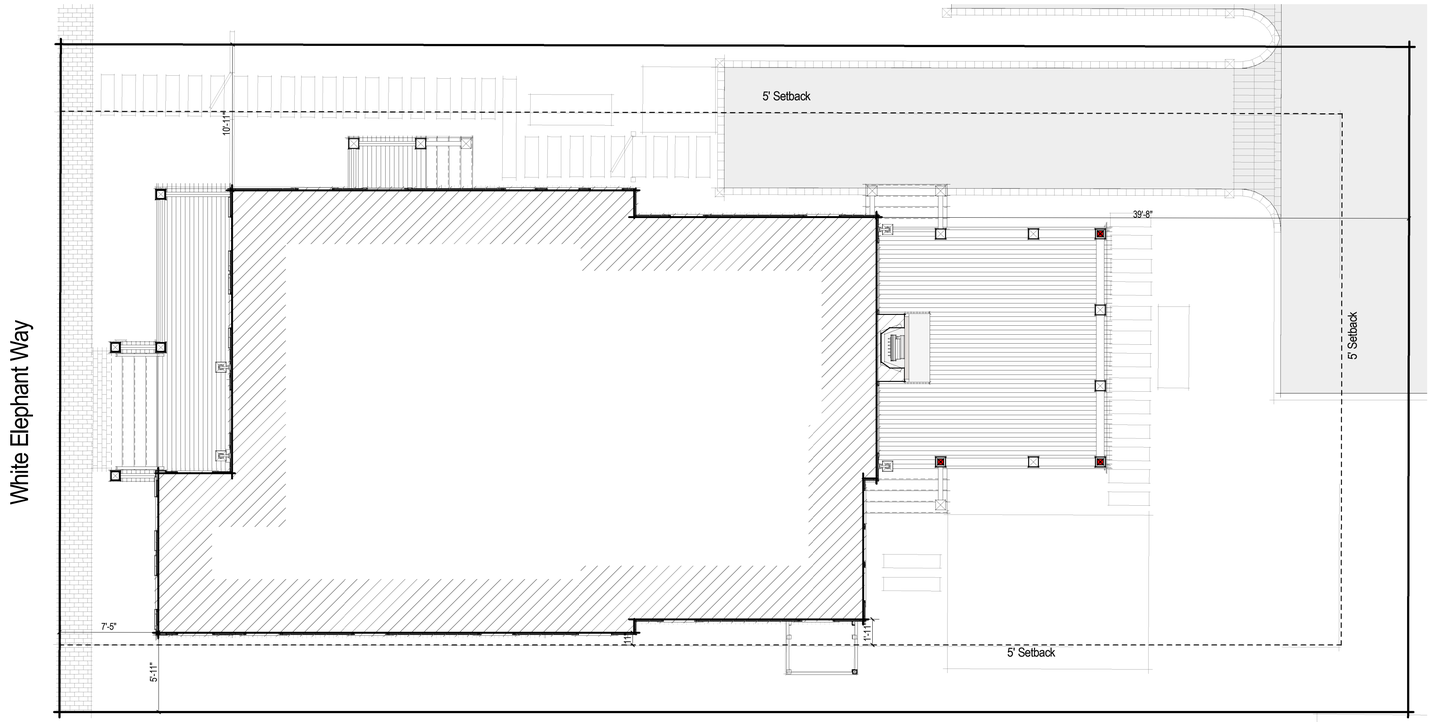
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	64"	65-1/4"	Norwood	Gray	≥30
A-T	7	32"	33"	64"	65-1/4"	" "	" "	≥30
B-S	24	32"	33"	56"	57-1/4"	" "	" "	≥30
C-S	3	30"	31"	52"	53-1/4"	" "	" "	≥30
D-S	1	22"	23"	32"	33-1/4"	" "	" "	≥30

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

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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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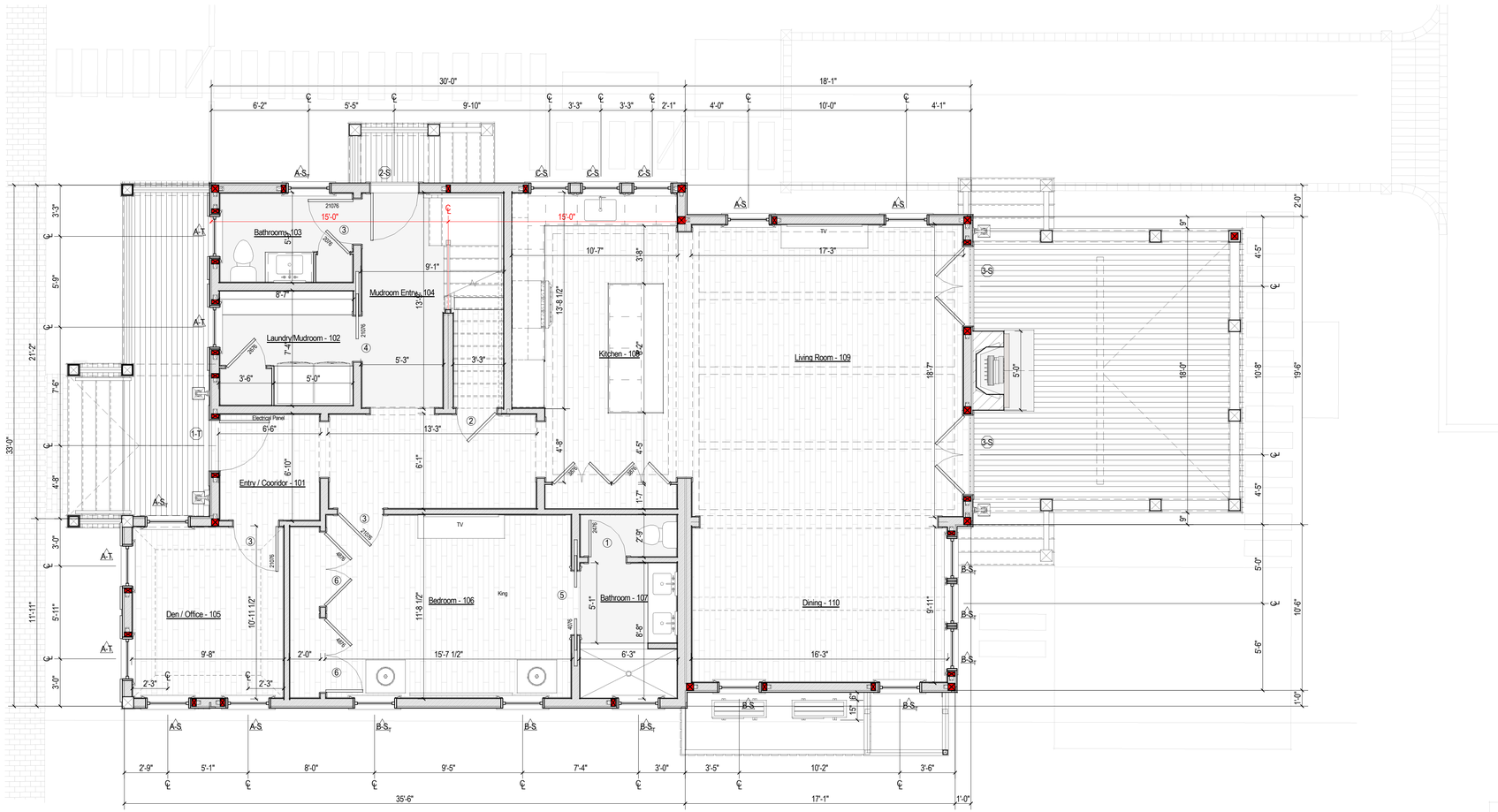
G.1.1

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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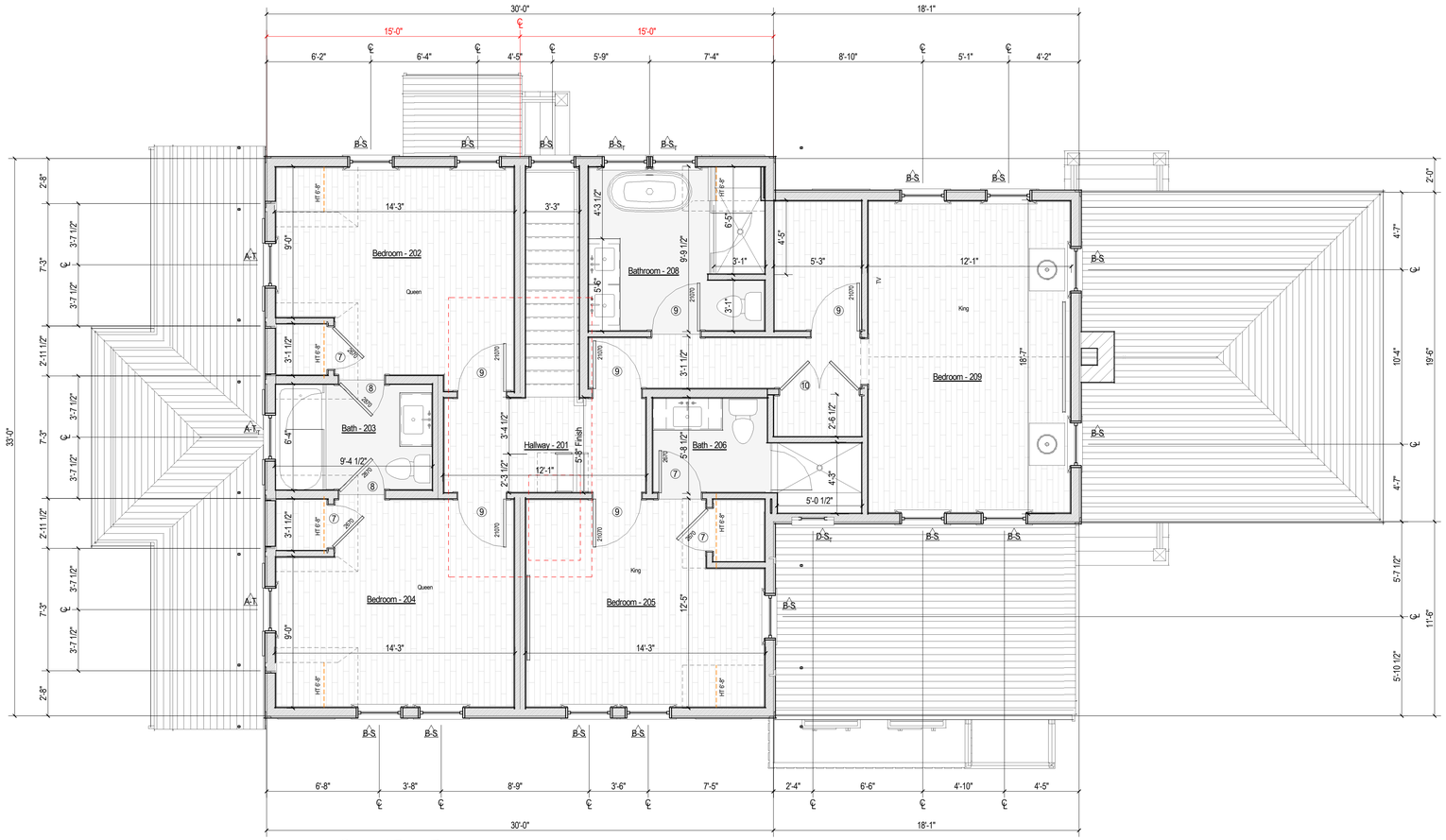
A.1.1
2317

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
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Side/Rear Setback:	5 FT
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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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Revisions

Revision 2	03.11.24

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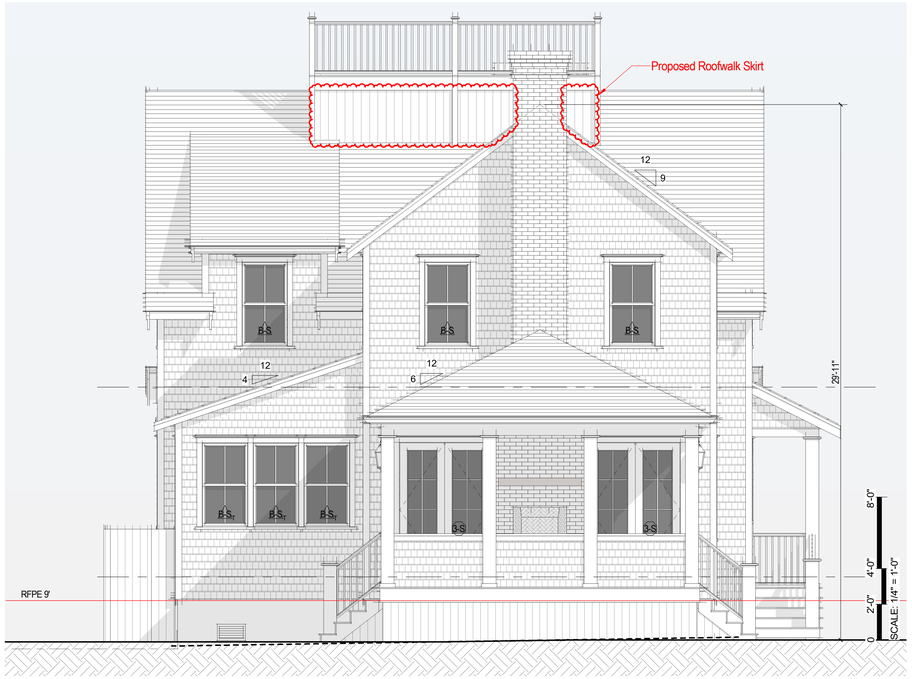
A.2.1

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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Elevations

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A.2.2

2317

03.10.25



1 Front Perspective



2 Side Perspective



3 Street Perspective

HDC Submission

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Nantucket, MA 02554
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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

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Nantucket, MA 02554

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Street Elevation

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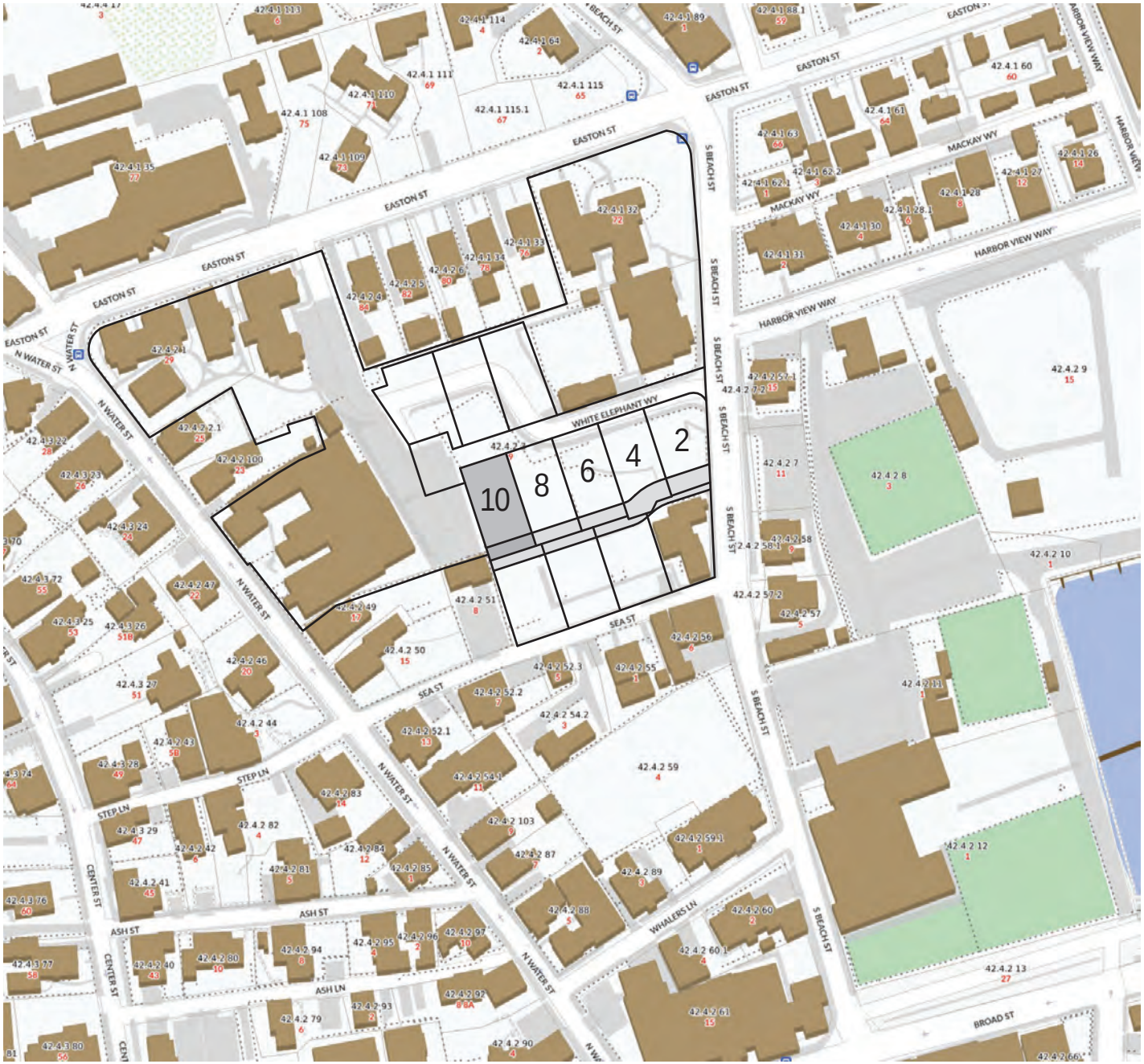
A.2.4

2317

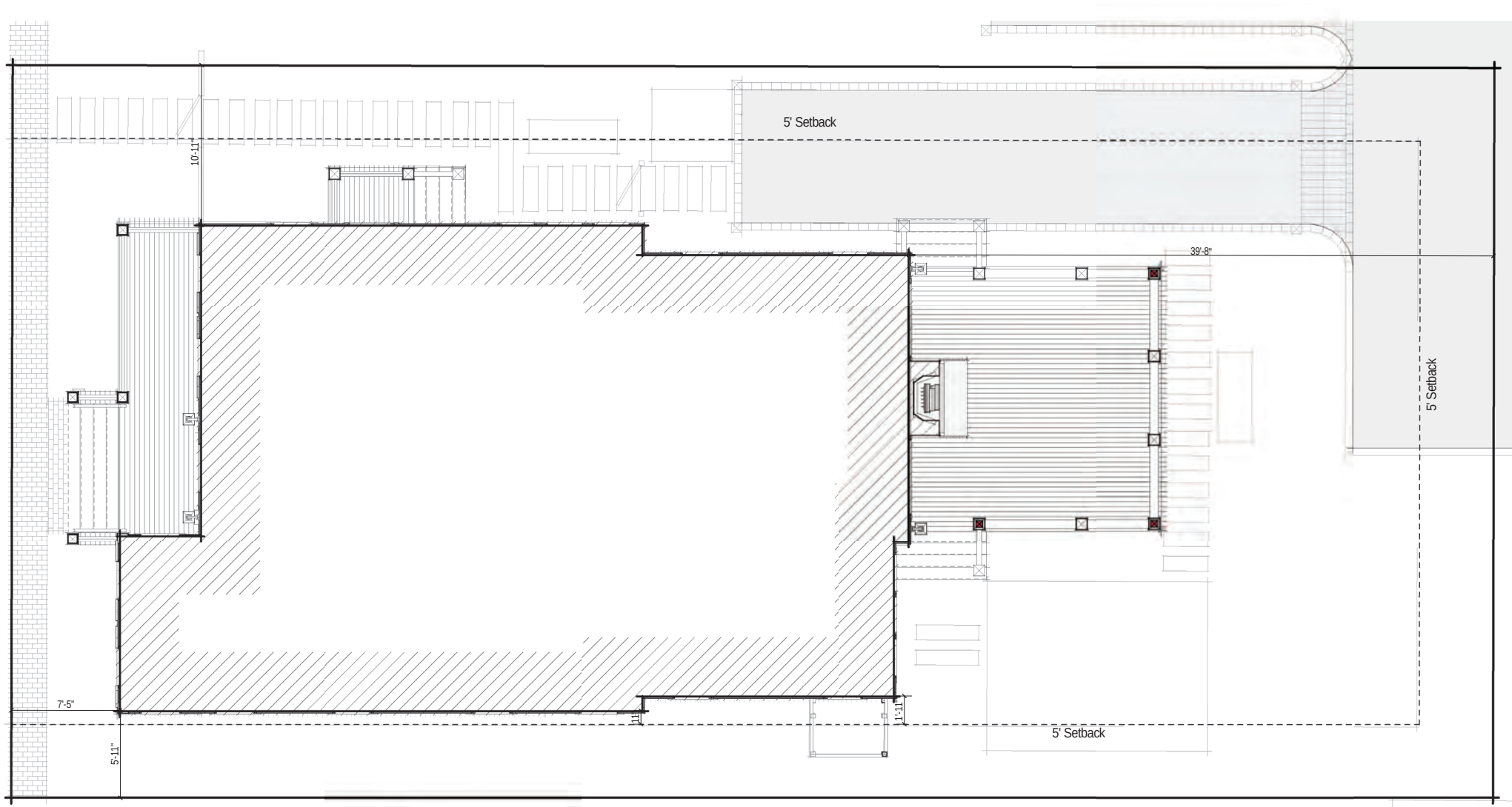




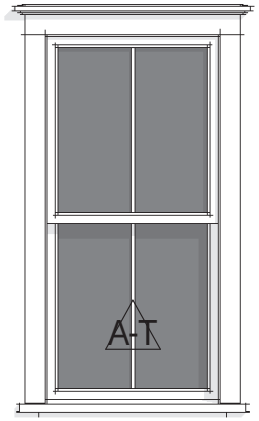


1 Locus Map .

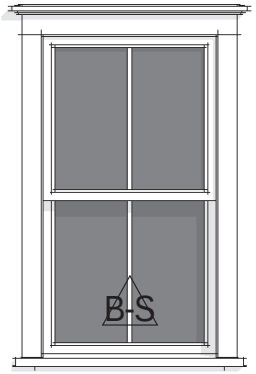
Not to Scale



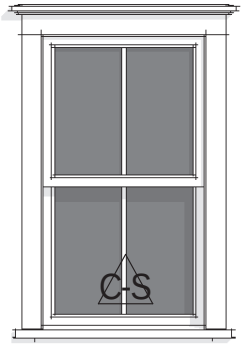
3 Site Plan .
3/16" = 1'-0"



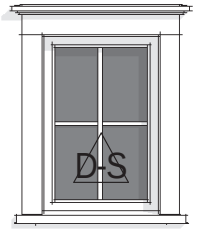
Double Hung
2/2
Egress Window



Double Hung
2/2
Egress Window



Double Hung
2/2



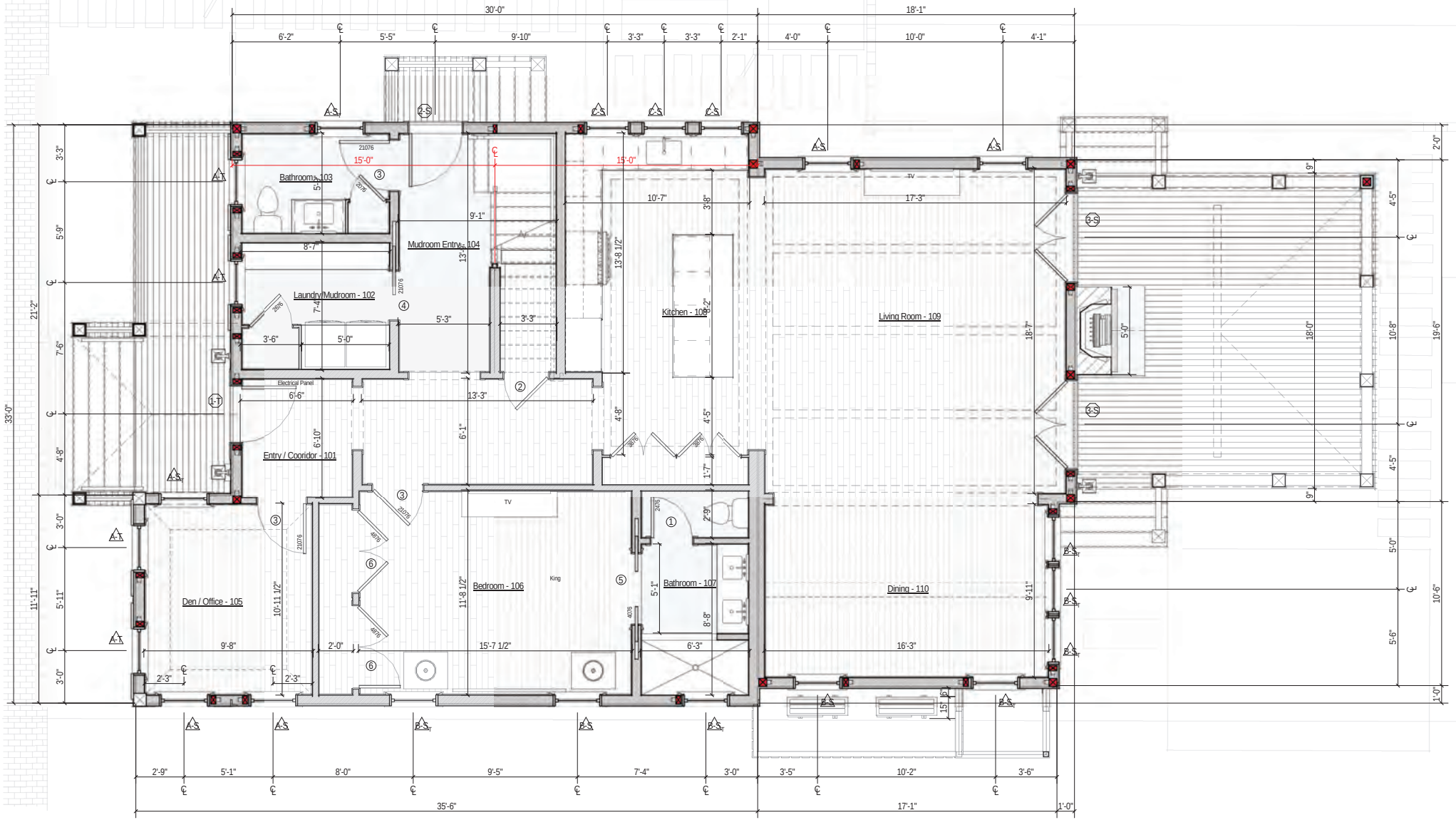
Fixed
4 Lite



Main Entry Door
TDL

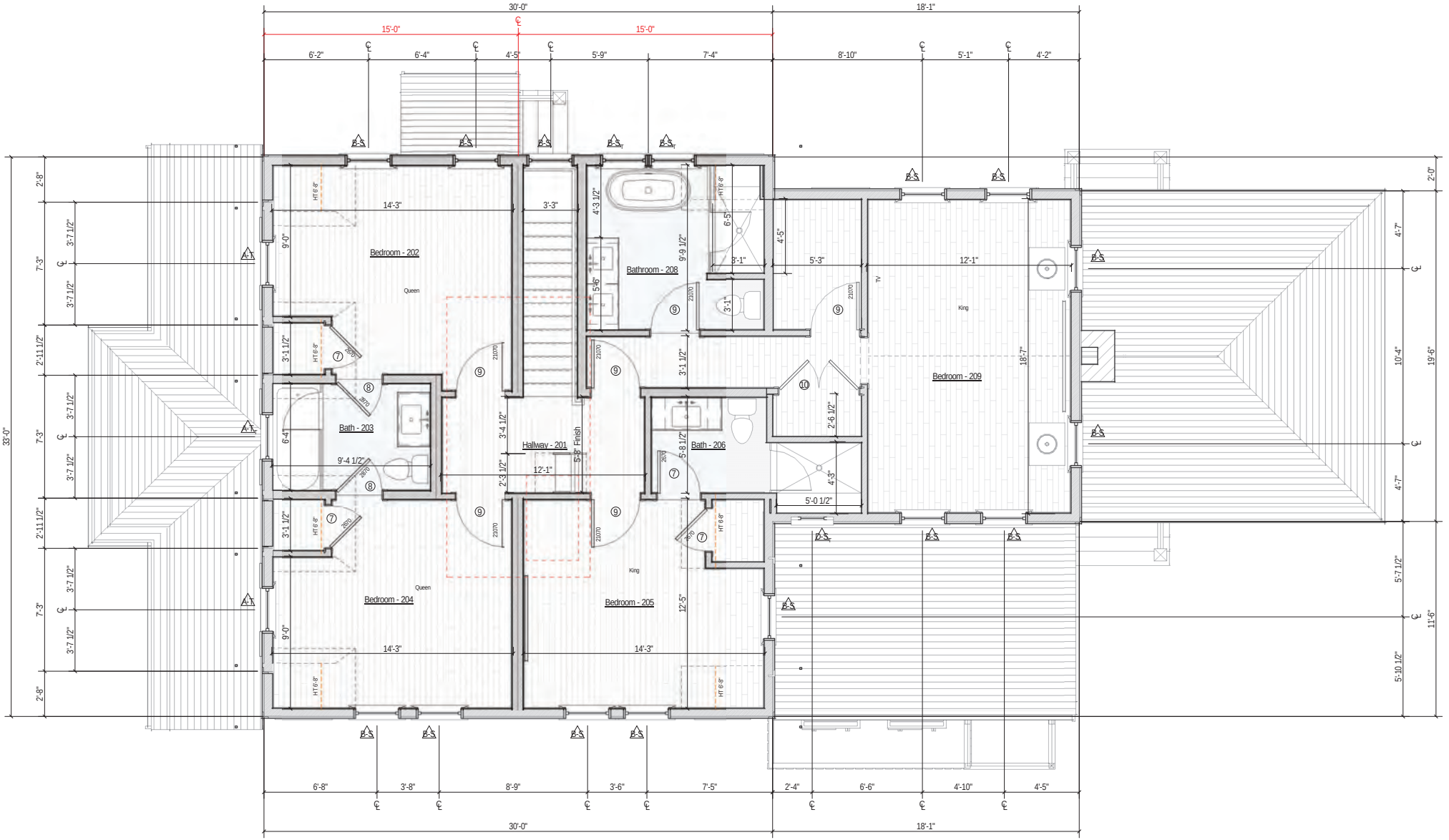
Single Hinged Door
SDL

Double Hinged Door
SDL



1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

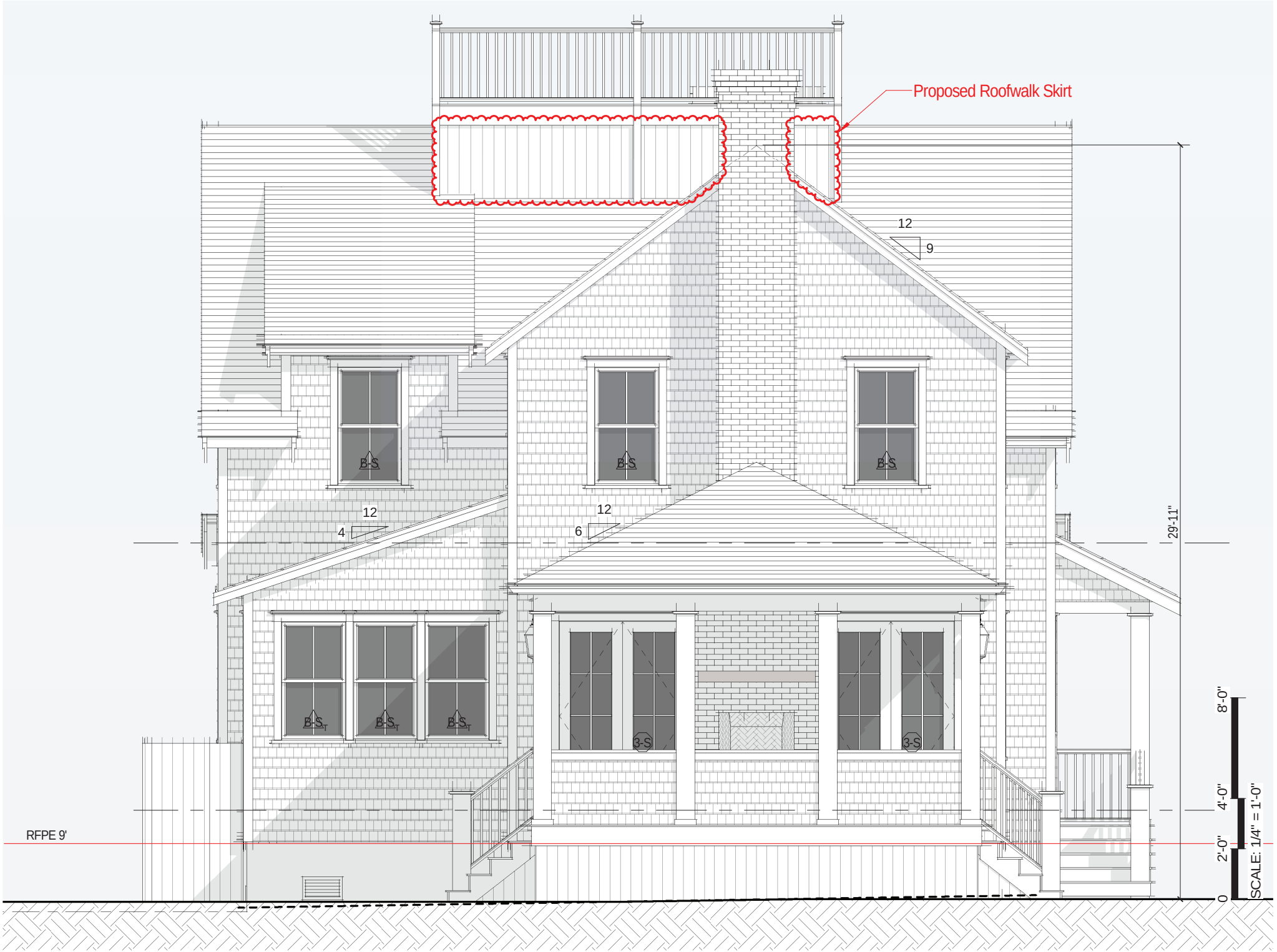


1 Proposed North Elevation

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

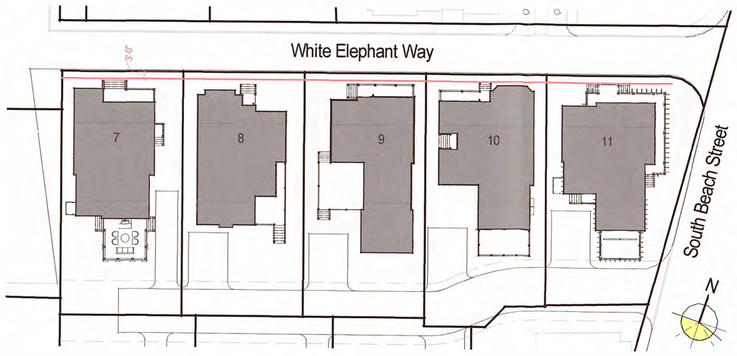
12.12.23



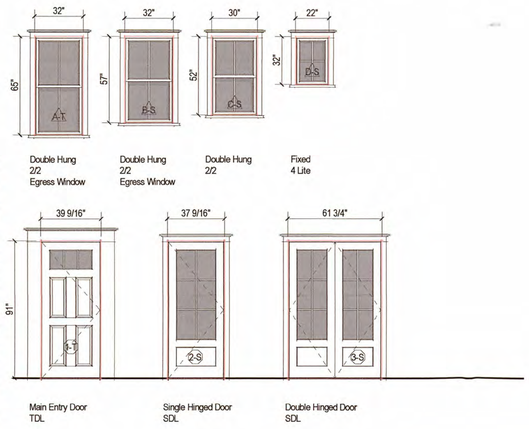
1 Locus Map
Not to Scale



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

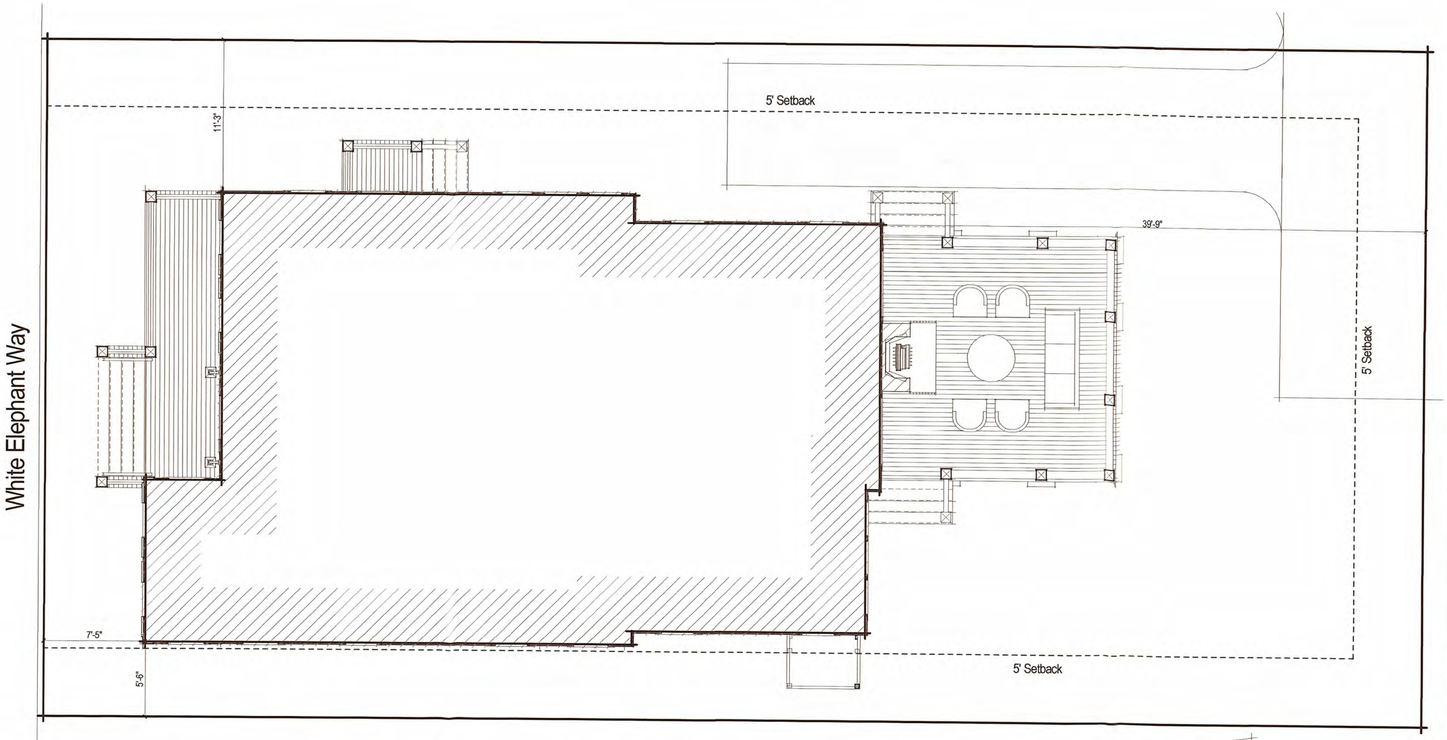
WINDOW	QUANTITY	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	MANUFACTURER	FINISH	DP RATING
A-S	6	32"	33"	65"	66-1/4"	Norwood	White	≥30
A-T	7	32"	33"	65"	66-1/4"	**	**	≥30
B-S	24	32"	33"	57"	58-1/4"	**	**	≥30
C-S	3	30"	31"	52"	53-1/4"	**	**	≥30
D-S	1	22"	23"	32"	33-1/4"	**	**	≥30

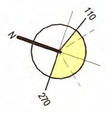
EXTERIOR DOOR SCHEDULE

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
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D.0.2 Stair Details
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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
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D.2.2 Interior Elevations - Bedroom 202
D.2.3 Interior Elevations - Bath 203
D.2.4 Interior Elevations - Bedroom 204
D.2.5 Interior Elevations - Bedroom 205
D.2.6 Interior Elevations - Bathroom 206
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D.2.8 Interior Elevations - Primary Bath 208
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D.3.1 Exterior Trim Details
D.3.2 Exterior Trim Details
D.3.3 Exterior Trim Details
D.3.4 Exterior Trim Details
D.3.5 Exterior Trim Details
D.4.1 Reflected Ceiling Plan
D.4.2 Interior Details

APPROVED
HDC2023.09.9216
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
DEC 21 2023
BY

Revisions

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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

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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).

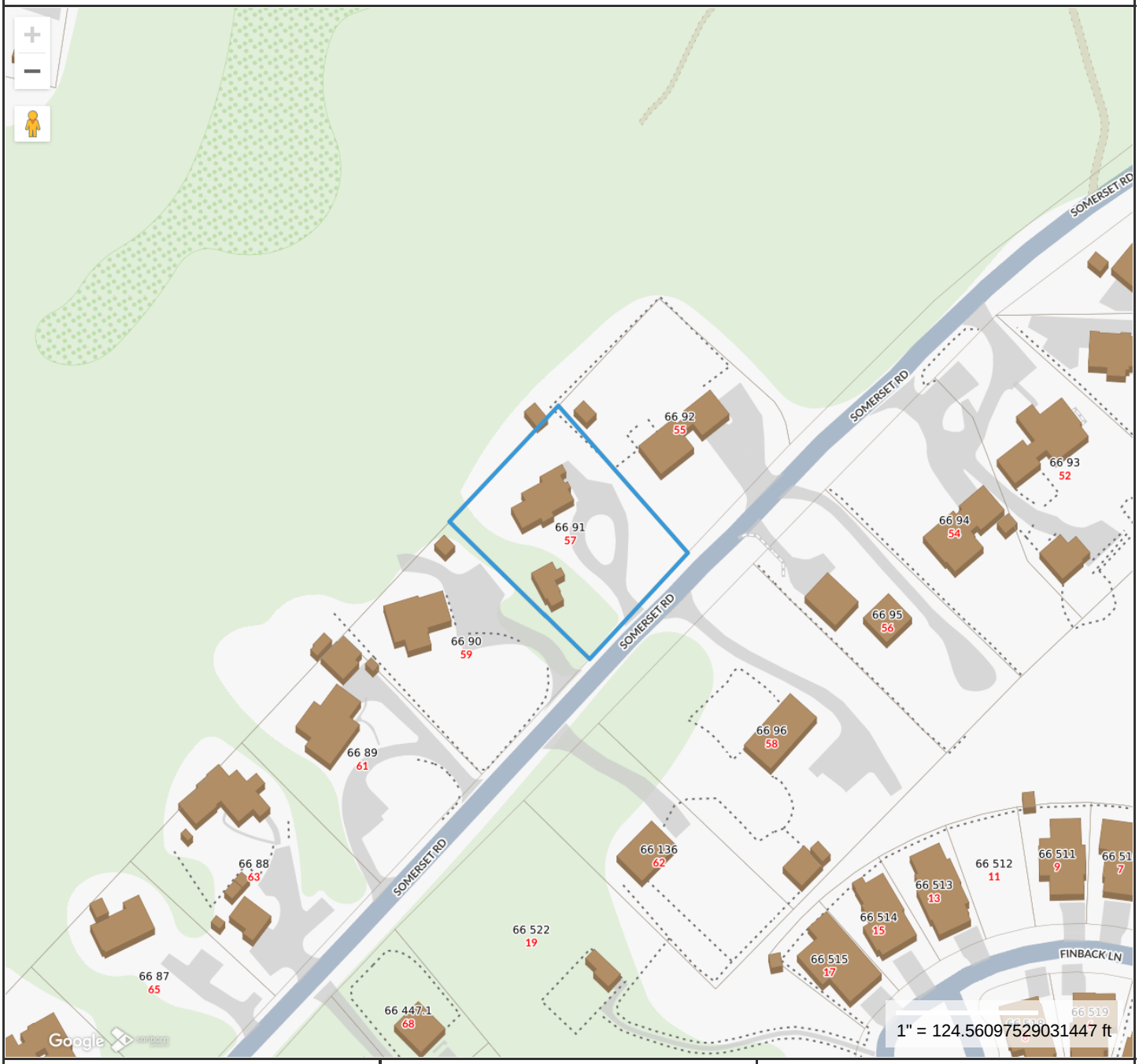
N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

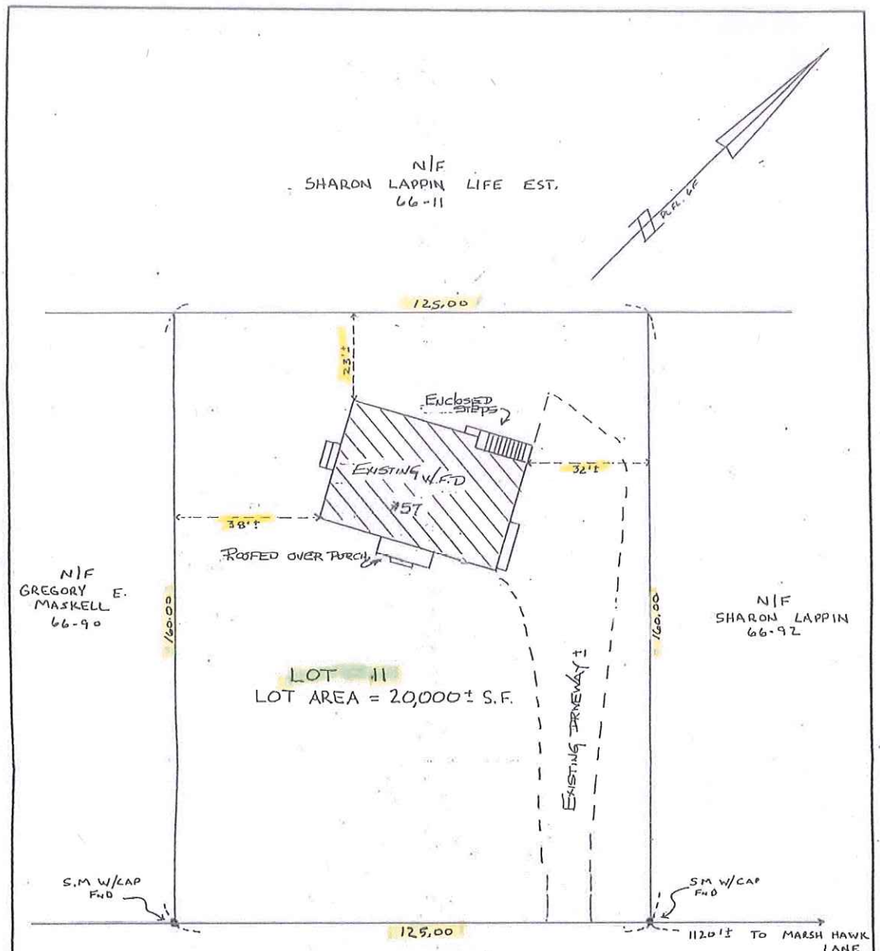
Building Information

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.

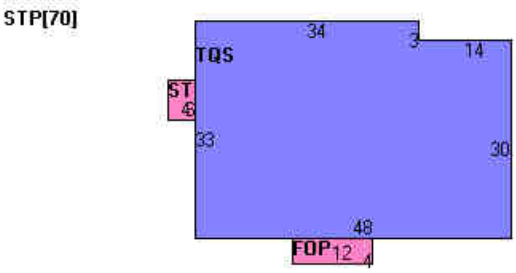
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
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

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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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- ☐ 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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- ☐ 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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- ☐ 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



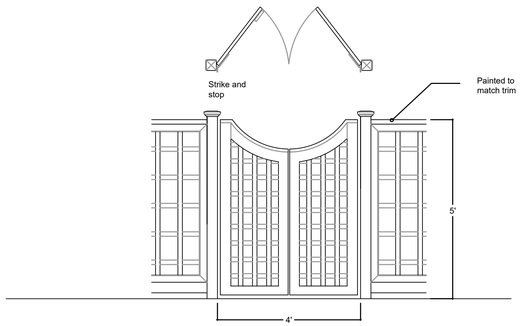
LOCUS MAP

CONCEPT PLAN
SCALE: 1" = 20'

VIEW FROM ARBOUR WAY

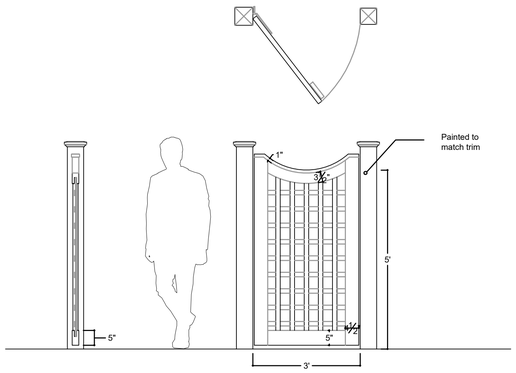
EXISTING APRON AND VEHICLE GATE

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



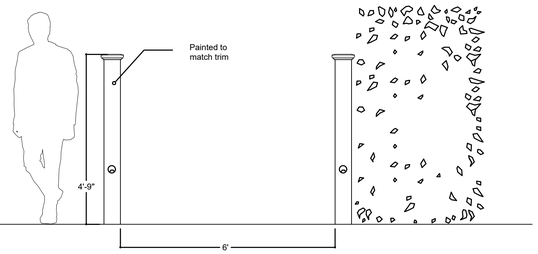
1 4' W DOUBLE GATE W TRELLIS FENCING AT POOL ENTRY

SCALE: 1/2" = 1' - 0" ELEVATION



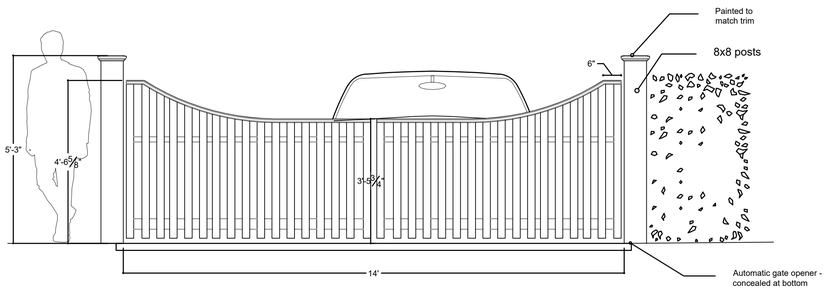
2 3' W 5' H SINGLE GATE AT VEGGIE GARDEN

SCALE: 1/2" = 1' - 0" ELEVATION



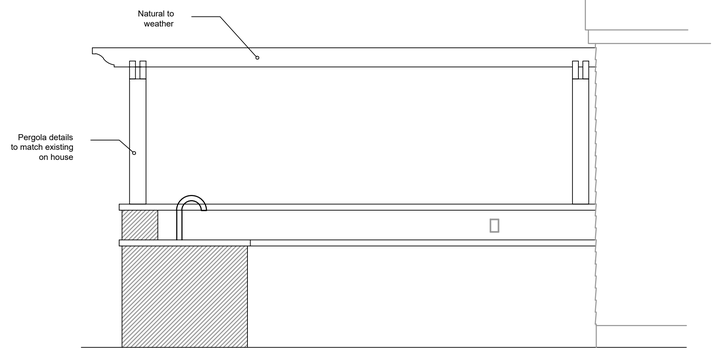
3 ENTRY POSTS W LIGHTS

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.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 67 / 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

3/5/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 3/5/25
Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

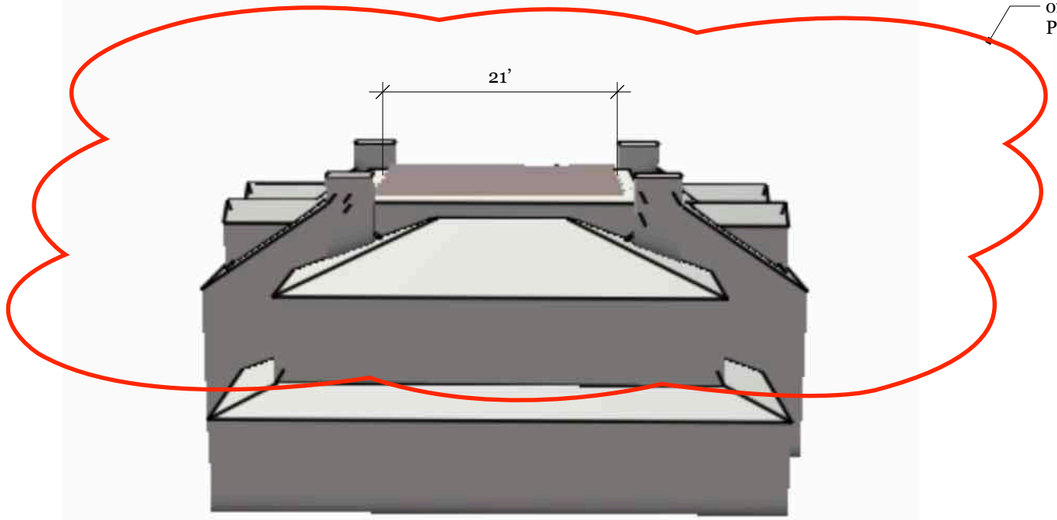
ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

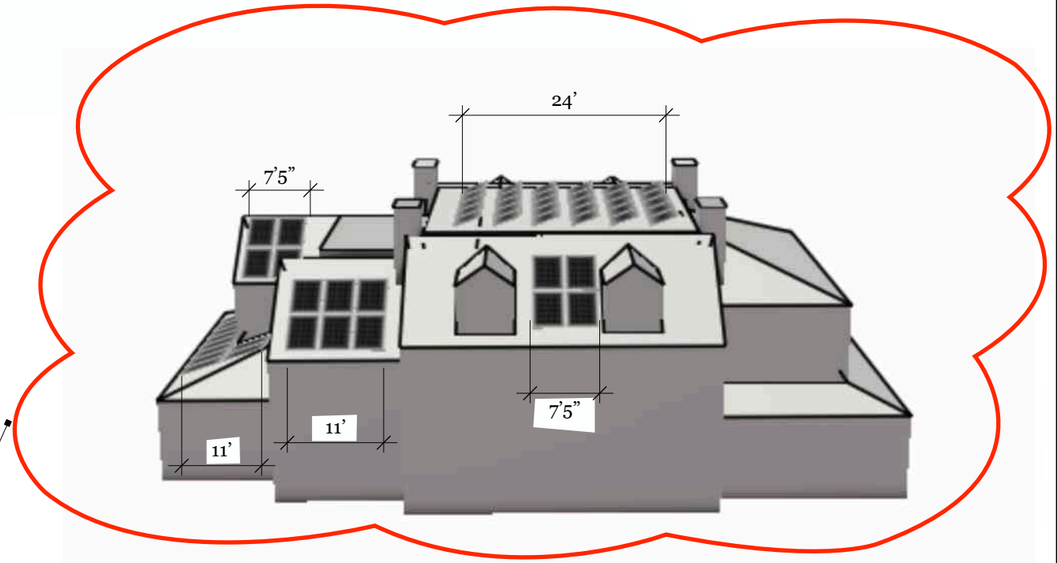
REVISIONS

	MM/DD/YY	REMARKS
1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

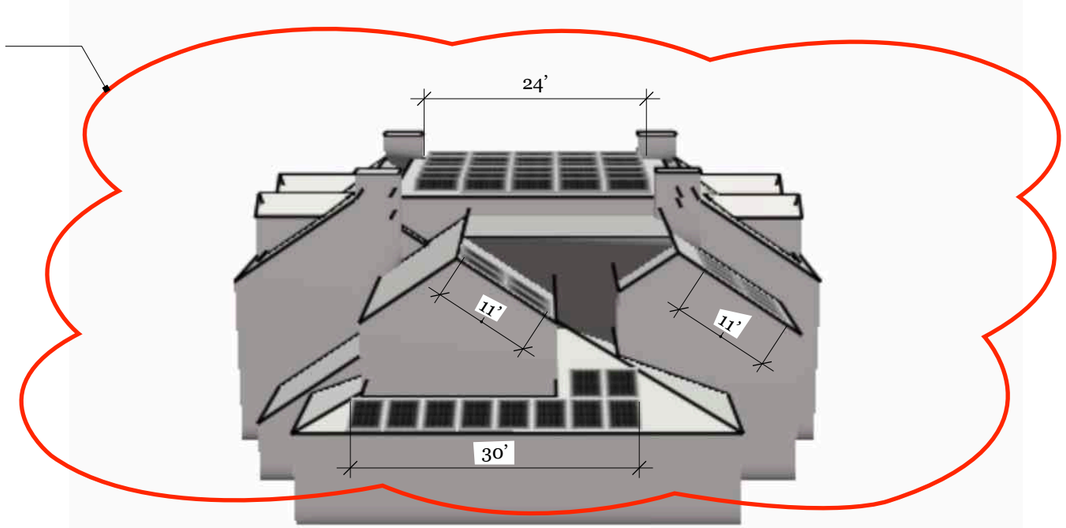
PV 01



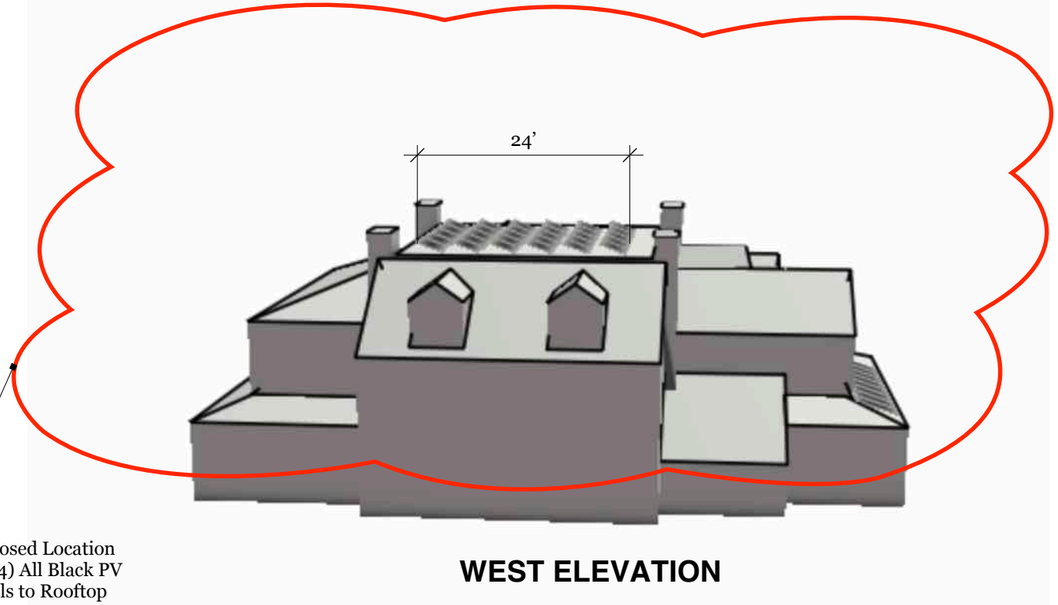
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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ELEVATIONS

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3		
4		

PV 02



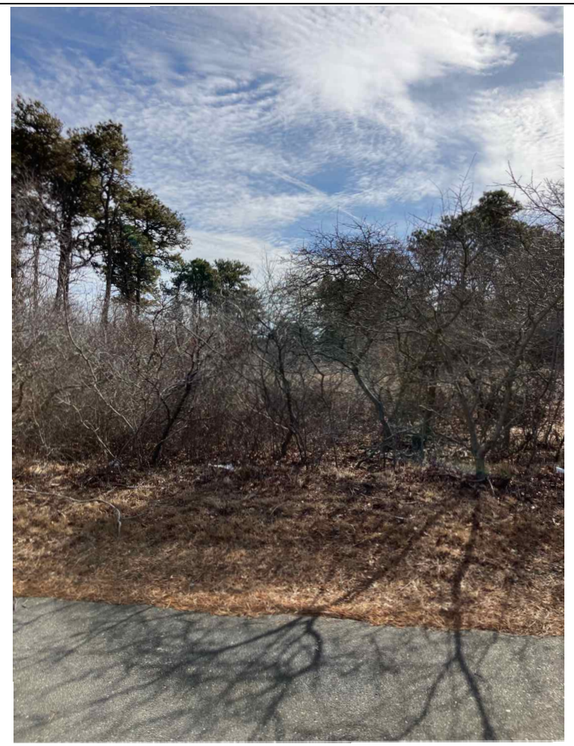

PHOTO A

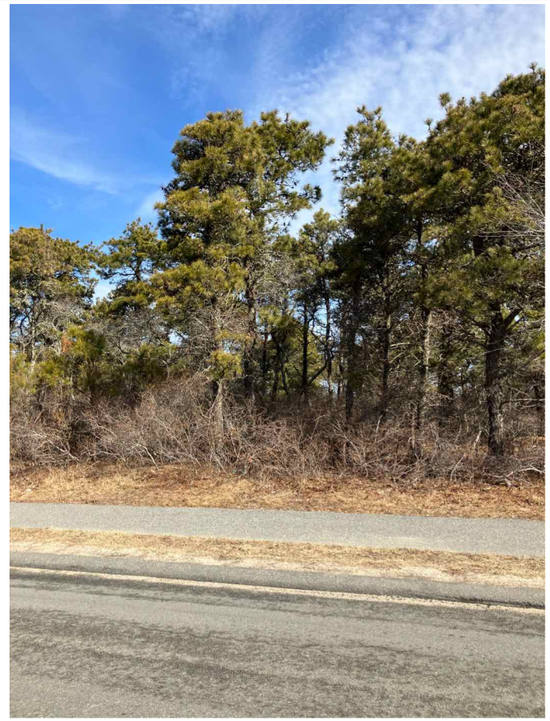

PHOTO B



PHOTO C

ACK SMART
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PHOTOS

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23.22kW DC, 20kW AC

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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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The ideal solution for:

Rooftop arrays on residential buildings

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PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
23.22kW DC, 20kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
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REVISIONS

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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

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

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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

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Locus Map
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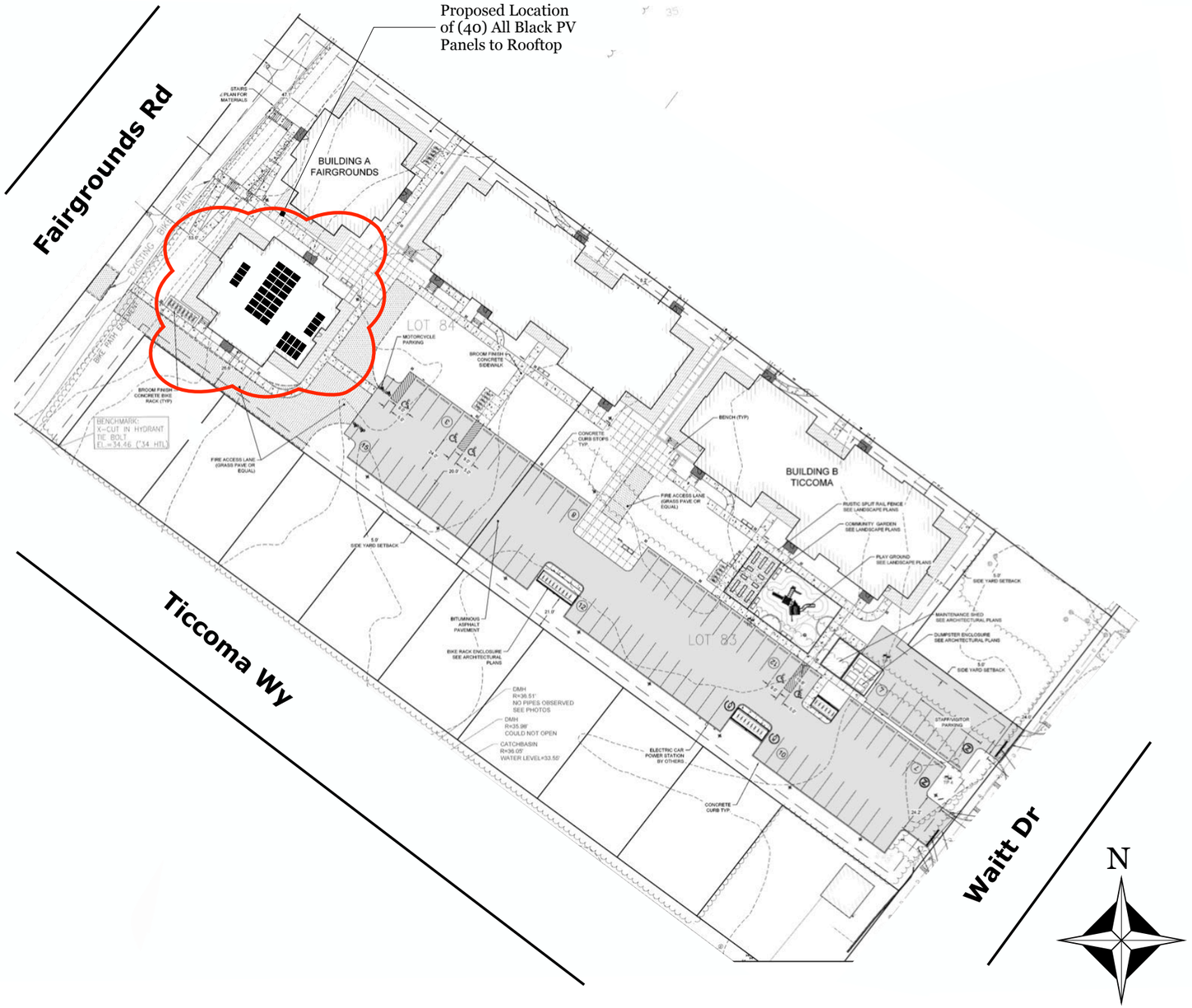

Scale: 1” = 75’

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GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

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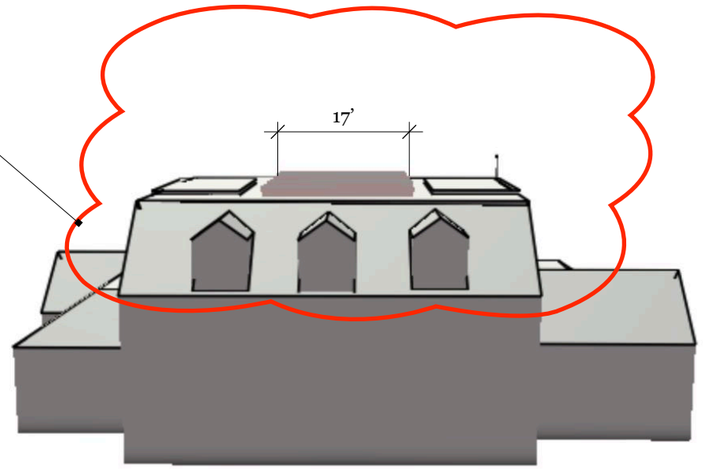
PV 01

Proposed Location
of (40) All Black PV
Panels to Rooftop



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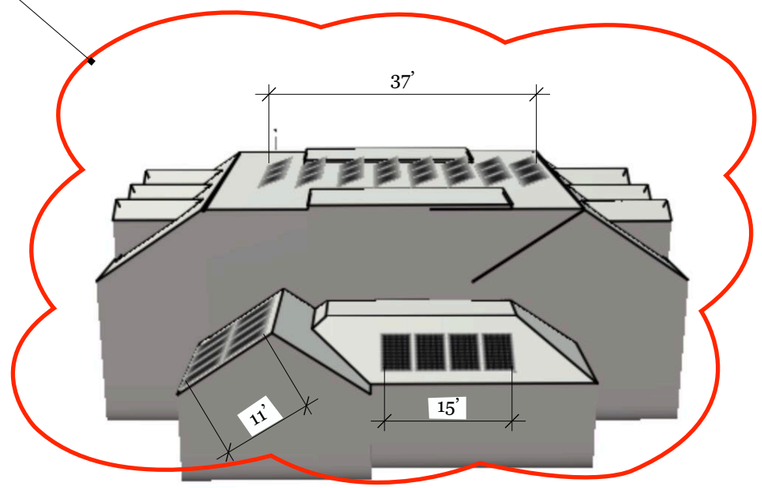

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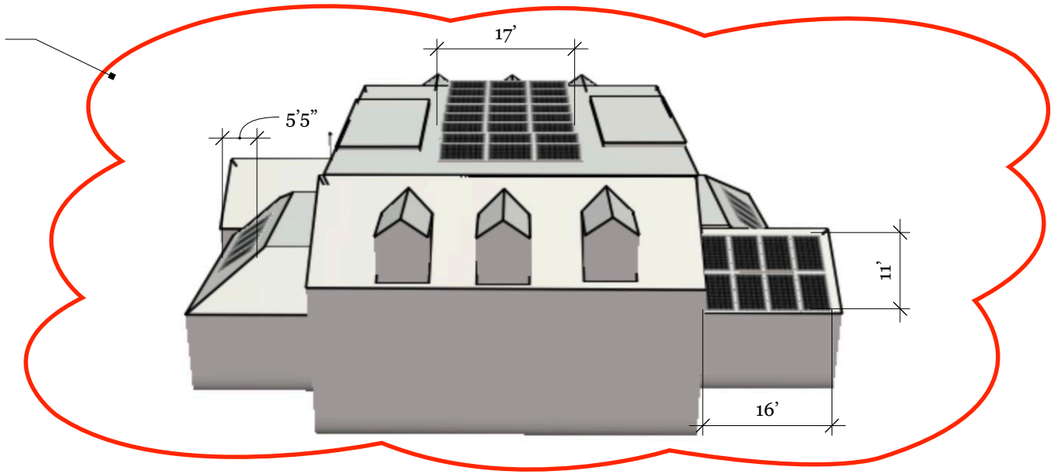

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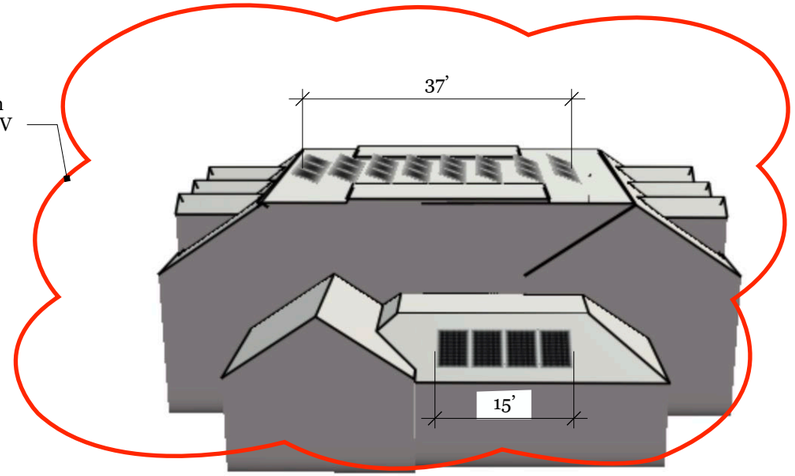

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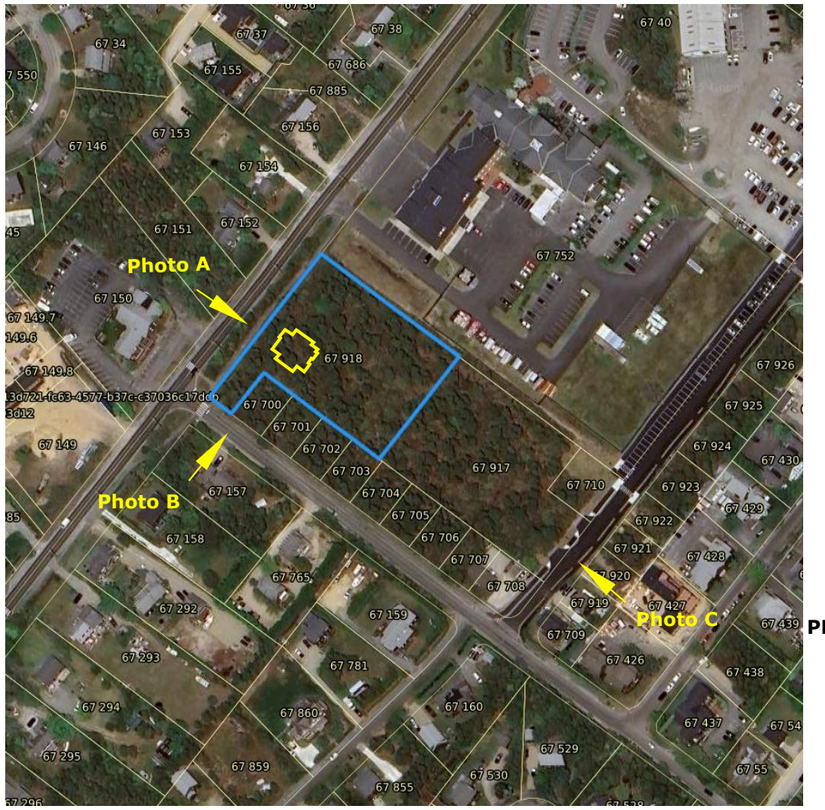



PHOTO A



PHOTO B



PHOTO C

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PHOTOS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

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PV 03

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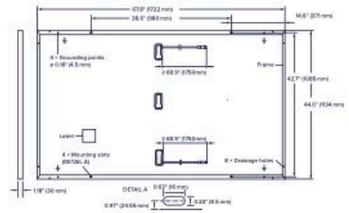
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (-) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

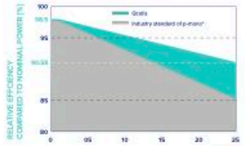


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / -0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[1]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[1]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[1]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

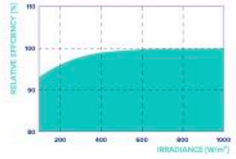


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs/ft²]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL na.support@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2024-08_Rev04_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
17.2W DC, 17.3kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	3/5/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 918

Street & Number of Proposed Work: 6 Fairgrounds Rd "building A Ticcoma"

Owner of record: Town of Nantucket - designated developer HK Ticcoma LLC

Mailing Address: _____

_____

Contact Phone #: Jeffrey Morgan E-mail: _____

AGENT INFORMATION (if applicable)

Name: JackSmart

Mailing Address: 61 Old South Rd #300

Nantucket, Mass 02554

Contact Phone #: (508) 257-1786 E-mail: caroline@jacksmart.com

caroline wallace - director of operations

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ■ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other install (136) all black solar pr modules to rooftop of "building A Ticcoma"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date March 10th, 2025 Signature of owner of record Caroline F. Wallace Signed under penalties of perjury

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

HK Ticcoma LLC is the Designated Developer of the property at 6 Fairground Road and 4 Waitt Drive referenced by the Land Development Agreement dated November 18, 2024.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Jeffrey Morgan

Name Jeffrey Morgan

Date 1/16/2025

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Town of Nantucket

STREET ADDRESS 6 Fairgrounds Rd

MAP/PARCEL 68/ 918

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 3/5/25

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

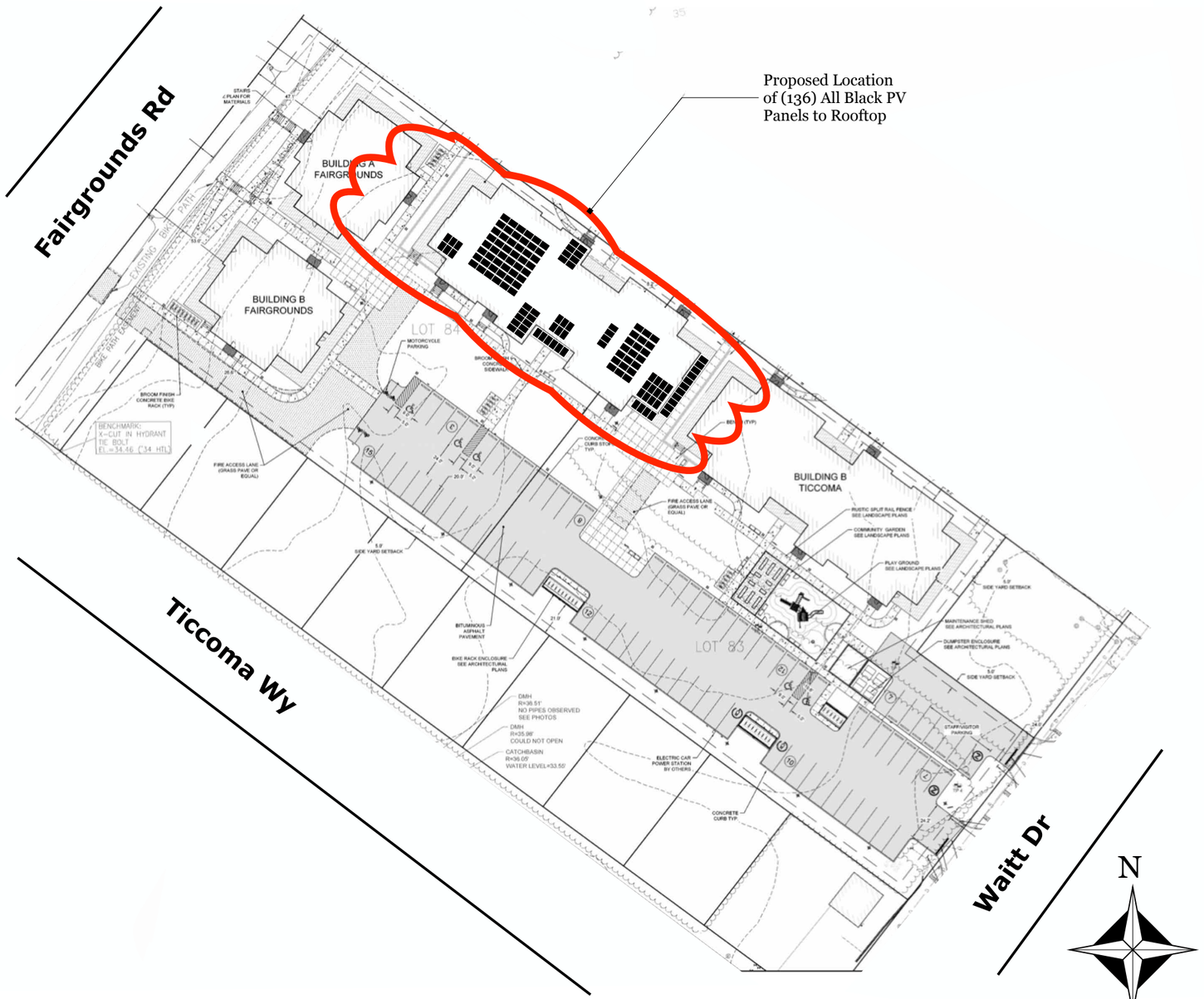
Caroline F. Wallace — 3/5/25

Signature — Date



Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5ft/10 ft



Scale: 1” = 75’

GIS & SITE PLAN

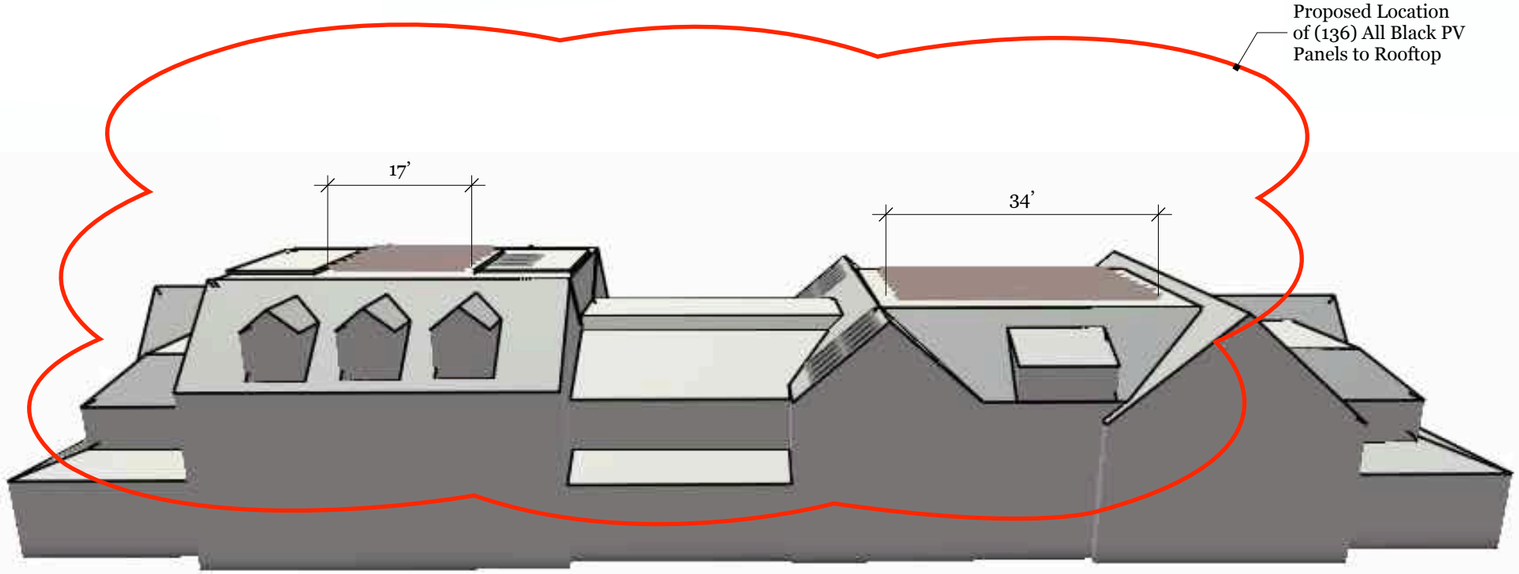
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

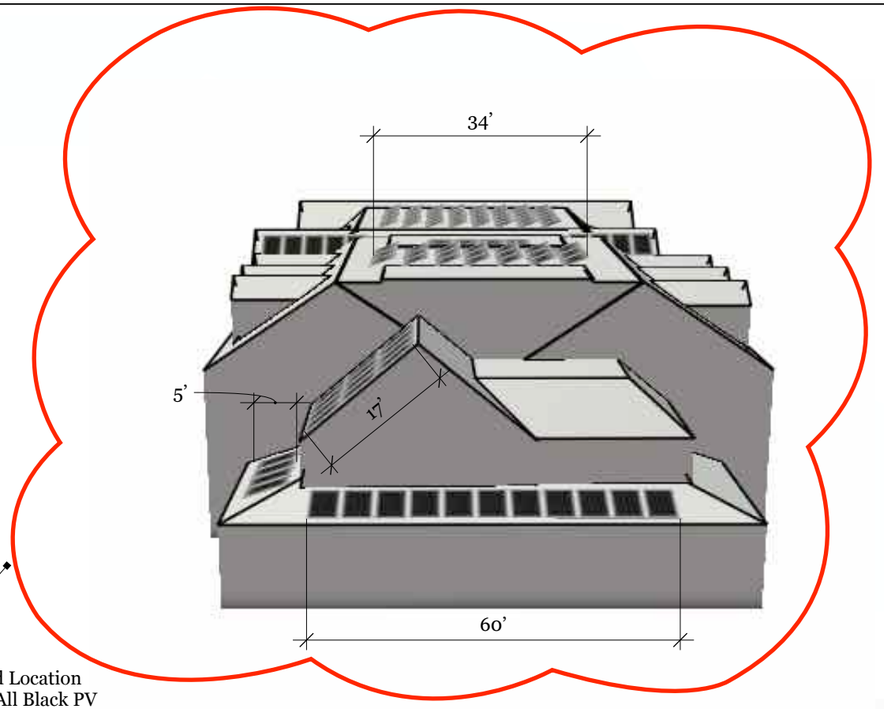
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

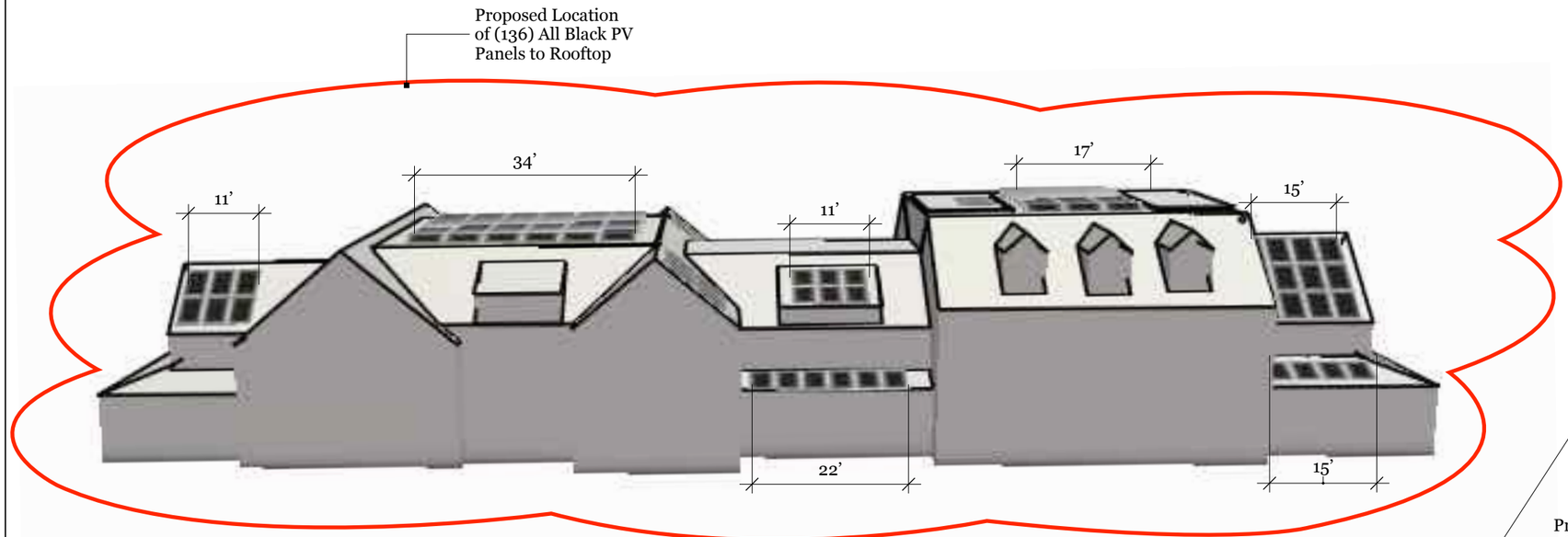
PV 01



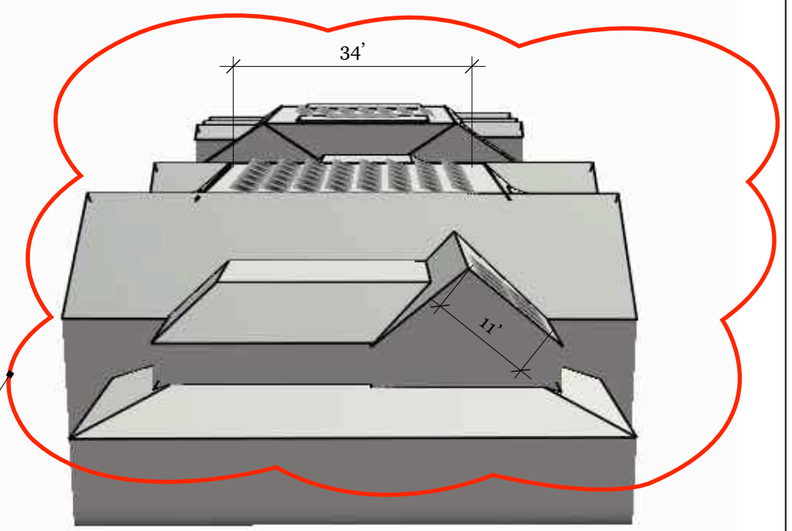
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

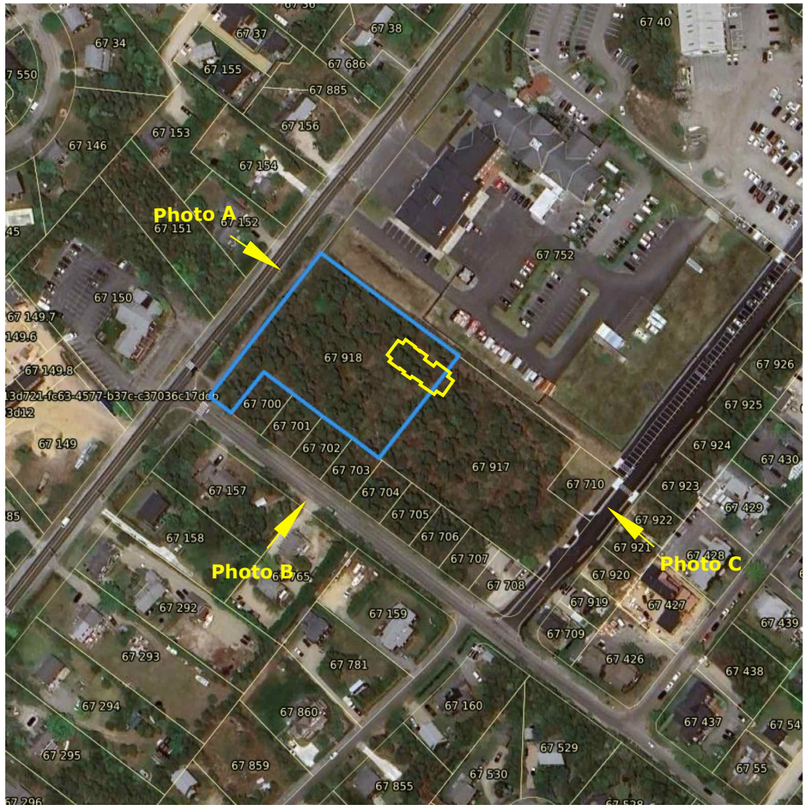
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



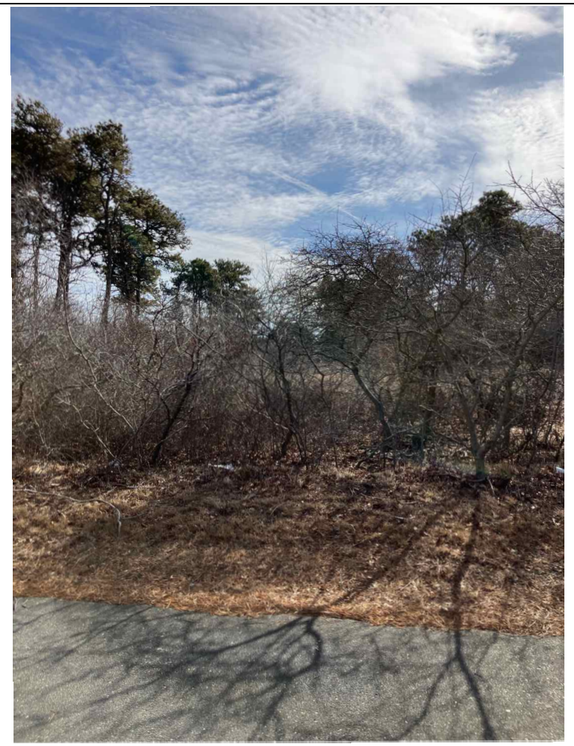


PHOTO A

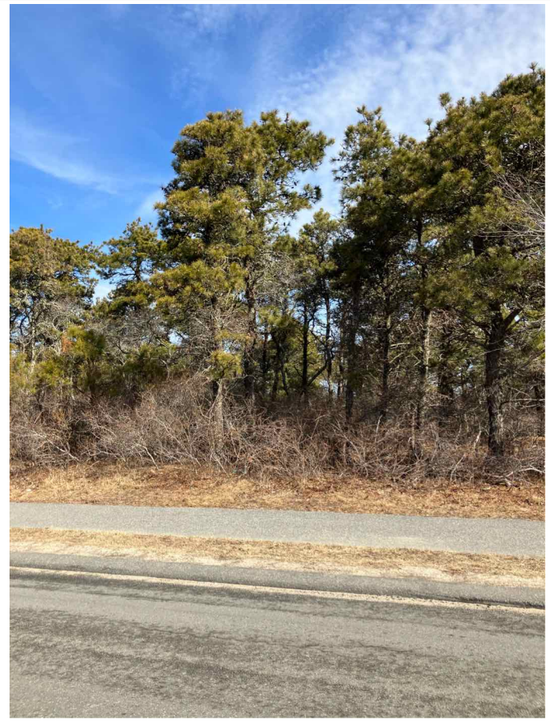


PHOTO B



PHOTO C

PHOTOS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 918

REVISIONS

1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

415 - 440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

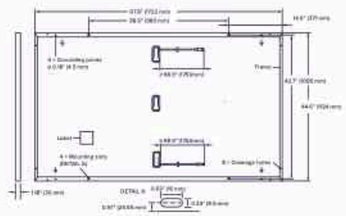
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

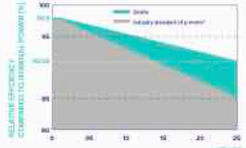


Electrical Characteristics

POWER CLASS			415	420	425	430	435	440
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	415	420	425	430	435	440
	Short Circuit Current[3]	I_{SC} [A]	13.49	13.58	13.66	13.74	13.82	13.90
	Open Circuit Voltage[3]	V_{OC} [V]	38.47	38.75	39.03	39.32	39.60	39.88
	Current at MPP	I_{MPP} [A]	12.83	12.91	12.98	13.05	13.13	13.20
	Voltage at MPP	V_{MPP} [V]	32.34	32.54	32.74	32.94	33.14	33.33
	Efficiency[3]	η [%]	≥21.3	≥21.5	≥21.8	≥22.0	≥22.3	≥22.5
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	313.7	317.5	321.2	325.0	328.8	332.6
	Short Circuit Current	I_{SC} [A]	10.87	10.94	11.00	11.07	11.14	11.20
	Open Circuit Voltage	V_{OC} [V]	36.50	36.77	37.04	37.31	37.58	37.84
	Current at MPP	I_{MPP} [A]	10.10	10.15	10.21	10.27	10.33	10.38
	Voltage at MPP	V_{MPP} [V]	31.07	31.26	31.46	31.65	31.84	32.03

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 8 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[4]		[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs/ft²]	169 (8100 Pa) / 75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant.
Quality Controlled PV - TÜV Rheinland.
IEC 61215:2016, IEC 61730:2016.
U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA, 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@qcells.com | WEB www.qcells.com/us

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-440_2021-08_Rev04_EN

qcells

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	6 Fairgrounds Rd
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REVISIONS

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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°. 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

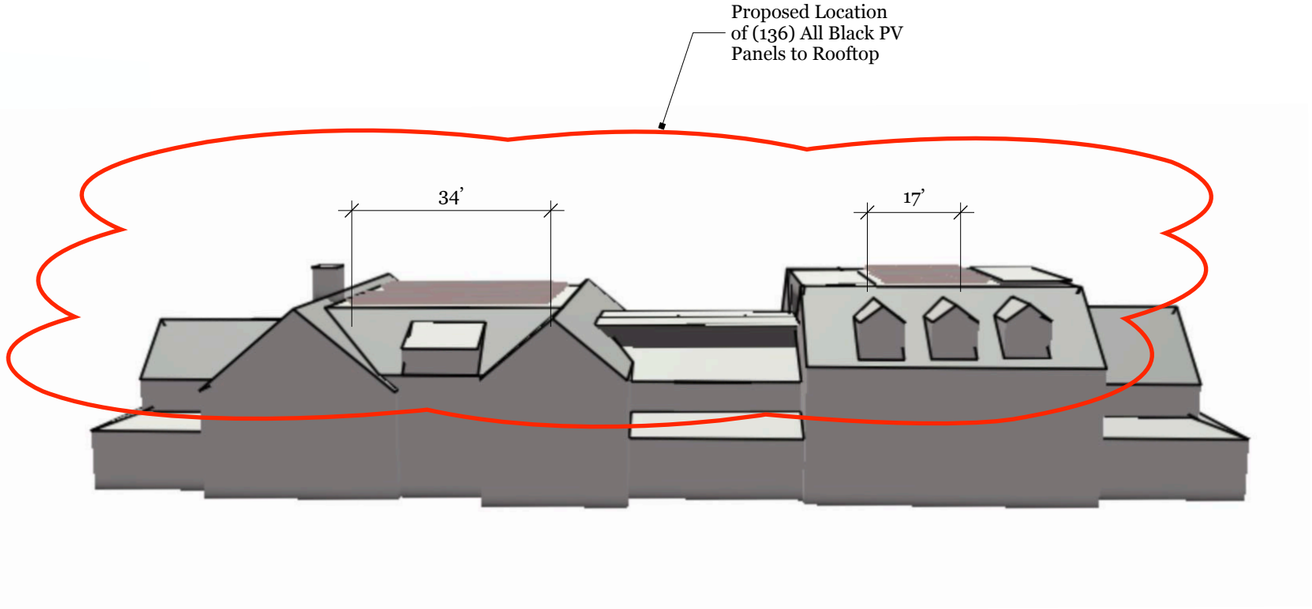
ROOFTOP SOLAR ARRAY
58.48kW DC, 50kW AC

Owner:	Town of Nantucket
Site Address:	4 Waitt Dr
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 917

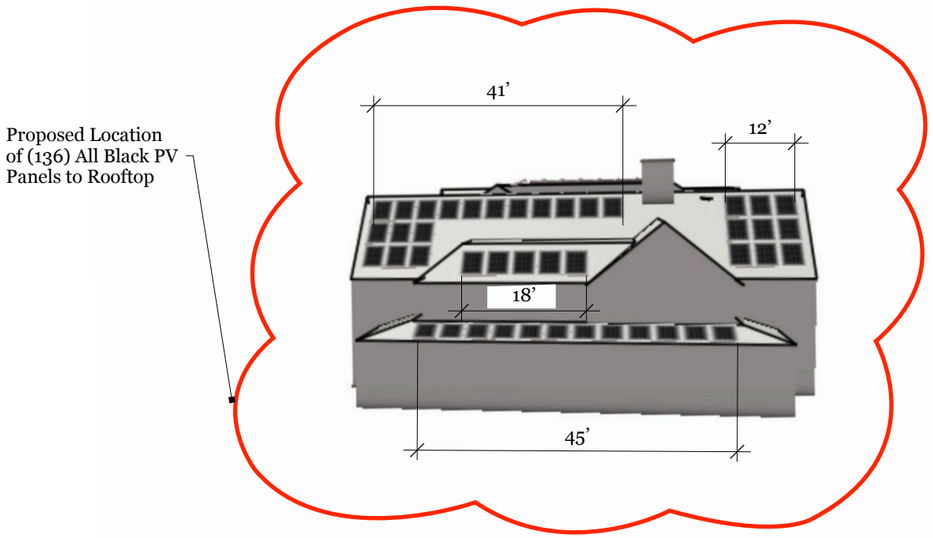
REVISIONS

	MM/DD/YY	REMARKS
1	2/26/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

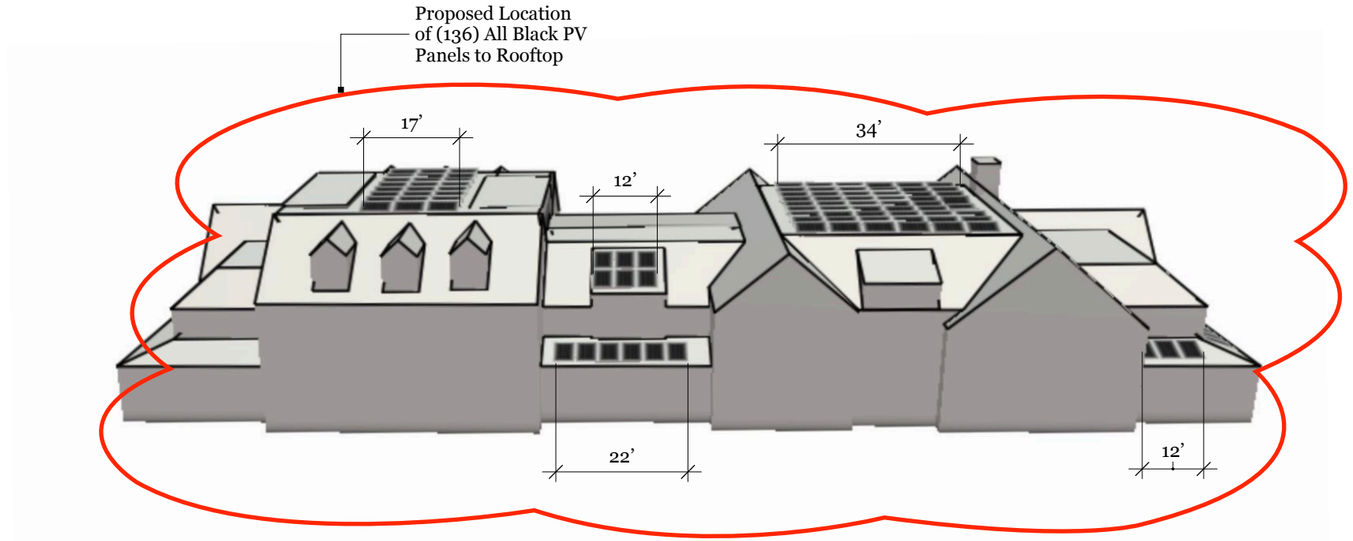
PV 01



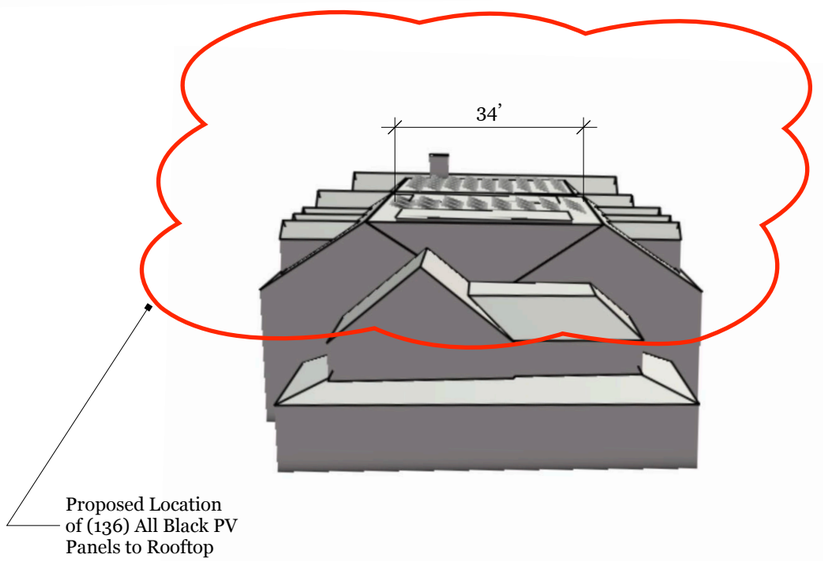
NORTH ELEVATION



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

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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)

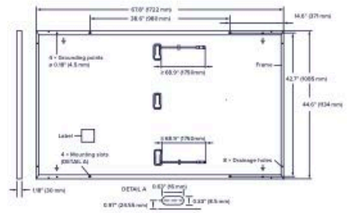
The ideal solution for:

Rooftop arrays on residential buildings

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

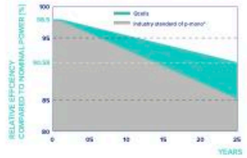


Electrical Characteristics

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

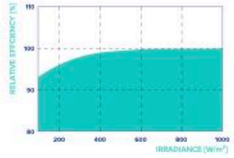


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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
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Map: 67	Parcel: 917

REVISIONS

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2		
3		
4		

PV 04

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

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_____ 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:

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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.

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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°: 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

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 _____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

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59 CHARLES ST
NEW YORK, NY 10014

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TALULA LLC
C/O CHRISTINA SCHWEFEL
749 LAKE AVE
GREENWICH, CT 06830

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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

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Street and Apt.: PO BOX 13
City, State, ZIP+4: NANTUCKET, MA 02554

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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

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Street and Apt.: 131 POLPIS RD
City, State, ZIP+4: NANTUCKET, MA 02554

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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











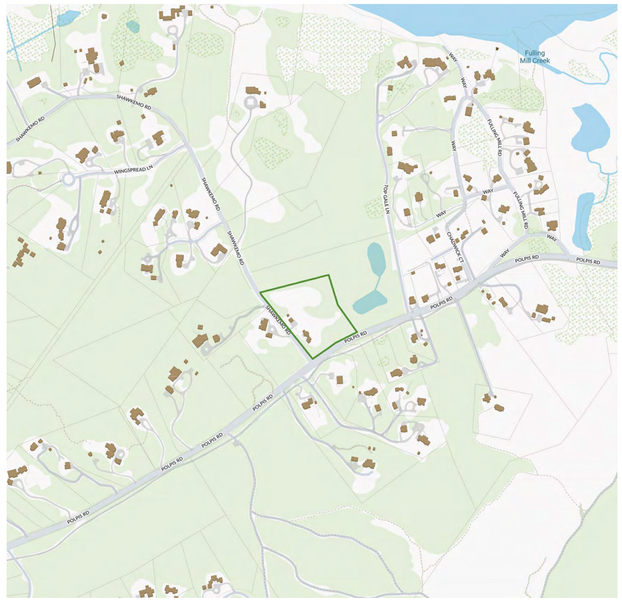


CNV SURF, LLC

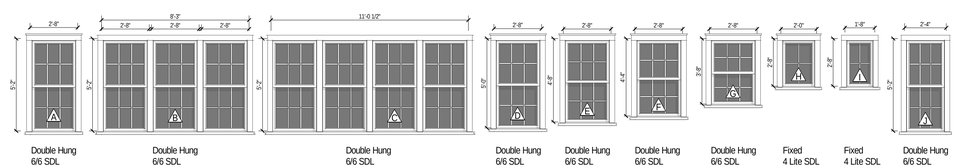
68 Shawkemo Rd
Nantucket, MA 02554

03.18.25

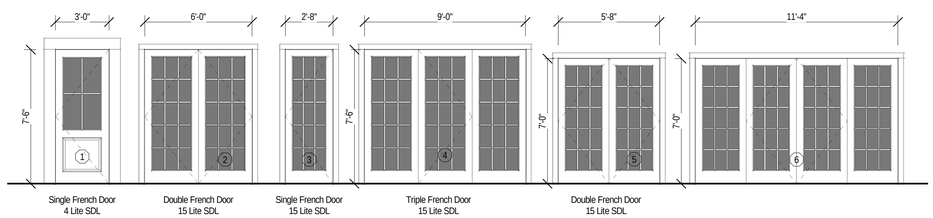
HDC Submission



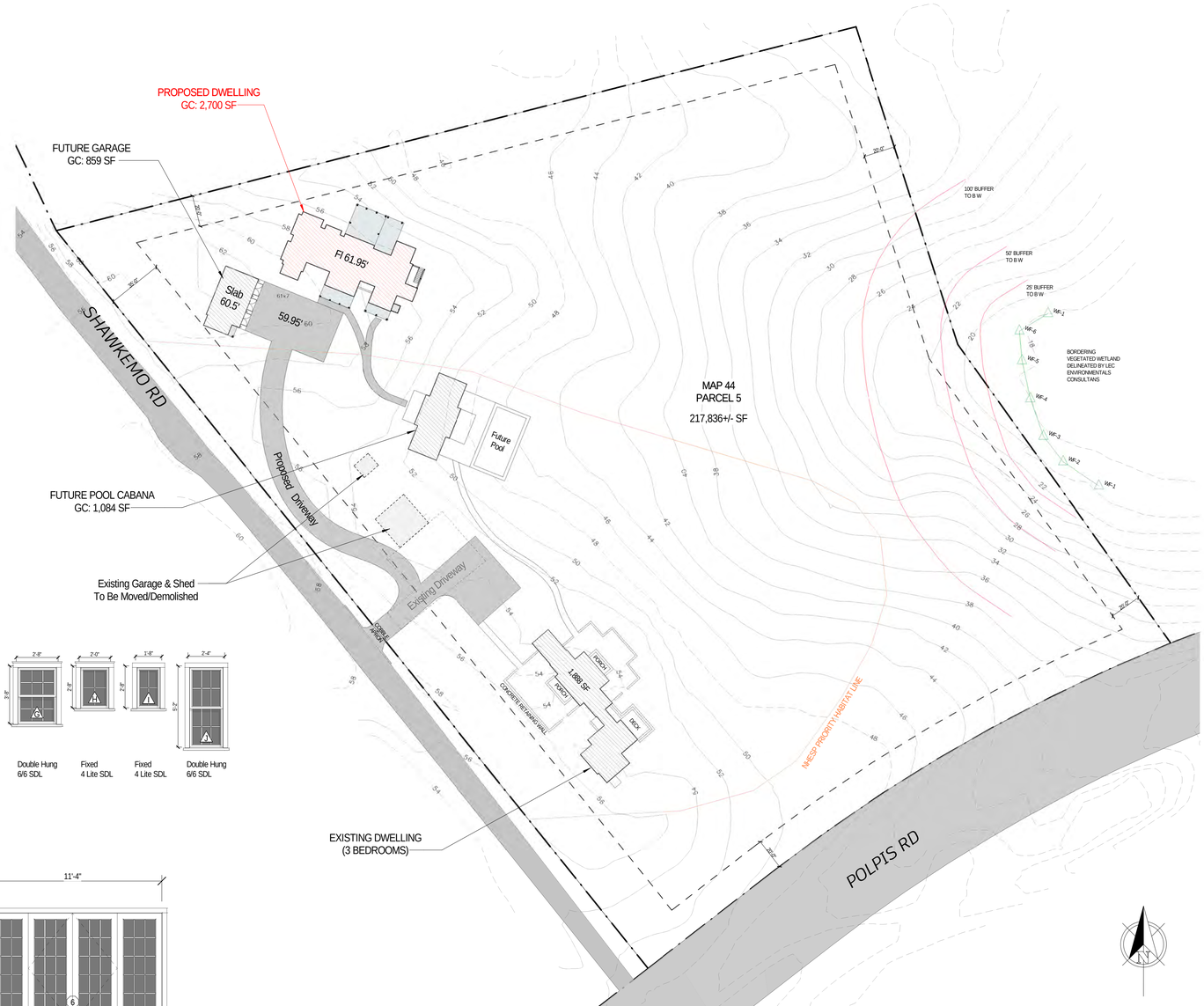
1 **Locus Map**
Not to Scale



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"

2433

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Revisions

First Floor Plan

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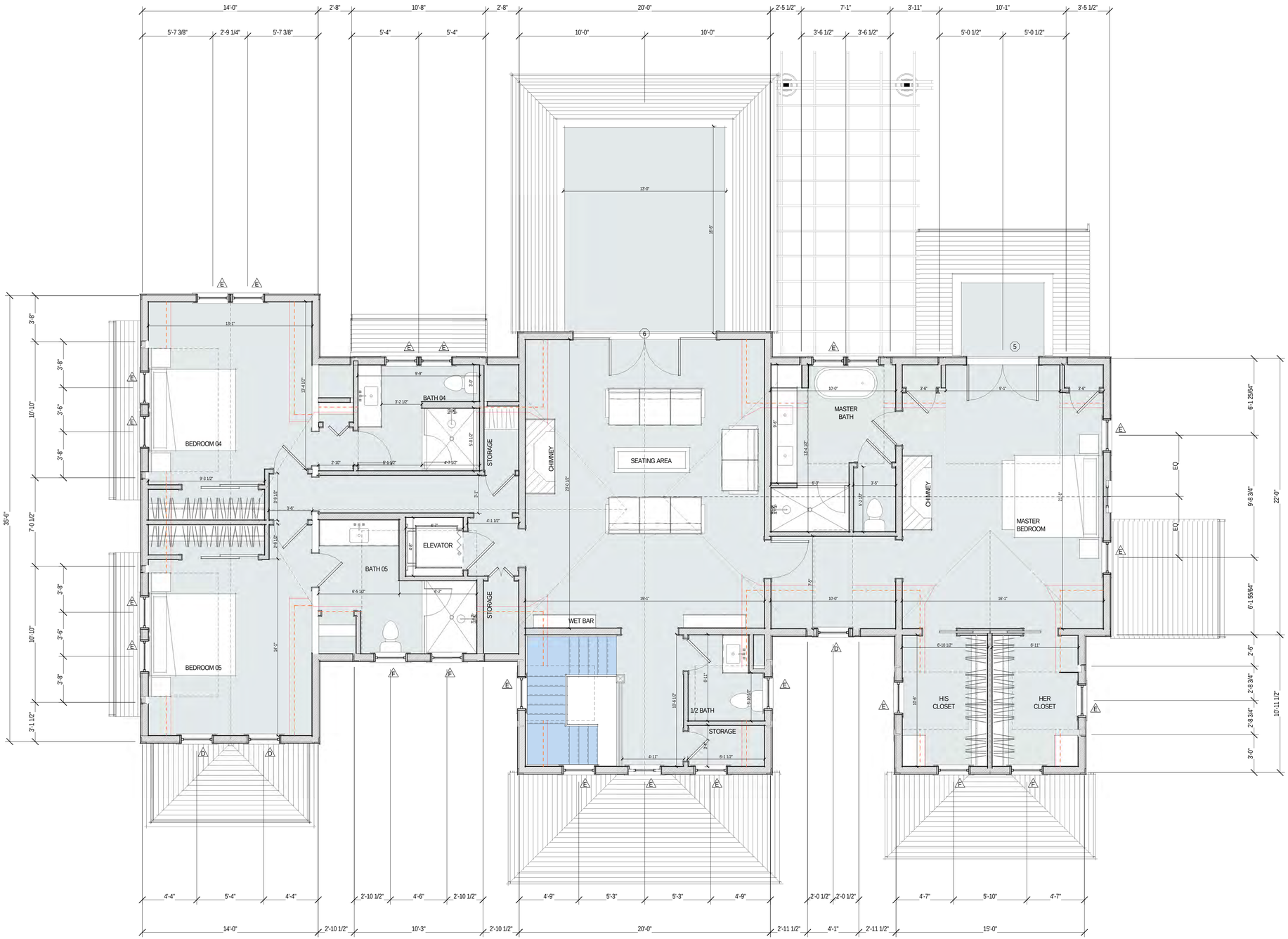

1 Second Floor Plan
1/4" = 1'-0"

2433

CNV SURF, LLC

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Nantucket, MA 02554

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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

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Nantucket, MA 02554

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Exterior Elevations

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A.2.1

2433

03.18.25

HDC Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2433

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A.2.2

2433

03.18.25

HDC Submission



Northeast Perspective



Northwest Perspective



Southeast Perspective



Southwest Perspective

2433

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Perspectives

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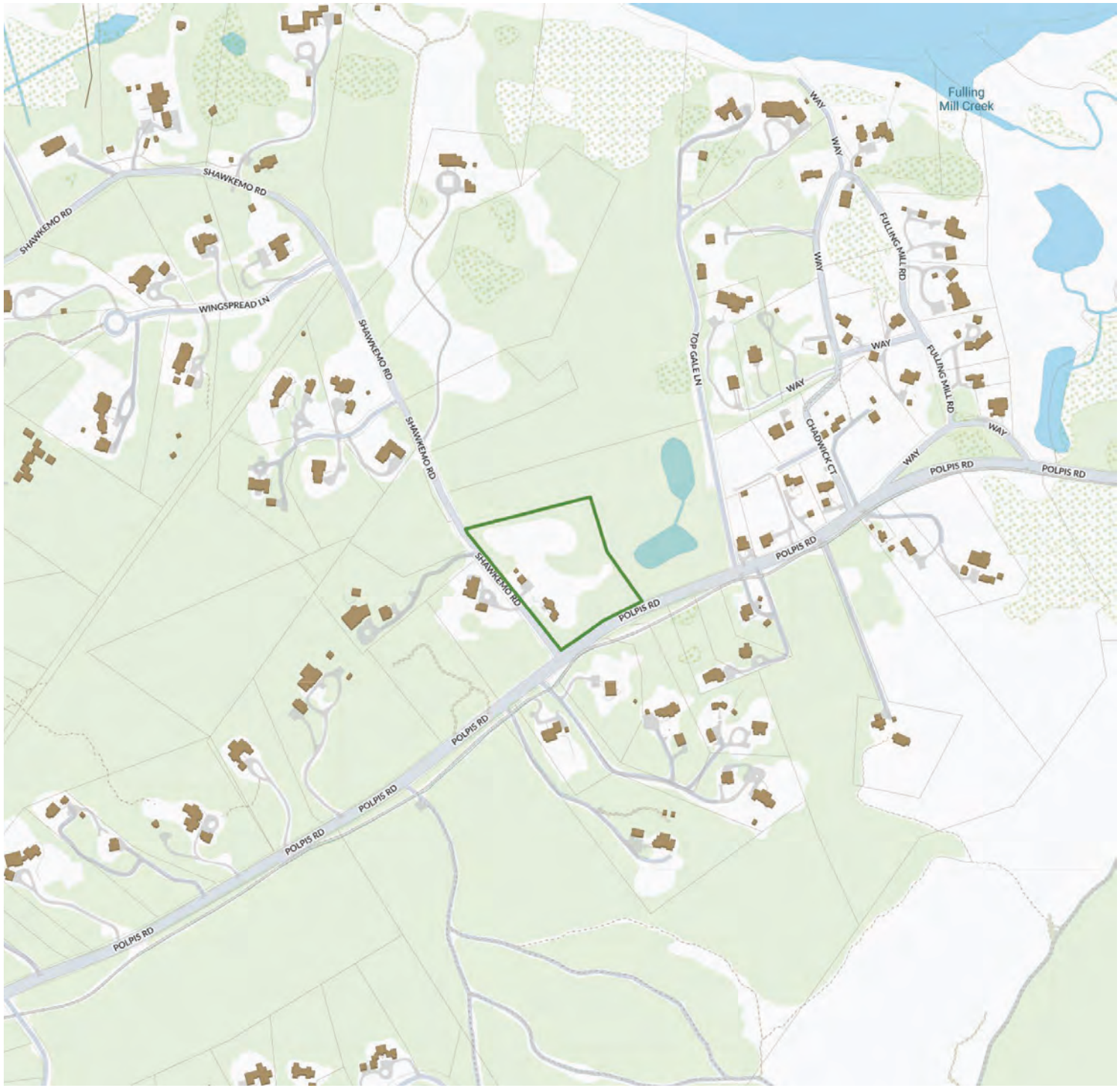
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

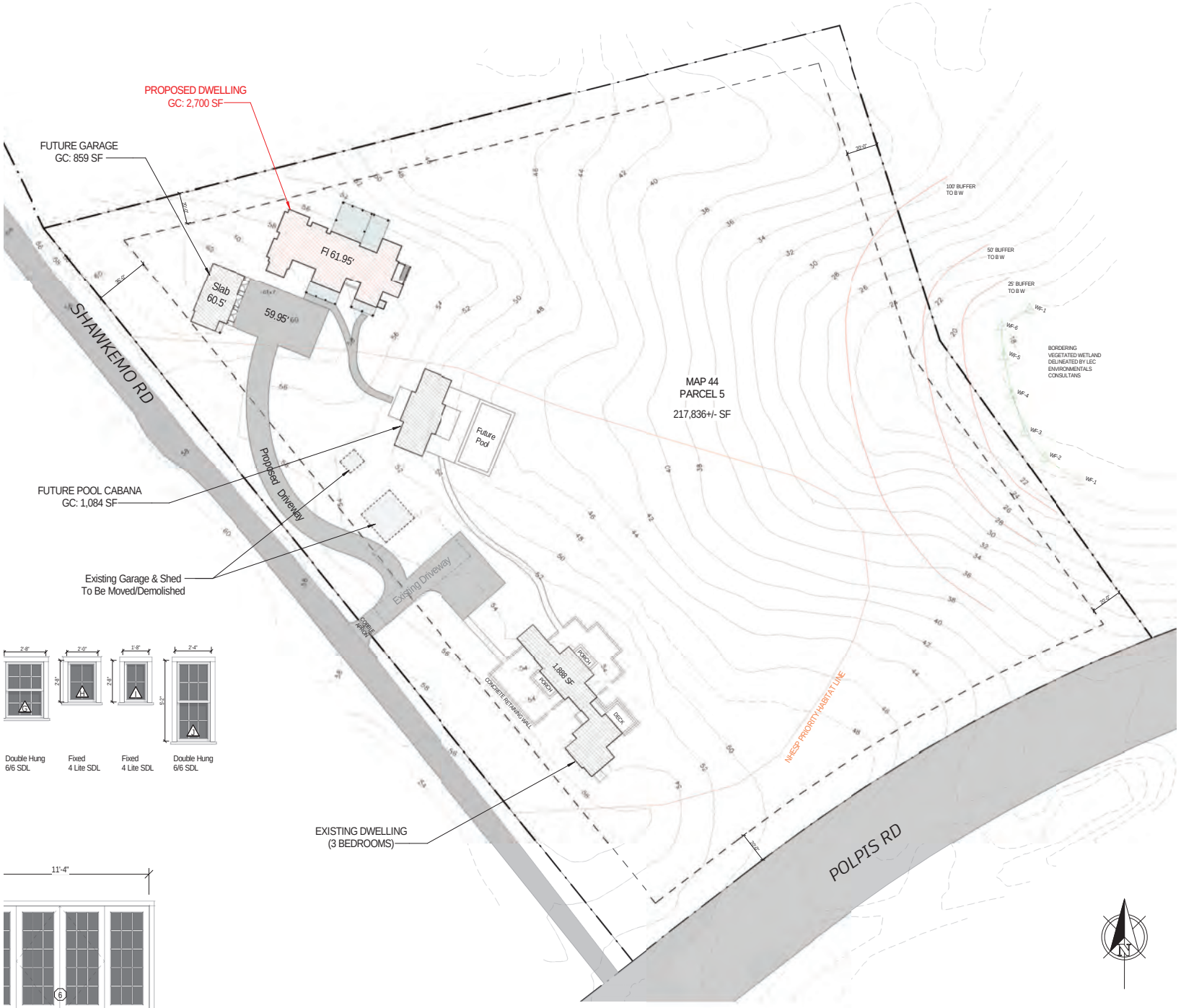
P.0.1

2433

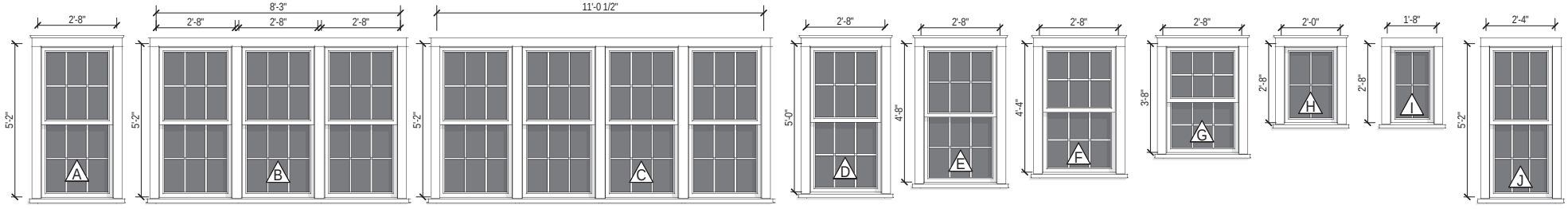


1 Locus Map

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

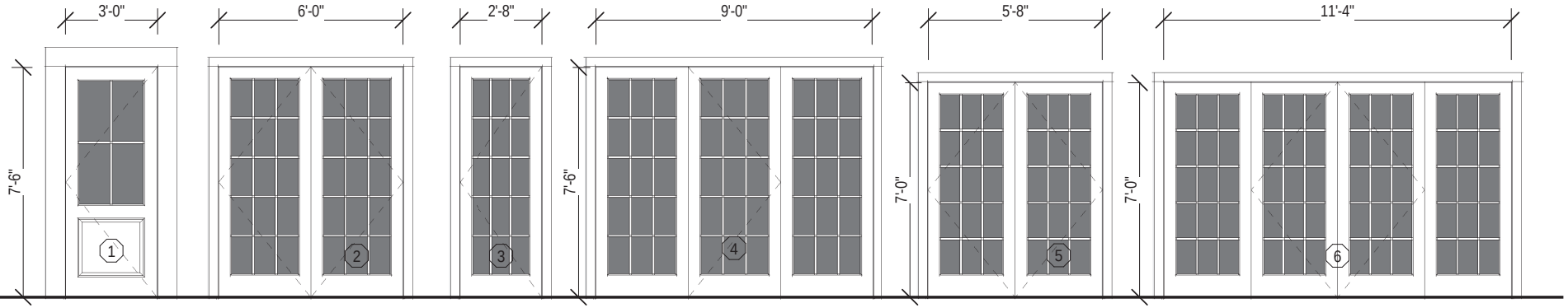
Fixed
4 Lite SDL

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

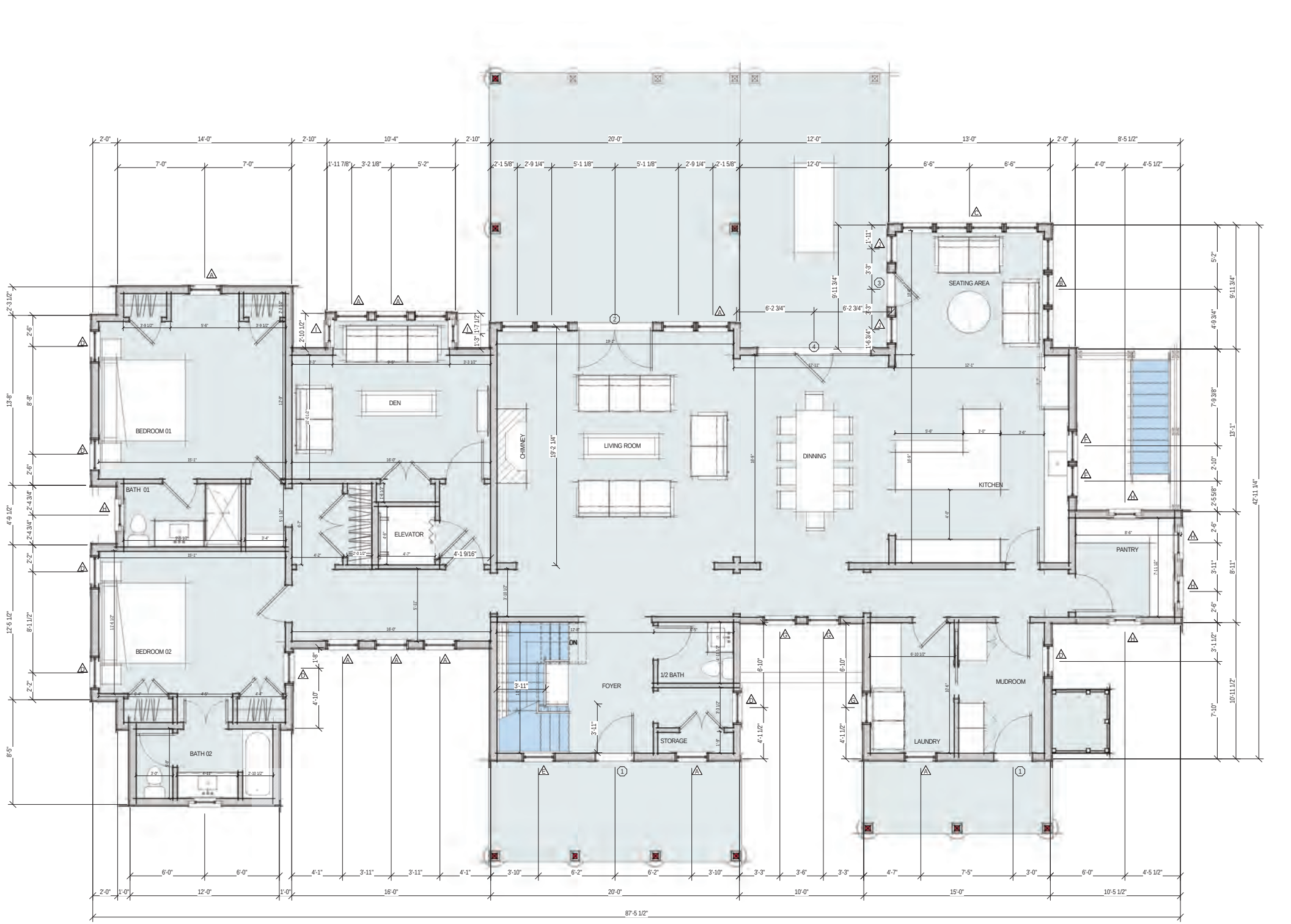
Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

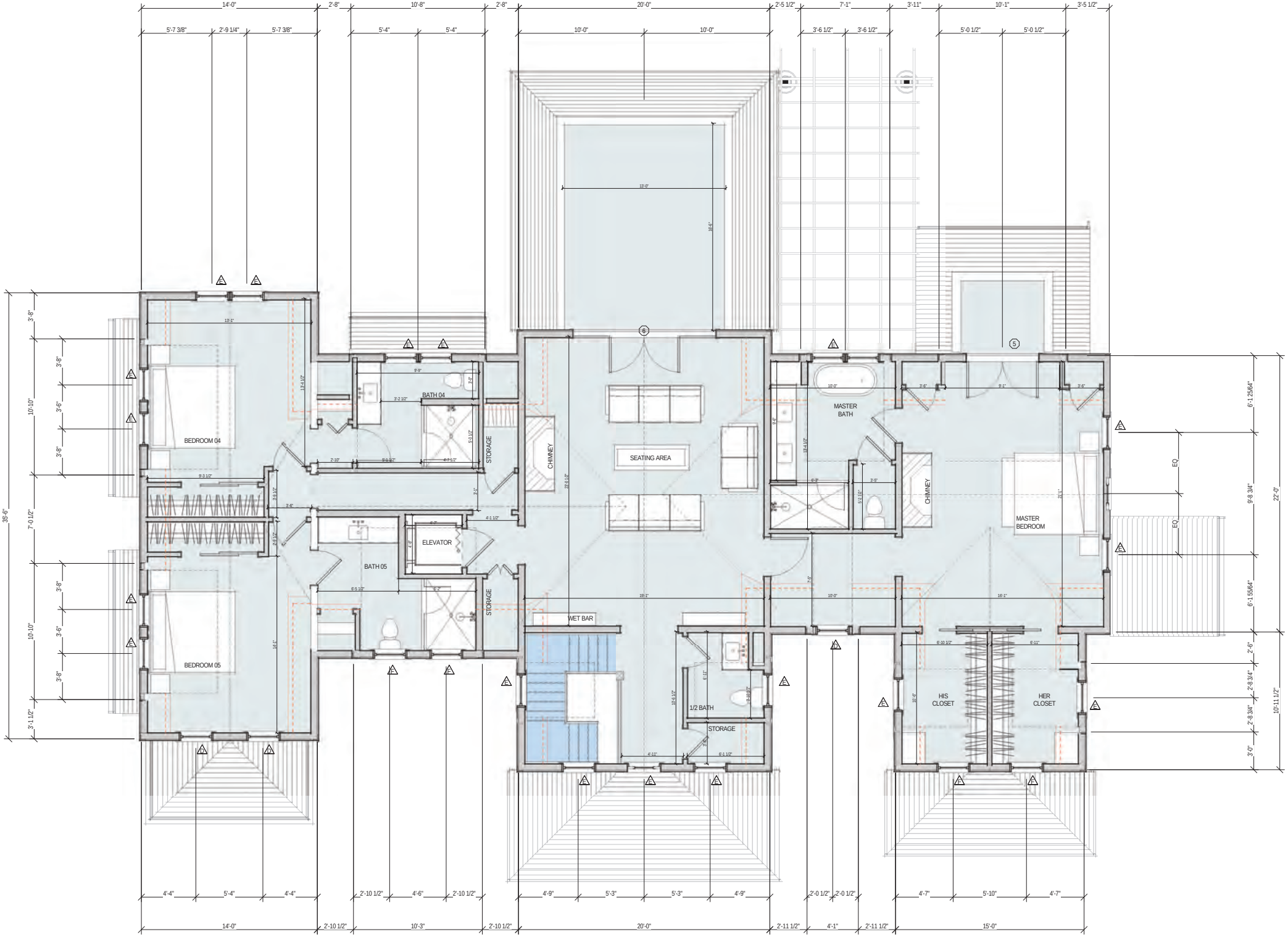
Double French Door
15 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



1 Second Floor Plan

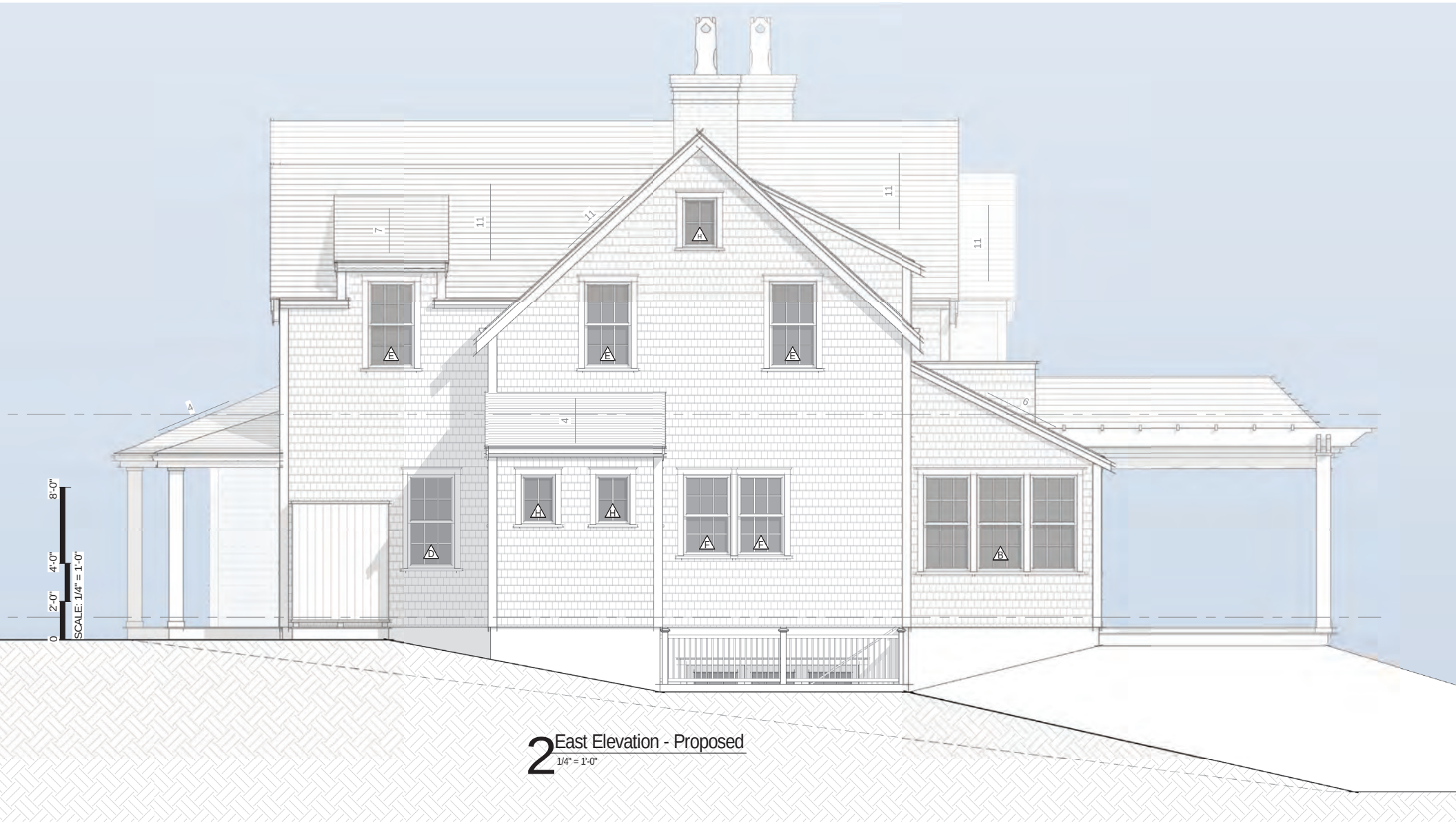
1/4" = 1'-0"



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°: 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

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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

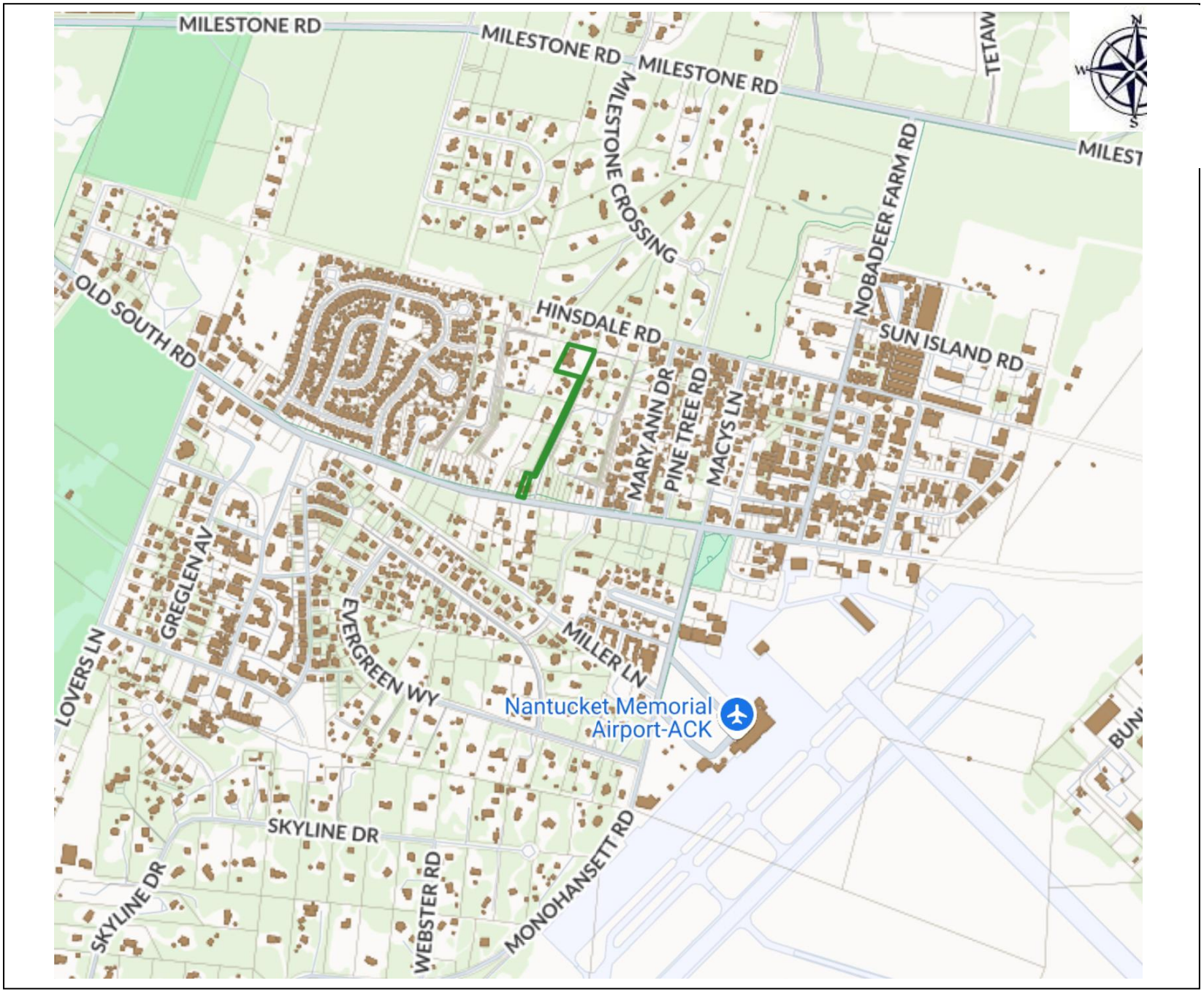
Use: 1090

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



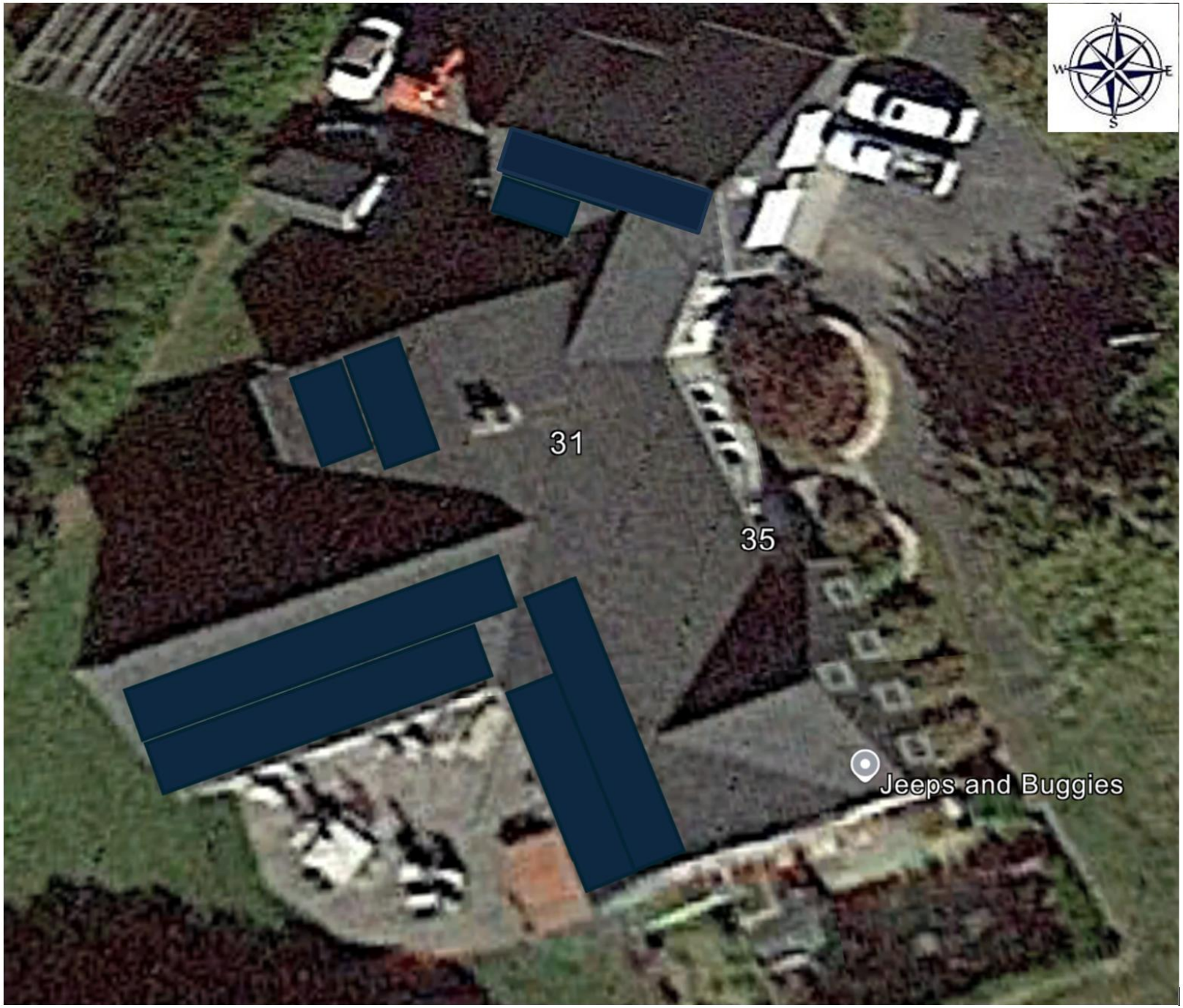
View from the street looking Northwest



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.

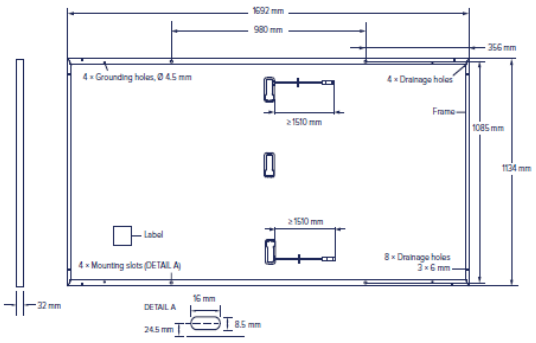
The ideal solution for:

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

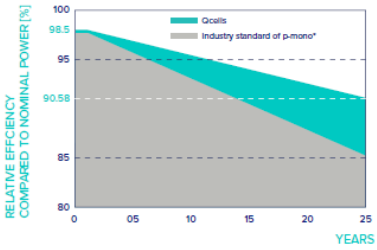


Electrical Characteristics

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

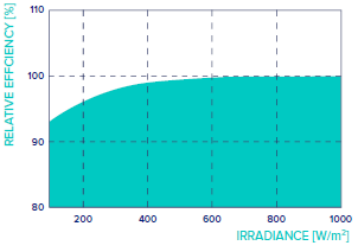


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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.

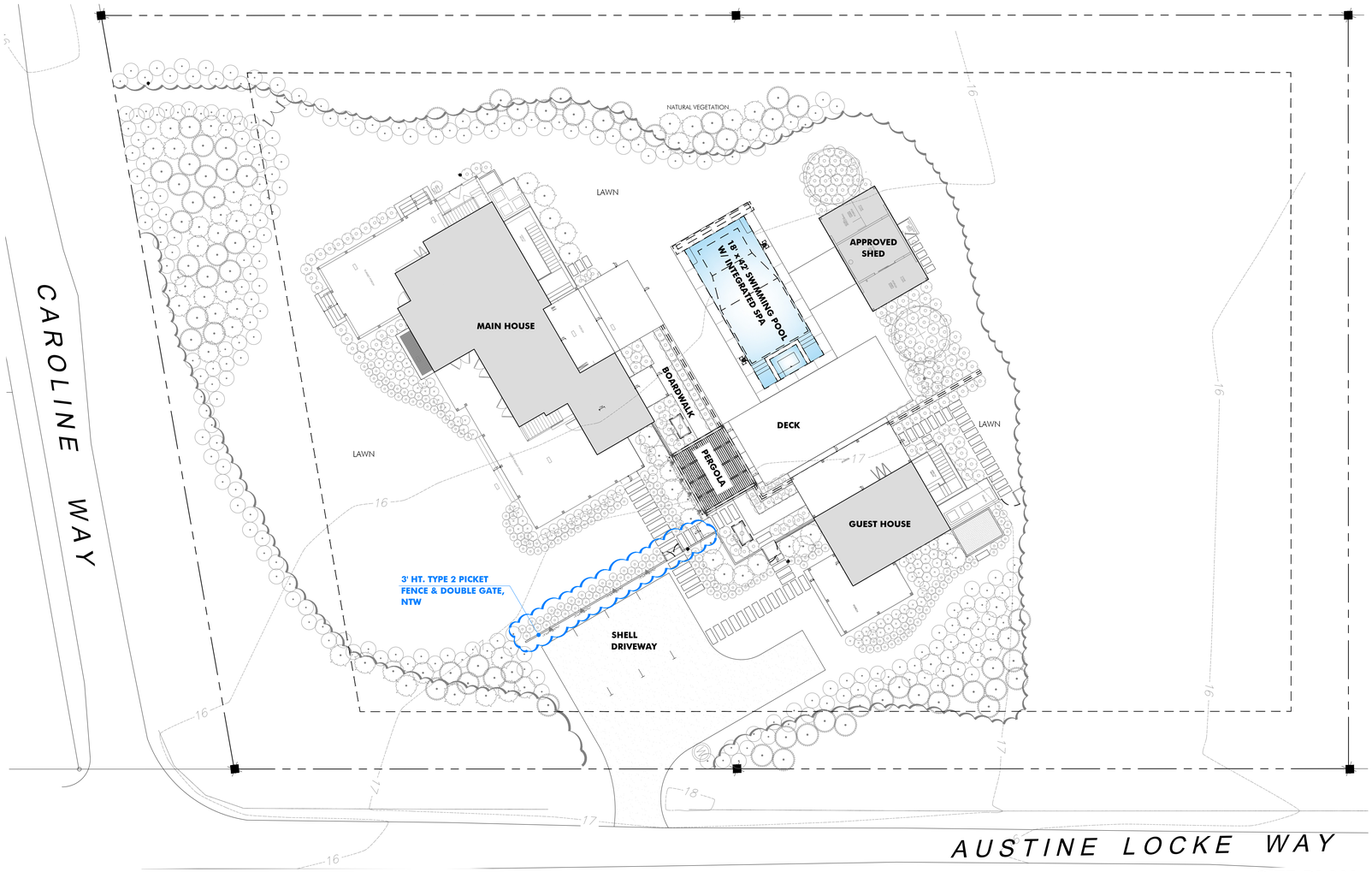
Date 3/24/25 Signature of owner of record Miroslava Ahern Signed under penalties of perjury



MAP / PARCEL 82 / 59

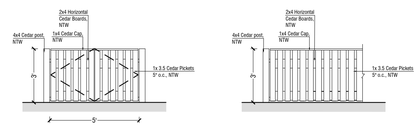


MAP / PARCEL 82 / 59



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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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
MACDAVISFLOORING.COM
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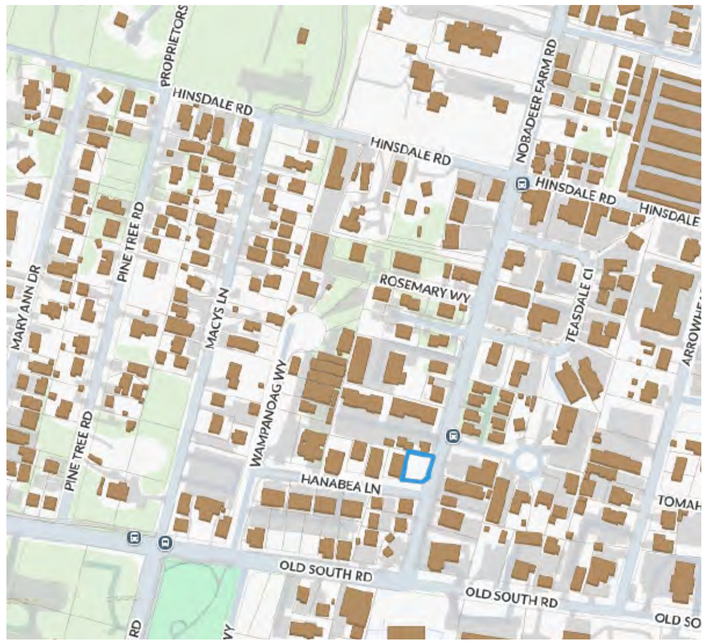
MAC DAVIS

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

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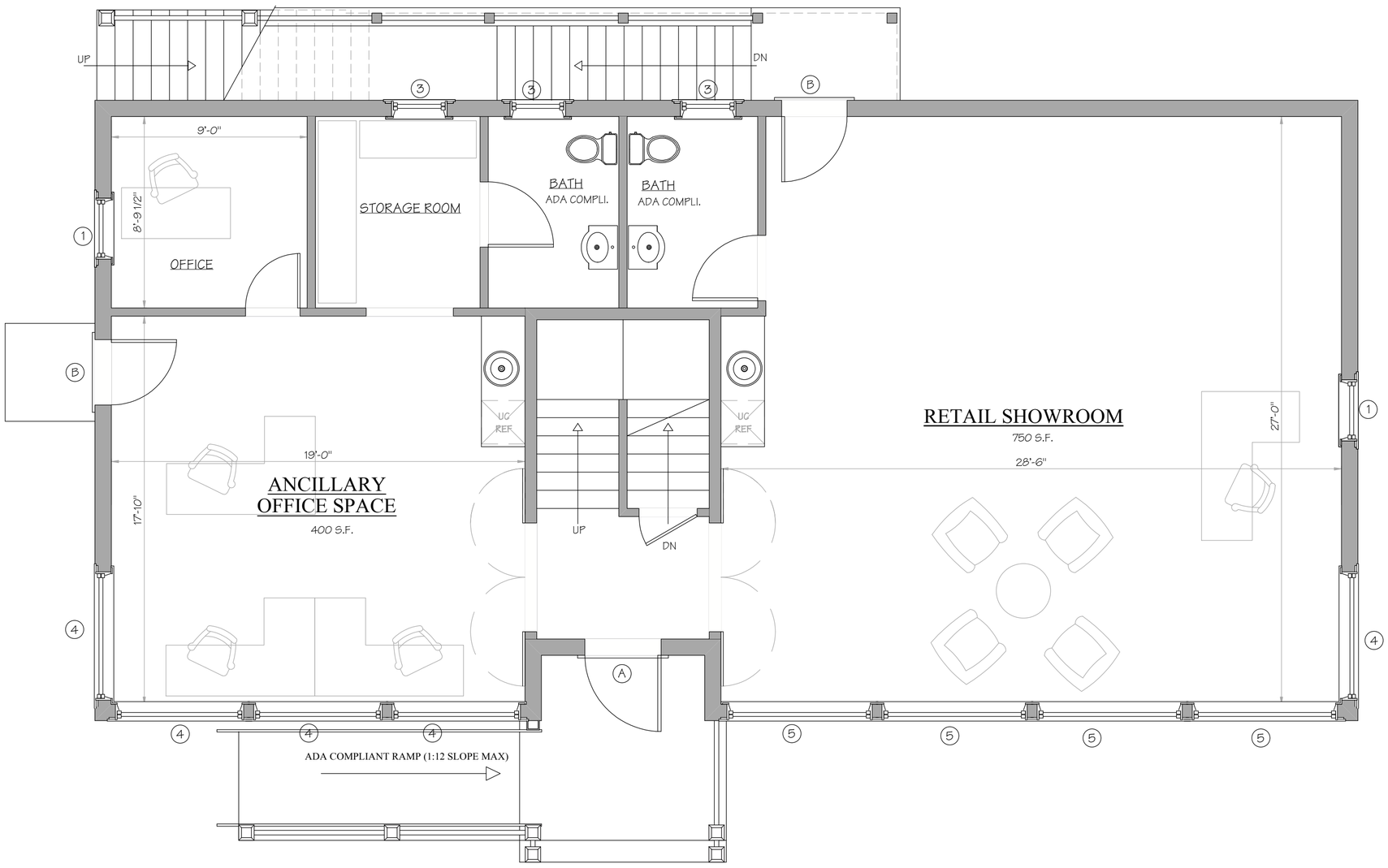
COVER SHEET
DATE: 03/10/2025
SCALE: AS NOTED

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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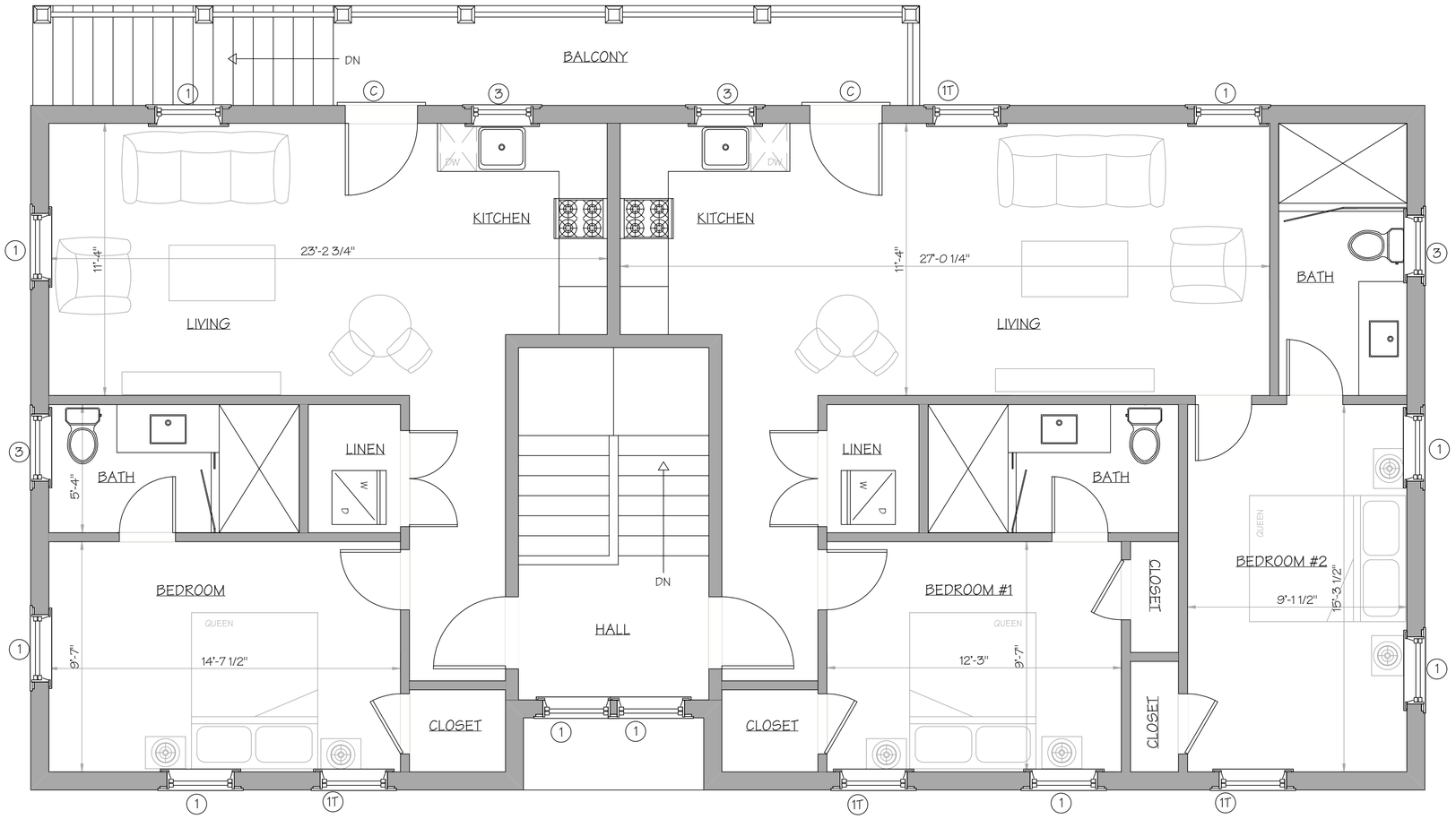
FIRST FLOOR PLAN
DATE: 03/10/2025
SCALE: 1/4" = 1'0"

M/P: 69 / 258

12 HANABEA LN.
NANTUCKET, MA

1



APARTMENT #1

APARTMENT #2

SECOND FLOOR PLAN

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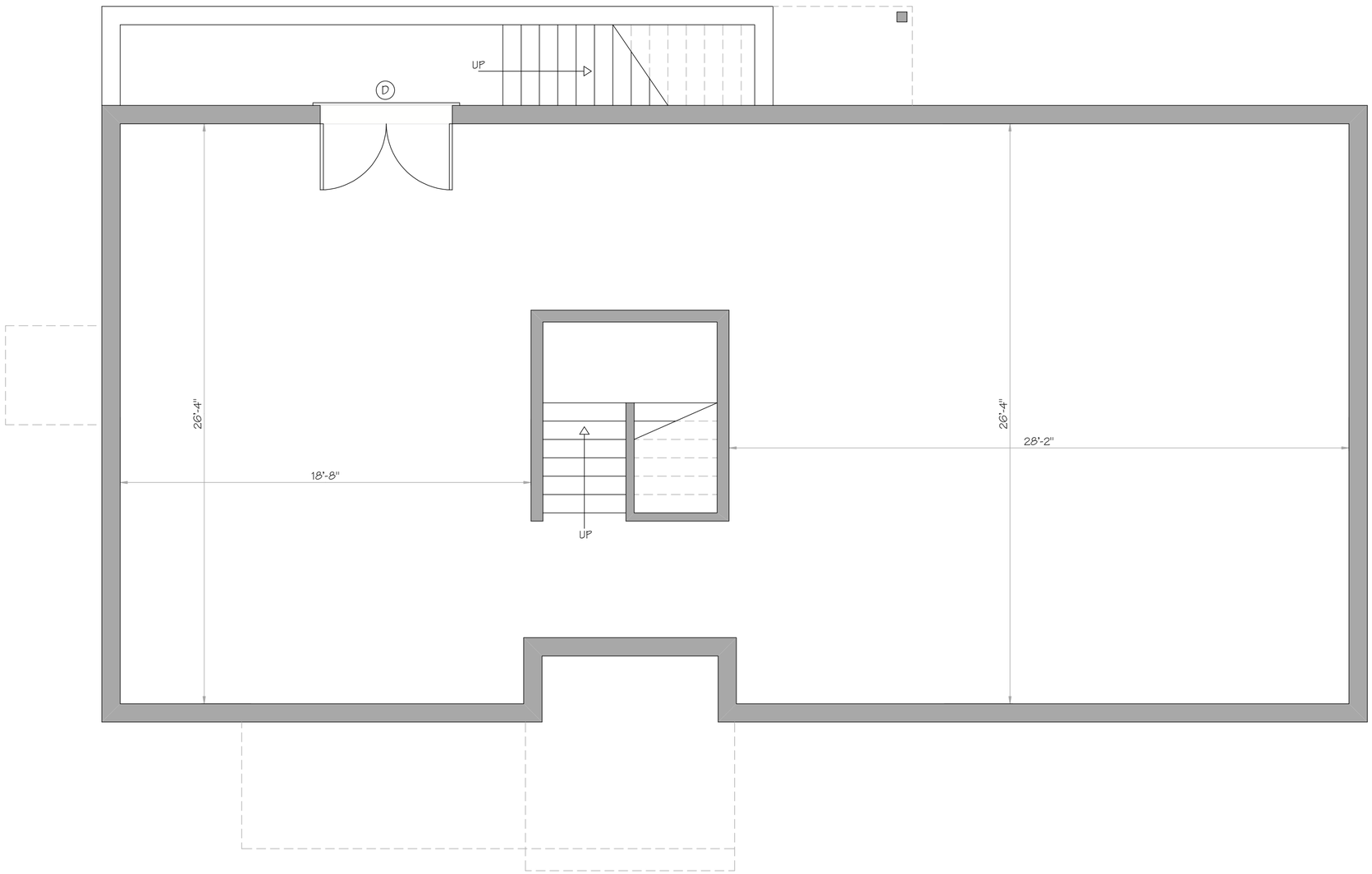
SECOND FLOOR PLAN
DATE: 03/10/2025
SCALE 1/4" = 1'0"

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

NOT FOR CONSTRUCTION

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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"

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DESIGN, INC

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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

5



NORTH ELEVATION

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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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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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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
$

NANTUCKET MAR 10 2025 02554-9990

0554 02

Postmark Here

03/10/2025

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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
$

NANTUCKET MAR 10 2025 02554-9990

0554 02

Postmark Here

03/10/2025

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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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Nantucket, MA 02584

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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
$

NANTUCKET MAR 10 2025 02554-9990

0554 02

Postmark Here

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

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Nantucket, MA 02584

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
$

NANTUCK MAR 10 02554-9

0554 02

Postmark Here

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

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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
$

NANTUC MAR 10 02554-9

0554 02

Postmark Here

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.*.

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NA 3. **As-Built Plans (1copy):** of existing elevations

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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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 _____

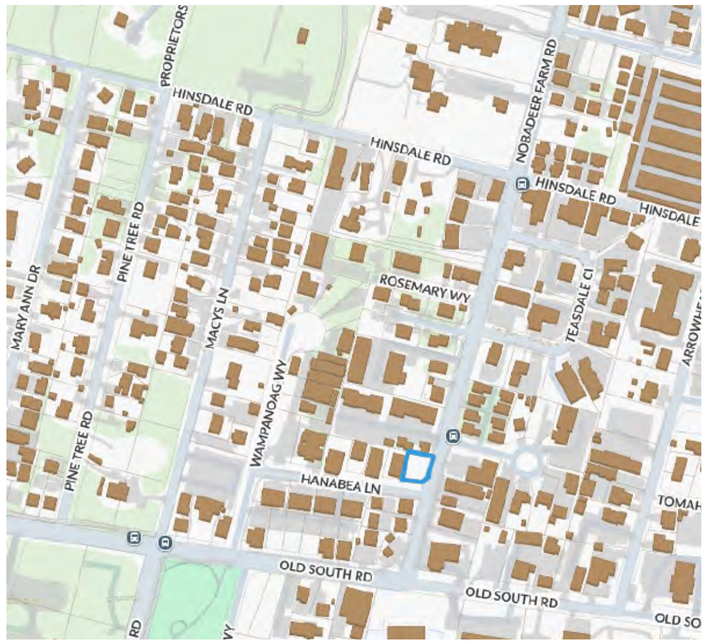
* Attach manufacturer's color samples if color is not from HDC approval list.

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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Providence, RI 02903

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$

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$

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

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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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Postage $0.77
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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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Wayne, PA 19087

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- ☐ Adult Signature Restricted Delivery $

Postage $0.77
$

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$

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

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Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
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I Benjamin Norman

AS AGENT FOR 12 Hombeck Lane LLC

STREET ADDRESS 12 Hombeck Ln.

MAP/PARCEL 69/258

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3/12/2025

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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.

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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 _____

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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

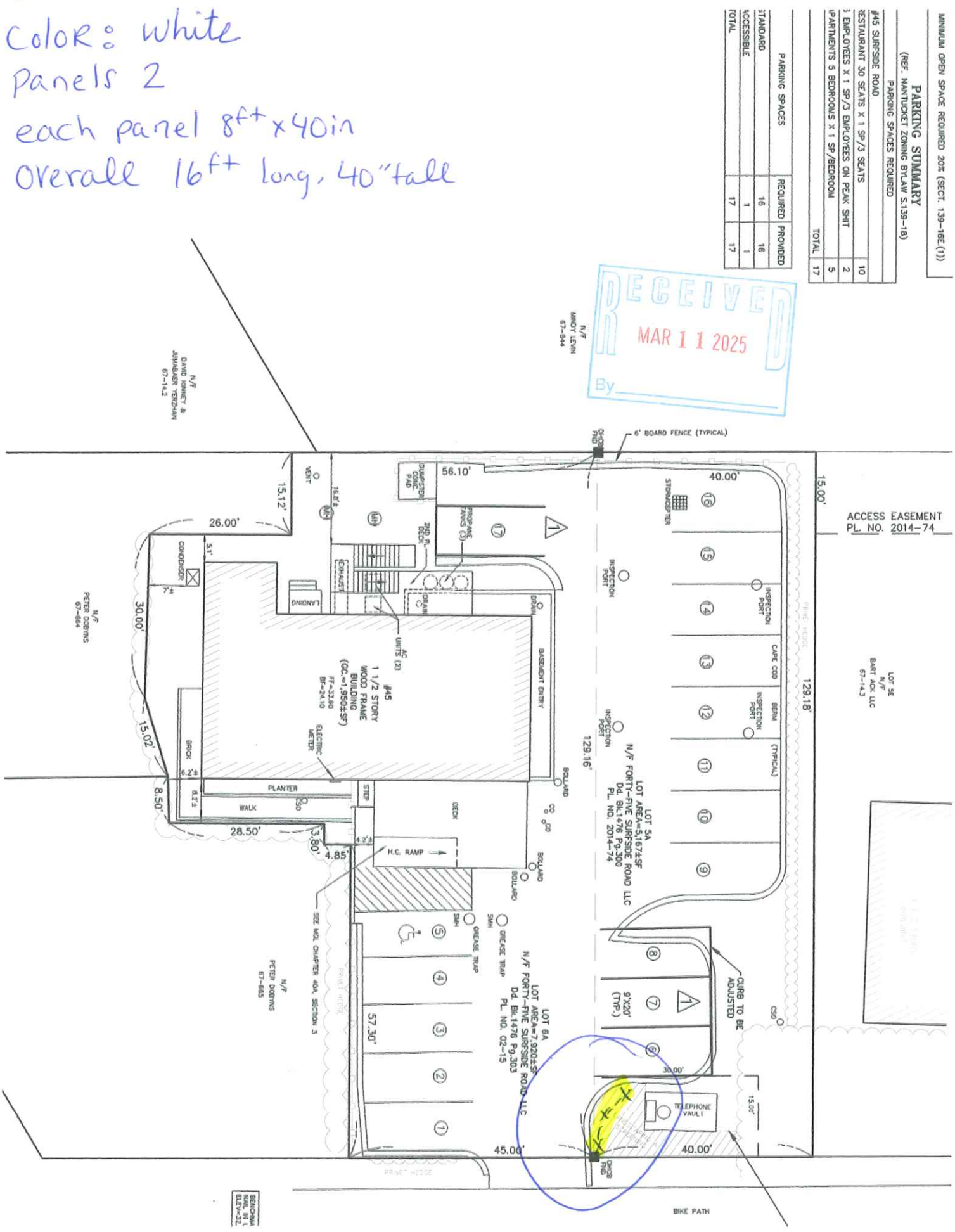
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

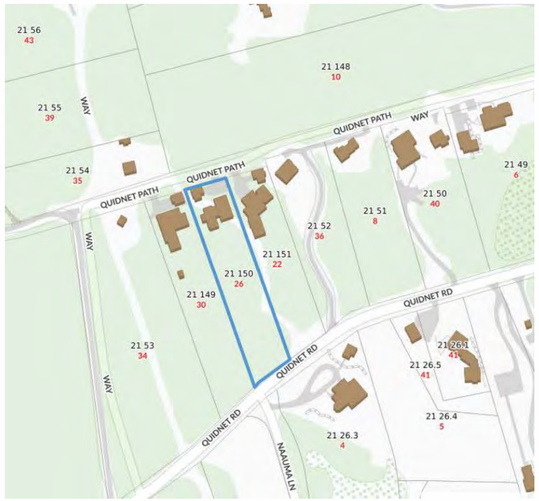
Michael Clancy — Signature

03.12.2025 — Date

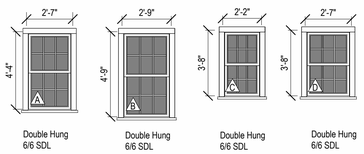
Guest House

26 Quidnet Path
Nantucket, MA 02554

HDC Submission (Chimney & Post Changes) *03.04.2025*

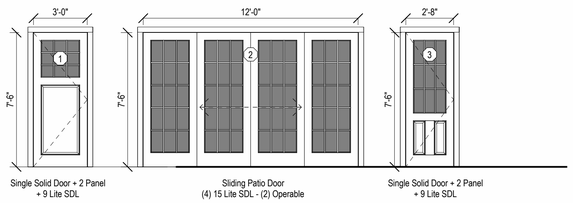


Locus Map



Window Legend

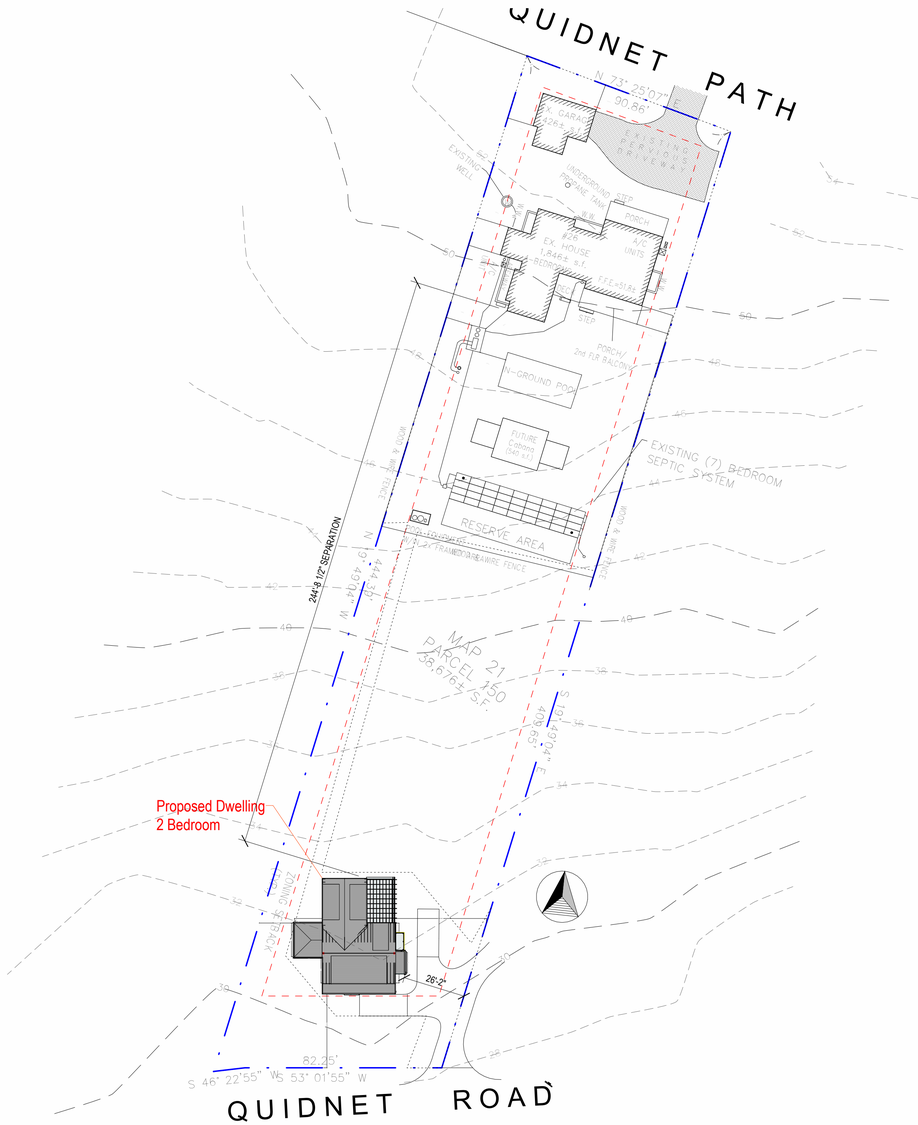
1/4" = 1'-0"



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

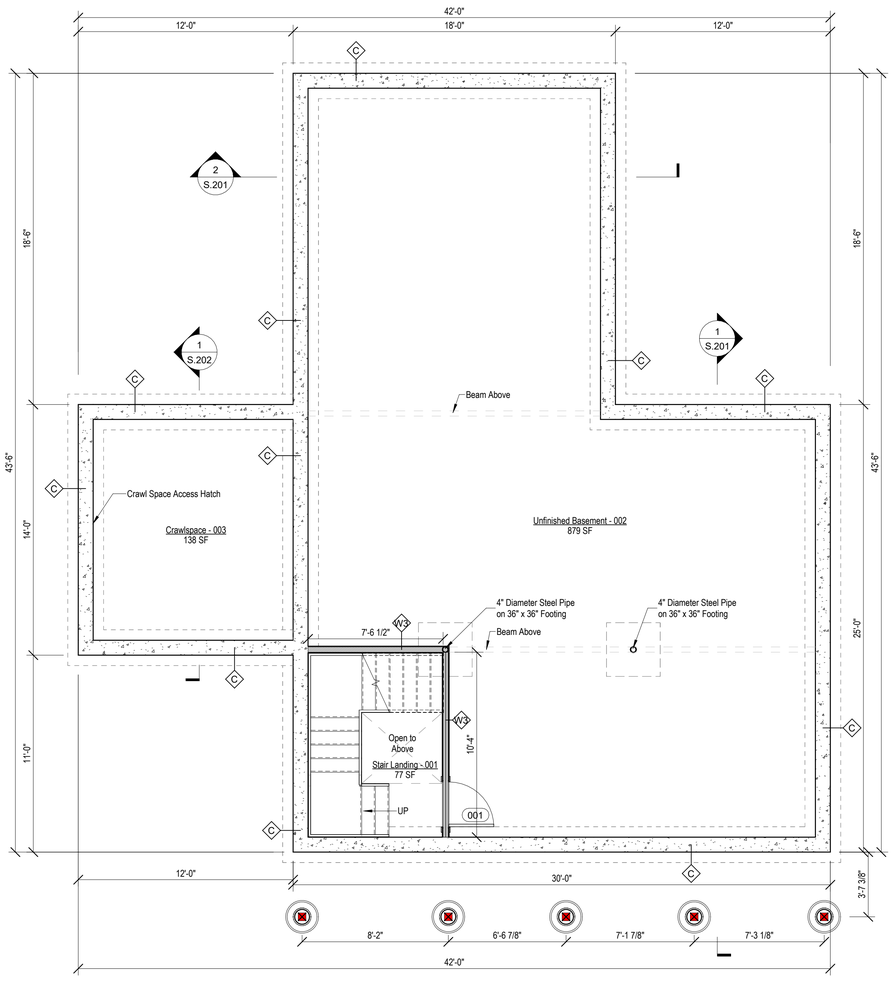
G.101 Cover Sheet
A.101 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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.

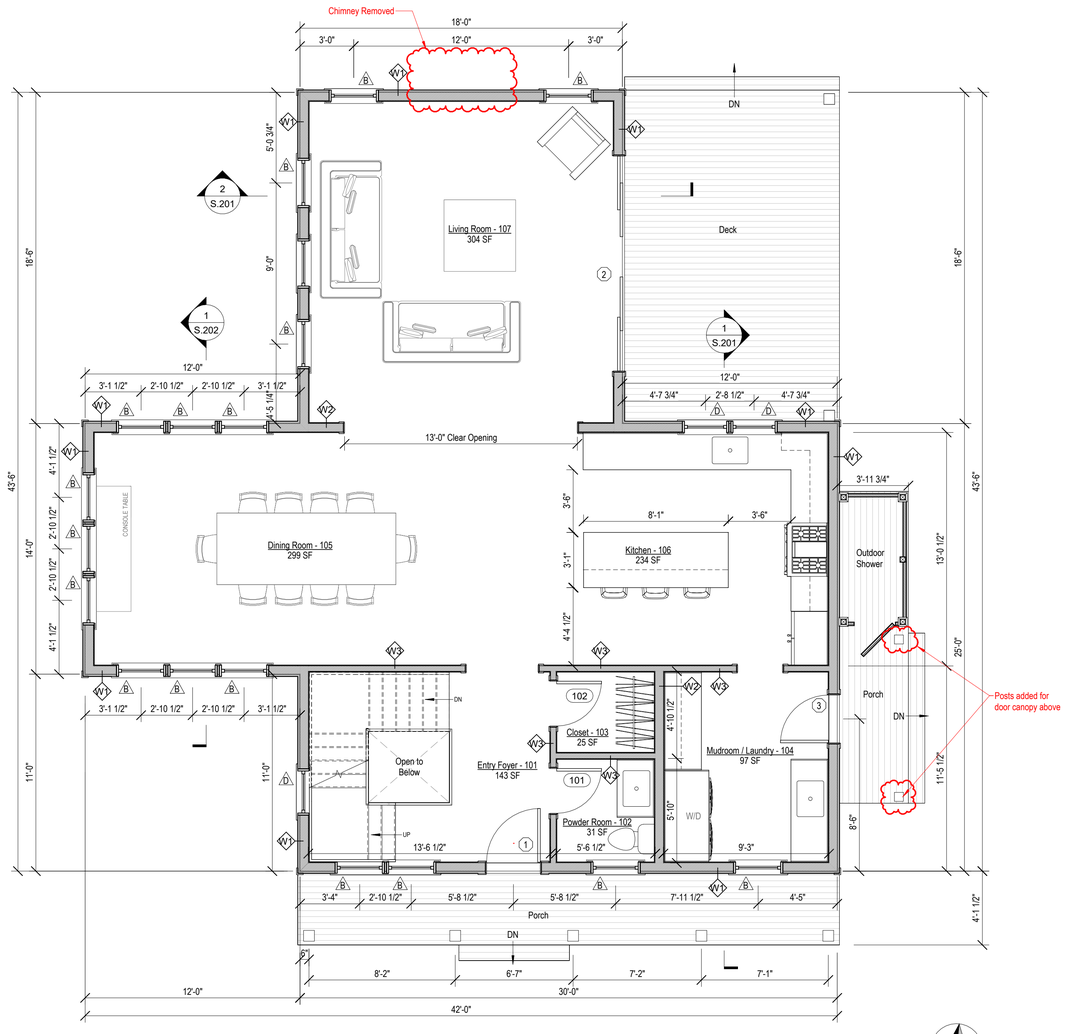
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.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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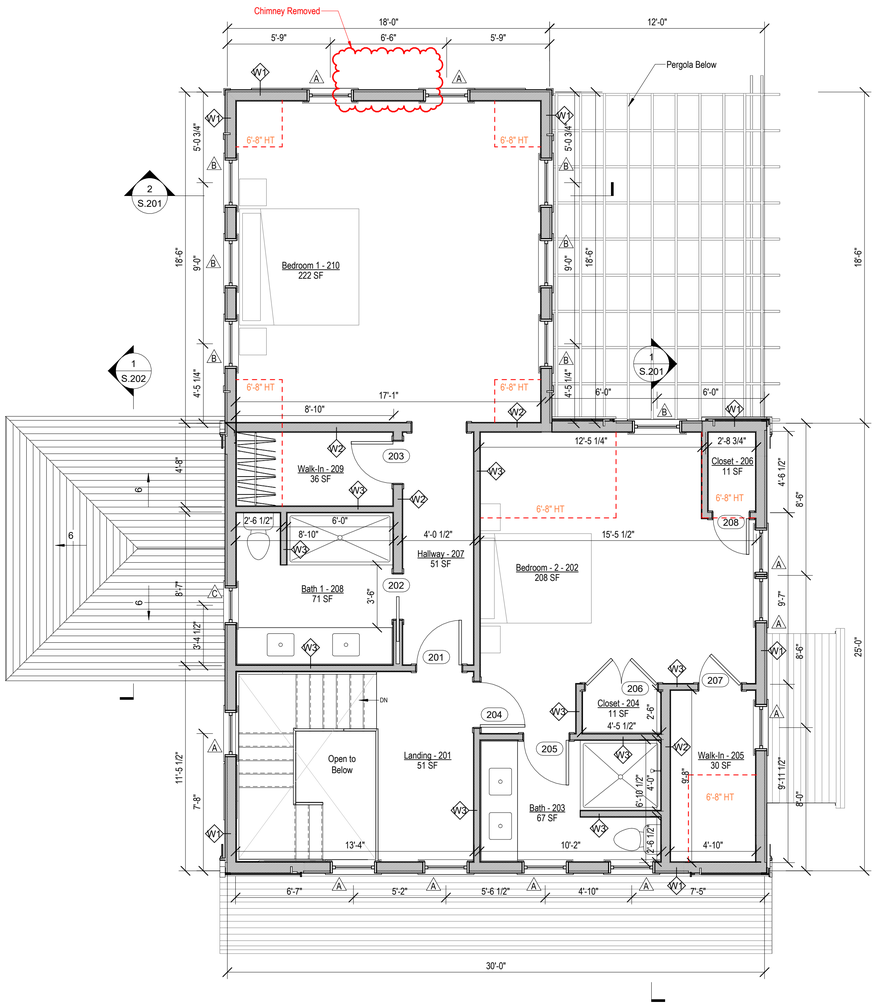
A.101
2327

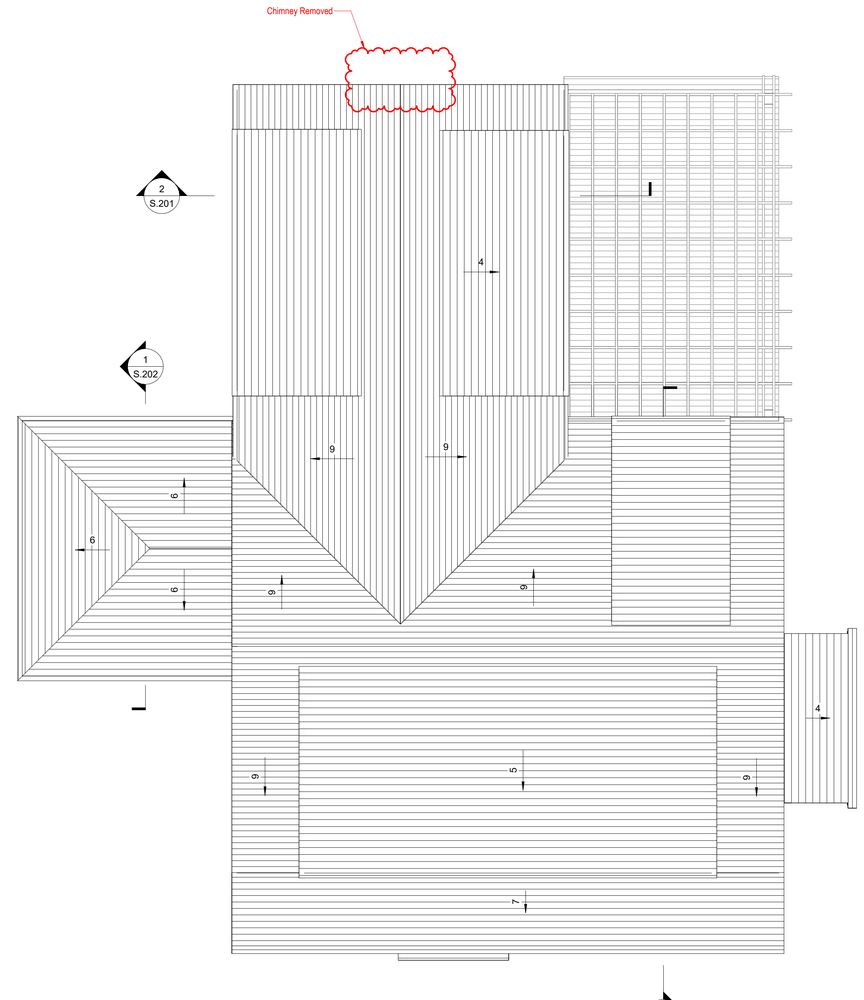
HDC Submission (Chimney & Post Changes) *03.04.2025*

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"



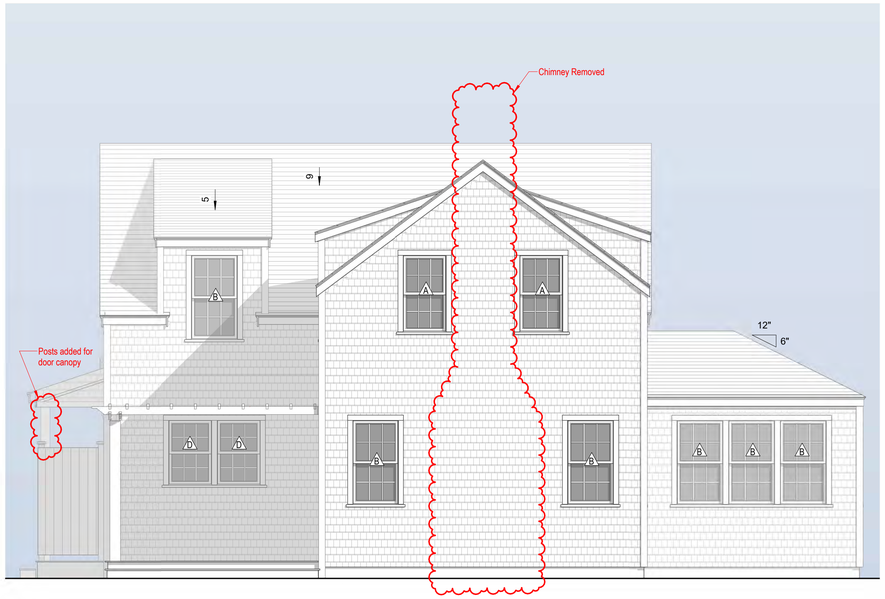
South Elevation - Proposed

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
8 Williams Lane
Nantucket, MA 02554
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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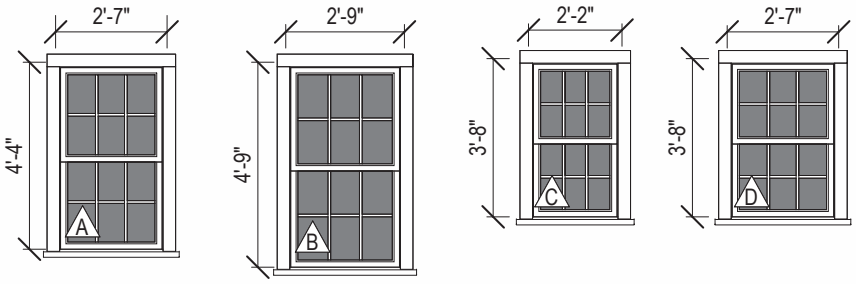
A.201
2327


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

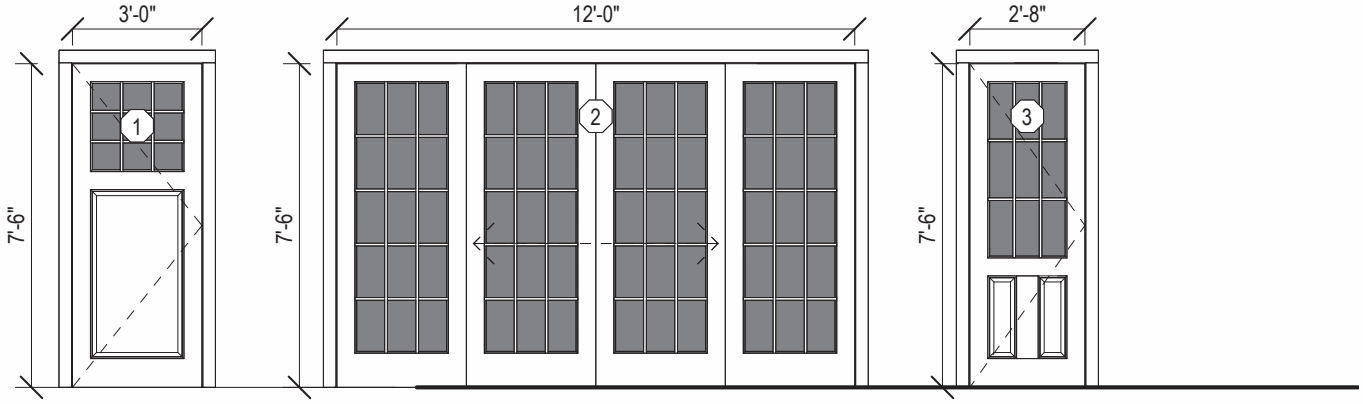
Double Hung
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



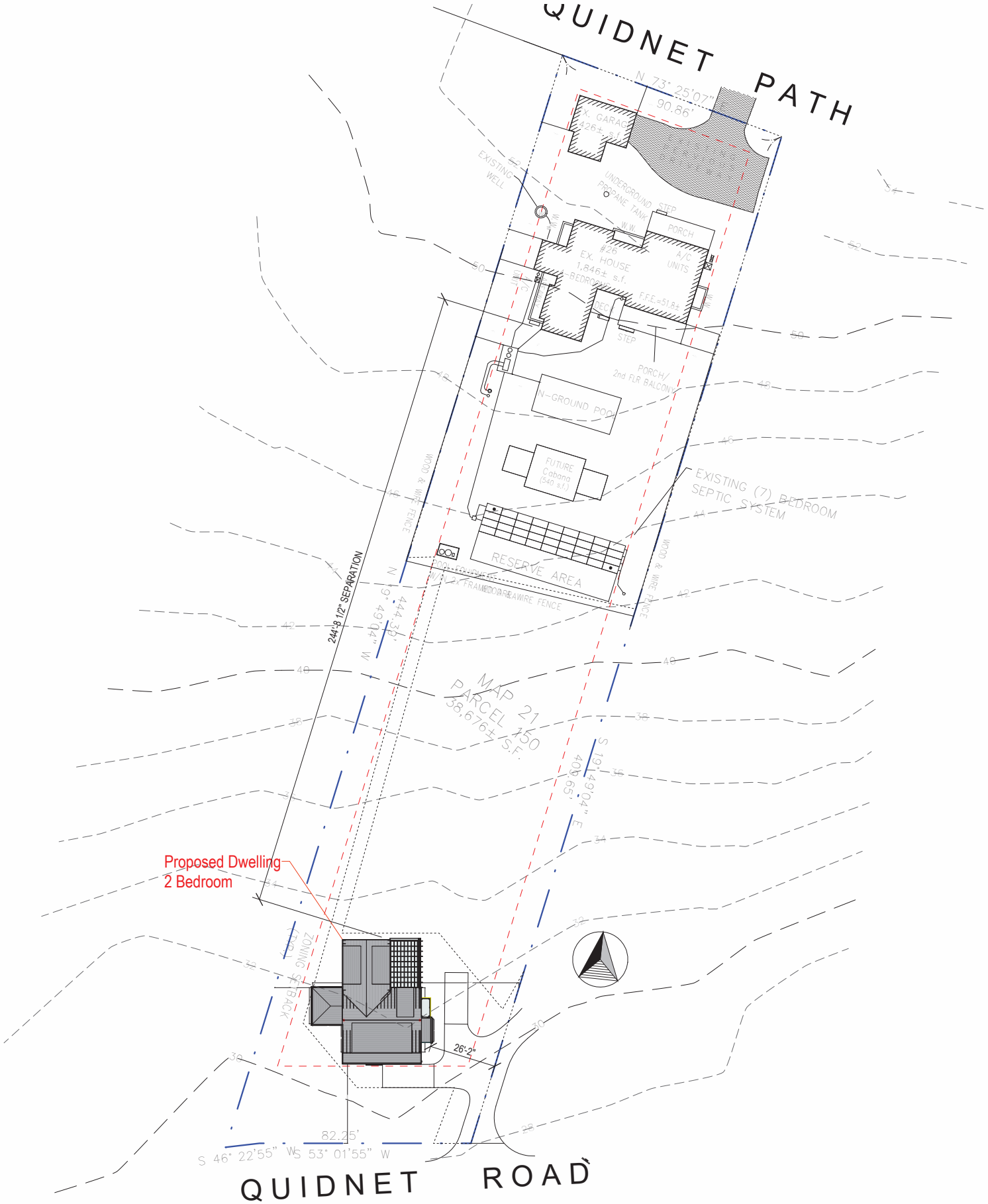
Single Solid Door + 2 Panel
+ 9 Lite SDL

Sliding Patio Door
(4) 15 Lite SDL - (2) Operable

Single Solid Door + 2 Panel
+ 9 Lite SDL

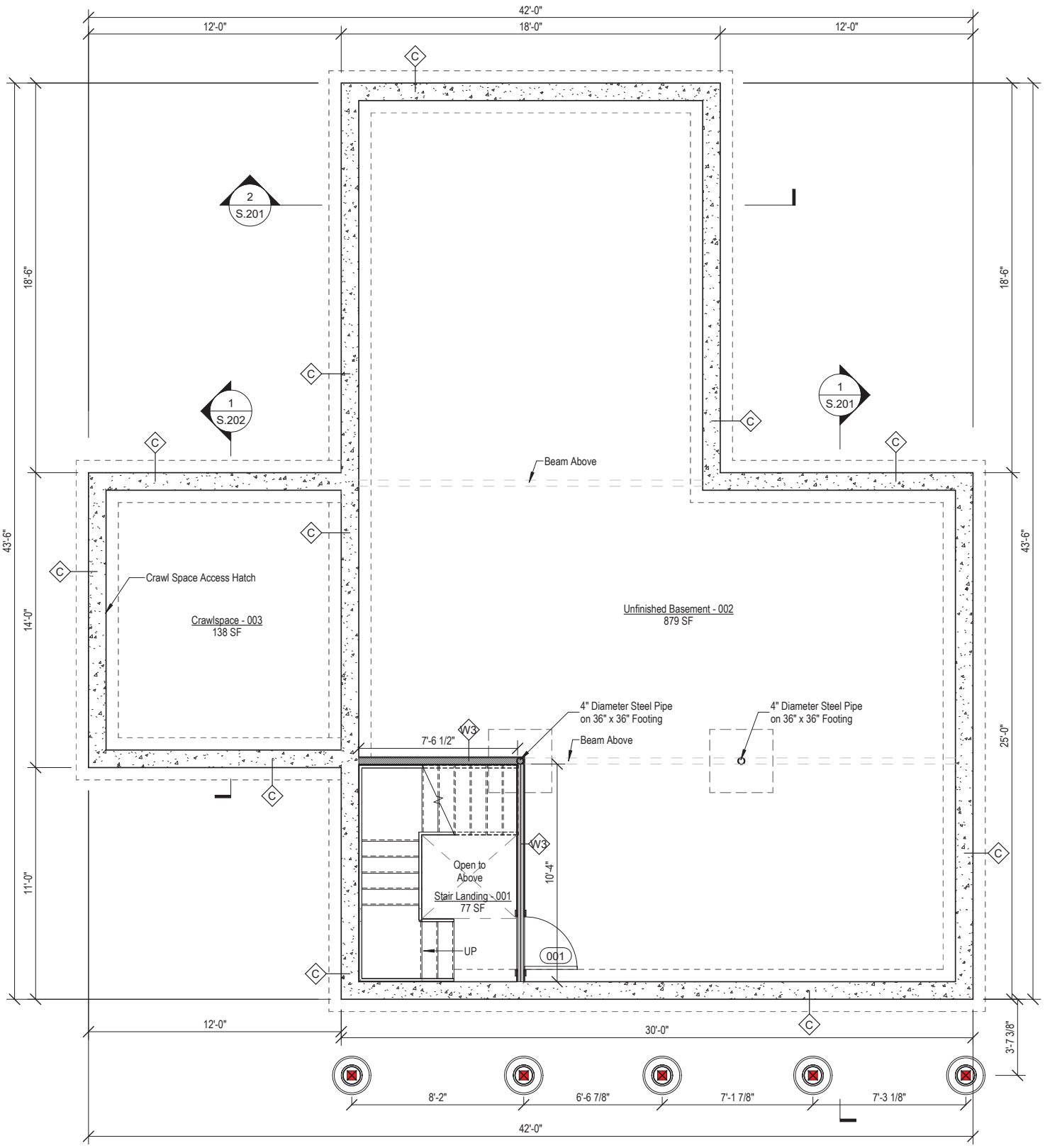
Door Legend

1/4" = 1'-0"



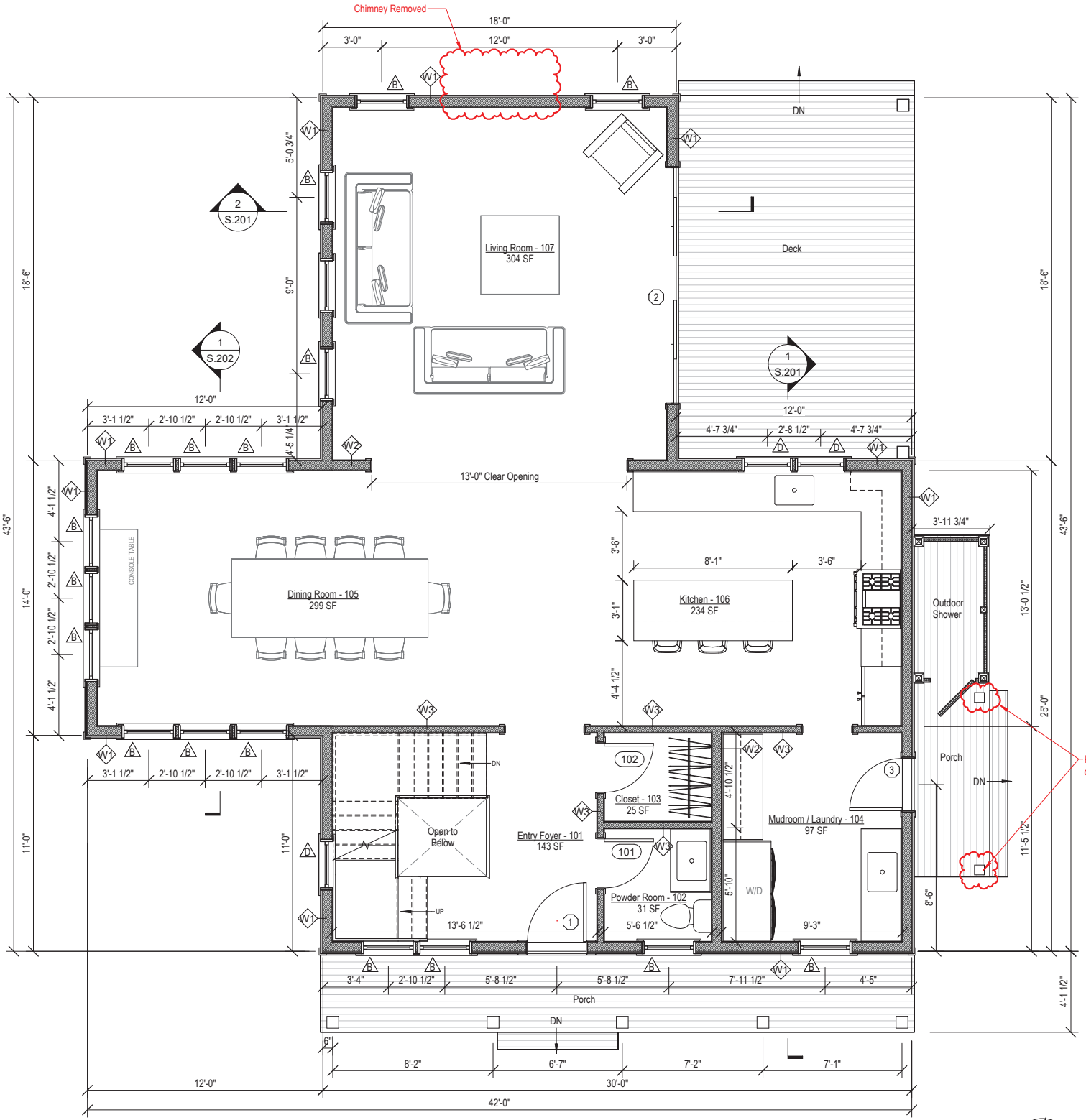
Site Plan

1" = 30'-0"



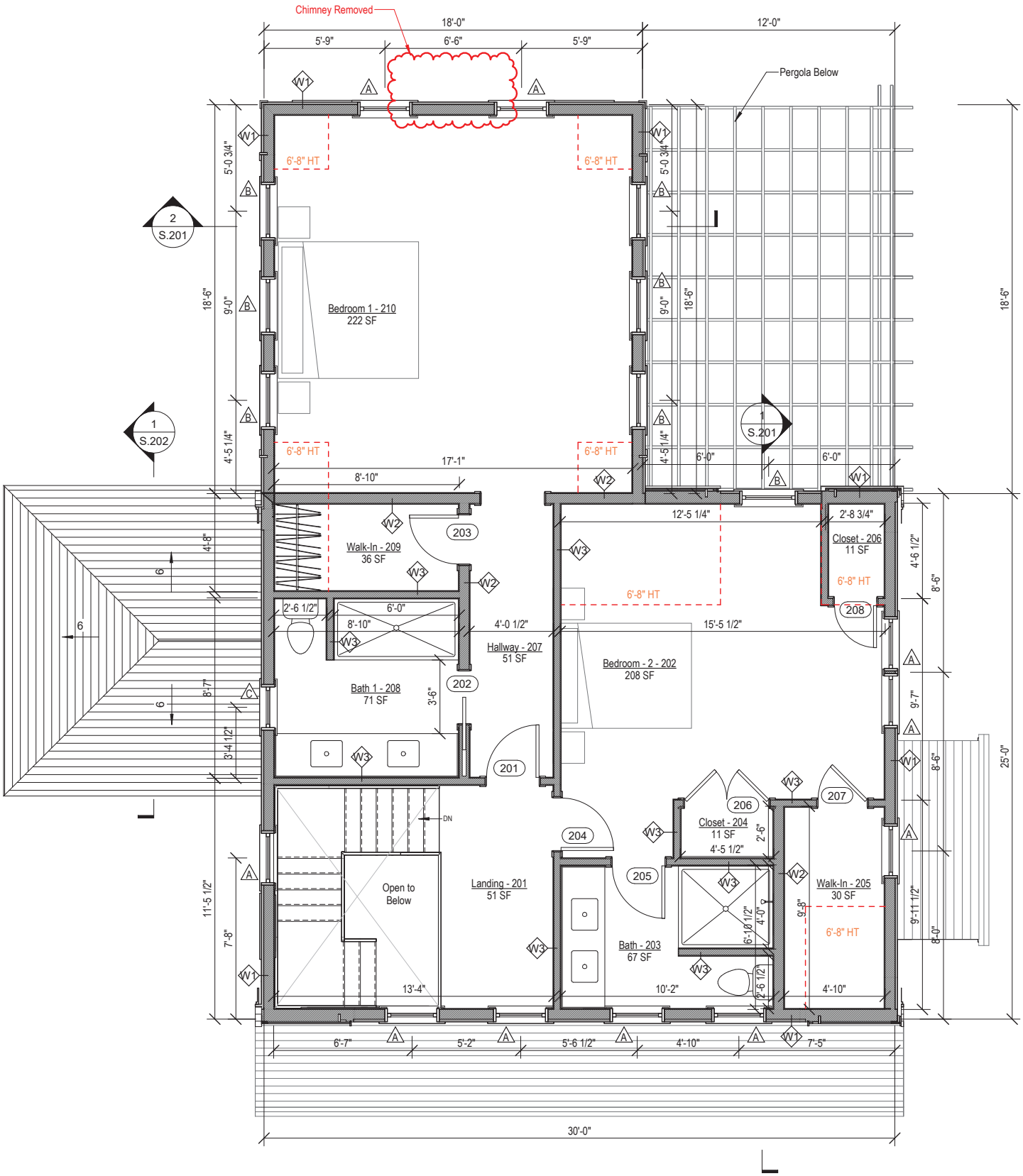
1 Basement Plan

1/4" = 1'-0"



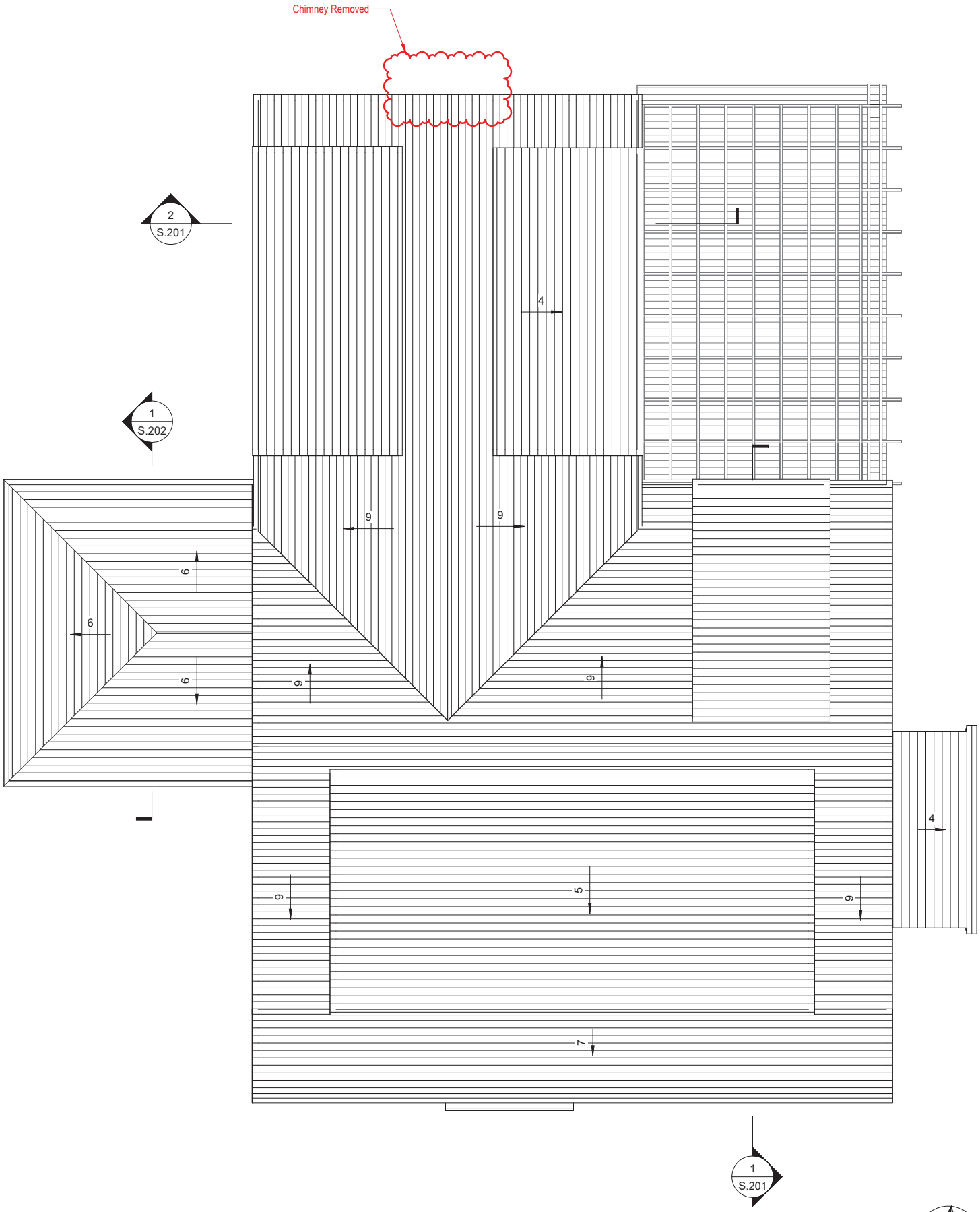
2 First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



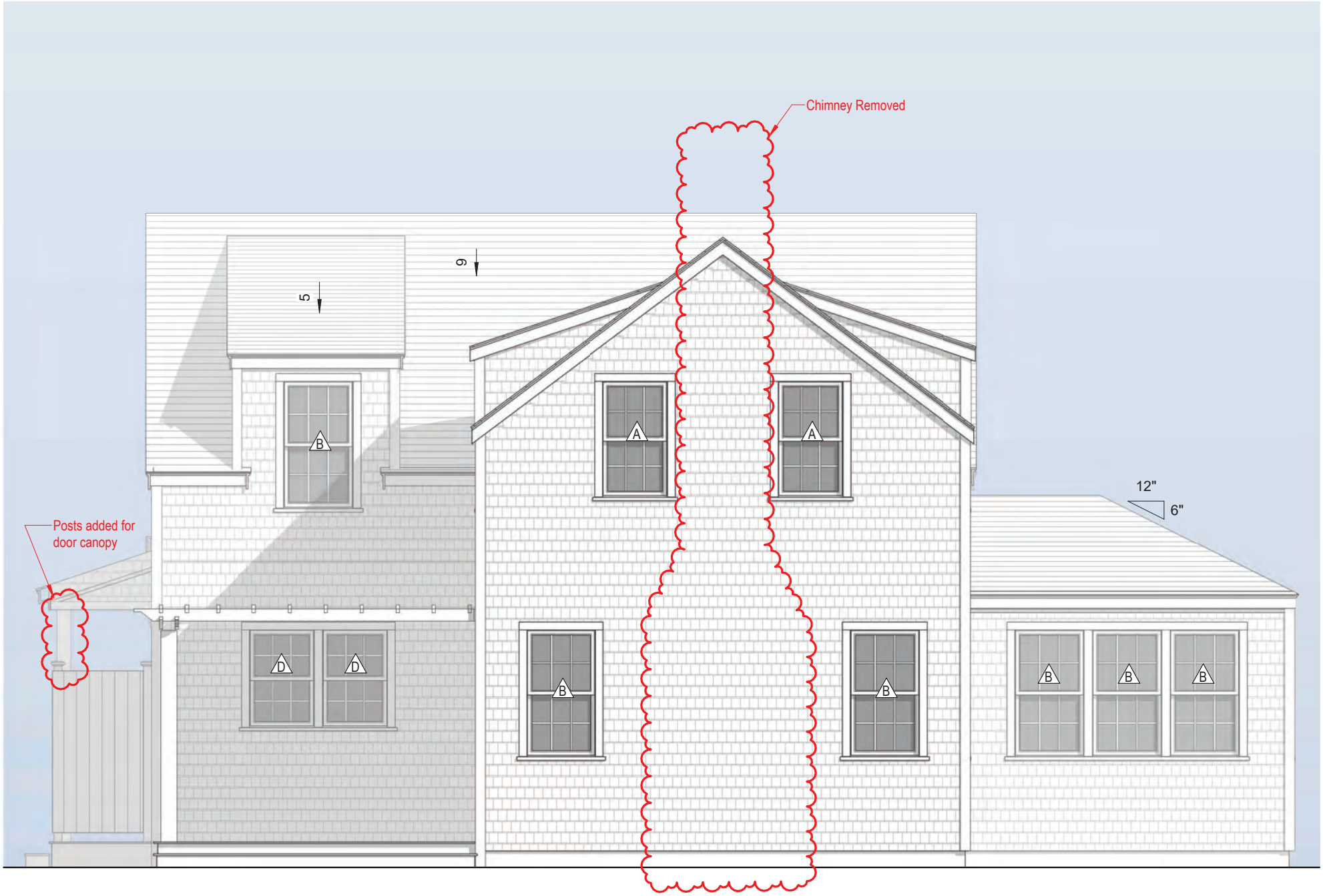
South Elevation - Proposed

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



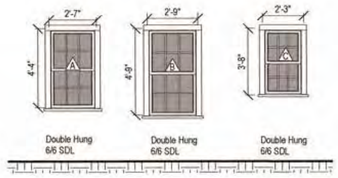
West Elevation



Locus Map

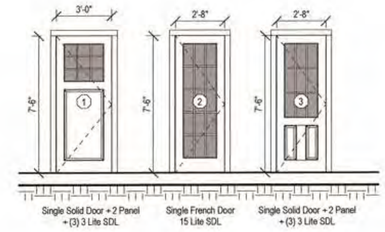


Aerial Map / Existing Conditions



Window Legend

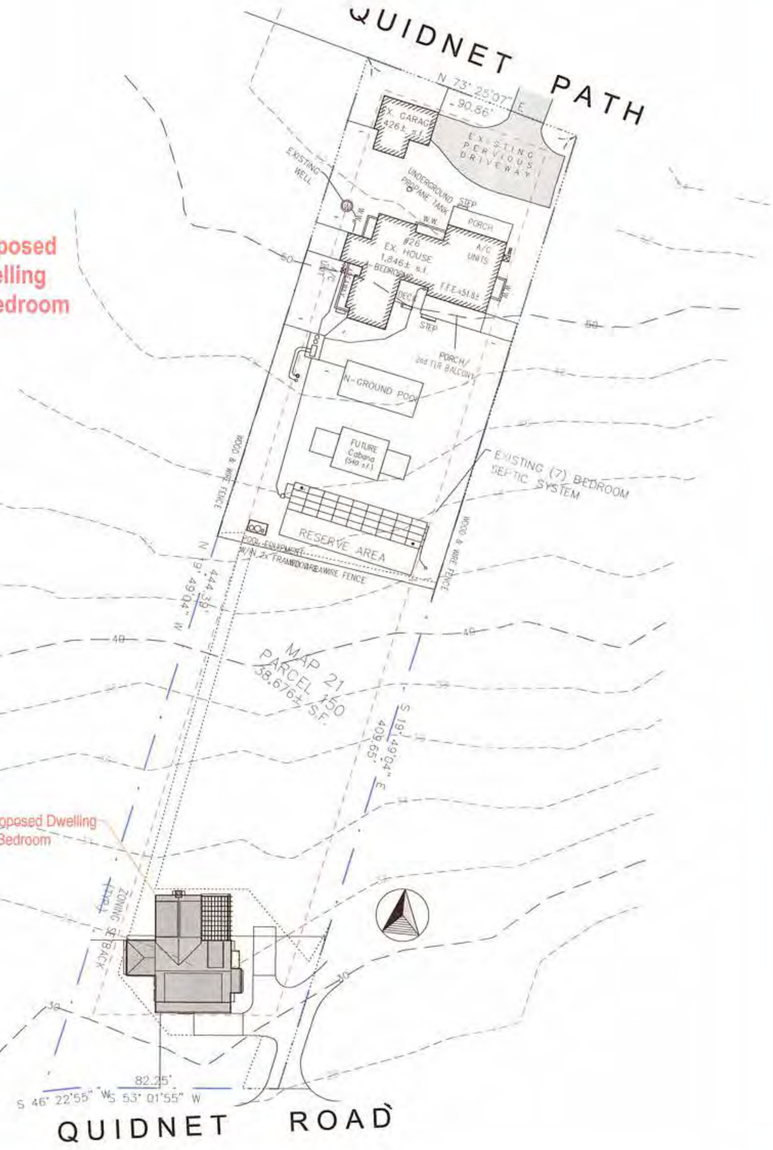
1/4" = 1'-0"



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

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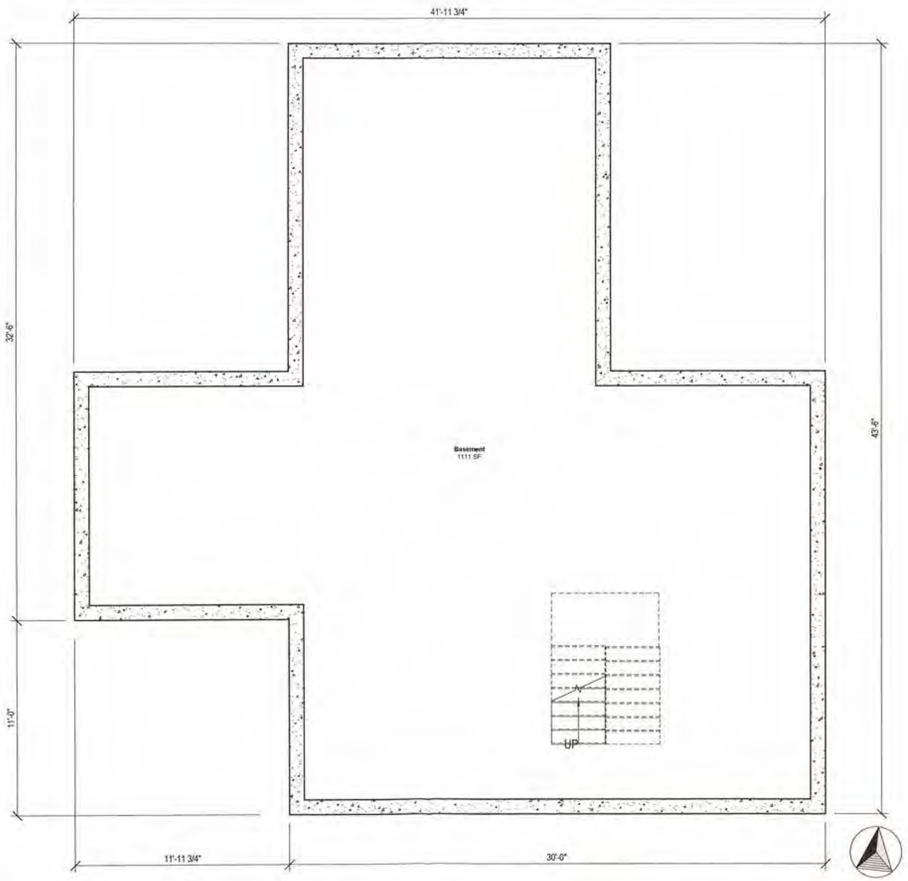
G.1.1
2327

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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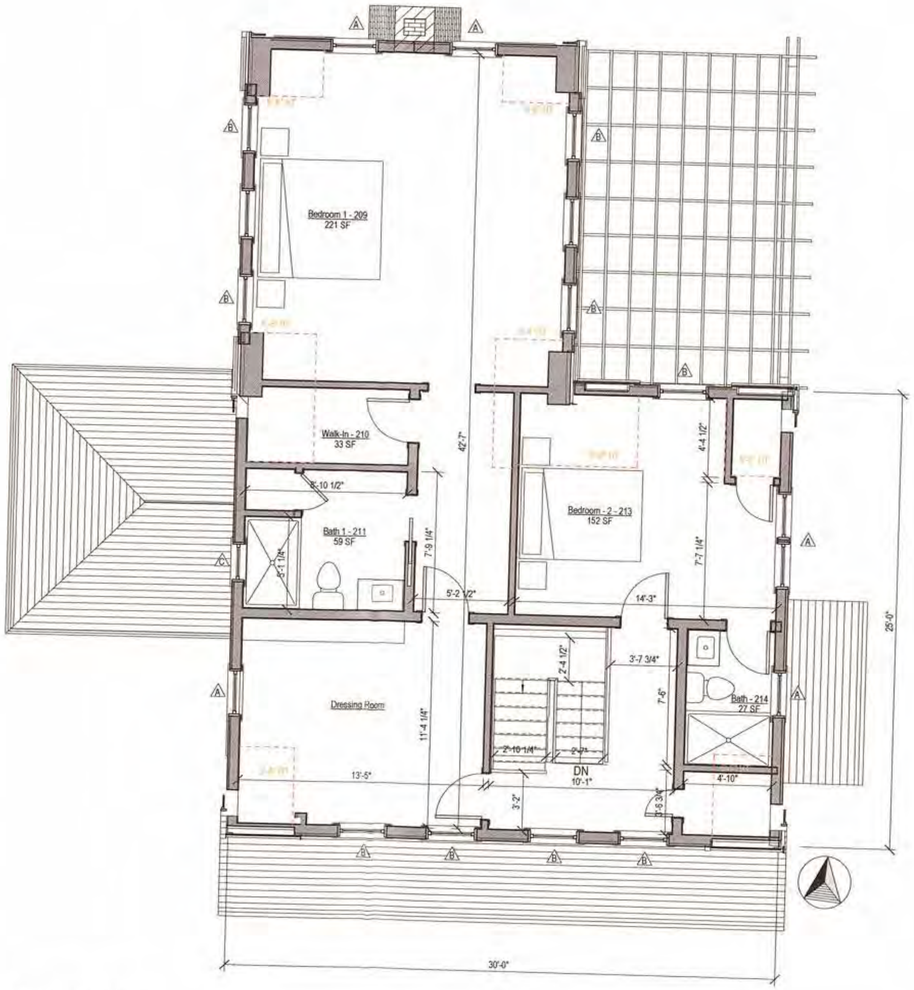
A.1.0

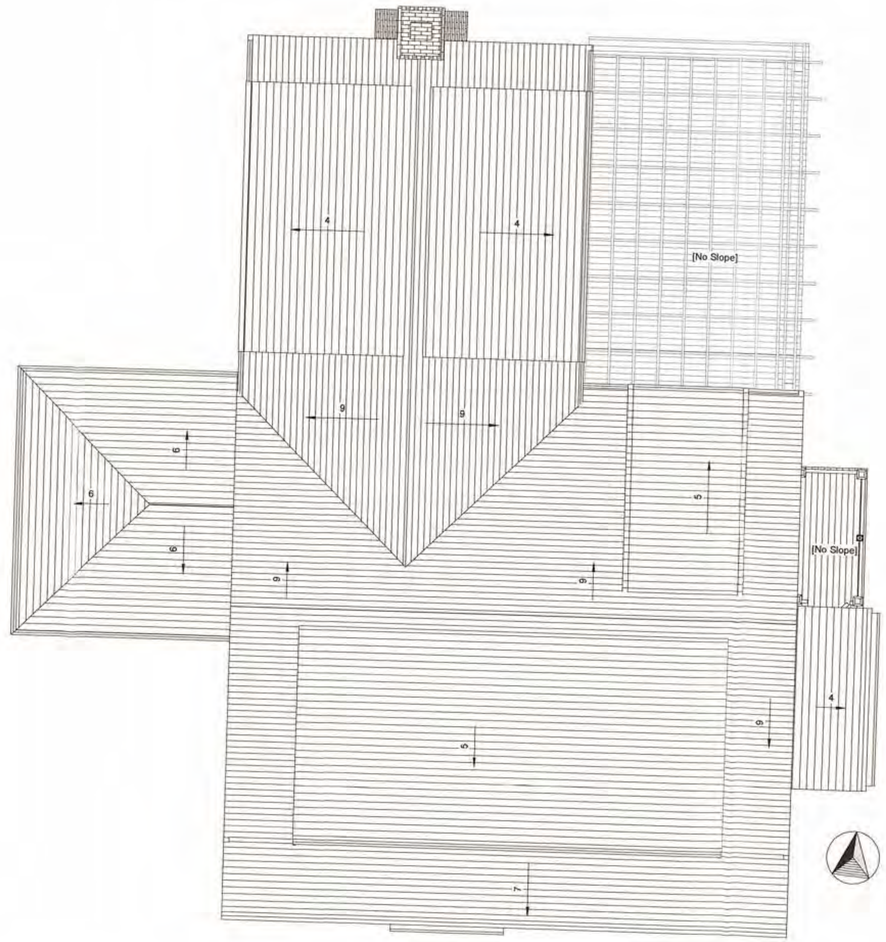
2327

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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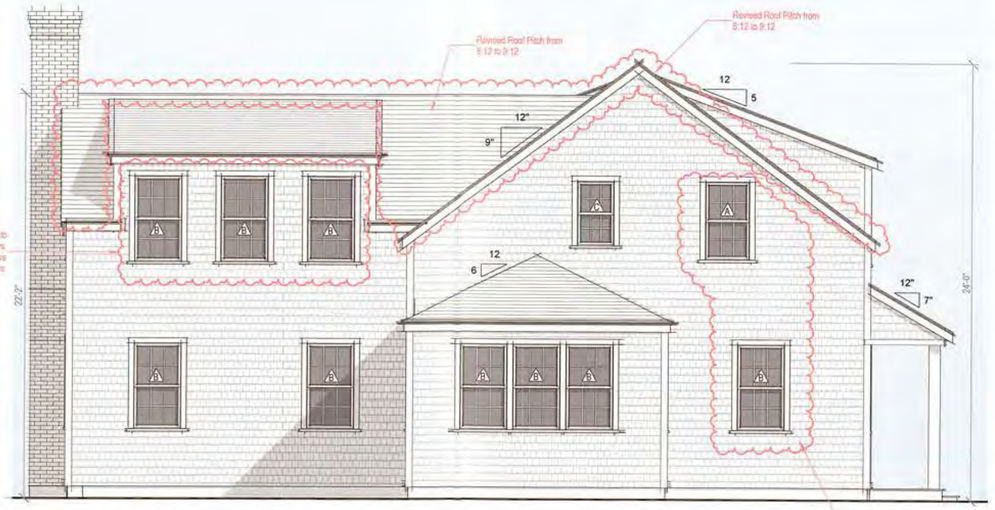
A.1.1

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

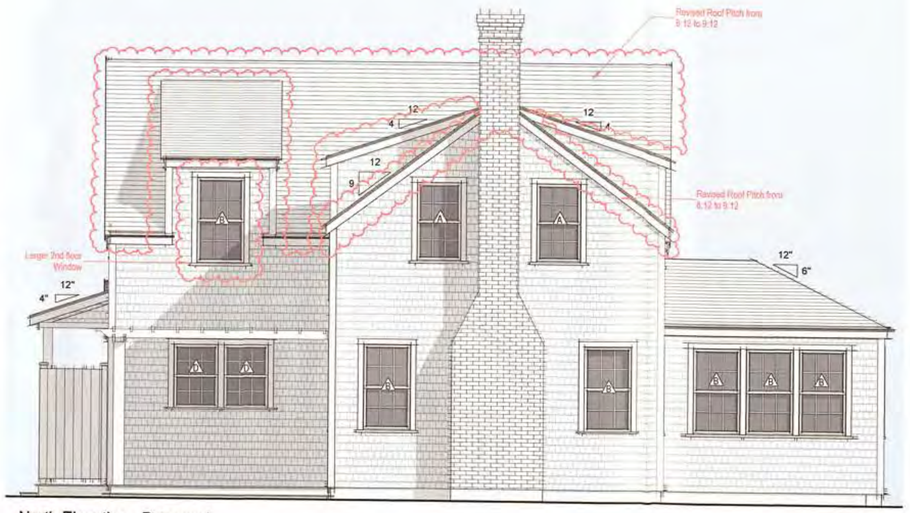


Previous North Elevation



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.
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.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

HDC 2023-12-9671

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FEB 23 2024

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A.2.1
2327

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

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DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 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:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation – Single light 4x6 AWNING window
4. North Elevation – triple accordian door

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/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 Sanne for V. Peshnachki 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.

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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

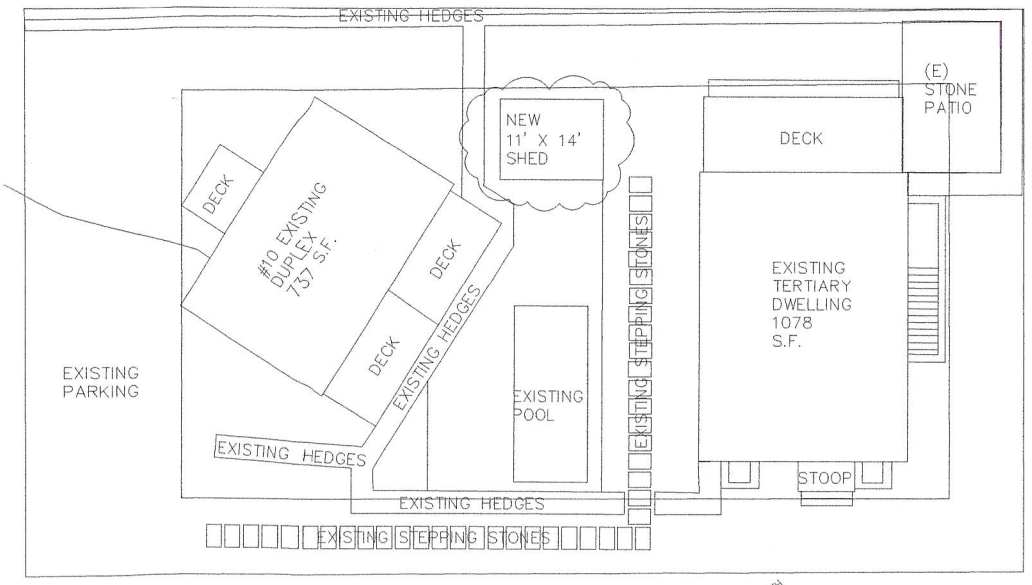
3.13.25

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



1 SITE PLAN
SCALE: 1/8" = 1'-0"

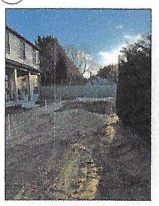
TRUE NORTH



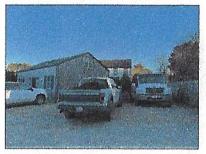
1 NORTH ELEVATION



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

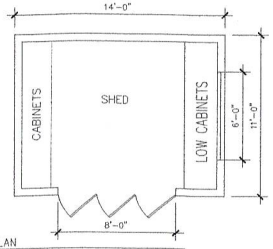
A1.1	SITE, FLOOR PLAN AND ELEVATIONS

DOOR SCHEDULE

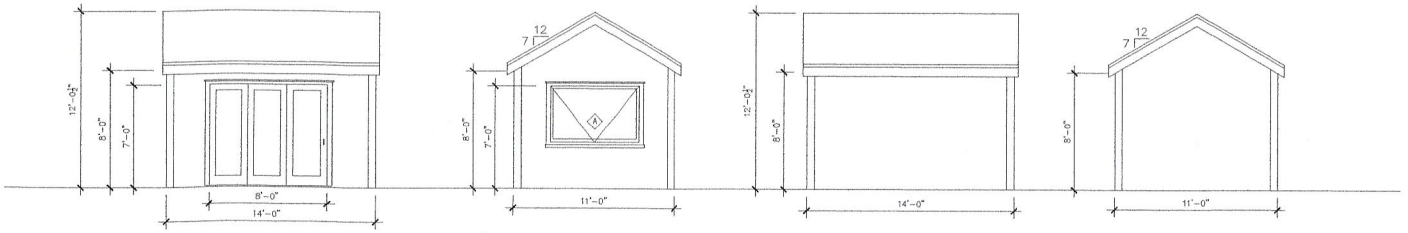
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	3 PANEL ACCORDIAN DOOR 1 LIGHT	CUSTOM	---	7'-0" x 8'-0"

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"

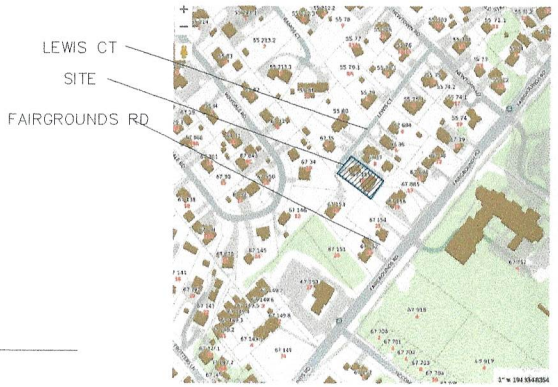


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



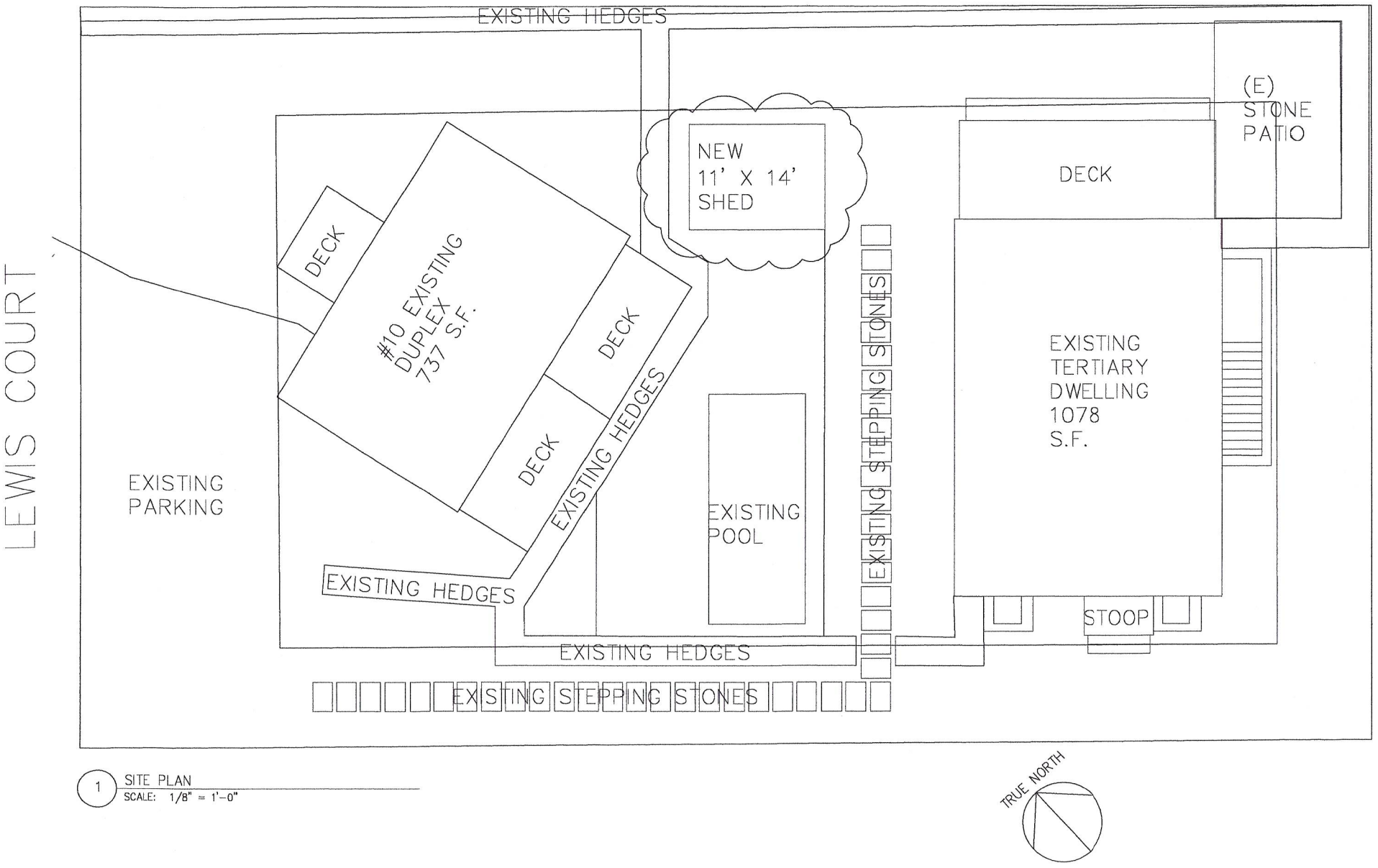
PESHNACHKI
10 LEWIS COURT
NANTUCKET MA 02554

Date: 3.13.25 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: PESHNACHKI
Scale: NOTED

SITE PLAN

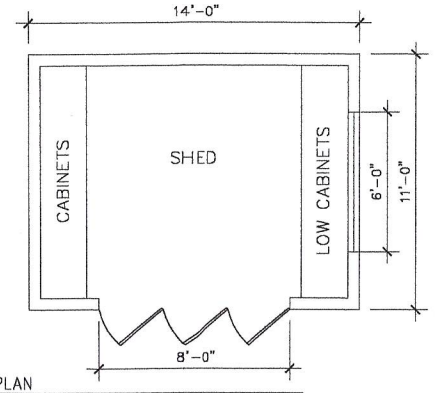
A1.1



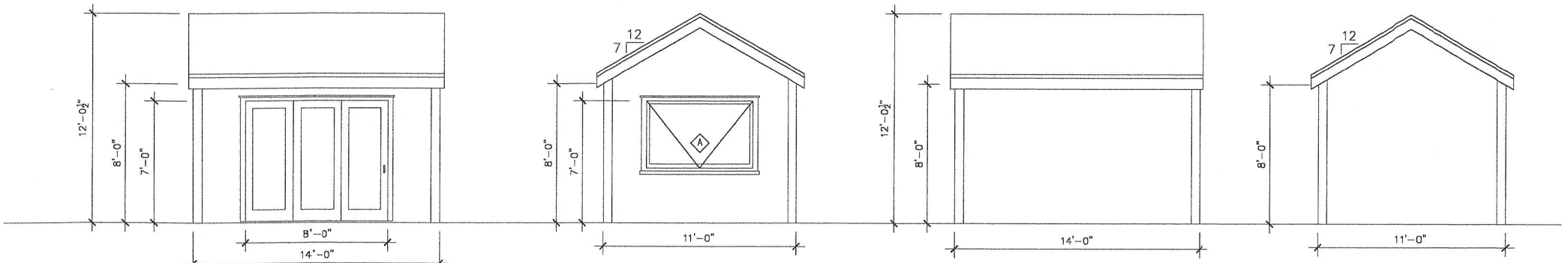
1 SITE PLAN
SCALE: 1/8" = 1'-0"



4 STREET VIEW



2 SHED PLAN
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

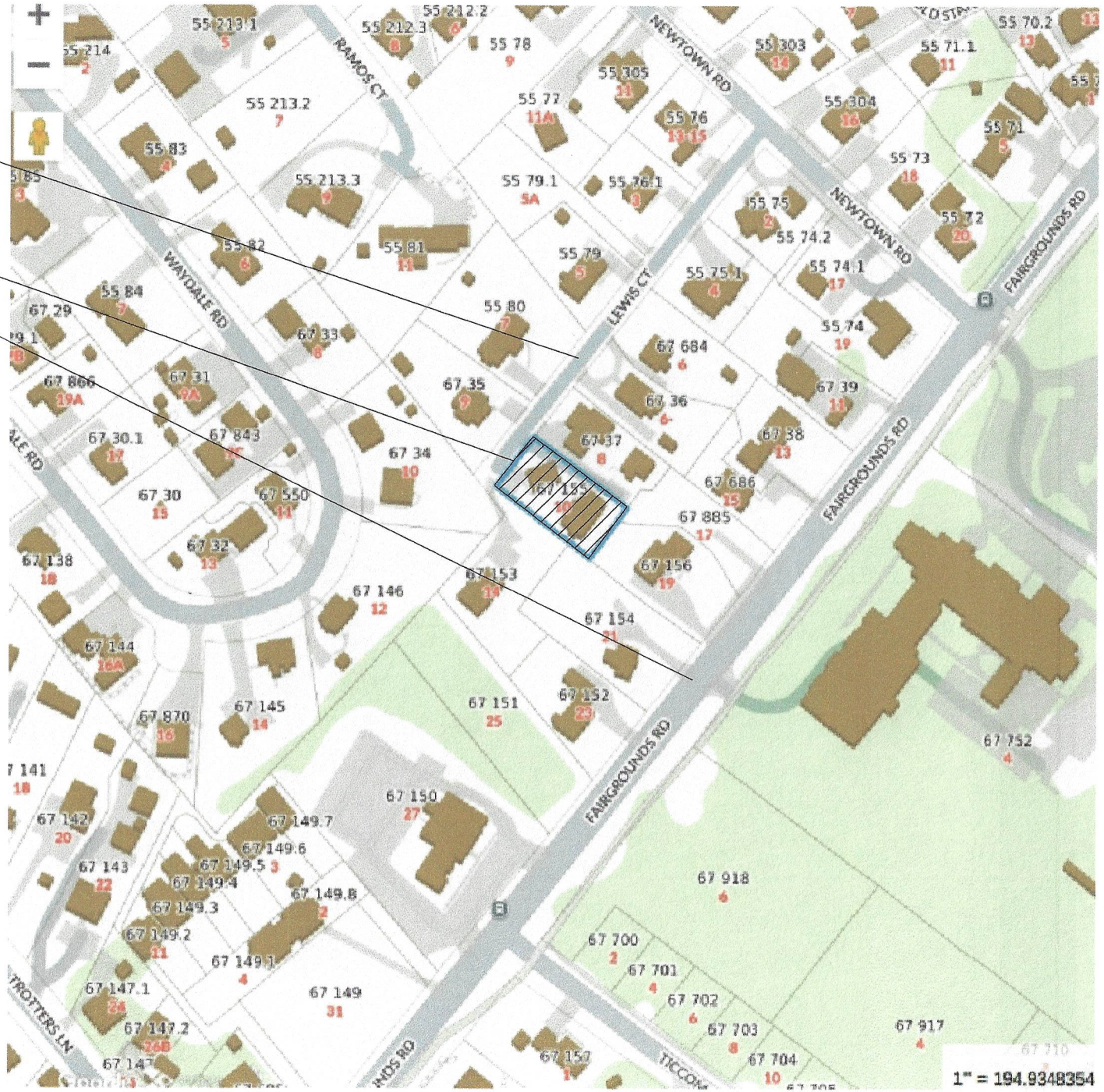
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

6 WEST ELEVATION
SCALE: 1/4" = 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)
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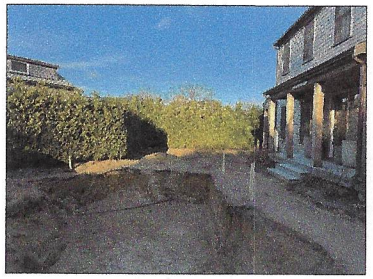
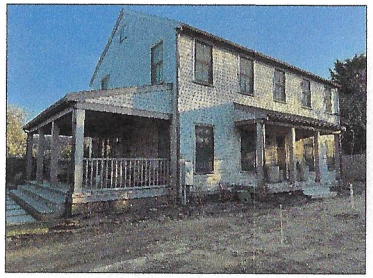
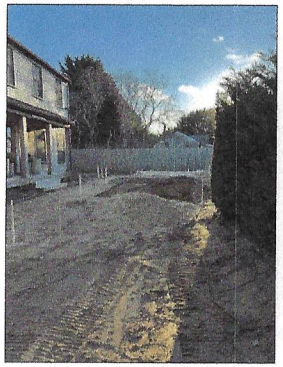


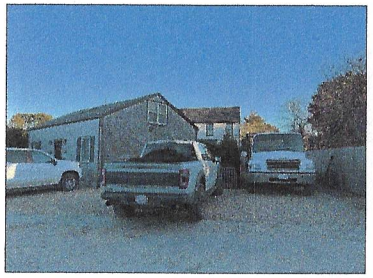
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 STREET VIEW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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 _____

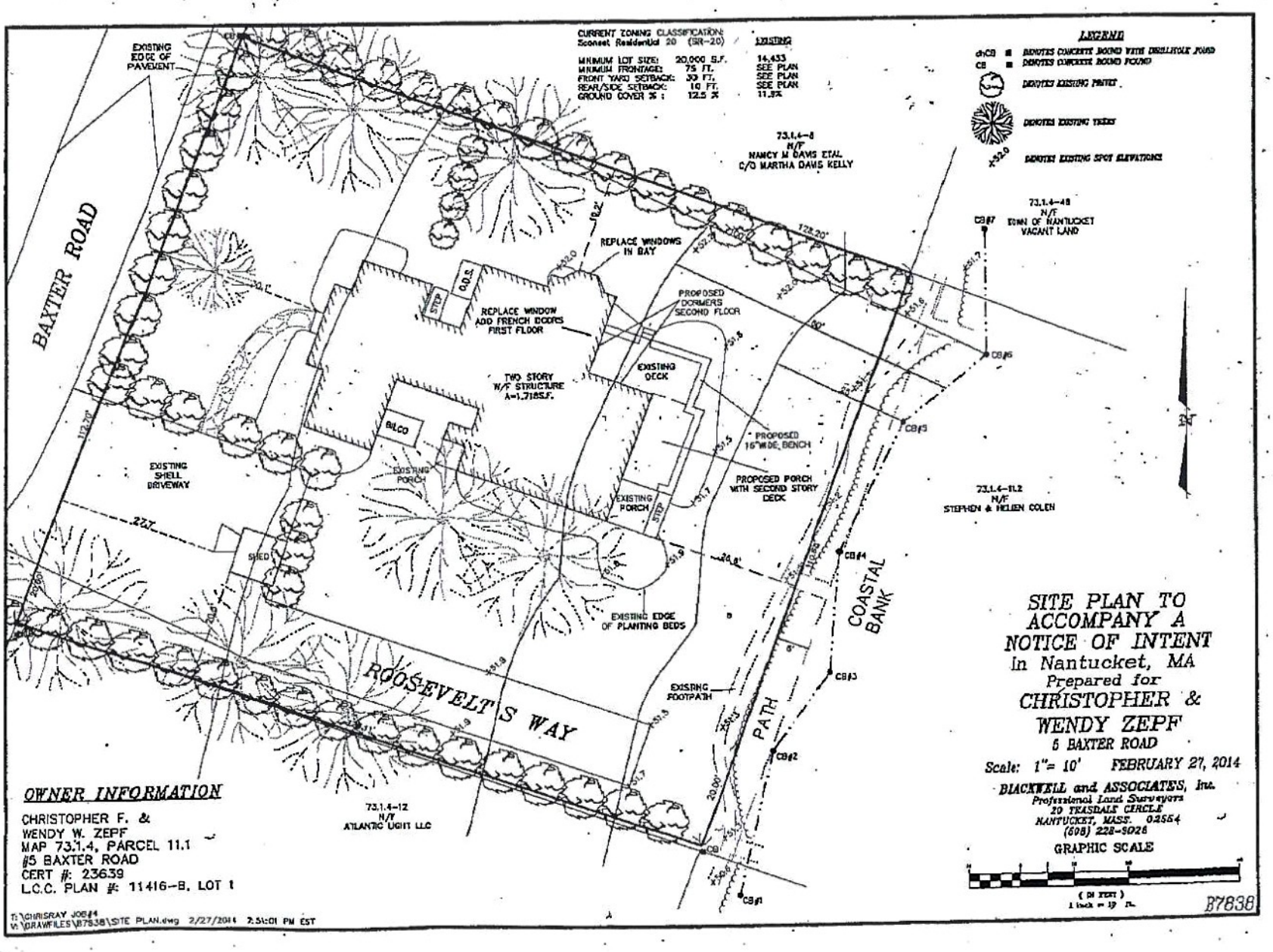
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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
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Abigail Camp

Angus MacLeod

Val Oliver

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

STAFF

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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:

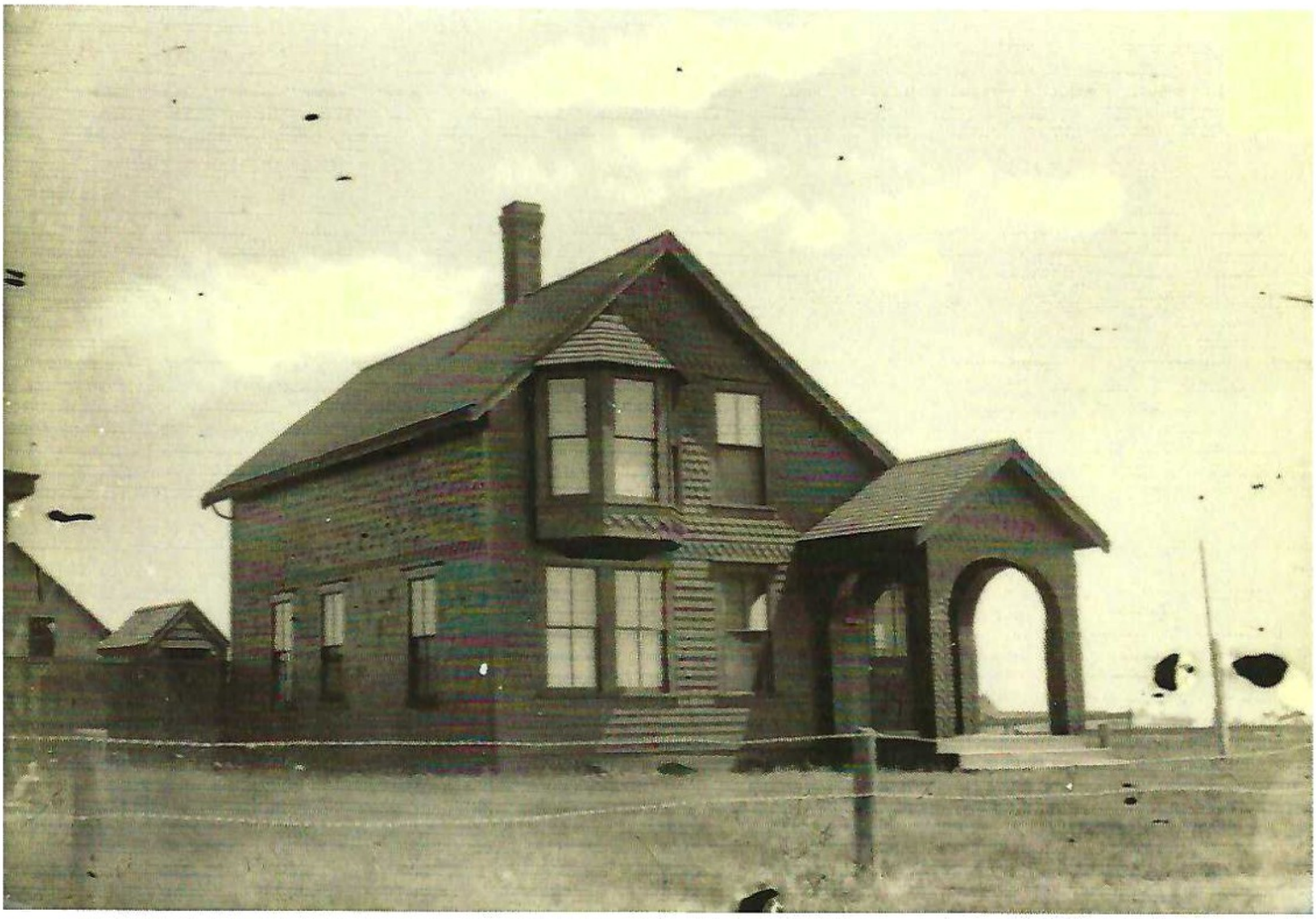
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

3/11/25
Date

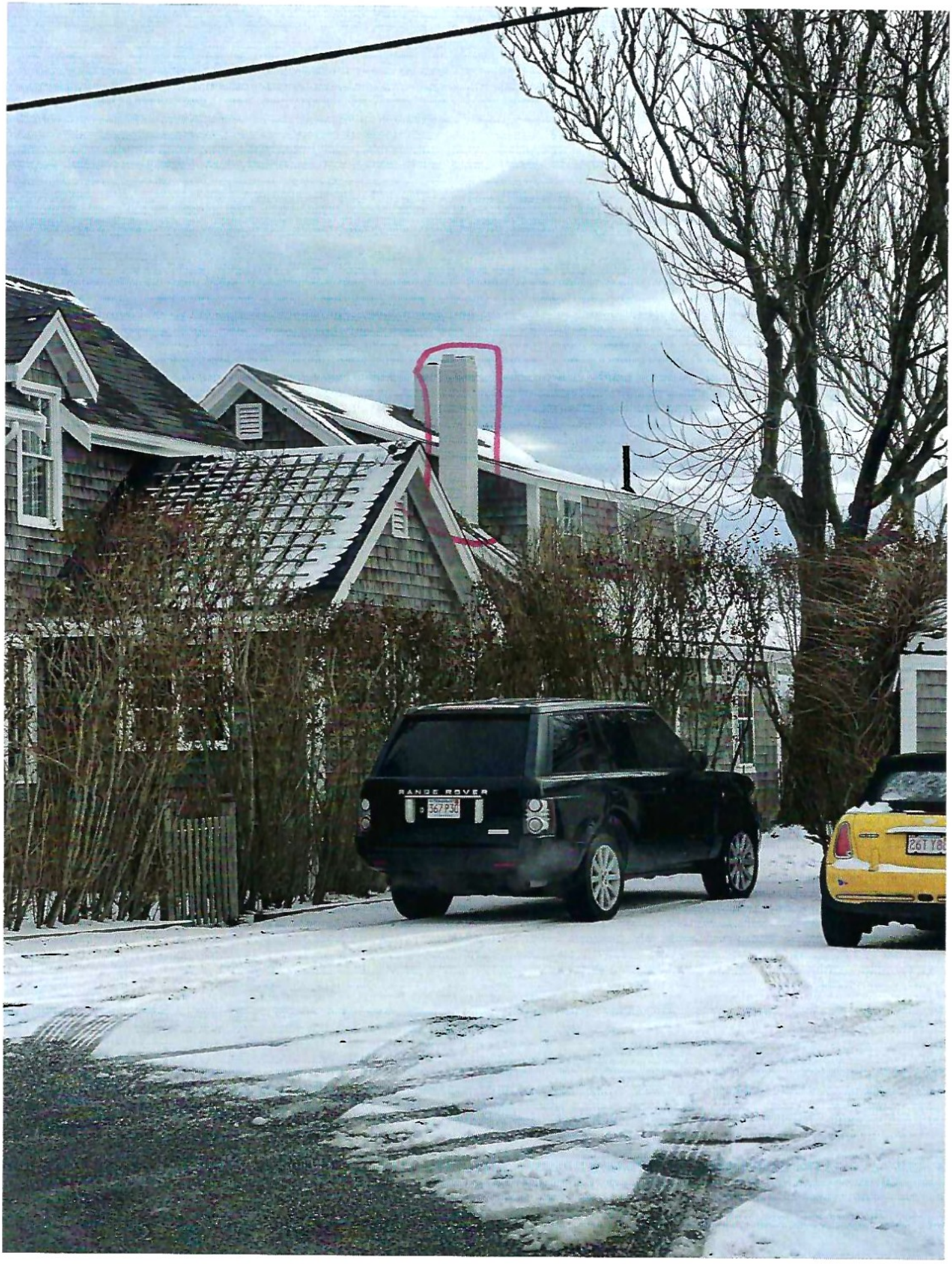


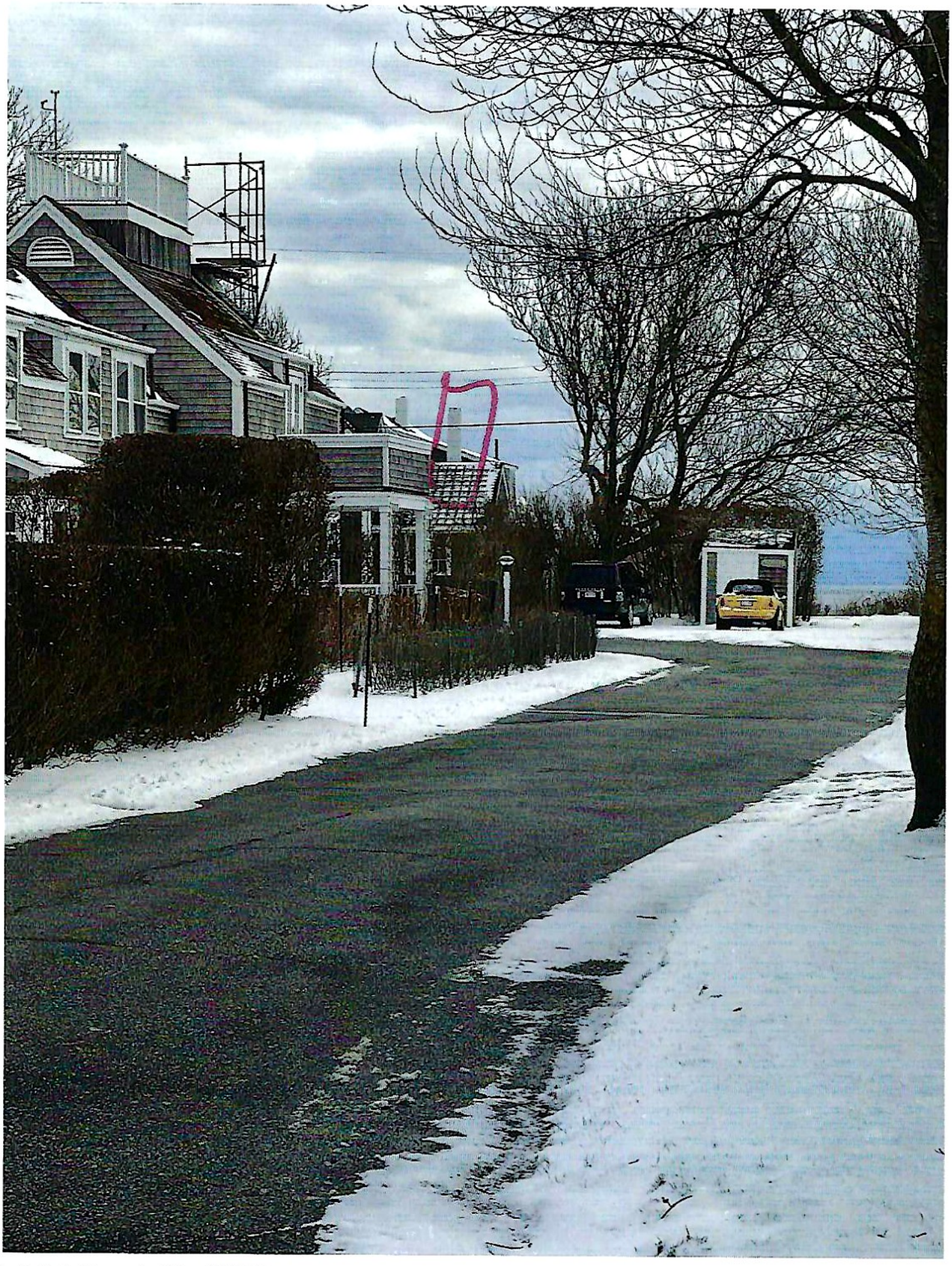


5 Baxter - NHA



5 Baxter - NHA


RANGE ROVER

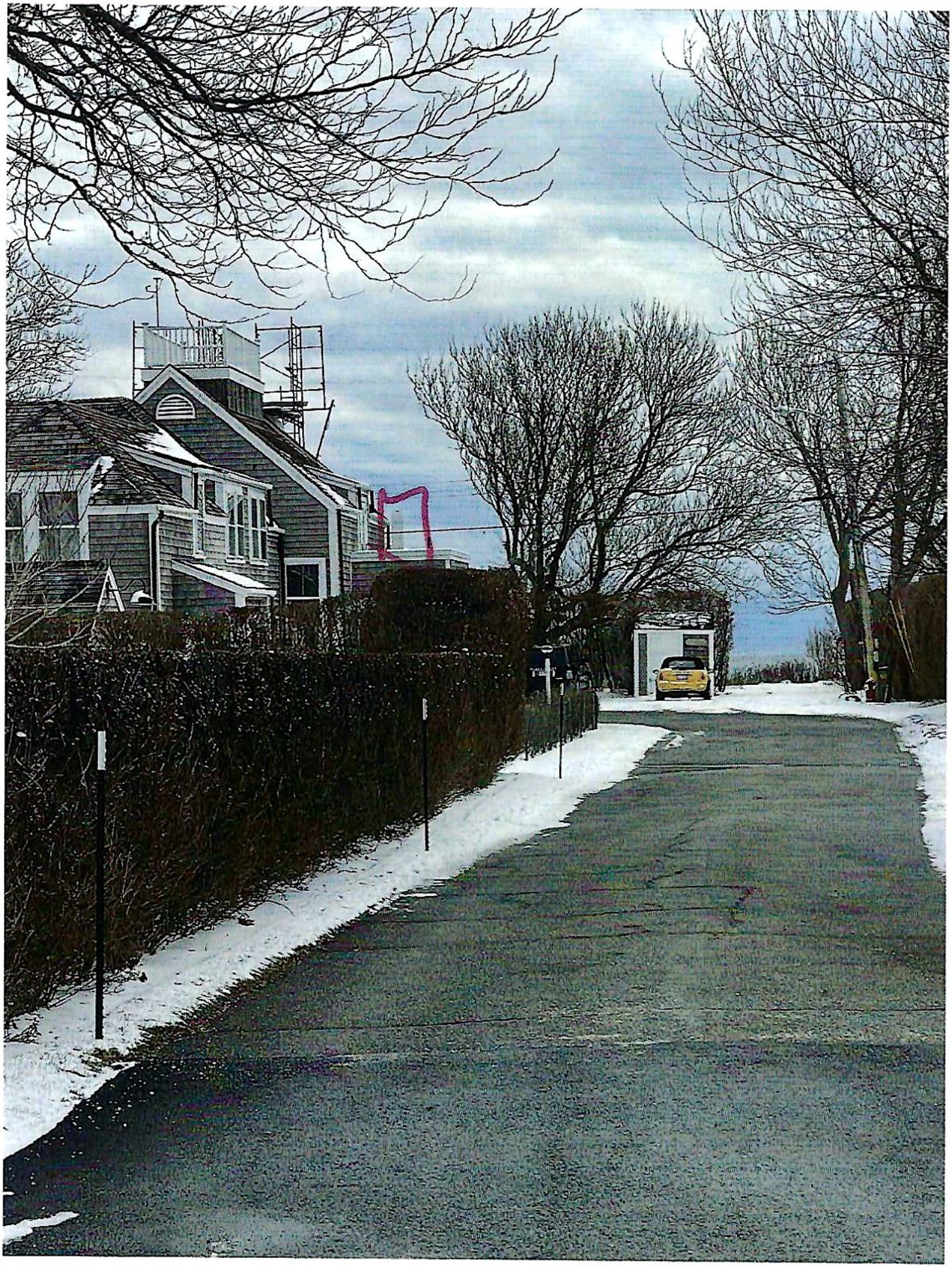
















CERTIFICATE NO: _____ DATE ISSUED: _____

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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.

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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

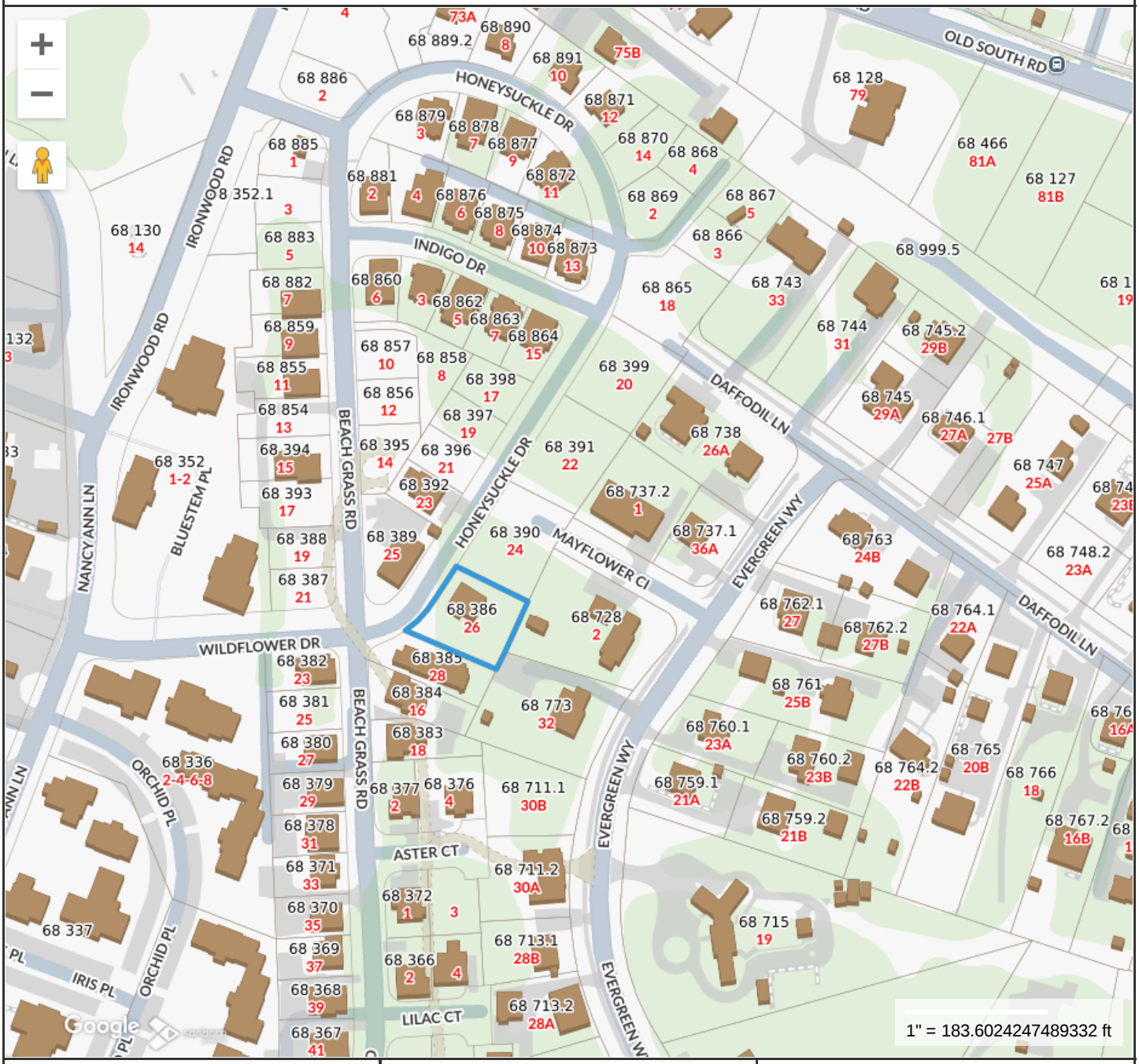
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

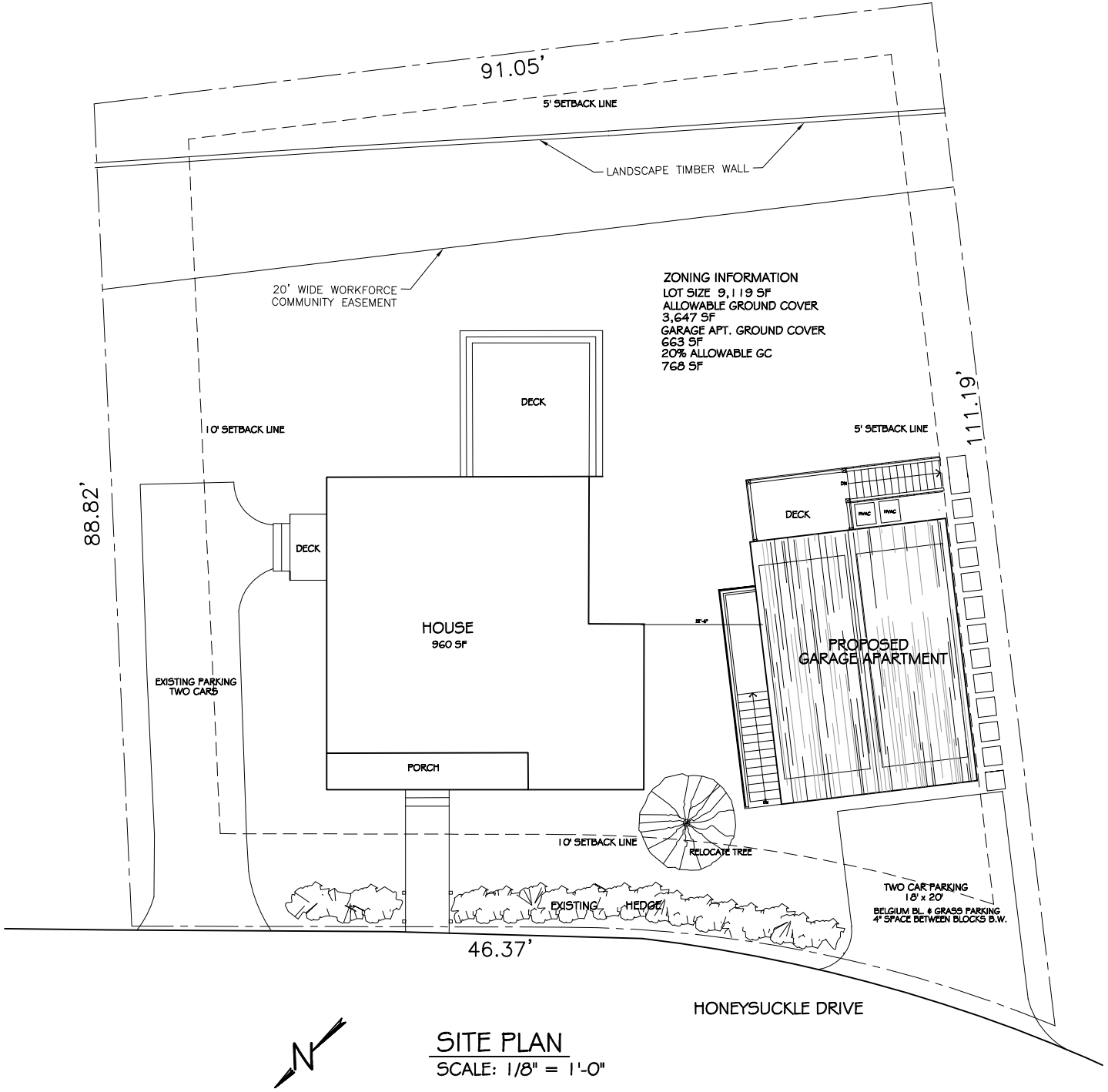
Property ID	191159
Location	26 HONEYSUCKLE DR
Owner	INTERIANO ELMER J TEJADA

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.

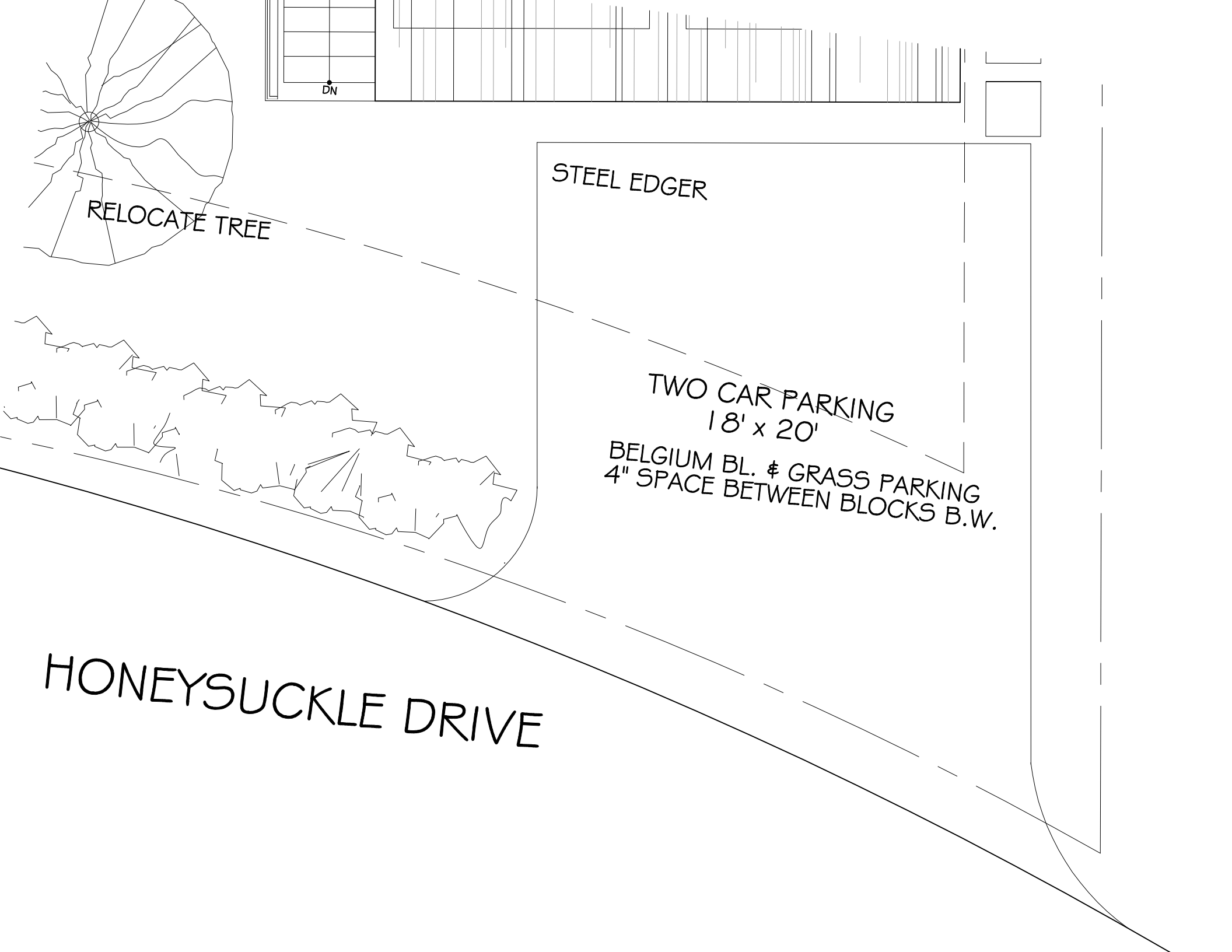
Geometry updated 10/16/2024
Data updated Jan. 2021

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

WLF PERGOLA

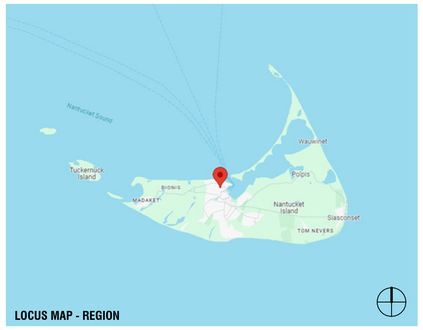
HDC SUBMISSION

7 FOLGER LANE
NANTUCKET, MA 02554
03/24/2025

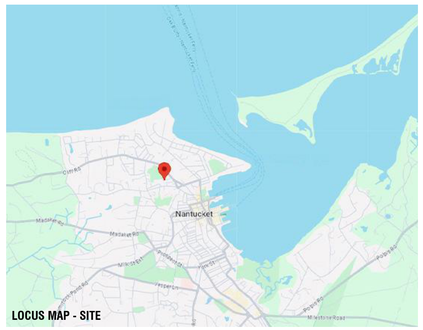
PERSPECTIVE VIEW

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

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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

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

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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-01

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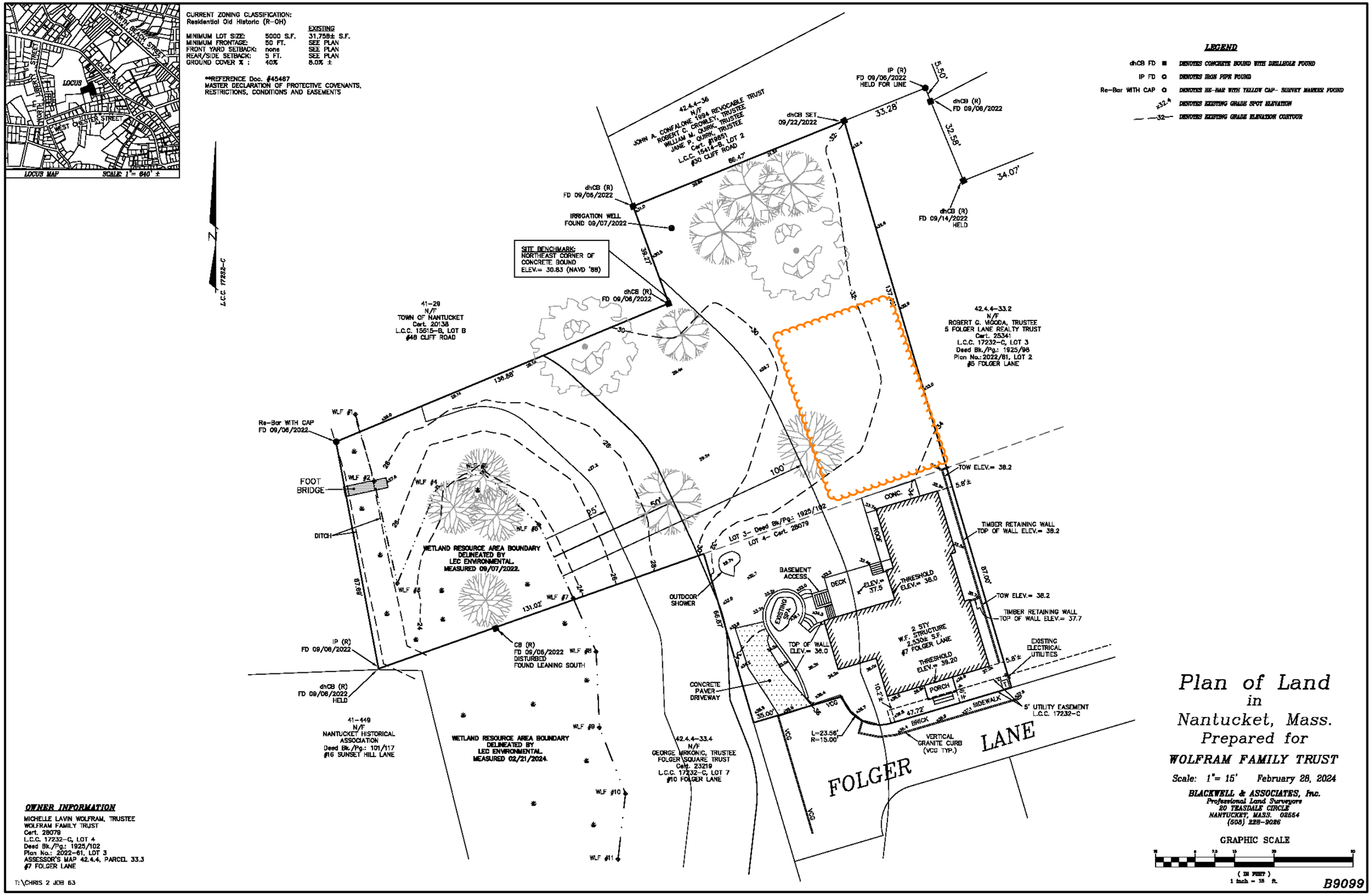

1 EXISTING CONDITIONS SURVEY (PERGOLA)
NTS

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

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ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	03/24/2025
SCALE:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING SURVEY

HDC-02

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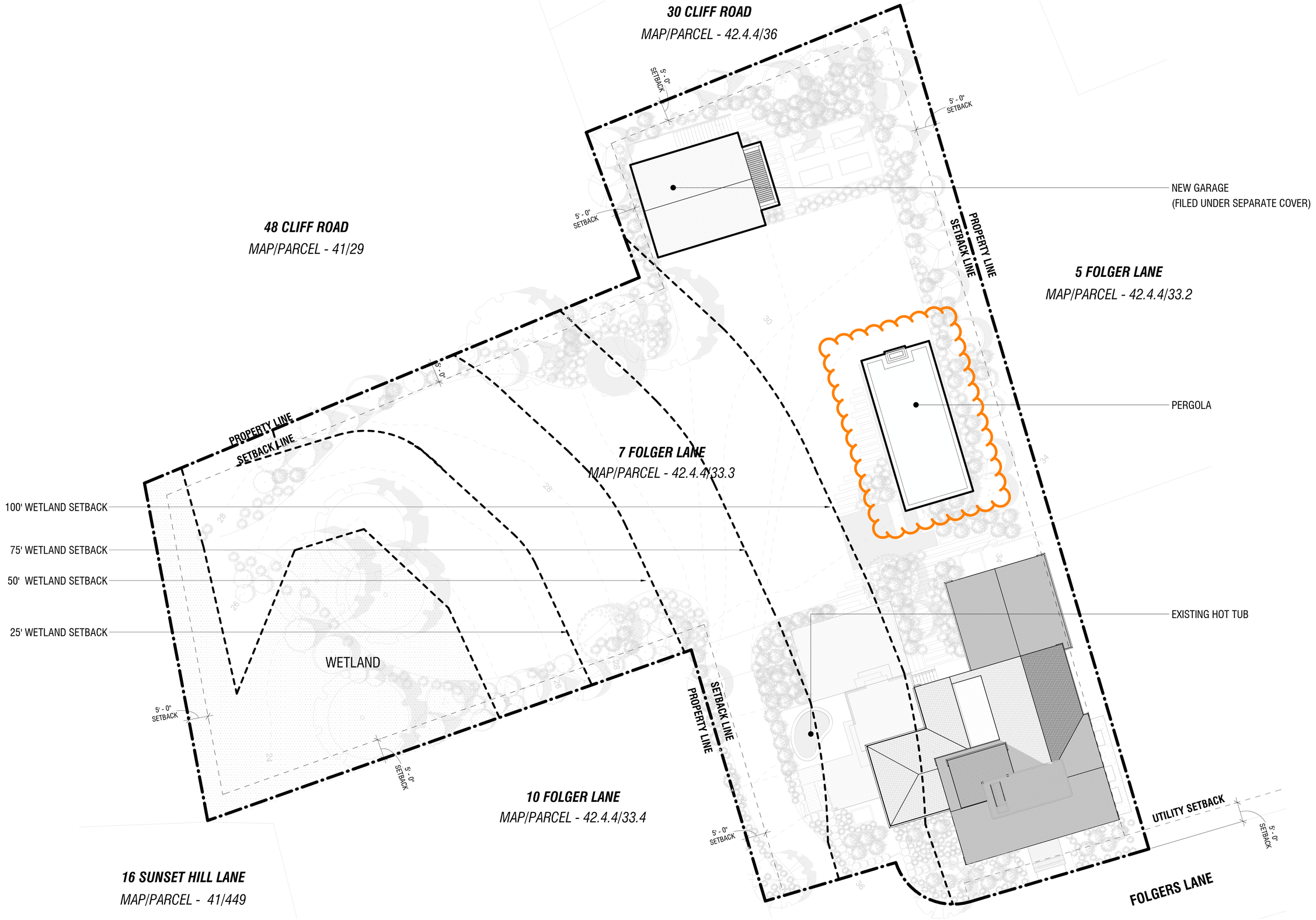

1 **SITE PLAN**
3/32" = 1'-0"

WLF
MAIN HOUSE

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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ISSUES

1	03/24/2025	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
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DATE:	03/24/2025
SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

HDC-03

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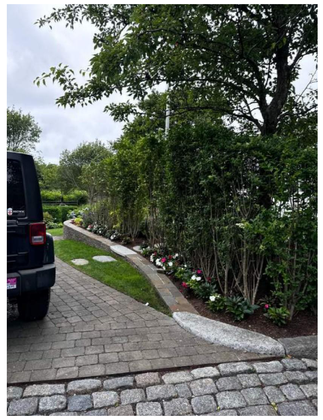
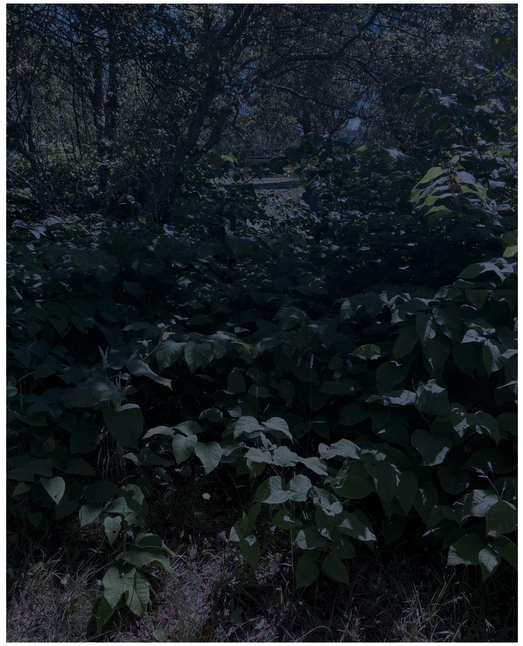
AERIAL VIEW



A. VIEW FROM END OF FOLGER LANE (PUBLIC WAY)
STRUCTURES ARE NOT VISIBLE FROM PUBLIC WAY



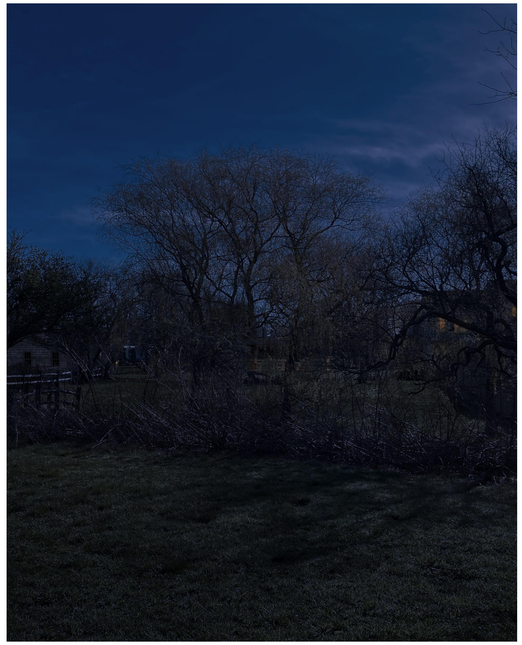
B. VIEW FROM COFFIN PARK (WITH FOLIAGE) **DAYTIME**



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

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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CONTRACTOR
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STRUCTURAL ENGINEER
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MEP ENGINEER
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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:	1/2" = 1'-0"
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-04

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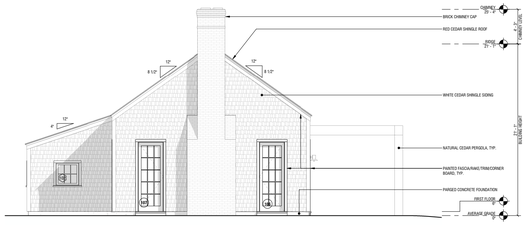
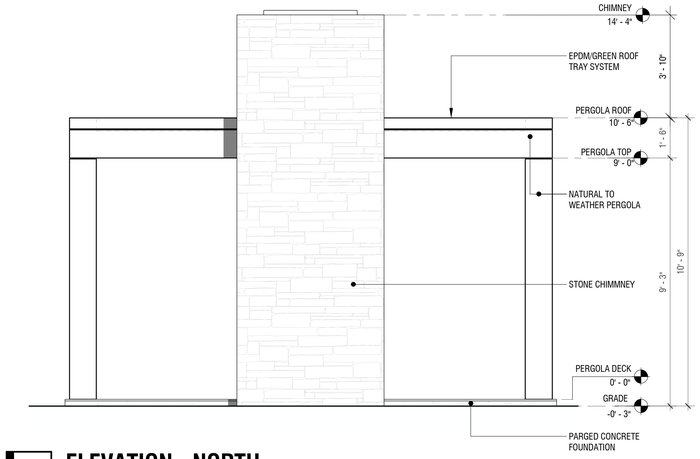
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



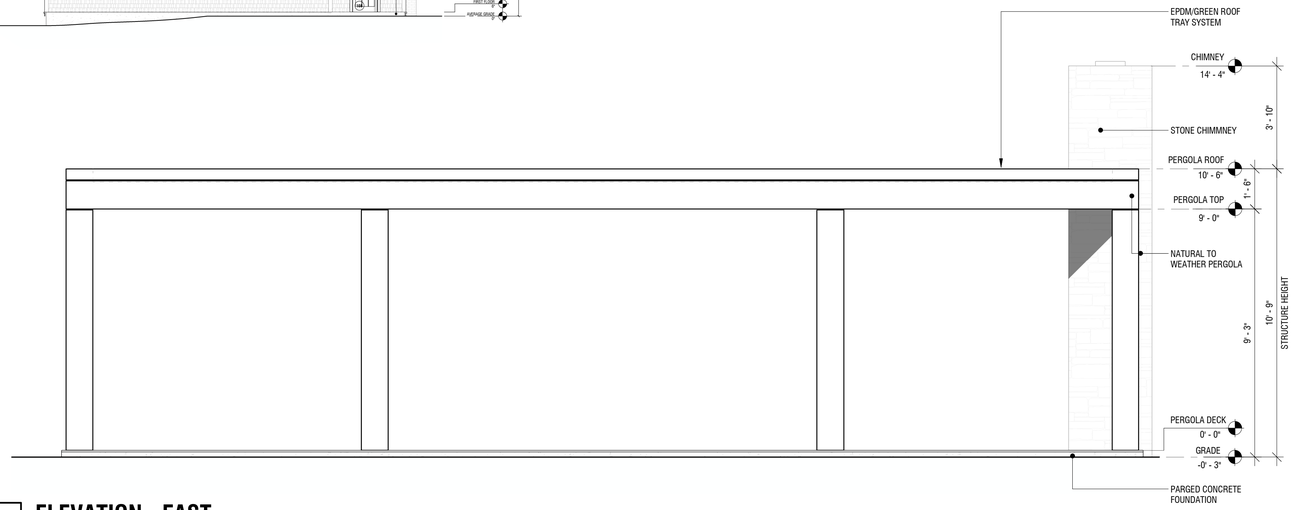


2 ELEVATION - NORTH
3/8" = 1'-0"

HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA

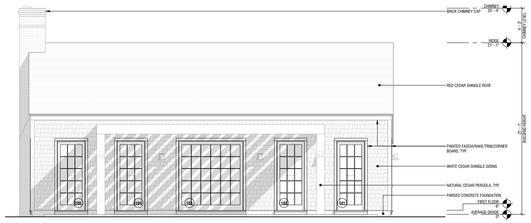




1 ELEVATION - EAST
3/8" = 1'-0"

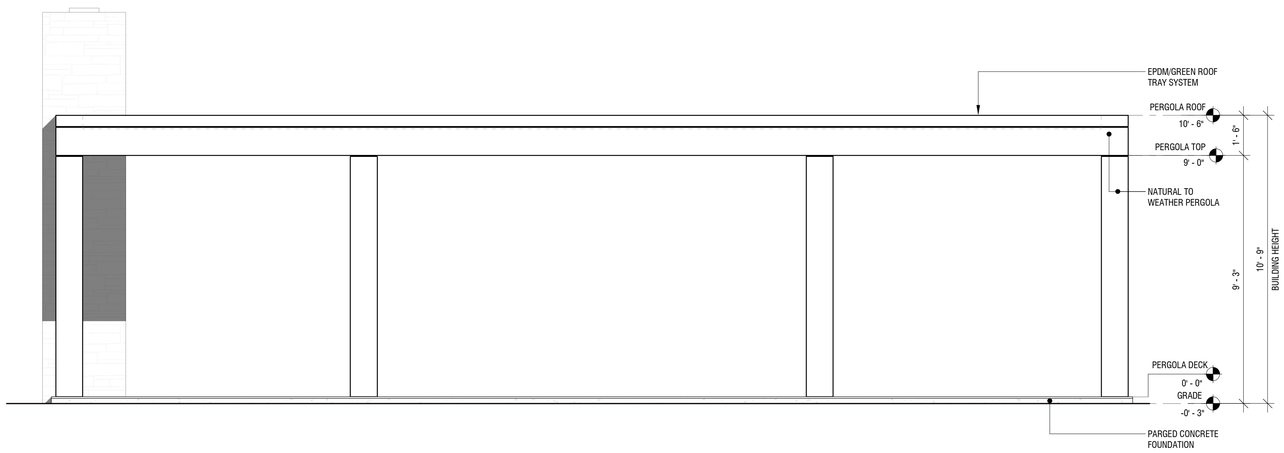
HDC SUBMISSION FOR ACCESSORY DWELLING - 08/26/2024

PREVIOUSLY APPROVED STRUCTURE
REPLACED BY PROPOSED PERGOLA



FIELDSTONE FOR REFERENCE

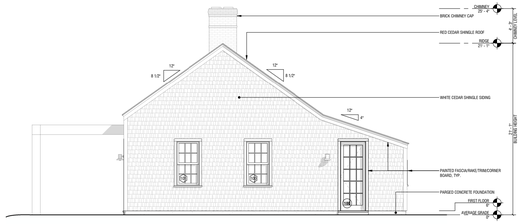


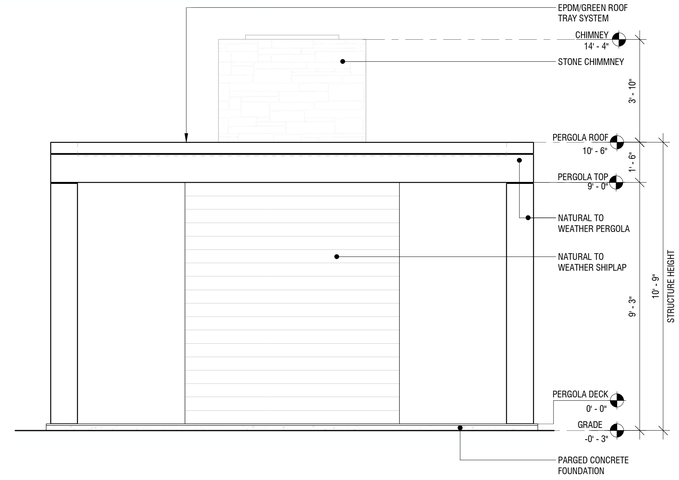


4 ELEVATION - WEST
3/8" = 1'-0"

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

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CONTRACTOR
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STRUCTURAL ENGINEER
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MEP ENGINEER
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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 ELEVATIONS

HDC-05

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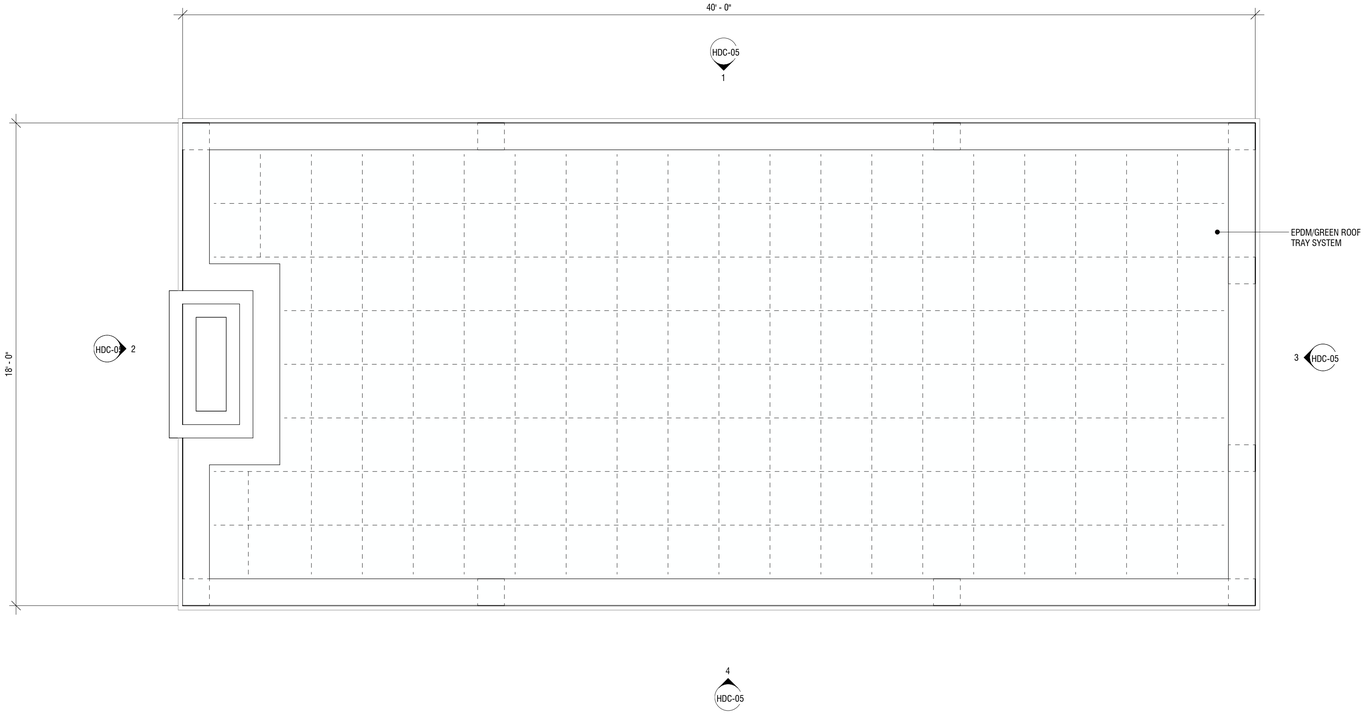
EPDM/GREEN ROOF TRAY SYSTEM
FOR REFERENCE



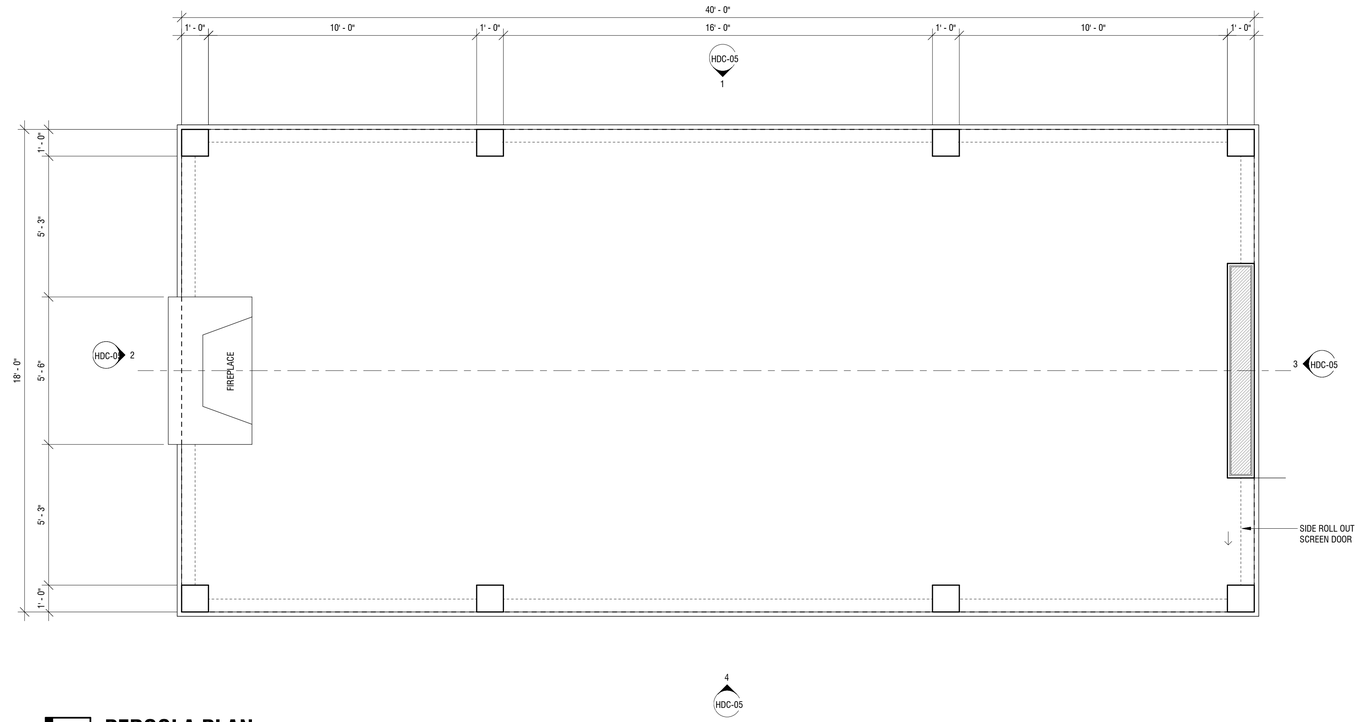
EXAMPLE OF EPDM ROOFING FOR
REFERENCE



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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DRAWN BY:	
CHECKED BY:	
DATE:	03/24/2025
SCALE:	3/8" = 1'-0"
PROJ. NO.	323029

PERGOLA PLANS

HDC-06

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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 _____

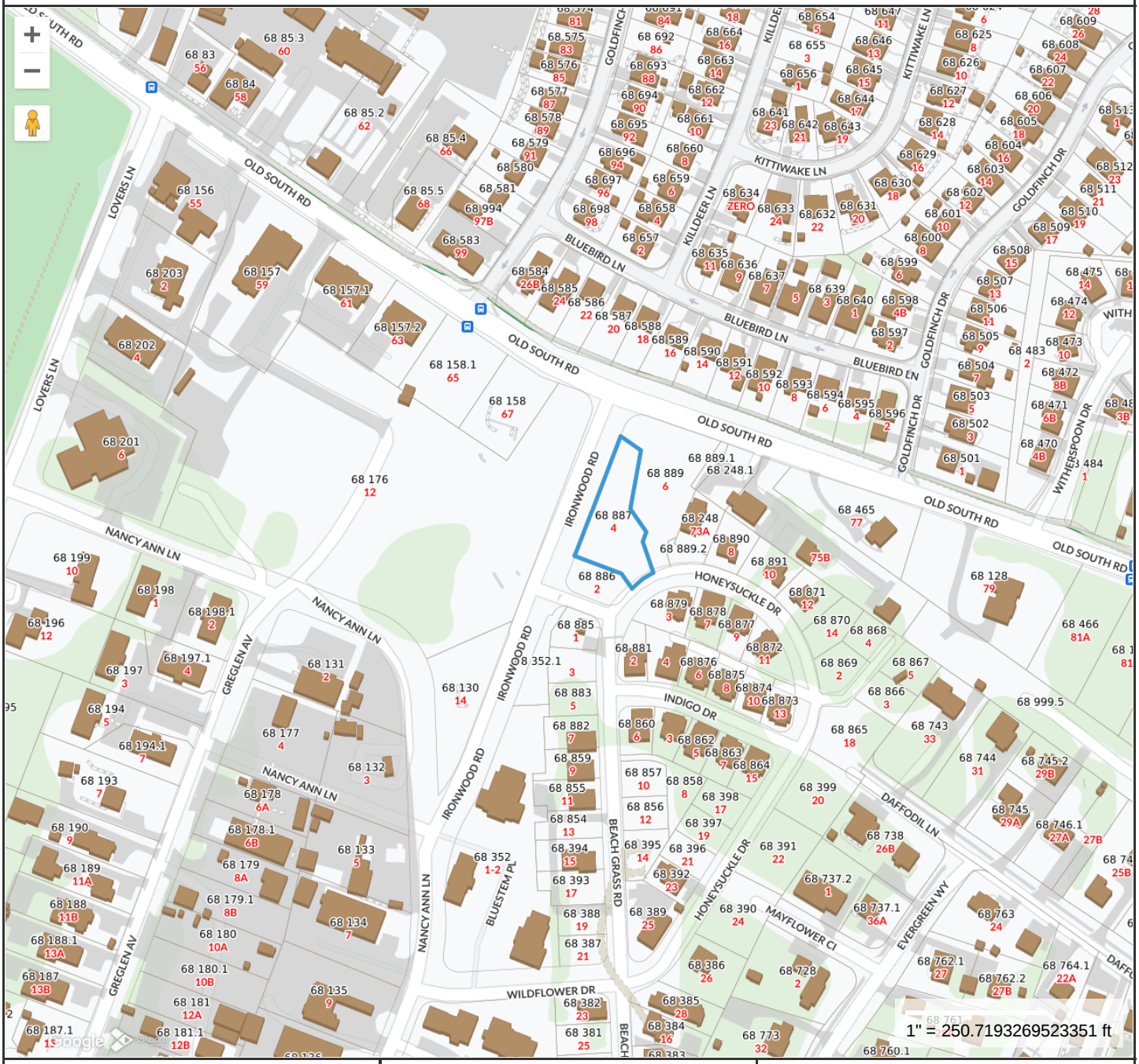
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

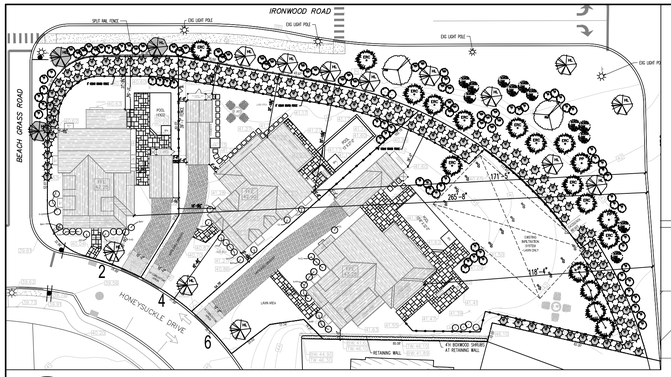
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

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

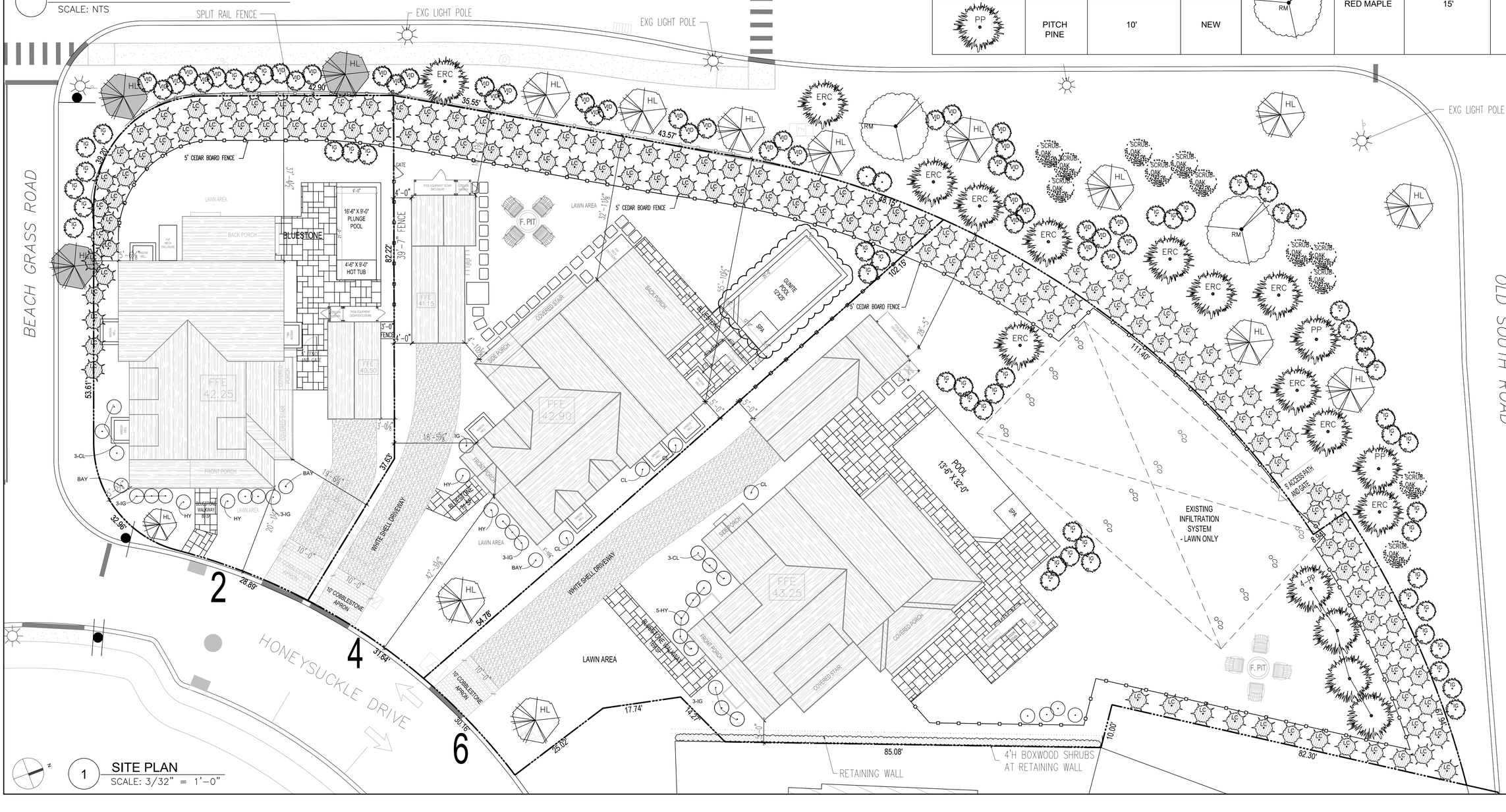
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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
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 13'X27' TO 12'X25'

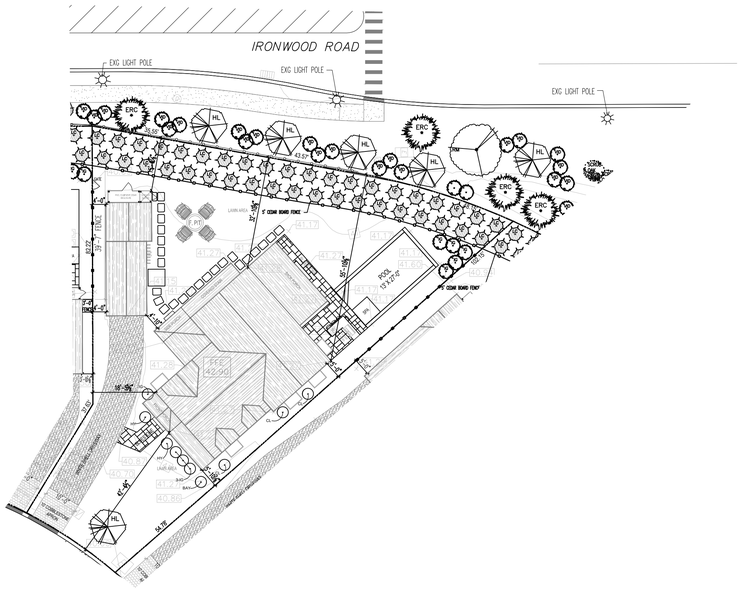
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN 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



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

SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG	SYMBOL	NAME	DIAMETER OF TREE/SHRUB AT TIME OF PLANTING	NEW / EXG
ERC	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				

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
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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

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 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

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

Minneapolis MN 55401

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

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

7021 2720 0001 8232 1873

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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

7021 2720 0001 8232 1880

U.S. Postal Service™
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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

0049 04

Postmark Here

FEB 13 2025

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

7021 2720 0001 8232 1910

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Charleston SC 29401

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

0049 04

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

7021 2720 0001 8232 1866

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Charleston SC 29401

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☐ 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	$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 SITE CONTEXT

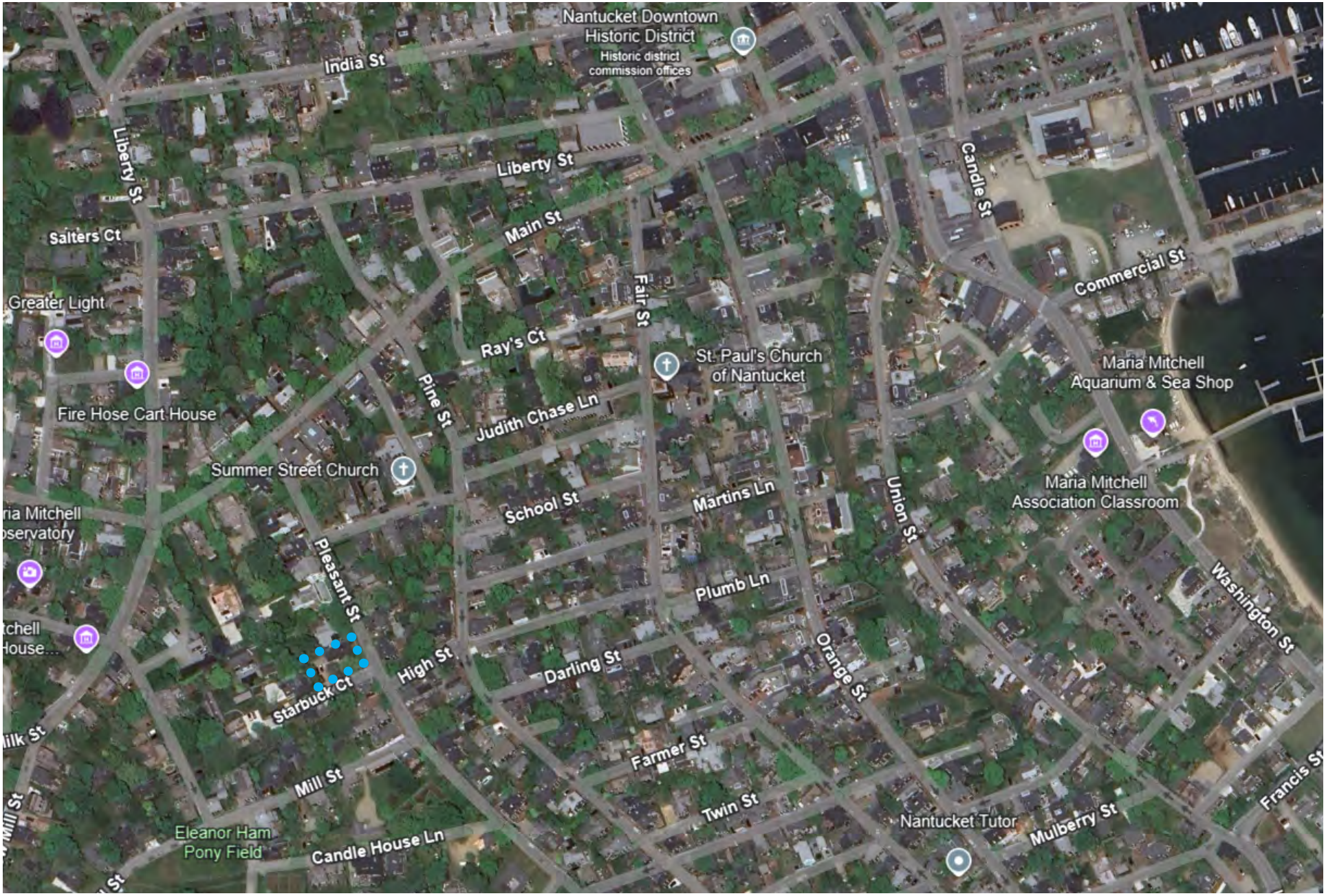
11 Pleasant Street
Nantucket, MA 02554

February 14, 2025

produced by:

studioPPARK
architecture + design

o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



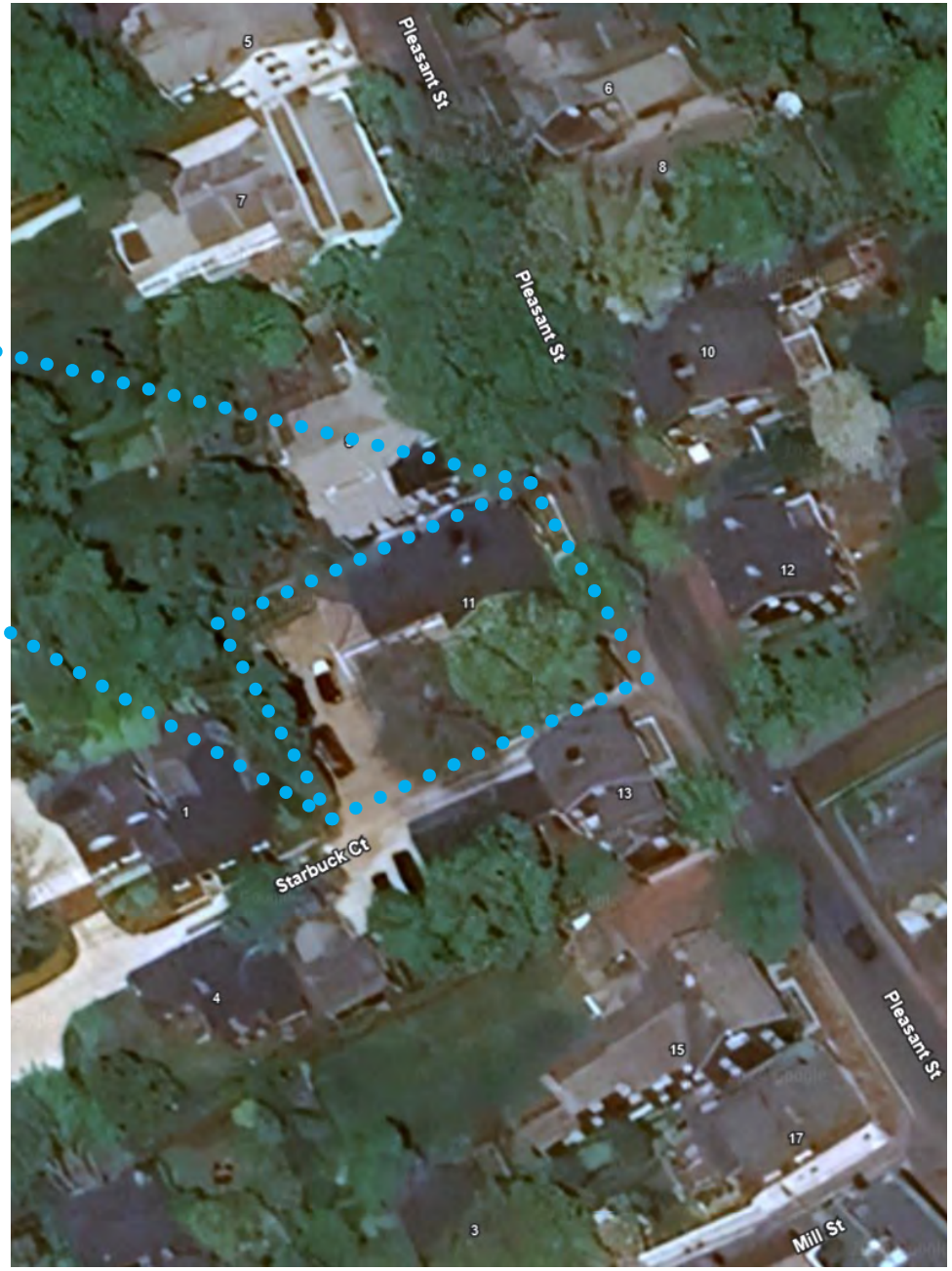
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

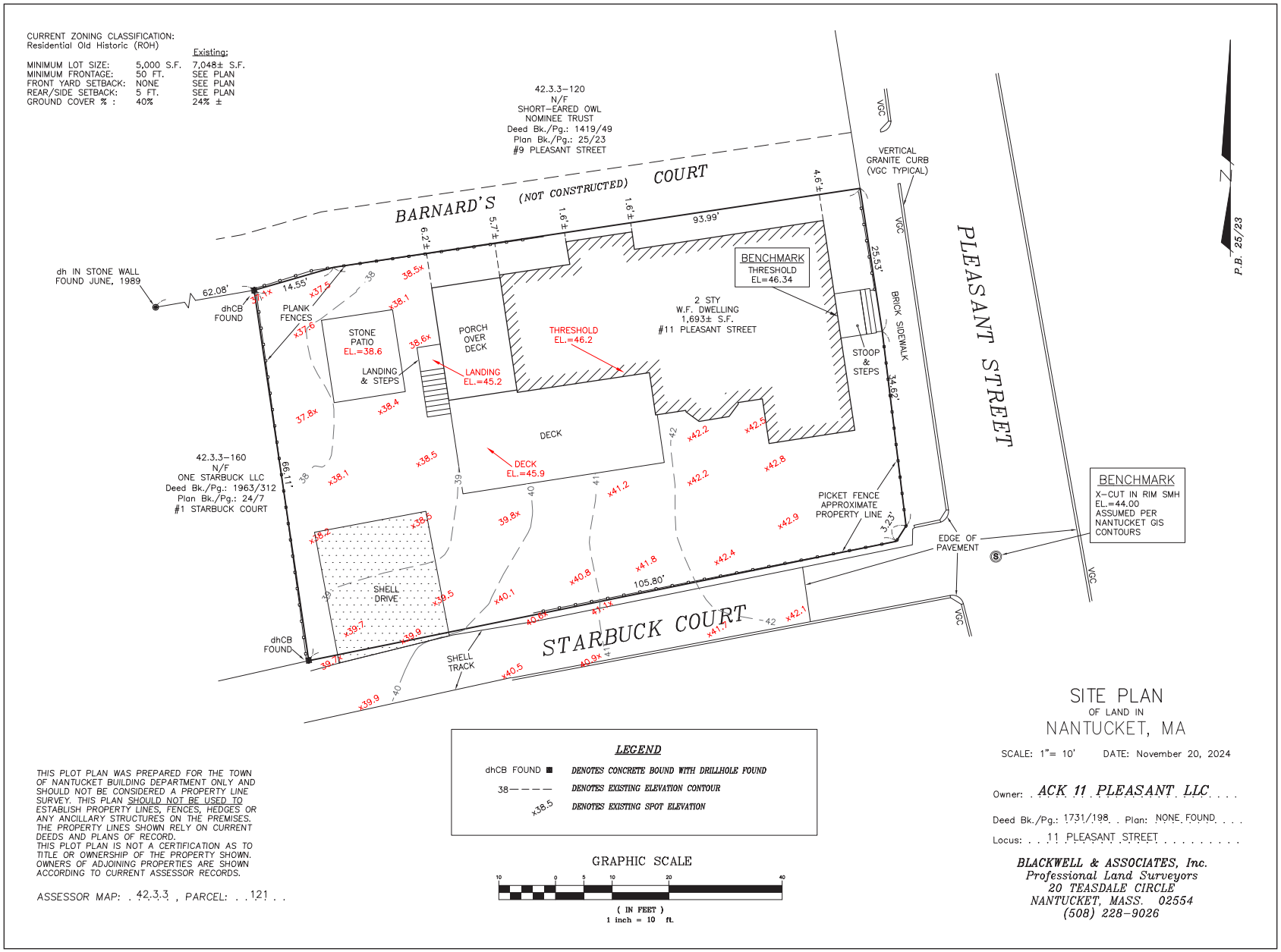
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



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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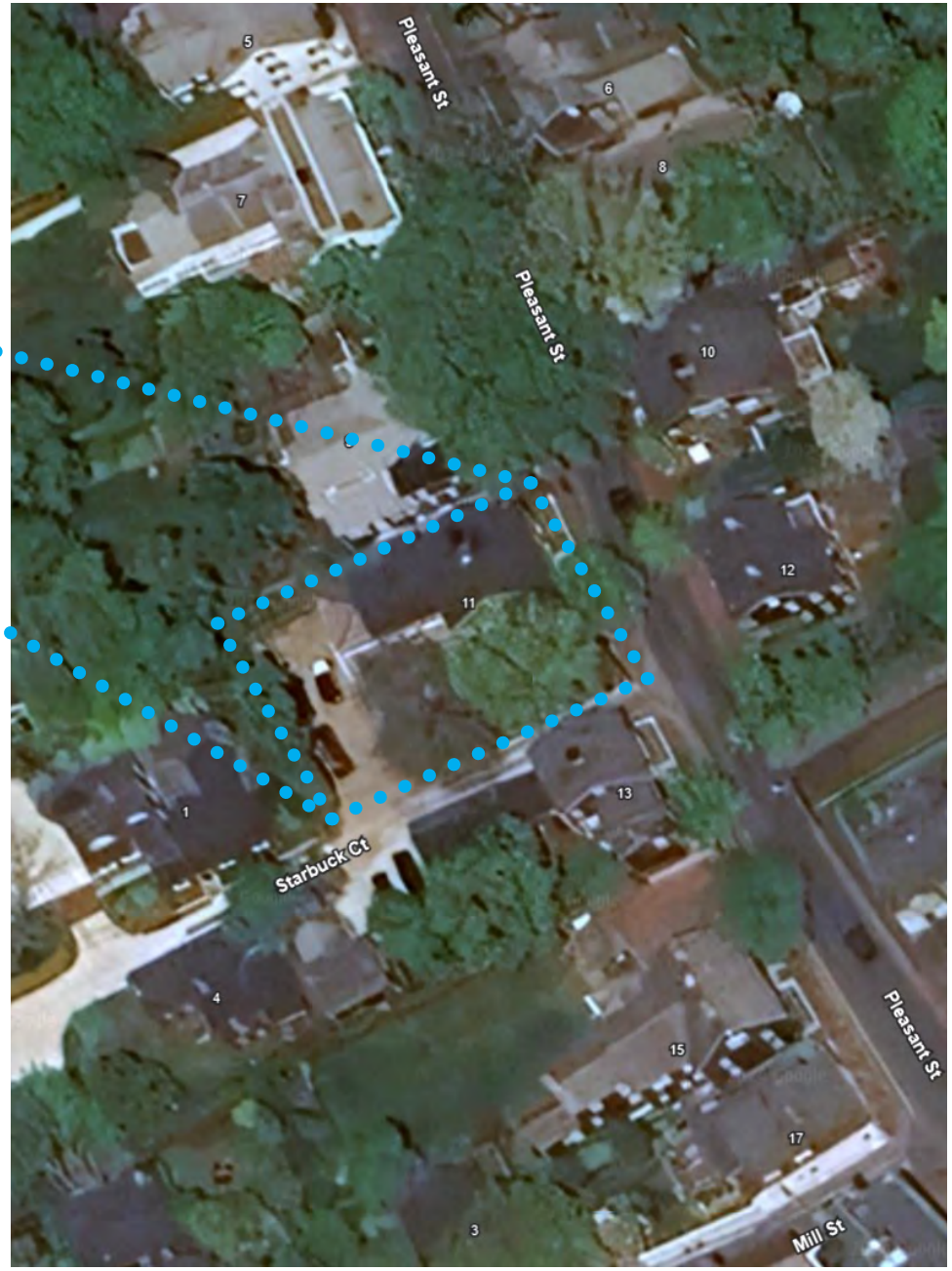
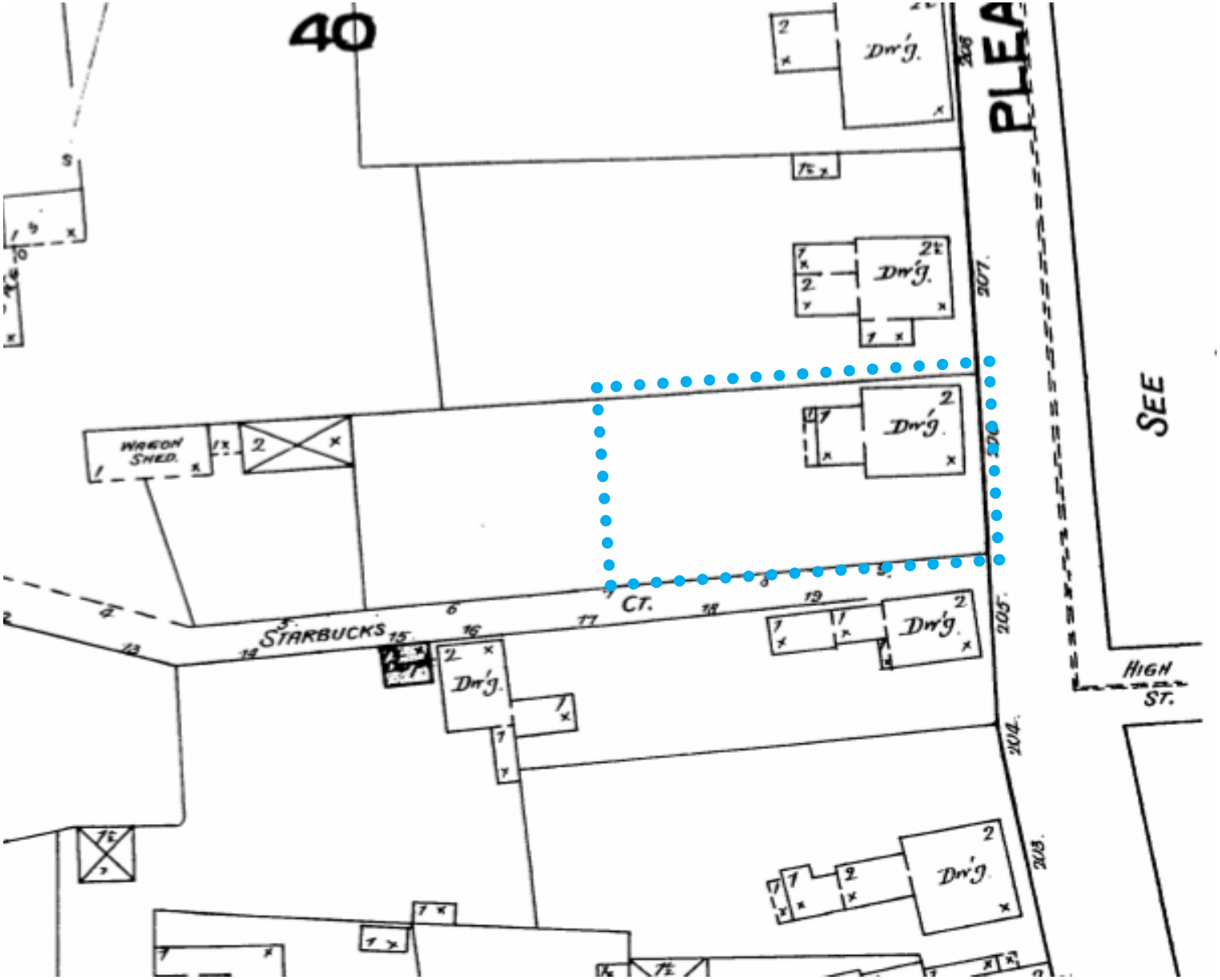


AERIAL CONTEXT- NTS



NORTH

1887 - NO ADDITION

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

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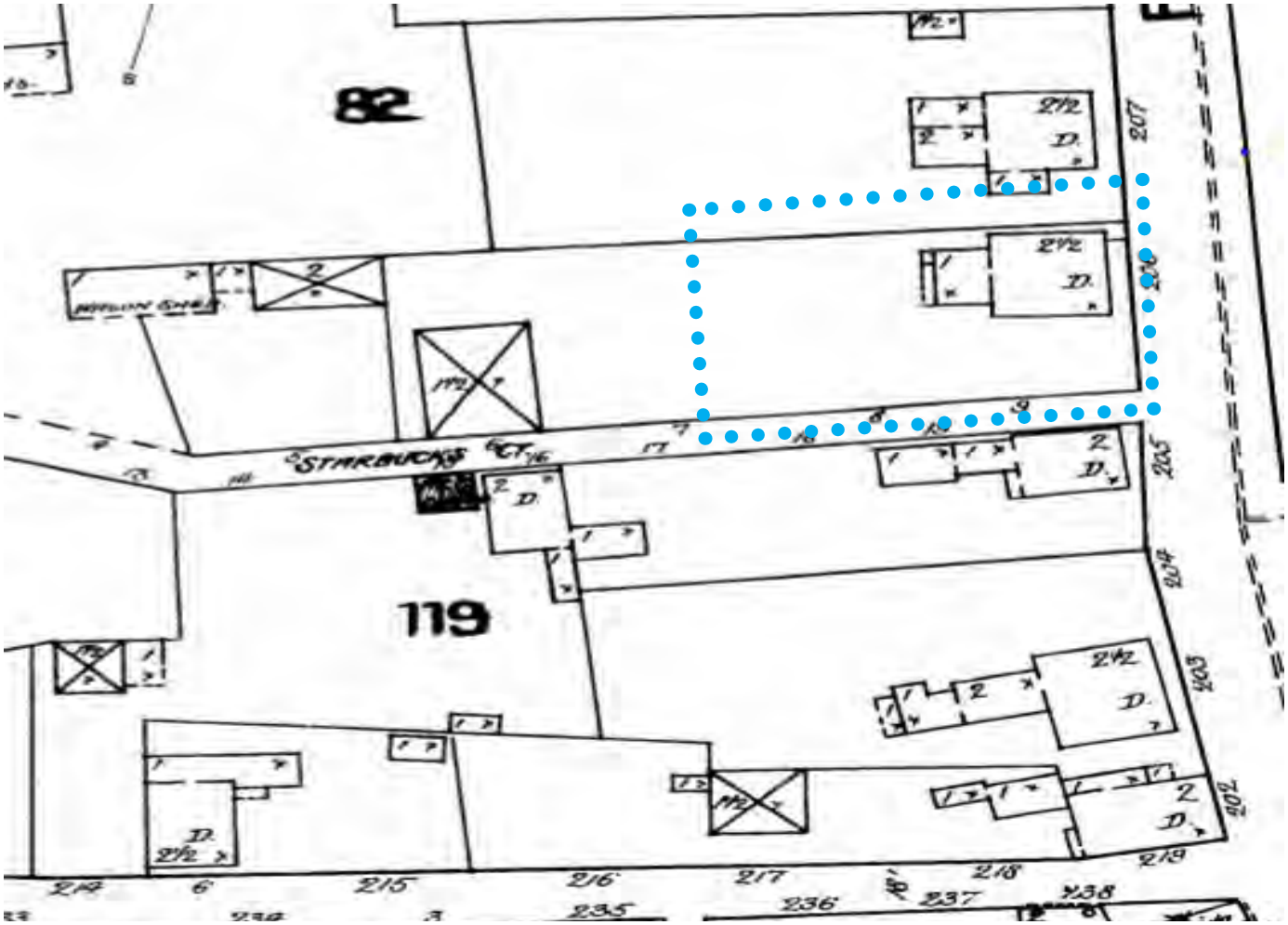
NORTH



1892 - NO CHANGE

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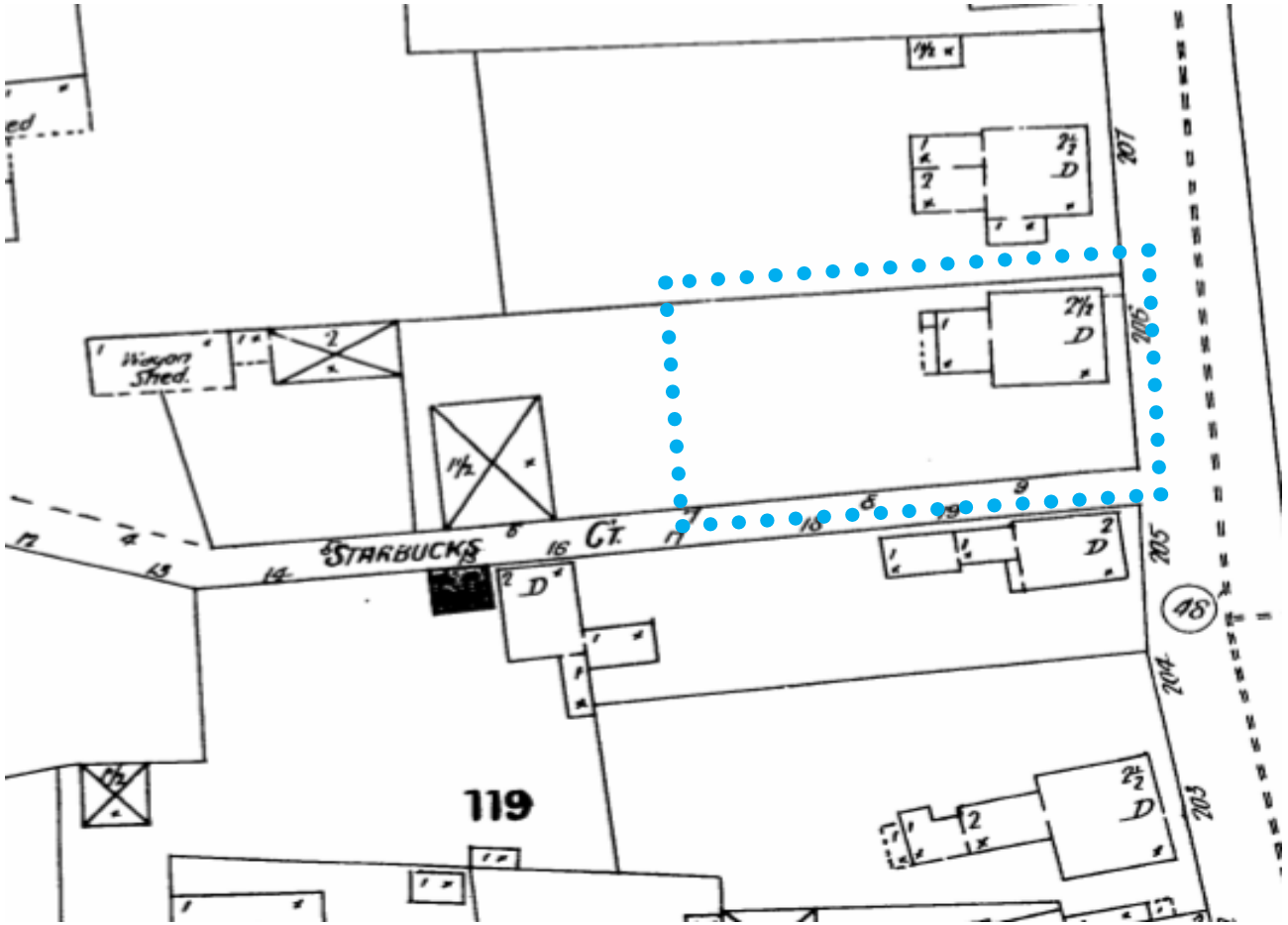
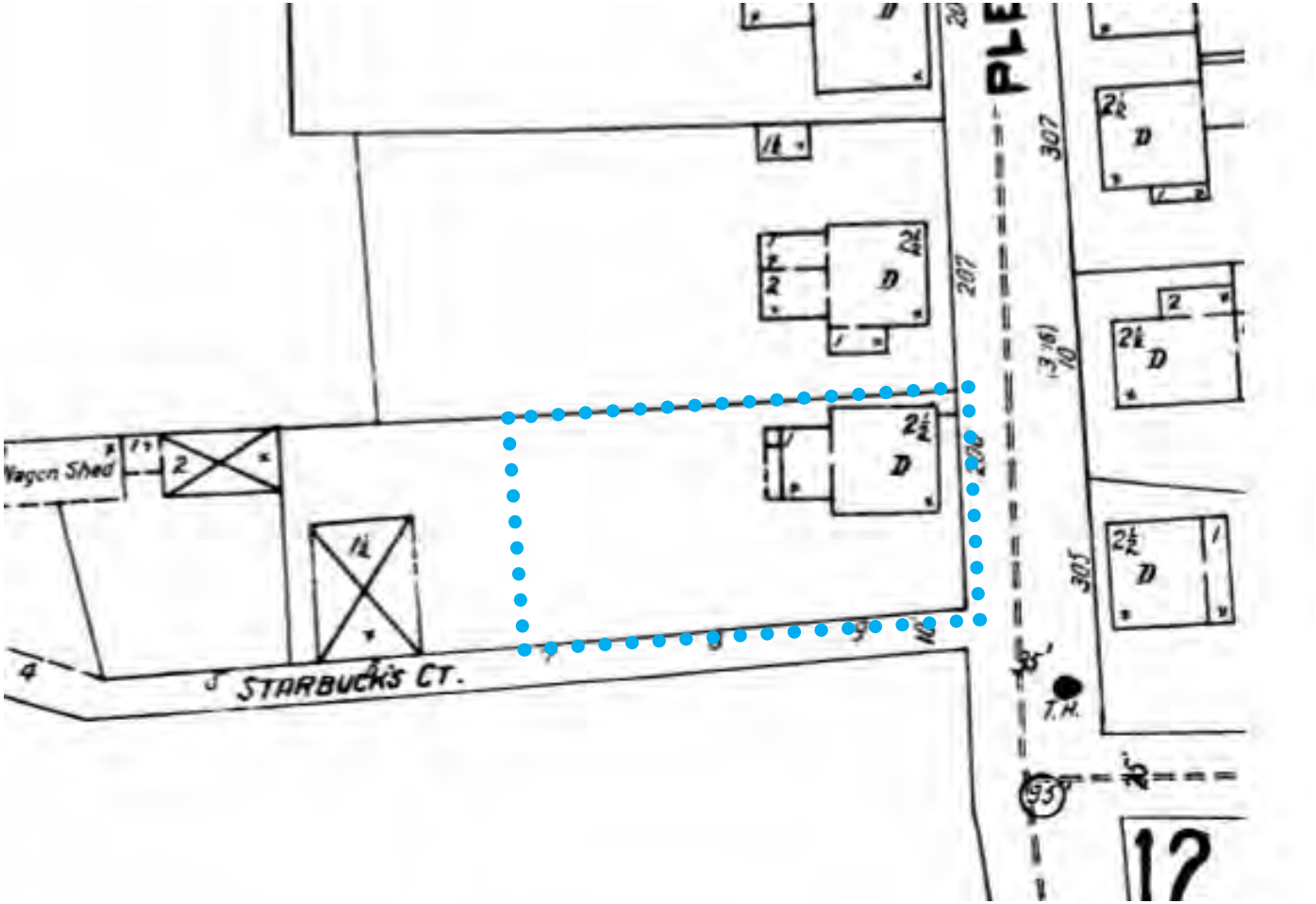


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

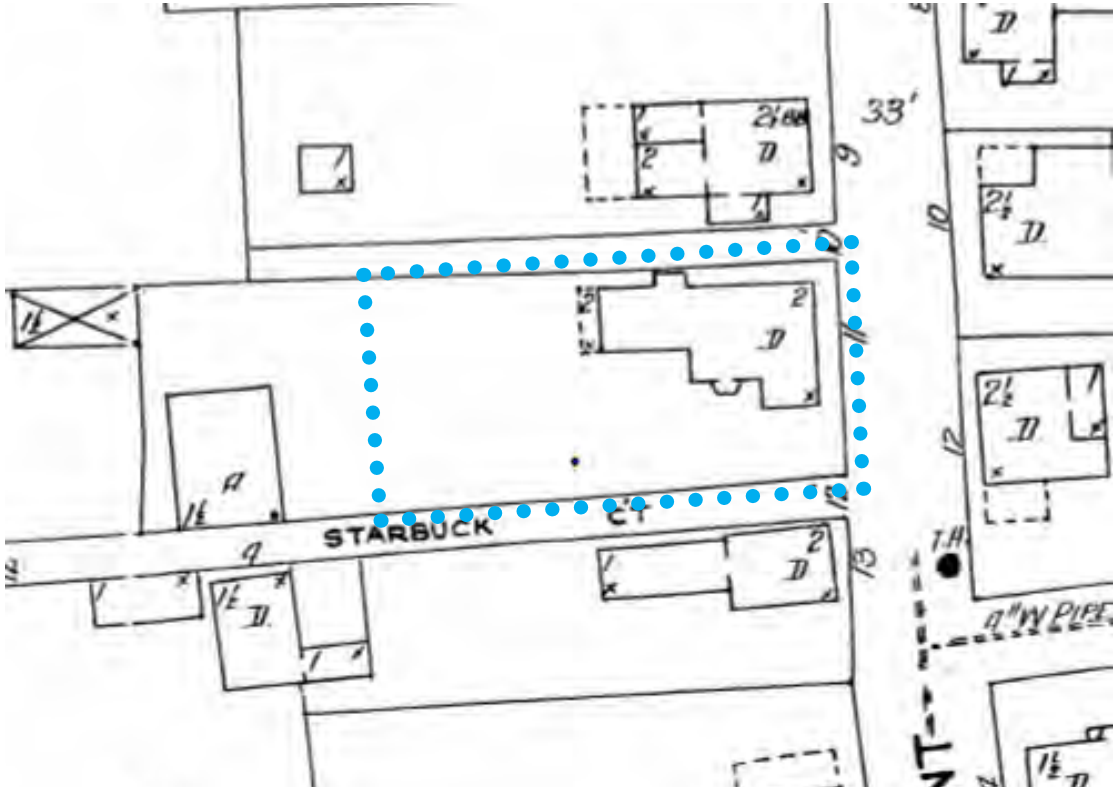


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

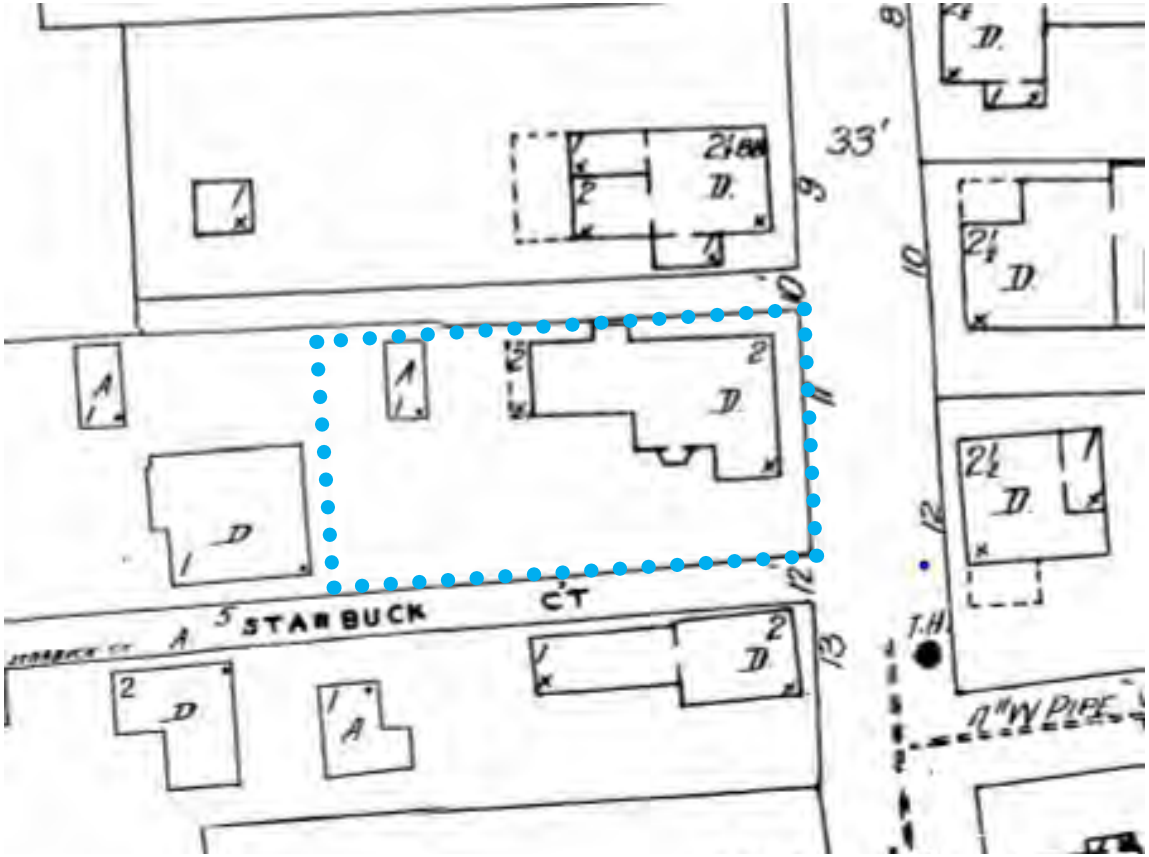


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



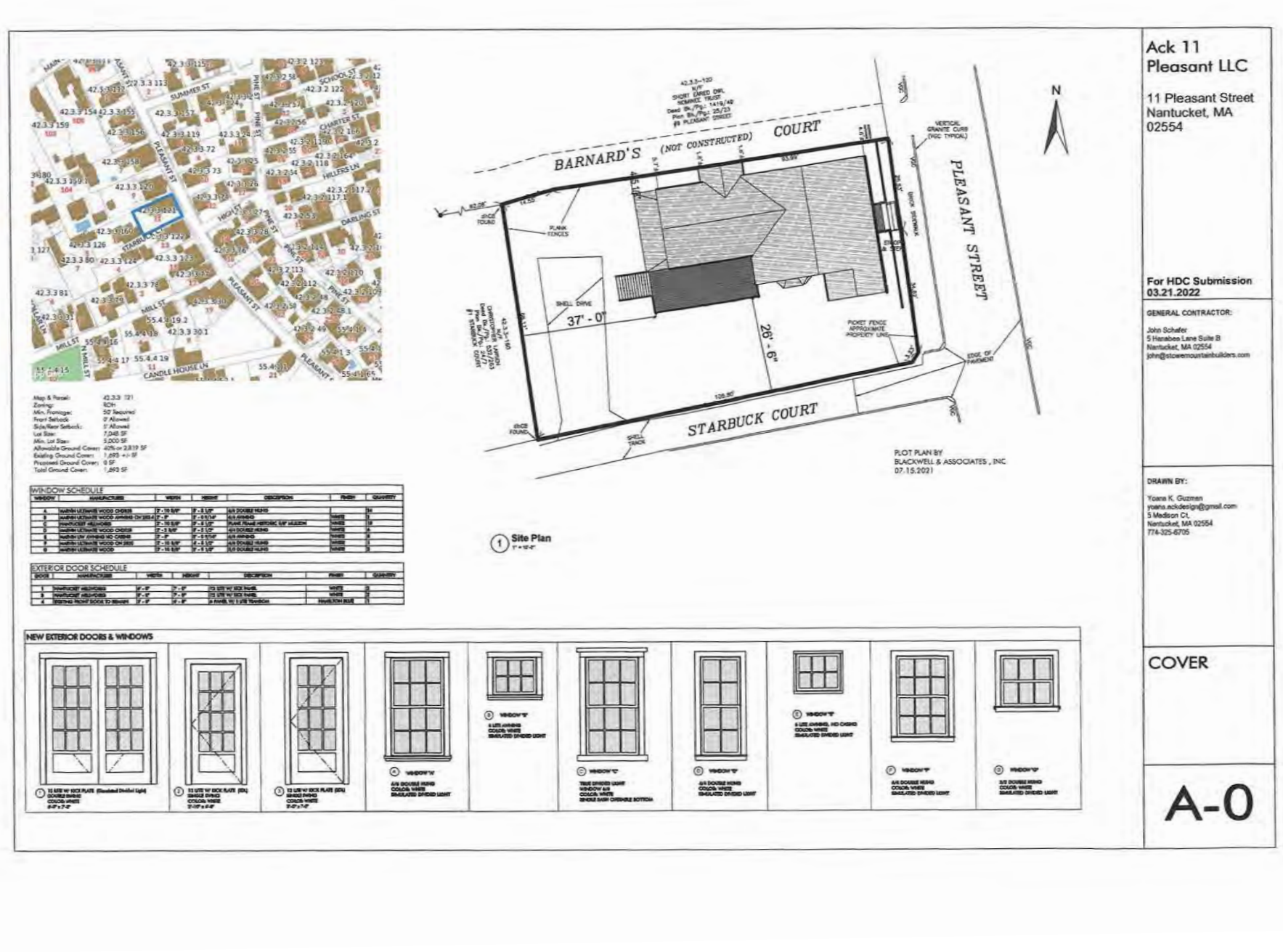
1949 - NO CHANGE

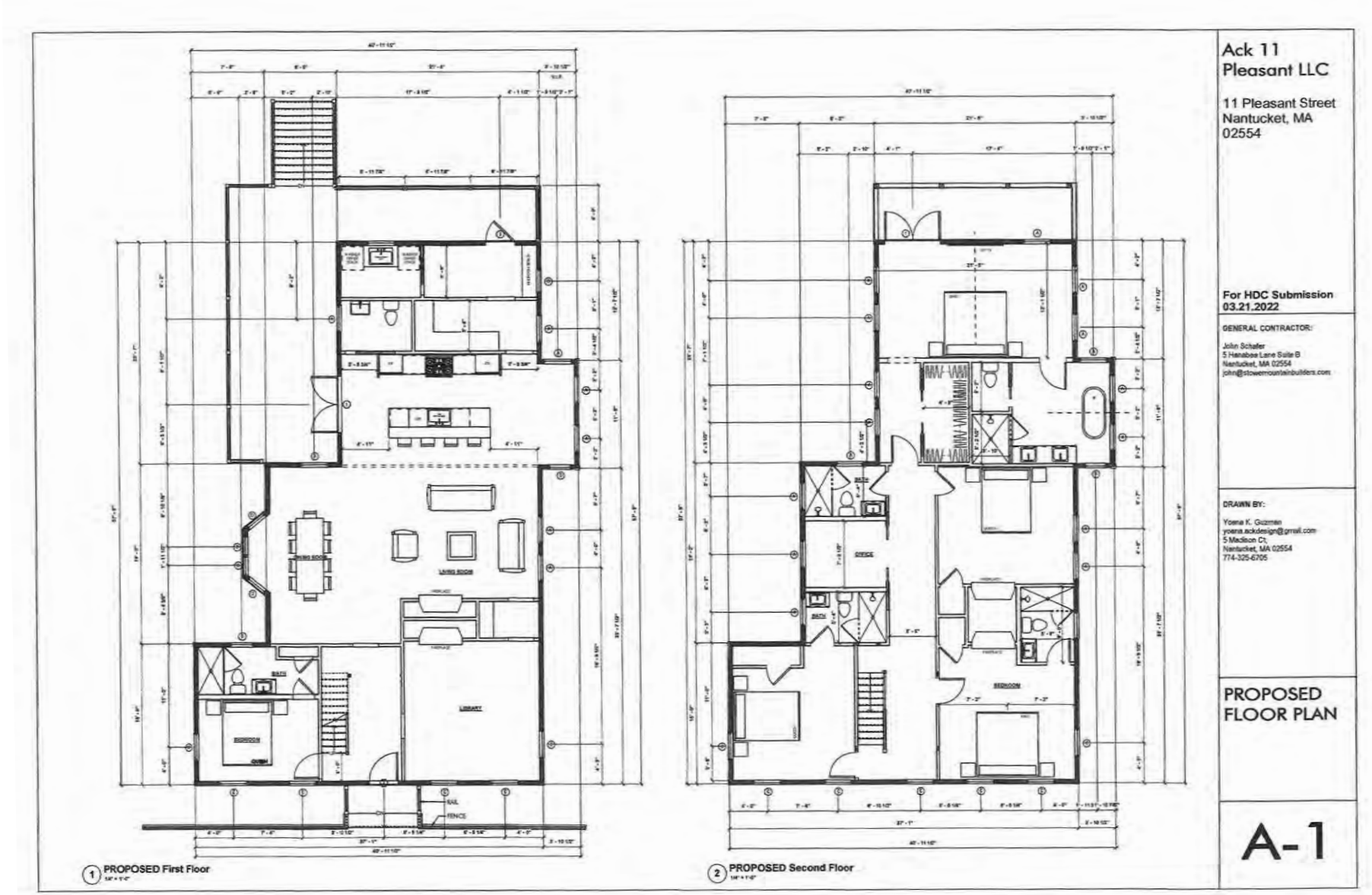
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

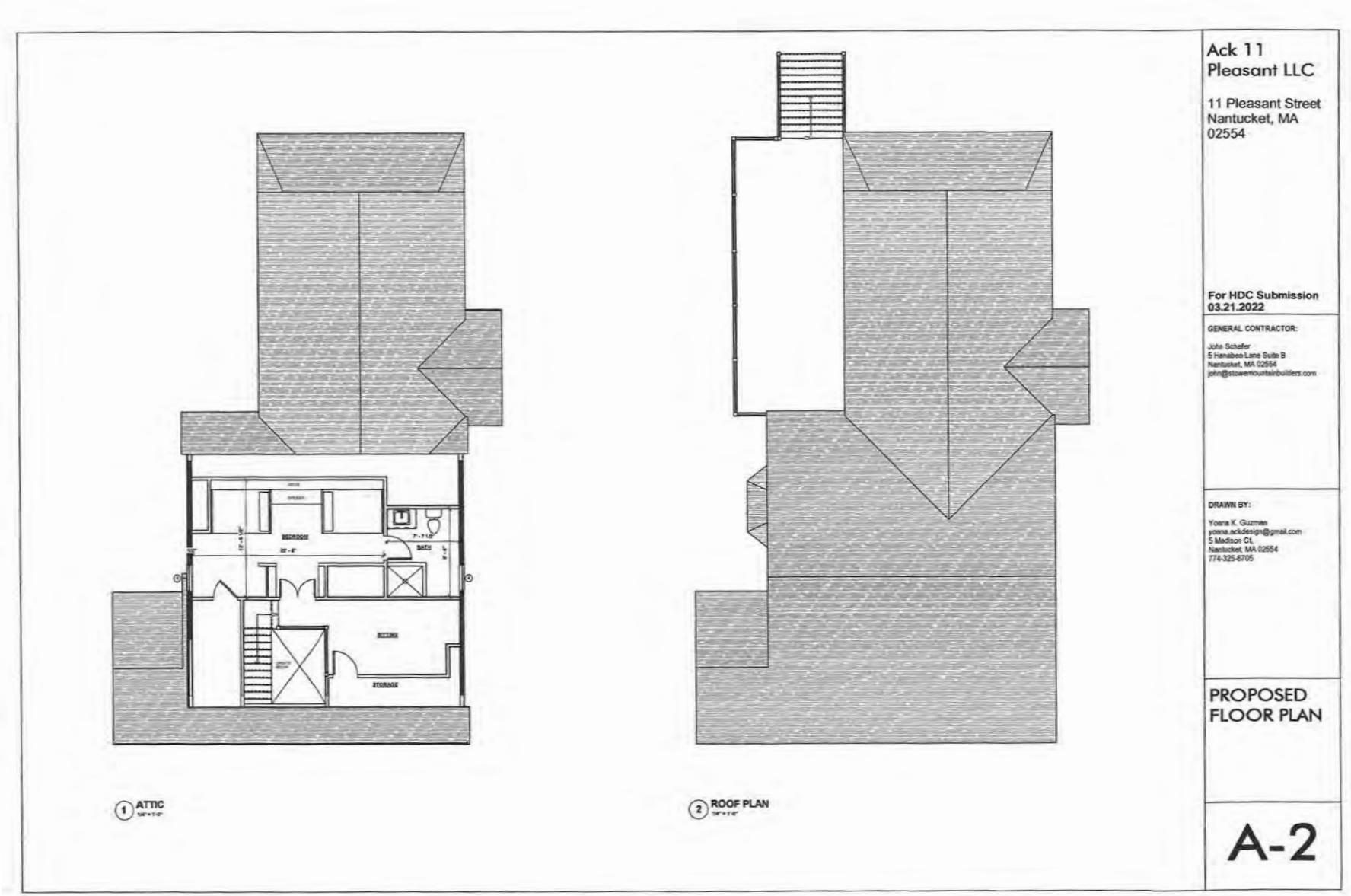
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

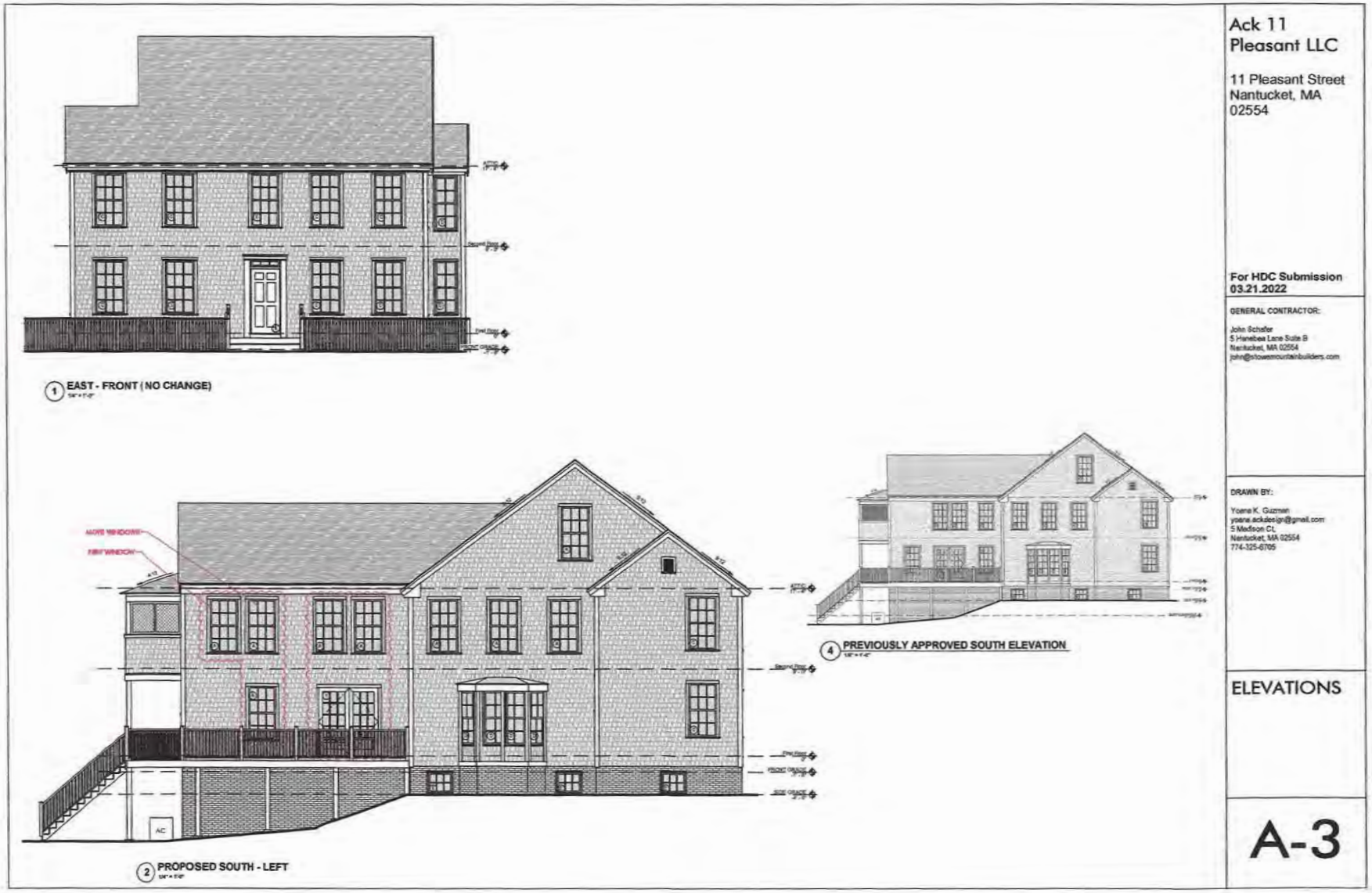
2.	Ack 11 Pleasant, LLC **03-6028**	11 Pleasant Street	Revisions to dwelling	42.3.3/121	Linda Williams

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
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:
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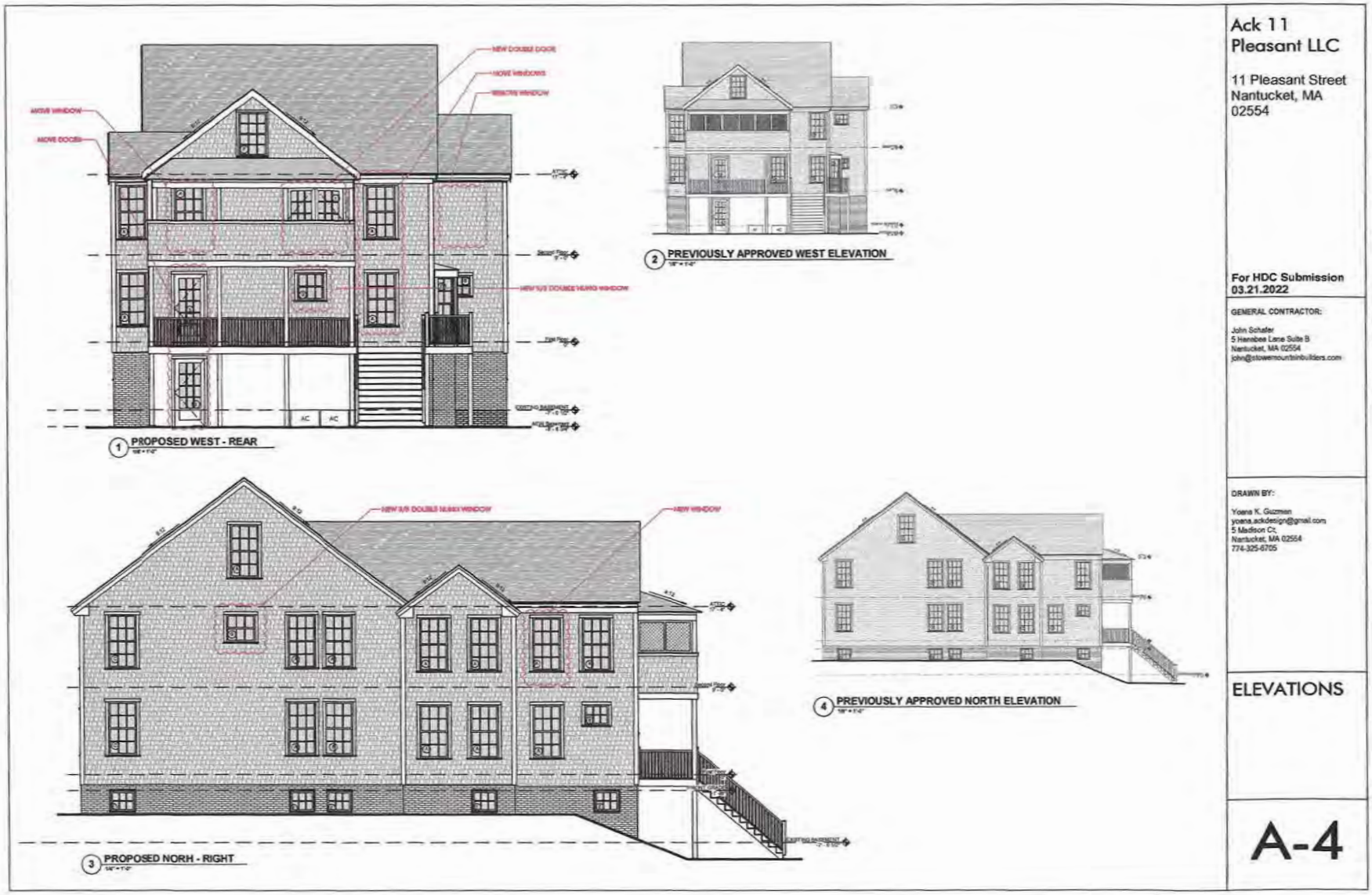
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


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:
John Schafer
5 Hanabee Lane Suite B
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5 Madison Ct,
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774-325-6705
ELEVATIONS
A-4

ISSUED FOR HDC APPROVAL

ISSUED: FEBRUARY 14, 2025

studioPPARK
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

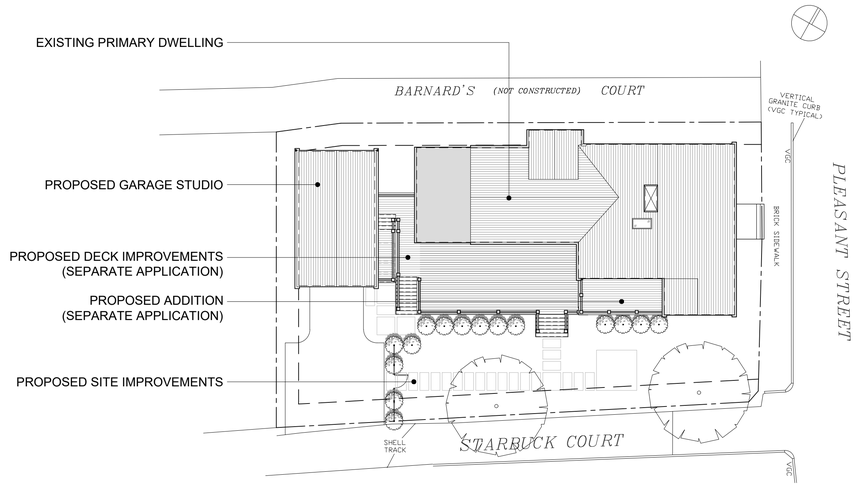


SOUTH FACADE

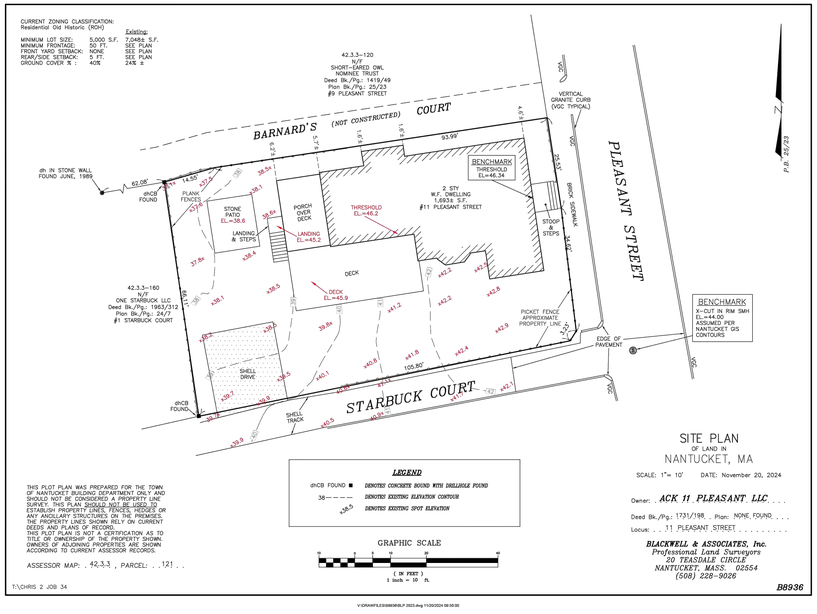


REAR YARD AND WEST FACADE

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

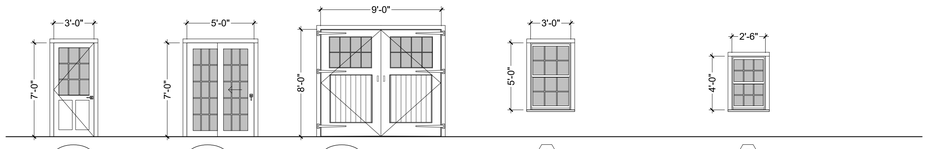
T100

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

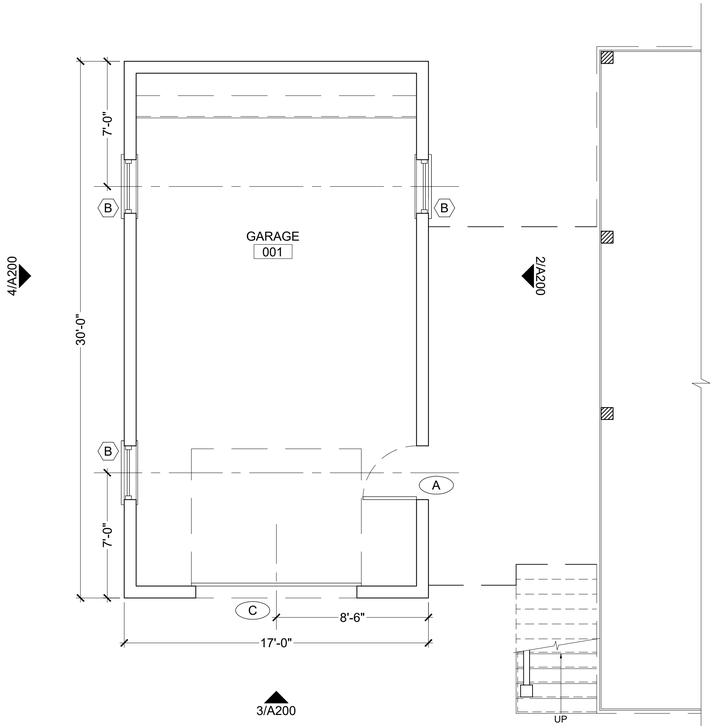
NOTES:
1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW TYPES

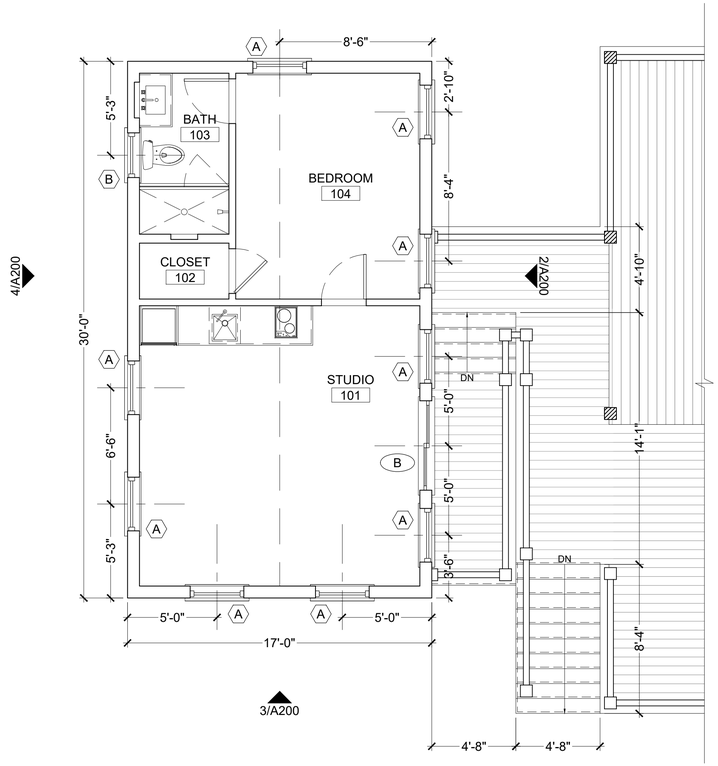
TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

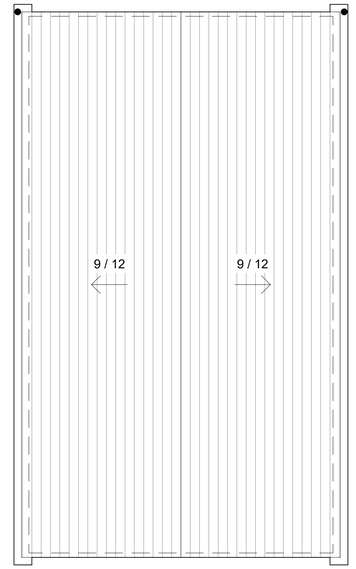
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS 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"

studioPPARK
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

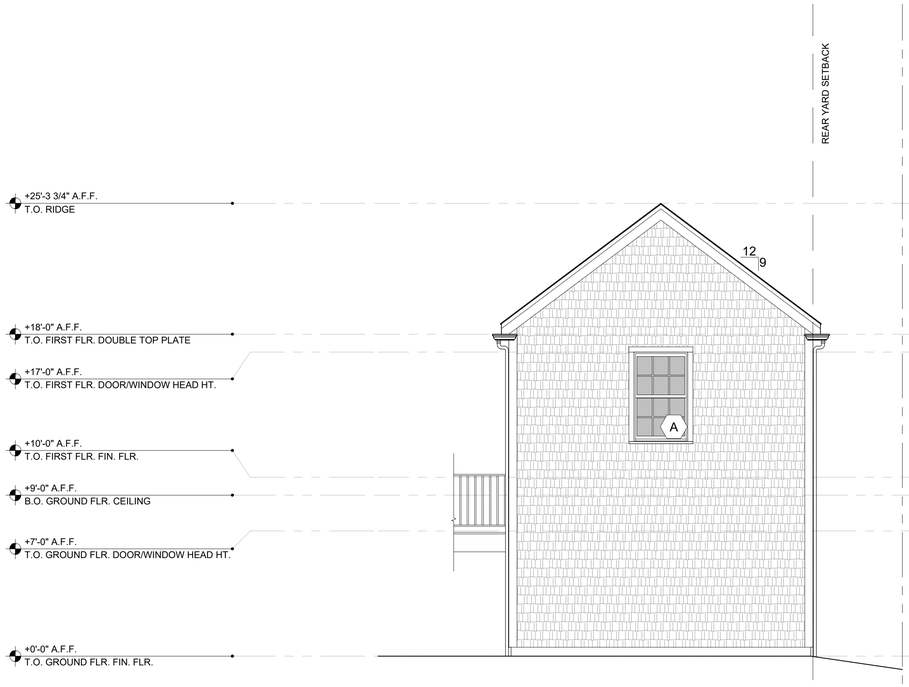
ISSUE

25_0214 - ISSUED FOR HDC APPROVAL

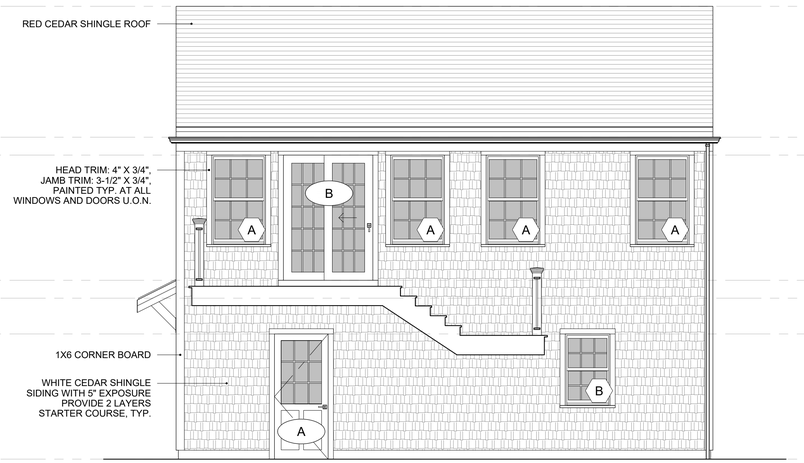
FLOOR PLANS

A100

NO:



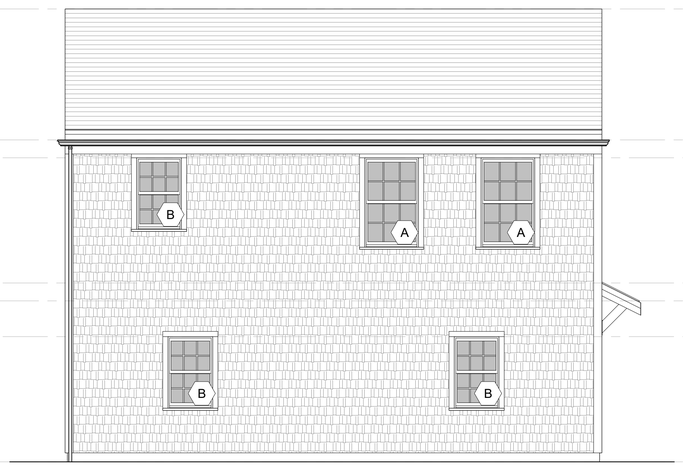
01 PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: **1/4" = 1'-0"**



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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☐ 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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Alpharetta GA 30005

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0049 04

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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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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$5.58

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Postmark Here

FEB 13 2025

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

7021 2720 0001 8232 1910

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Charleston SC 29401

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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 & 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

7021 2720 0001 8232 1866

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Charleston SC 29401

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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: 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

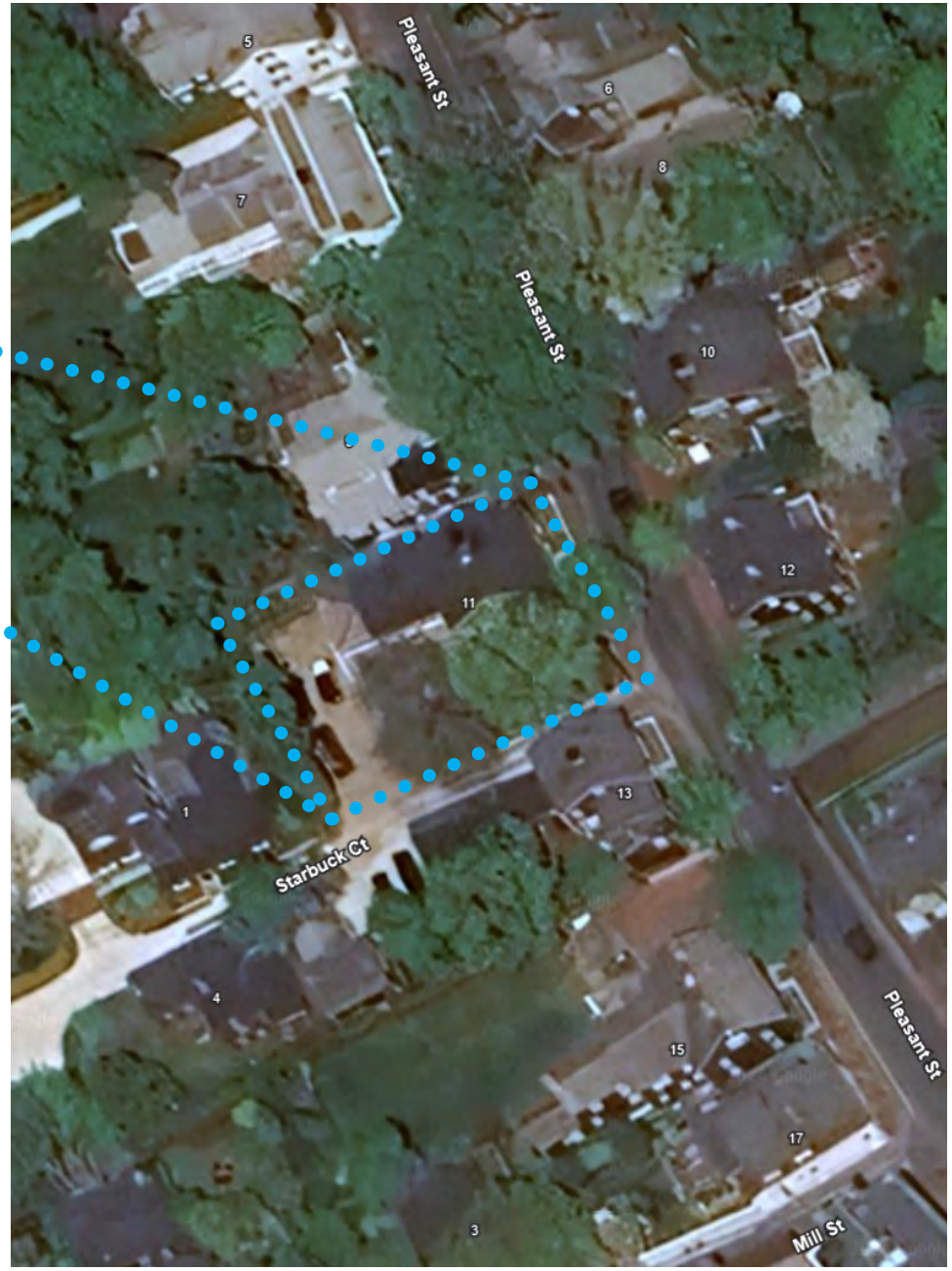
o: 646.481.7081
c: 513.252.7845
@studioppark
studio@studioppark.com



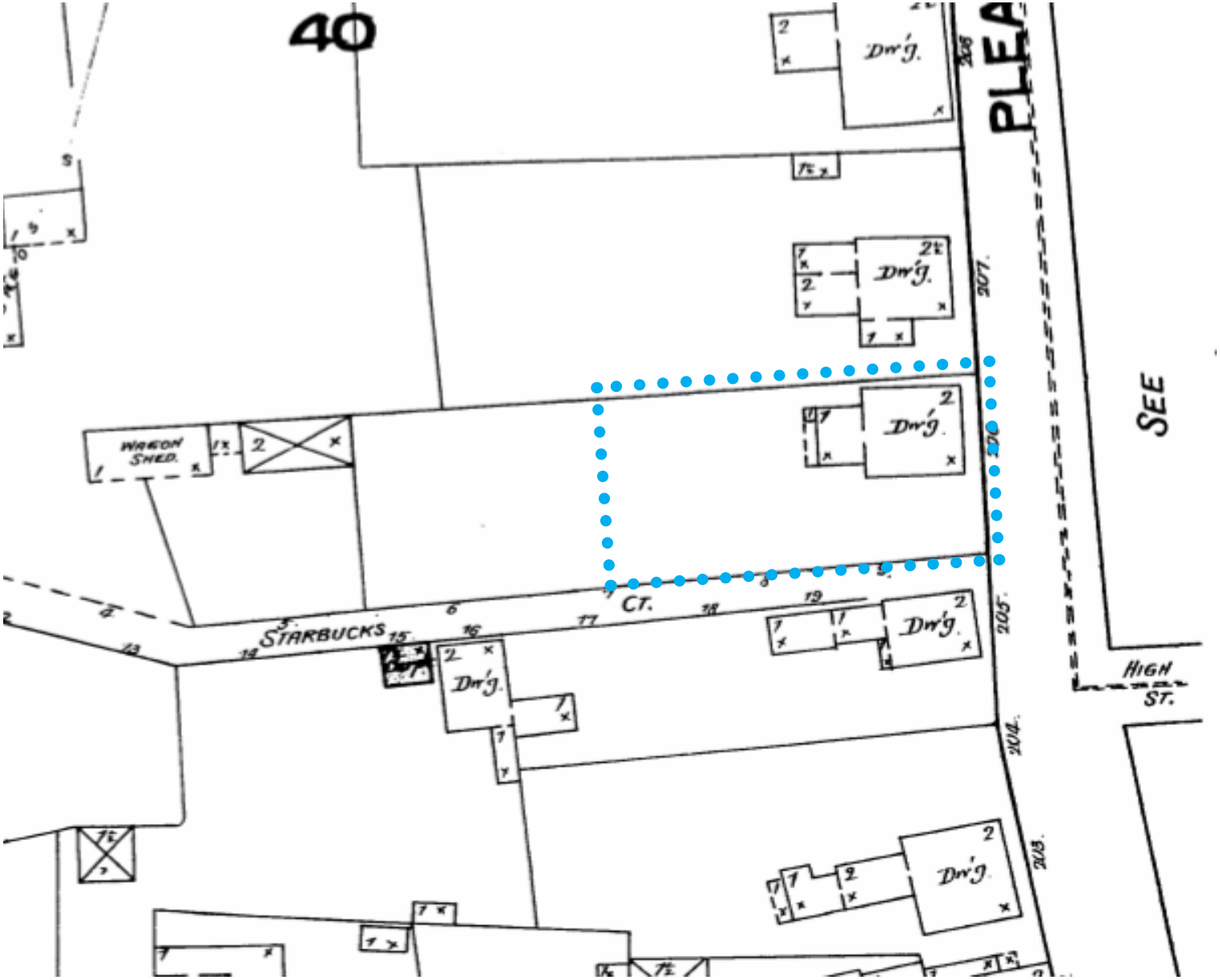
TAX MAP - NTS

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

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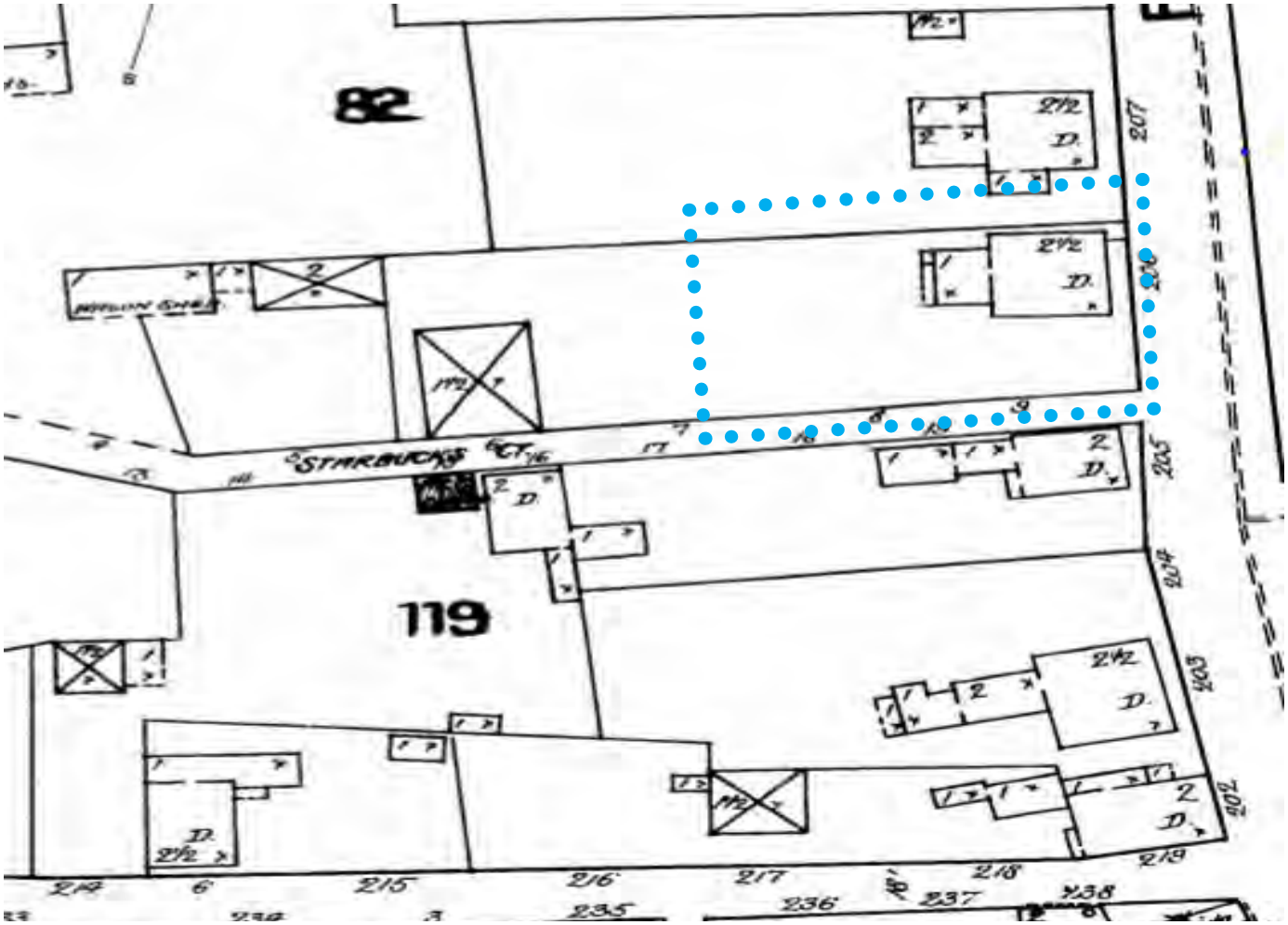
architecture + design

NORTH

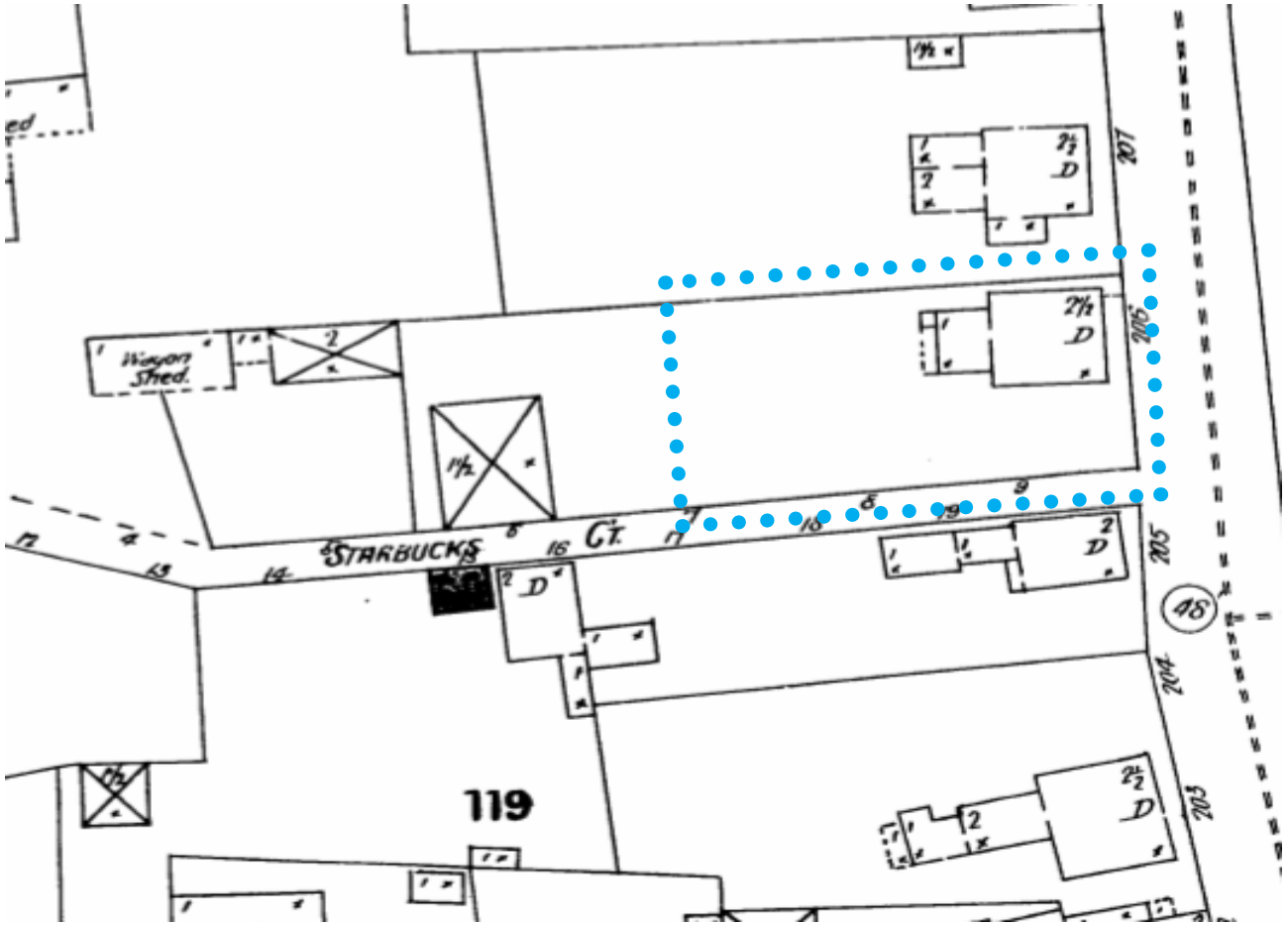


1892 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

studioPPARK
architecture + design

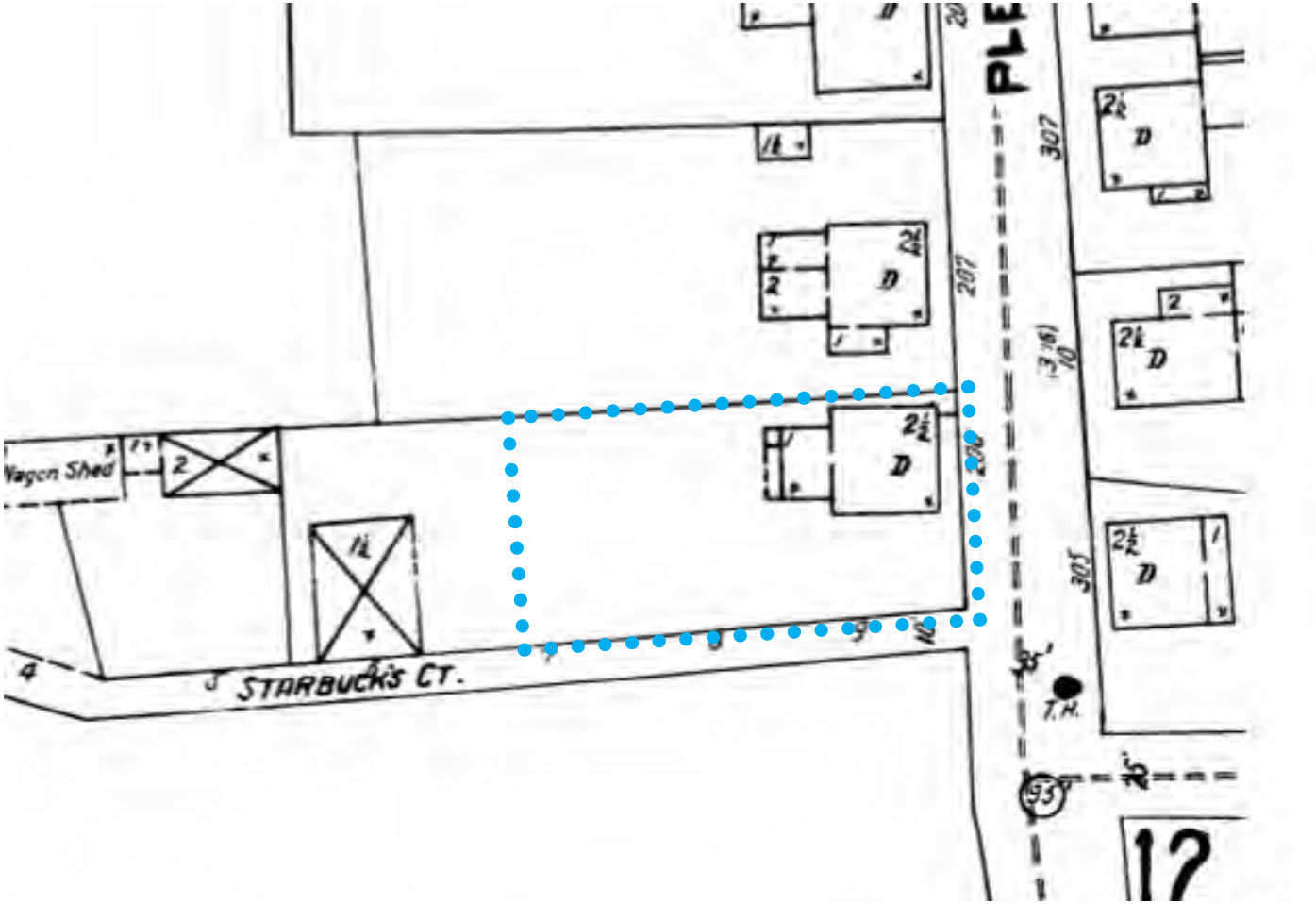


1898 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

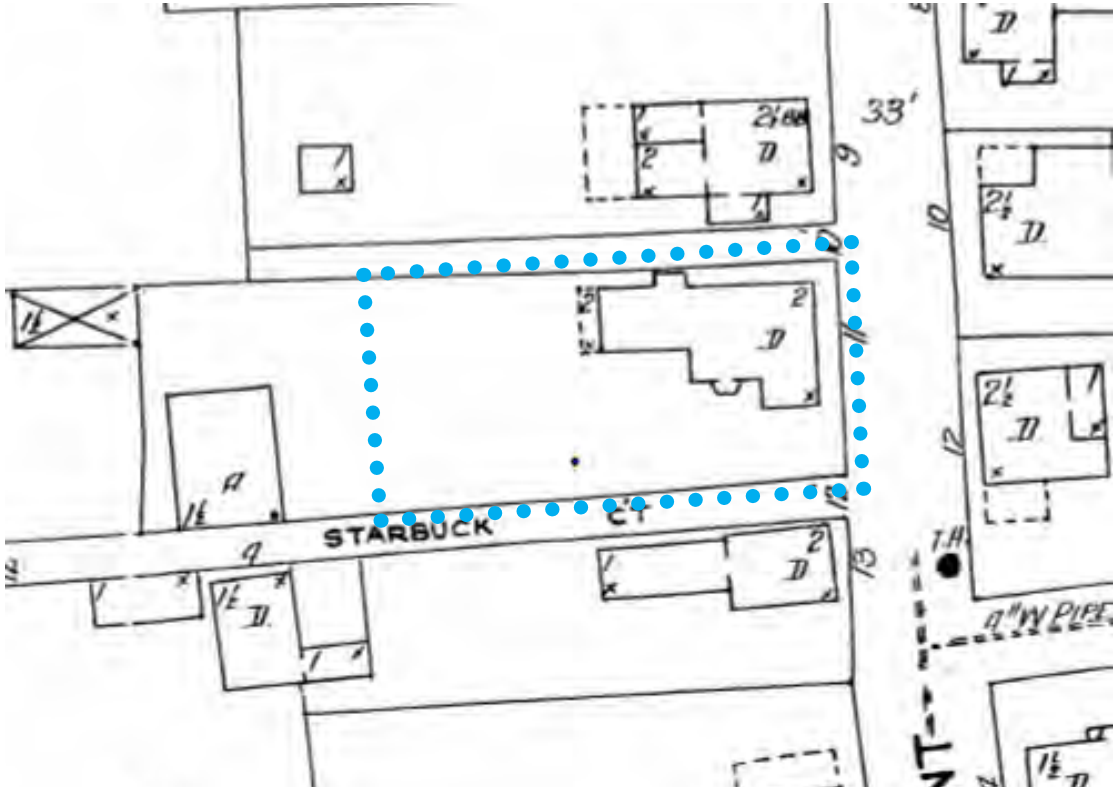


1904/1909 - NO CHANGE

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH

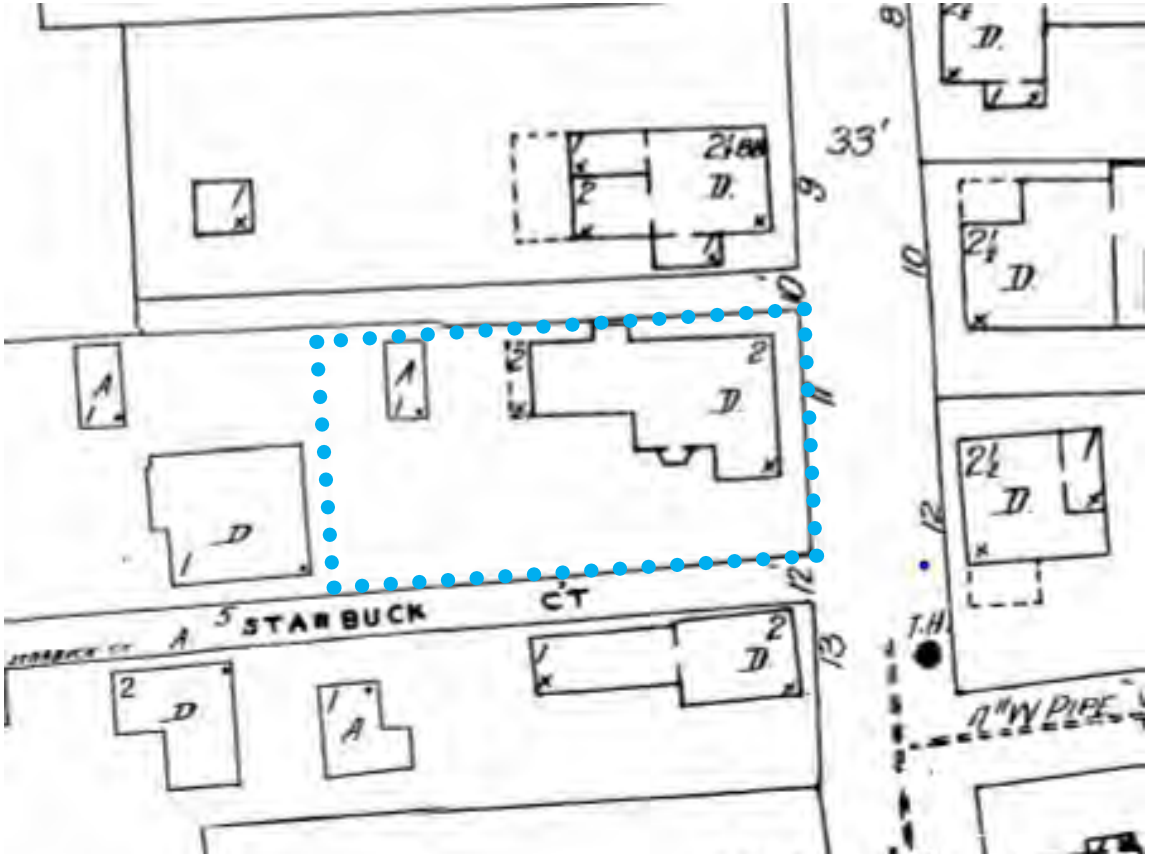


1923 - 2 STORY REAR ADDITON TO MAIN MASS, ADDITION TO MAIN MASS SOUTH, ADDED READ DECK, BAY WINDOW

11P - HDC HISTORIC SUPPLEMENT

11 Pleasant Street

NORTH



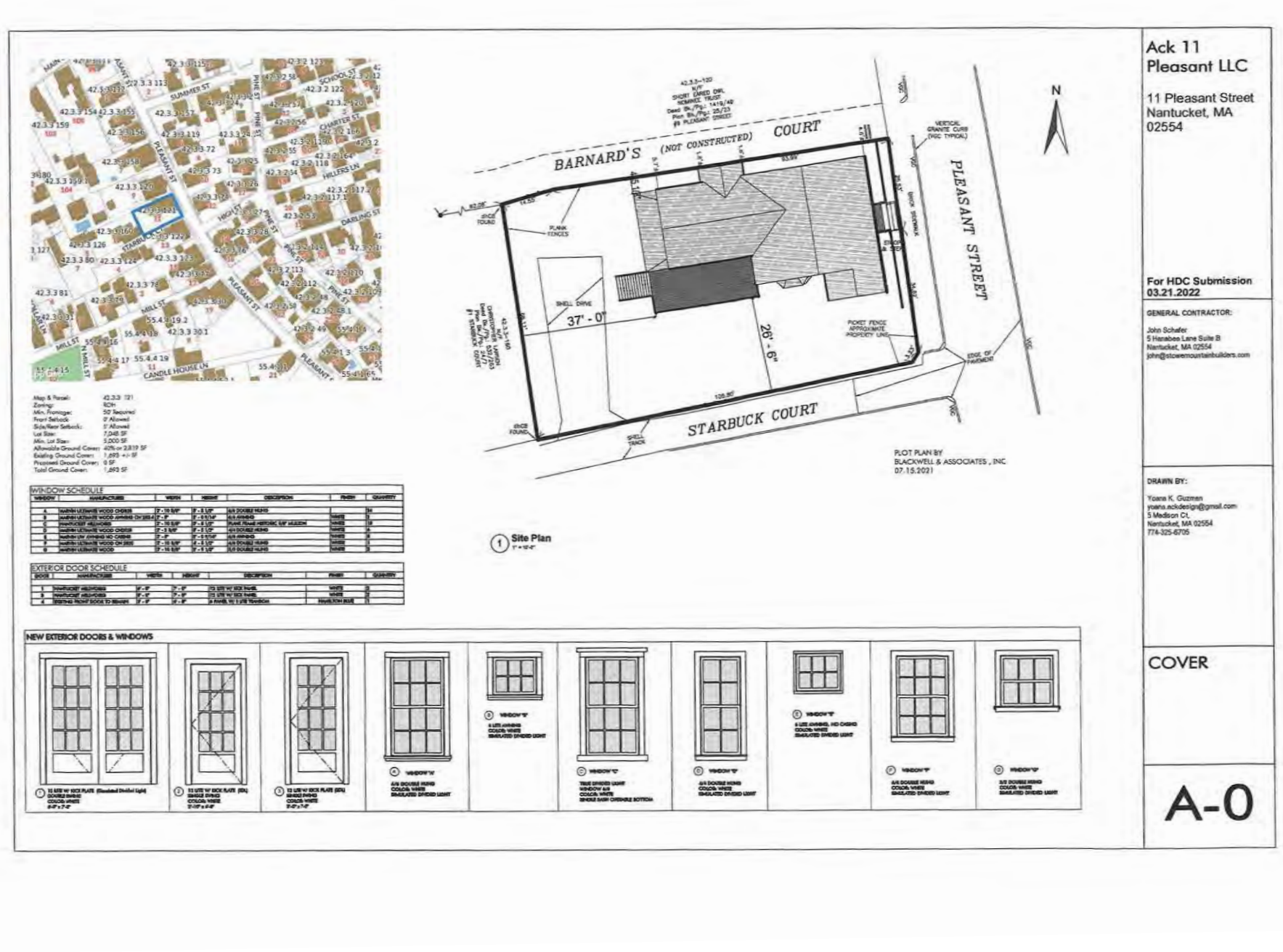
1949 - NO CHANGE

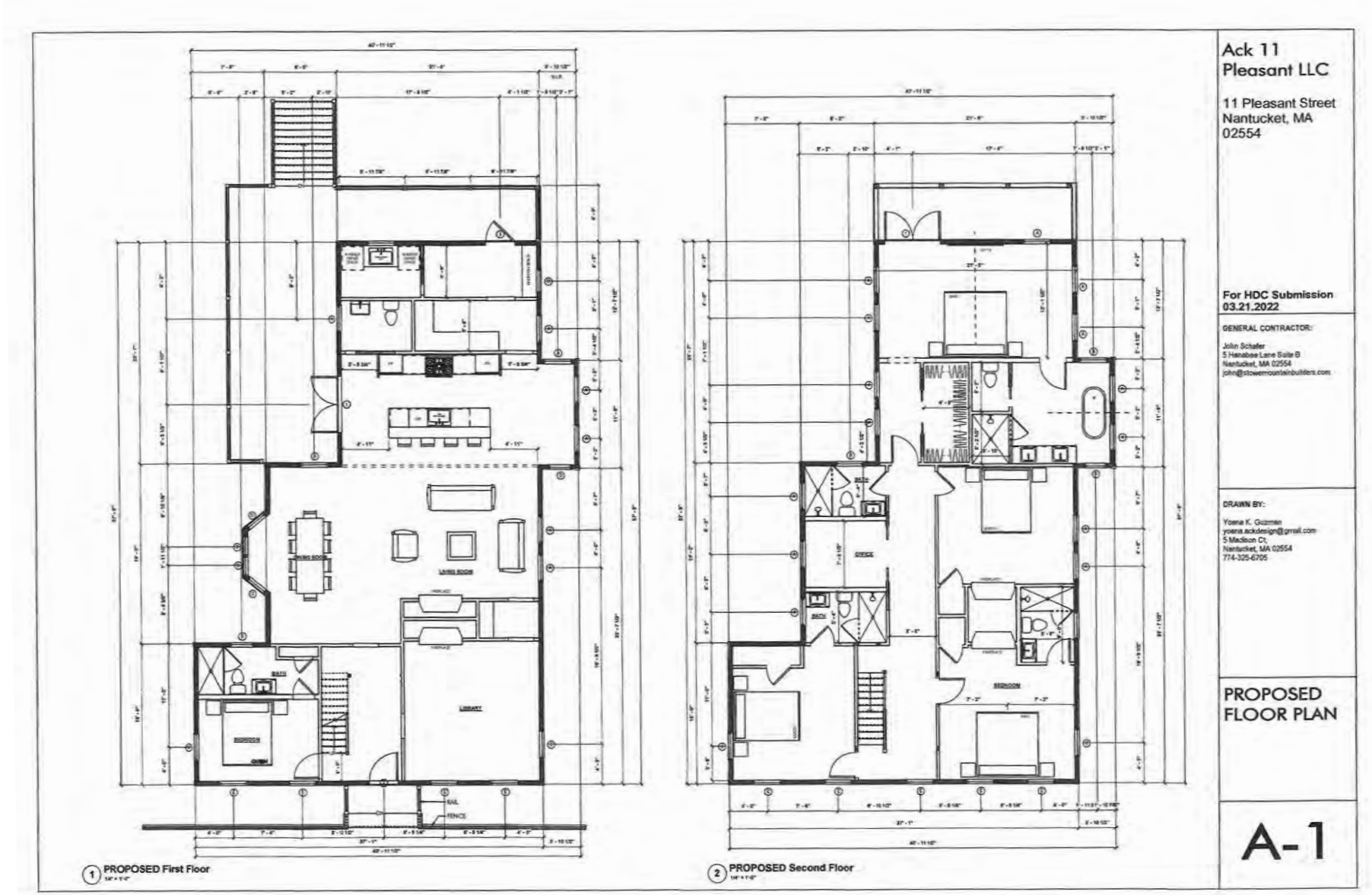
11P - HDC HISTORIC SUPPLEMENT
11 Pleasant Street

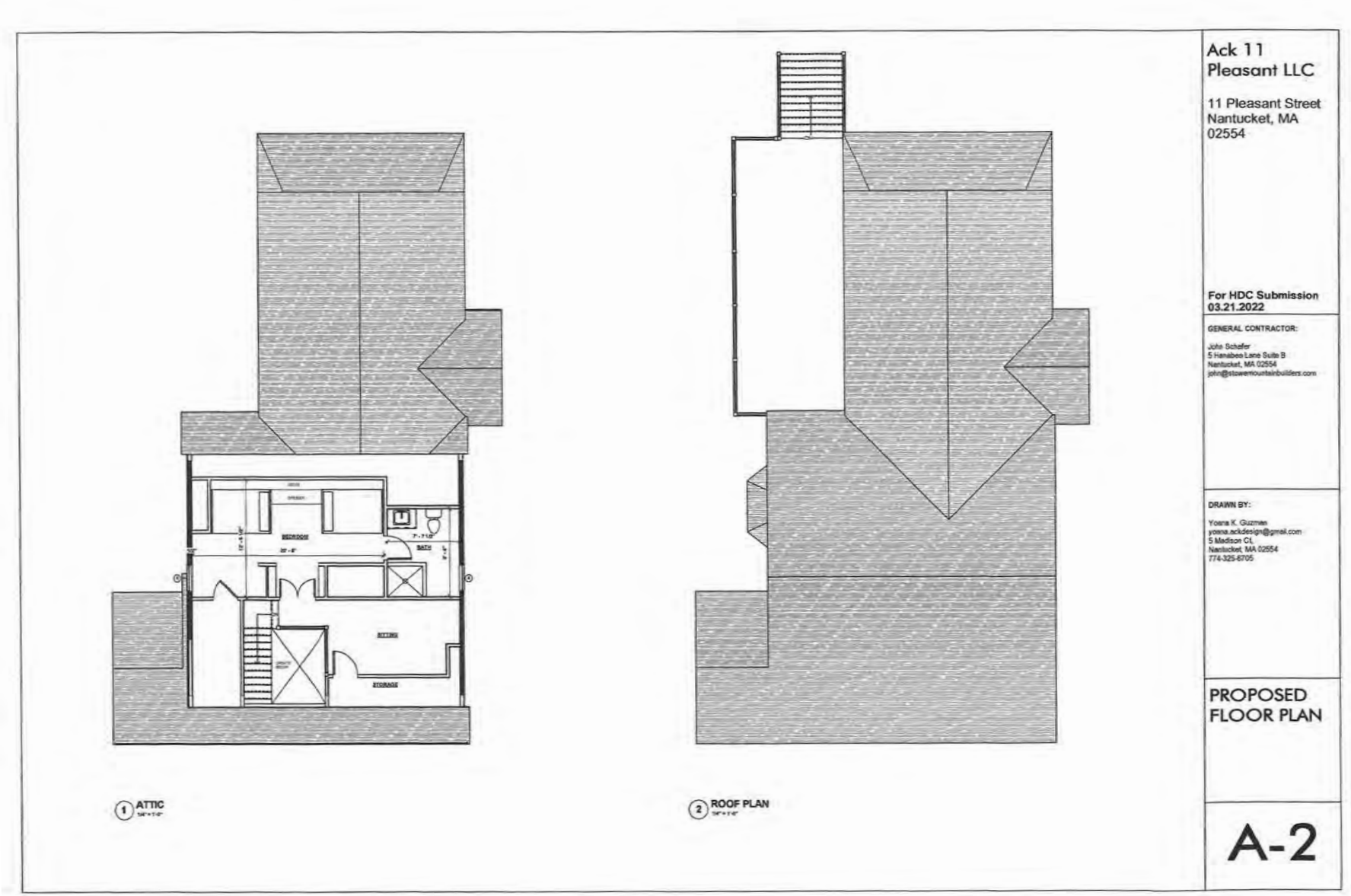
SUBMITTED 3/2022, HEARD 4/19/2022 AND APPROVED VIA STAFF

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
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john@stowemountainbuilders.com
DRAWN BY:
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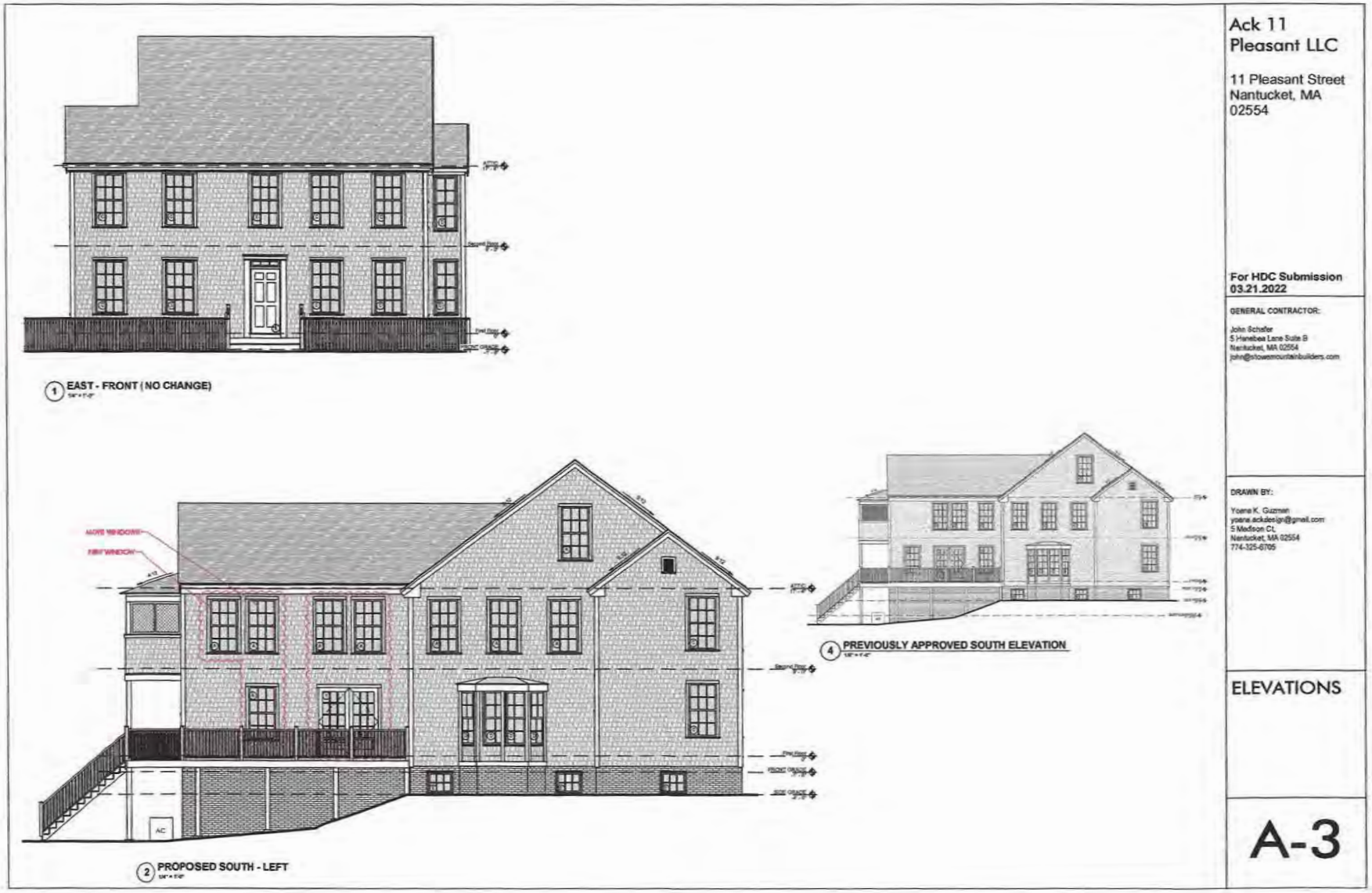
yoana.ackdesign@gmail.com
5 Madison Ct,
Nantucket, MA 02554
774-325-8705
PROPOSED FLOOR PLAN
A-2


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:
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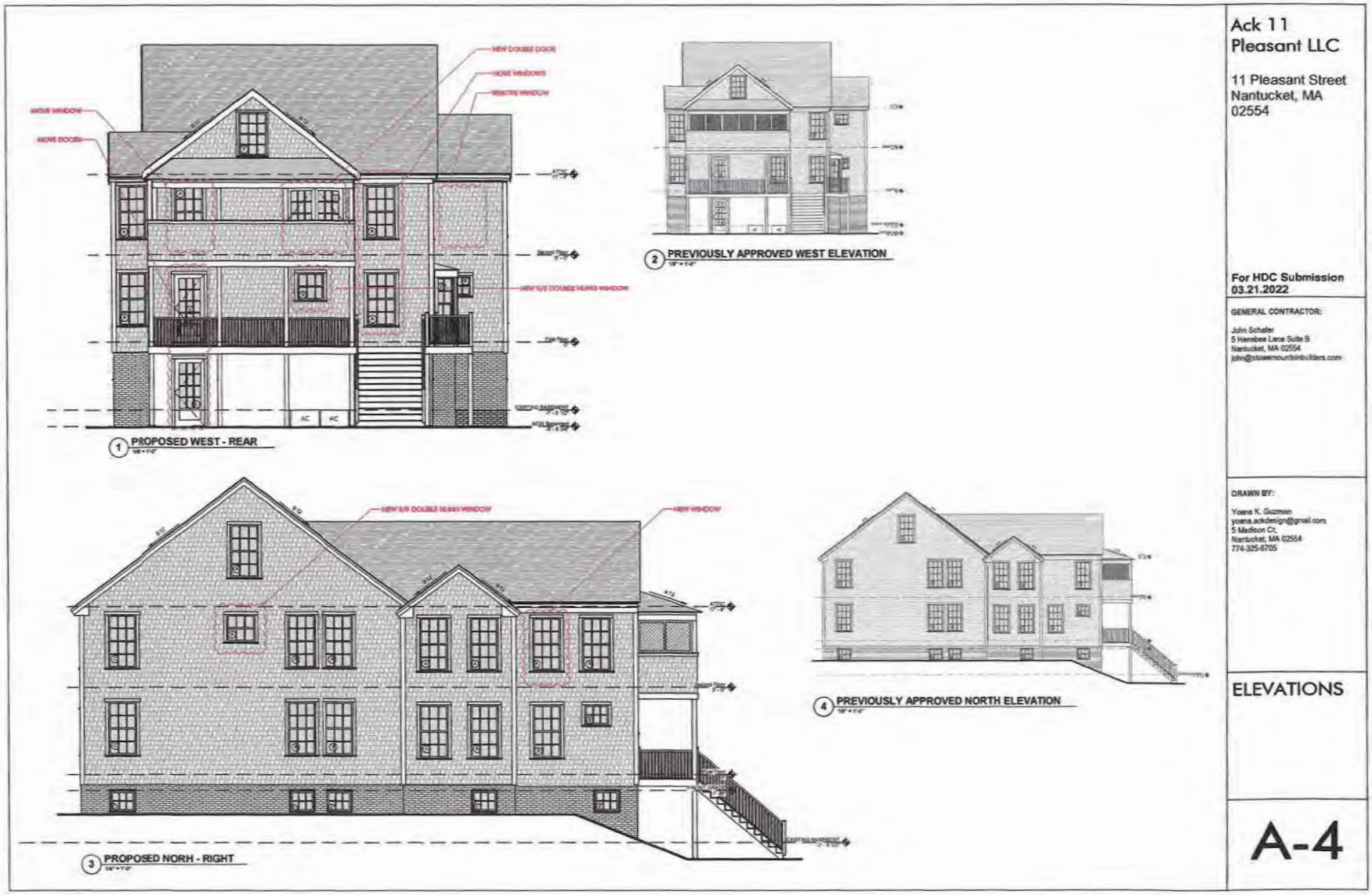
yoana.ackdesign@gmail.com
5 Madison Ct.
Nantucket, MA 02554
774-325-6705
ELEVATIONS
A-3


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:
Yoana K. Guzman
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:

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architecture + design

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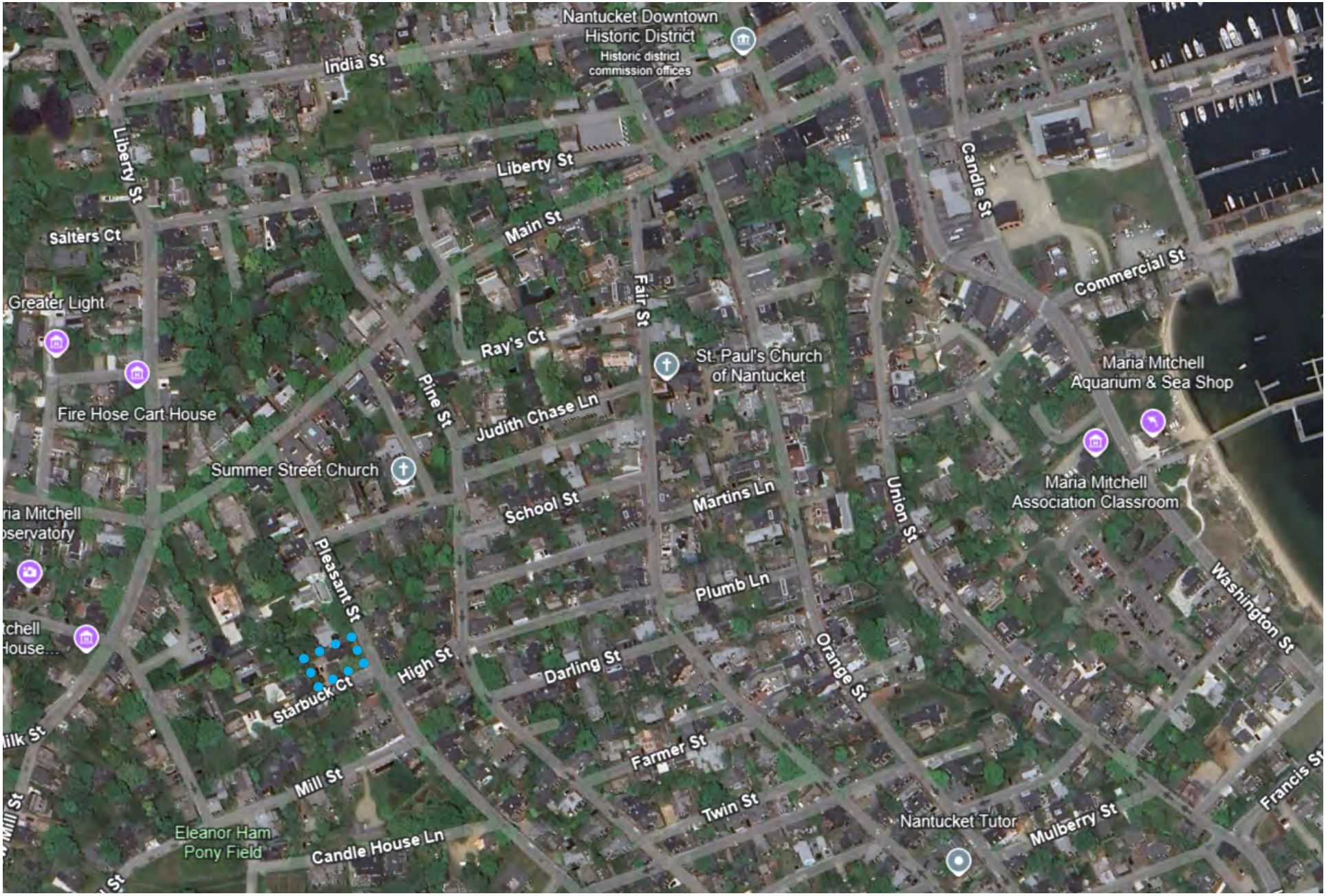
c: 513.252.7845
@studioppark
studio@studioppark.com



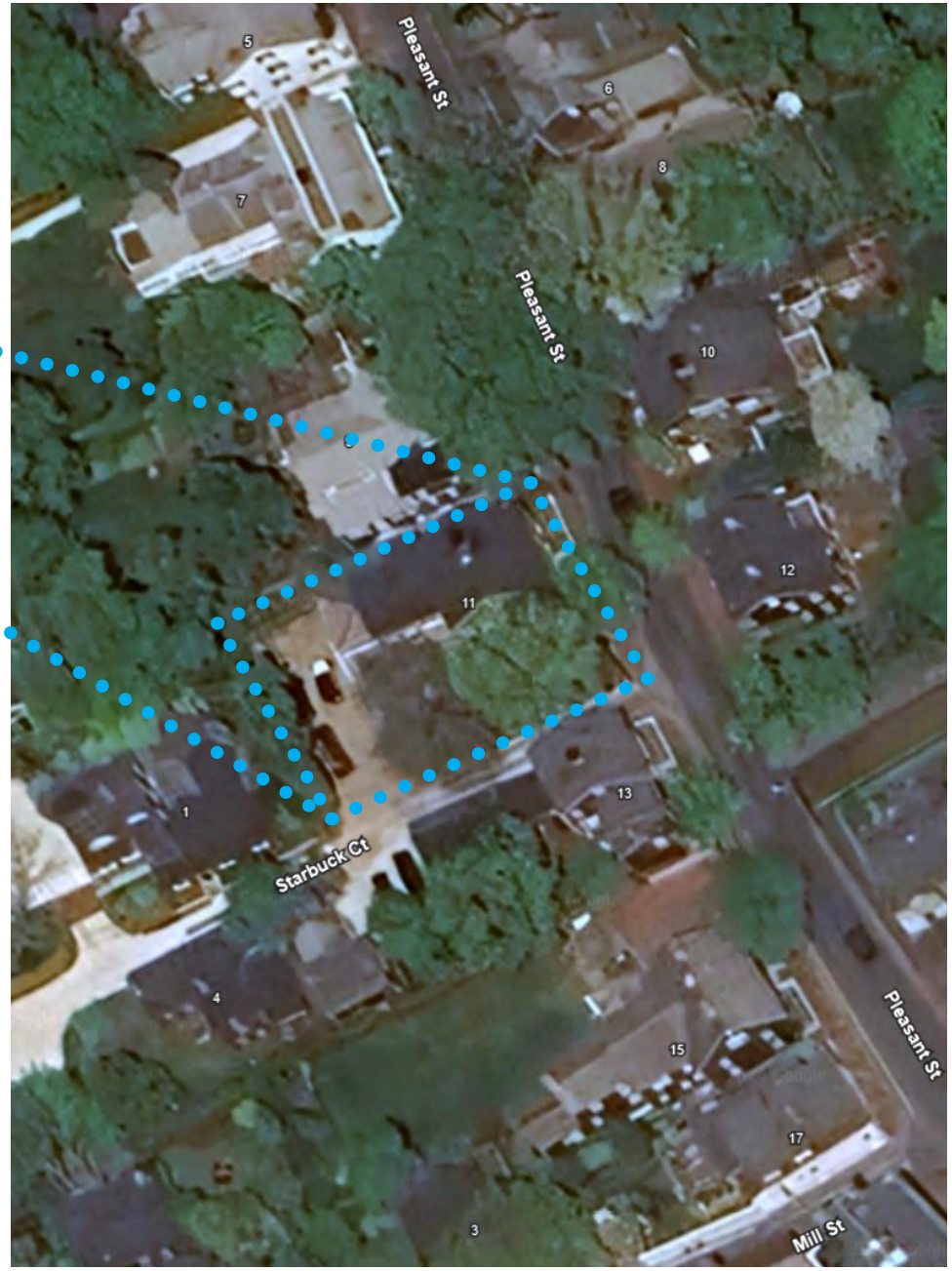
AERIAL CONTEXT- NTS



TAX MAP - NTS

ZONING INFORMATION

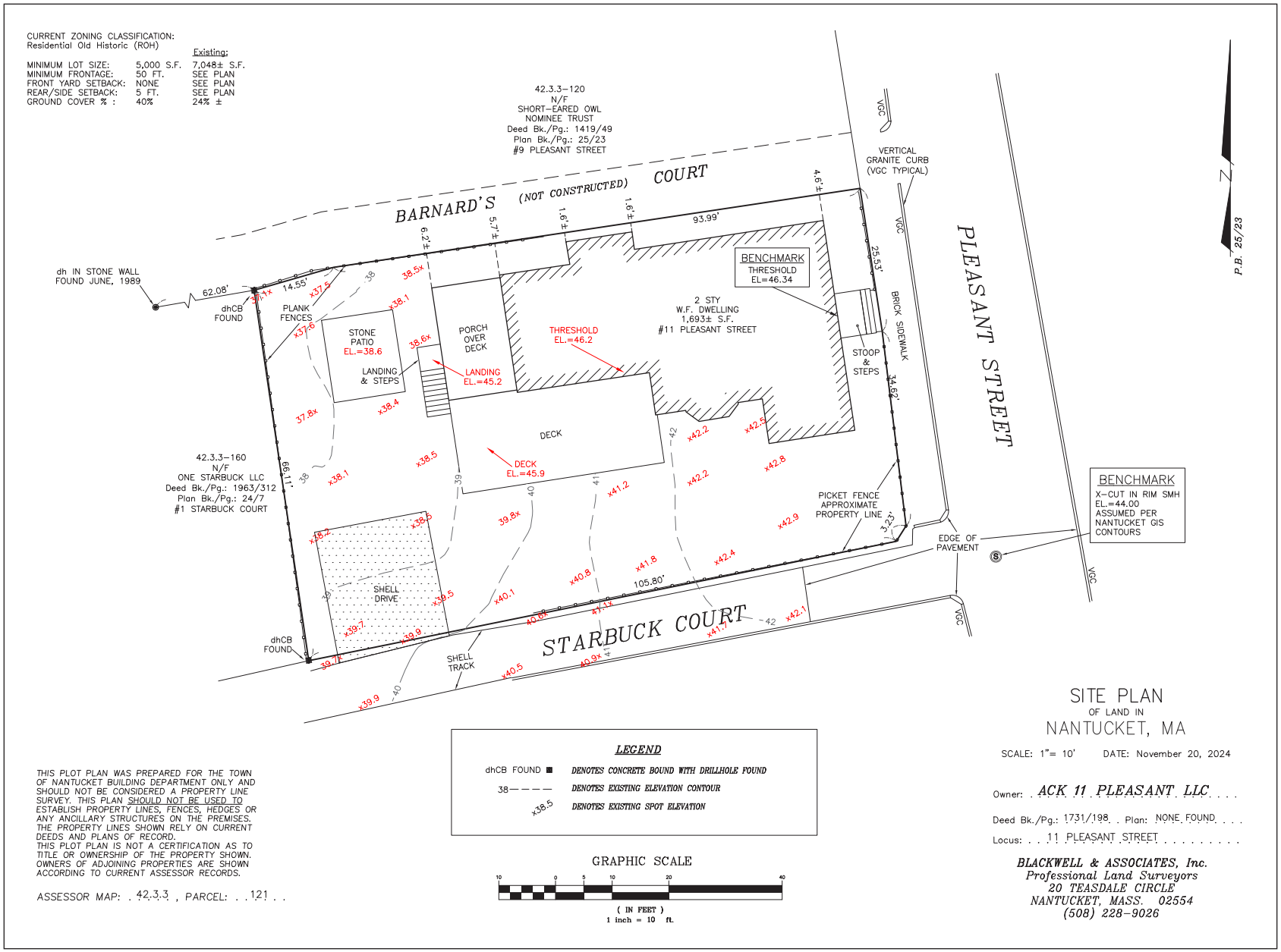
Lot Zoning	ROH
Tax Map ID	42.3.3 121
Lot Area	.16 ACRES (7,124 SF)
Minimum Lot Size	5,000 SF
Front Yard Setback	0’
Side Yard Setback	5’
Rear Yard Setback	5’
Frontage	50’
Max Building Height	30’
Ground Cover Ratio	Maximum: 40% Allowable: 2,849 SF Existing: 1,681 SF Remaining: 1,168 SF



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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CONTEXT PHOTOS



EAST FACADE FACING PLEASANT ST



N.E. CORNER FROM PLEASANT ST



S.E. CORNER FROM PLEASANT ST



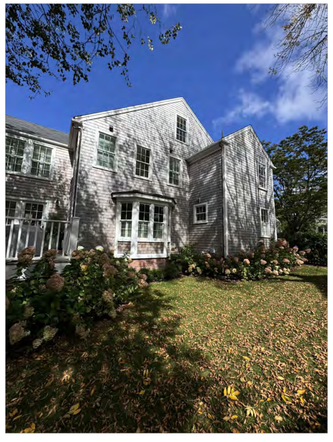
S.W. CORNER FROM STARBUCK CT



SIDE YARD AND SOUTH FACADE



SIDE YARD AND SOUTH FACADE

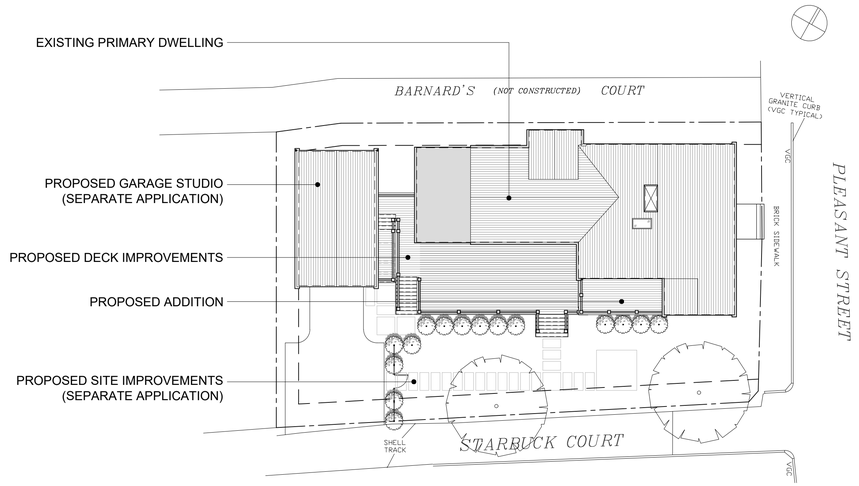


SOUTH FACADE

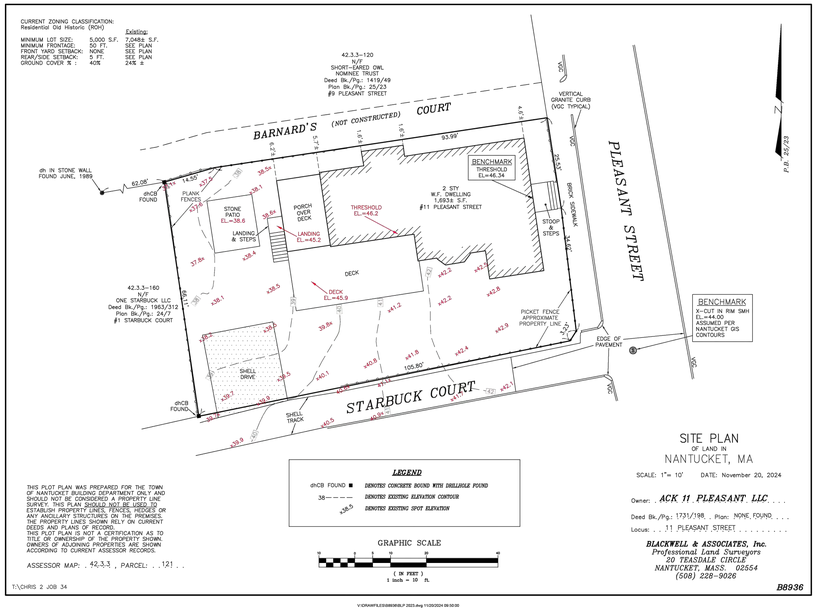


REAR YARD AND WEST FACADE

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

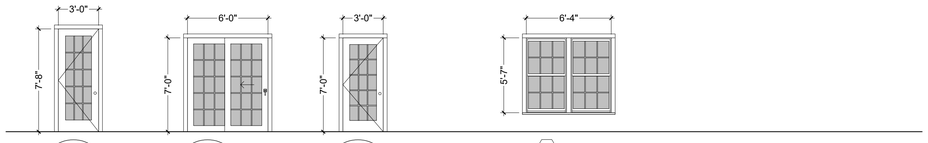
T100

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

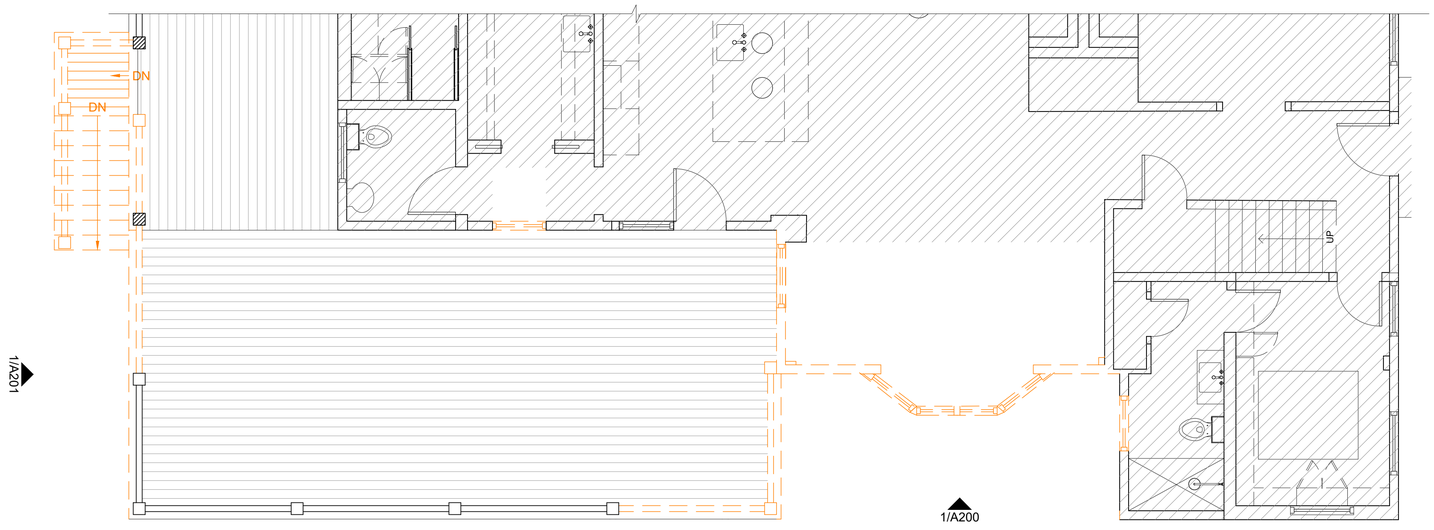
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM, MATCH EXG

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...

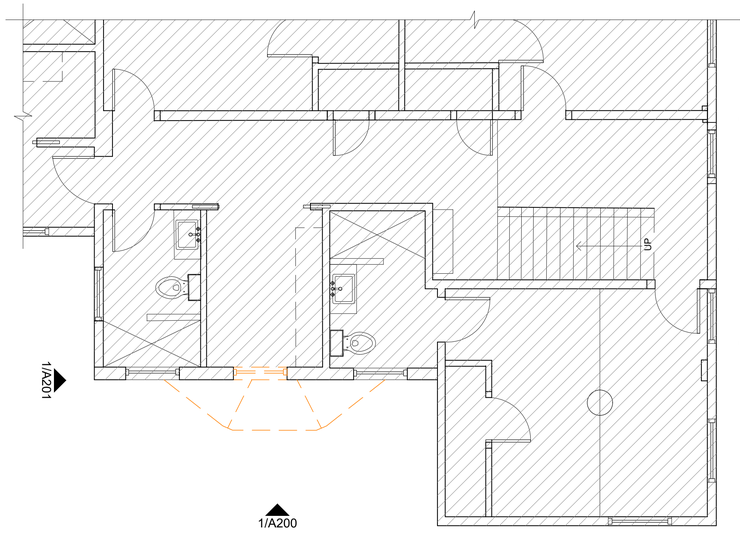
WINDOW TYPES

TYPE: 6/6 LITE
FINISH: WHITE
ACTION: D.HUNG
MFGR: MARVIN ULTIMATE WOOD

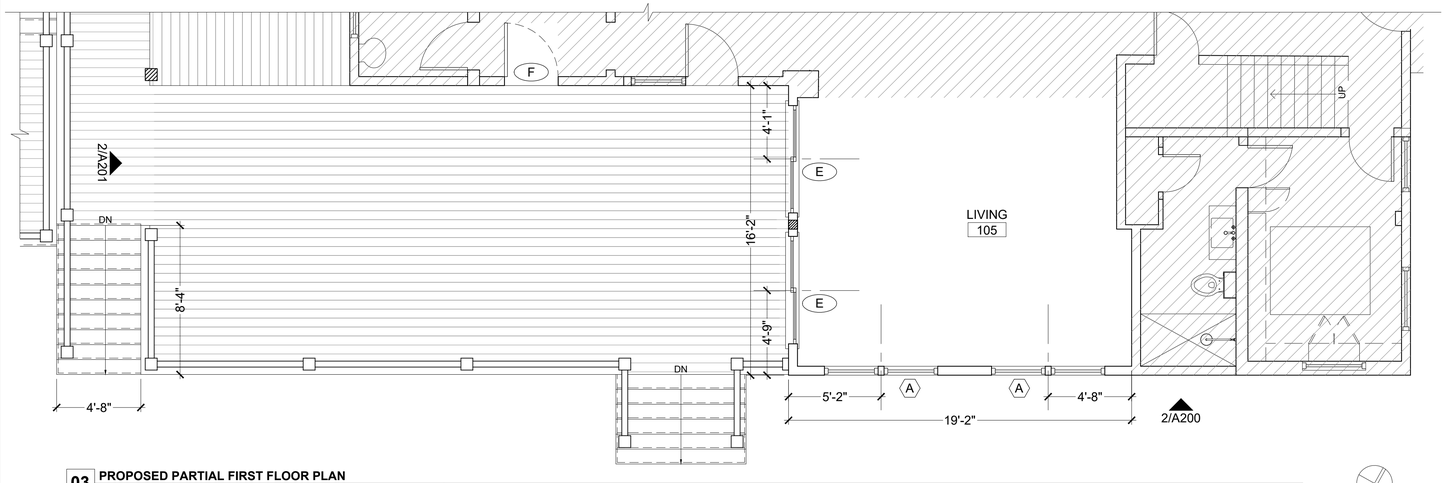
NOTES:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE
2. ALL WINDOWS DIMENSIONED TO CENTER LINE
3. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL
4. FLASH AS PER MFGR'S SPECS.
5. TEMPER WINDOWS AS REQ. BY BODE
6. EXTERIOR FINISH: WHITE
7. INTERIOR FINISH: WHITE
8. ALL WINDOWS AND DOORS SPECIFIED IN THE OHD SUBJECT TO THE DISCRETION OF THE HDC



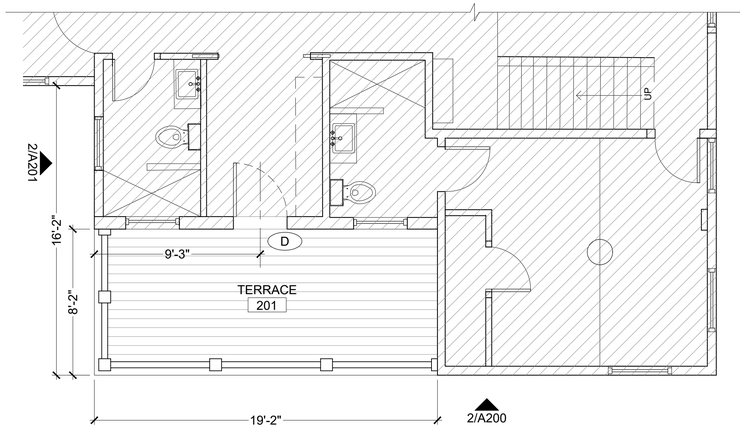
01 DEMO PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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"

studioPPARK
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

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

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11 PLEASANT ST
NANTUCKET, MA 02554

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CONTRACTOR

SEAL

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MAP AND PARCEL 42.3.3 121

ISSUE

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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architecture + design

11P
ADDITION

11 PLEASANT ST
NANTUCKET, MA 02554

OWNER

ACK 11 PLEASANT LLC
11 PLEASANT ST
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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

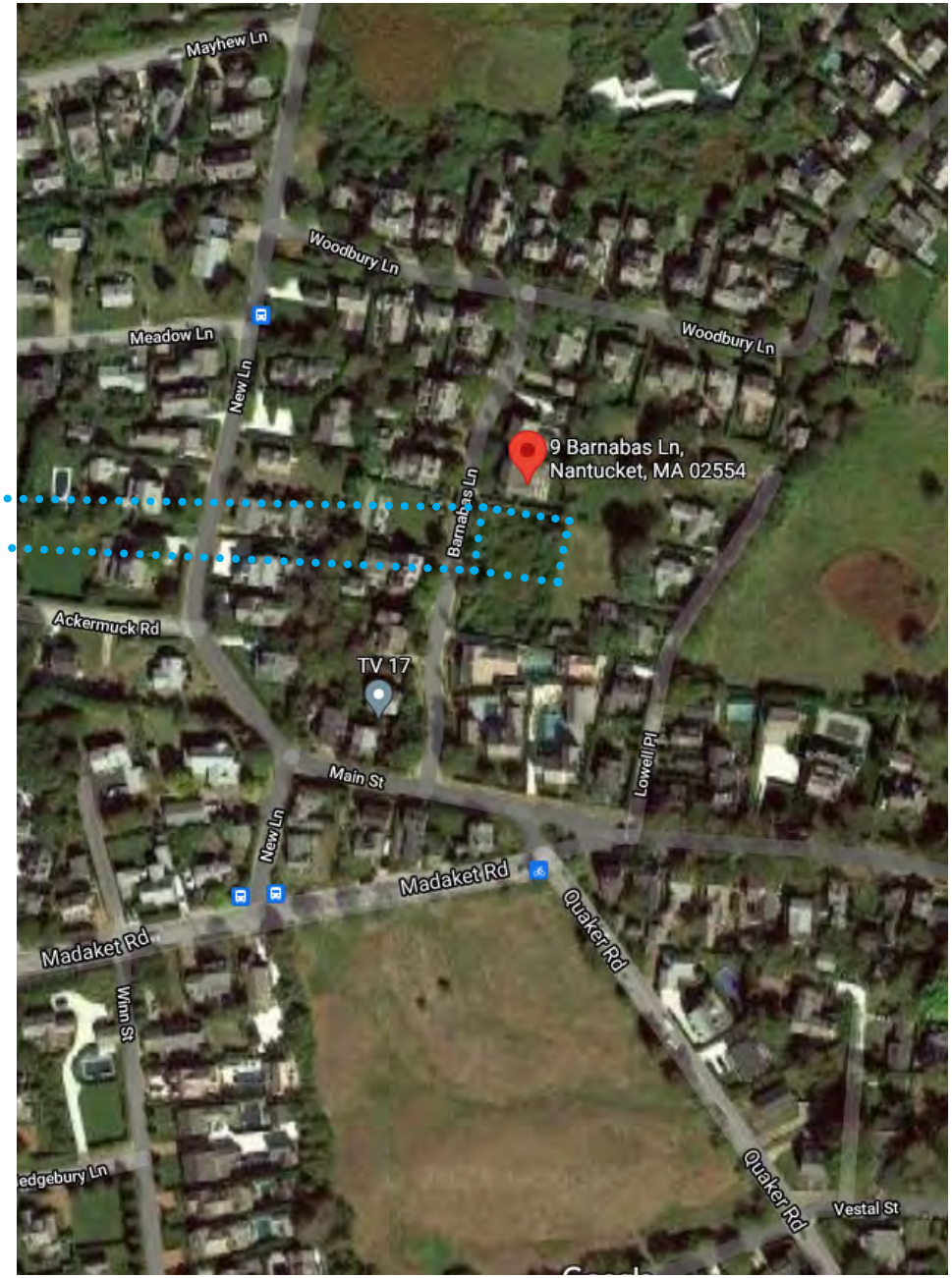
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

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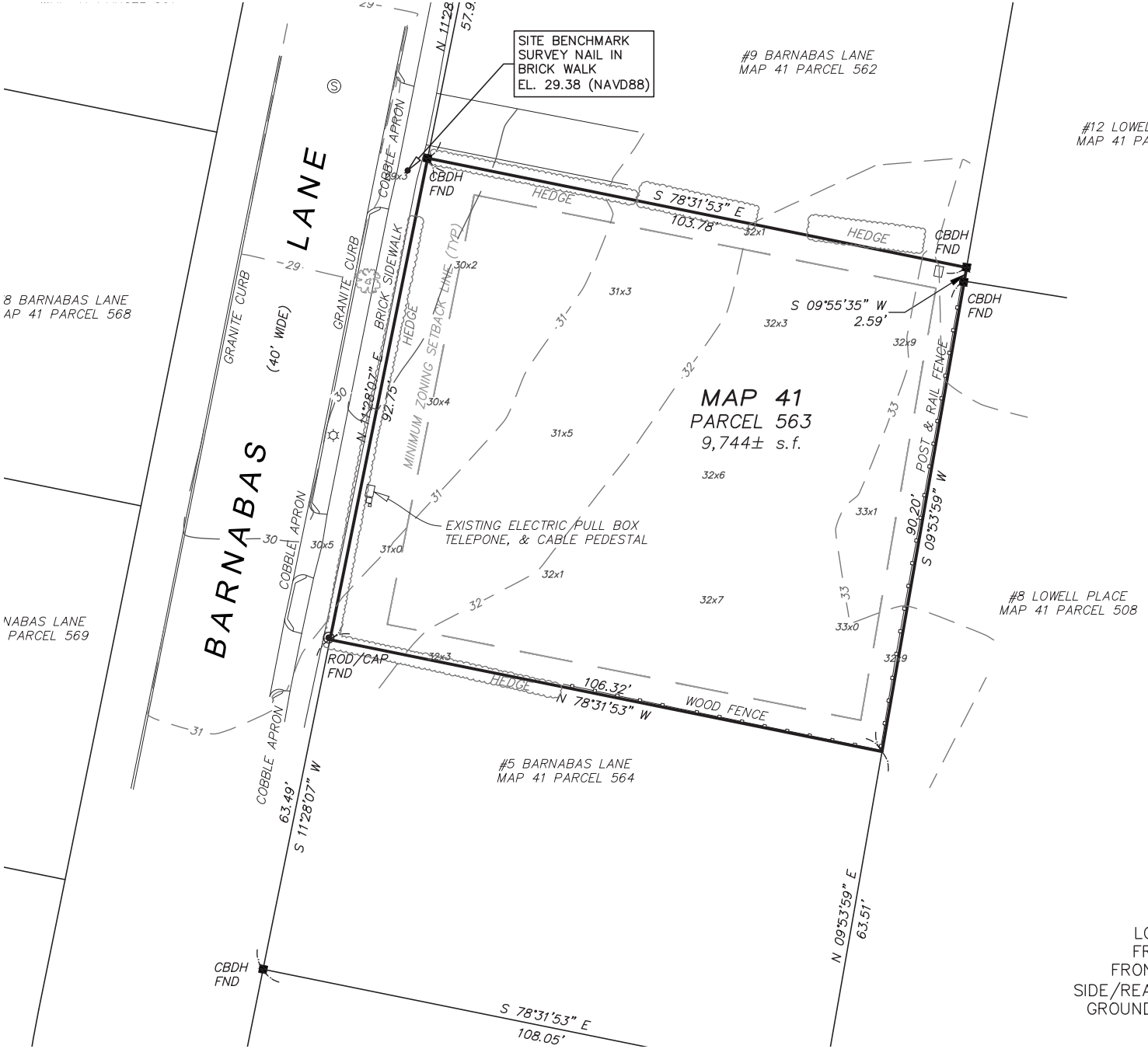
SITE SURVEY



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 - 2022-04-8361

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

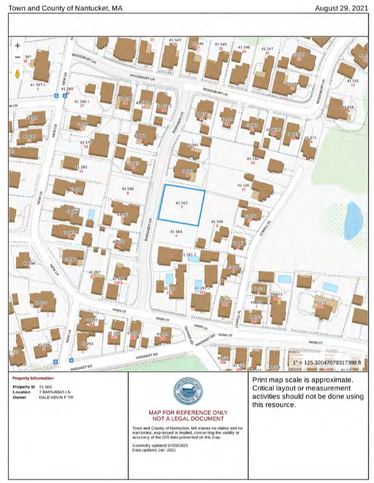


VIEW SOUTH FROM BARNABAS LN



VIEW SOUTH

GIS LOCUS MAP

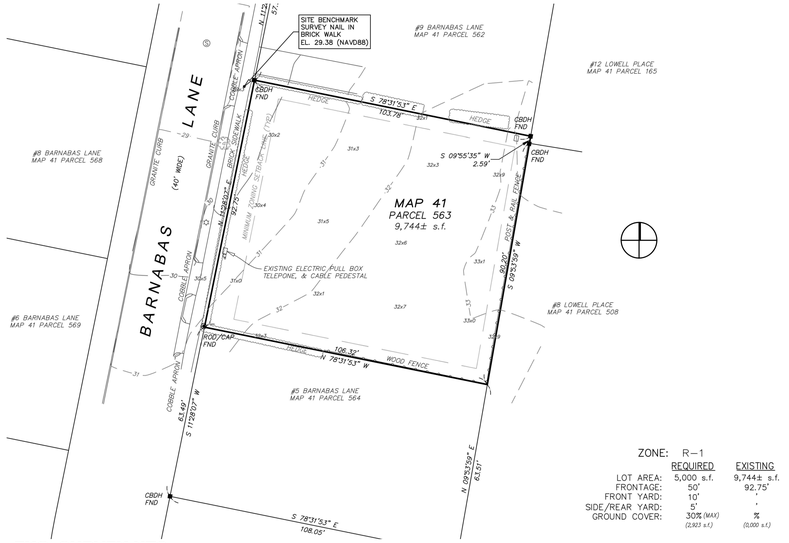


LIST OF DRAWINGS

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

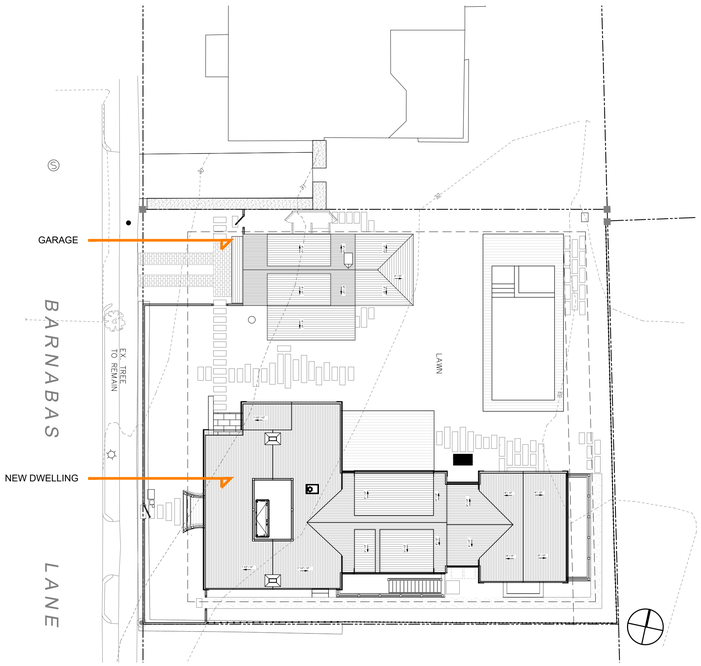
Map & Parcel	41.563
Current Zoning	R-1
Minimum Frontage	50'
Front Setback	10'
Side/Rear Setback	5'
Min. Lot Size	5,000 SF
Actual Lot Size	9,744 SF
Allowable G.C.	30% (2,923 SF Allowable)
Dwelling G.C.	2,295 SF
Garage G.C.	593 SF
Total G.C.	2,888 SF
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	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

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

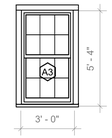
25_0315 - HDC REV TO PREV
23_0522 - HDC STAFF REVISION
23_0427 - HDC REVISION 3
23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

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



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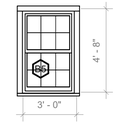
MFGR: ANDERSEN A SERIES



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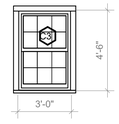

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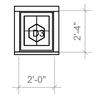

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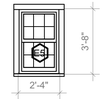
MFGR: ANDERSEN A SERIES



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MFGR: ANDERSEN A SERIES



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MODEL: ADH2848
ACTION: DOUBLE HUNG
MFGR: ANDERSEN A SERIES

NOTES:

ALL WINDOWS TO BE SIMULATED DIVIDED LITE

ALL WINDOWS DIMENSIONED TO CENTER LINE

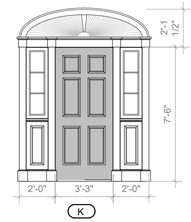
PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

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

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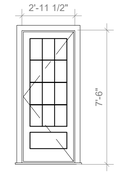
MFGR: UPSTATE OR EQUAL



L

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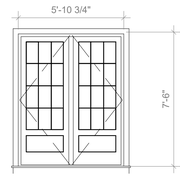
MFGR: UPSTATE OR EQUAL



M

TYPE: PATIO FRENCH
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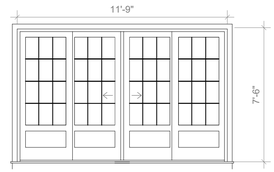

O

TYPE: GLIDING
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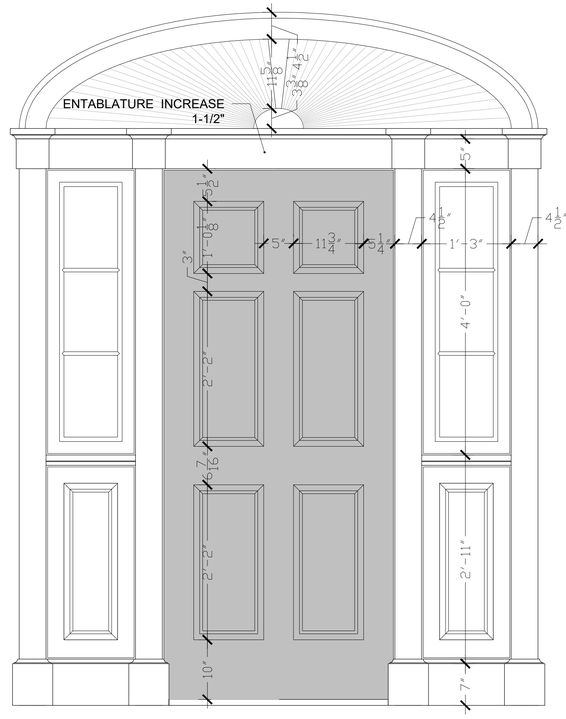
MODEL: CUSTOM
ACTION: SLIDING
MFGR: UPSTATE OR EQUAL

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"

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BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
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ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
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646 481 7081

ENGINEER

SEAL

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7 BARNABAS LN
NANTUCKET, MA 02554

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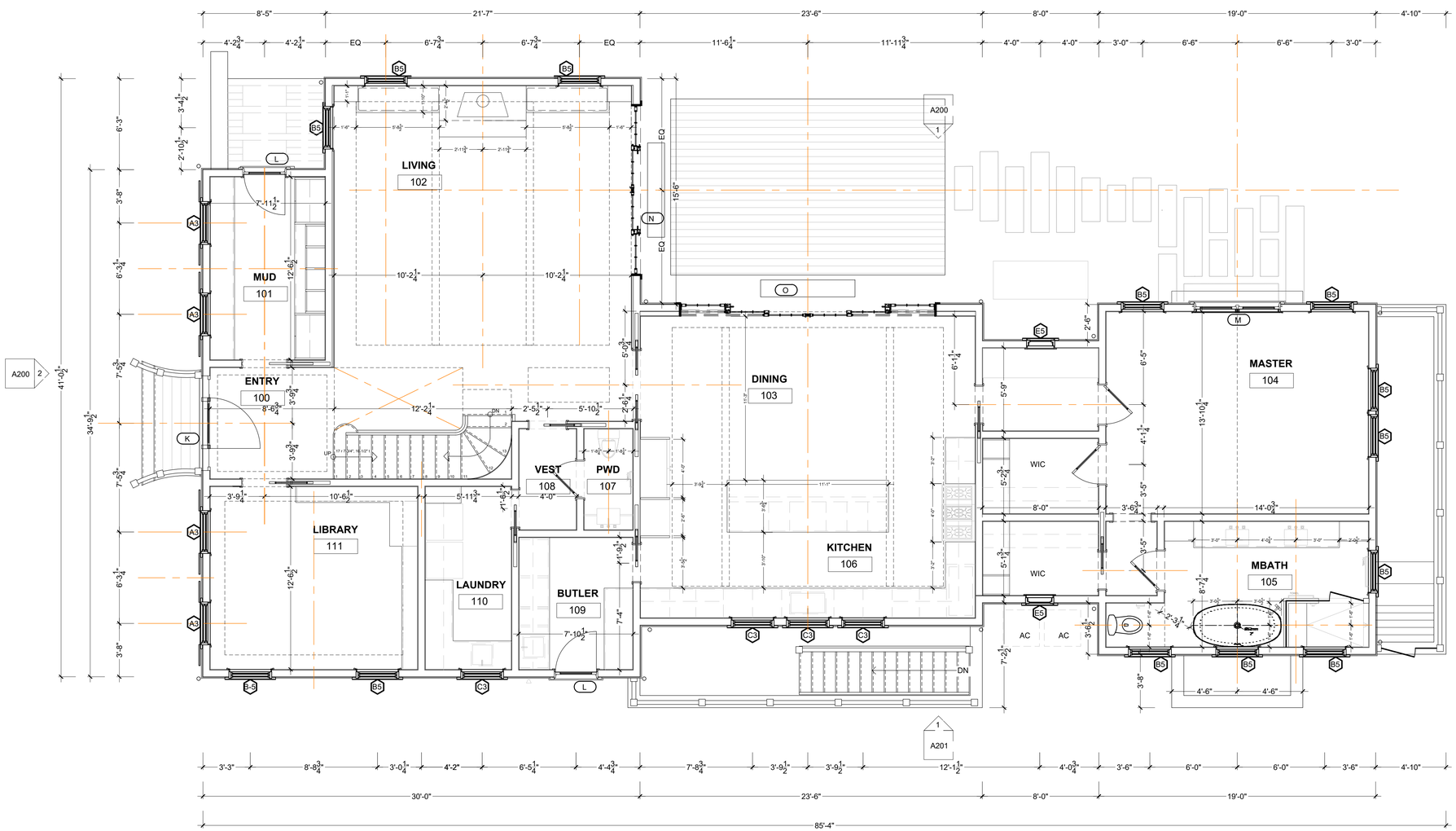
GENERAL NOTES

G100

C:\USERS\STUDIOPPARK.DROPBOX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - G100 - MAIN HOUSE GENERAL NOTES.PDF

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

studioPPARK
architecture + design

BCL
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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
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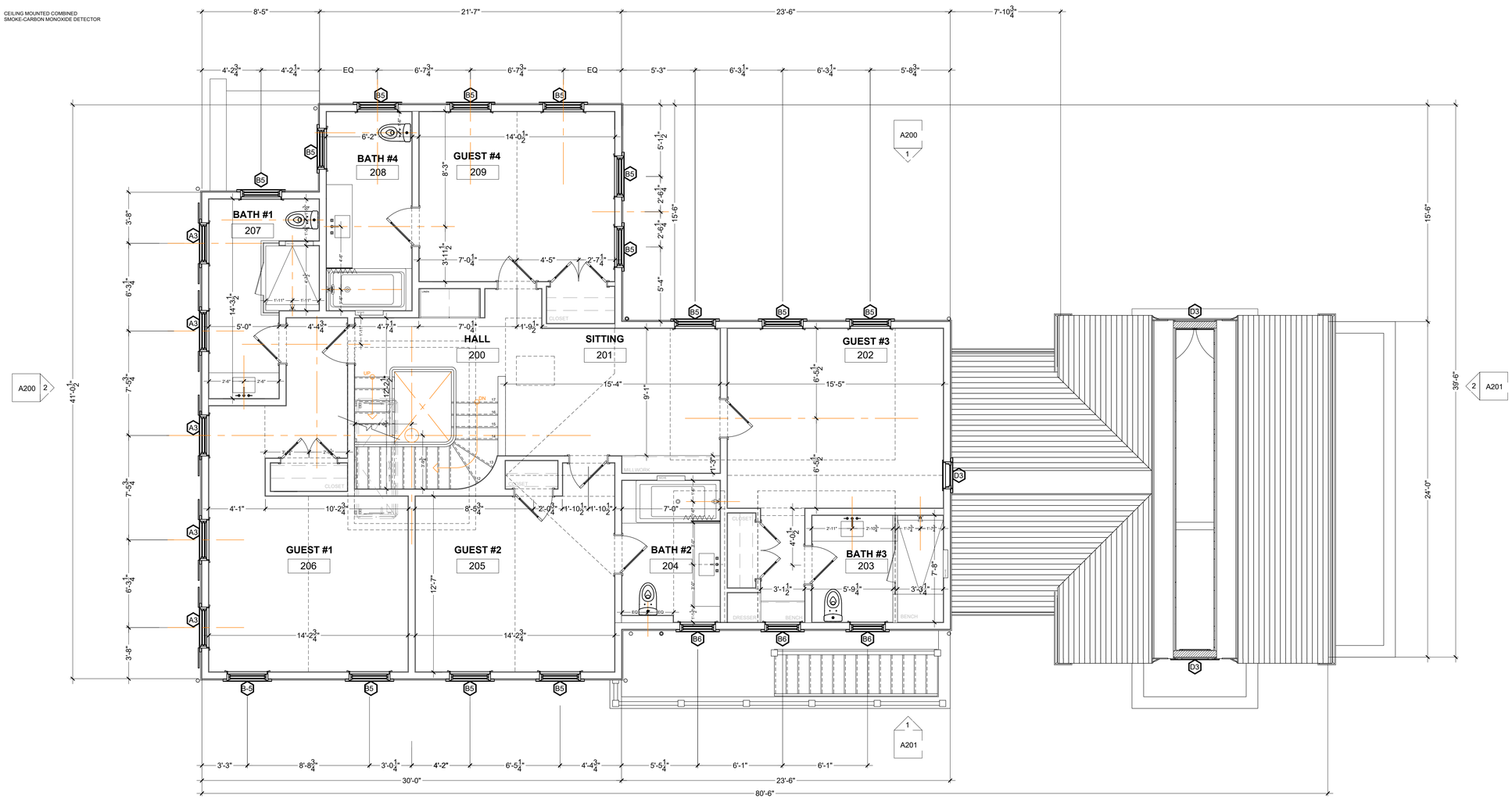
- POCKET DOOR
- SWING DOOR
- SC — CEILING MOUNTED COMBINED SMOKE-CARBON MONOXIDE DETECTOR



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

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

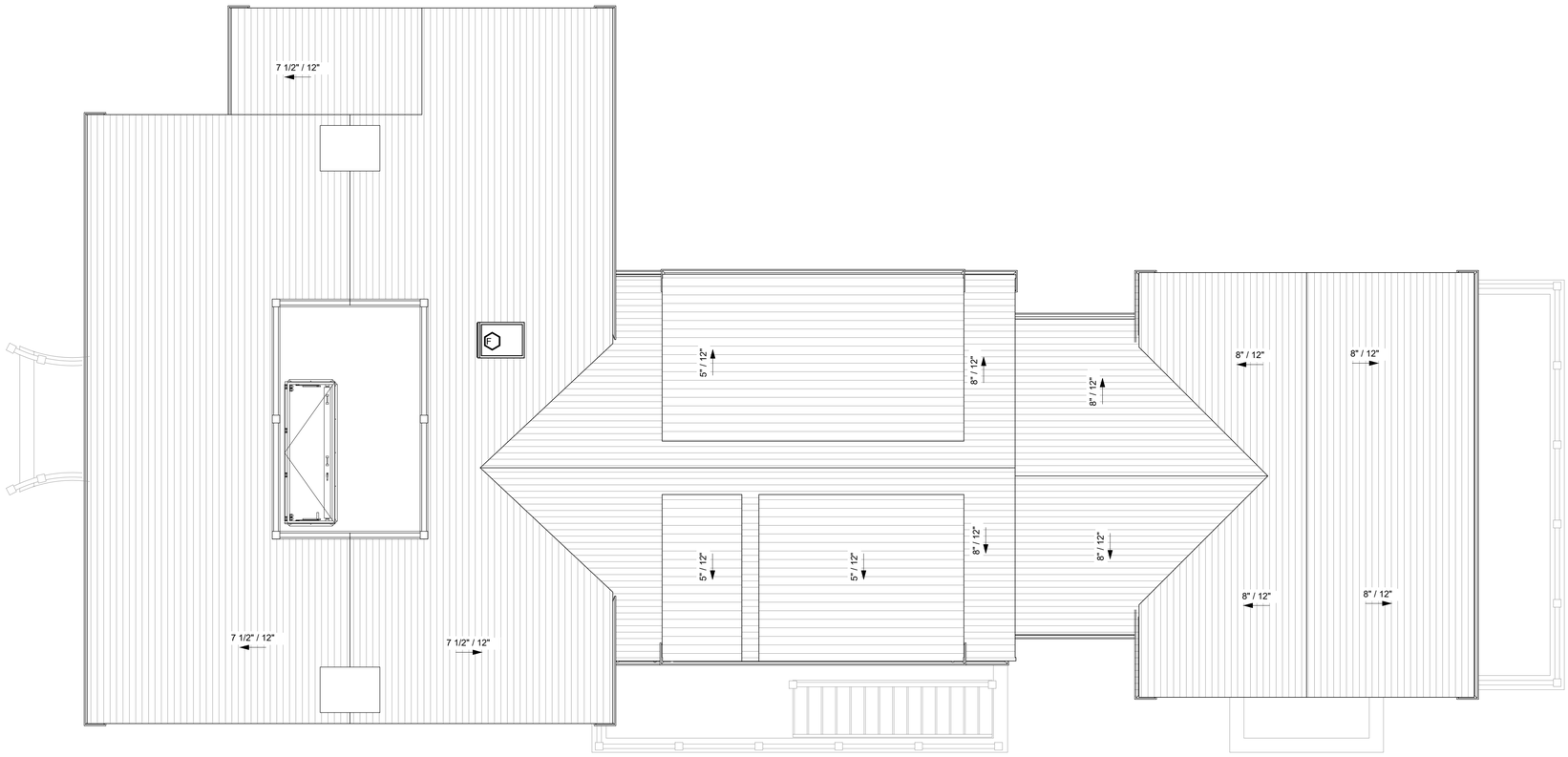
ISSUE

- 25_0315 - HDC REV TO PREV
- 23_0522 - HDC STAFF REVISION
- 23_0427 - HDC REVISION 3
- 23_0209 - HDC REVISION 2
- 22_1222 - HDC REVISION 1
- 22_0929 - HDC APPROVAL

FLOOR PLANS

A102

C:\USERS\STUDIPPARK.KROPROX\STUDIO PPARK\BCL - 7 BARNABAS\BCL - DRAWINGS\BCL - ACTIVESHEETS\BCL - A102 HDC



1 ROOF PLAN
1/4" = 1'-0"

studioPPARK
architecture + design

BCL
NEW DWELLING

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

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22_1222 - HDC REVISION 1
22_0929 - HDC APPROVAL

ROOF PLAN

A103

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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

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22_0929 - HDC APPROVAL

EXTERIOR
ELEVATIONS

A200

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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

TIGERLILY NOMINEE TRUST

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23_0209 - HDC REVISION 2
22_1222 - HDC REVISION 1
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

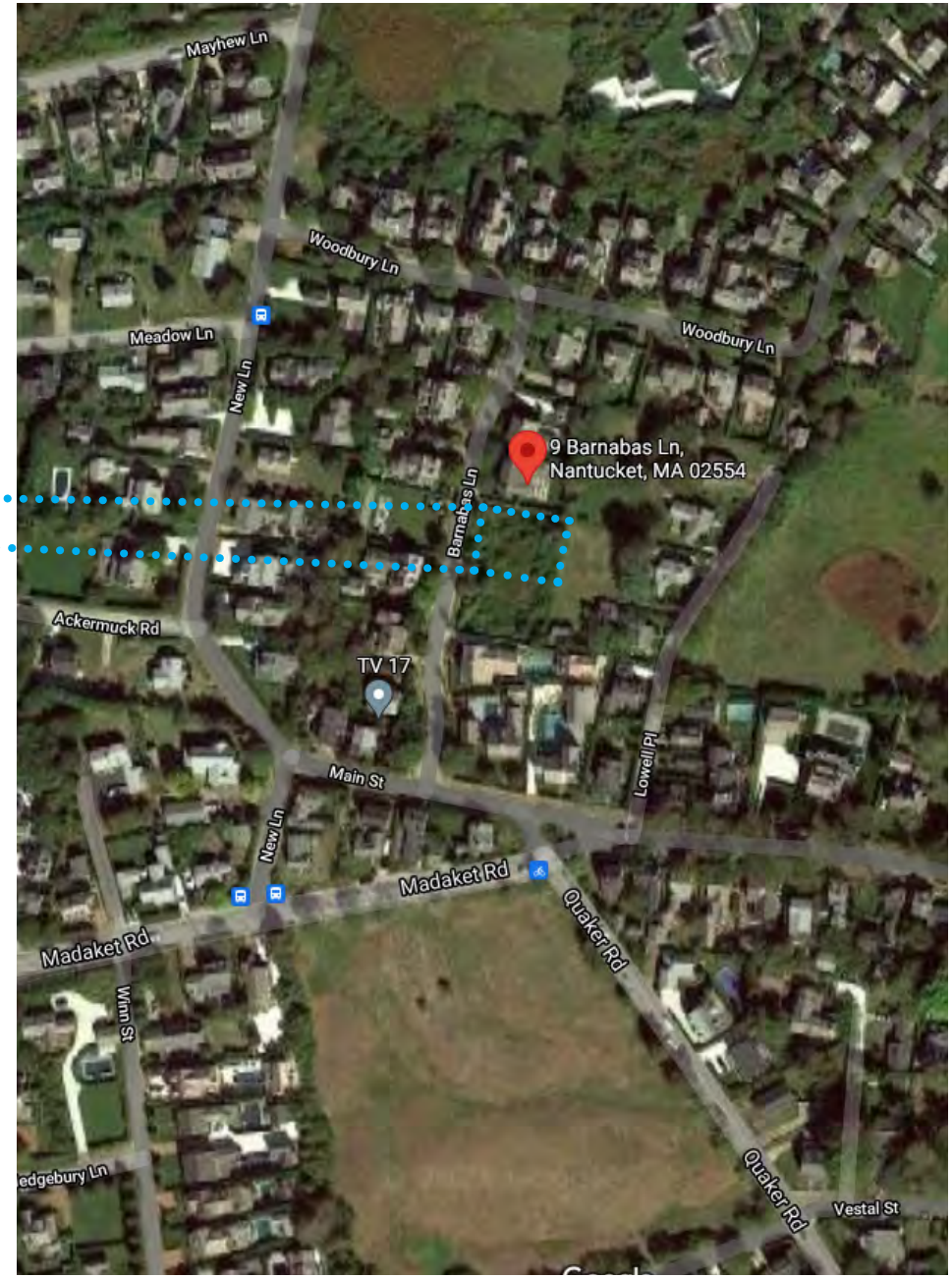
March 15, 2025

prepared by:

studioPPARK
architecture + design



AERIAL WIDE



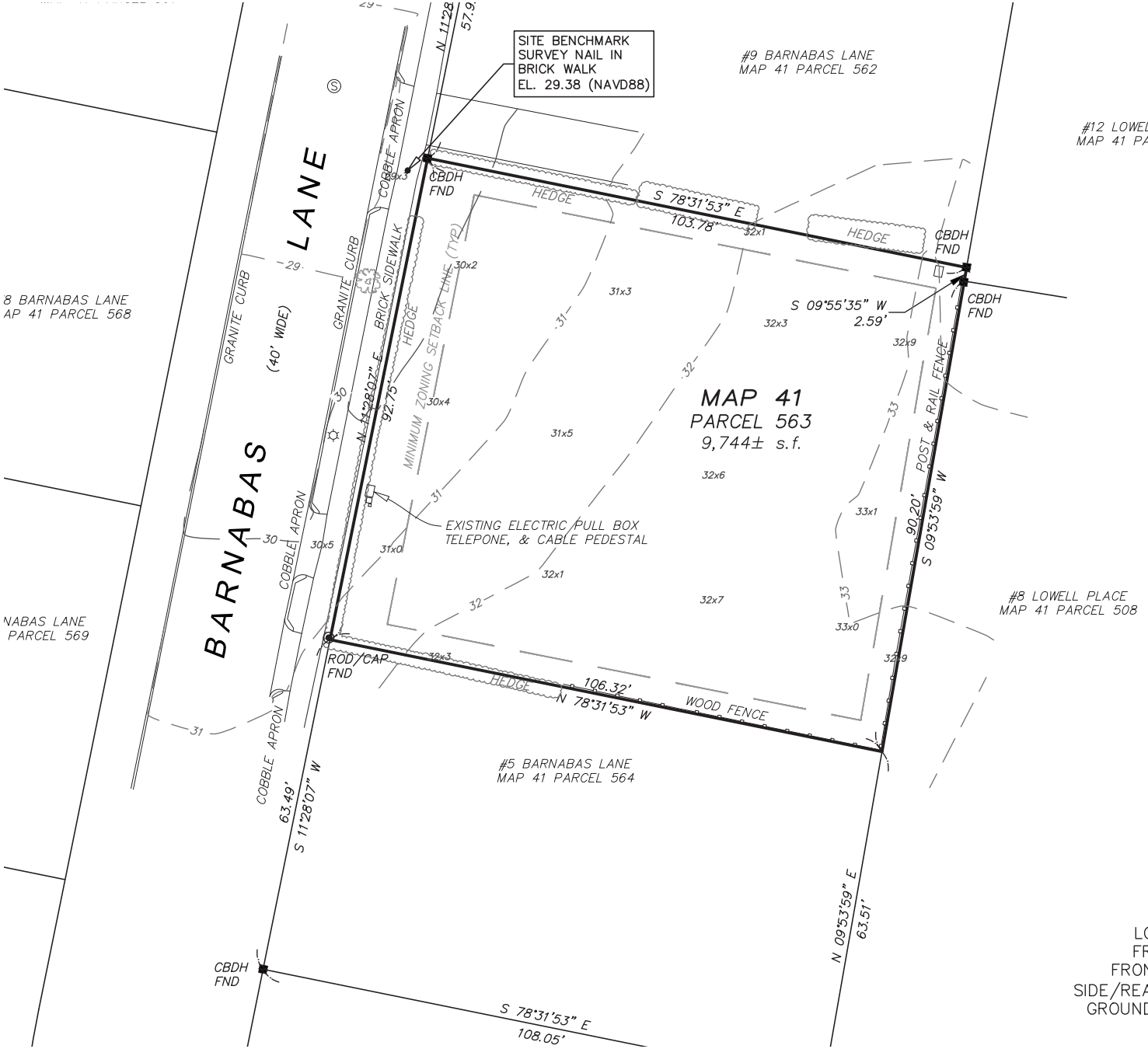
AERIAL

BCL - HDC SITE CONTEXT

7 BARNABAS - NANTUCKET

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

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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

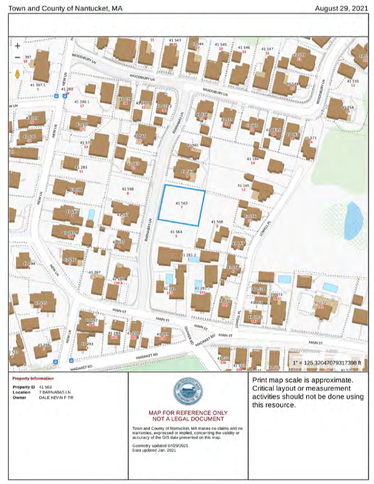


15 WOODBURY



33 WOODBURY

GIS LOCUS MAP

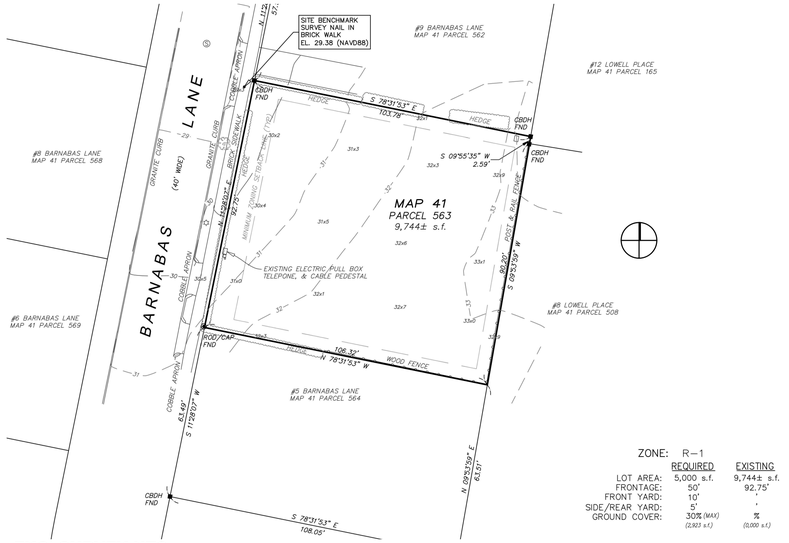


LIST OF DRAWINGS

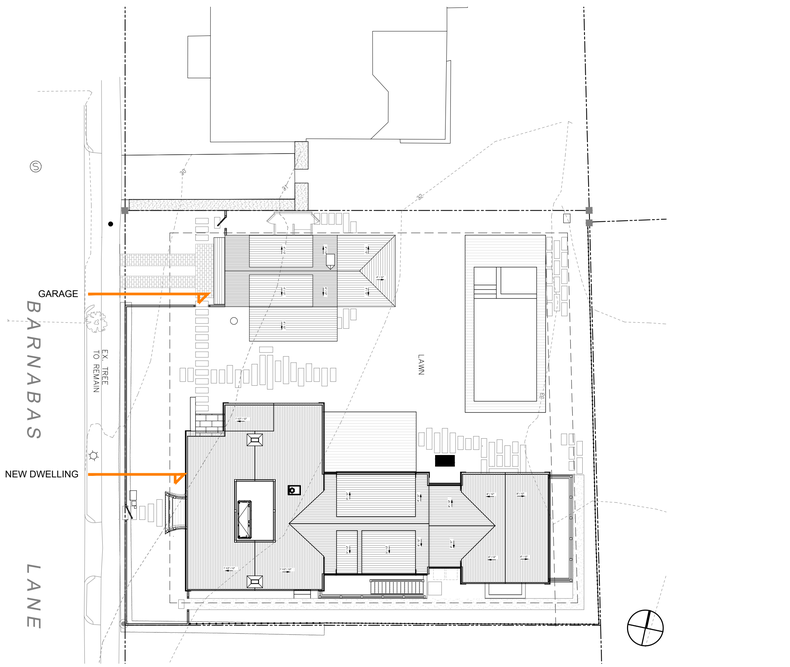
T100	COVER SHEET
A100	PROPOSED FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A200.1	STREET FACADE

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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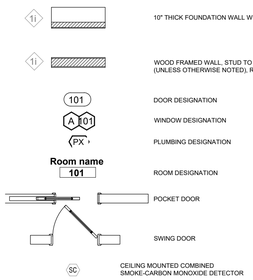
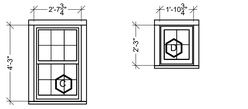
COVER SHEET

T100

LEGEND



WINDOW TYPES



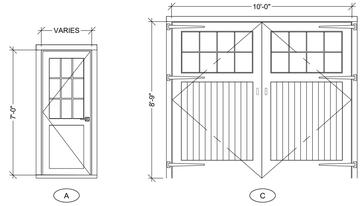
C
TYPE: 6/6 LITE
FINISH: FIBREX
ACTION: D. HUNG
MFGR: ANDERSEN 'A' SERIES

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

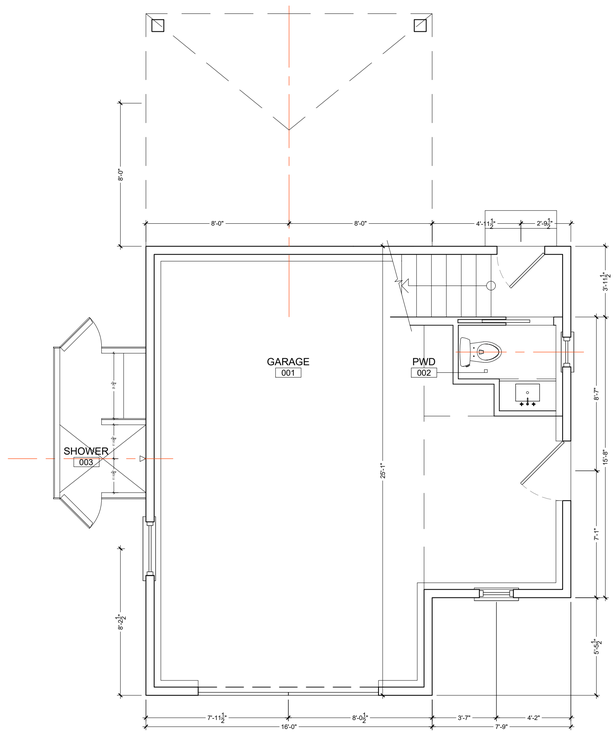


A
TYPE: EXTERIOR
FINISH: WHITE
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

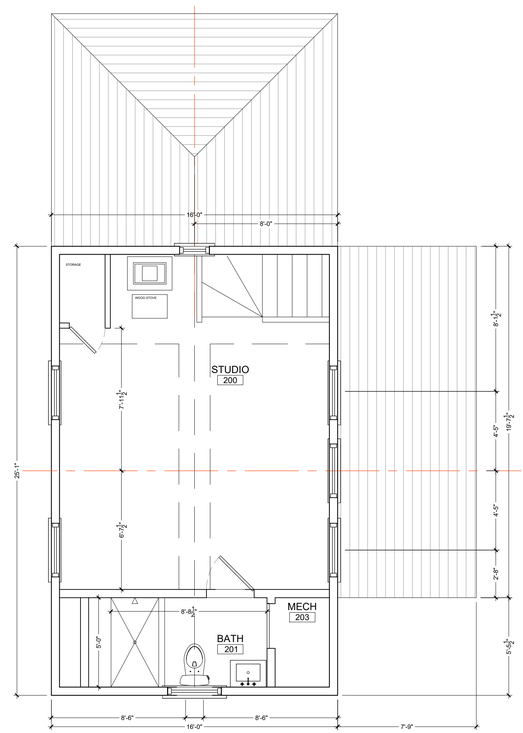
C
TYPE: EXTERIOR
FINISH: PAINTED
MODEL: TBD
ACTION: SWING
MFGR: CUSTOM

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"



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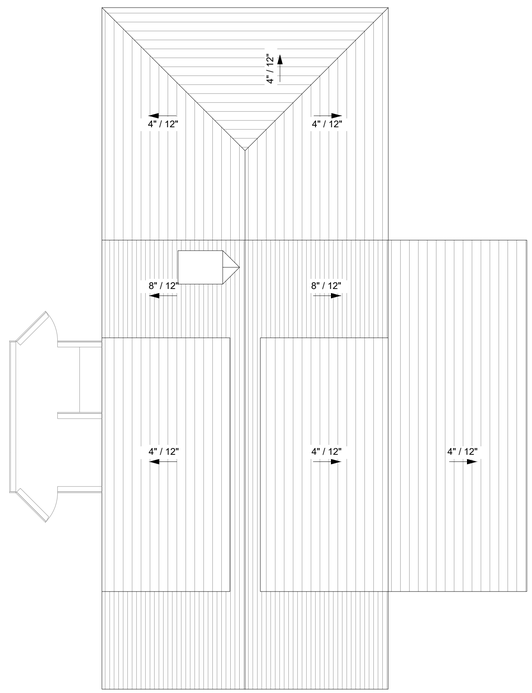
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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BCL
GARAGE / STUDIO

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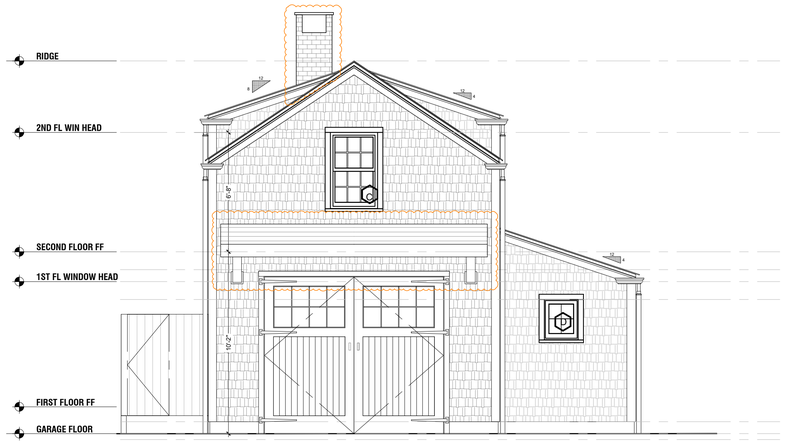
22_1223 - ISSUED FOR HDC APPROVAL

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"**



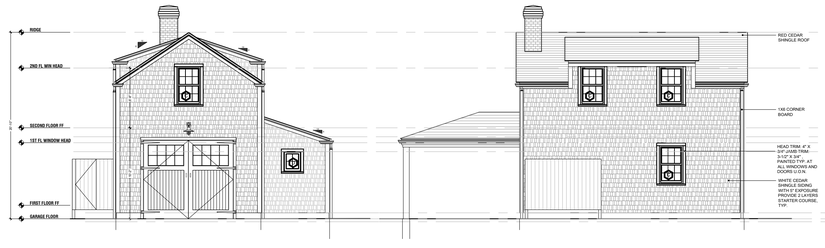
02 PROPOSED NORTH ELEVATION
SCALE: **1/4" = 1'0"**



03 PROPOSED EAST ELEVATION
SCALE: **1/4" = 1'0"**

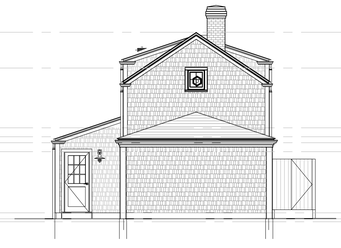


04 PROPOSED SOUTH ELEVATION
SCALE: **1/4" = 1'0"**

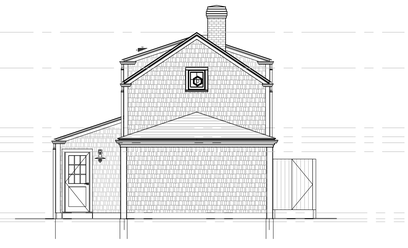


X1 PREVIOUS HDC APPROVED ELEVATION WEST
SCALE: **1/8" = 1'0"**

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"**

studioPPARK
architecture + design

BCL
GARAGE / STUDIO

7 BARNABAS LN
NANTUCKET, MA 02554

OWNER

TIGERLILY NOMINEE TRUST

9 BARNABAS LN
NANTUCKET, MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

7 BARNABAS LN
NANTUCKET, MA 02554

ISSUE

25_0315 - HDC REV TO PREV
24_0121 - HDC STAFF APPROVAL
23_1207 - HDC REVISION 2
23_0209 - HDC REVISION 1
22_1223 - ISSUED FOR HDC APPROVAL

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"

studioPPARK
architecture + design

BCL
GARAGE / STUDIO

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22_1223 - ISSUED FOR HDC APPROVAL

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°: 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.

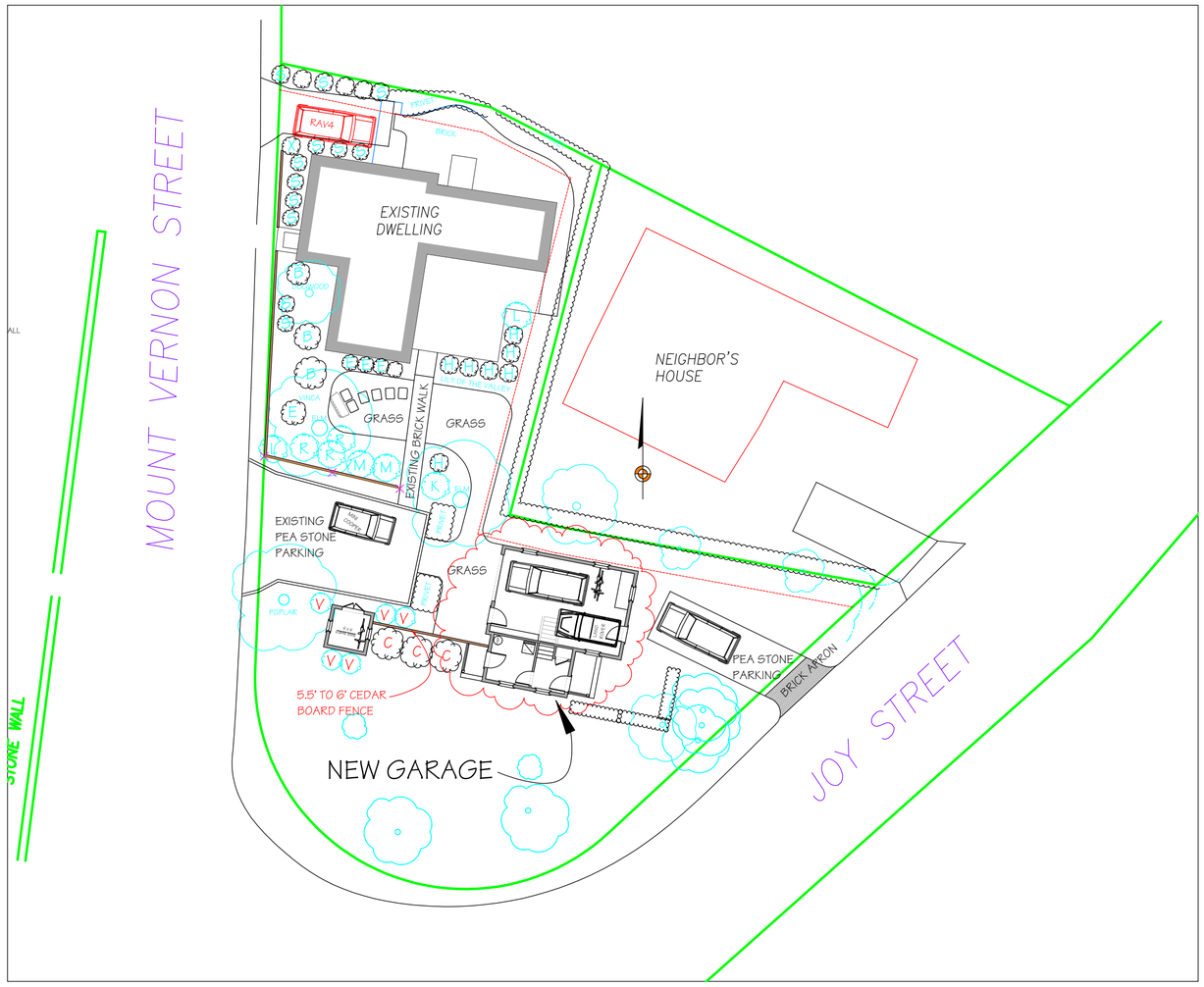
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

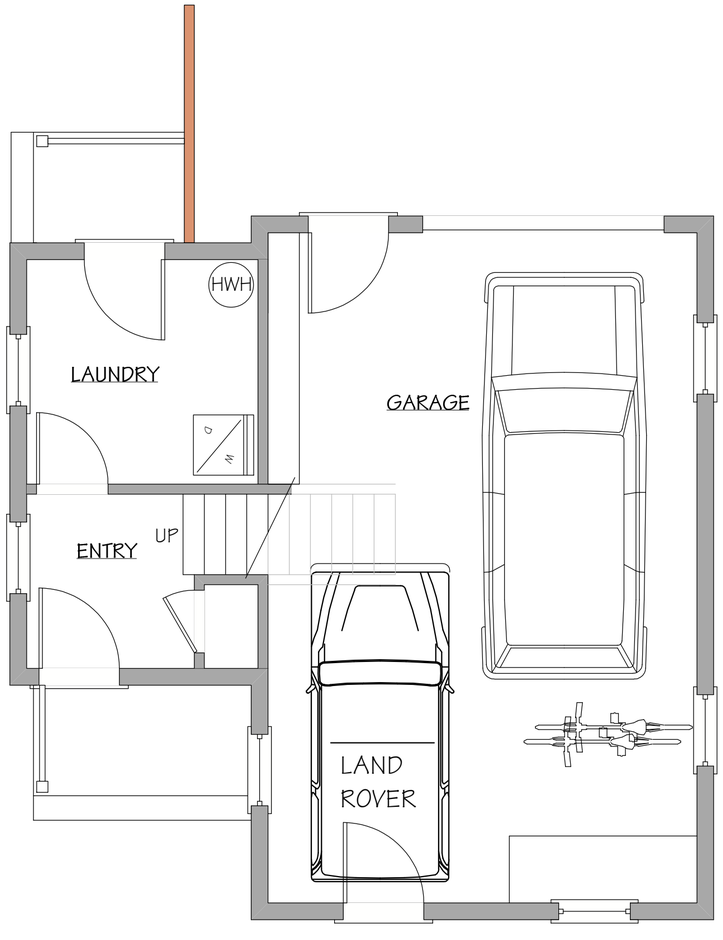


EXISTING HOUSE



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

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
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.

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

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
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

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Red Hook, NY 12571

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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

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

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CERTIFIED MAIL® RECEIPT
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☐ 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

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Albuquerque, NM 87111

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Postage	$0.73
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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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Nantucket MA 02554

Contact Phone #: 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

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☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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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:

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.

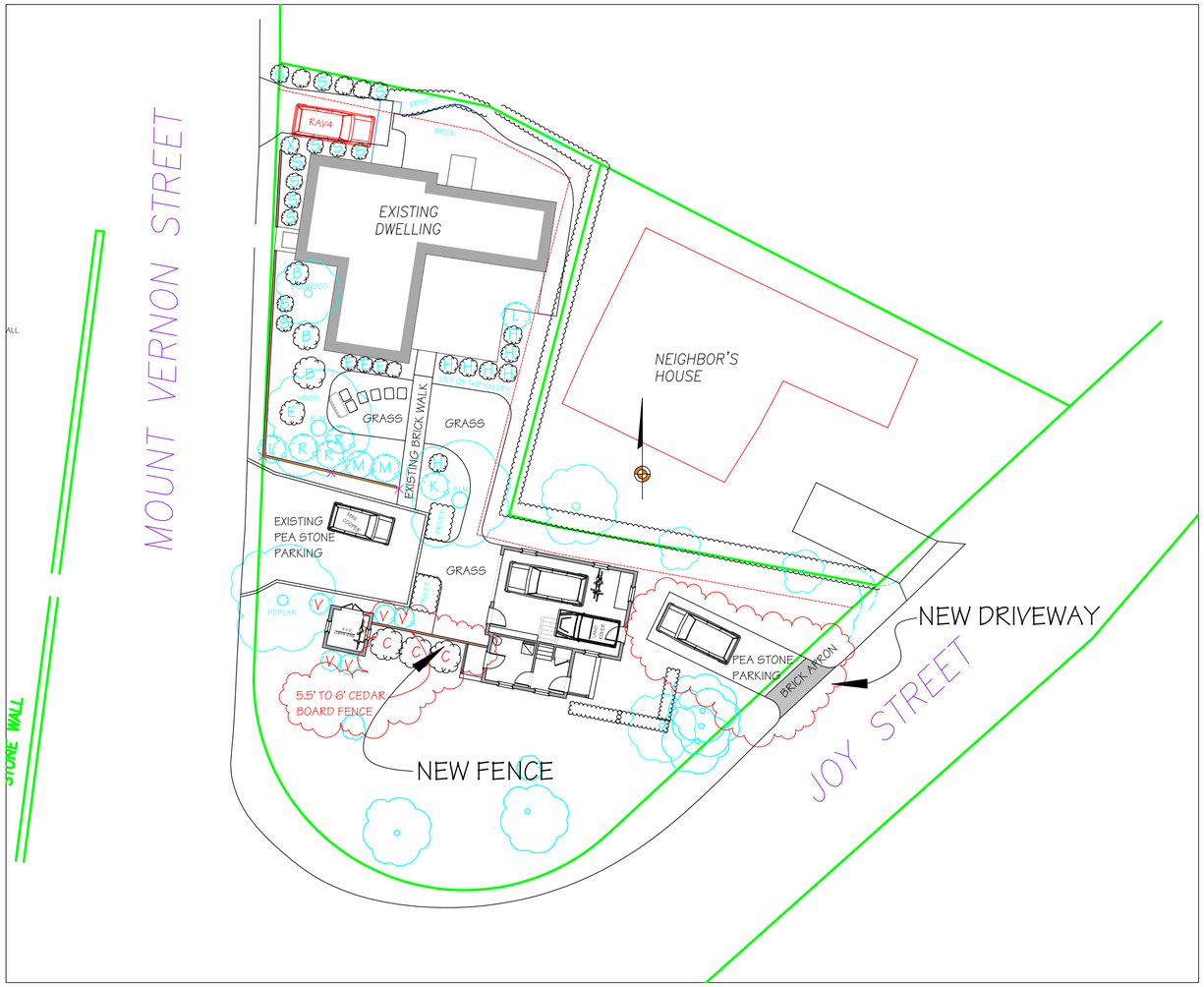
COLORS

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.

Date 3/13/2025 Signature of owner of record _____ Signed under penalties of perjury





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

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:

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

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
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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

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
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

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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
☐ 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

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0554
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.

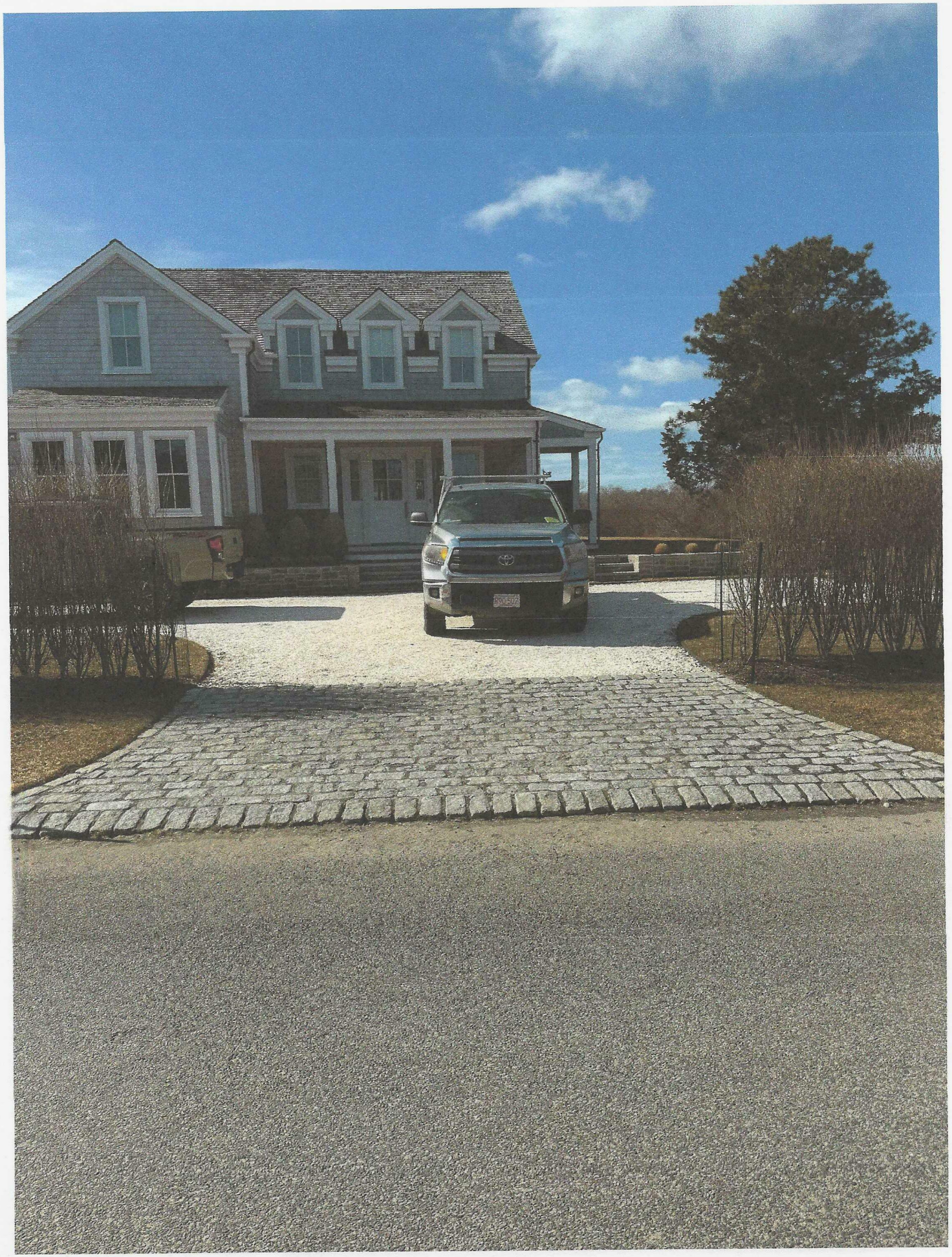
**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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
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42
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MEADOW VIEW DR
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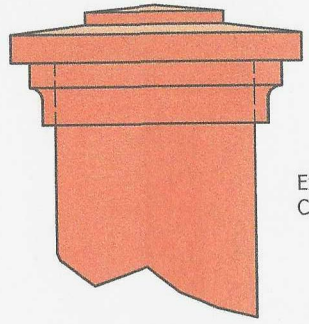
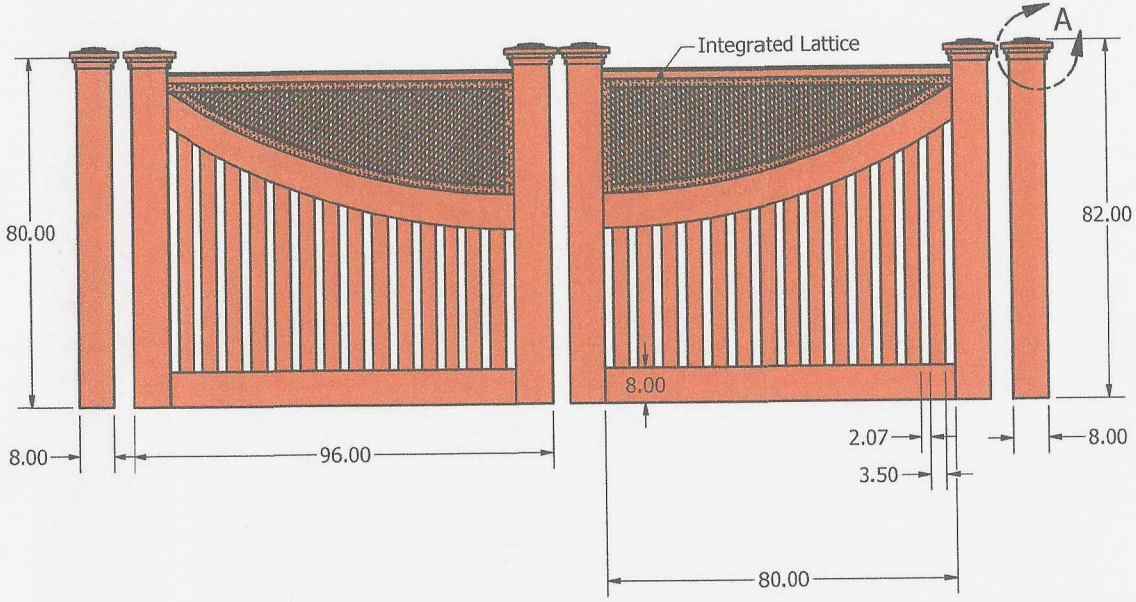
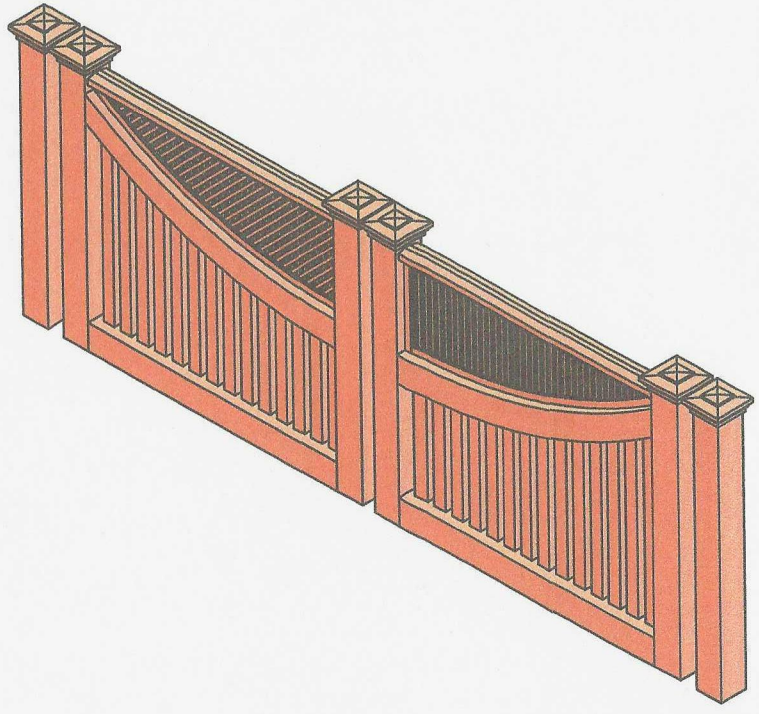
51

DETAIL A



Example of a Harbor Post Cap
Can easily be changed if desired



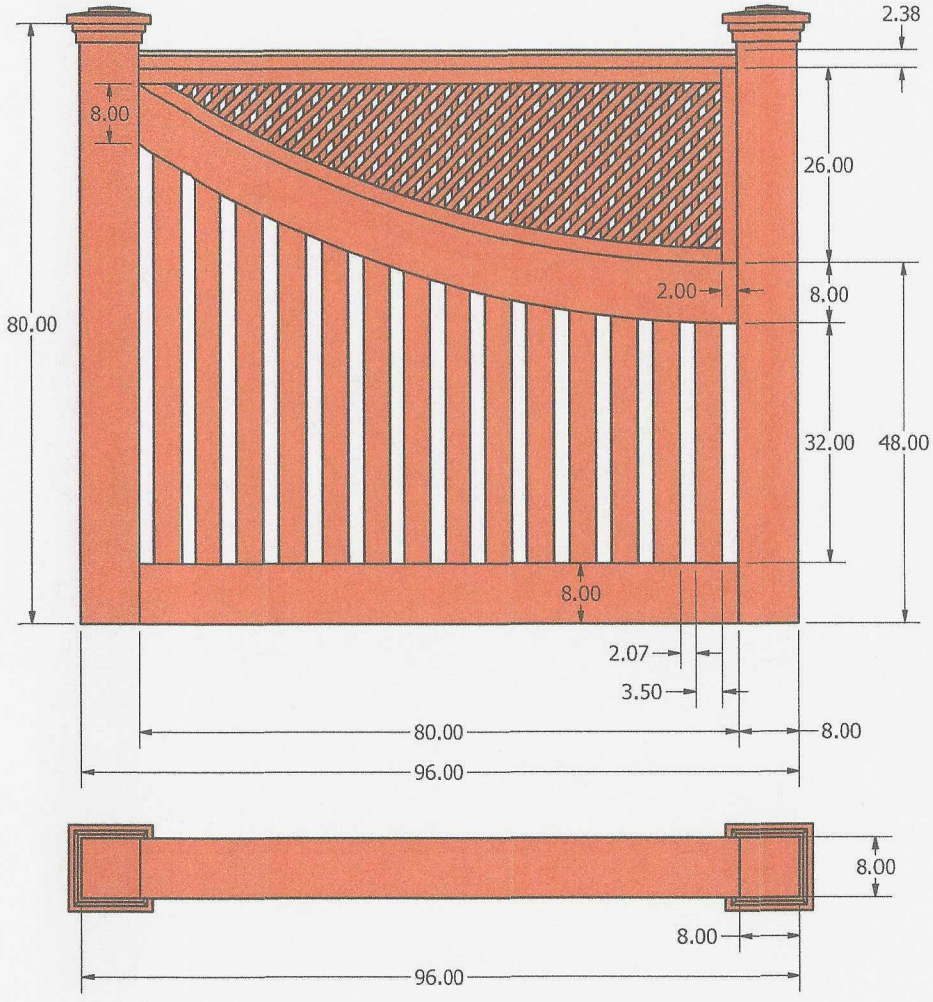


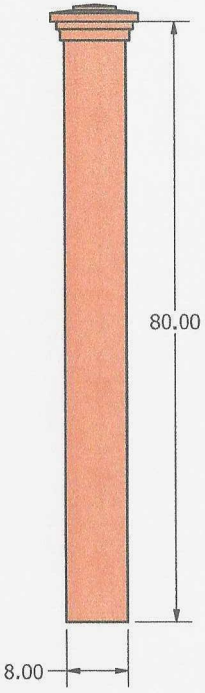


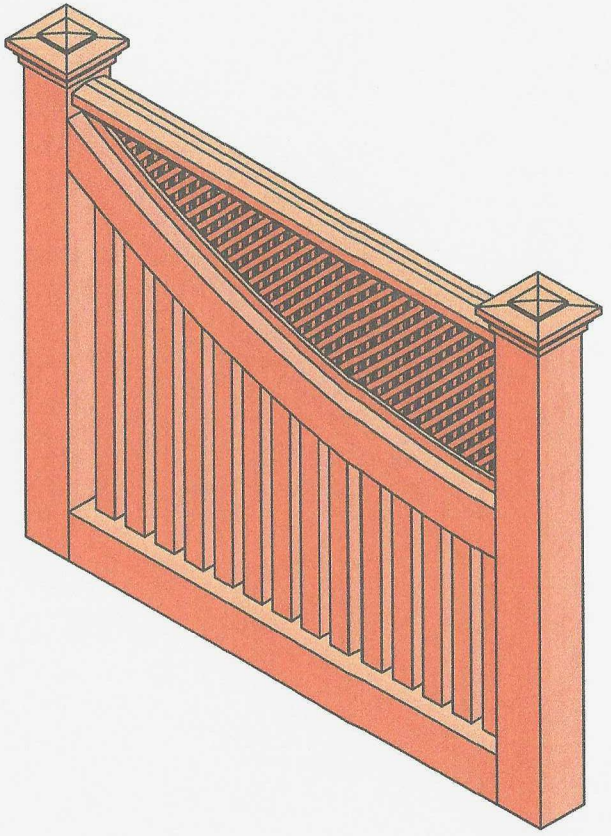
DO NOT SCALE

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



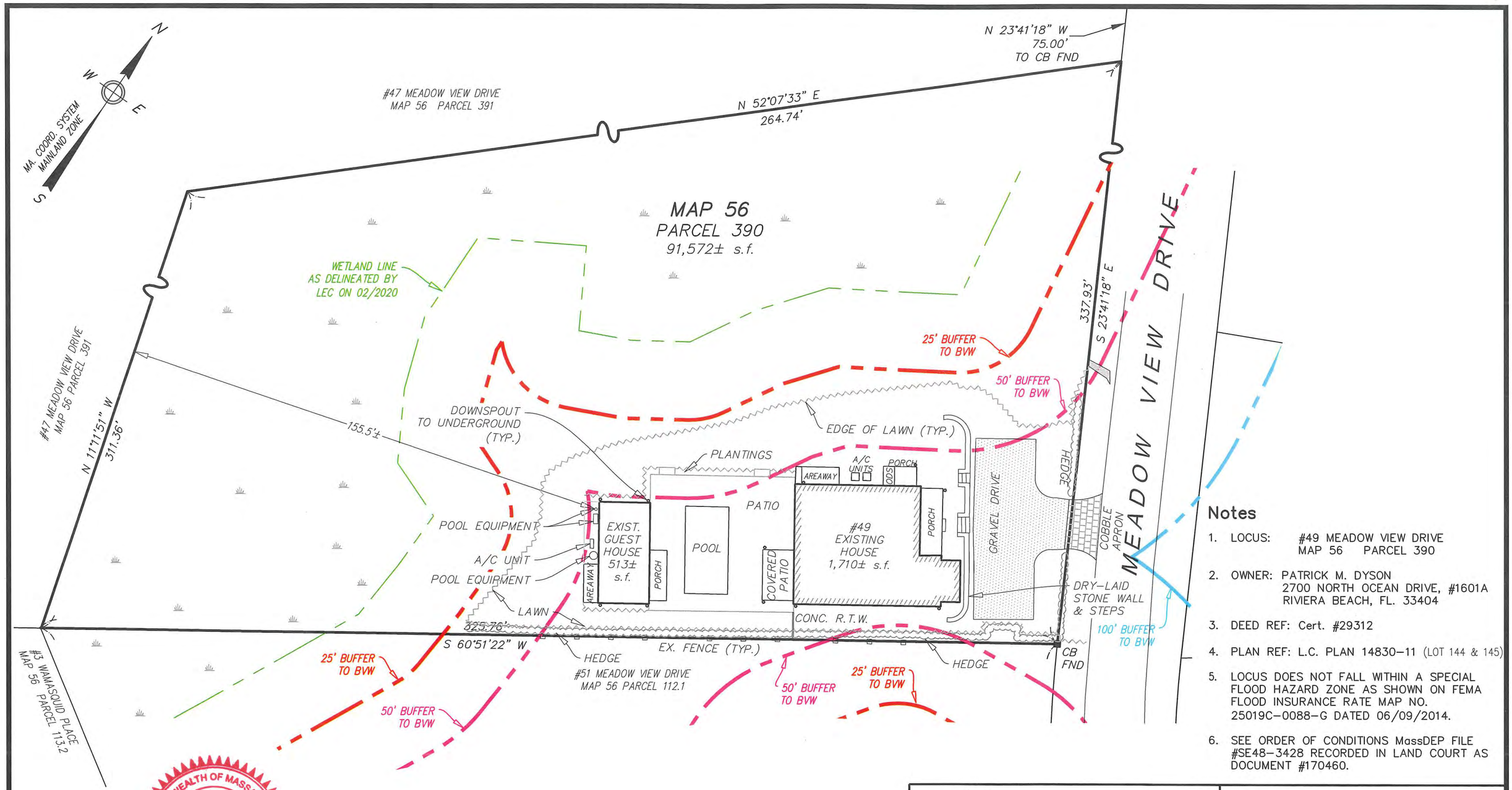




DO NOT SCALE

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

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 _____

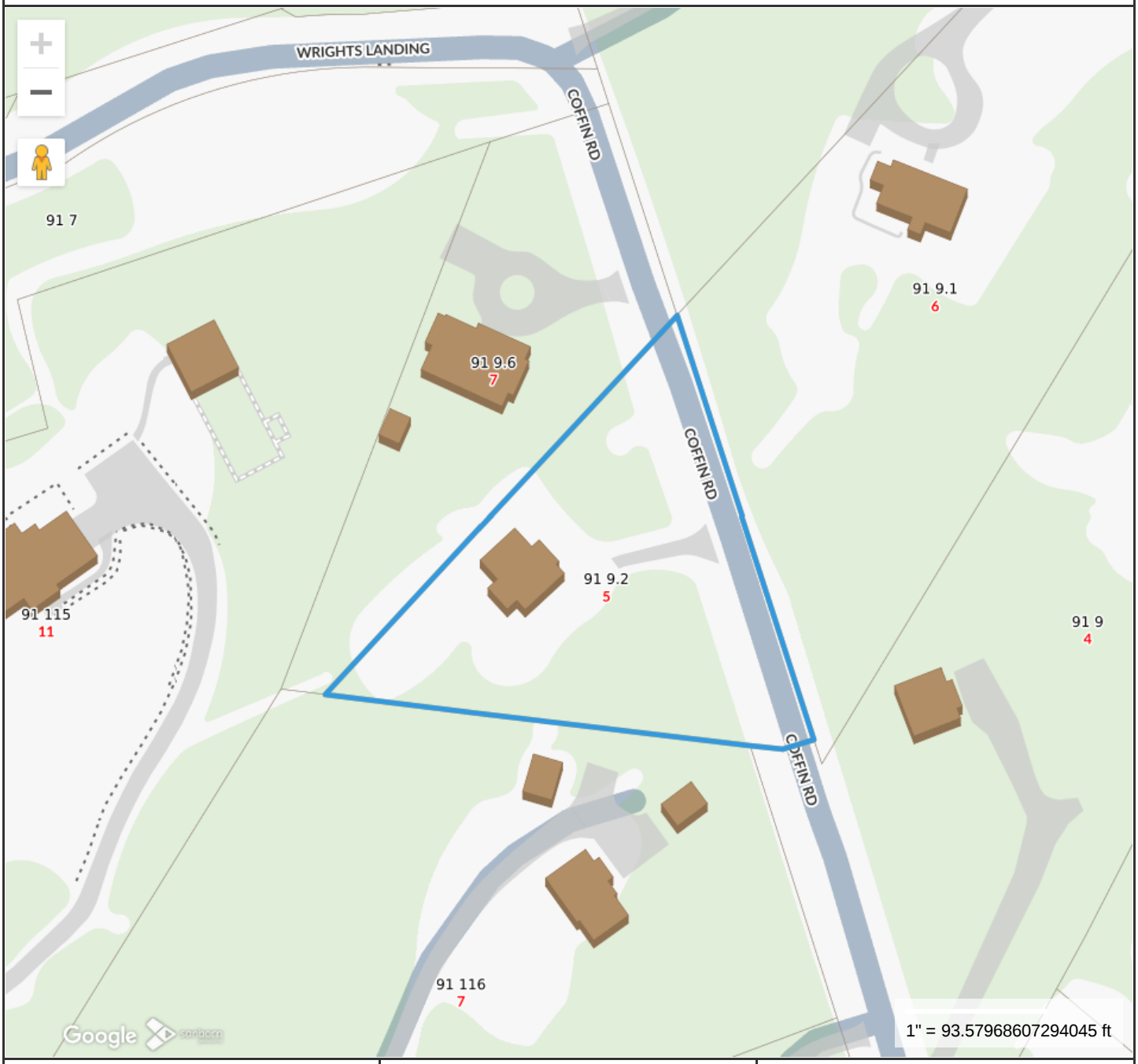
Trim _____ Sash _____ Doors _____

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.

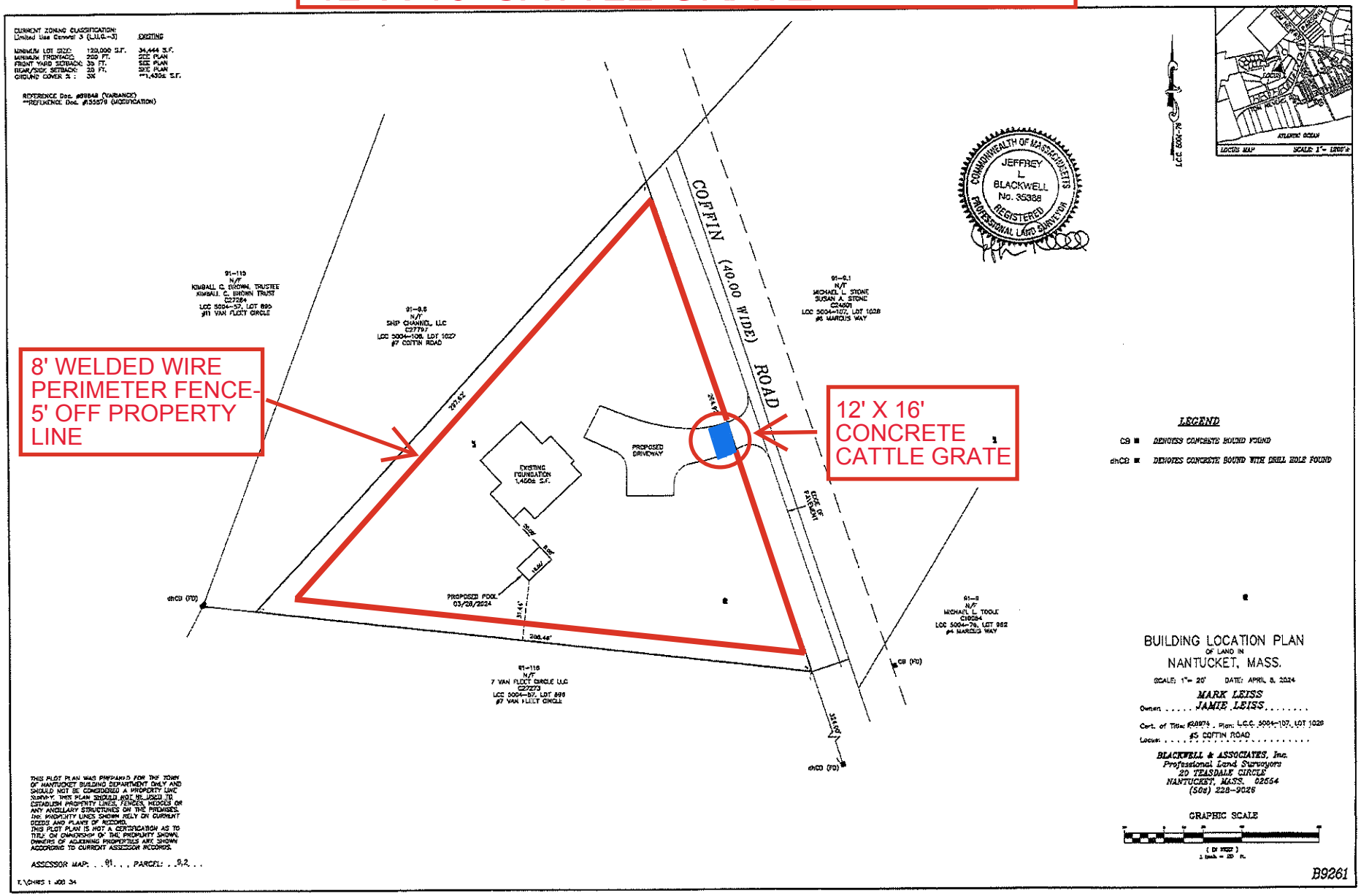
Geometry updated 10/16/2024
Data updated Jan. 2021

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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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 _____

☐ True Divided Lights(muntins), single pane ☐ 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 _____

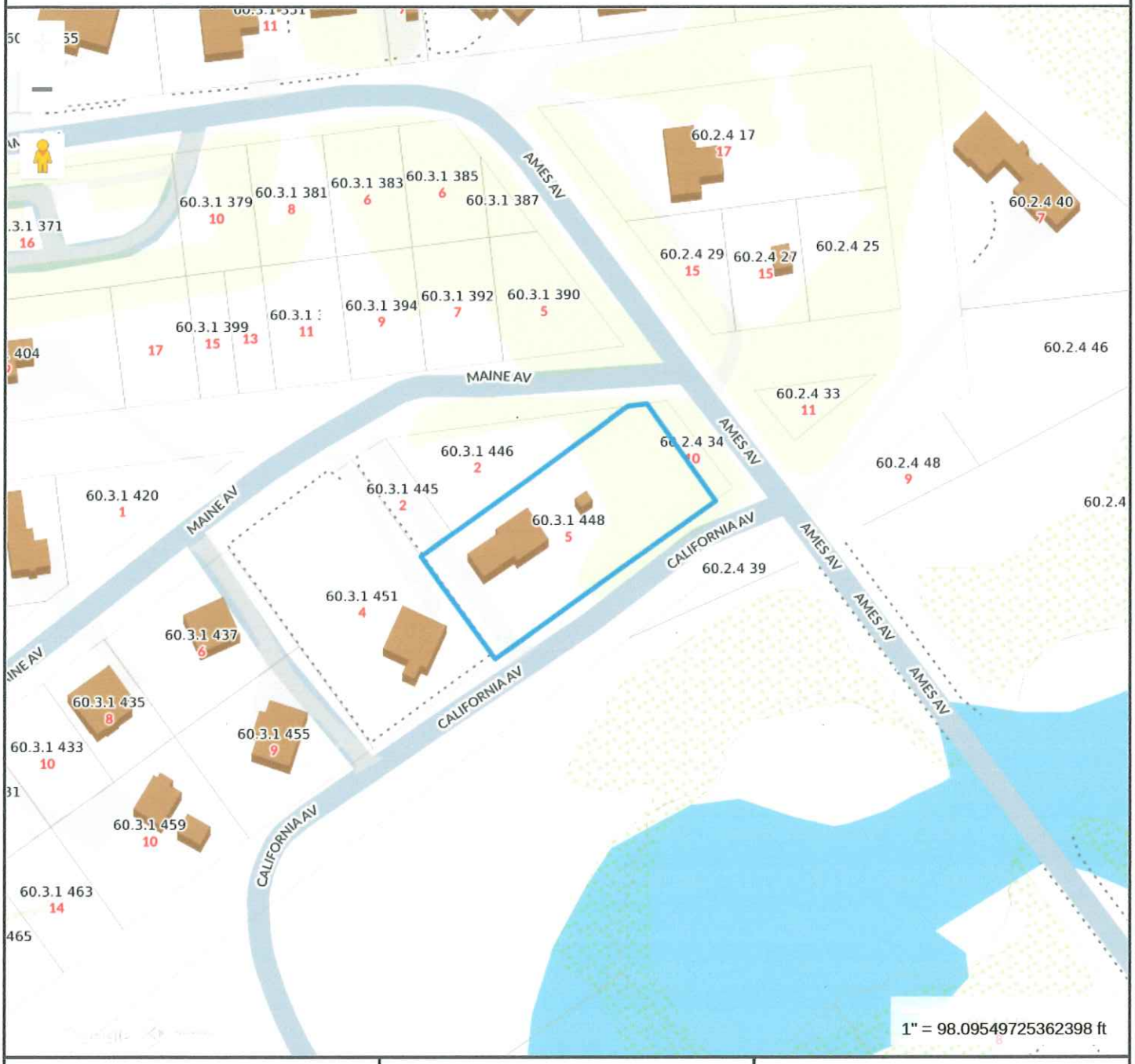
Deck Deckorators Composite (DuSK) Foundation _____ Fence _____ Shutters _____

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

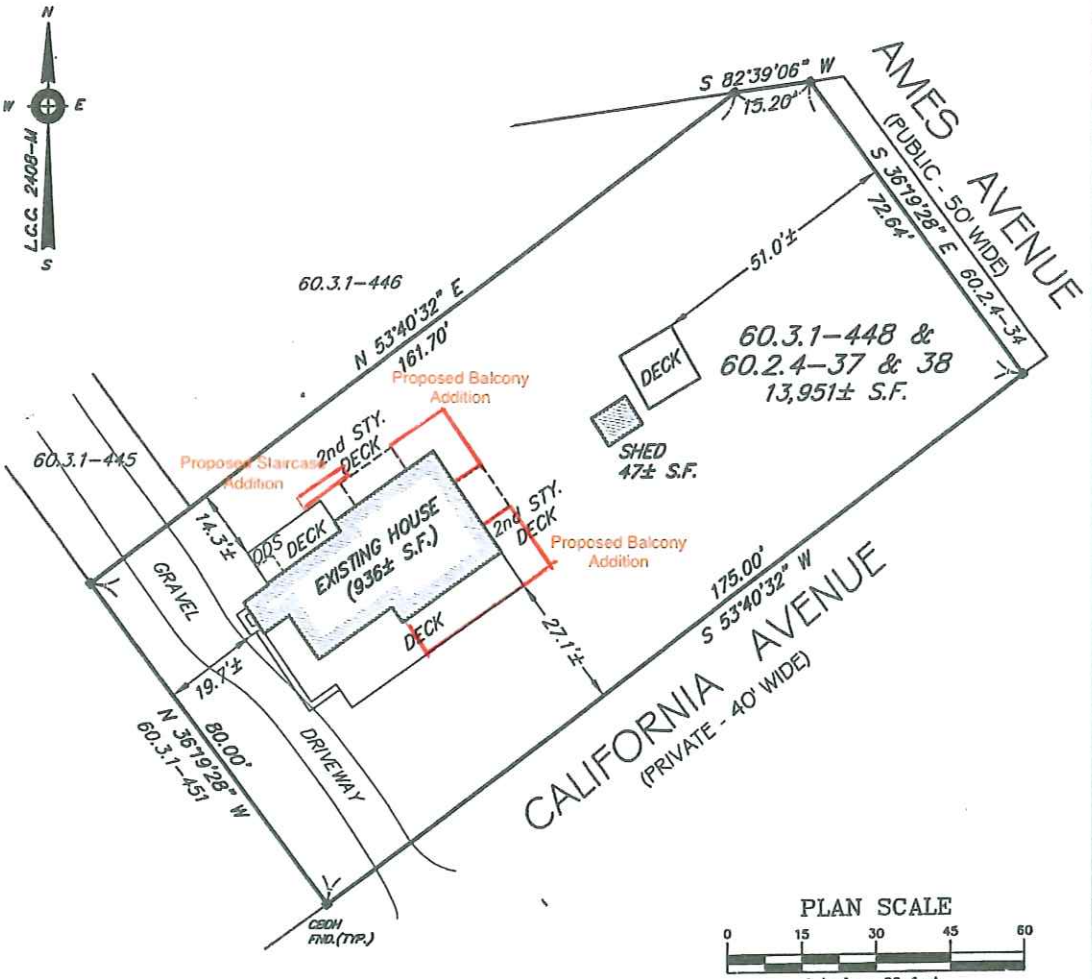
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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:

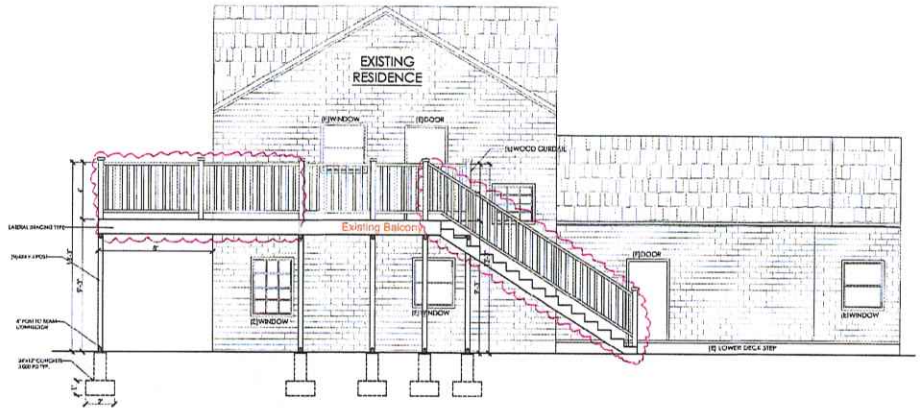
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting

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		

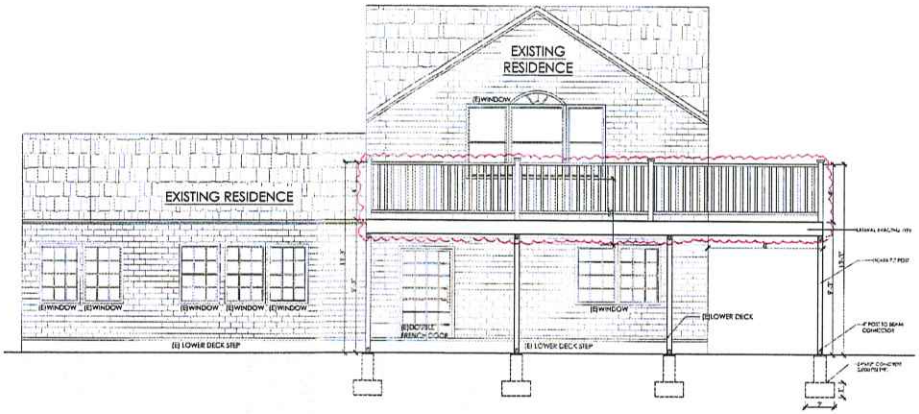
S:\Autocad Drawings\Nantucket\California Avenue\5 California Avenue\5 California Ave-AB 2-19-2013.dwg



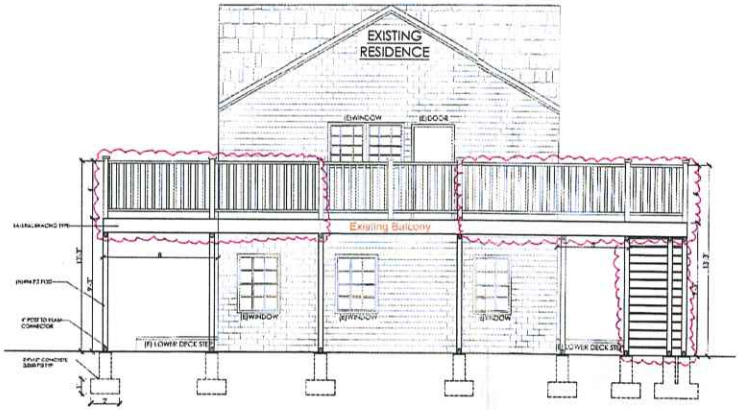
PROPOSED (WOODEN BALCONIES)
1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
2 WEST ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED (WOODEN BALCONIES)
3 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

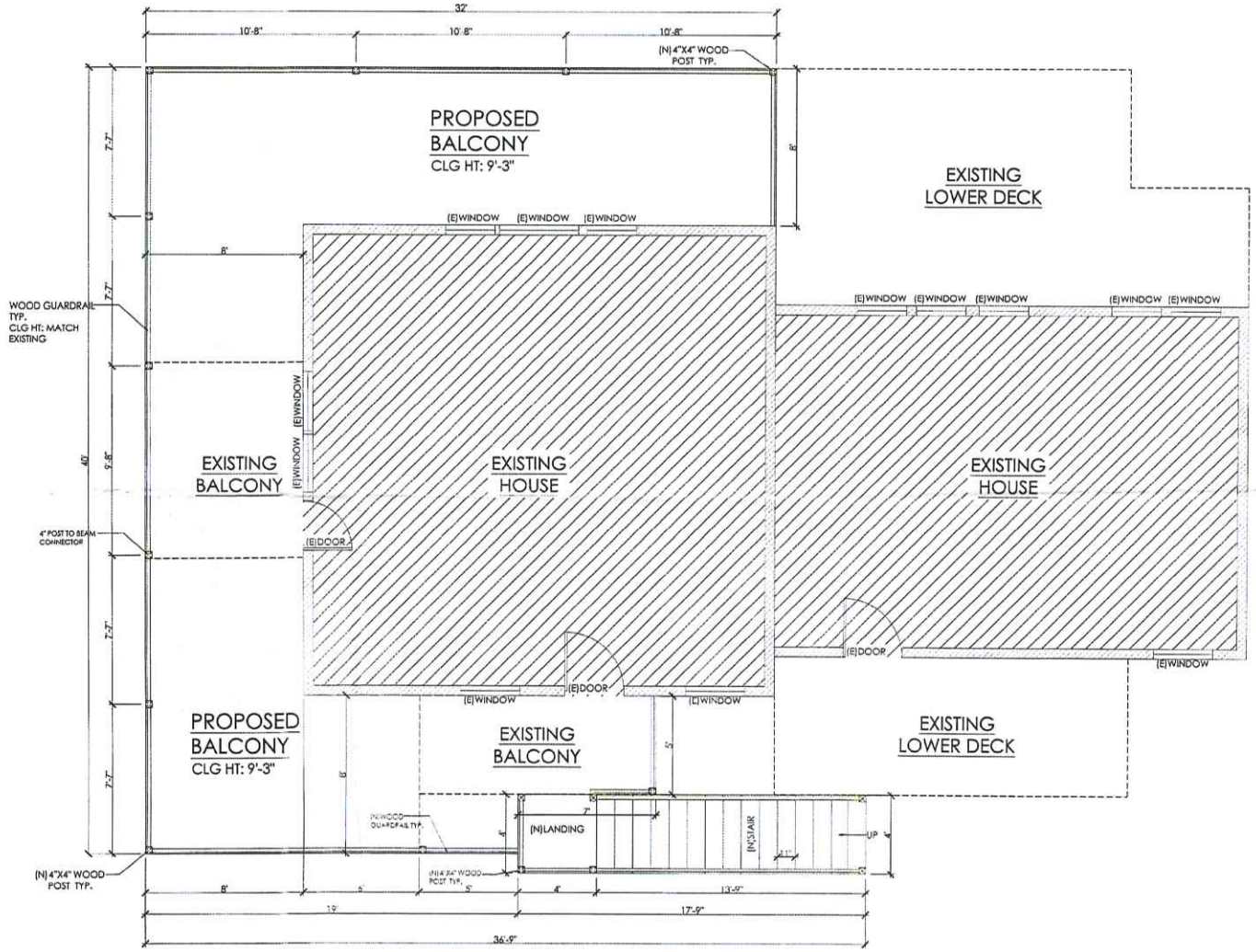


PROPOSED (WOODEN BALCONIES)
4 EAST ELEVATION
SCALE : 1/4" = 1'-0"

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

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STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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

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

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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:

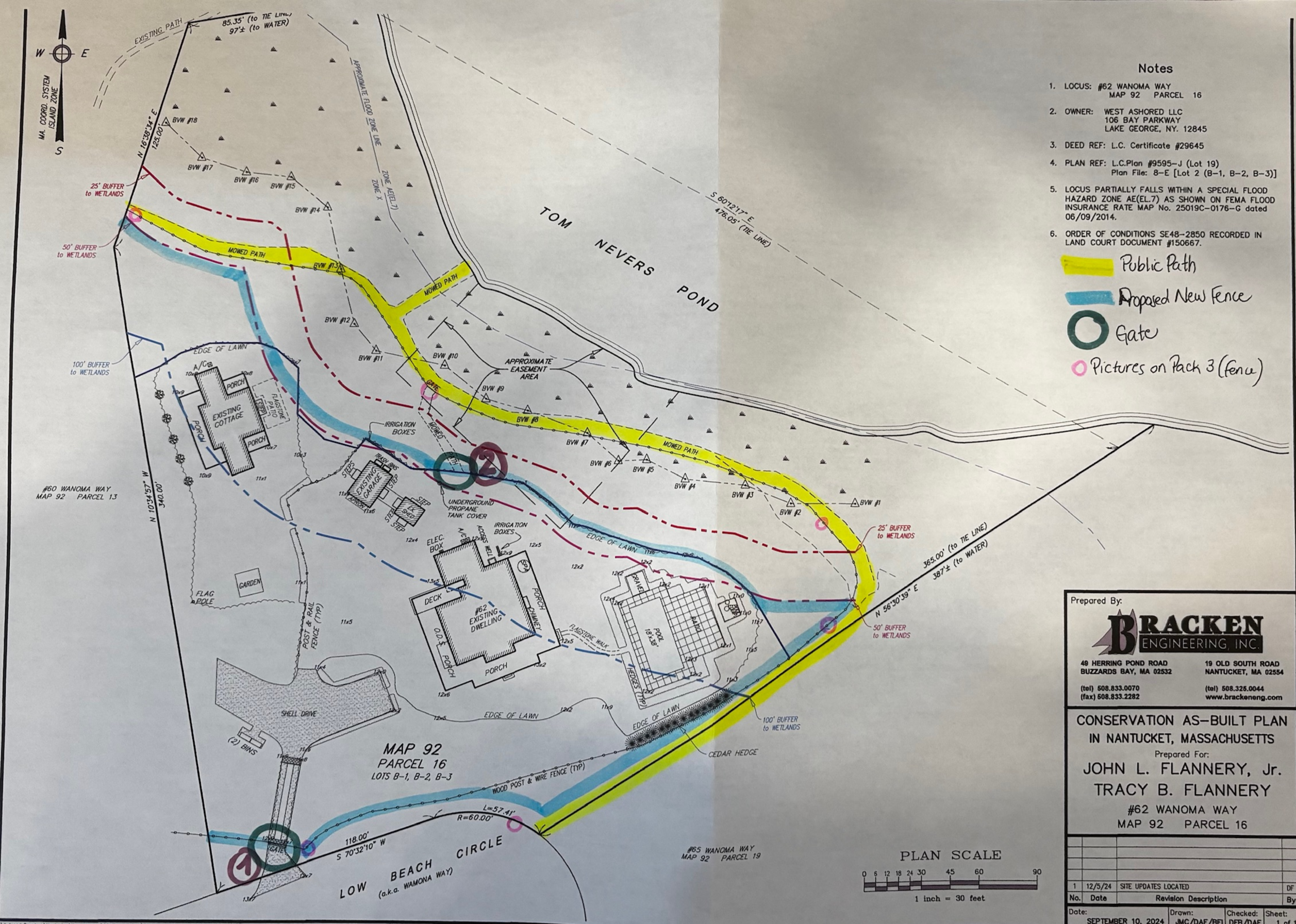
Good Morning, Brett,

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

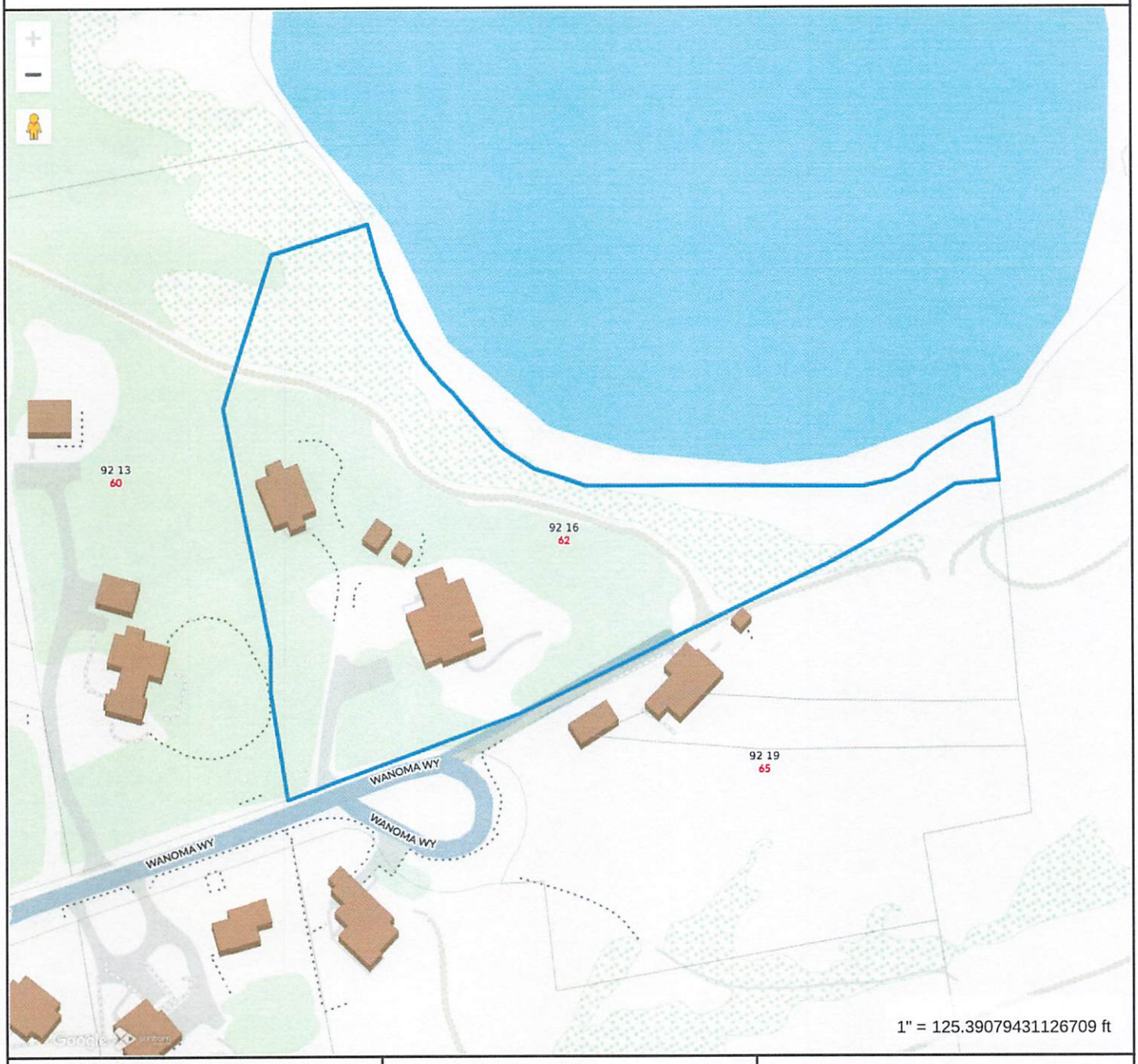
Prepared For:

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

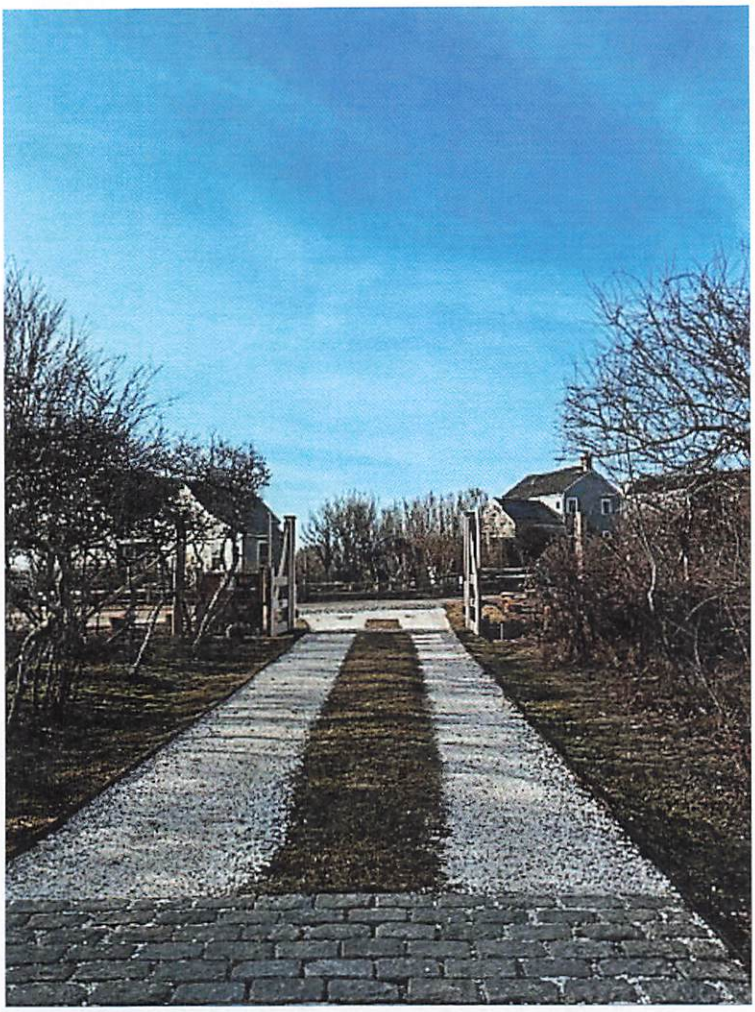
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

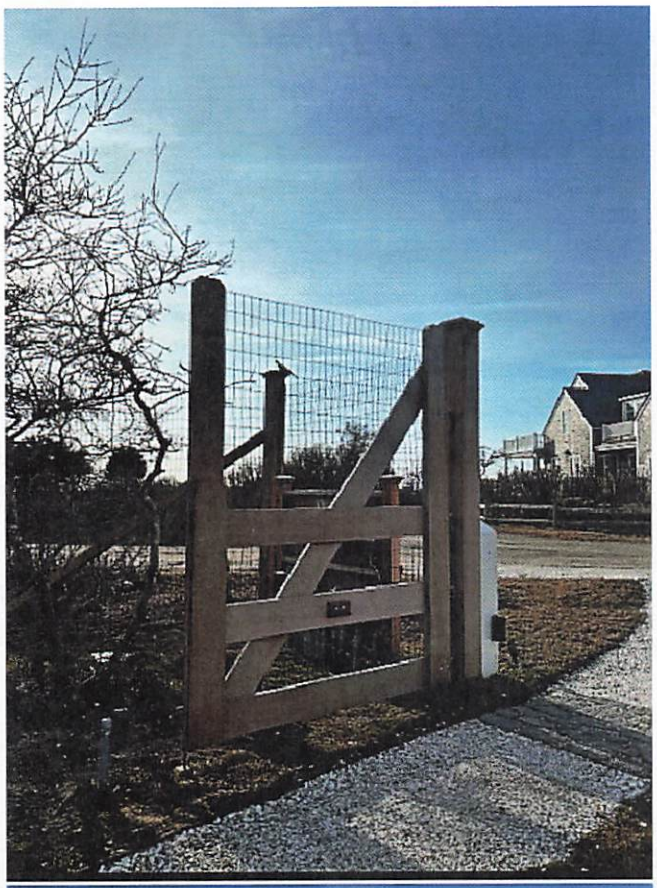
Picture set 1*



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

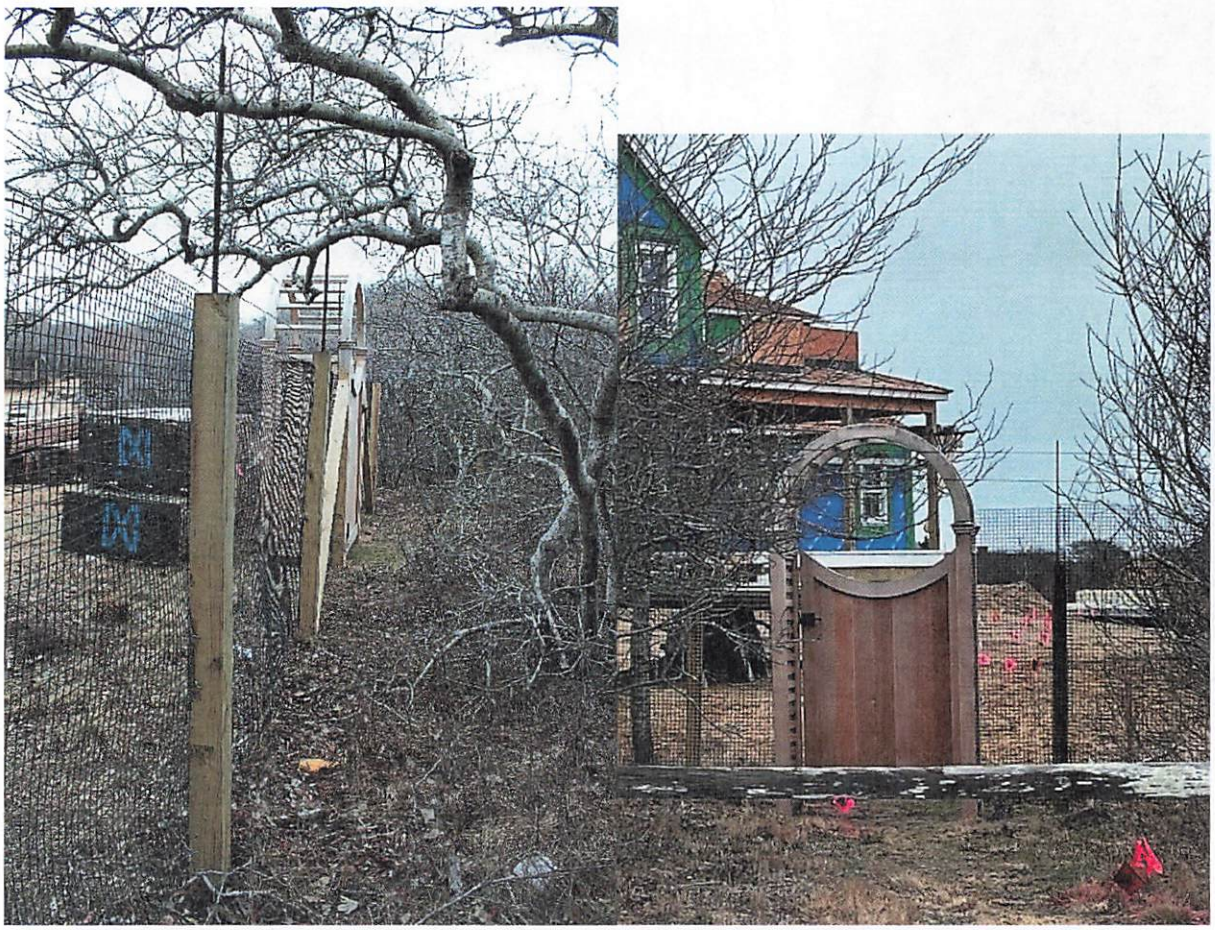


65 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way

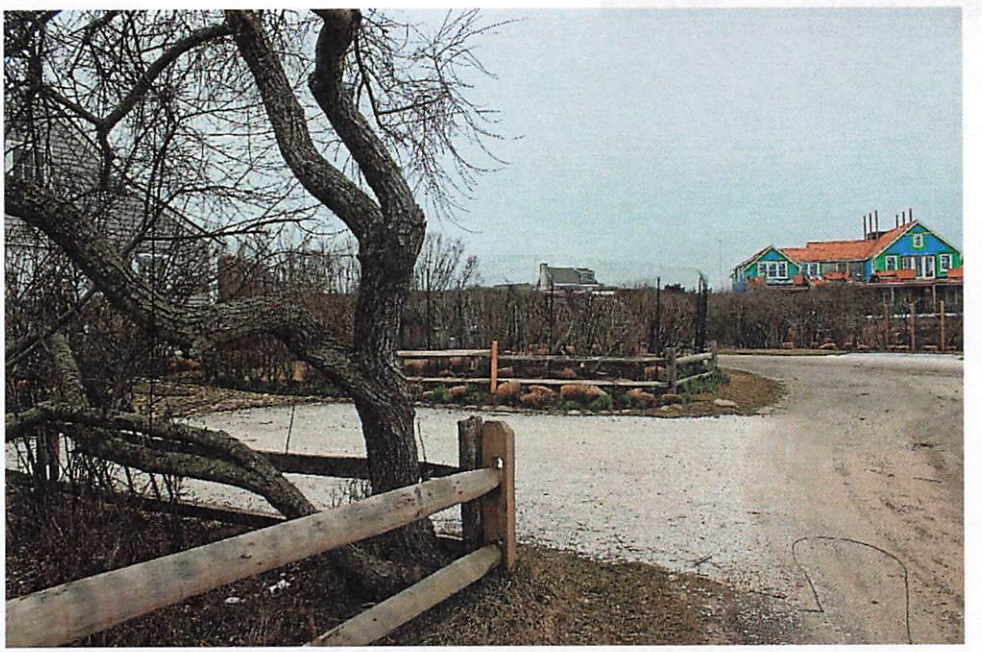


60 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way



60 Wanoma Way



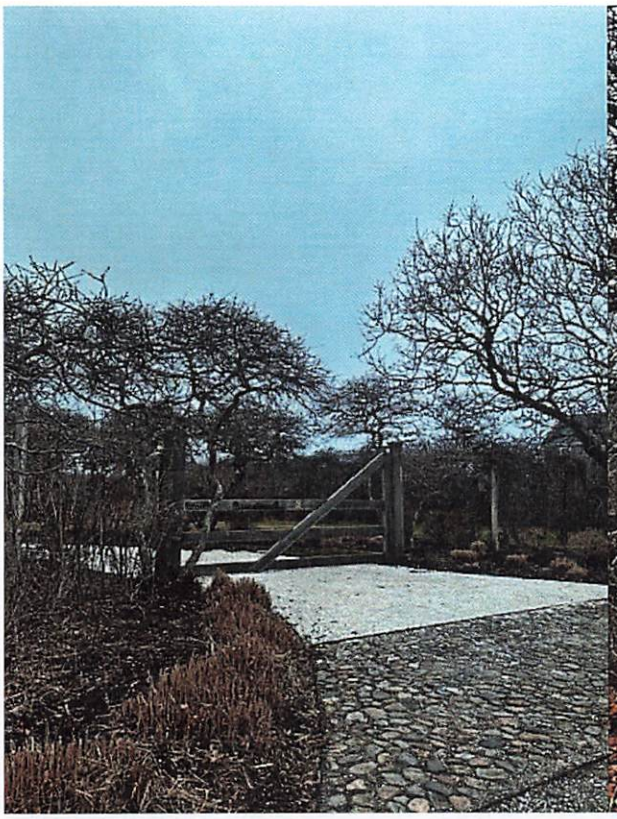
63 Wanoma Way

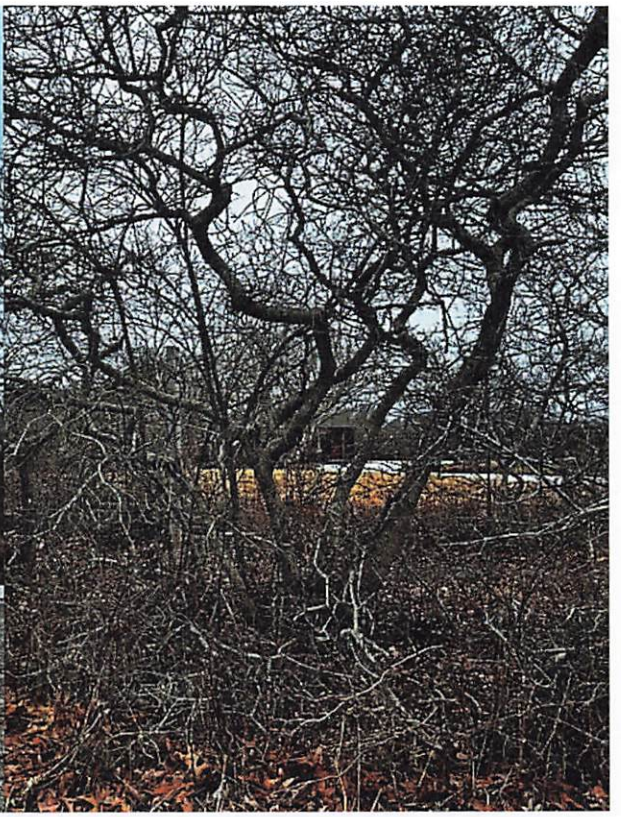
Neighbors View and Fence – 62 Wanoma Way



63 Wanoma Way

Neighbors View and Fence – 62 Wanoma Way







4 Nichols Road

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
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Telephone: 508.325.7587
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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 - CABANA

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
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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.
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X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

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N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
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.

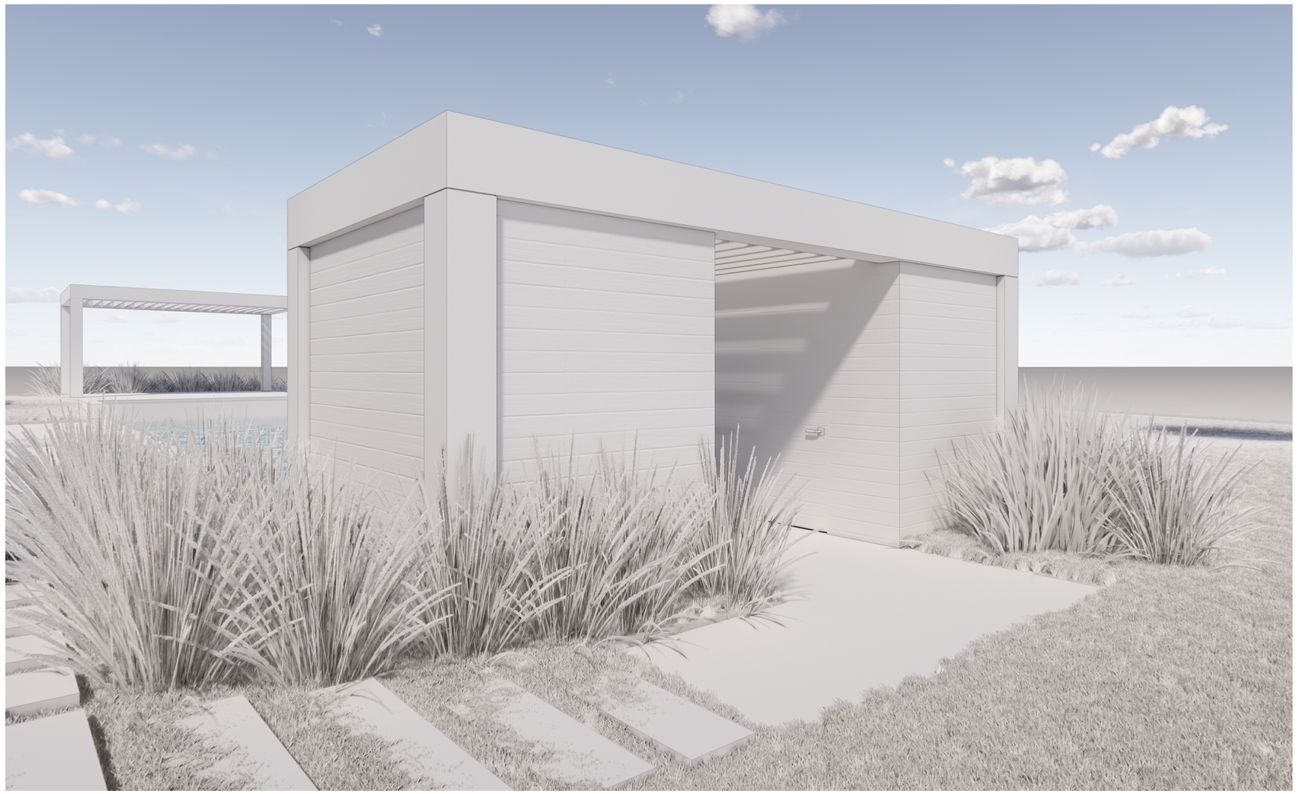
Date 3/24/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

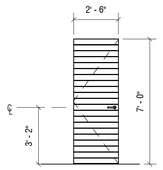
5WR CABANA

HDC - NEW BUSINESS SUBMISSION

CABANA
03/24/2025

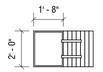


DOOR TYPES



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

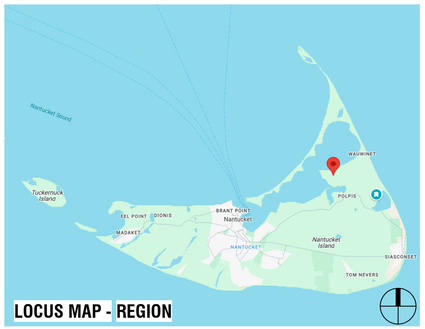
MAP/PARCEL	15/50
CURRENT ZONING	LUG-3 (*MODIFIED BY SPECIAL PERMIT #58622)
FRONT SETBACK	35 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT (*MODIFIED TO 10')
MAX. BUILDING HEIGHT	30 FT (*MODIFIED TO 25')
LOT SIZE	1.04 ACRES (45,355 SF)
GROUND COVER ALLOWED BY SPECIAL PERMIT #58622	3,300 SF
PROPOSED MAIN HOUSE 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

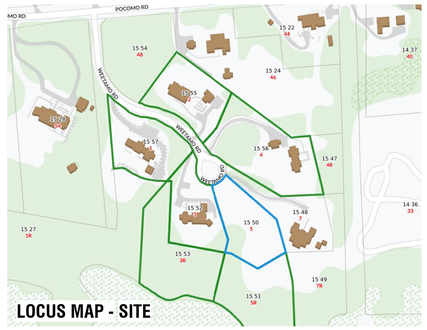
NATURAL TO WEATHER CEDAR

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
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-000

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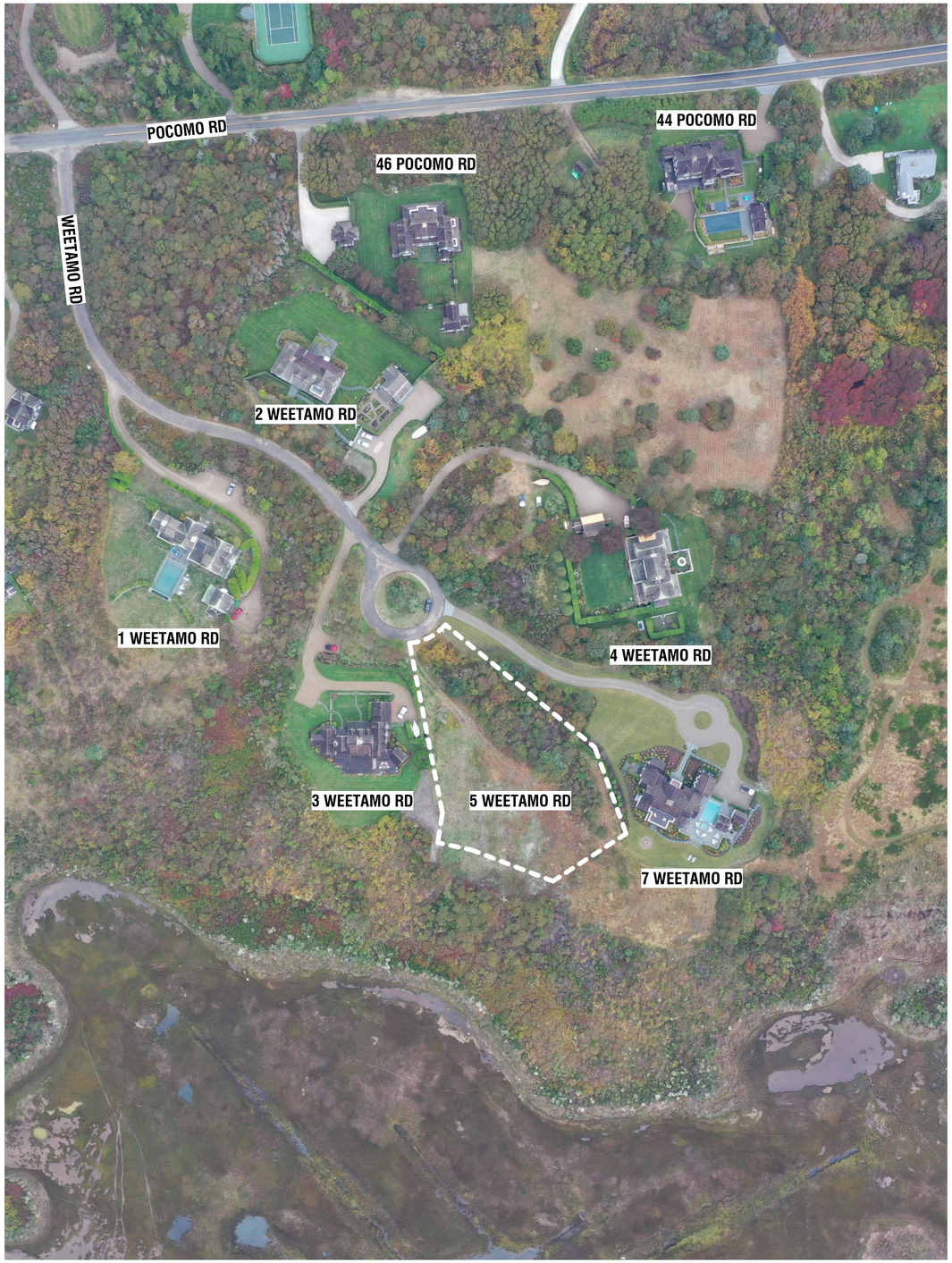



1. AERIALVIEW - LOOKING SOUTH



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

CABANA

5 WEETAMO RD
NANTUCKET, MA 02554

OWNER

5 WEETAMO ROAD LLC
12 MAIN STREET, 2ND FLOOR, P.O.
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SCALE:	
PROJ. NO.	324031

EXISTING CONDITIONS

G-003

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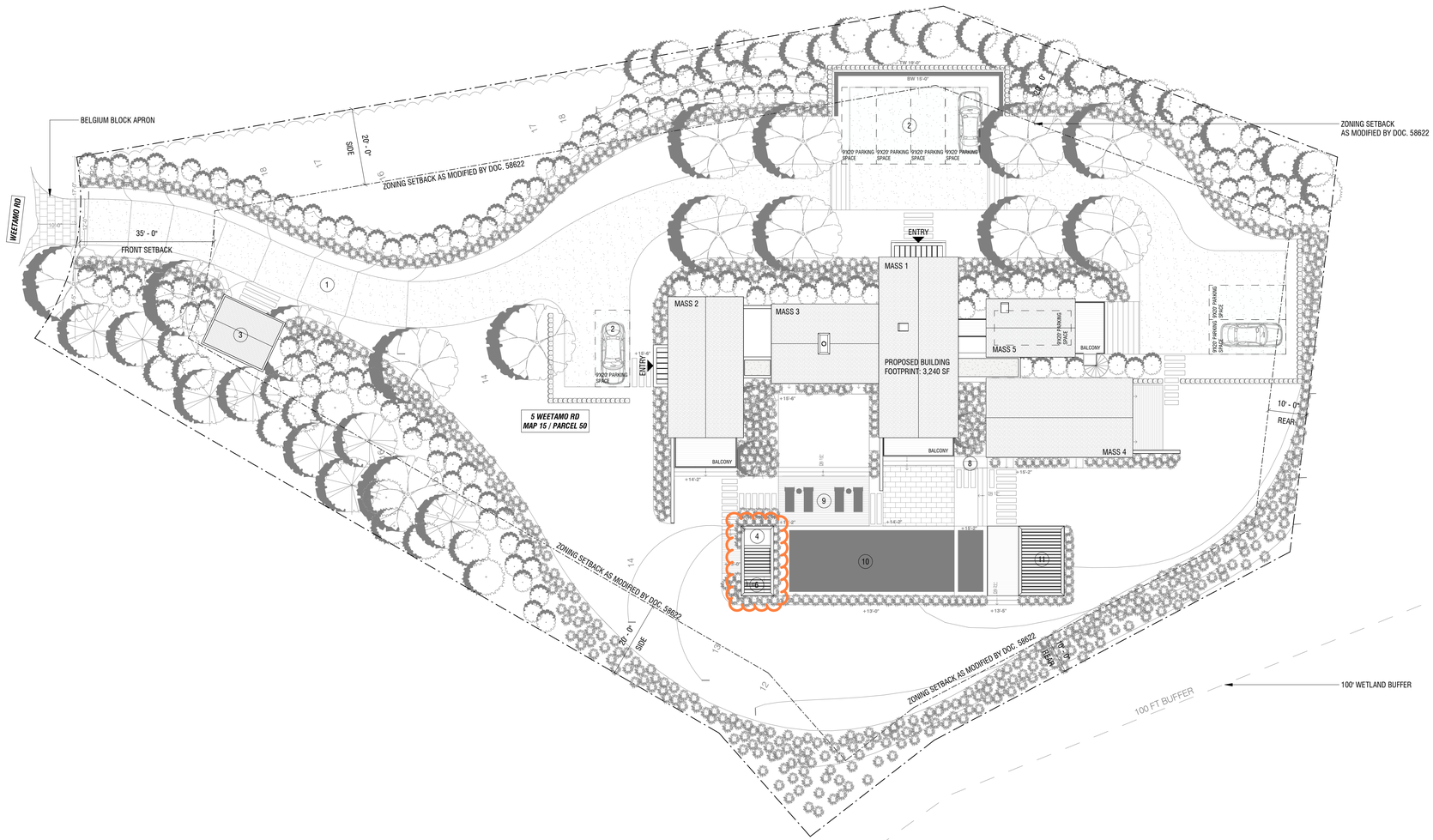

SITE PLAN LEGEND

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
12 MAIN STREET, 2ND FLOOR, P.O. BOX 128, NANTUCKET, MA 02554

ARCHITECT

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(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

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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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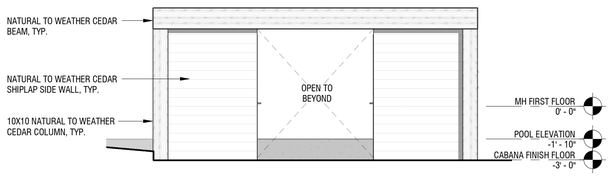
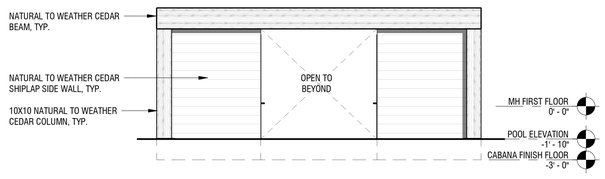


1 CABANA - WEST ELEVATION

1/4" = 1'-0"



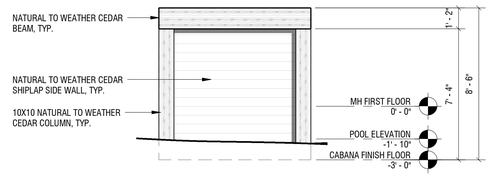
2 CABANA - EAST ELEVATION

1/4" = 1'-0"



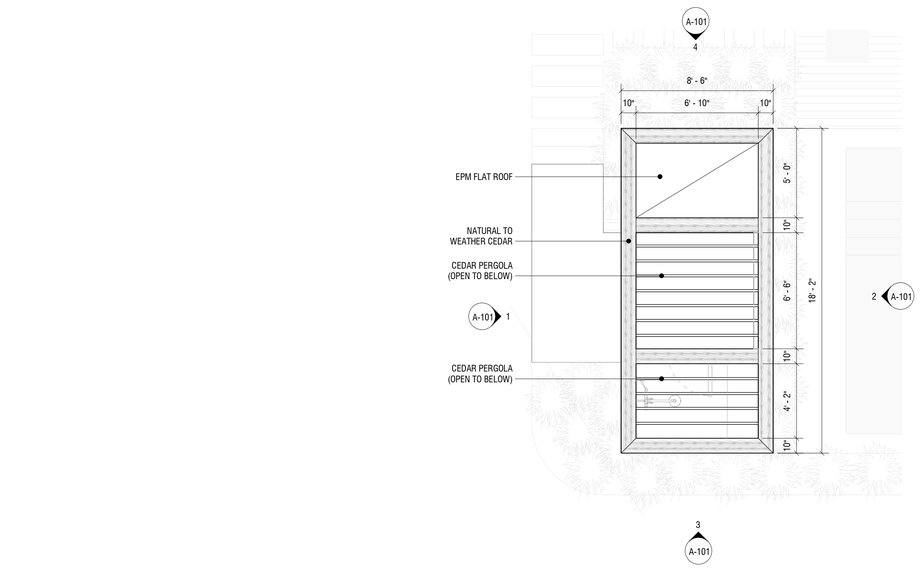
3 CABANA - SOUTH ELEVATION

1/4" = 1'-0"



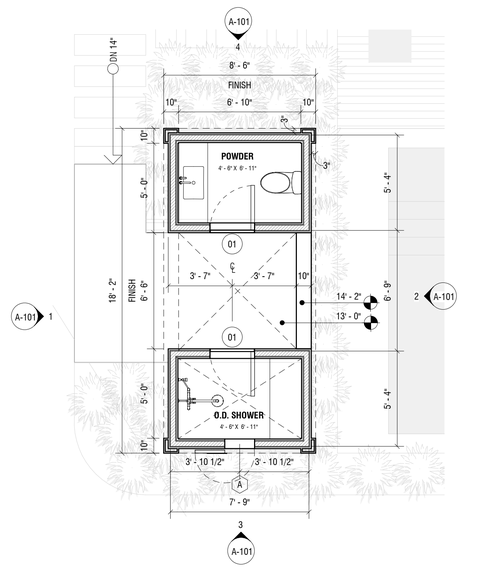
4 CABANA - NORTH ELEVATION

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

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

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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...

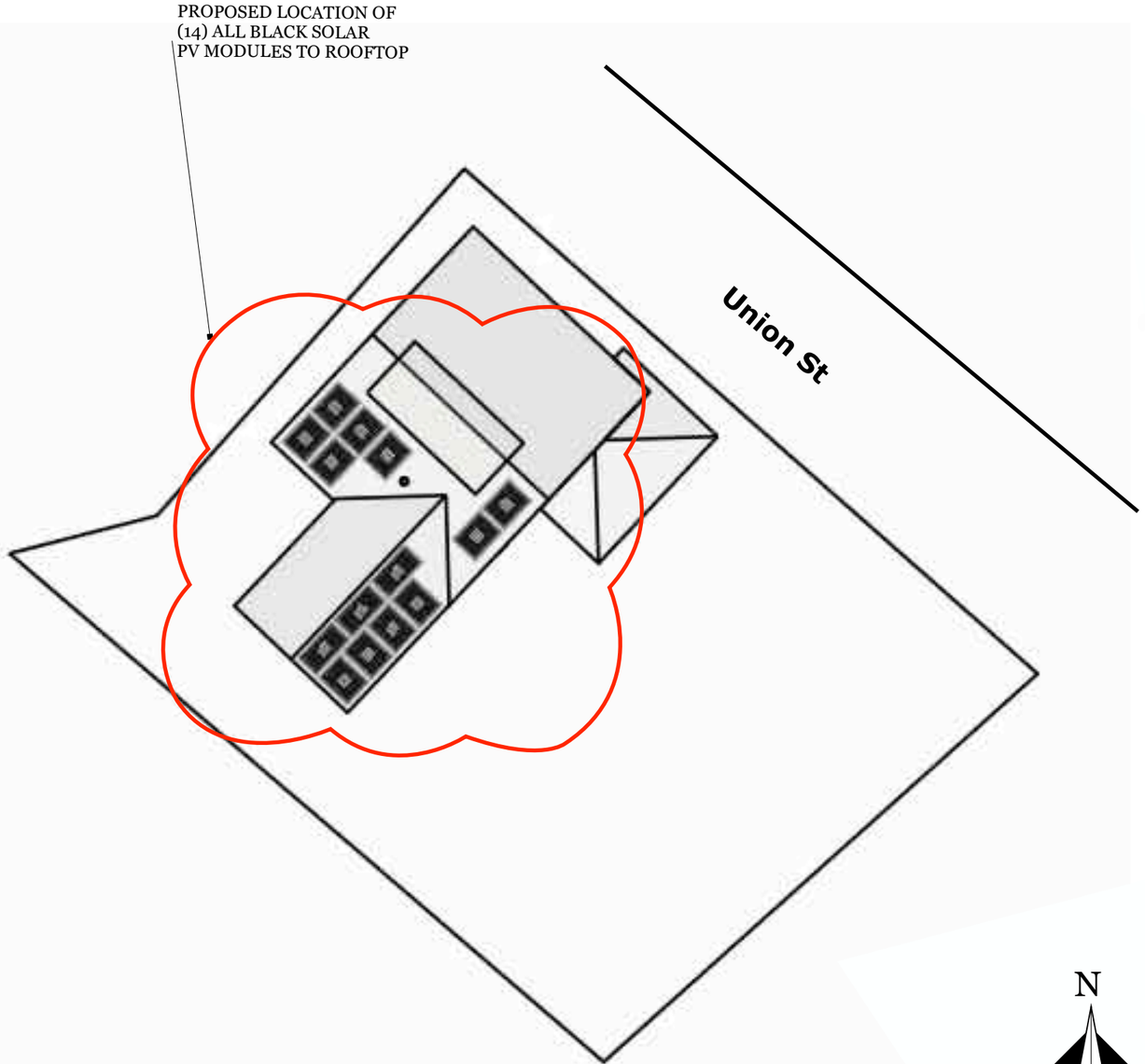
Name Mark Deck

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

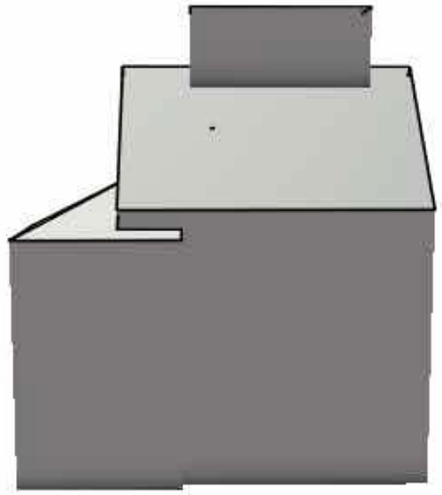
Owner:	Mark Deck
Site Address:	33 Union St
City, State, Zip:	Nantucket, MA 02564
Map: 42.3.2	Parcel: 146

REVISIONS

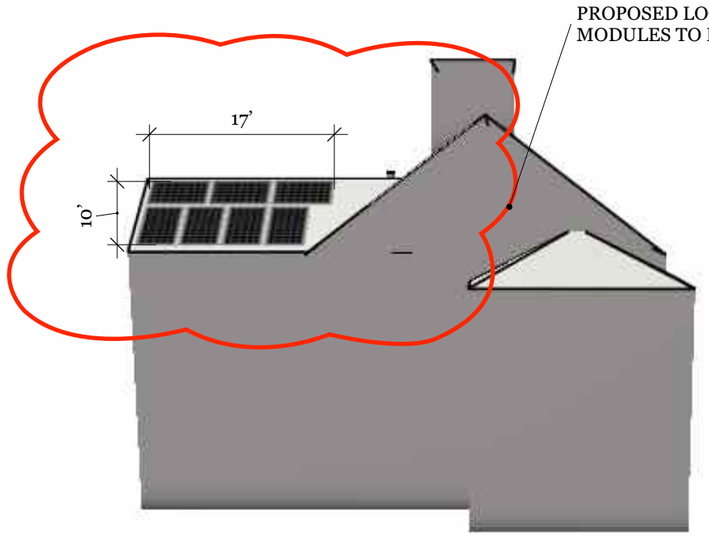
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

NO CHANGES
TO NORTH ELEVATION

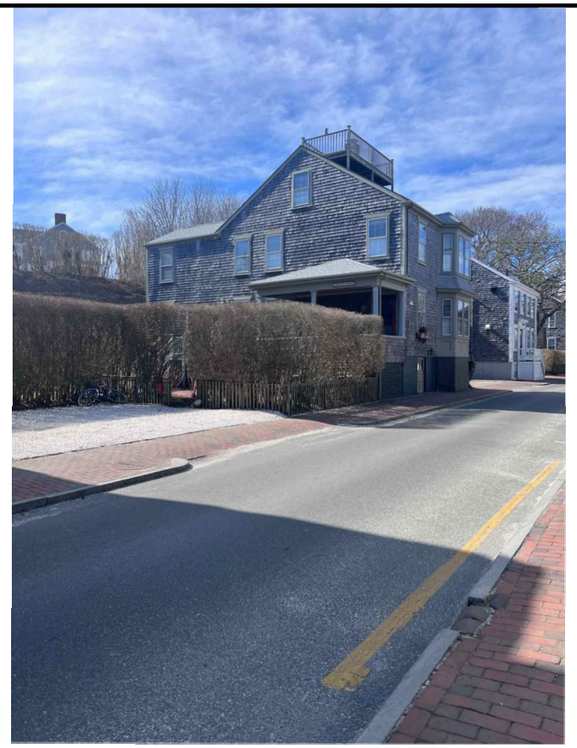


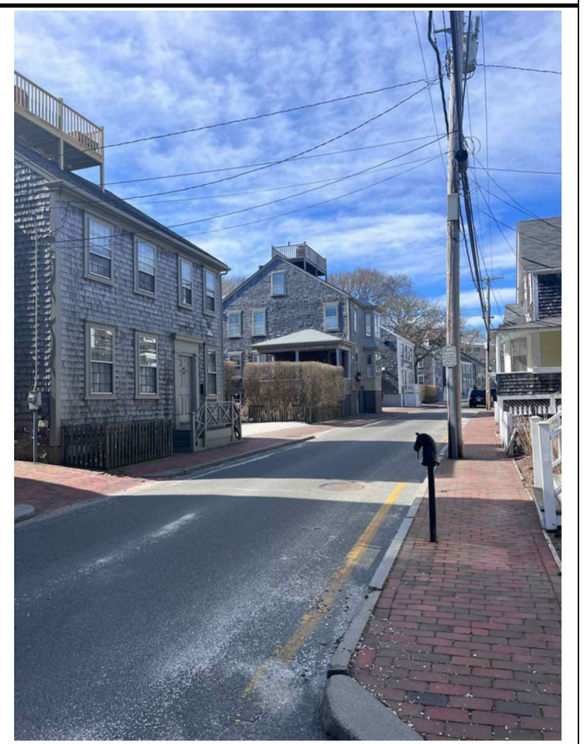
NORTH ELEVATION



EAST ELEVATION







ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

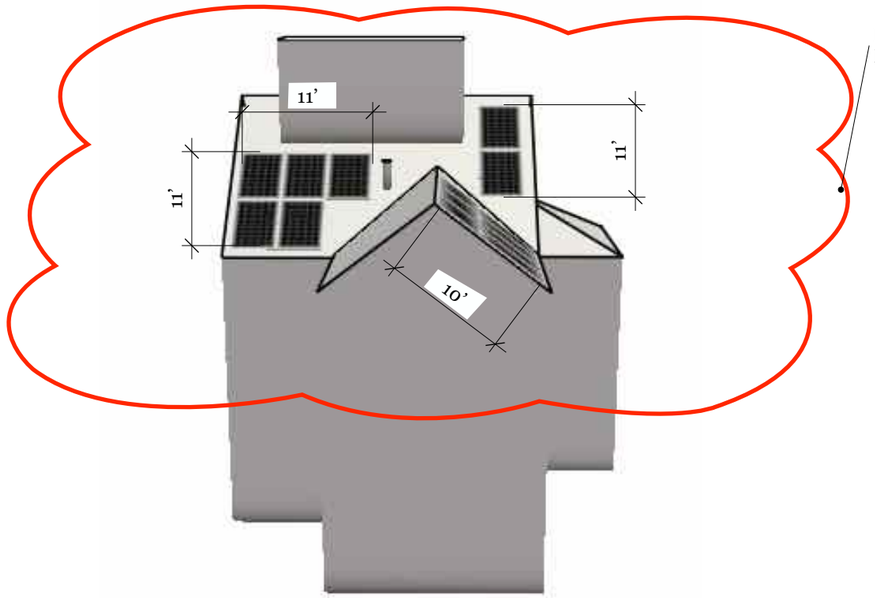
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

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		

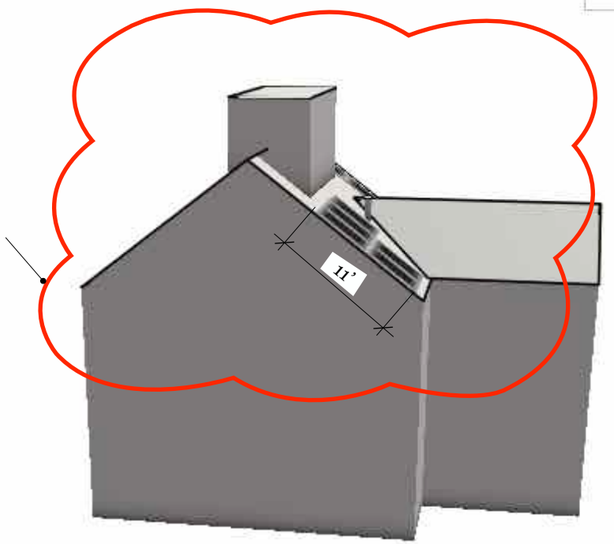
PV 02



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





ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

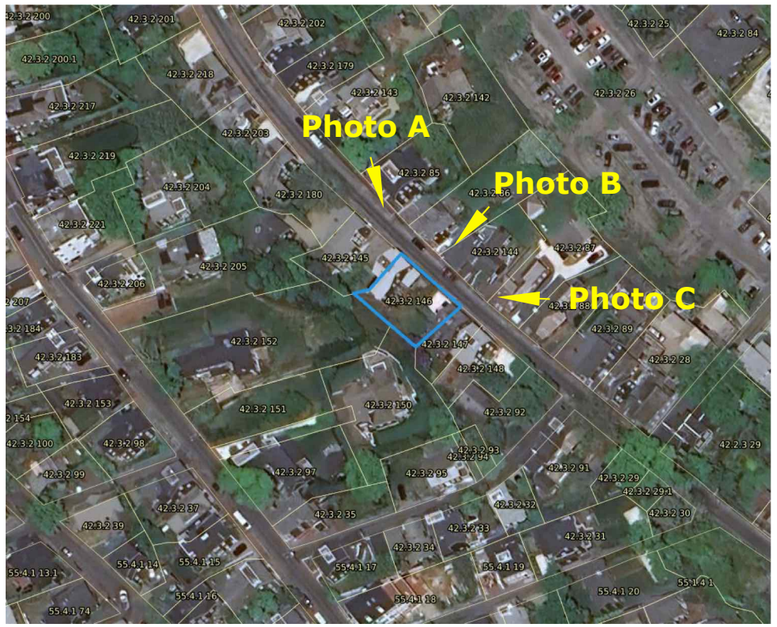
ROOFTOP SOLAR ARRAY
6.02kW DC, 5.7kW AC

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 03



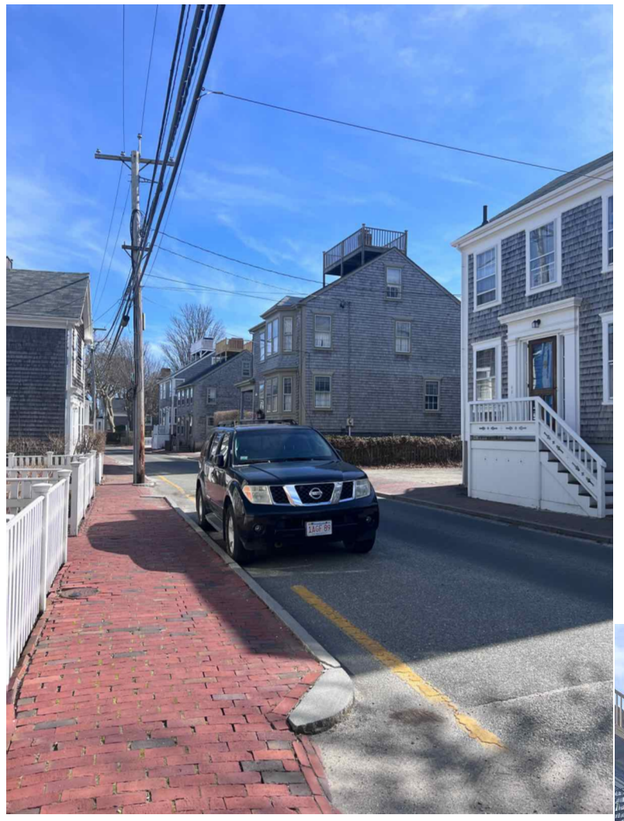


Photo A

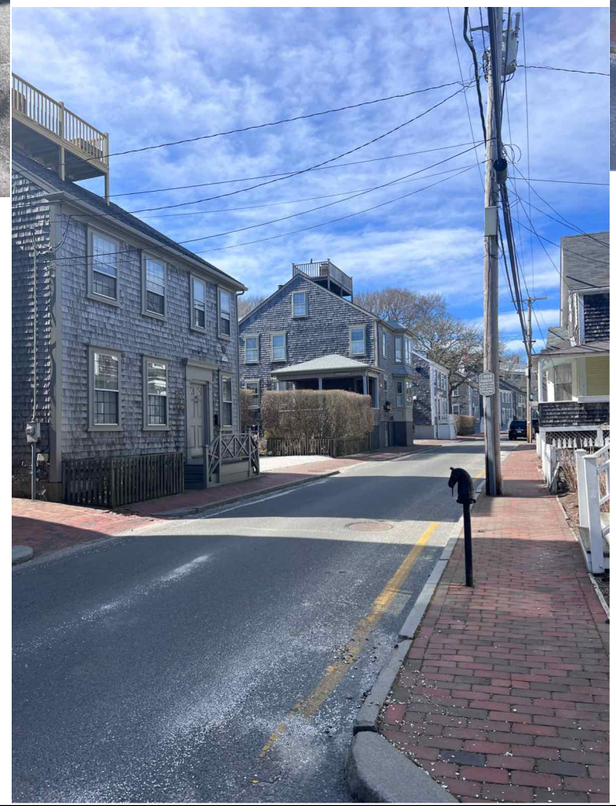


Photo C



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.

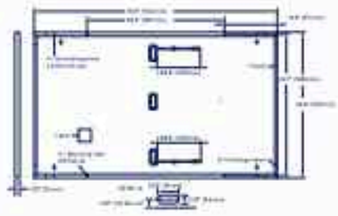
The ideal solution for:

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

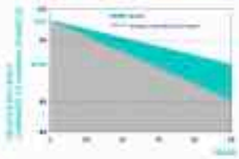


Electrical Characteristics

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

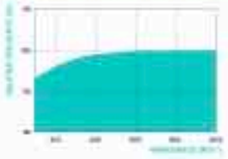
Qcells PERFORMANCE WARRANTY



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 _____
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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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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**

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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)

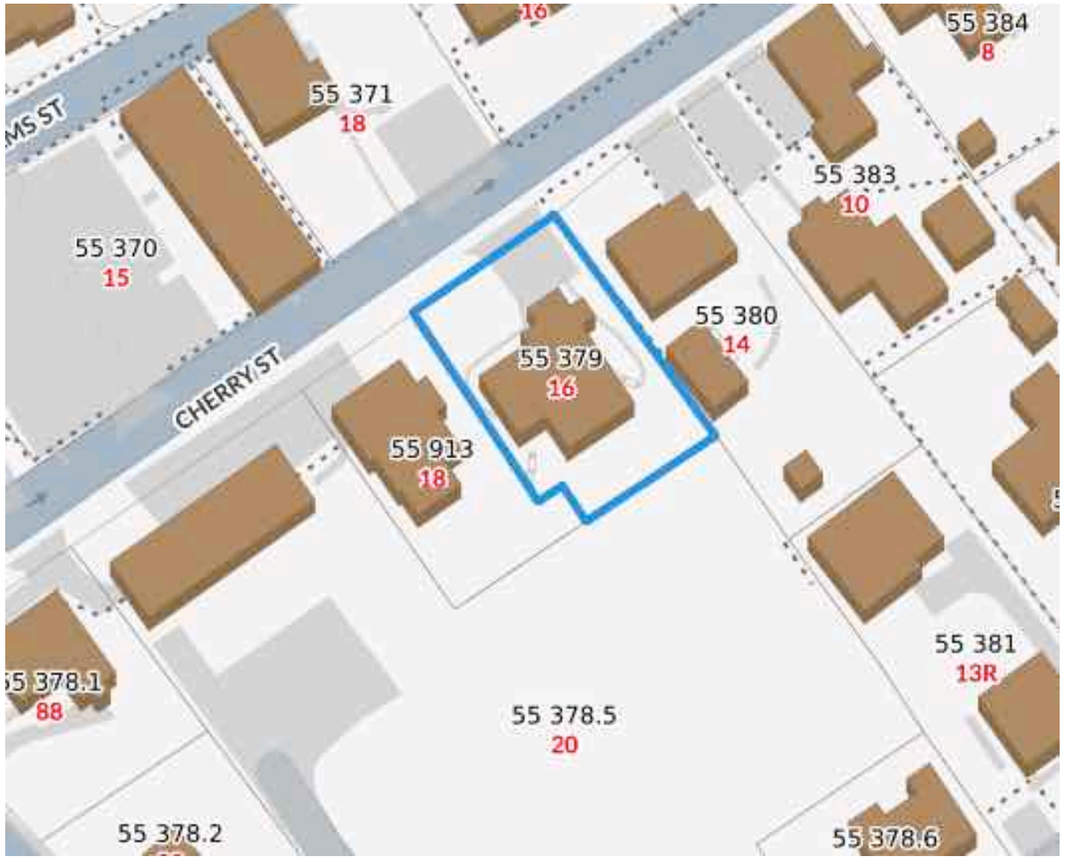
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature Signed by: ED7D7645FC3548F...

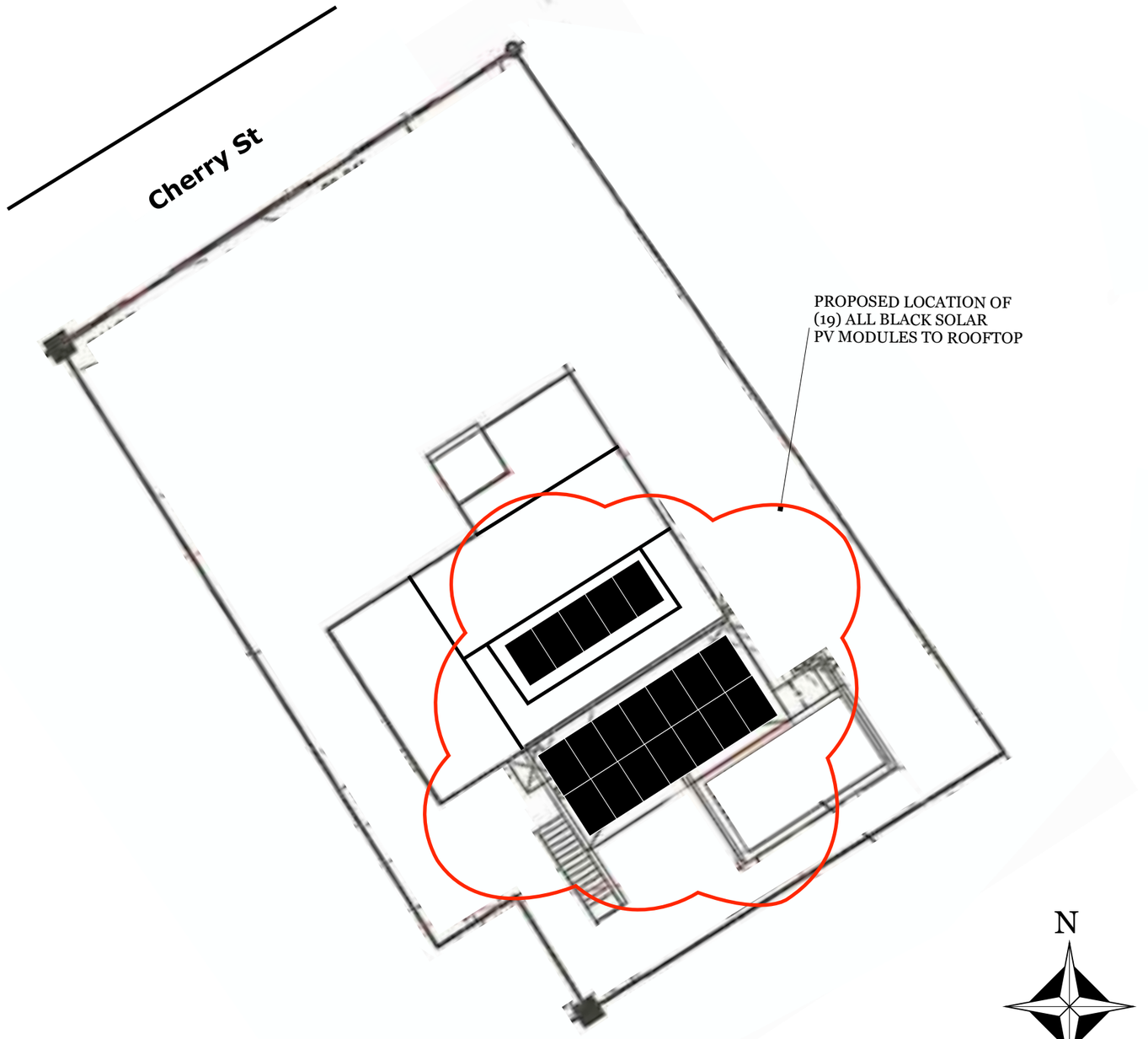
Name Mike Zarcone

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

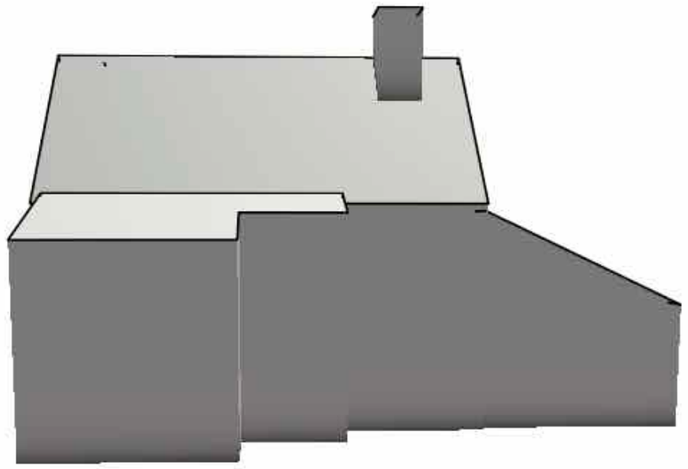
Owner:	Margaret and Michael Zarcone
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
Map: 55	Parcel: 379

REVISIONS

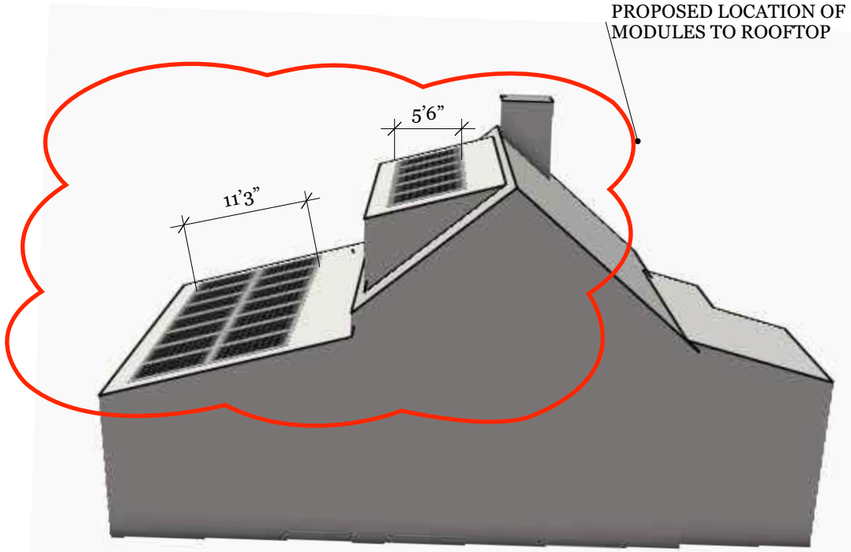
	MM/DD/YY	REMARKS
1	3/11/25	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

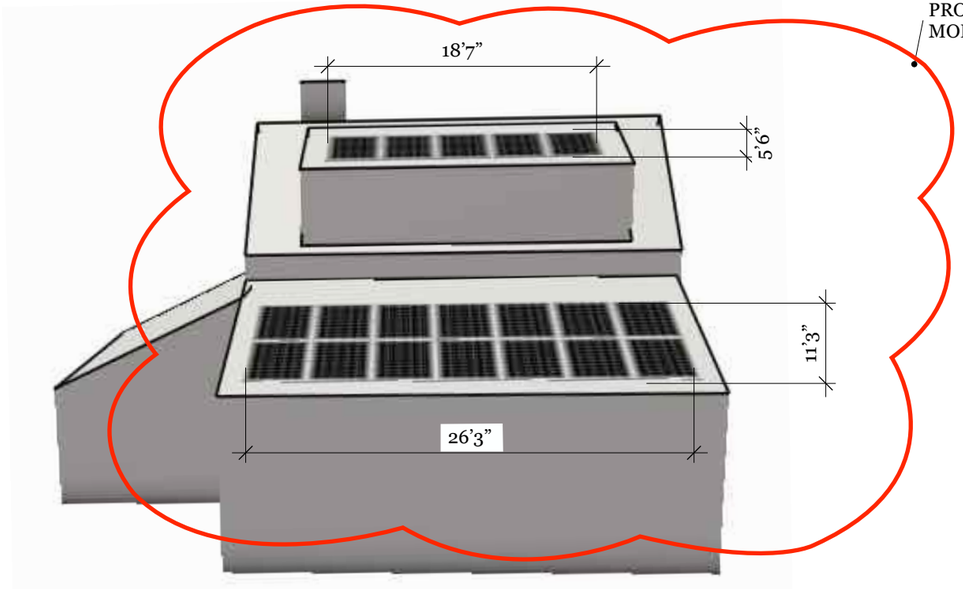
NO CHANGES
TO NORTH ELEVATION



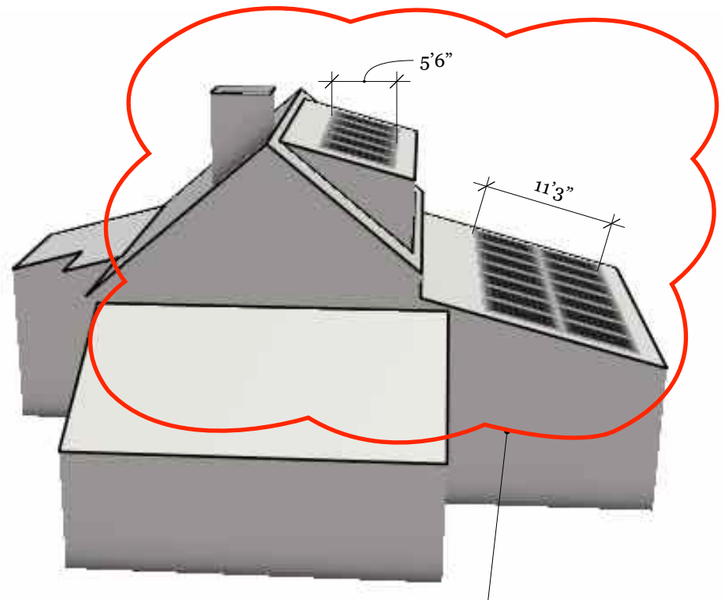
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

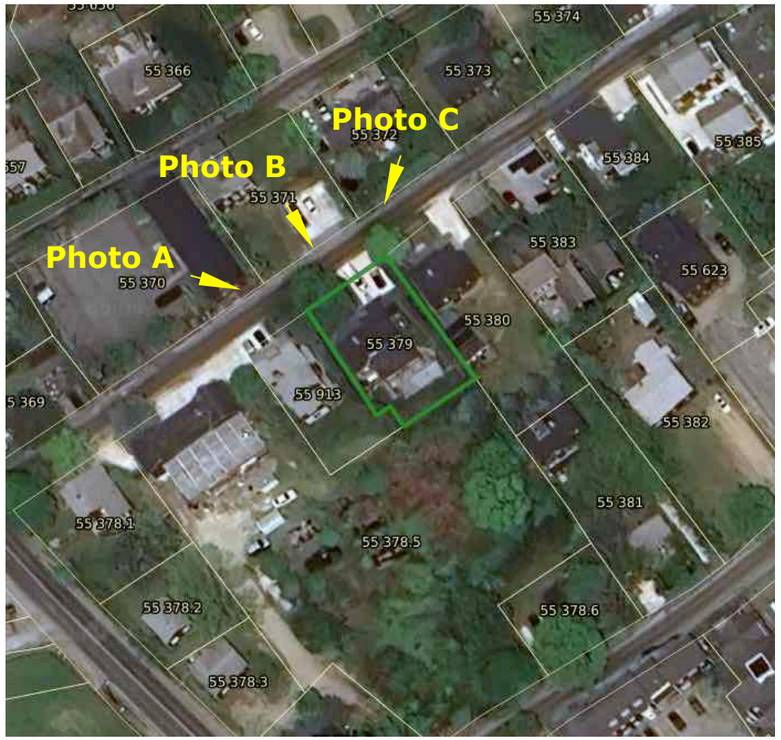
ROOFTOP SOLAR ARRAY
8.265kW DC, 7.6kW AC

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
Site Address:	16 Cherry St
City, State, Zip:	Nantucket, MA 02564
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REVISIONS

1	3/11/25	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*.

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.

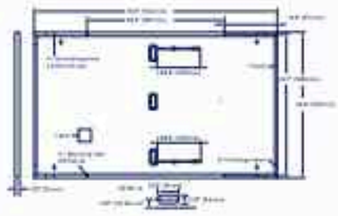
The ideal solution for:

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

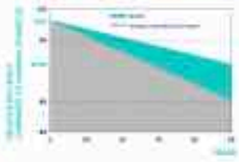


Electrical Characteristics

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

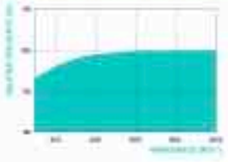
Qcells PERFORMANCE WARRANTY



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**

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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3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 50

Street & Number of Proposed Work: 36 Bassett Rd

Owner of record: Matt and Carrie Powers

Mailing Address: 5 Lanark Rd

Wellesley MA 02481

Contact Phone #: 508-228-3600 E-mail: jonathan@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Rd. Nantucket, MA 02254

Contact Phone #: 508.228.3600 E-mail: jonathan@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Raise 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



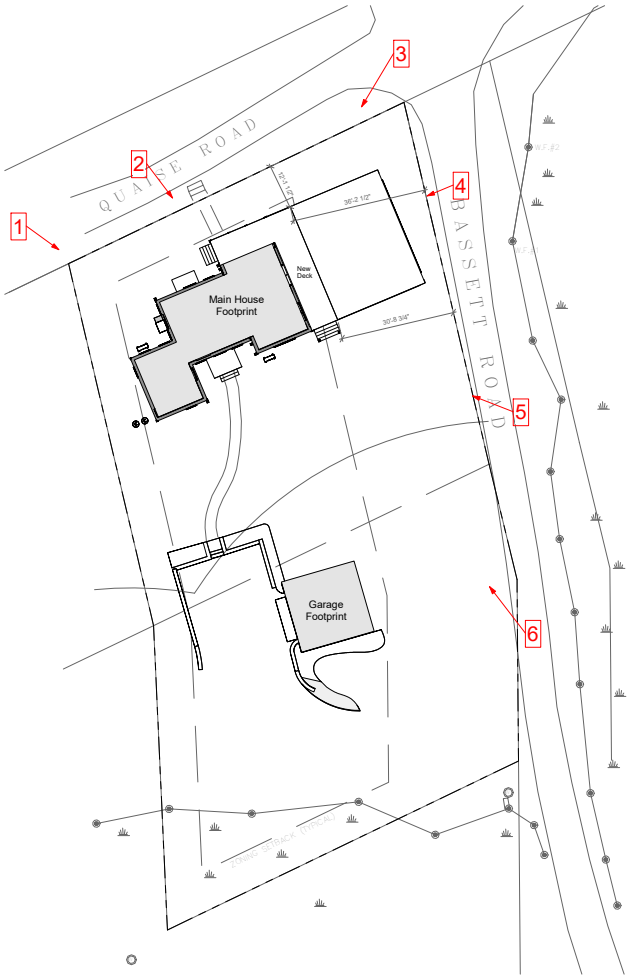
3



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

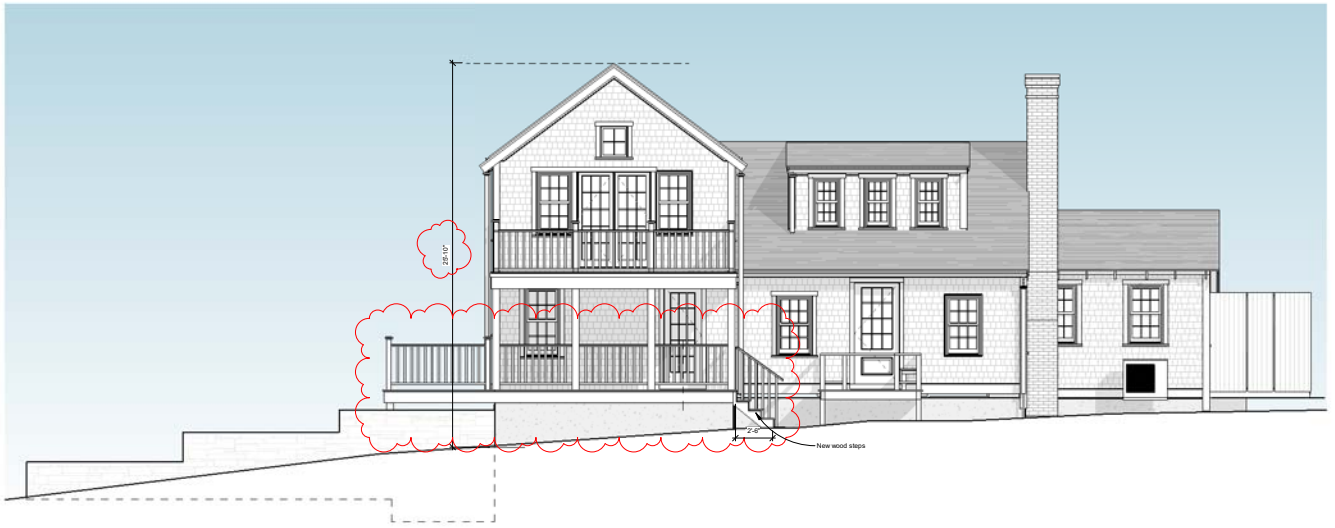
C

3/17/2025 4:36:38 PM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE



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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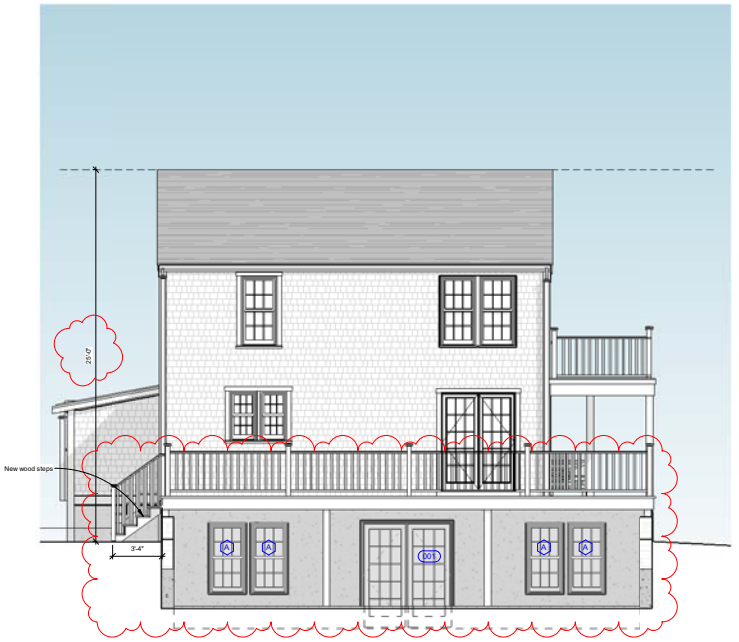
Existing East Elevation



Proposed East Elevation

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3/24/2025 9:43:42 AM

CHIP WEBSTER ARCHITECTURE
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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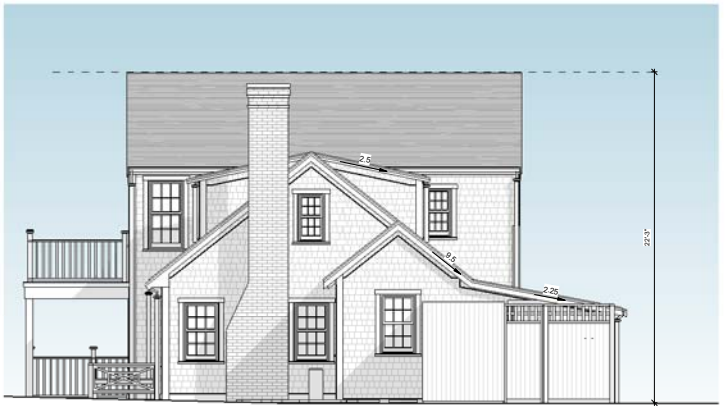

Existing West Elevation



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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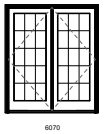
HDC Window Schedule							
Type Mark	Manufacturer	Window Type	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	Wood Ultimate Double Hung	WUDH2824	2' - 5"	4' - 9"	White to Match Existing	

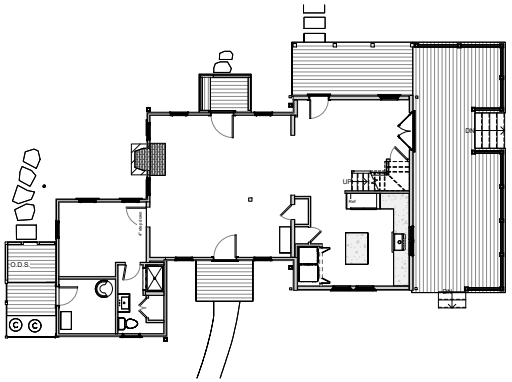


HDC Window
1/4" = 1'-0"

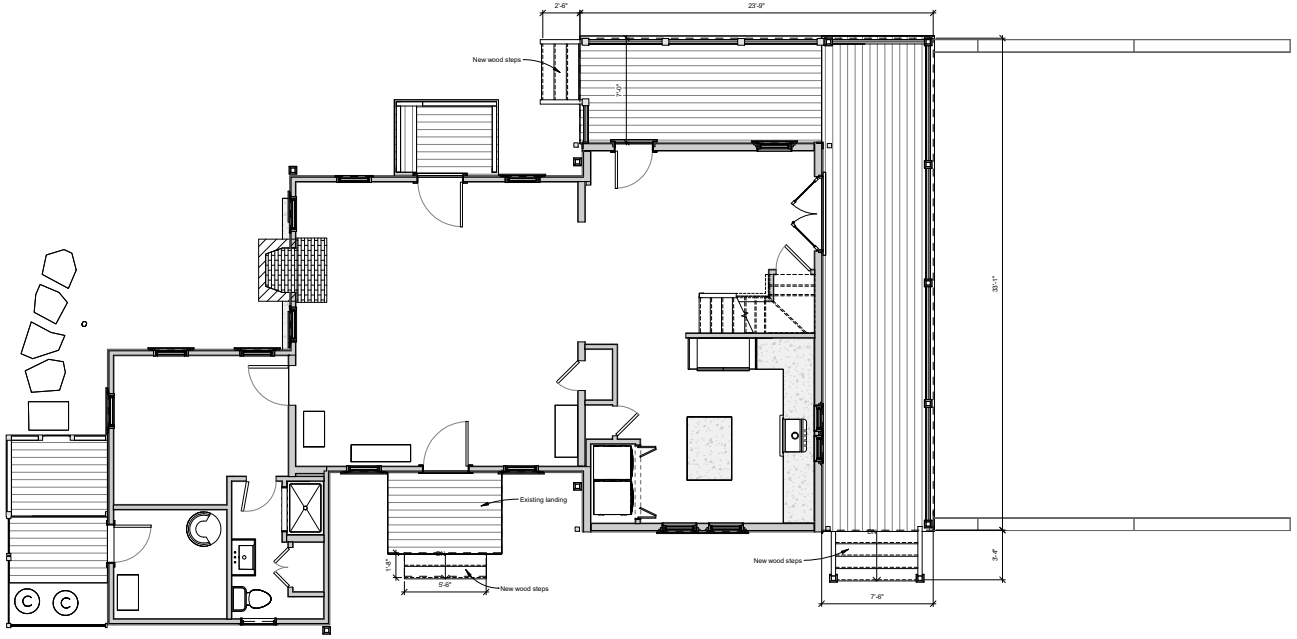
HDC Door Schedule							
Mark	Manufacturer	Door Type	Model	Rough Height	Rough Width	Finish	Comments
001	Marvin Windows and Doors	Ultimate Inswing French Door	UIFD6070	7' - 2 1/2"	6' - 1 5/8"	White to Match Existing	



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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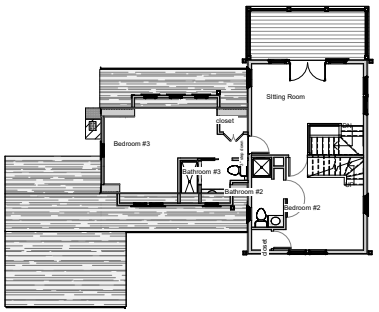
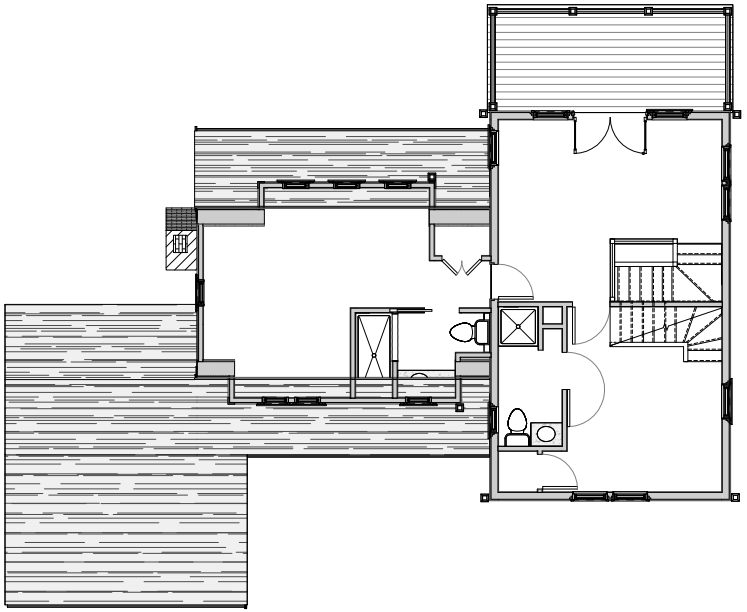


② Existing Second Floor
1/8" = 1'-0"



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

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

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

0056 02 FEB 7 2025 Postmark Here 02/07/2025

Sent To: Quaisey Corner LLC
Street and Apt. No., or PO Box No.: 85 Essex Road
City, State, ZIP+4®: Chestnut Hill MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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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Darien, CT 06820

OFFICIAL USE

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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 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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> 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.

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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

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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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Stuart, FL 34997 — 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: 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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 03

Postmark Here

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

9589 0710 5270 0681 6384 45

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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For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02584 — OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$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

Domestic Mail Only

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

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

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

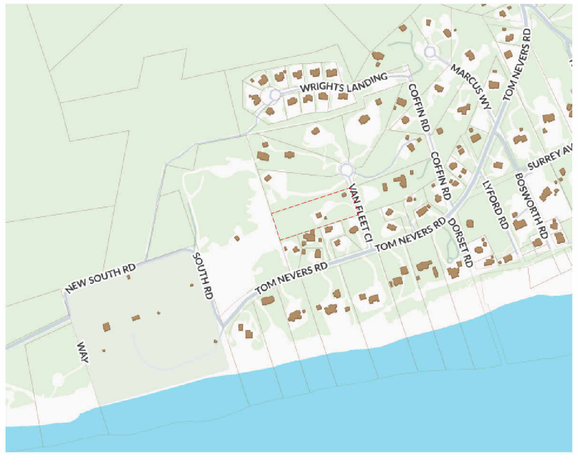
9589 0710 5270 0681 6384 52

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



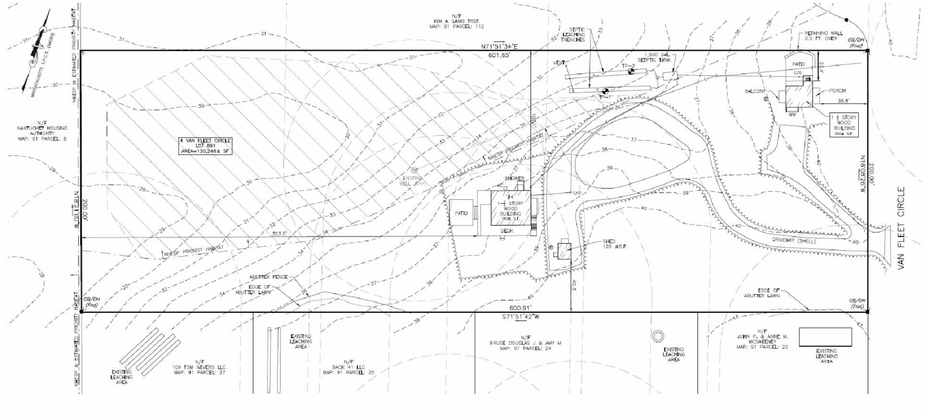
3. Existing Driveway



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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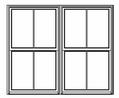
A



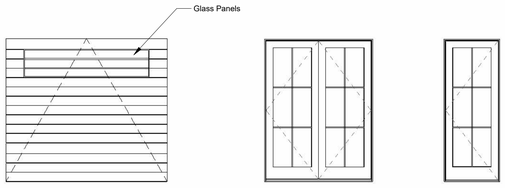
A2

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.

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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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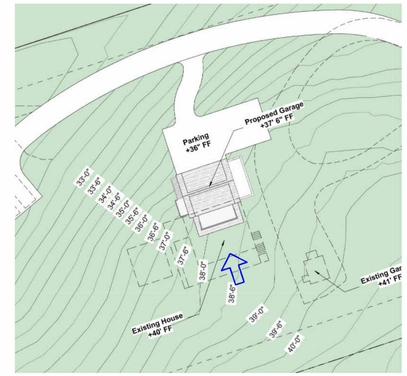
Key Plan



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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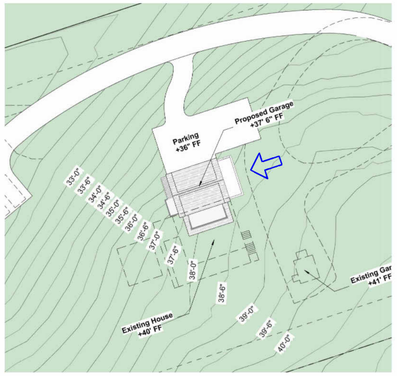
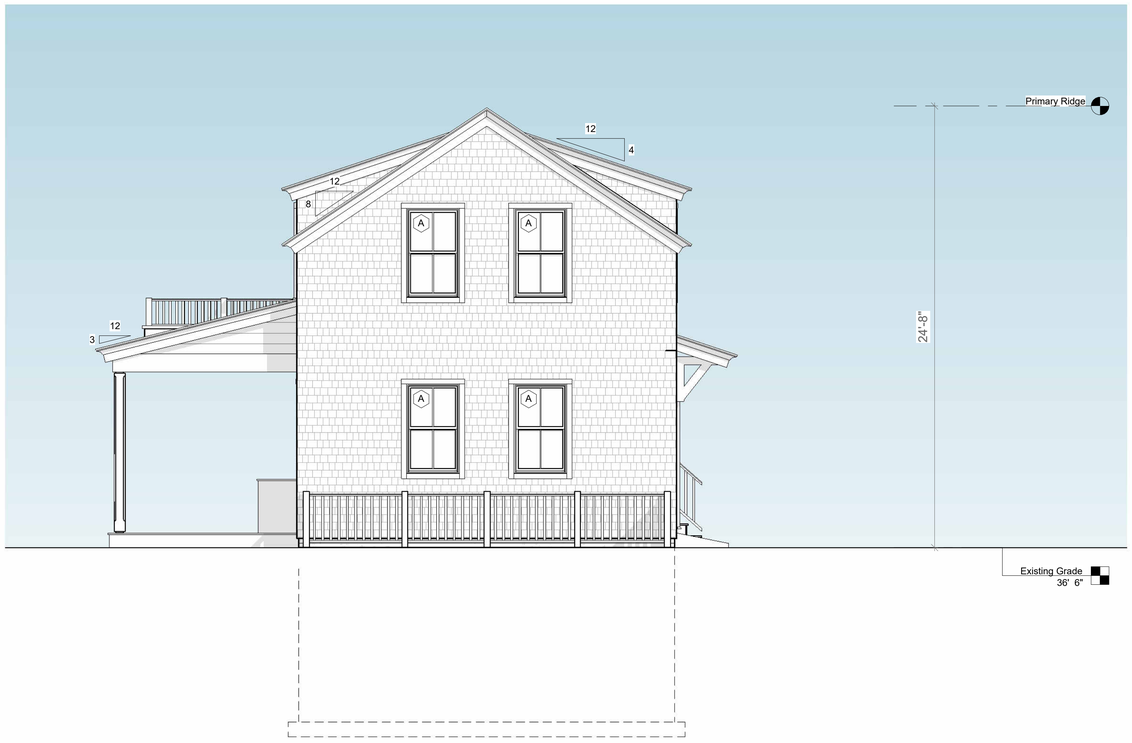


Key Plan



Key Plan

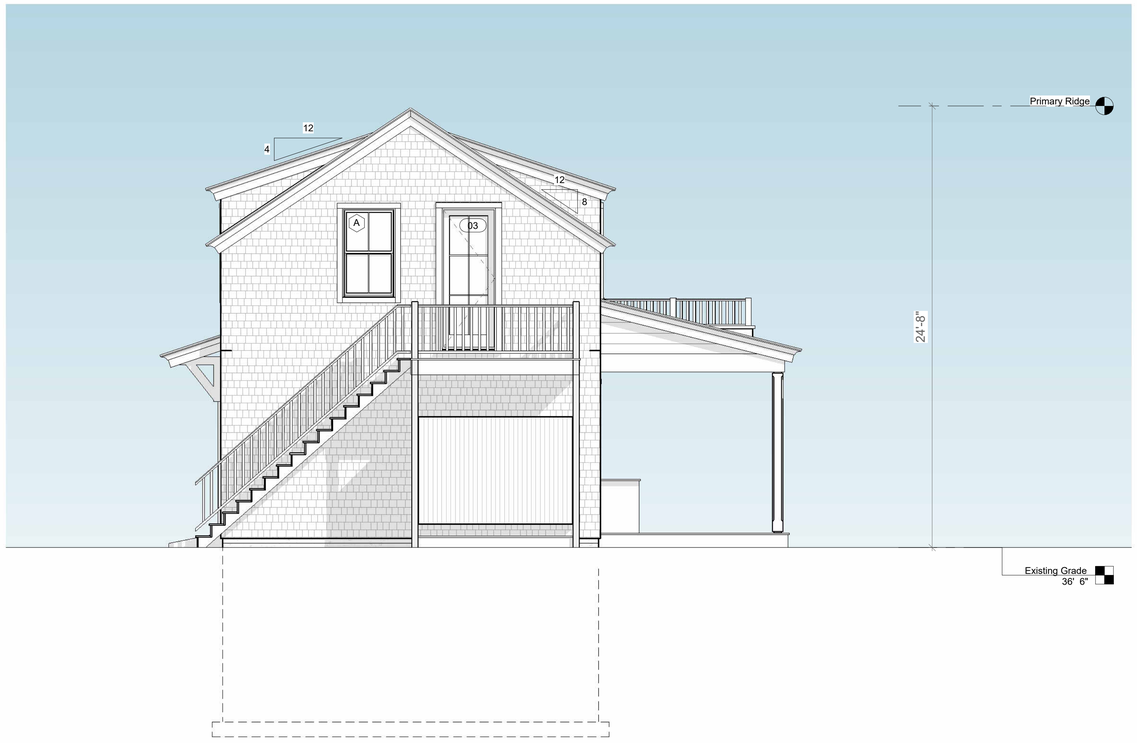
Current Submission



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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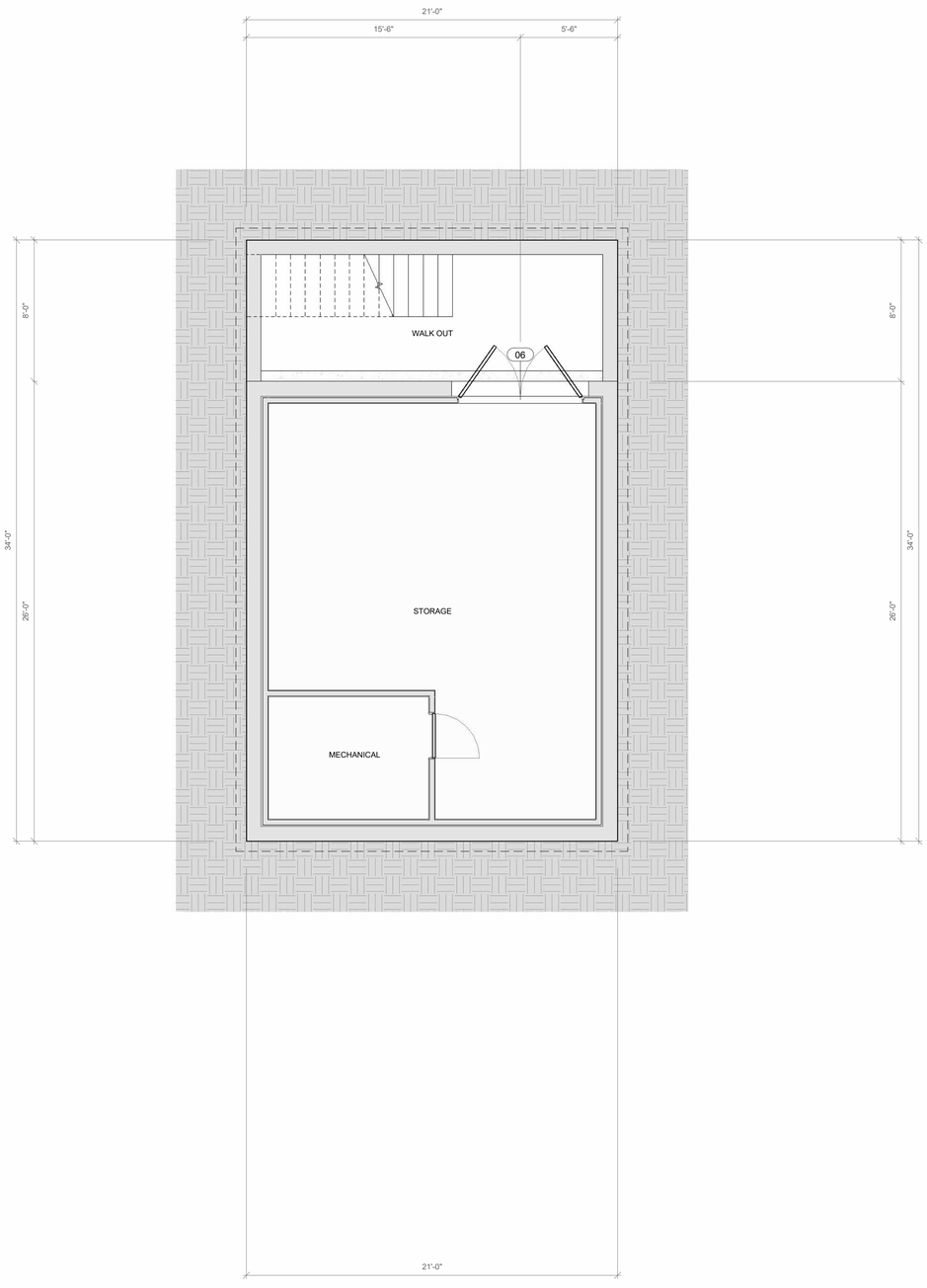
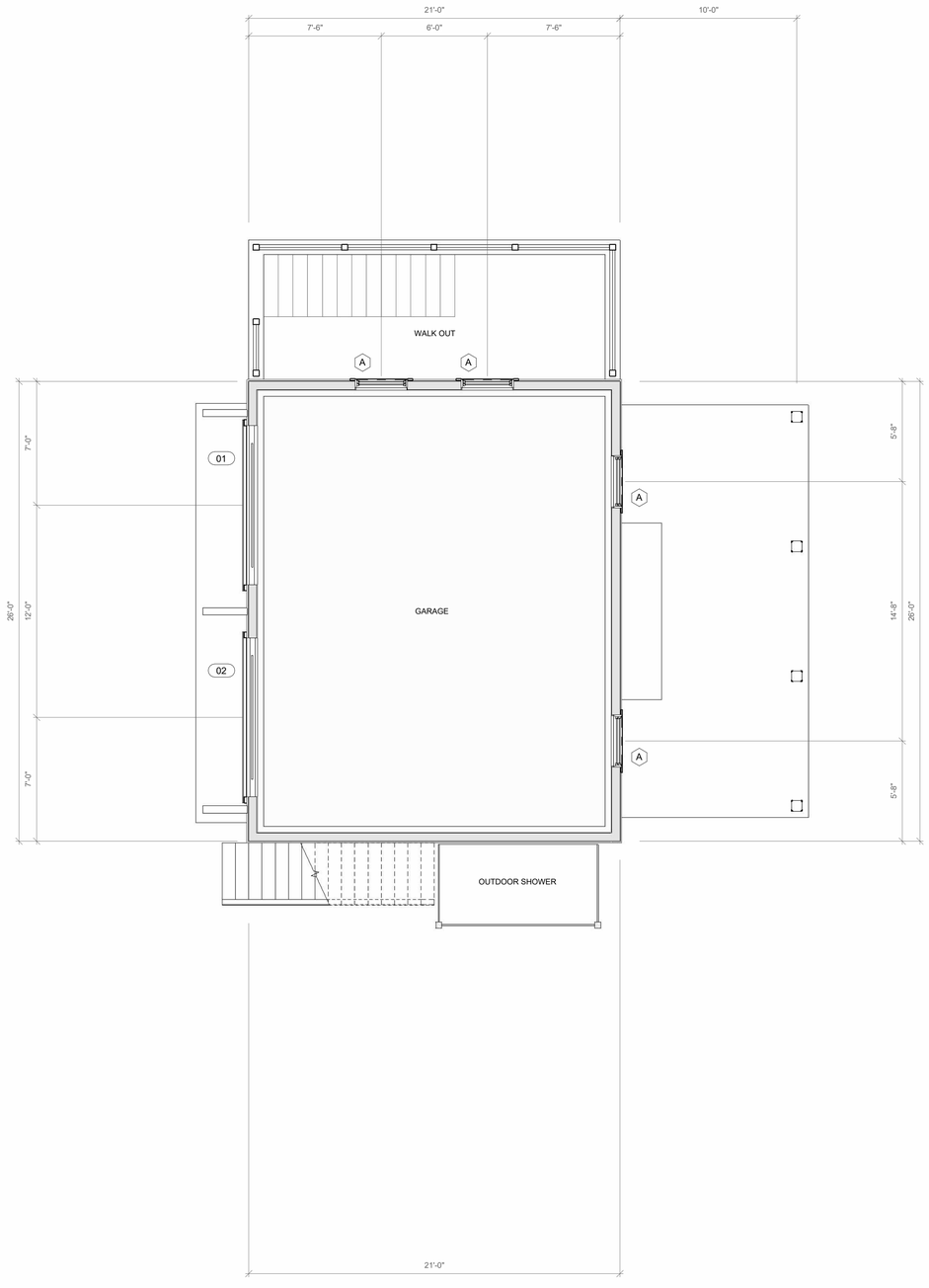


1 HDC - Basement Plan
1/4" = 1'-0"



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
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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

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HDC5

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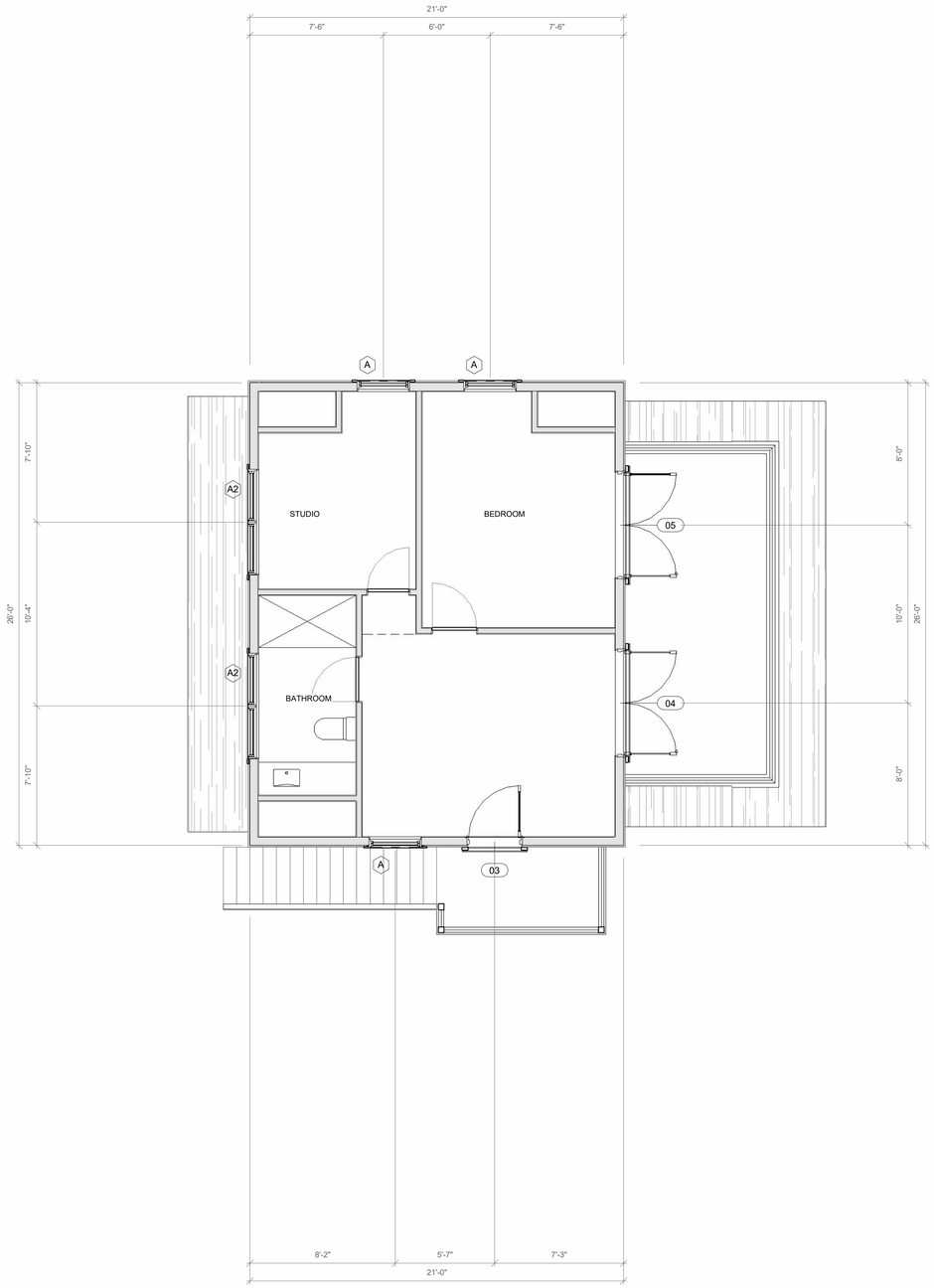
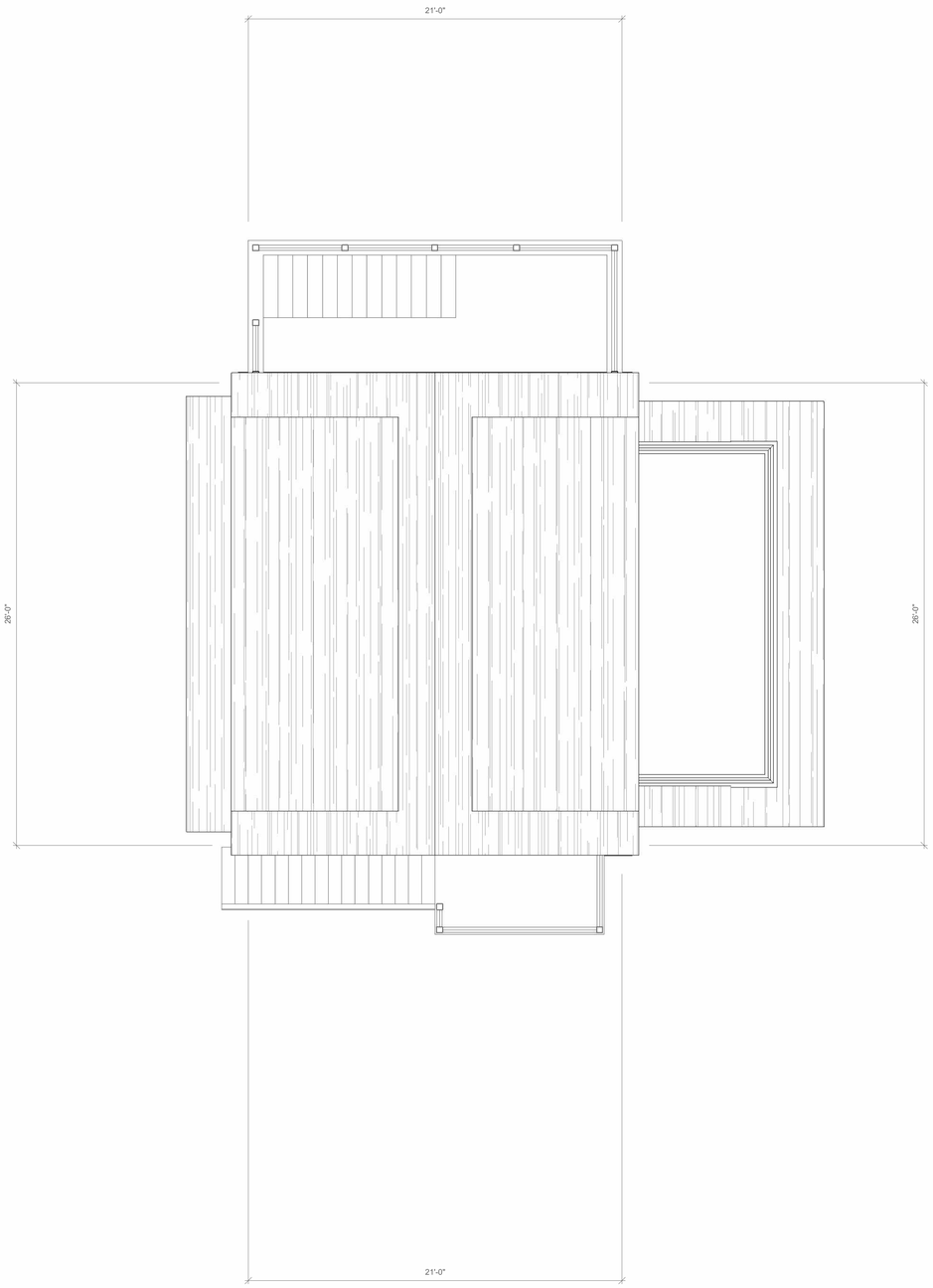


1 HDC - Second Floor
1/4" = 1'-0"

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

3/23/2025 12:57:48 PM

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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

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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

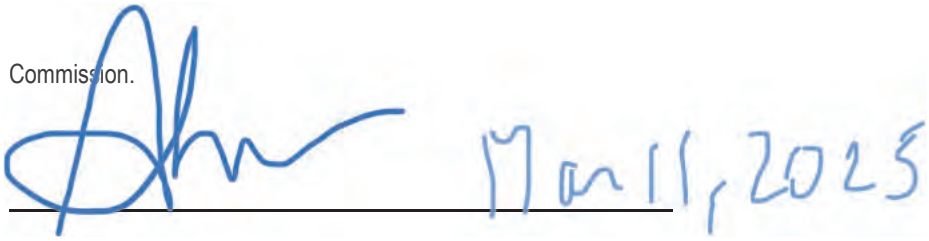
Authorization Letter

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

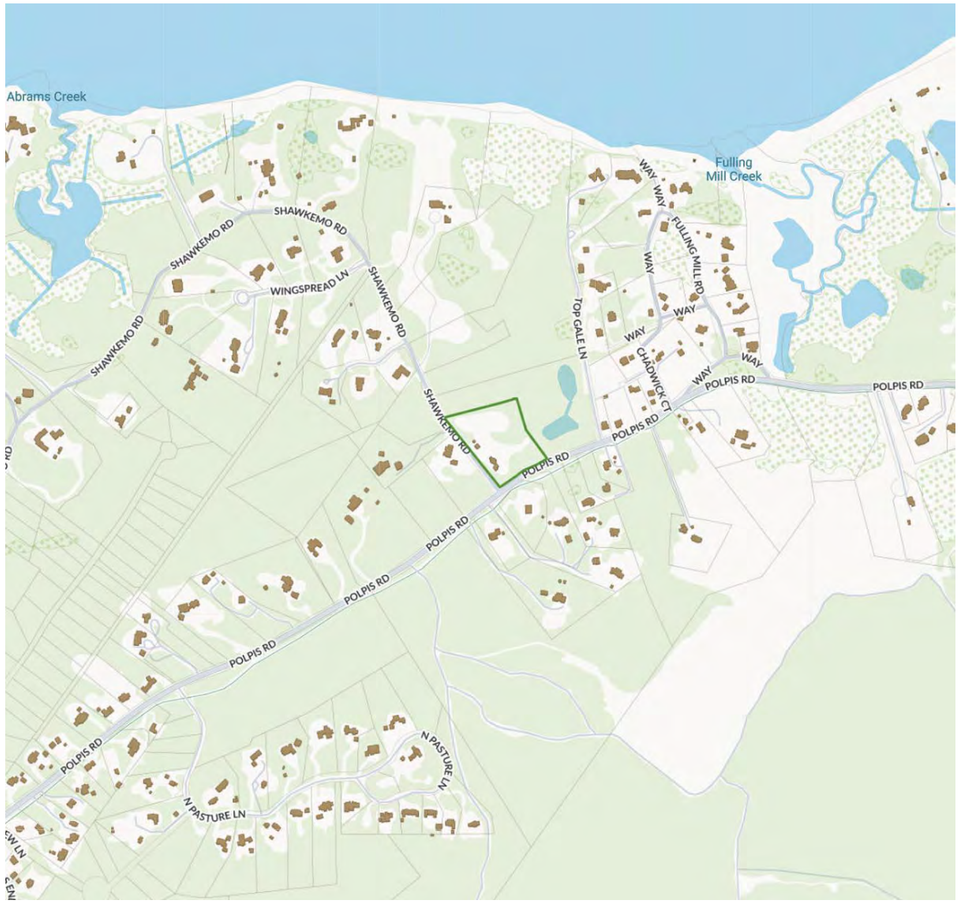
8 Williams Lane.Nantucket.MA.02554
508.325.4995





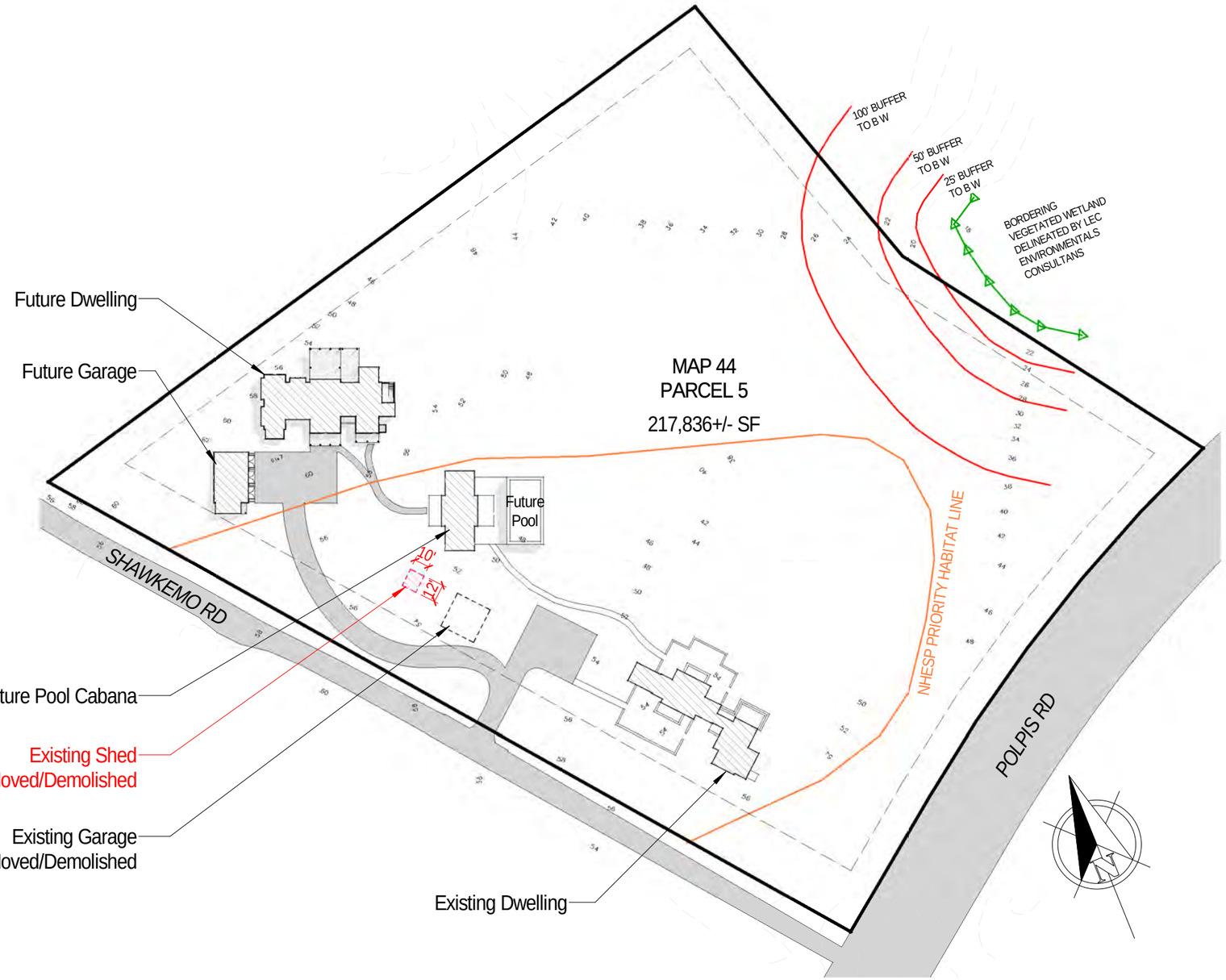






Locus Map

Not to Scale



Site Plan

1" = 80'-0"

G.1.1

CNV SURF, LLC
68 Shawkemo Rd
Nantucket, MA 02554

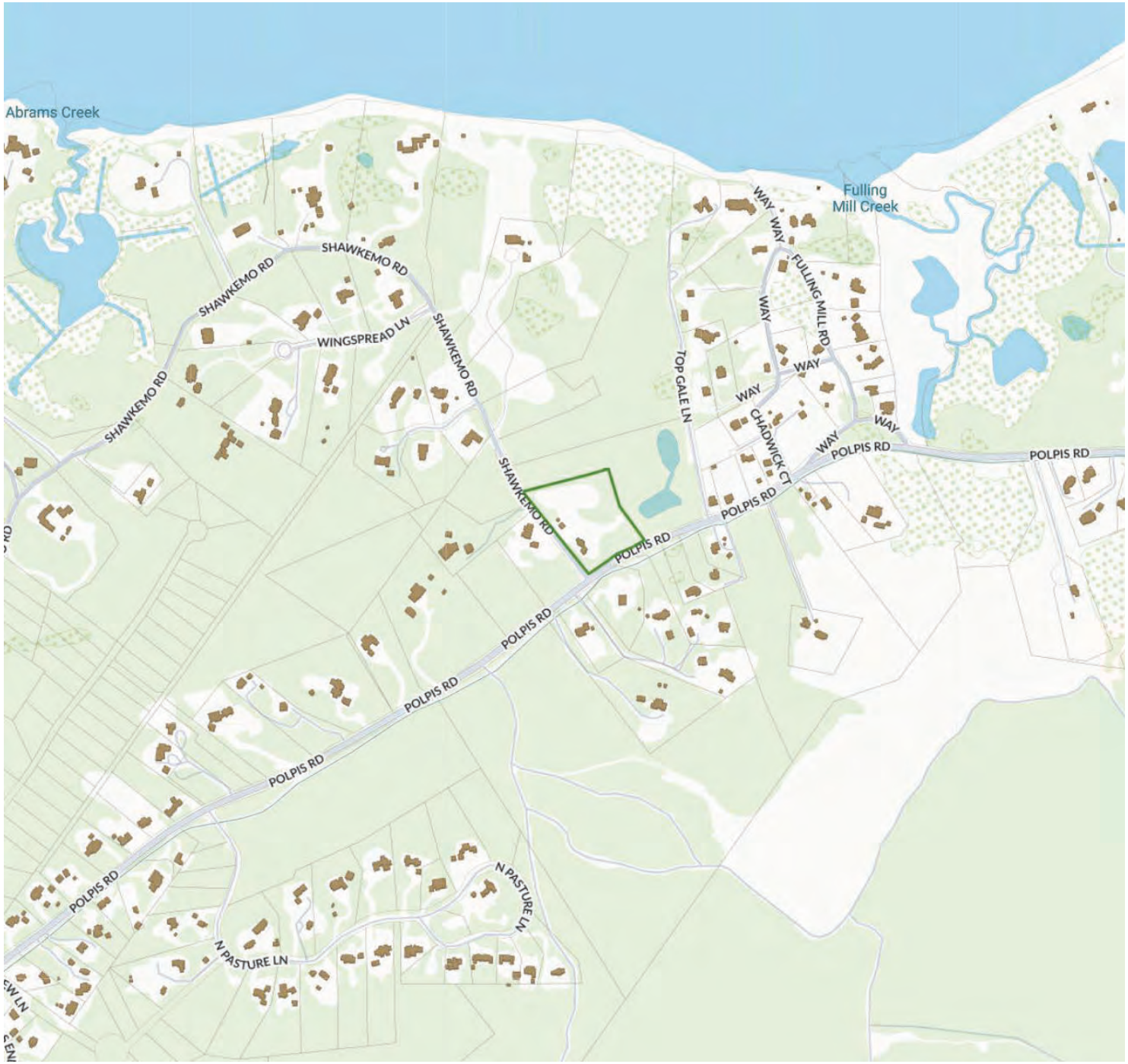
Zoning Information

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

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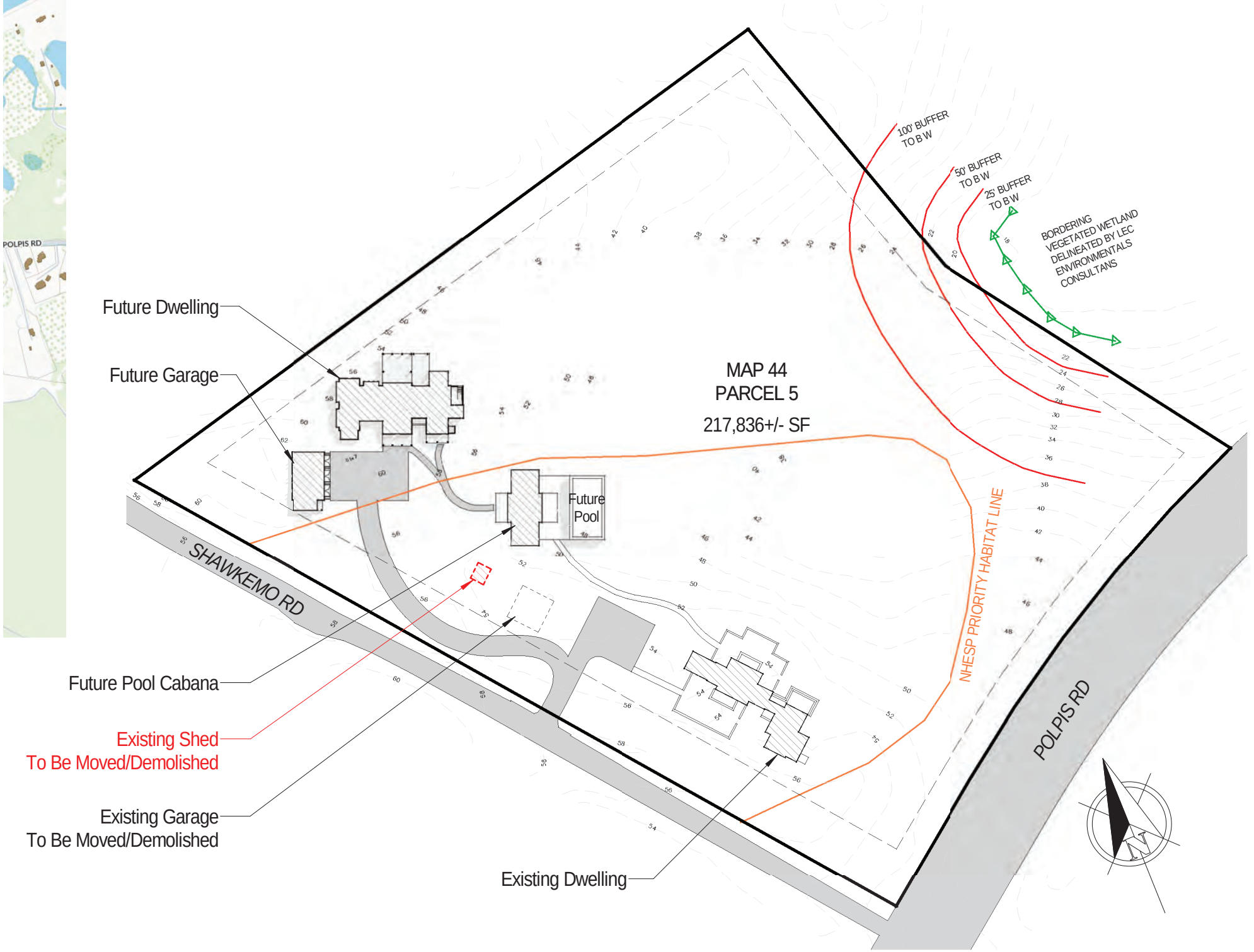

Site Plan

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

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: 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 _____

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Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

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Sidewall _____ Clapboard (if applicable) _____ Roof _____

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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:

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Signature

03/24/25
Date

emeritus

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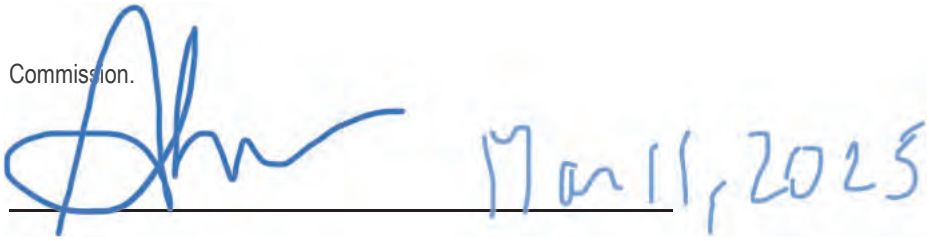
(print name of property owner/applicant)



Client Signature

Mar 11, 2025

Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

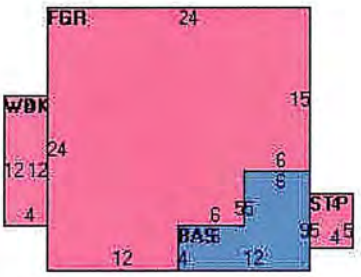
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft 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

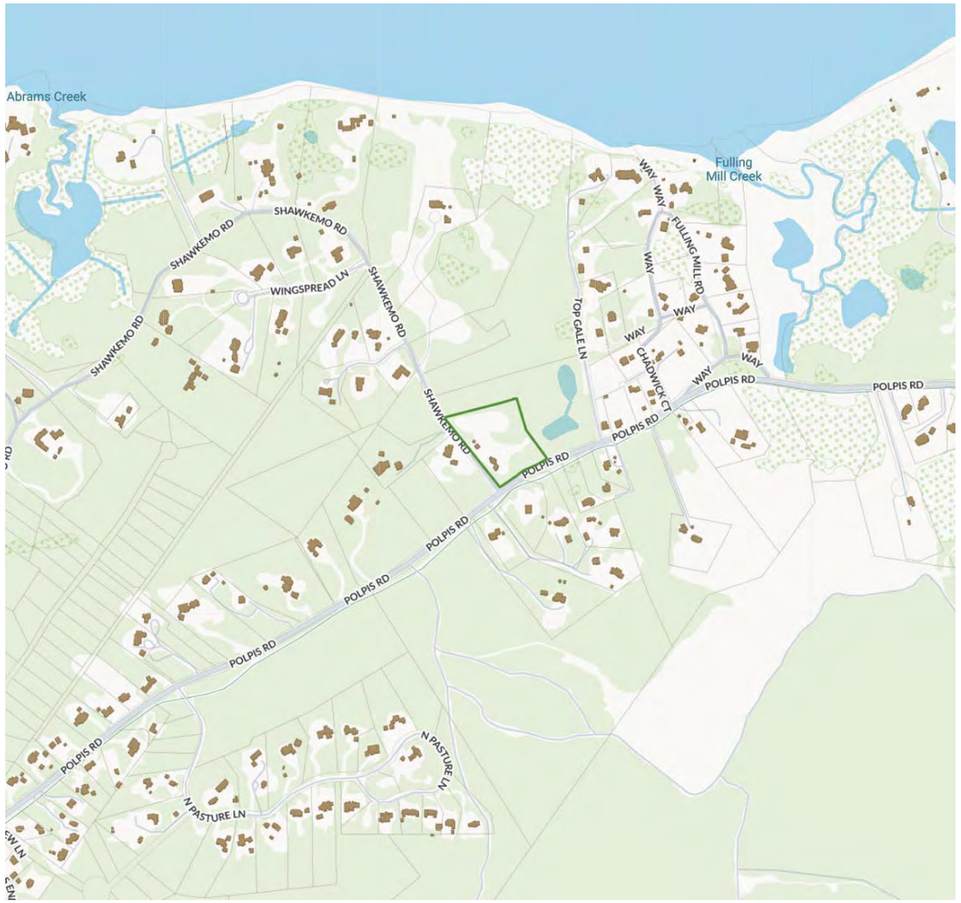
Land





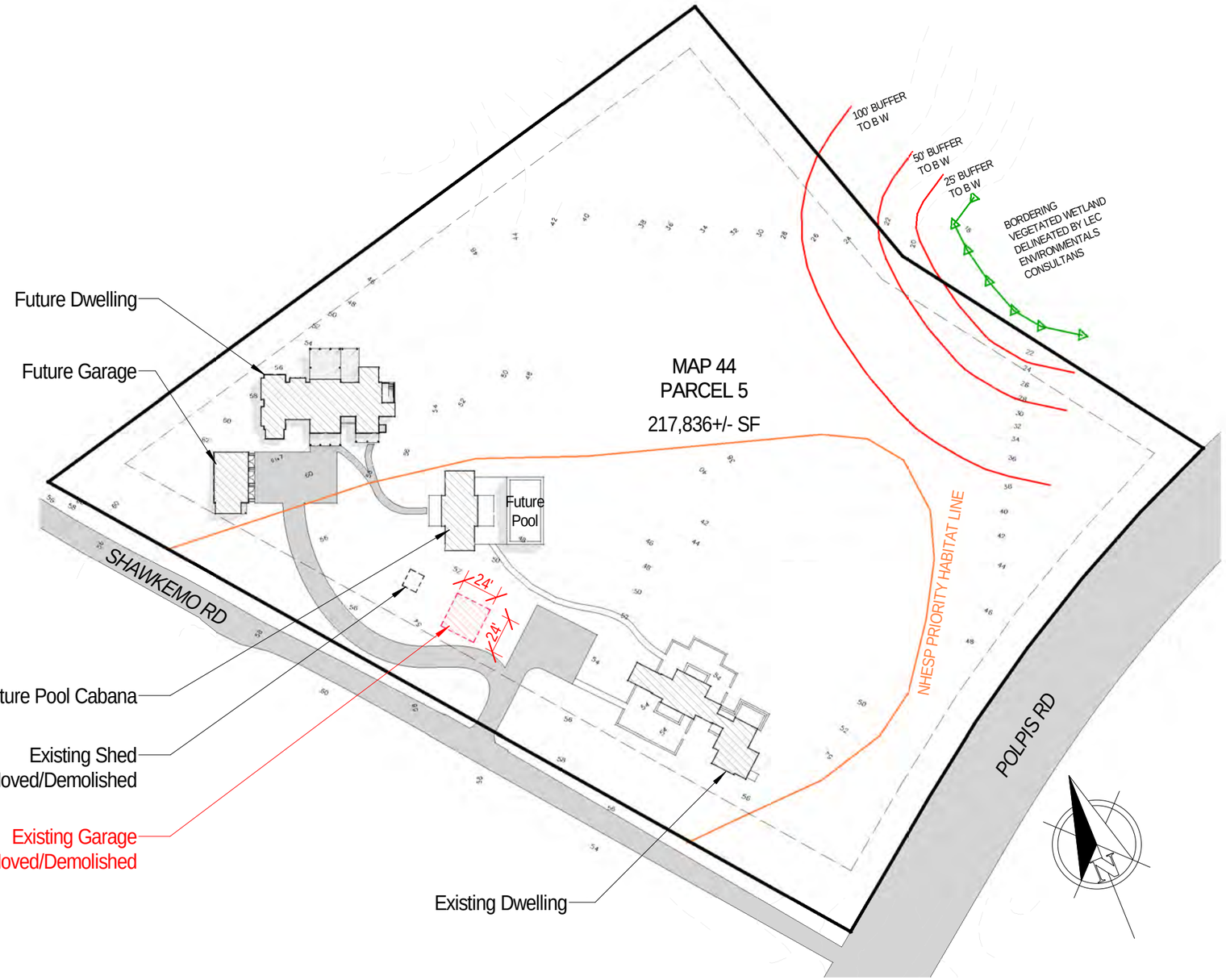






Locus Map

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

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Nantucket, MA 02554
508.325.4995
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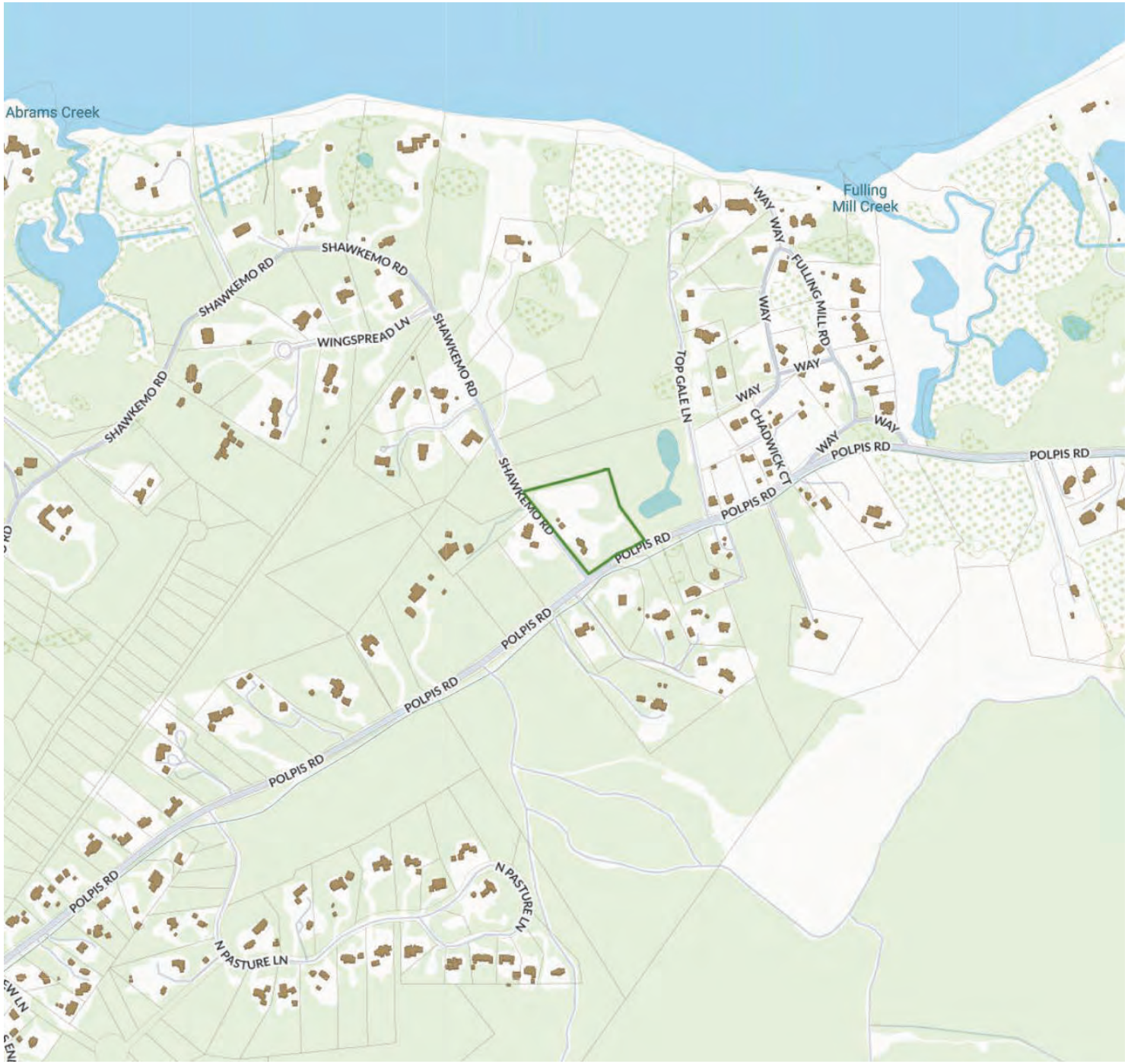

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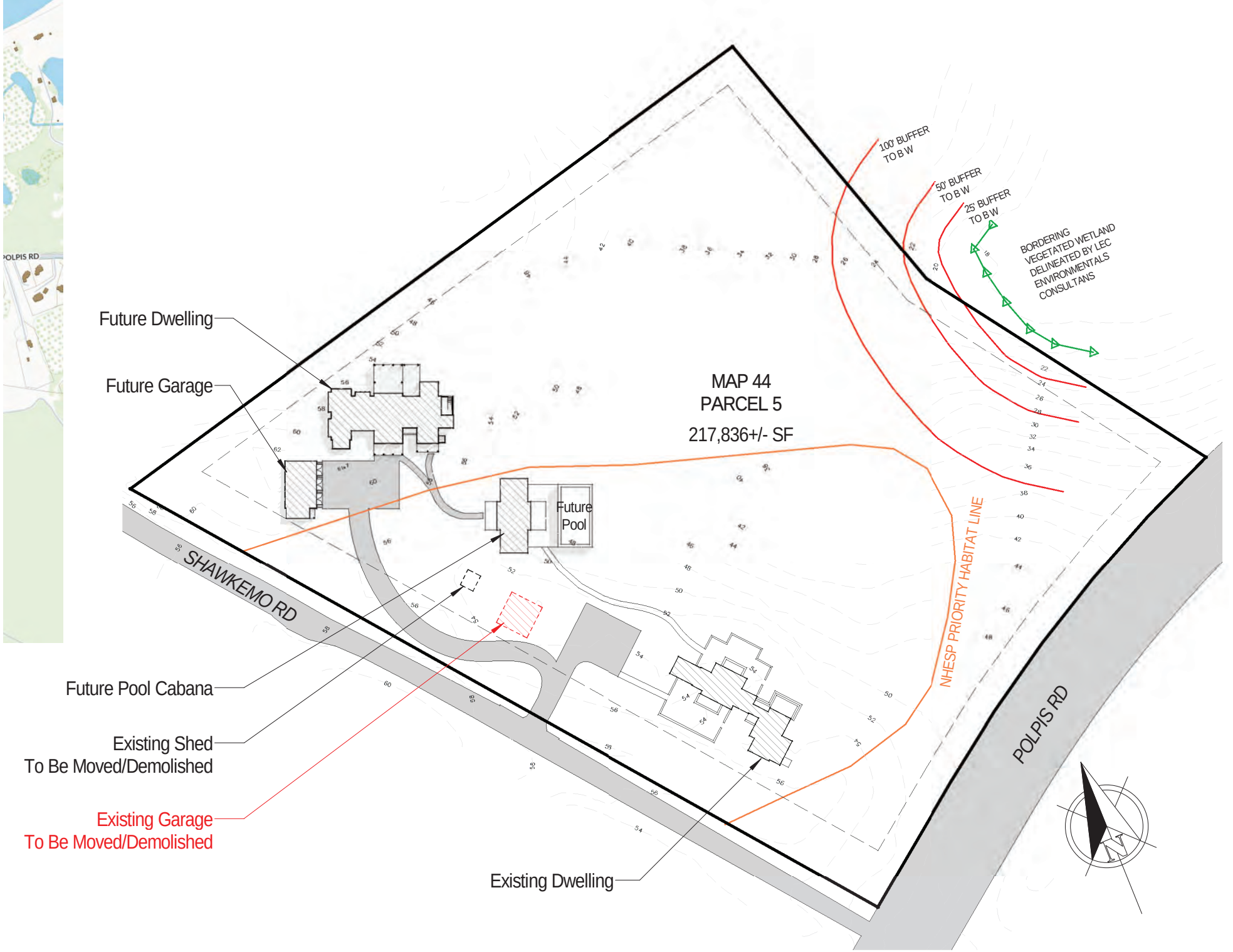

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